

City Planning Commission
Sacramento, California

Members in Session:

- SUBJECT:
- A. Negative Declaration
 - B. Tentative Map One Year Time Extension to subdivide 2.5± vacant acres into 17 lots in the Single Family Alternative- Review (R-1A-R) zone
 - C. Special Permit One Year Time Extension to develop 17 zero-lot-line and petite homes in the R-1A-R zone

LOCATION: Eleanor Avenue, one block west of Grove Avenue

SUMMARY:

The applicant is requesting a one year time extension for a Tentative Map and a Special Permit on 2.5± vacant acres in the Single Family Alternative- Review (R-1A-R) zone. The Tentative Map divides the 2.5± acres into 17 lots and the Special Permit is to develop 17 zero-lot-line and petite single family units.

BACKGROUND INFORMATION:

On September 8, 1988, the Planning Commission recommended approval of a Rezone of 2.5± acres from Standard Single Family (R-1) to Single Family Alternative- Review (R-1A-R) and a Tentative Map to subdivide the 2.5± acres into 17 lots. A Special Permit to develop 17 zero-lot-line and petite homes was approved. On October 20, 1988, the City Council approved the Rezone and Tentative Map. The applicant is requesting a time extension of the Tentative Map and Special Permit entitlements. This time extension application includes no modification of the previous submittal.

EVALUATION:

The proposed project has a density of 8.1 dwelling units per net acre. This density is consistent with the General Plan designation of Low Density Residential (4-15 du/na) and the North Sacramento Community Plan designation of Residential (7-15 du/na). Staff supports the requested one year time extension for the Tentative Map and Special Permit subject to the same conditions as stated in the staff report of September 8, 1988. (See attached original staff report.)

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mitigation measures into the project plans to avoid identified

effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 2. Cover stockpiles of sand, soil, and similar materials with a tarp.
 3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 5. Increase the frequency of city street cleaning along streets in the vicinity of the construction site.
 6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

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

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map One Year Time Extension to subdivide 2.5± vacant acres into 17 lots in the Single Family Alternative- Review (R-1A-R) zone, and forward to the City Council; and
- C. Approve the Special Permit One Year Time Extension to develop 17 zero-lot-line and petite homes in the R-1A-R zone, subject to the conditions and based on Findings of Fact in the attached report.

Respectfully submitted,

Joy Patterson
 Joy Patterson
 Senior Planner

CITY PLANNING COMMISSION

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

APPLICANT BRUCE MINTZER, 2409 P Street, Sacramento, California 95816
OWNER BRUCE MINTZER, 2409 P Street, Sacramento, California 95816
PLANS BY JTS ENGINEERING, 811 J Street, Sac., CA 95814
FILING DATE 3/24/88 ENVIR. DET. Reg. Dec 5/2/88 REPORT BY SD:DH:vf
ASSESSOR'S PCL. NO. 263-0110-018

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone from Standard Single Family (R-1) to Single Family Alternative (R-1A)
 - C. Tentative Map (P88-149)
 - D. Special Permit to develop 17 zero-lot line and petite homes in the R-1A zone

LOCATION: Eleanor Avenue, one block west of Grove Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop 17 zero-lot line and petite residences in the Single Family Alternative (R-1A) zone.

PROJECT INFORMATION:

General Plan Designation: Residential, 4-15 du/ac
1984 North Sacramento Community
Plan Designation: Residential, 7-15 du/ac
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Park; R-1	Front:	Determined	25'
South: Residential care facility; R-1	Side(Int):	by	0 to 13'
East : Single Family; R-1		the	12.5'
West : Park; R-1	Rear:	Commission	15'

Parking Required: 17 spaces
Parking Provided: 34 spaces
Property Area: 2.5+ acres
Density of Development: 8.5 d.u. per acre
Topography: Flat
Street Improvements: To be provided, existing on Eleanor
Utilities: To be provided
Exterior Building Materials: Masonite Superside, stucco, T-111
Roof material: Composition Shingles

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 27, 1988, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to conditions which are attached.

APPLC. NO. P88-149 MEETING DATE February 14, 1991 ITEM NO. 16
~~September 8, 1988~~

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use and Zoning

The subject site is designated for 4 to 15 residential uses per acre in the General Plan. It is designated for 7 to 15 units per acre in the 1984 North Sacramento Community Plan. The site is surrounded by a park on the north and west, single and multi-family uses on the east and a residential care facility to the south. The subject site is vacant and currently zoned Standard Single Family (R-1). The applicant proposes to rezone the site to Single Family Alternative (R-1A). The applicant proposes to construct 17 zero lot line and petite single family residences on the subject site. The applicant proposes a density of 8.1 du/na. The proposal is consistent with policies in the Community Plan to provide new housing opportunities and encourage a mixture of housing types. The proposed project is consistent with the appropriate Community Plan and the General Plan. Staff, therefore, supports the rezone to R-1A.

B. Tentative Map Proposal:

The subject site is surrounded by Johnston Park on the north and west. Apartments and single family residences are located to the east. Further development of the surrounding property is unlikely. The applicant proposes to construct a cul-de-sac as access to 14 of the lots. Staff has no objection to this street pattern.

The proposed lots are a minimum of 41 feet wide. Staff generally supports lots 40 feet or more wide. Forty feet allows for some design flexibility in the structures. It also permits one 10-foot sideyard setback for 0 zero lot line units or two five foot sideyards for petite homes.

The applicant wishes to record Lots 16 and 17 as the first phase of the project. This will allow the applicant to construct and sell these units to help finance the remainder of the project. Staff has no objection to this phasing program.

The applicant will be required to construct standard curbs, gutter and sidewalk and prepare grading plans to City Standards for the cul-de-sac street. The proposed street does not exceed the maximum length of 500 feet and will be designed to City Standards. Driveways to Lots 9 and 13 will require redesign to intersect the cul-de-sac bulb at 90 degree.

C. Special Permit - Petite Homes

The applicant proposes to construct the following types of units:

<u>Units</u>	<u>Model #</u>	<u>Sq. Ft.</u>	<u>Stories</u>	<u>Bedrooms</u>	<u>Bath</u>	<u>Garage</u>
3	A	1,419	2	3	2-1/2	2 car
6	C	1,233	1	3	2	2 car
6	F	1,454	2	2	2	2 car
2	H	1,080	1	3	2	2 car

A total of four floor plans with two to three elevations each are proposed. Models A and F are two story with 1,419 and 1,454 sq. ft. of living area respectively. Models C and H are one story in height and contain 1,233 and 1,080 sq. ft. of living area respectively. Staff notes that units fronting on Eleanor will be single story and be compatible with single story units present along Grove and Eleanor to the east of the site.

The two story units are proposed at least one lot into the subdivision on Lot 2 with Model F. Since Johnson Park borders the site to the north and west, two story structures will not be creating an imposition on neighboring single family yards. Staff supports the proposed layout of single story units along Eleanor Avenue. Adverse effects of the park activities can be partially mitigated by park operating hours and a eight ft. high solid board fence adjacent to the park boundary. Staff recommends perimeter fencing eight ft. in height for the north and west boundaries.

Exterior building materials are proposed from brick veneer, plywood siding, T-1-11, masonite hardboard siding, wood shingle, stucco and wood trim. Roofing will be composition shingle. Colors should be earthtones. Use of slate grey for all roofs is to be discouraged.

Staff has expressed a concern over the plot plan for Lots 12, 13, 16 and 17 where the main entrance is off the side yard and less than the minimum 10 ft. courtyard area is present from the doorway to the property line. The applicant shows five feet to the building and Model C does have a recessed entryway of three feet so that actually eight feet separates the doorway from the property line. The tentative map should show building maintenance easements where the walls are placed adjacent to a property line and no setback other than that for eave overhang is observed. Fencing could be constructed on the property line but no structures should be constructed which obstruct access to the building wall for painting or repair.

Building styles and elevations provide inadequate variety and mix. Staff notes that the predominance of the two car garage door is lessened on all models except Model H since windows face toward the street. Staff supports the placement of windows facing the street for security and design. Staff recommends that all units facing Eleanor be landscaped in the front and street side yards as part of building permits. Interior lots do not require landscaping by the builder but rather the new owner.

The City Design Review Coordinator has reviewed the proposed elevations and exterior building materials and recommends the following modifications to the elevations.

1. All windows and doors should show a detailed trim which establishes detectable window and door sills and trim.
2. Elevations should show both mixes of materials and use of horizontal as well as vertical siding. Use of vertical T-1-11 extensively is not recommended.
3. On models using "staccato" exterior panelling, we recommend battens over the joints where panels join.
4. Final elevations are to be reviewed and approved by Planning division staff prior to issuance of building permits.
5. In order to eliminate the eight foot courtyard for lots 12, 13, 16 and 17, it is recommended an alternate Model C floor plan with entrances off Eleanor Avenue.

The applicant has not requested any special consideration based upon the type of occupancy. It is, therefore, not necessary to restrict occupancy to a special group such as senior citizens.

D. Parkland Dedication

The Planning, Parks and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Total fees will be based upon 1.909 acres of land multiplied by the per acre value established by the applicant's appraiser. Fees for Phase I must be paid at the time of recordation of that phase. Fees will be based upon 0.224 acres of land.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment and has prepared a Negative Declaration.

