

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Allied-Langdon Engineering - P.O. Box 2077, Citrus Heights, CA 95611		
OWNER	CGO Enterprises - 2701 Cottage Way, Sacramento, CA 95825		
PLANS BY	Eugene A. Hages - Box 875, North Highlands, CA 95860		
FILING DATE	3-19-86	ENVIR. DET.	4-14-86
ASSESSOR'S-PCL. NO.	048-012-02.03		
REPORT BY	SD:sg		

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map
 - C. Special Permit for development in the Townhouse (R-1A) zone (Section 2-B-4)
 - D. Special Permit for a 7% infill density bonus (Section 9-13)
 - E. Variance to erect an eight foot firewall (Section 3-D-7)

LOCATION: West side of 24th Street, 205' north of Meadowview Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct 32 patio units and standard single family units in the R-1A zone.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided	Minimums
North: Vacant; R-1, R-1A	Front:	Determined		20'
South: Multi family; R-3	Side(Int):	by		0'
East: Single family; R-1	Rear:	the		15'
West: Vacant; R-1, R-1A		Commission		

Parking Required: 32 spaces
Parking Provided: 64 spaces
Property Dimensions: Irregular
Property Area: 4.7+ acres
Density of Development: 8.5 d.u. per acre
Square Footage of Building: Plan A - 1,092 sq. ft.; Plan B - 1,050 sq. ft.
Height of Building: 18 ft. to chimney top, one-story
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided
Exterior Building Materials: Wood with brick and wood trim
Roof Material: Composition shingles

Plan A: 19 units - 3 bedrooms, 1-3/4 baths, 1,092 sq. ft.
Plan B: 13 units - 3 bedrooms, 1-3/4 baths, 1,050 sq. ft.

BACKGROUND INFORMATION: On August 7, 1984 the City City Council approved the necessary entitlements to develop 18 zero lot line units and 10 corner lot halfplex

APPLC. NO. P86-119 **MEETING DATE** April 24, 1986 **ITEM NO** 16

units on the subject site. The approval included four units located on 24th Street with circular driveways. This was done in order to eliminate backout driveways onto 24th Street.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 9, 1986, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan. It is designated for four to eight residential units per net acre in the 1984 Airport/Meadowview Community Plan. The site is surrounded by single family residential development to the east, vacant land with an approved tentative map for single family and patio development to the north and west. Multi-family, fourplex units are located to the south. The applicant is proposing to construct 32 standard single family and patio units at a density of 8.5 units per net acre.

B. Design

The subject site is bordered on the east by 24th Street which is a heavily traveled major street. The applicant therefore proposes a bank of nine lots fronting 24th Street with an alley behind these lots. The alley will provide access for garages located in the rear yards. This design eliminates the need to back out onto 24th Street. The bank of lots west of the proposed alley will also have garages located in the rear yards. Staff finds that this design not only eliminates a backout situation on a major street, but eliminates a long row of garage doors.

The Traffic Engineer recommends that the alley be a private drive. The applicant shall, therefore, redesign the map to eliminate the alley by causing the lot lines to meet (see staff's Exhibit A). Access to a private street shall be provided by reciprocal easement. The private drive shall be surfaced to City driveway standards and reduced in length by 20 feet on the south. The adjacent homeowners will be responsible for maintenance of the private street.

The subject site is adjacent to multi-family fourplex units to the south. A public alley actually borders the subject site. In order to buffer the existing multi-family apartment uses from the proposed single family and reduce exposure to traffic in the alley, the applicant wishes to erect an eight foot masonry wall along the southern property line. Staff supports this request provided there is a decorative relief to the wall.

The applicant proposes 32 standard single family and patio units. There are two floor plans with five elevations. All units are single story. Plan A consists of three bedrooms, 1-3/4 baths, and 1,092 square feet. Plan B is three bedrooms, 1-3/4 bathes and 1,050 square feet. There are 18 Plan A's and 16 Plan B's. Staff finds the number of elevations and floor plans sufficient to create an interesting streetscape.

C. Staff Design Modification

Staff suggests the following modifications in the outside elevations:

Plan A

- use Architect 80 composition shingle or similar roofing material
- use single or double-hung windows on elevations 2 and 3
- use medium density overlay (MDO) on panels under windows in elevation 2
- frames around the windows of elevations 2 and 3 should stand out from the wall

Plan B

- If garage doors are to be wood panel (as opposed to metal roll-up), utilize the same building material as the structure
- use Architect 80 composition shingle or similar roofing material

D. Density Bonus

The applicant proposes a density of 8.5 units per net acre. Under the current community plan designation the project would yield 30 units. The applicant, therefore requests a density bonus of seven percent. The subject site is located in an area where little or no development has occurred recently. In order to stimulate development, staff recommends approval of the seven percent density bonus.

E. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .3584 acres of land multiplied by the per acre value established by the applicant's appraiser.

F. Environmental Determination

The Environmental Coordinator has determined that the project will not have a significant adverse impact on the area. A negative declaration has been filed.

RECOMMENDATION: Staff recommends the following actions.

