

P95-086 - ASHLEY OAKS COURT

- REQUEST:
- A. Tentative Map Time Extension to subdivide one vacant parcel into six single family lots on 0.35± vacant acres in the R-2B zone.
 - B. Special Permit Time Extension to allow the development of six zero lot line residential units in the Multi-family Residential (R-2B) zone.
 - C. Special Permit Modification to change the type of residential units proposed from half-plex units to zero lot line units in the R-2B zone.

LOCATION: Northeast corner of Taft Street and Ashley Oaks Court
265-0274-018
North Sacramento Community Plan
Grant Joint Union High School District
Council District 2

APPLICANT:	Vial Engineering, Barry Vial, (916)296-7445 2020 Hurley Way #410, Sacto, CA 95825
OWNER:	Barry Vial, Vial Engineering 2020 Hurley Way #410, Sacto, CA 95825
PLANS BY:	JMR Architecture, 555 University Ave. #282 Sacto, CA 95825
APPLICATION FILED:	9/6/95
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY: The applicant is requesting a three year time extension for an approved Tentative Map and Special Permit prior to their expiration dates. The applicant is also requesting a Special Permit Modification of the originally approved Special Permit to modify the housing types proposed on the six lot subdivision. The subject site is on 0.35± vacant acres in the Multi-family Residential (R-2B) zone (P91-164). In order to meet the applicant's objectives, the project requires the discretionary planning

entitlements described above. In evaluating the project, the basic issues are design of the proposed single family units and lot sizes and configurations.

RECOMMENDATION Staff recommends approval of the project. This recommendation is based on the project's consistency with General Plan and North Sacramento Community Plan land use designations, policies and the project's compatibility with surrounding zoning and land uses in the area.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29 du/na)
Community Plan Designation:	Residential 11-21 du/na
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Multi-family Residential (R-2B)

Surrounding Land Use and Zoning:

North: Church & Residential; R-2B
 South: Single Family Residential; R-1A
 East: Industrial Warehouse Uses; M-2
 West: Single Family Residential; R-1

Setbacks:	Required	Provided
Front:	TO BE	20'
Side(Yard)	DETERMINED BY PLANNING COMMISSION	12.5'
Rear:	COMMISSION	10'

Property Dimensions:	60 x 300'
Property Area:	0.35± gross acres
Density of Development:	16.8 dwelling units per acre
Square Footage of Units:	1,232 square feet
Height of Building:	2 stories
Exterior Building Materials:	Horizontal Wood Siding with stone & brick materials
Roof Material:	30 year compositional shingles
Parking Provided:	6 spaces
Parking Required:	One car garages
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Driveway Permit	Public Works, Development Services
Building Permit	Development Services Division

BACKGROUND INFORMATION:

On October 10, 1991, the City Planning Commission approved a Special Permit to allow the construction of six half-plex residential units in the Multi-family (R-2B) zone. On November 19, 1991, the City Council approved a Tentative Map to subdivide the subject site into six parcels in the R-2B zone. The various entitlements approved are effective for a two year period from the date of the original Planning Commission and City Council approval dates. The staff reports for both the Tentative Map and Special Permit are attached (P91-164).

On September 13, 1993, legislation was passed allowing an automatic two year extension for all tentative maps that were approved prior to that date (September 13, 1993) and which were valid and/or in process on or prior to that date. The legislation also provides that the two year extension is in addition to any other extensions allowed by the Subdivision Map Act. The Subdivision Map Act allows Tentative Maps for a term of five years (2 with original map approval/3 with extension requested). With the new legislation, a Tentative Map is valid for a term of up to seven years, provided the applicant requests an extension of the map. Based on legislation (2 years) and the Subdivision Map Act term (5 years) for a tentative map, the approved tentative map will expire **November 19, 1998**, provided an extension of the map is approved by the Commission. The applicant is, therefore, requesting a three year time extension for the tentative map. No other map extensions could be granted since the three year extension ends the term of the map.

As previously noted above, the Special Permit was approved on October 10, 1991 and is valid for a period of two years. As part of the legislative action mentioned above, the City allowed all other entitlements (Special Permits, Variances, i.e.,) accompanied with a tentative map be in sequence with the tentative map time extension period. Therefore, the applicant is also requesting a three time extension for the Special Permit for its term to also expire on **November 19, 1998** (City Planning Commission hearing date).