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

- A. Ratify the Negative Declaration.
- B. Recommend approval of the rezoning from R-1 to R-1-A.
- C. Recommend approval of the Tentative Map.
- D. Approve the special permit subject to 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.
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 (.1904 ac).
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. Submit a soils test prepared by a registered engineer to be used in street design.
6. Existing deteriorated curb, gutter and sidewalk shall be removed and reconstructed per City standards.
7. Show all existing easements.
8. Building maintenance easements shall be recorded in the deeds and on the face of the final map allowing access to walls constructed near property lines.

NOTE: A portion or all of the property may lie in zone "X" of FEMA (FIRM) Flood Maps. An eight ft. fence is suggested along the north and west property lines.

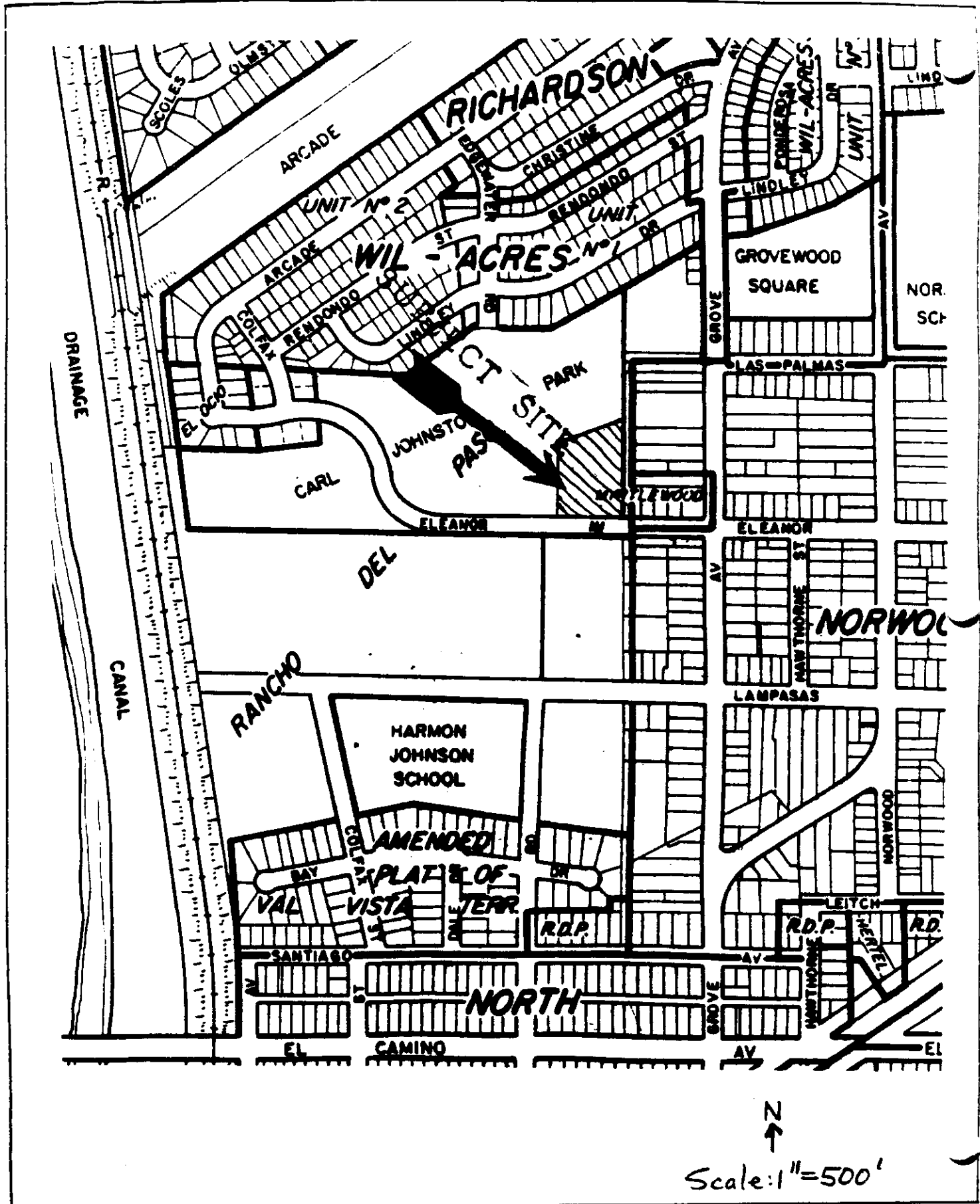
Conditions - Special Permit - Petite Homes

1. The first phase to be developed on Lots 16 and 17 shall have front yard landscape plans reviewed and approved by the Planning Director prior to issuance of building permits.
2. All lots with street frontage on Eleanor shall be landscaped by the builder. Interior lots can be landscaped by the future owners.
3. The applicant shall construct the units as per detailed elevations showing a mix of exterior building materials including a variety of materials, colors and trim elements. Plans for each unit are to be reviewed by Planning staff prior to issuance of building permit.
4. Roofing material shall be 25 year life span composition shingle or wood shake. Color should be earth tone.
5. The applicant shall install a eight ft. high solid board fence along the north and west property lines. The fence shall be engineered and receive building permits.
6. The two existing trees on the site shall be preserved. No construction activity which disrupts earth under the drip line shall be allowed. If necessary, all trenching or excavation under the eucalyptus tree shall be done by hand to avoid damage to surface root systems. The City Arborist is to be consulted if questions arise.
7. One story dwellings shall be constructed on Lots 1, 11, 12 and 17.
8. All windows and doors should show a detailed trim which establishes detectable window and door sills and trim.
9. Elevations should show both mixes of materials and use of horizontal as well as vertical siding. Use of vertical T-1-11 extensively is not recommended.
10. On models using "staccato" exterior panelling, we recommend battens over the joints where panels join.

11. Final elevations are to be reviewed and approved by Planning Division staff prior to issuance of building permits.
12. In order to eliminate the eight ft. courtyard for lots 12, 13, 16 and 17, we recommend Alternate Model C floor plan with entrances off Eleanor Avenue.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that the project will provide a density of housing compatible with single family development to the east and provide a buffer from park activities.
2. The project, as conditioned, will not be injurious to public health, safety or welfare or result in injury to surrounding property in that:
 - a. a variety of floor plans and elevations will be provided;
 - b. adequate on-site parking will be provided;
 - c. adequate landscaping along Eleanor will be provided; and
 - d. provision of a eight ft. high fence will enhance security and privacy of future residents.
3. The project is consistent with the 1988 City General Plan and 1984 North Sacramento Community Plan which designate the site for residential 7-15 du/ac.