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the Tentative Map, subject to conditions which follow;
- C. Approval of the Special Permit for development in the Townhouse (R-1A) zone, subject to conditions and based upon findings of fact which follow;

- D. Approval of the Special Permit for a seven percent density bonus, based upon findings of fact which follow;
- E. Approval of the Variance to erect an eight foot fence, subject to conditions and based upon findings of fact which follow.

Tentative Map Conditions - 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; will require construction of one 15 foot lane opposite the center line on Casa Linda Drive; may require off-site dedication (City will condemn at developer's expense if necessary);
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. 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;
4. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
6. Replace existing side wall along 24th Street to the satisfaction of the Public Works Director;
7. Submit a soils test prepared by a registered engineer to be used in street design;
8. Redesign the project to eliminate the public alley. Show reciprocal access easements on final map for private street. Reduce the private alley by 20 feet;
9. Dedicate a standard 12.5 foot public utility easement for underground electrical facilities and appurtenances adjacent to all public ways; and
10. Place a note on the final map that owners of lots 1-10 and 12-17 are responsible for maintenance of the private street.

Conditions - Special Permit

1. The private street shall be surfaced to City driveway standards;
2. The private street shall be reduced by 20 feet at the south terminous;
3. Plan A elevations shall reflect the following modifications in elevations:
 - a. use single or double-hung windows on elevations 1 and 2
 - b. use medium density overlay (MDO) on panels under windows on elevation 2
 - c. frames around the windows of elevations 2 and 3 shall stand out from the wall
4. If garage doors on Plan B are wood panels, the same building material as the structure shall be used.
5. Roofing material shall be Architect 80 composition shingle or similar material.

