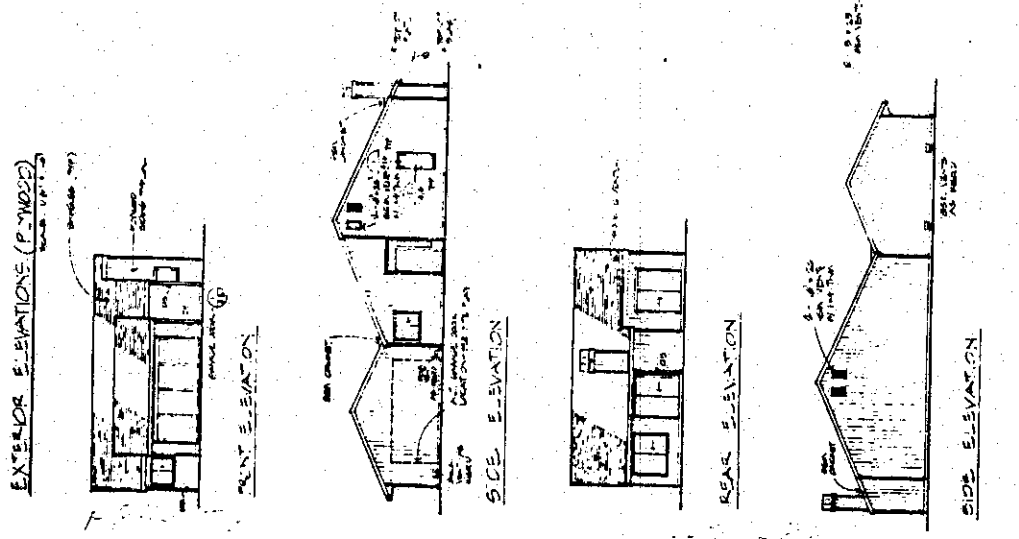
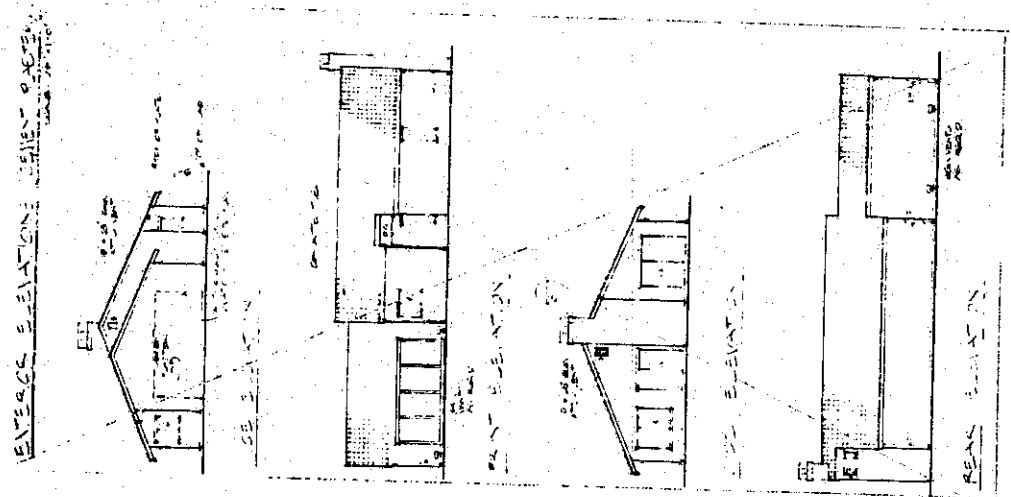
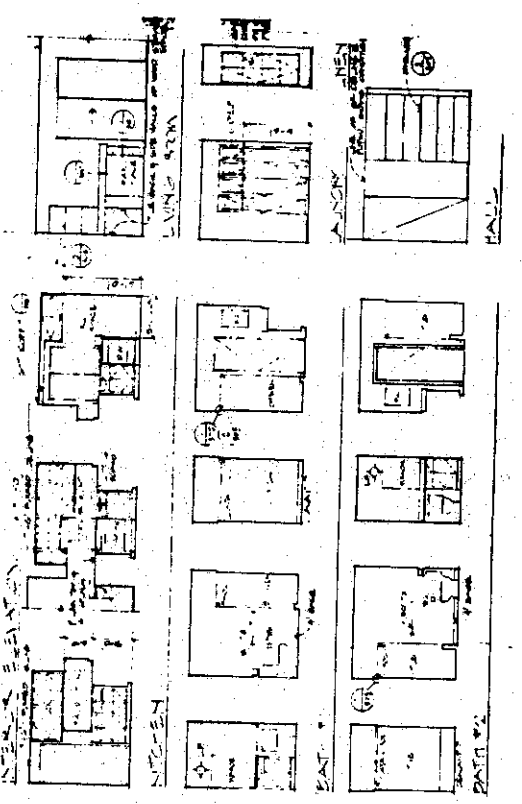


PLAN 10
FIRST FLOOR PLAN



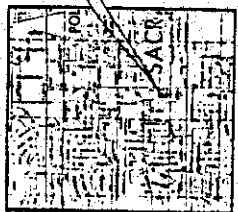
LEGEND

- INTERIOR WOOD TRIM
- INTERIOR WALL
- INTERIOR FLOOR
- INTERIOR CEILING
- INTERIOR DOOR
- INTERIOR WINDOW
- INTERIOR CASE
- INTERIOR ARCHITECTURE
- INTERIOR PARTITION
- INTERIOR CASEWORK
- INTERIOR CASEWORK
- INTERIOR CASEWORK
- INTERIOR CASEWORK
- INTERIOR CASEWORK