The Special Permit was approved for six half-plex units. Any changes to housing types, setbacks and/or elevations require a Special Permit Modification, provided the originally approved Special Permit is still active. The applicant is requesting a Special Permit Modification to change the half-plex unit type into zero lot line units on each lot for purposes of separate sales and ownership of each unit. A Special Permit Modification

granted for the residential development is entitled to the same term period as a Special Permit.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan and North Sacramento Community Plan designate the site for Medium Density Residential (16-29 du/na) and Residential (11-21 du/na), respectively. The density of the development (16.8 dwelling units per acre) falls within the land use designation ranges of both the General Plan and North Sacramento Community Plan and will be compatible with the existing R-2B zone. The proposed project is consistent with existing policies in the North Sacramento Community Plan. Current City policy encourages infill development on vacant lots in existing urbanized areas, in North Sacramento, where services are readily available. Existing policy also encourages development which emphasizes neighborhood cohesiveness and different housing types. The project as proposed satisfies policies in that:

- a) the area is considered an infill opportunity;
- b) different housing types exist in the immediate area;
- c) zero lot line single family development would be in keeping with the existing single family development adjacent to the project site; yet
- d) meets density requirements of the General Plan and Community Plan.

B. Tentative Map & Special Permit Time Extensions

The overall map design is consistent with the previously approved map (P91-164). The Special Permit request, although approved, will be slightly modified to construct detached single family units instead of attached half-plex units. The Tentative Map and Special Permits will expire on November 19, 1998. If a final map has not been recorded on the expiration date (11/19/98) of the map, a new Tentative Map will be required. If a building permit has not been issued on or prior to the expiration date (11/19/98) of the Special Permit, a new Special Permit will be required for review and approval by the Planning Commission. The tentative map and Special Permit shall also be subject to the original conditions of the tentative map Resolution CC 91-934 and conditions of approval for the Special Permit (P91-164).

C. Special Permit Modification**1. Site Design & Setbacks**

The proposed project would contain six zero lot line single family units. A zero lot line unit is a unit that is individually owned and contains no sideyard setback on one side of the lot, leaving yard on three sides of the dwelling. The zero lot line dwelling unit permits more useable sideyard, smaller lots and units, and thus greater overall unit density than a typical 7 unit per acre single family subdivision. The maximum allowed density of development in the R-2B zone is 1 unit per 2,000 square feet of lot area. The proposed project's density is 1 unit per 2,160 square feet. Additionally, zero lot line development requires Special Permit approval by the City Planning Commission. The proposed development meets the criteria of the Zoning Ordinance and the General Plan and North Sacramento Community Plan relative to density.

Five of the six lots will contain a 12'5" foot wide building setback on the usable sideyard area, a 10 foot rearward setback and a 20 foot frontyard setback. The lot closest to the cul-de-sac radius will have a five foot sideyard setback on one side of the dwelling and an average of fifteen feet of sideyard area on the opposite sideyard, adjacent to the cul-de-sac radius (see Exhibit E-1). Staff believes that setbacks proposed on each lot will provide adequate usable yard area. The orientation of each unit is compatible with the existing streetscape on the block.

2. Parking/Landscaping

An enclosed attached parking garage will be provided for each of the units. The Zoning Ordinance requires one space per each residential unit. The project as proposed, therefore, meets the required parking.

Each lot will contain lawn area in the 20 foot frontyard setback area. Staff would recommend that a landscape and irrigation plan be included for each lot prior to issuance of building permits. The originally approved Special Permit (P91-164) required that tall cypress type trees be planted along the east property area to help shield the warehouse wall to the east. A previous condition also recommends that deciduous trees be planted in the front yards of each unit. These conditions will remain with the time extensions.

D. Building Design

The proposed units will be constructed with horizontal wood siding and 30 year dimensional composition shingles. Exterior colors will be earthtones. The submitted elevations depict different design elements and materials on each unit for variety. Some materials proposed on portions of the units will consist of brick, stone and concrete. The City's Design Review Coordinator and Planning staff believe that additional design elements should be introduced into the units to bring forth quality design and style to the existing streetscape and further enhancement in the neighborhood. It is, therefore, recommended that the following design elements be incorporated into the overall project.

- a) Garage doors shall be metal sectionals with raised panels. Each garage shall contain automatic openers.
- b) Lot sizes and building setbacks shall comply with the approved site plan attached as Exhibit D-1. Any deviation from this shall require review and approval by Planning staff and/or Planning Commission prior to issuance of building permit.
- c) A minimum of two color schemes shall be used in the six lot subdivision.
- d) The roof pitch of each unit shall be 5 and 12. The roofing shall be 30 year laminated dimensional shingles or equal and/or tile. Extra heavy ridge caps shall be provide on the roof for a better design. No heating or air conditioning units shall be installed on the roof tops. The proposed roof color shall compliment the selected exterior paint colors.
- e) Each elevation shall include one or more of the following architectural design features (stone, brick, tile, bay windows, porches, columns, concrete, etc.).
- f) The horizontal wood siding shall continue on the west elevation on the proposed unit depicted on the corner lot of Ashley Court and Taft Street.