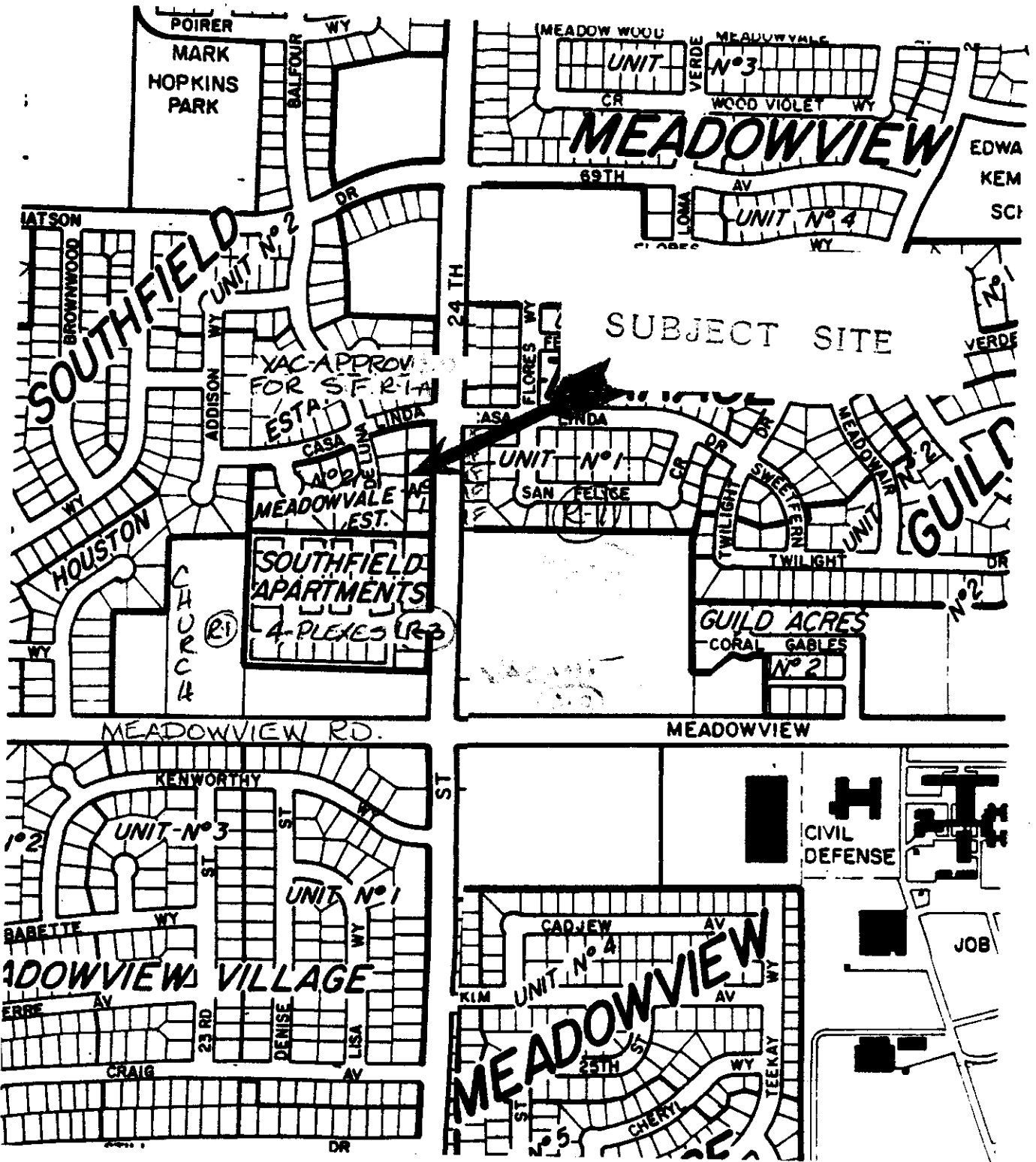
Conditions - Variance

1. The eight foot wall shall be solid concret masonry or similar material, subject to approval of the Planning Director prior to issuance of building permits.
2. Decorative design of the wall shall be subject to approval of the Planning Director prior to issuance of building permits.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the area has seen very little development in recent years;
 - b. the design will eliminate a backout parking situation onto 24th Street; and
 - c. adequate parking is provided.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare nor result in a nuisance in that:
 - a. sufficient floor plans and elevations will provide an interesting streetscape; and
 - b. the density increase will not create an incompatibility in appearance with the approved patio homes to the north and west.

3. Granting the variance will not result in a special privilege extended an individual property owner in that the eight foot wall will provide adequate buffering from the existing multi-family and public alley adjacent to the site.
4. Granting the request does not constitute a use variance in that residential uses are permitted in the R-1A zone.
5. Granting the variance will not be injurious to public welfare, nor to surrounding property in that:
 - a. the wall will be decorative in design; and
 - b. the wall will be constructed of solid masonry or similar material.
6. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses by the 1984 Airport-Meadowview Community Plan and the proposed residential use conforms with the plan designation.