PLAN 10

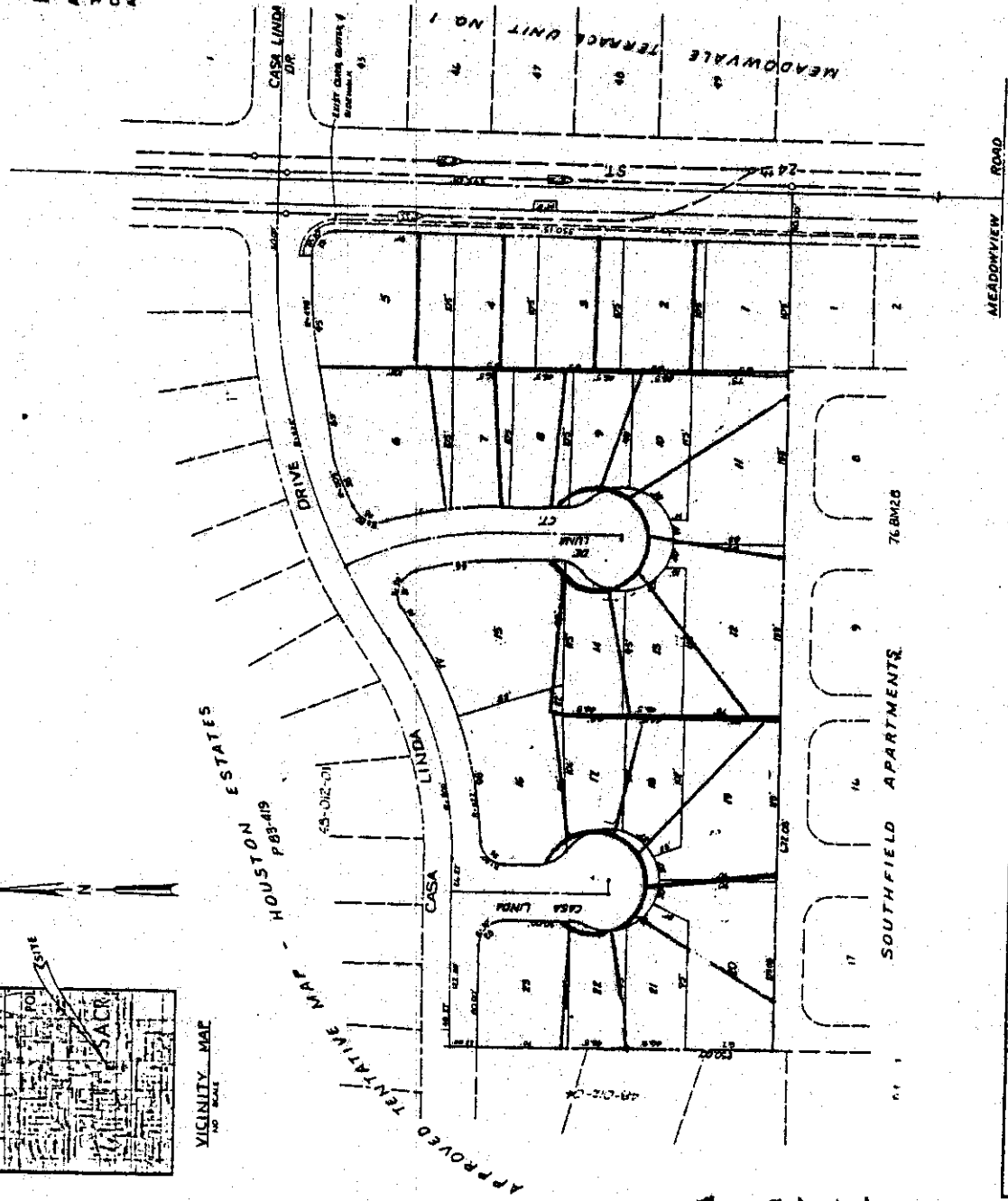
TENTATIVE MAP

MEADOWVALE ESTATES
 A PORTION OF THE SW 1/4 SEC. 6
 T7N R5E MDM
 CITY OF SACRAMENTO, CALIFORNIA
 APRIL 1984
 SCALE: 1"=40'



VICINITY MAP
 1" = 40'

- Map Symbols:**
- Proposed New: Solid line
 - Proposed for: Dashed line
 - Existing Survey: Dotted line
 - Proposed Survey: Long dashed line
 - Proposed Easement: Line with arrows
 - Proposed Right-of-Way: Line with double arrows
 - Proposed Street: Line with cross-ticks
 - Proposed Utility: Line with cross-ticks
 - Proposed Easement: Line with arrows
 - Proposed Right-of-Way: Line with double arrows
 - Proposed Street: Line with cross-ticks
 - Proposed Utility: Line with cross-ticks
 - Proposed Easement: Line with arrows
 - Proposed Right-of-Way: Line with double arrows
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 - Proposed Utility: Line with cross-ticks
 - Proposed Easement: Line with arrows
 - Proposed Right-of-Way: Line with double arrows
 - Proposed Street: Line with cross-ticks
 - Proposed Utility: Line with cross-ticks