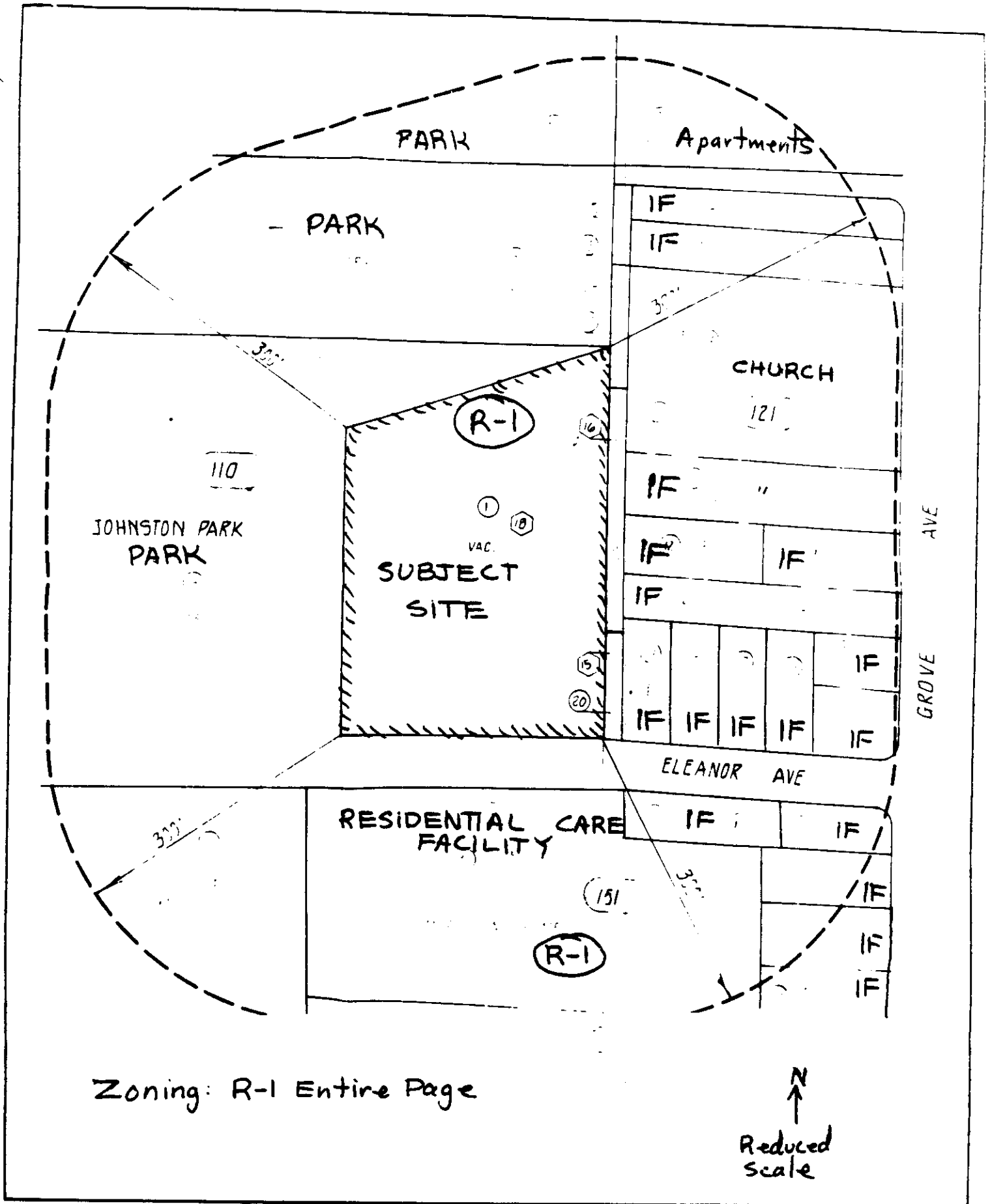


VICINITY MAP

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Zoning: R-1 Entire Page

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Reduced
Scale

LAND USE & ZONING MAP

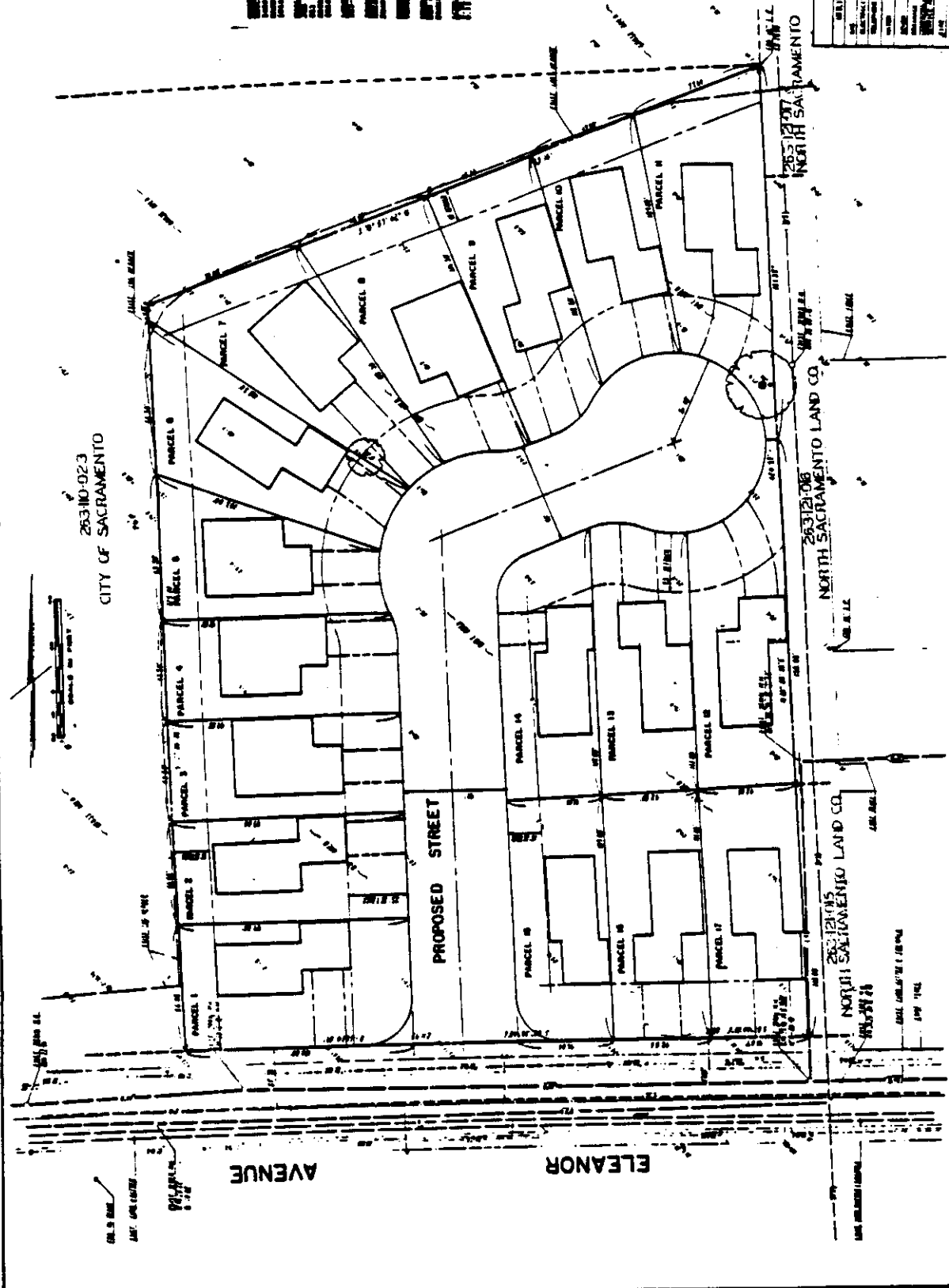
TENTATIVE MAP



VICINITY MAP

- APPLICANT: NORTH SACRAMENTO LAND CO.
- PROJECT: REZONE AND SPECIAL PERMIT EXHIBIT
- APN: 263-110-023
- DATE: 9-8-88
- SCALE: 1"=20'

UTILITY REPRESENTATIVES	
UTILITY	REPRESENTATIVE
WATER	...
SEWER	...
ELECTRICITY	...
TELEPHONE	...
CITY OF SACRAMENTO	...



JTS
ENGINEERING CONSULTANTS, INC.
 811 J STREET
 SACRAMENTO, CALIFORNIA 95811 (916) 441-0100

DATE: 9-8-88
 SCALE: 1"=20'
 SHEET: 1 OF 1
 PROJECT: REZONE AND SPECIAL PERMIT EXHIBIT
 APN: 263-110-023

TENTATIVE MAP REZONE, AND SPECIAL PERMIT EXHIBIT
ELEANOR AVENUE
 A.P.N.: 263-110-18

P-88-149

9-8-88

item

DESCRIPTION PAGE OF PRELIMINARY REPORT-ORDER NO. 324103-PCP

LEGAL DESCRIPTION

All that real property situate in the State of California, County of Sacramento, City of Sacramento, described as follows:

All that portion of Section 2 as shown on the official "Map of Survey and Subdivision of Rancho Del Paso", recorded in the office of the County Recorder of Sacramento County, in Book A of Surveys, Map No. 94, described as follows:

BEGINNING at the Southeast corner of that certain parcel of land conveyed to the City of Sacramento by deed recorded November 6, 1961, in Book 4338, page 782, Official Records of said County of Sacramento, said corner being located South 00° 05' 00" West 185.00 feet from the Northwest corner of Norwood Acres, the official plat thereof recorded in Book 20 of Maps, Map No. 44, Official Records of said County; thence from said point of beginning South 70° 57' 42" West 283.14 feet; thence South 00° 05' 00" West 325.00 feet; thence Easterly curving to the right on an arc of 6,664.09 feet radius, said arc being subtended by a chord bearing South 88° 38' 40" East 211.93 feet; thence South 87° 44' 00" East 56.16 feet to a point on the West line of said Norwood Acres; thence North 00° 05' 00" East along the West line of said Norwood Acres to the point of beginning.