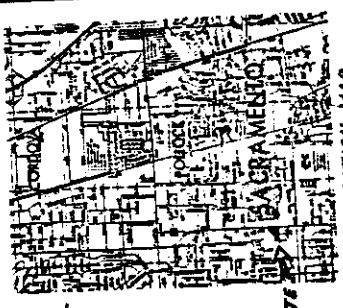


VICINITY - LAND USE - ZONING

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4-24-86

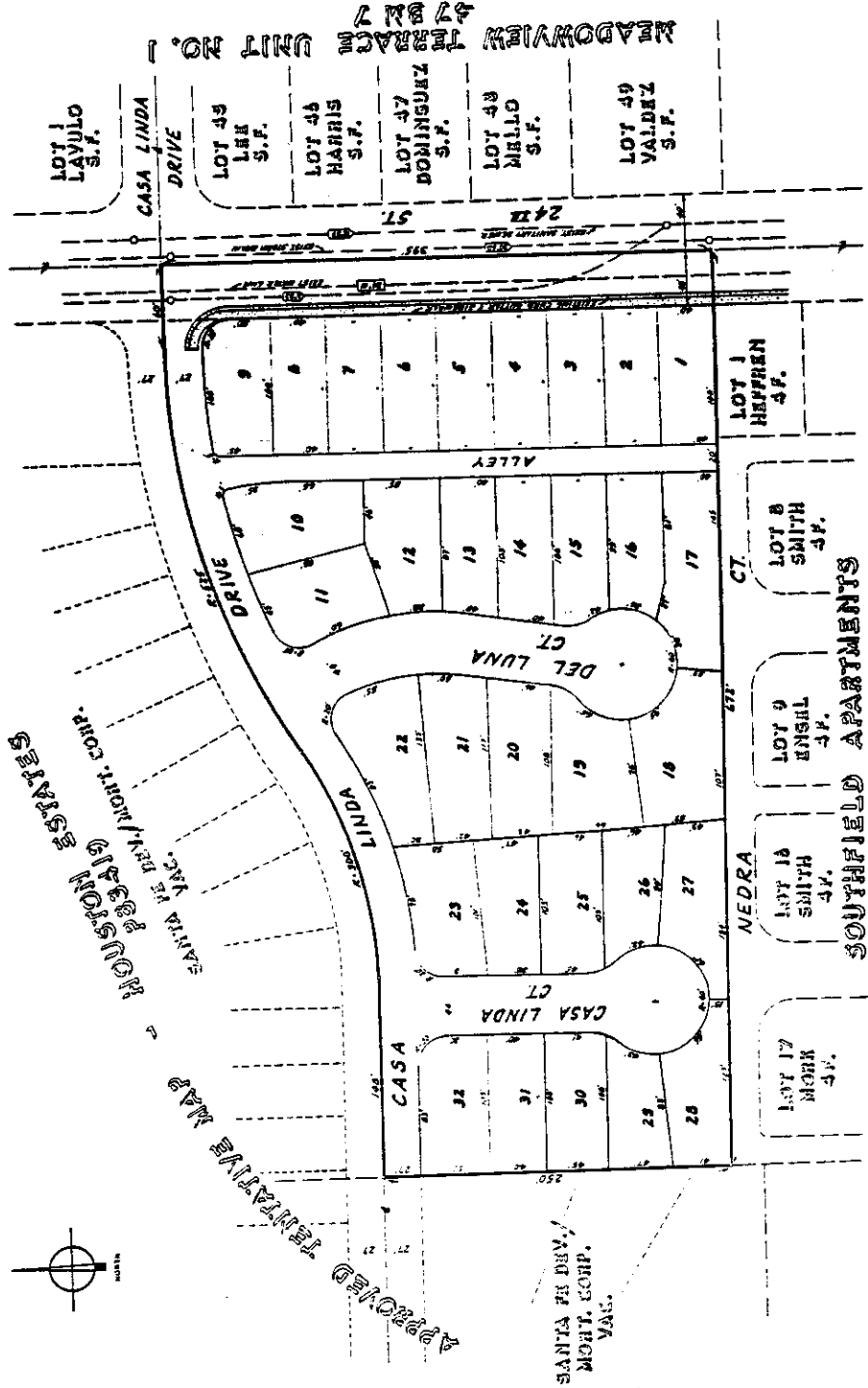
Sheet 16



LOCATION MAP
AS SCALE

SOURCE: OLD EXTERIORS, 2800 CAPITOL BL, SUITE 200, SACRAMENTO, CALIF. 95816
 ENGINEER: ALLIED-LANSON ENGINEERING, 1000 LAMAR BLVD., STE 100, SACRAMENTO, CALIF. 95811
 APR: 48-018-02 T 03
 COALS AREA: 4.1 AC
 ZONING: R-1-A
 PROJECT USE: RESIDENTIAL
 APPROVED DATE: 22 APRIL 1981 (1981)
 NOTES: CITY OF SACRAMENTO (LAND LOT LINES & CONVENTIONS)
 SERIES: CITY OF SACRAMENTO
 PERM DATE: CITY OF SACRAMENTO
 DRAW DATE: CITY OF SACRAMENTO
 DRAWN BY: SACRAMENTO CITY UNIFIED SCHOOL DIST.

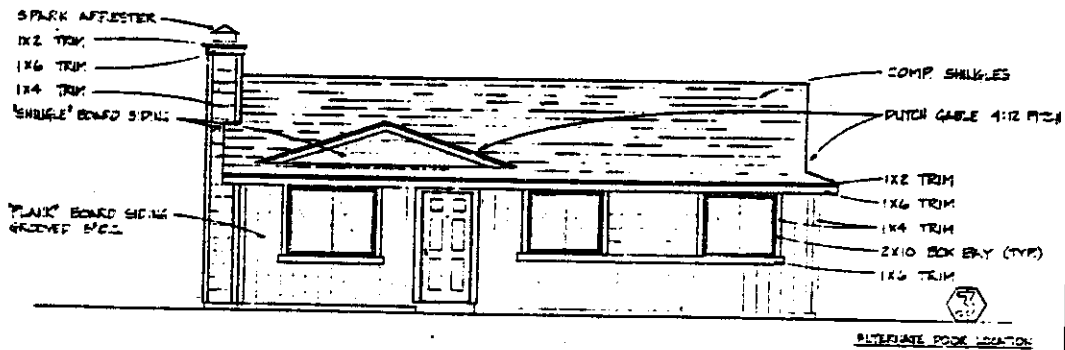
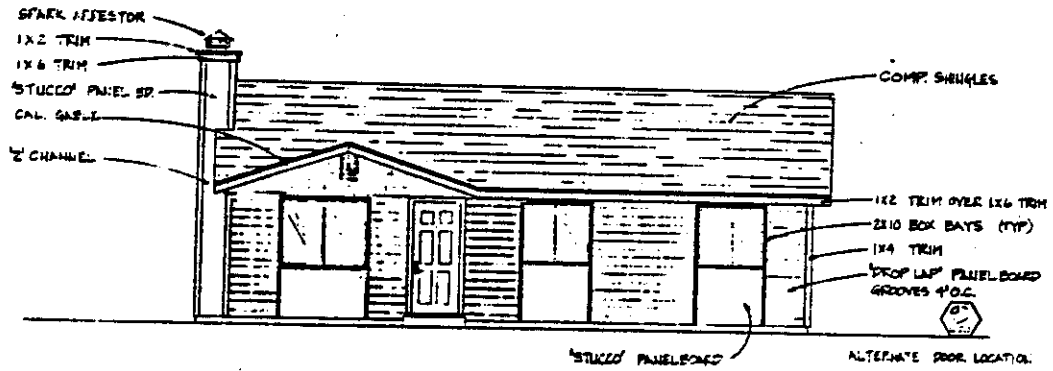
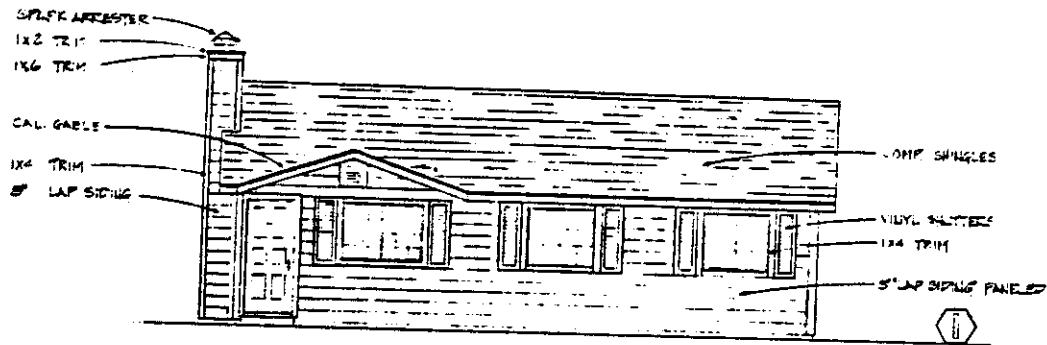
TENTATIVE SUBDIVISION MAP
MEADOWVALE ESTATES
 A PORTION OF THE S.W. 1/4 OF SECTION 6, T. 7 N., R. 5 E., M. 2 S., CITY OF SACRAMENTO, CALIFORNIA
 JANUARY, 1981 SHEET 1 OF 1 SCALE: 1" = 40'
 ALLIED-LANSON ENGINEERING
 SACRAMENTO, CALIFORNIA