The proposed project site is within the North Sacramento Redevelopment Design Review District. The project's design will, therefore, require further review by the City's Design Review staff prior to issuance of a building permit. A formal application should be submitted for review and approval by the City's Design Review staff.

PROJECT REVIEW PROCESS:A. Environmental Determination

A ratified Negative Declaration has been prepared for the original approved subdivision kept on file in the Planning Division Office (P91-164).

B. Neighborhood Association

The proposed project was routed to the "South Hagginwood Neighborhood Alliance." A representative from this group (Dot Buser) phoned City staff and indicated that the adjacent neighbors were concerned with the overall design and quality of the units and whether or not the units would be rentals. Staff informed the representative that various conditions relative to design and materials would be required to ensure compatibility and quality design along the street. Staff believes that the conditions imposed above would ensure a quality development and satisfies the South Hagginwood Neighborhood Alliance's concerns. Staff also informed the representative that the City has no control or standards to require that units be rented or owned; however, the overall intent of zero lot line development is to encourage ownership. The project proponent, could, by right, build apartment units.

C. Summary of Agency Comments

The attached tentative map resolution identifies conditions from various agencies.

D. Subdivision Review Committee Recommendation

On February 7, 1996, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed tentative map time extension subject to the conditions in the attached Tentative Map Time Extension Resolution.

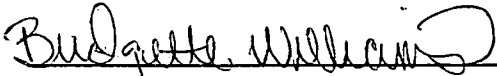
PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the Three Year Time Extensions for the Tentative Map and Special Permit and the Special Permit Modification. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Resolution approving the Three Year Time Extension for the Tentative Map to subdivide one lot into six lots for residential development, subject to conditions.
- B. Adopt the attached Resolution approving the Three Year Time Extension for the Special Permit and the Special Permit Modification to change the type of residential units proposed from half-plex units to zero lot line units in the R-2B zone, subject to conditions.

Report Prepared By,

Report Reviewed By,


Bridgette Williams, Associate Planner


Scot Mende, Senior Planner

Attachments

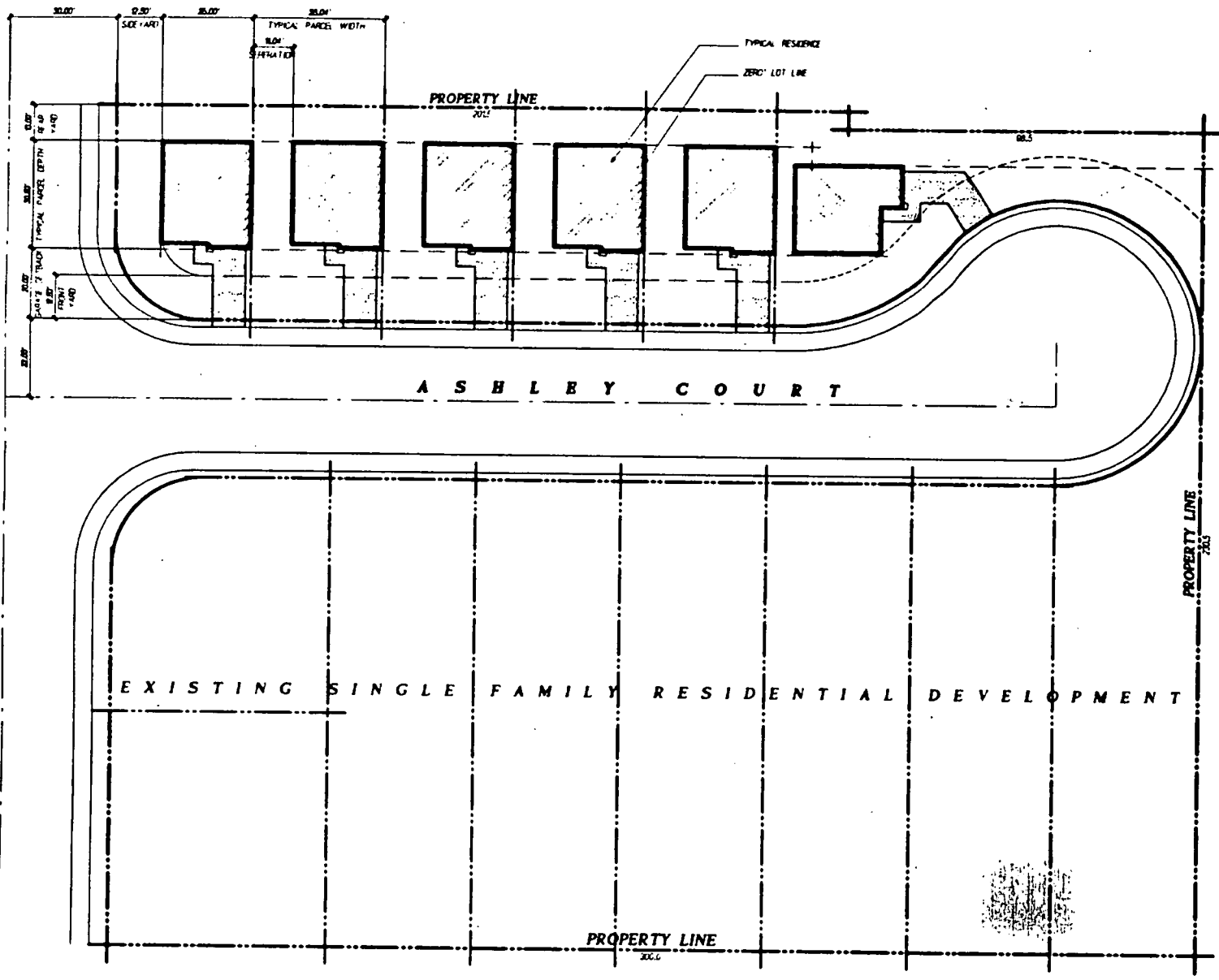
Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving the Tentative Map Time Extension
Exhibit C-1	Tentative Map Exhibit
Attachment D	Resolution Approving the Special Permit Time Extension and Special Permit Modification
Exhibit D-1	Schematic Site Plan
Exhibit D-2	Floor Plans
Exhibit D-3	Elevations
Attachment E	Staff Report (P91-164)