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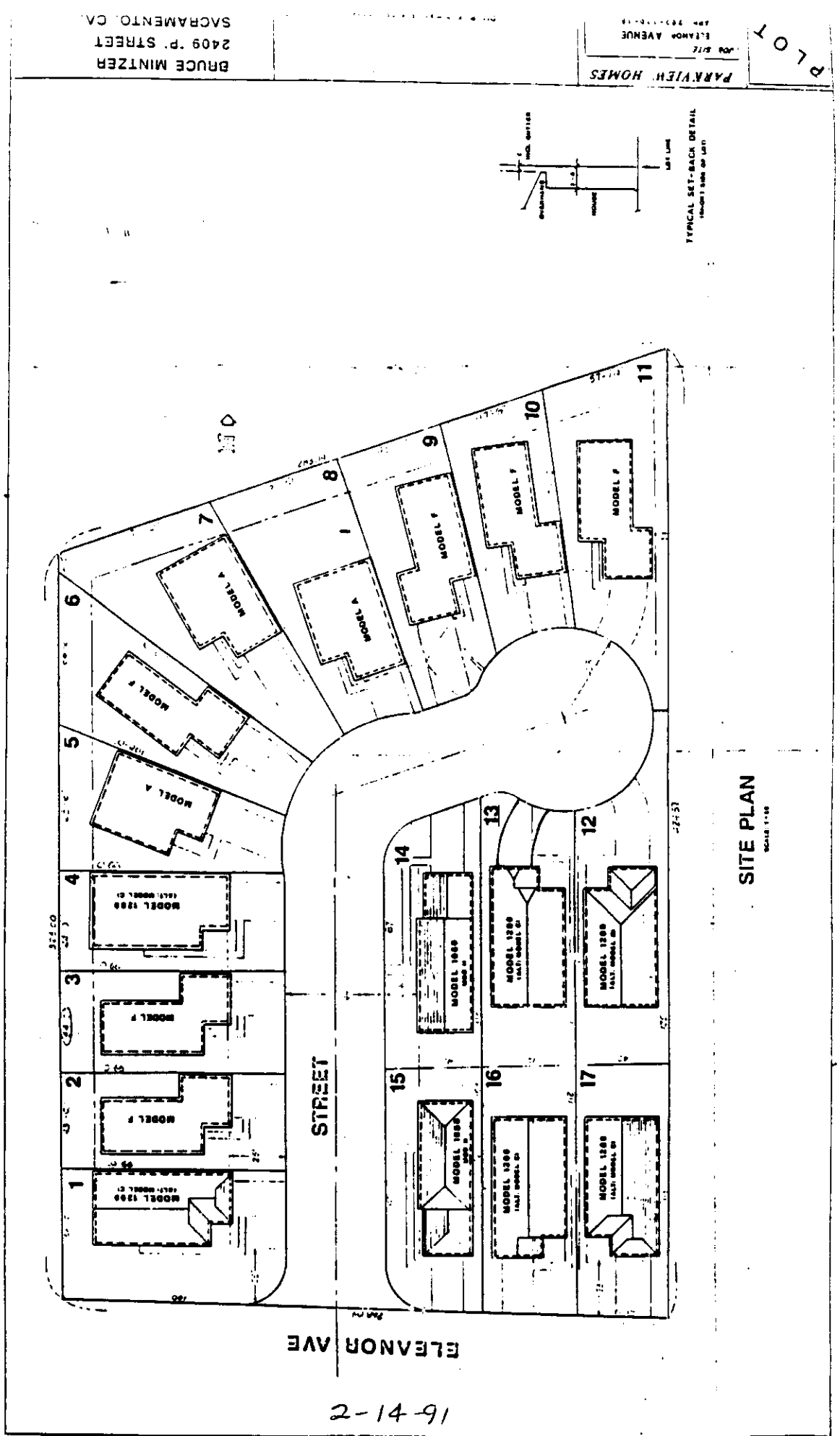
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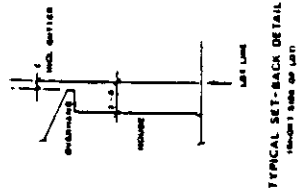
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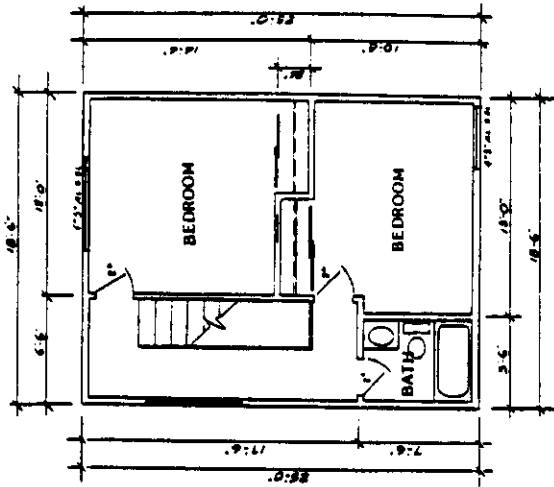
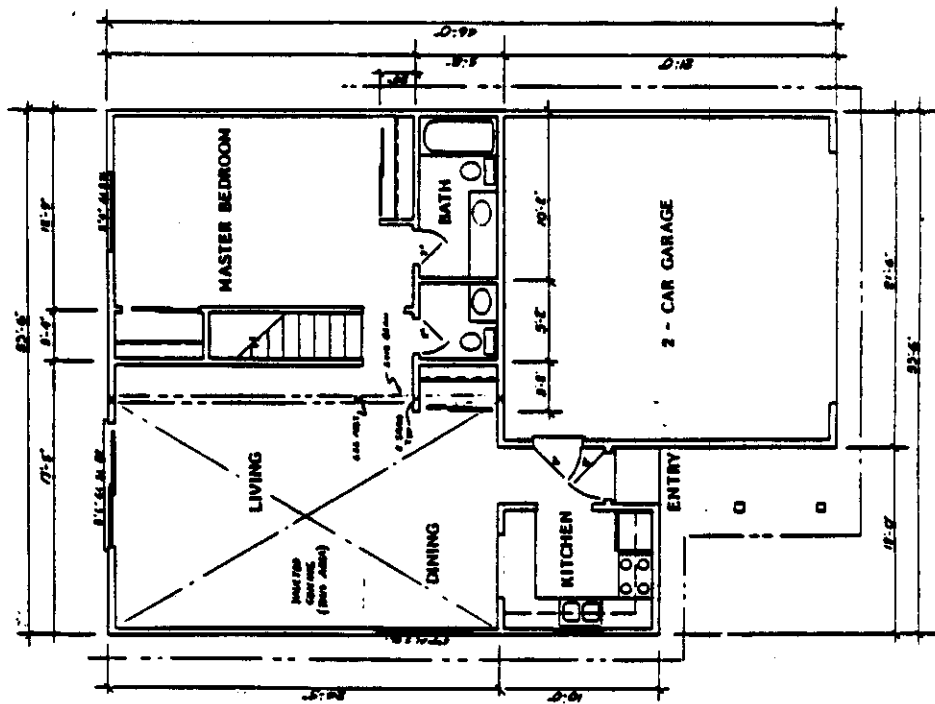


PLOT
 PARVIES HOMES
 ELEANOR AVENUE
 JOB SITE
 APR. 2001-2018

BRUCE MINTZER
 2409 P. STREET
 SACRAMENTO, CA



SITE PLAN
 SCALE: 1/8"



A 1	BRUCE MINTZER 2409 "P" STREET SACRAMENTO, CA. (916)443-8838	DR. R. KUBNER (916)333-8818	3 - BEDROOM + 1/2 BATH TWO STORY 1418 SQ. FT.	PARKVIEW HOMES
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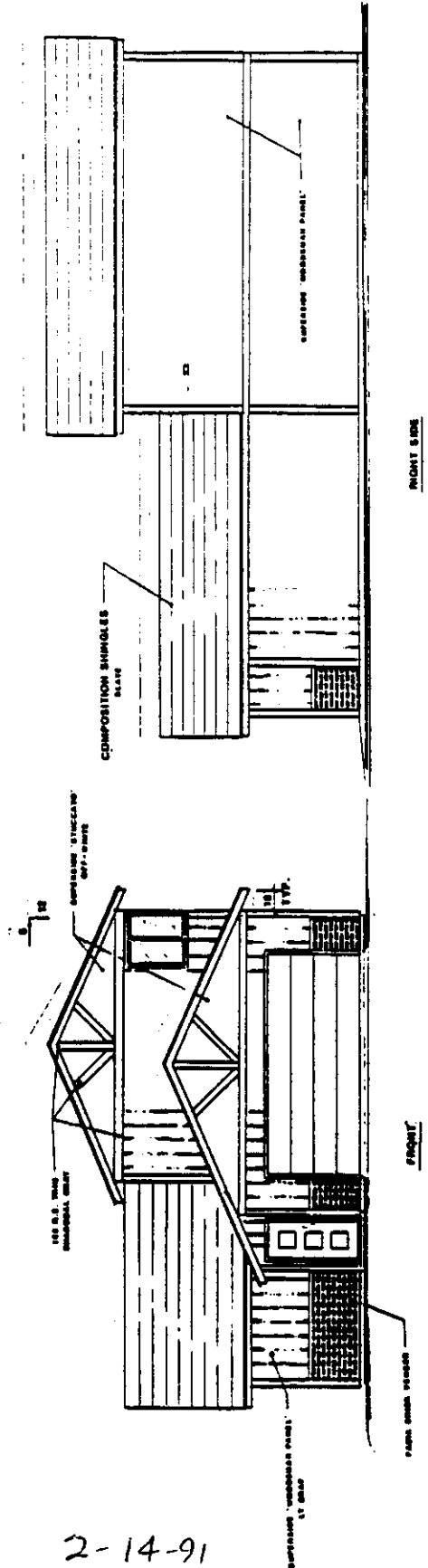
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ELEVATIONS
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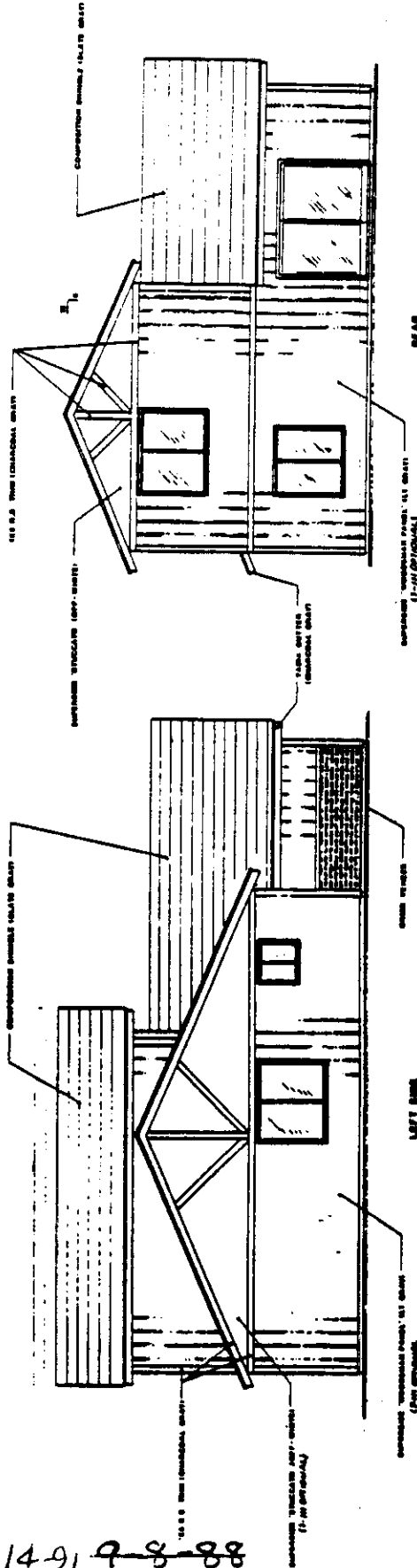
<p>PARKVIEW HOMES</p>	<p>3 - BEDROOM TWO STORY 1418 Sq Ft</p>	<p>DR. R. KAHNHA 1916122-0010</p>	<p>BRUCE MINIZER 2409 'P' STREET SACRAMENTO, CA. 1216143-8510</p>
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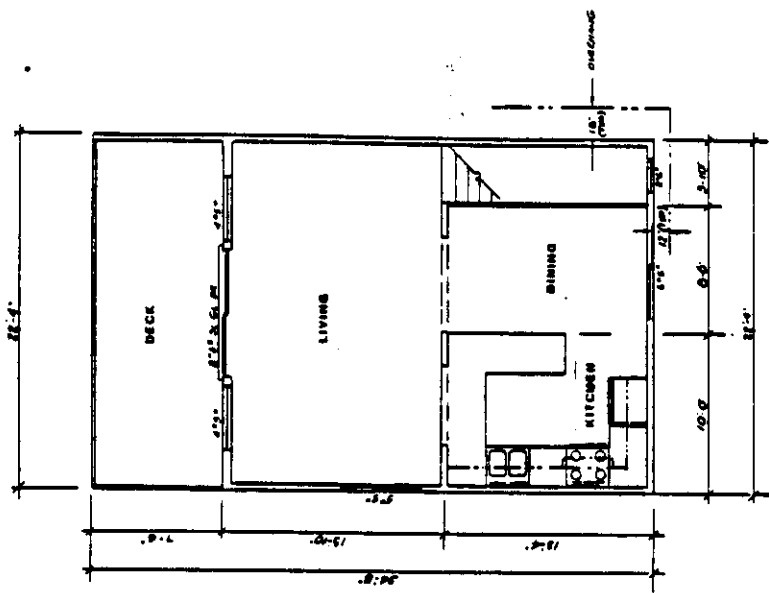
PARKVIEW HOMES
 JOB SITE
 61660R AVENUE
 APR. 28-118-18