PSOMAS/JUSTICE & ASSOCIATES
 433 HORTONVILLE BLVD
 SACRAMENTO, CA 95834
 PHONE: (916) 983-7100



DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____

NO.	DATE	DESCRIPTION	BY	DATE

TENTATIVE MAP APPROVED: _____ DATE: _____
 TENTATIVE MAP DATES: _____ DATE: _____

TENTATIVE MAP
MEADOWVALE ESTATES
 CITY OF SACRAMENTO CALIFORNIA

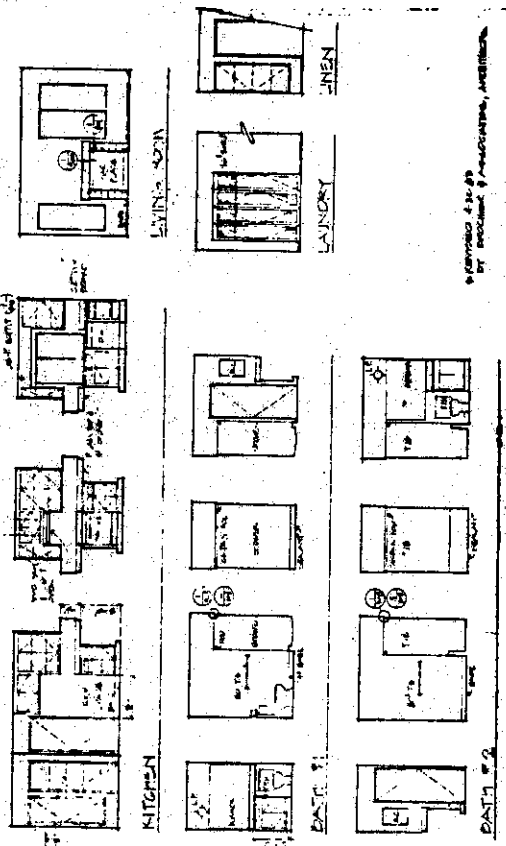
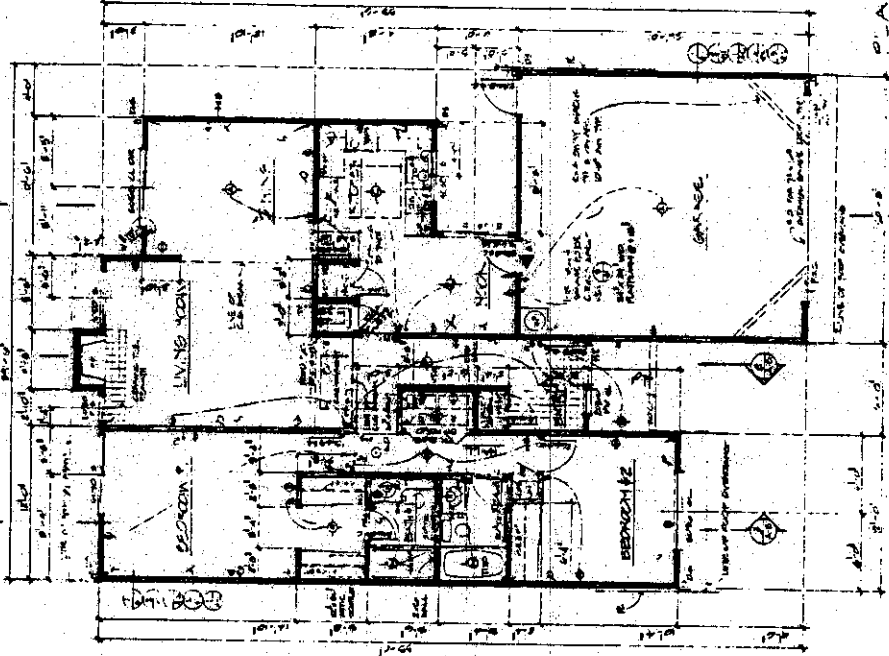
DATE: _____
 SCALE: 1" = 40'