P86-119

4-21-86

John Ho



FRONT ELEVATIONS

REVISION	BY

EUGENE A. HAYES
 ARCHITECT
 1000 1/2 11th Ave. S.E.
 ALBUQUERQUE, N.M. 87102
 505-263-0288

3-BEDROOM HOUSE - PLAN A

DATE	APR 7, 86
SCALE	1/4" = 1'-0"
ORIENT	EA
NO.	2

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4-24-86

Handwritten signature



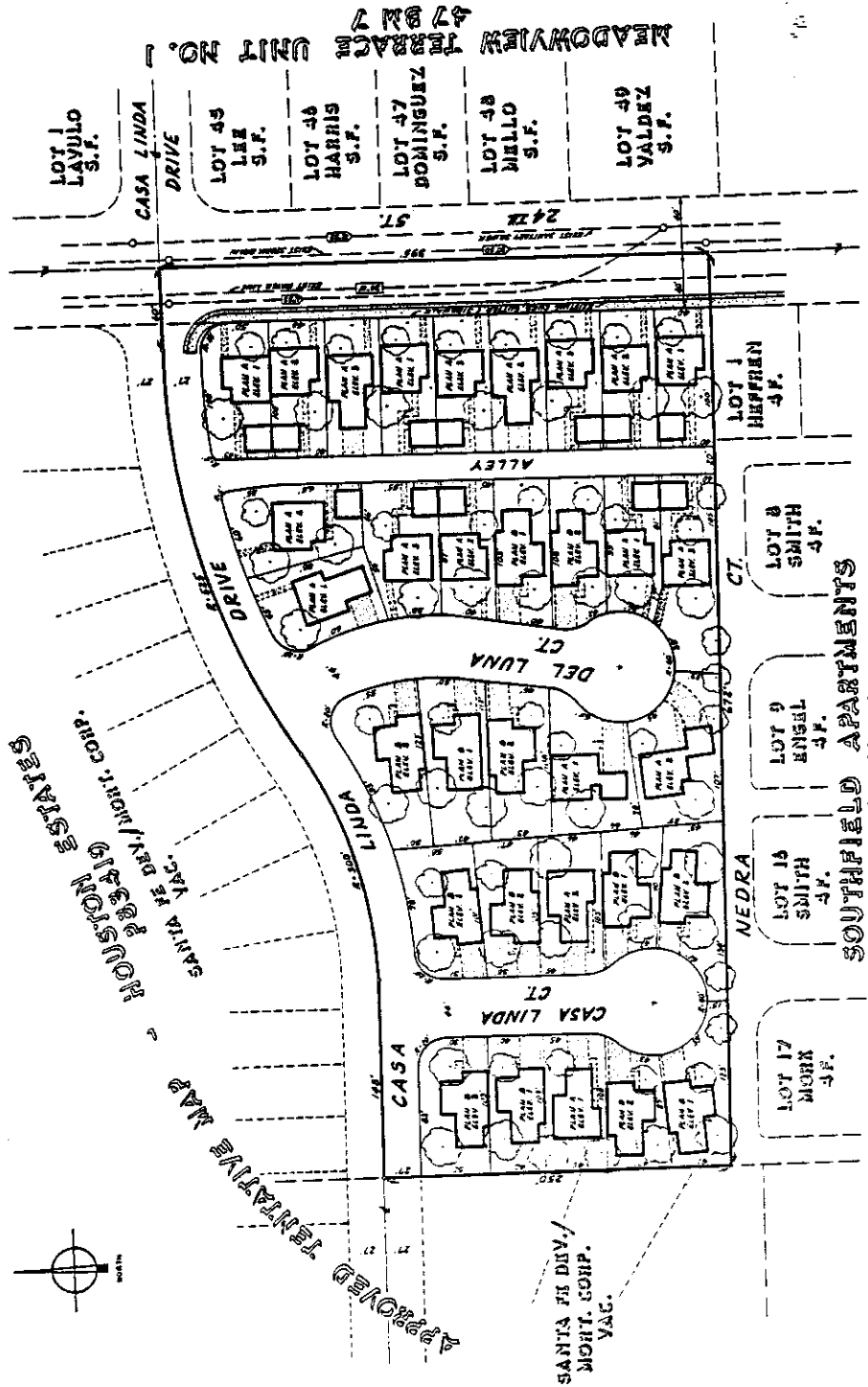
LOCATION MAP
NO SCALE

OWNER: THE MORTGAGE INVESTMENT TRUST COMPANY, SACRAMENTO, CA 95811
 ENGINEER: ALLIED- LANGSDON ENGINEERING, 2001 ALABAMA BLVD., 2ND FLOOR, SACRAMENTO, CA 95811
 APN: 48-012-02-03
 ZONING: R-1-A
 PRESENT USE: VACANT
 PROPOSED USE: 22 SINGLE FAMILY UNITS (CONDOMINIUMS)
 WATER: CITY OF SACRAMENTO
 SEWER: CITY OF SACRAMENTO
 FIRE DIST: CITY OF SACRAMENTO
 PLANK DIST: SACRAMENTO CITY UNIFIED
 SCHOOL DIST: SACRAMENTO CITY UNIFIED