P95-086.SR

Items 8
Pg 14

Exhibit C-1

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REV	DATE

JMR ARCHITECTURE
 555 University Avenue, Suite 282
 Sacramento, California 95825
 (916) 649-9549



ASHLEY COURT
 HOUSES
 Sacramento, California
 Sacramento County

DATE:	4/21/1995
SCALE:	1" = 20.0'
DRAWN:	JMR/PCA
JOB:	ASHLEY
SHEET:	0

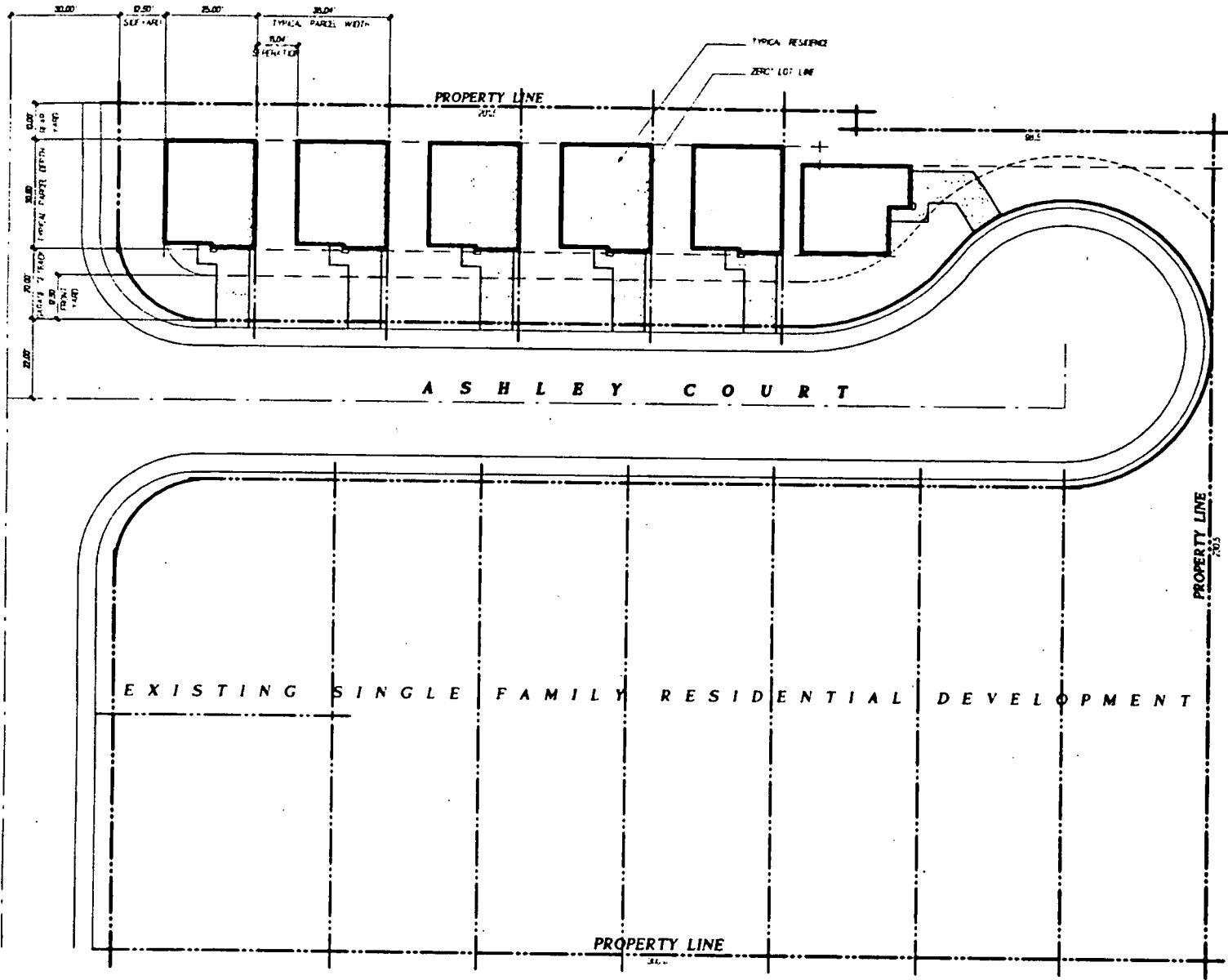
SITE PLAN

OF SHEETS

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Exhibit D-1