STAFF EXHIBIT

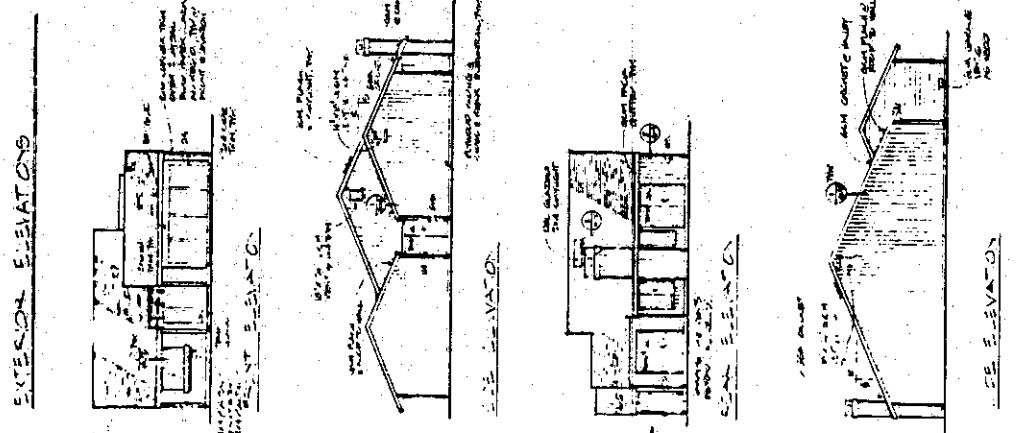
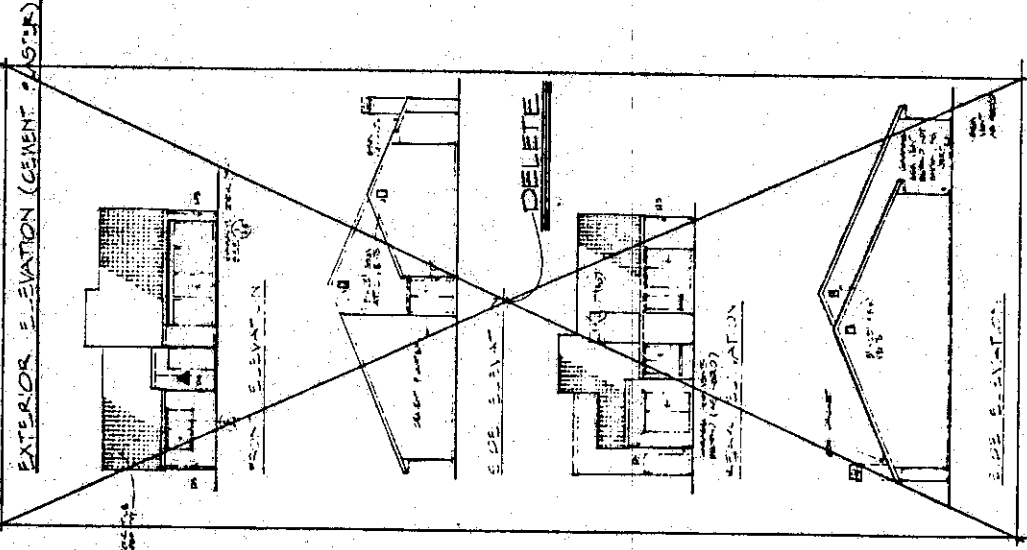
'A'

P 84176

PLAN
FLOOR PLAN

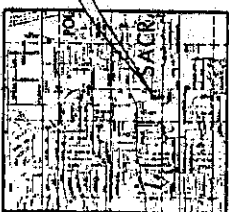


Prepared by Architect, Architect, Architect



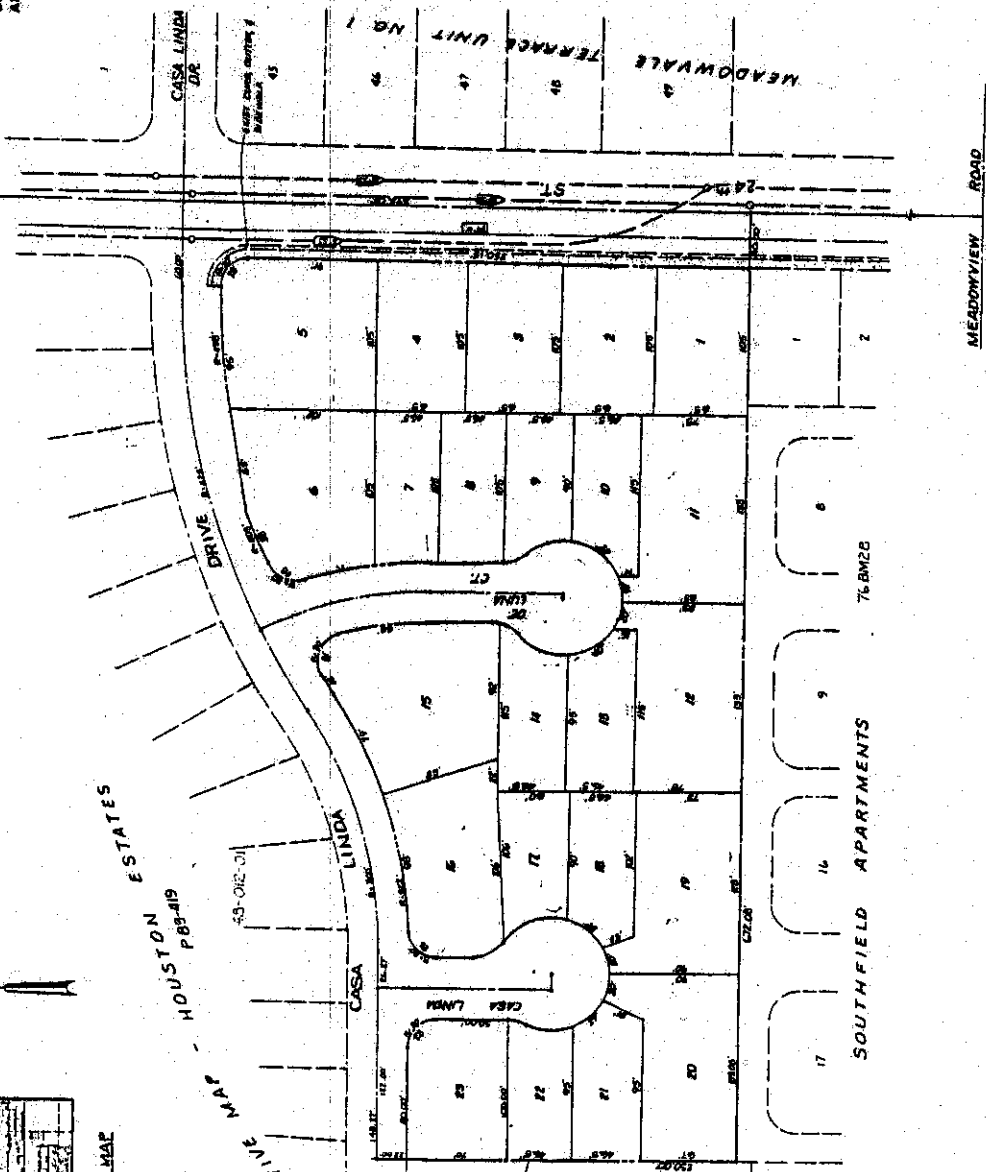
FUTURE ELEVATIONS	
1	FRONT ELEVATION
2	REAR ELEVATION
3	SIDE ELEVATION
4	ANOTHER SIDE ELEVATION
5	FRONT PORCH ELEVATION
6	REAR PORCH ELEVATION
7	SCREENED PORCH ELEVATION
8	SCREENED PORCH ELEVATION
9	SCREENED PORCH ELEVATION
10	SCREENED PORCH ELEVATION
11	SCREENED PORCH ELEVATION
12	SCREENED PORCH ELEVATION
13	SCREENED PORCH ELEVATION
14	SCREENED PORCH ELEVATION
15	SCREENED PORCH ELEVATION
16	SCREENED PORCH ELEVATION
17	SCREENED PORCH ELEVATION
18	SCREENED PORCH ELEVATION
19	SCREENED PORCH ELEVATION
20	SCREENED PORCH ELEVATION