Drawn by: R. Kuback
 (P) 111111-0012

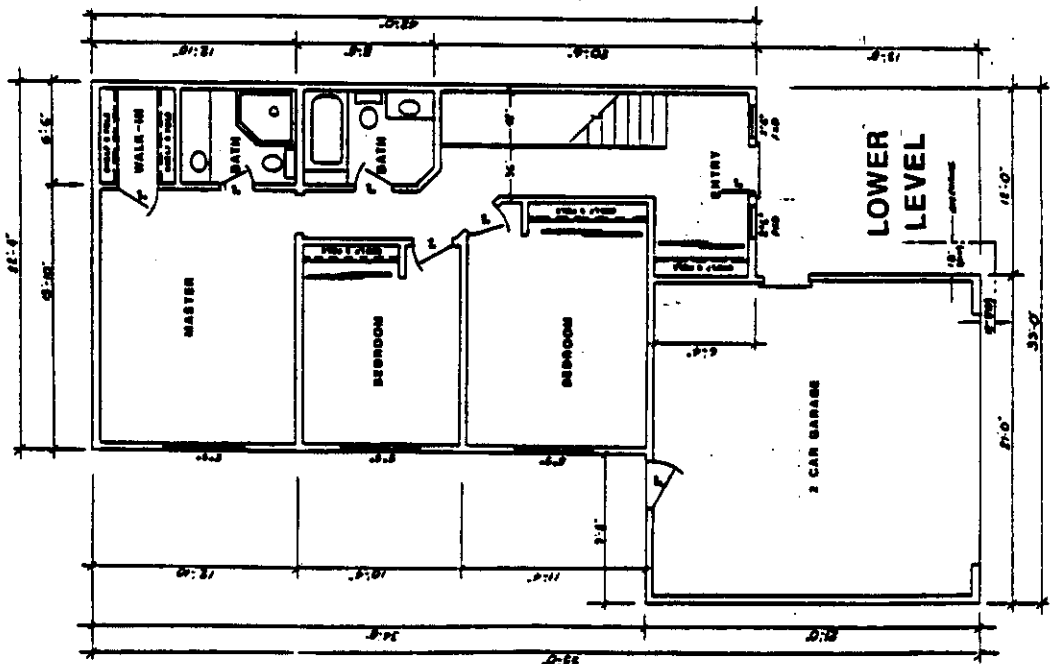
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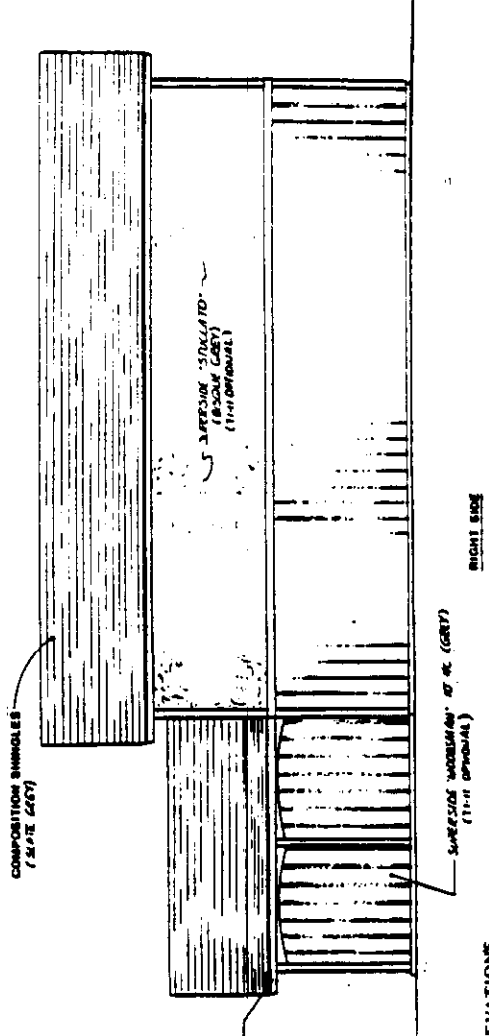
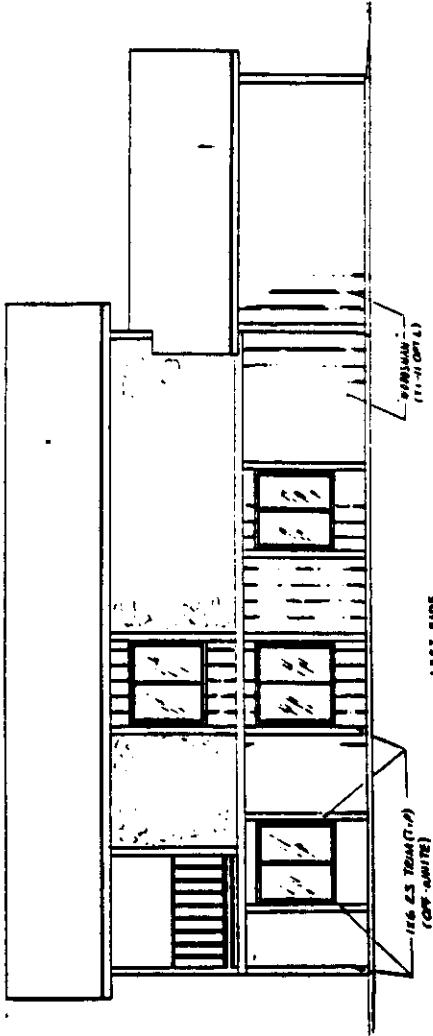
PLAN
 SCALE 1/8" = 1'-0"



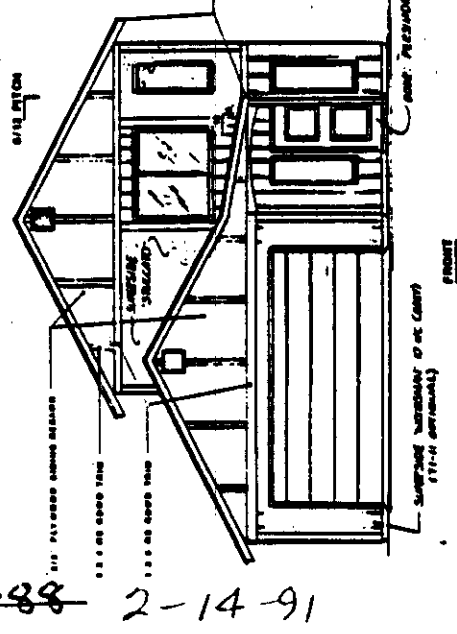
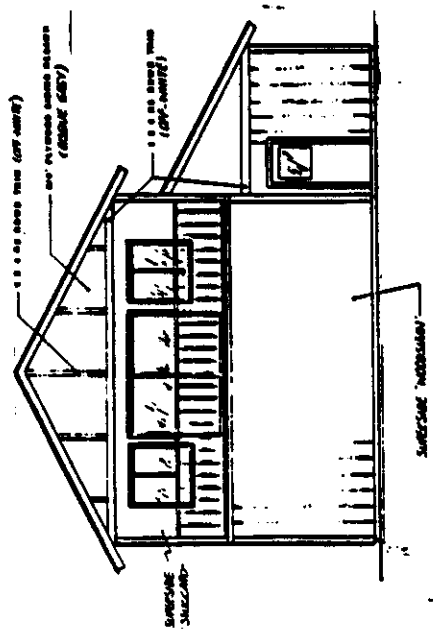
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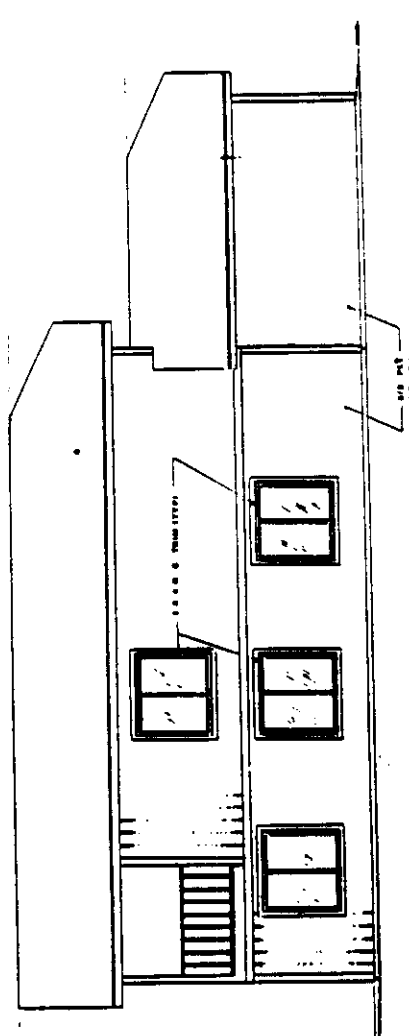