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REV	DATE

JMR ARCHITECTURE
 555 University Avenue, Suite 282
 Sacramento, California 95825
 (916) 649-9549



ASHLEY COURT
 HOUSES
 Sacramento, California
 Sacramento County

DATE: 4/21/1995
 SCALE: 1" = 20.0'
 DRAWN: JMR Arch
 JOB: db.ashj
 SHEET:

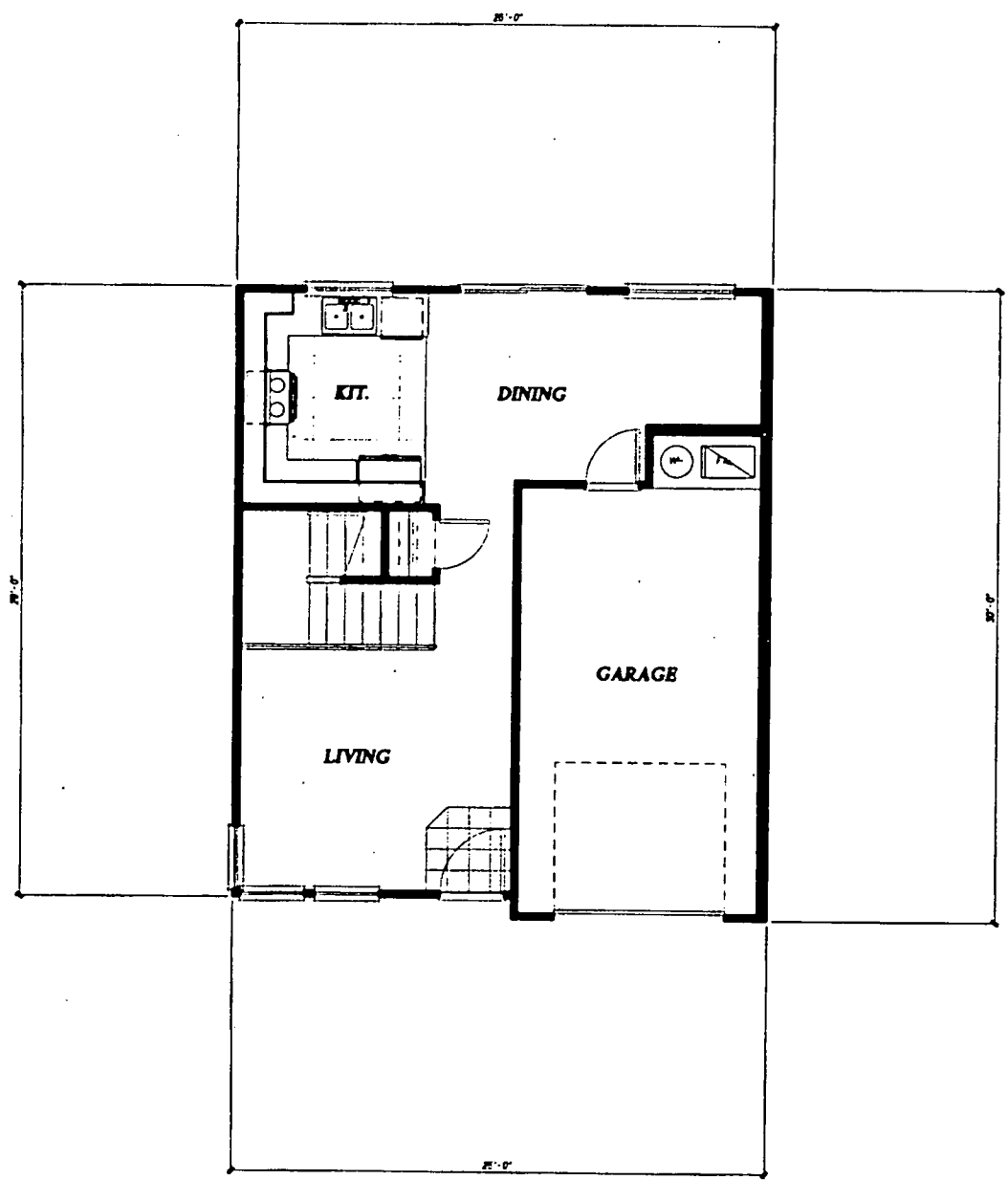
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SITE PLAN