TENTATIVE MAP
MEADOWVALE ESTATES
 A PORTION OF THE SW 1/4 SEC. 8
 T7N R5E MDM
 CITY OF SACRAMENTO, CALIFORNIA
 APRIL 1984 SCALE: 1"=40'



VICINITY MAP
 1/4" SCALE

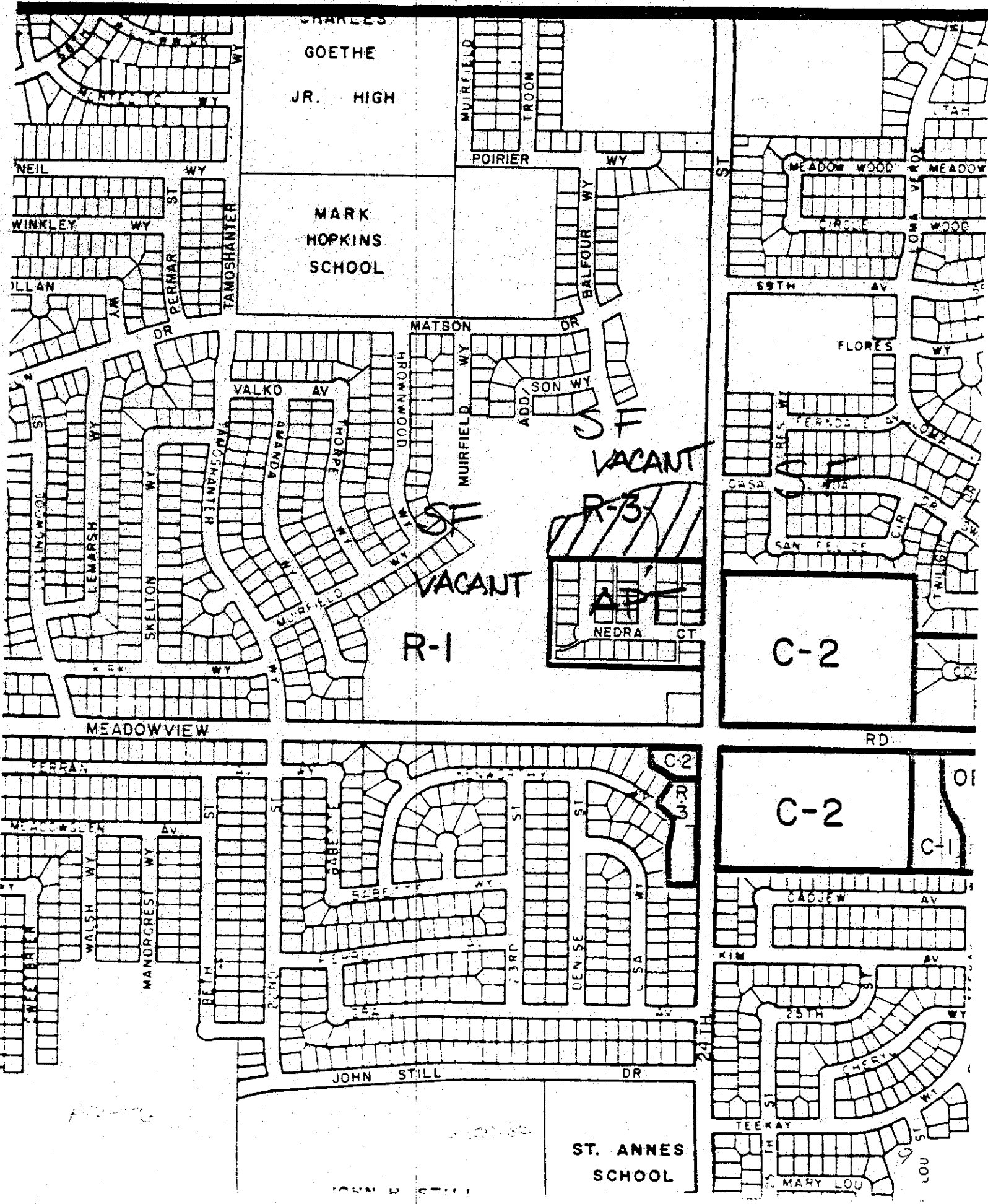
- APPROVED TENTATIVE MAP**
- APPLICANT: PSOMAS/JUSTICE & ASSOCIATES, INC.
 - PROJECT: MEADOWVALE ESTATES
 - DATE: APRIL 1984
 - SCALE: 1"=40'
 - CITY OF SACRAMENTO: CITY ENGINEERS
 - CITY OF SACRAMENTO: LAND PLANNERS
 - CITY OF SACRAMENTO: LAND SURVEYORS