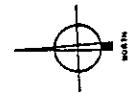
DEVELOPMENT PLAN
"MEADOWVALE ESTATES"
 A PORTION OF THE S.W. 1/4 OF SECTION 6, T.7N., R.5E., M.D.M. CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
 JANUARY, 1966 SHEET 1 OF 1 SCALE 1"=40'

ALLIED- LANGSDON ENGINEERING
 CITRUS HEIGHTS



PROPOSED TENTATIVE MAP
 FOR
 MORTGAGE INVESTMENT TRUST COMPANY
 SANTA FE DIV. / MORT. CORP.

SOUTHFIELD APARTMENTS
 76 BM 20



AS 6-19

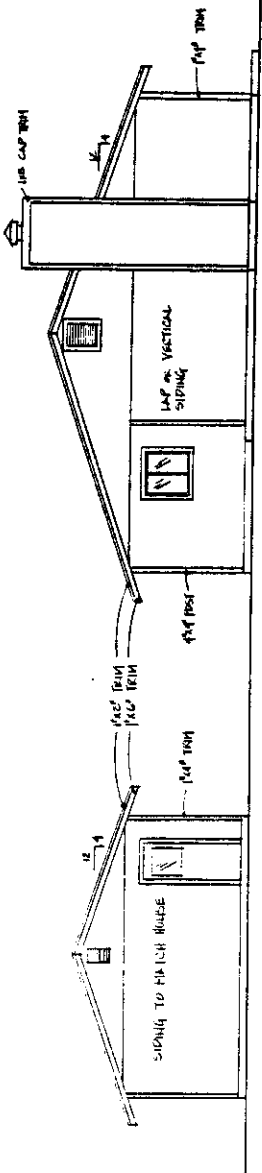
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Item 16

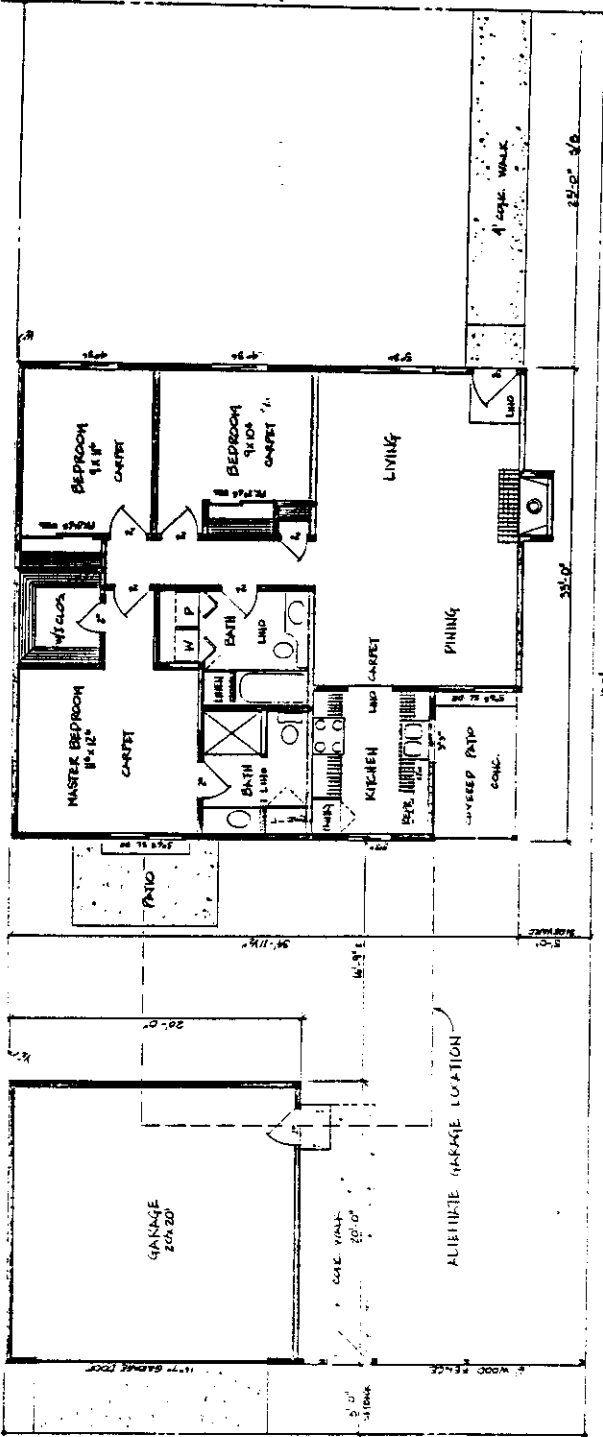
EUGENE A. HAYES
 ARCHITECT
 1000 W. 10th St.
 SEASIDE, CALIF. 92082
 619-435-4343

DATE	10/22/86
SCALE	1/4" = 1'-0"
PROJECT	3-BEDROOM HOUSE - PLAN A
NO.	1
BY	E.A.H.