OF SHEET 23

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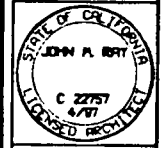
Exhibit D-2



KEYNOTES

REV	DATE

JMR ARCHITECTURE
555 University Avenue, Suite 202
Sacramento, California 95825
(916) 649-9549



ASHLEY COURT
TWO HOUSES
Sacramento, California
Sacramento County

GENERAL NOTES

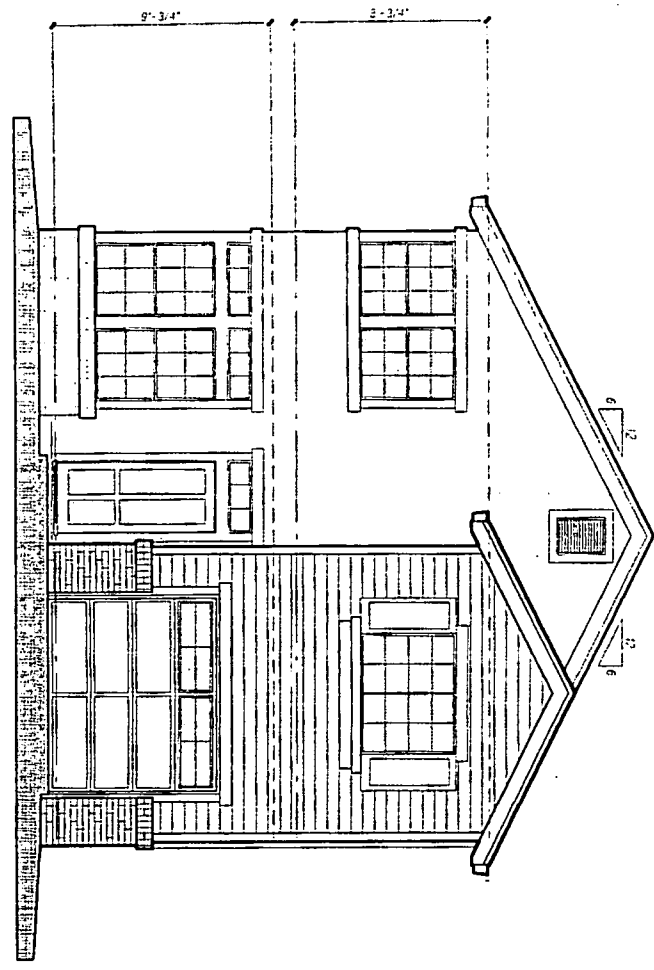
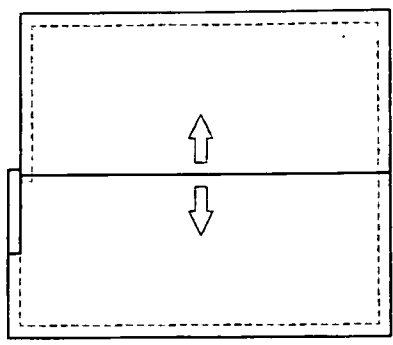
1. ALL GLASS WITHIN 12" OF THE FLOOR SHALL BE IMPACT RESISTANT PER 1988 U.B.C. SECTION 5408.
2. GARAGE APPLIANCES SHALL HAVE IGNITION 12" ABOVE THE FLOOR AND SHALL BE PROTECTED FROM AUTO IMPACT.
3. GARAGE WALLS, SUPPORTING SEPARATION WALLS, AND CEILINGS ADJACENT TO OR UNDER DWELLING SHALL HAVE 1 HOUR FIRE PROTECTION PER 1988 U.B.C. SECTION 503.101.
4. PROVIDE 1 HOUR PROTECTION AT WALLS AND SLOTTED UNDER STAIRS DESIGNATED AS LEASABLE SPACE.
5. PROVIDE A 1 3/4" SOLID CORE TIGHT FITTING DOOR WITH AUTO CLOSER AT HOLZE TO GARAGE.
6. TYPICAL TO ALL BEDROOMS: MINIMUM CLEAR WINDOW OPENING TO BE 24" HIGH X 20" WIDE PER U.B.C. SECT. 1204.
7. EXTERIOR WALLS SHALL BE INSULATED AS PER TITLE 24 DOCUMENTATION.