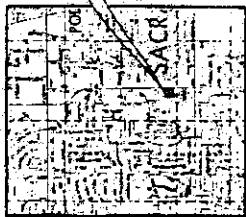


<p>PSOMAS/JUSTICE & ASSOCIATES CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS 4133 NORTHWEST BLVD SACRAMENTO, CA 95831 PHONE (916) 222-7000</p>		<p>TENTATIVE MAP APPROVED _____ DATE _____</p> <p>TENTATIVE MAP EXPIRES _____ DATE _____</p>
<p>TENTATIVE MAP MEADOWVALE ESTATES CITY OF SACRAMENTO CALIFORNIA</p>		<p>DATE: _____</p> <p>SCALE: _____</p> <p>BY: _____</p> <p>CHKD: _____</p>

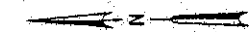
APPLICANT'S REVISION

LAND USE MAP





VICINITY MAP
NO SCALE



TENTATIVE MAP
MEADOWVALE ESTATES
 A PORTION OF THE SW 1/4 SEC. 6
 T7N R5E MDM
 CITY OF SACRAMENTO,
 APRIL 1984
 CALIFORNIA
 SCALE: 1" = 40'

Ever-Lorraine
 2701 G Street
 Sacramento, CA 95825
 Licensed Professional Engineer
 License No. 10000
 Sacramento, CA 95825

Project
 Single Family
 4-1
 4-1-A
 City of Sacramento
 City of Sacramento
 City of Sacramento

Map
 Class "V"
 24
 As Shown
 44-012-01, 04-112-01

Owner-Subdivider
 Highway
 Proposed Use
 Proposed Use
 Existing Utility
 Proposed Utility
 Water
 Sewer
 Gas
 Electric
 Telephone
 Cable
 Other

Building Street Improvements
 Precast Street Improvements
 Number of Lots
 Size of Lots
 A.R.R.