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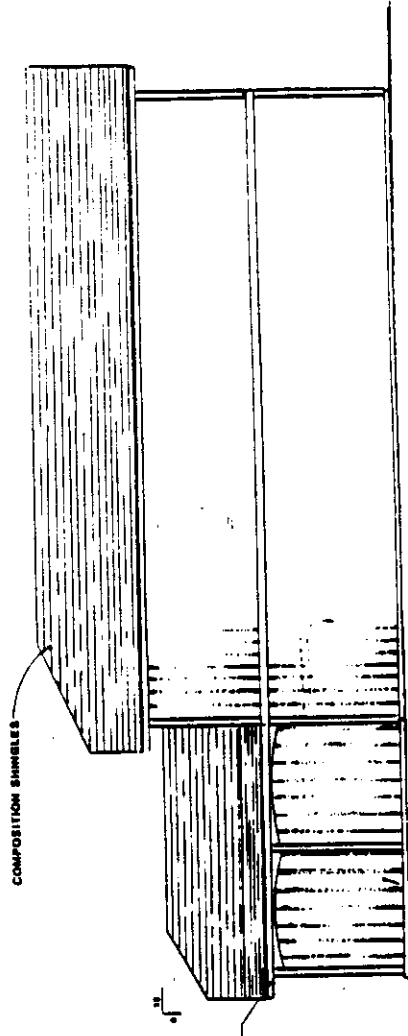


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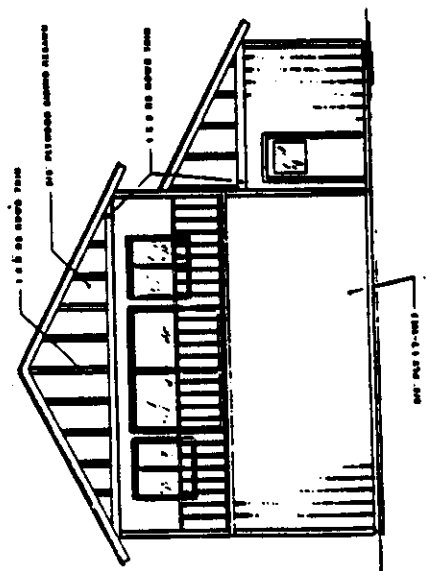


LEFT SIDE

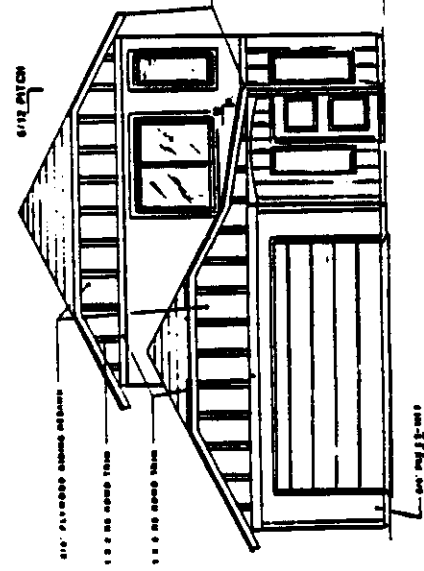


RIGHT SIDE

ELEVATIONS
 SCALE: 1/4" = 1'-0"



REAR

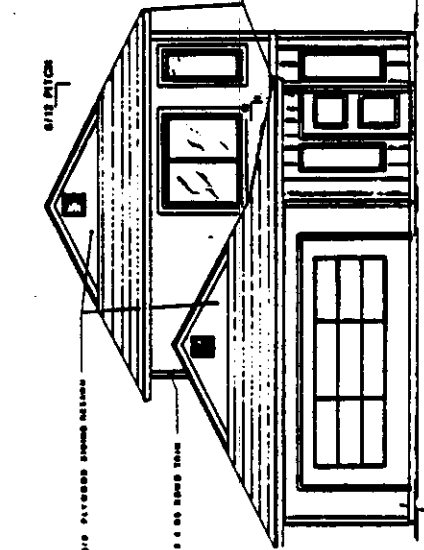
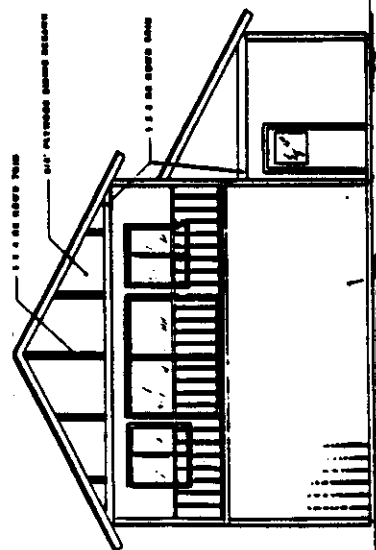
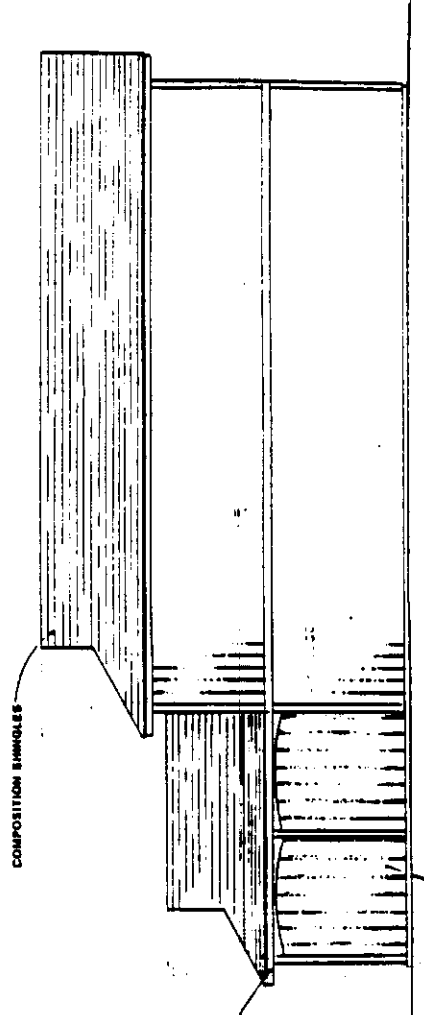
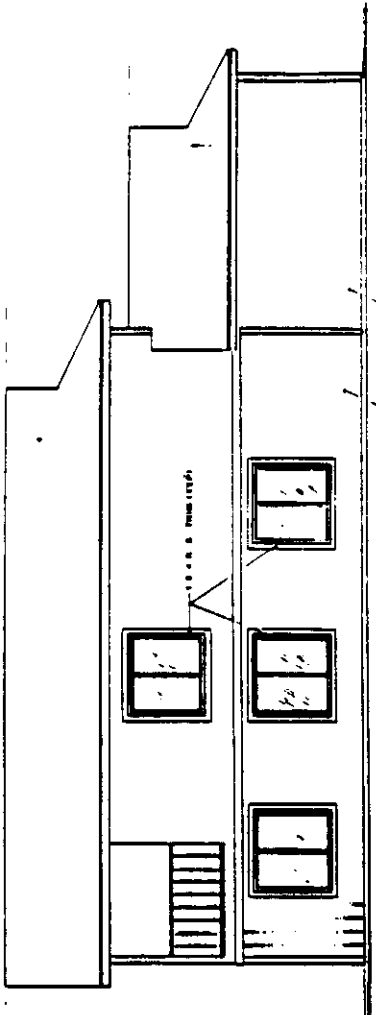