LOWER FLOOR PLAN

495 SQUARE FEET

DATE	4/21/1995
SCALE	1/4" = 1'-0"
DRAWN	JMR Arch
JOB	ASHLEY
SHEET:	1

1 OF SHEETS

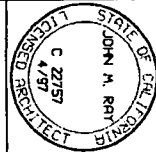


FRONT ELEVATION 'A'

KEYNOTES

ASHLEY OAKS COURT

Sacramento, California
Sacramento County



J M R
ARCHITECTURE
555 UNIVERSITY AVENUE, SUITE 282
SACRAMENTO, CALIFORNIA 95825
(916) 649-9649 jmrarch@netcom.com

REV.	DATE
1	11/03/95

DATE: 4/21/1995
SCALE: 1/4" = 1'-0"
DRAWN: JWP Arch
JOB: db.ashtle
SHEET

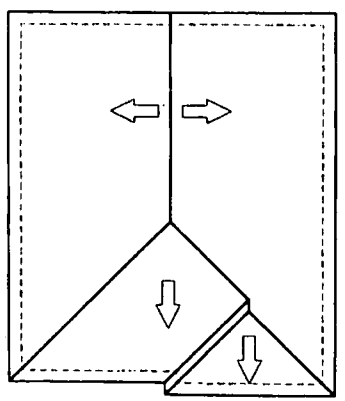
Exhibit D-3

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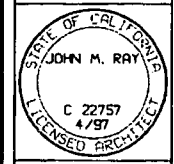
FRONT ELEVATION 'B'



KEYNOTES

REV.	DATE:
	11/06/95

J M R
 ARCHITECTURE
 565 UNIVERSITY AVENUE, SUITE 202
 SACRAMENTO, CALIFORNIA 95825
 (916) 649-9649 jmrarch@netcom.com



ASHLEY OAKS COURT

Sacramento, California
 Sacramento County

DATE:	4/21/1995
SCALE:	1/4" = 1'-0"
DRAWN:	JMR Arch.
JOB:	cb.ashio

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: <u>Barry Vial, Vial Corporation, 2020 Hicky Way, #410, Sacto, CA 95815</u>
OWNER: <u>Vial Corporation, 2020 Hicky Way, #410, Sacto, CA 95815</u>
PLANS BY: <u>Vial Corporation, 2020 Hicky Way, #410, Sacto, CA 95815</u>
FILING DATE: <u>June 21, 1991</u> ENVIR DET: <u>Neg. Dec.</u> REPORT BY: <u>Doug Holmen</u>
ASSESSOR'S PCL. NO. <u>265-0274-18</u>

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map to subdivide one vacant parcel consisting of 0.356 acres into six parcels in the Multi-family Residential (R-2B) zone.
 - C. Special Permit to allow the construction of six halfplex residential units in the Multi-family Residential (R-2B) zone.

LOCATION: N.E. corner of Taft Street and Ashley Oaks Court

PROPOSAL: The applicant is requesting the necessary entitlements in order to build six halfplex units for sale and individual ownership.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16- 29 du/na)
North Sacramento Community Plan Designation:	Residential 11- 21 du/na
Existing Zoning of Site:	Multi-family Residential (R-2B)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Church and residential, R-2B
South:	Single family residential, R-1A
East:	Warehouse, M-2
West:	Single family residential, R-1

Parking Required:	one space per unit
Parking Provided:	one space per unit
Property Dimensions:	60.5±' x 300'
Property Area:	0.356 acres
Density of Development:	16.85 units per acre
Square Footage of Units:	1,233 sq. ft.
Height of Building:	24'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Verticle grooved siding
Roof Material:	30 year dimensional composition shingles

APPLC. NO. P91-164

MEETING DATE October 10, 1991

ITEM NO. 12

BACKGROUND INFORMATION

The subject site was originally proposed to be rezoned from R-1 to R-2B-R to allow construction of a 21 unit apartment complex on 1.5± vacant acres (P87-341). The Planning Commission recommended approval of the rezoning and tentative map subject to conditions including reducing the number of units from 21 to 20. After considerable public opposition presented at the City Council hearing, the applicant agreed to reduce the density to 16 units. On April 5, 1988, the City Council referred the item to the Planning Commission for further modifications and review. The applicant revised the project to allow two four unit apartment complexes; one future halfplex and six single family "Petite Homes".

On January 24, 1991, the City Planning Commission approved a Special Permit Time extension to develop six "Petite Homes" and one halfplex in the Single Family Alternative (R-1A) zone.