MEADOWVALE TERRACE UNIT NO. 1

DRIVE ALLEY
 CASA LINDA DR.
 DE LUNA CT.
 CASA LINDA CT.
 SOUTHFIELD APARTMENTS


HOUSTON ESTATES

APPROVED TENTATIVE MAP

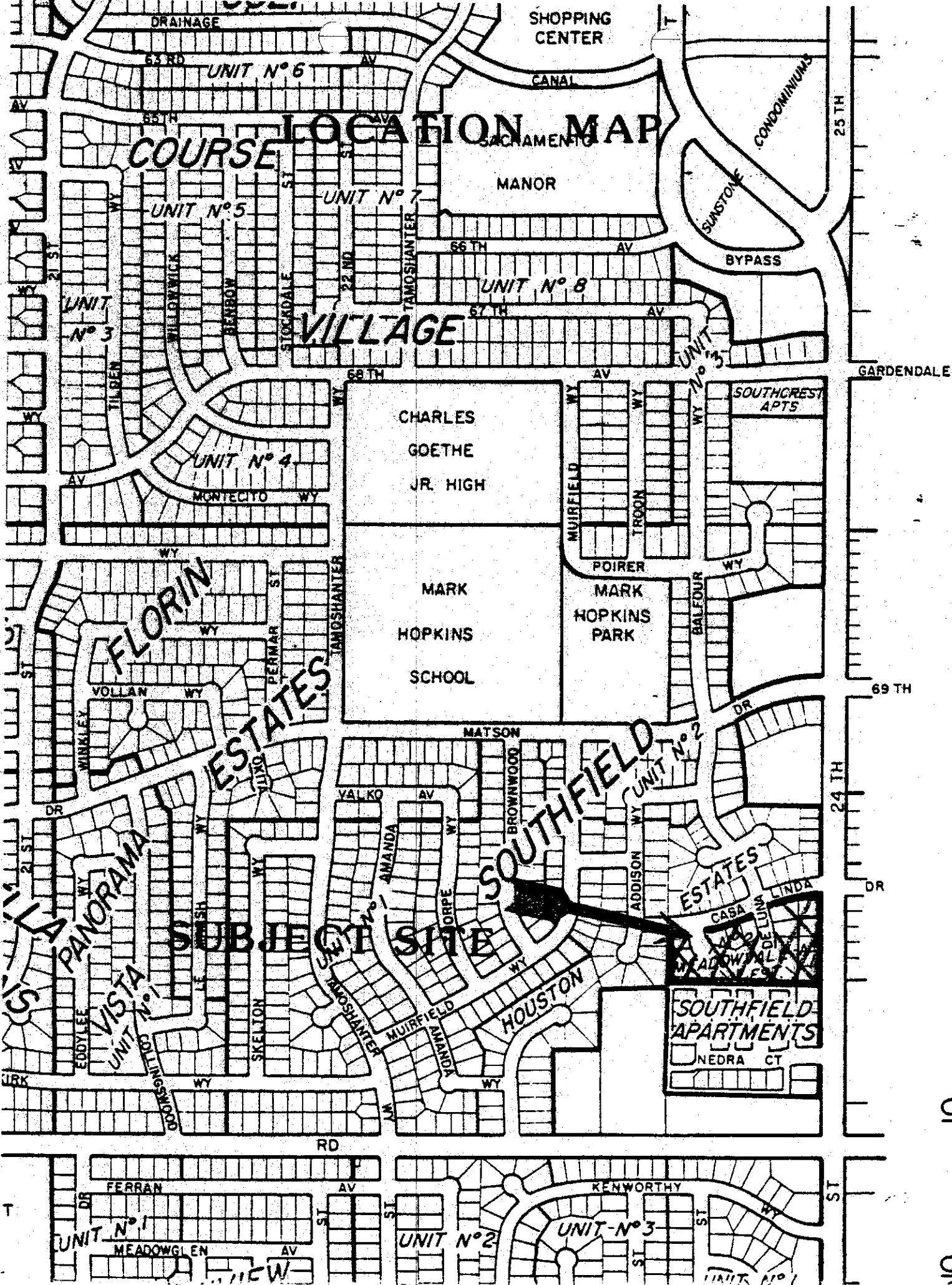
MEADOWVIEW ROAD

84176

TENTATIVE MAP APPROVED DATE
 TENTATIVE MAP CANCELED DATE

DESIGNED BY	DATE	REVISION	BY	DATE	BENCHMARK	ELV	DATE
DRAWN BY					DESCRIPTION		
CHECKED BY							
							
PSONAS/JUSTICE & ASSOCIATES CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS 4521 WASHINGTON BLVD. SACRAMENTO, CA 95834 PHONE (916) 832-7100							
TENTATIVE MAP MEADOWVALE ESTATES CITY OF SACRAMENTO CALIFORNIA							

ORIGINAL PROPOSAL



3. The proposed project is consistent with the 1984 Airport-Meadowview Community Plan and the 1974 General Plan which designates the site for residential uses.

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City Planning Commission
Sacramento, California

Members in Session:

Subject: Various requests for W side of 24th Street 700+'
north of Meadowview Road (P84-176)

The staff report on this item is being prepared
and will be forwarded to you at the earliest possible
time.

Respectfully submitted,

Suzanne Glimstad

Suzanne Glimstad,
Sec. to Commission

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Suzanne Glimstad

Suzanne Glimstad,
Sec. to Commission

the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.

6. The applicant shall submit revised plans which reflect a minimum lot width of 70 feet for those lots fronting on 24th Street. The revised plans shall also be designed so that the property lines of the lots within the cul-de-sacs are straightened in a manner similar to the attached staff's Exhibit A. Revised plans shall be submitted to the Planning Director for review and approval prior to filing a final map. (added by staff)

Conditions: Special Permit

1. The applicant shall submit revised plans which reflect a minimum lot width of 70 feet for those lots fronting on 24th Street. The revised plans shall also be designed so that the property lines of the lots within the cul de sacs are straightened in a manner similar to the attached staffs Exhibit A. Revised plans shall be submitted to the Planning Director for review and approval prior to filing a final map.
2. The applicant shall relocate all zero lot line units that are located on the south property line to the north property line. A revised site plan shall be submitted to the Planning Director for review and approval prior to issuance of a building permit.
3. Roofing materials shall be a wood shake or equivalent, aluminum, concrete or imitation shakes or tile. Samples of the roofing material to be used shall be submitted to the Planning Director for approval prior to issuance of a building permit.
4. The vertical or horizontal wood siding material shall be consistent on all exterior walls of the structure. Revised elevations indicating the type of siding shall be submitted for the Planning Director's review and approval prior to issuance of a building permit. The applicant shall utilize both the vertical and horizontal siding in this project.
5. The applicant shall utilize separate floor plans and elevations in this development. (Staff revised to...utilize two separate floor...)
6. A minimum 10 foot setback shall be provided between the zero lot line units. Revised site plans shall indicate these setbacks.
7. The front setback of the units shall be varied from 20 feet to 40 feet. These setbacks shall be indicated on the revised site plan.

Findings of Fact: Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that the zero lot line and halfplex development is compatible with other housing types in the area.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance, in that, lots fronting on 24th Street will be designed with circular driveways to eliminate the possibility of traffic-hazzards created by autos backing onto 24th Street.

composition shingles. Roofing material should consist of wood shake or an equivalent material.