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RIGHT SIDE

ELEVATIONS

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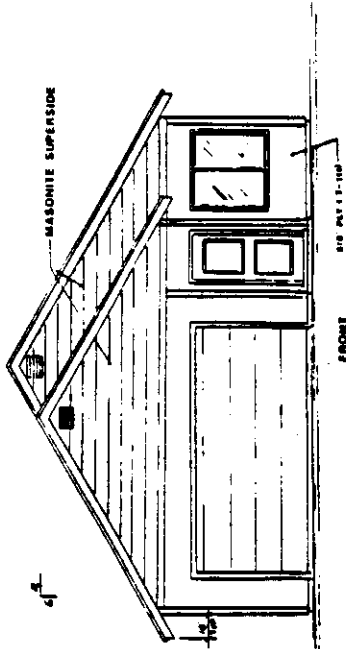
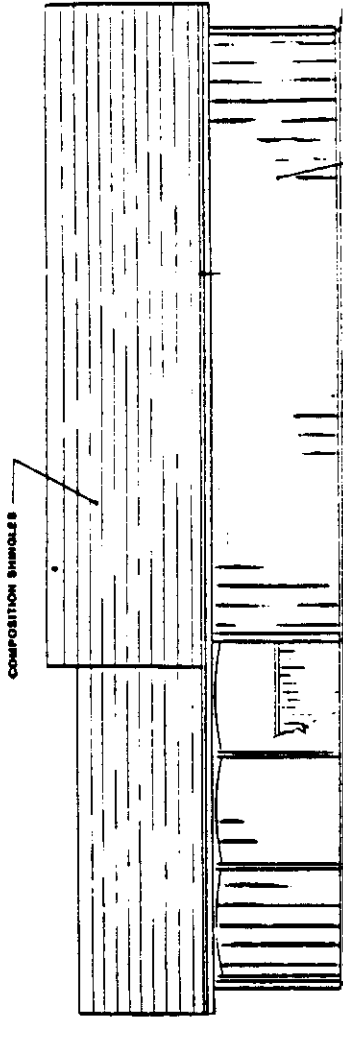
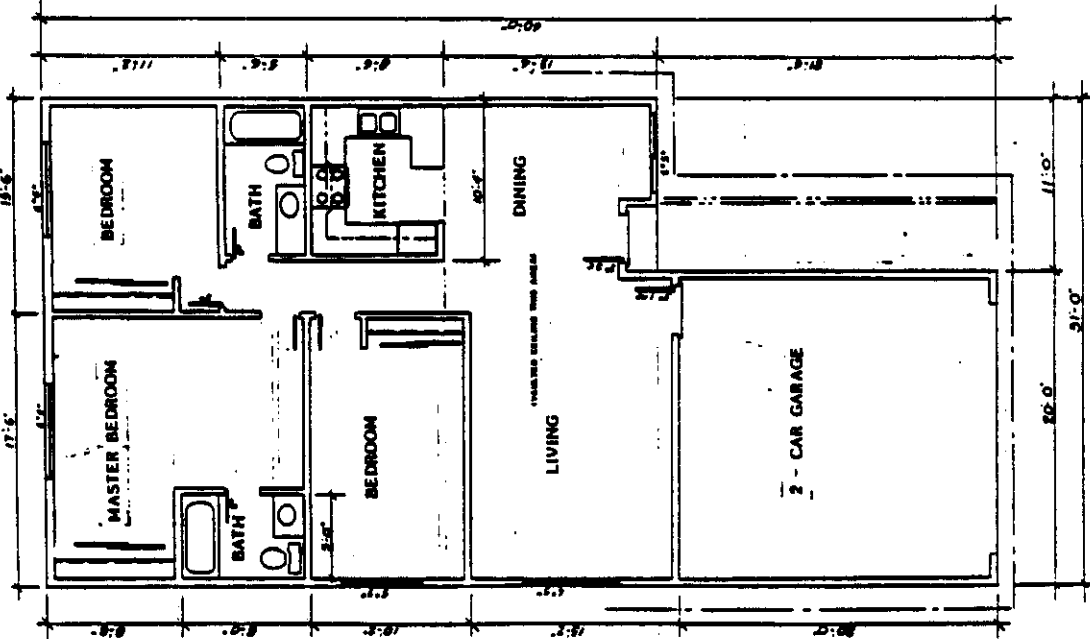
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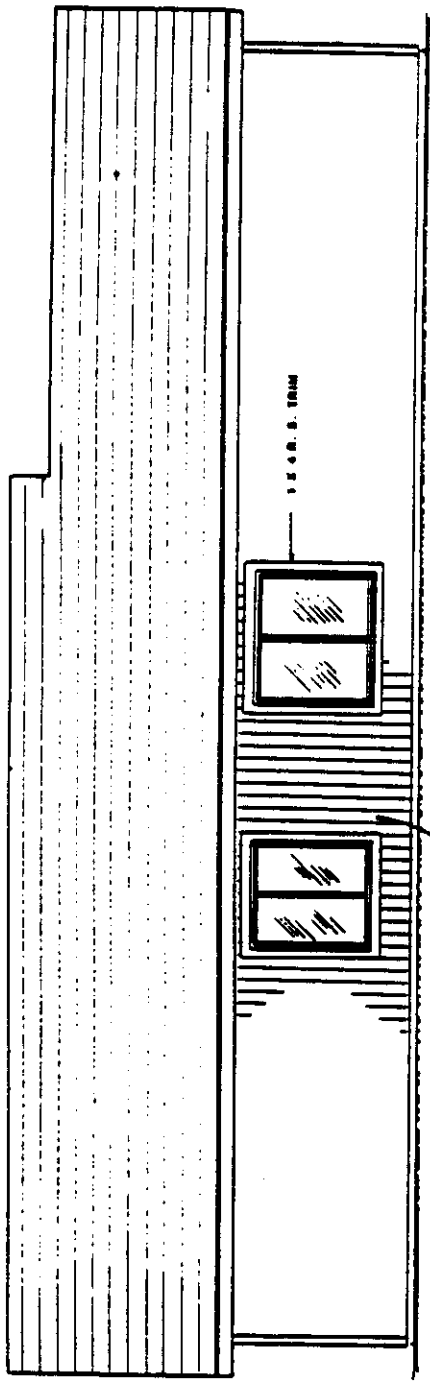
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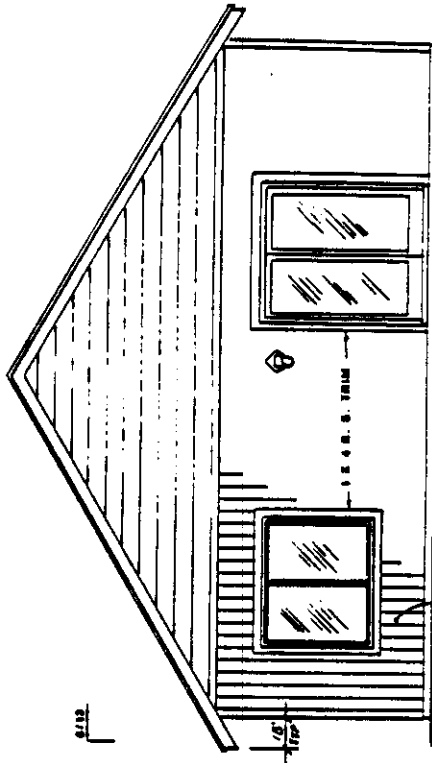


ELEVATIONS

PARKVIEW HOMES	3 - Bedroom 2 - Bath Single Story 1000 sq. ft.	BRUCE MINTZER 2409 'P' STREET SACRAMENTO, CA. 1510 243-8888	DR. R. KUHLMAN (916) 393-9818	SHEET C 1
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LEFT SIDE



Elevation

SCALE: 1/4" = 1 FOOT

PARKVIEW HOMES

JOB SITE:
ELEANOR AVENUE
APN. 263-110-18

Drawn by: R. Kuhnman
(916) 393-0918

BRUCE MINTZER
2409 "P" STREET
SACRAMENTO, CA.
(916) 443-8558

SHEET
C
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BRUCE MINTZER
2409 P. STREET
SACRAMENTO, CA.