PROJECT EVALUATION

A. Land Use and Zoning:

The land use in the area consists of single family residential to the south and west. There is a church to the north. To the east is a large warehouse structure. The zoning for the subject site is Multi-family residential (one unit per 2,000 sq. ft. of lot area)(R-2B). The General Plan designates the site as Medium Density Residential (16-29 du/na). The North Sacramento Community Plan designates the site as Residential 11- 21 du/na. The density of the development would be 16.85 dwelling units per acre which would be compatible with the General Plan and North Sacramento Community Plan as well as the zoning for the site.

B. Applicant's Proposal:

The applicant is proposing to subdivide one vacant parcel consisting of 0.356 acres into six halfplex lots for the purpose of separate sales and ownership. The applicant is proposing to sell the units through the Sacramento Housing and Redevelopment Agency (SHRA) low-income/ first time buyer program. The proposed project requires a special permit to construct halfplexes in a multi-family zone.

C. Staff Analysis:

The proposed halfplex development would have the following setbacks:

- Street side sideyard = 12.5 feet;
- Interior sideyard = 11 feet, there would be a total of 22 feet between the three buildings.
- Rearyard = 10 feet
- Frontyard = 20 feet

Section 7 of the Zoning Ordinance addresses the design and density of separately owned townhouses or related housing units (Subsection F: Requirements applicable to other zones). It states that where separately owned townhouse or related housing units or lots are to be developed in residential zones other than the R-1A zone, the density of the zoning district (in this case 1 unit per 2,000 sq. ft. of lot area) in which the property is located shall apply to residential uses within that zone and the Commission shall not have the authority to increase the maximum densities permitted in said zones. A Special Permit is required for such a development.

The proposed development meets the criteria of the zoning ordinance and the General and North Sacramento Community Plan in regards to density. The SHRA owner/ occupied program would require the owners of the halfplexes to reside in the units.

The halfplex units are an appropriate transition between the single family homes across the street (Ashley Court) to the south and the large church with its large parking area to the north along Taft. Also, the two story

halfplexs would reduce the presently overbearing presence of the two story warehouse adjacent to the subject site to the east.

The design of the proposed project should include a boxed in or circular vent at the gable ends facing the street, girded windows as shown on the plans, and metal garage doors which are sectional with raised panels.

Landscaping should contain tall cypress type trees to help shield the warehouse wall to the east, and other landscaping as determined by the planning staff prior to issuance of a building permit. An irrigation system is mandatory.

D. Agency Comments

The proposed project was reviewed by several divisions of the Public Works Department, as well as other City Departments, public utilities, and the North Sacramento and Grant Union Unified School Districts. Their comments regarding the proposed project have been incorporated into the Tentative Map conditions.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Recommend approval of the Tentative Map to subdivide one vacant parcel consisting of 0.356 acres into six parcels in the Multi- family Residential (R-2B) zone subject to conditions and forward to City Council.
- C. Approve the Special Permit to allow the construction of six halfplex residential units in the Multi-family Residential (R-2B) zone subject to conditions and based on 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. 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;
- 2. Parkland dedication fees shall be adjusted to give credit for park fees paid for this site as required by the Ashley Estates Tentative Map Conditions (P88-267);
- 3. 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;
- 4. Show all existing easements;
- 5. Provide separate sewer and metèred water services;
- 6. Provide a grading and drainage plan for approval by the Department of Public Works;
- 7. Relocate drop inlets to property lines and reconstruct curbs, gutters and sidewalks to City standards.

8. Ashley Oaks Court shall be restored to original condition following utility trenching. Asphalt over-lay or slurry seal may be required to the satisfaction of the Department of Public Works.

Note: Water meters shall be required for this project if building permits are not obtained prior to January 1, 1992.

Conditions- Special Permit:

1. The design of the proposed project shall include a boxed in or circular vent at the gable ends facing the street, girded windows as shown on the plans, and metal garage doors which are sectional with raised panels.
2. A Landscape and irrigation plan shall be submitted and subject to Planning staff review and approval prior to issuance of building permits. This plan shall indicate:
 - a. Tall cypress type trees to help shield the warehouse wall to the east.
 - b. Deciduous trees in the front setback areas which face south.
 - c. Irrigation systems for each unit. An irrigation system is mandatory.

Findings of Fact:

1. The proposed halfplex development is based upon sound principles of land use in that the halfplex development is compatible with the surrounding residential neighborhood and existing commercial land uses in the area.
2. The proposed halfplex development, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that adequate parking, setbacks, landscaping, and an irrigation system for each unit will be provided.
3. The proposed halfplex development is consistent with the General Plan and North Sacramento Community Plan in that the site is designated for Medium Density Residential (16- 29 du/ac) and Residential (11-21 du/na).