- F. The applicants site plans indicate that varied setbacks will be used in the proposed zero lot line development. The setbacks will range from between 20 feet and 40 feet. Staff has no objections to this proposal since the varied setbacks will reduce the monotony along the streets in this project. As proposed, the zero lot line units will be setback at least 10 feet from an adjacent unit.
- G. The Planning and Community Services Divisions have determined that 0.343 acres of land are required for parkland dedication purposes and that fees are required in lieu of the dedication. The applicant shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

ENVIRONMENTAL DETERMINATION: The environmental coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the rezoning from R-1 to R-1A;
- C. Approval of the Tentative Map subject to the following conditions;
- D. Approval of the Special Permit subject to the following conditions and based upon Findings of Fact which follow:

Conditions: Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, including a 12.5' lane, curb and gutter along the north side of Casa Linda Drive and drainage appurtenance as necessary. Off-site dedication required for Casa Linda Drive. (City will condemn at subdivider's expense if necessary.)
2. Prepare a sewer and drainage study for the review and approval of the City Engineer (may require oversizing of lines);
3. Name the streets to the satisfaction of the Planning Director;
4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 per cent south orientation (including solar access) to the satisfaction of

line units and five corner lots will be created to allow for future halfplex development. Staff has objections to the zero lot line proposal since the density conforms to the Community Plan and the use will be compatible with nearby single family development along with the proposed halfplex and zero lot line development west of the site.

- B. The request for rezoning to the (R-1A) Townhouse Zone is necessary to allow the zero lot line development. This zoning is also necessary for the proposed future halfplex development on the corner lots. The halfplex development is, however, not being considered at this time since plans for these units were not included with the application. Prior to the development of the halfplex units, the applicant will be required to gain special permit approval and subdivide the lots.
- C. The applicant has modified the Tentative Map from the one originally submitted. The revised map and plans were developed to address staff's concern over the driveways in the cul de sacs and on the lots fronting on 24th Street. As originally proposed, the lots within the cul de sacs were to be developed with the driveway located on the property line and little or no separation between driveways. The site design of the lots fronting on 24th Street indicated that back out driveways would be provided, which is not consistent with the design criteria for lots fronting on a major street. The applicants revisions have eliminated three lots and addresses some of staff's concern over the driveways in the site design. Staff does, however, recommend some minor revisions to the plan. Staff recommends the lots fronting on 24th Street be increased to a width of 70 feet which is consistent with the proposed design criteria for lots fronting on a major street. The additional width is also more desirable for the proposed circular driveways. The additional width can be provided to these lots by reducing the depth of the corner lot on 24th Street and Casa Linda Drive by 20 feet. The 20 foot reduction will not reduce the corner lot below the minimum lot size of 6200 square feet for corner lots. In addition, to this modification, staff recommends the property lines of the lots located within the cul de sacs be straightened. This can be accomplished by reducing the length of the cul de sacs and increasing the depth of the lots at the rear of the cul de sac. (see attached staffs Exhibit A)
- D. The applicants site plan indicates that some of the zero lot line units have been located on the south property line. Staff recommends these units be relocated to the north property line since the wall located on the property line in the zero lot line development is solid with no openings. Reversing these units will allow for solar access through south wall window glazing.
- E. The proposed floor plans and elevations indicate that two floor plans will be used with two separate elevations. Staff has no objections to this proposal, especially when considering that the corner lots will be developed with a different housing type. Staff does, however, recommend the applicant use different designs and floor plans for the future halfplex development. As proposed, the exterior material for the zero lot line units will consist of vertical and horizontal plywood siding. The elevations indicate that the wood siding will be used on all sides of the structure. Staff recommends that horizontal siding be used on all sides of the structure for those units developed with the horizontal siding. The proposed roofing material is

STAFF REPORT AMENDED 6-28-84
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Psomas/Justice & Associates, 4153 Northgate Blvd., Sacramento, CA 95834		
OWNER	CGO Enterprise, 2701 Cottage Way, Sacramento, CA 95825		
PLANS BY	Applicant		
FILING DATE	5-11-84	50 DAY CPC ACTION DATE	REPORT BY: SC:ls
NEGATIVE DEC	5-22-84	EIR	ASSESSOR'S PCL NO. 048-012-02 & 03

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone 5± acres from R-1 to R-1A (Sec. 13)
 - C. Tentative Map (Subdivision Ord.)
 - D. Special Permit to develop 18 zero lot line units (Sec. 7)

LOCATION: West side 24th Street, approx. 700 feet North of Meadowview Road

PROPOSAL: The applicant is requesting the necessary entitlements to create 23 lots with 18 zero lot line units and five corner lots for future halfplex development.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 Airport-Meadowview Community Plan Designation:	Residential 4-8 du/ac
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; R-1
South:	Apartments; R-3
East:	Single Family; R-1
West:	Vacant; R-1A

Parking Required:	23 spaces
Parking Provided:	23+
Parking Ratio:	1+ per unit
Property Dimensions:	Irregular
Property Area:	5± acres
Density of Development:	6 du per net acre
Square Footage of Units:	1120 square feet - 1180 square feet
Topography:	Flat
Street Improvements/Utilities:	To be provided
Exterior Building Colors:	Brown & Gray
Exterior Building Materials:	Wood siding and composition shingles

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION

On June 13, 1984, by a vote of 7 ayes and 2 absent, the Subdivision Review Committee recommended approval of the Tentative Map.

STAFF EVALUATION: Staff has the following comments regarding this request:

- A. The subject site is located in the Airport-Meadowview Community Plan Area. The property on the north and west side of the site is vacant. The property on the west side of the site has, however, been recently rezoned for zero lot line units and halfplexes. A Tentative Map has also been approved for this development (P83-419). As proposed, the applicant will develop the site with 18 zero lot

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