P86-19



SIDE ELEVATION



3-BEDROOM HOUSE - PLAN A - 1092-316
 FLOOR PLAN

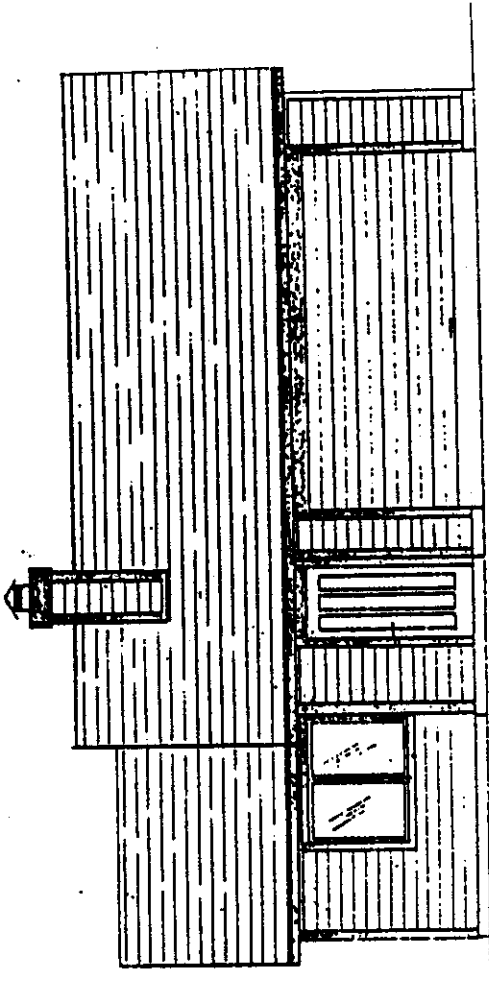
NOTE: IF ALTERNATE GARAGE LOCATION IS USED:
 1. LEAST 10' FROM PROPERTY LINE
 2. FRONT PORCH AND SIDE PORCH IS REDUCED 3' 0"
 3. REAR PORCH RATIO TO BE FENCED IN
 4. END OF GARAGE
 5. ALL CHAIRS TO BE AT GARAGE FRONT
 6. ALL CHAIRS TO BE AT SIDE 2' ENTRY 4' THE
 7. ALL CHAIRS TO BE AT WINDOW IS CHANGED TO A 3' 0" x 4' 0" DR.
 8. ALL CHAIRS TO BE FENCED.

P86-19

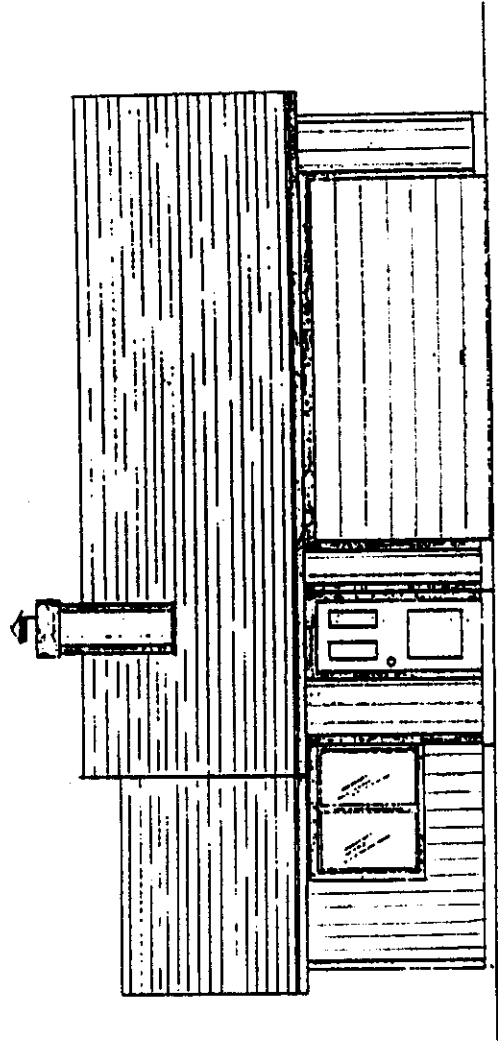
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ELEV. 1



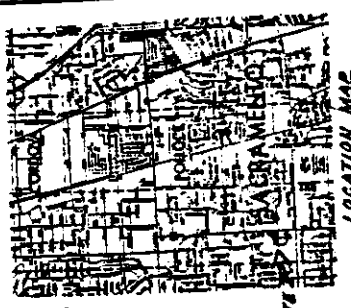
ELEV. 2

PLAN B

P86-19

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Item 10

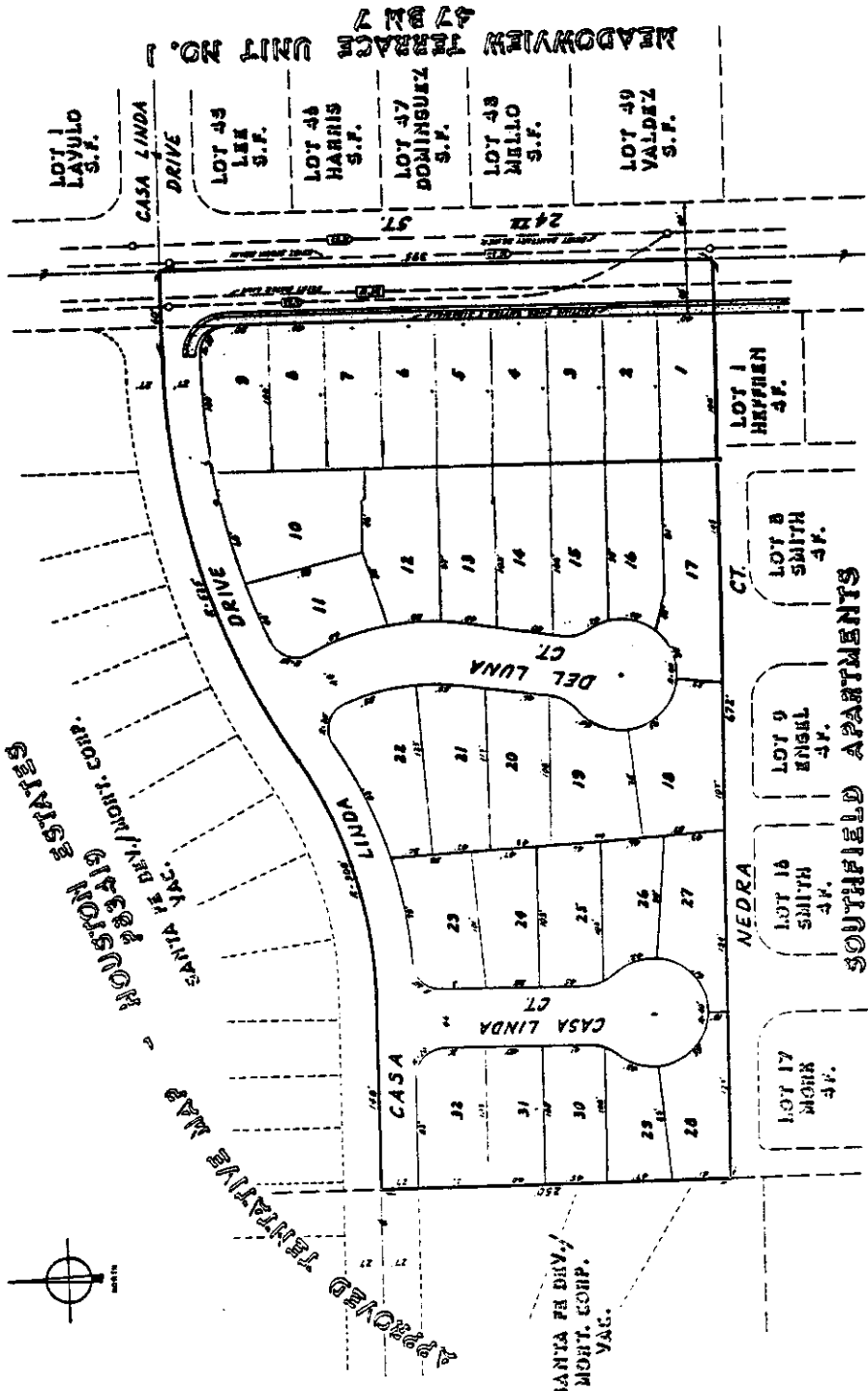


SCALE

OWNER: THE CUSTOMERS
 3701 COSTAWAY WAY
 SACRAMENTO, CA 95834
 ENGINEER: ALLIED-LANGSON ENGINEERING
 2100 J STREET, SUITE 200
 SACRAMENTO, CA 95811
 DATE: 06-02-88 (P. 03)
 SHEET NO.: 1 OF 1
 PROJECT: 22 HOMES FAMILY HOUSING
 PREPARED FOR: VACANT
 MAPPER: [Name illegible]
 CITY OF SACRAMENTO
 CITY OF SACRAMENTO
 CITY OF SACRAMENTO
 CITY OF SACRAMENTO
 SACRAMENTO CITY ENGINEER

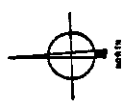


TENTATIVE SUBDIVISION MAP
 MEADOWVALE ESTATES
 A PORTION OF THE S.W. 1/4 OF
 SECTION 6, T.7N., R.5E., M.24N.
 CITY OF SACRAMENTO
 SACRAMENTO COUNTY, CALIFORNIA
 JANUARY, 1988 SHEET 1 OF 1 SCALE 1"=40'



APPROVED TENTATIVE MAP
 88-019-019
 HOUSTON ESTATES
 SANTA FE DIV./MORT. CORP.

SOUTHFIELD APARTMENTS
 70 9M 20



SANTA FE DIV./
 MORT. CORP.
 VAC.

P86-119

4-74-86

1/11/86