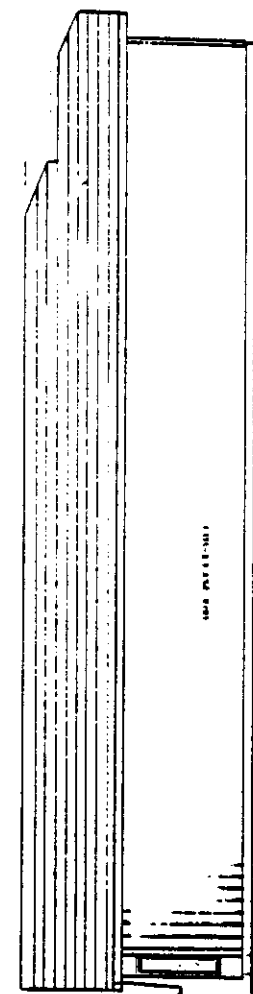
Drawn by H. H. HARRIS

MODEL 1200

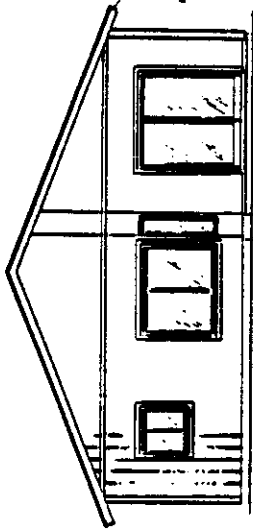
FARVIEW HOMES

JOB #17
ELEANOR AVENUE
APR 28-1914-18

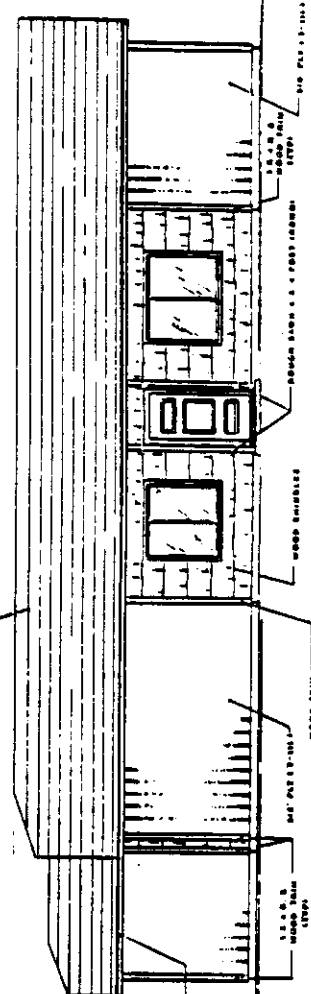
1A
ELEV



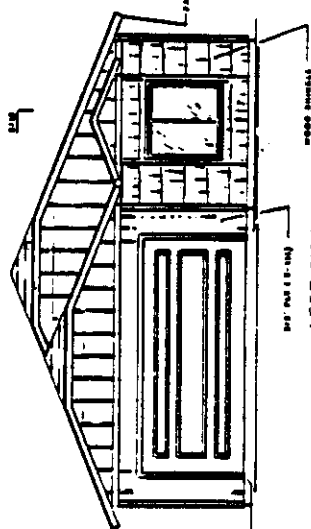
REAR
ZERO LOT LINE



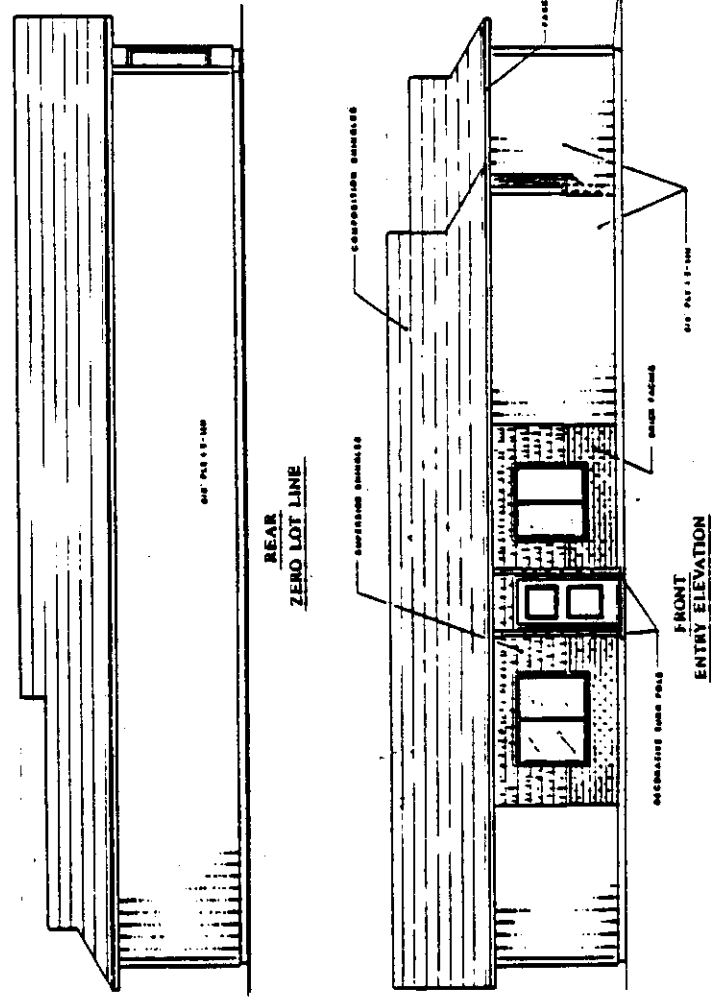
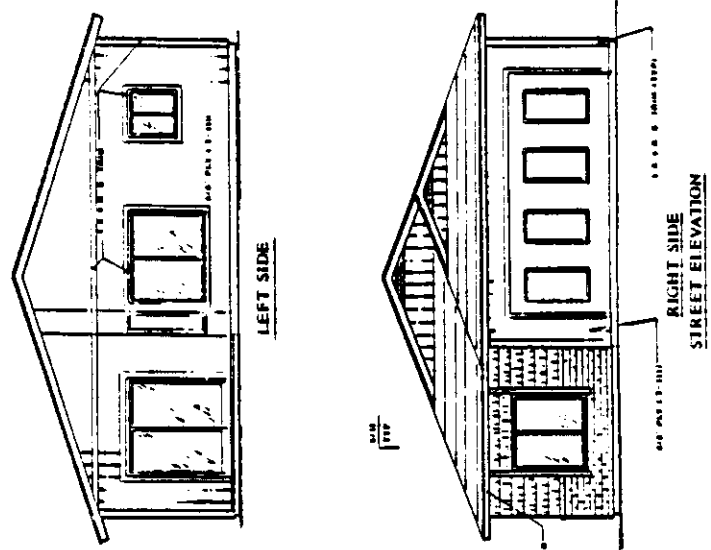
RIGHT SIDE



FRONT
ENTRY ELEVATION
①



LEFT SIDE
STREET ELEVATION



BRUCE MINTZER
2409 P. STREET
SACRAMENTO, CA.

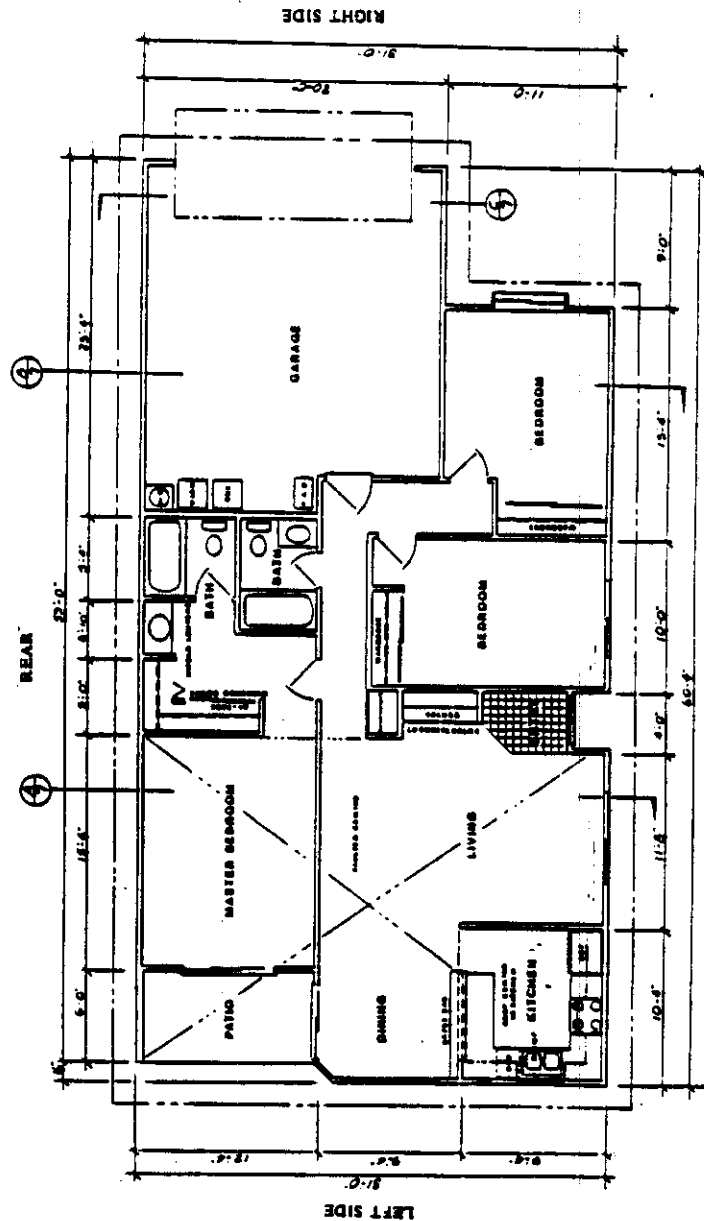
Drawn by R. KENNEDY
1012273-0218

MODEL 1200

PARKVIEW HOMES

109 BITE
CLAYTON AVENUE
SAN JOSE, CA 95128

2



FRONT
FLOOR PLAN
SCALE: 1/8" = 1'-0"

P-88-149

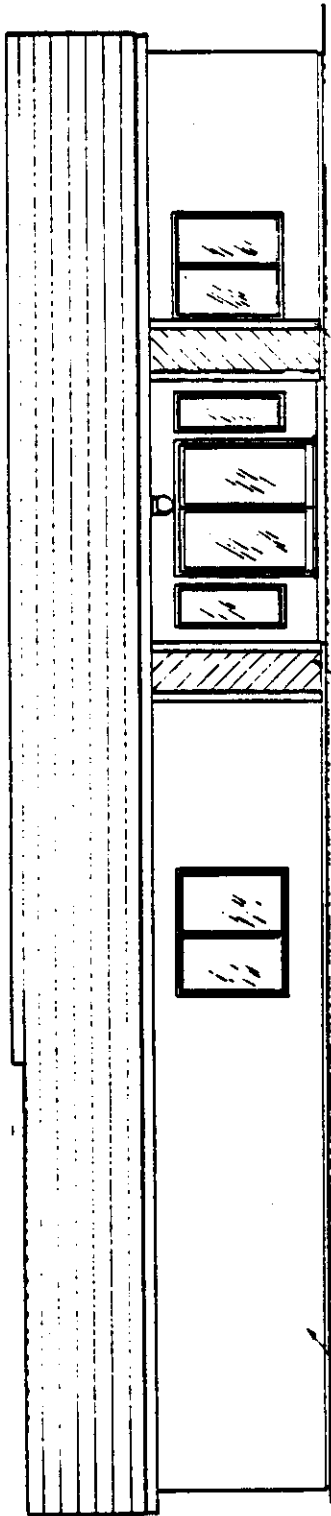
98882-14-91

item 16

BRUCE MINTZER
2409 P. STREET
SACRAMENTO, CA.

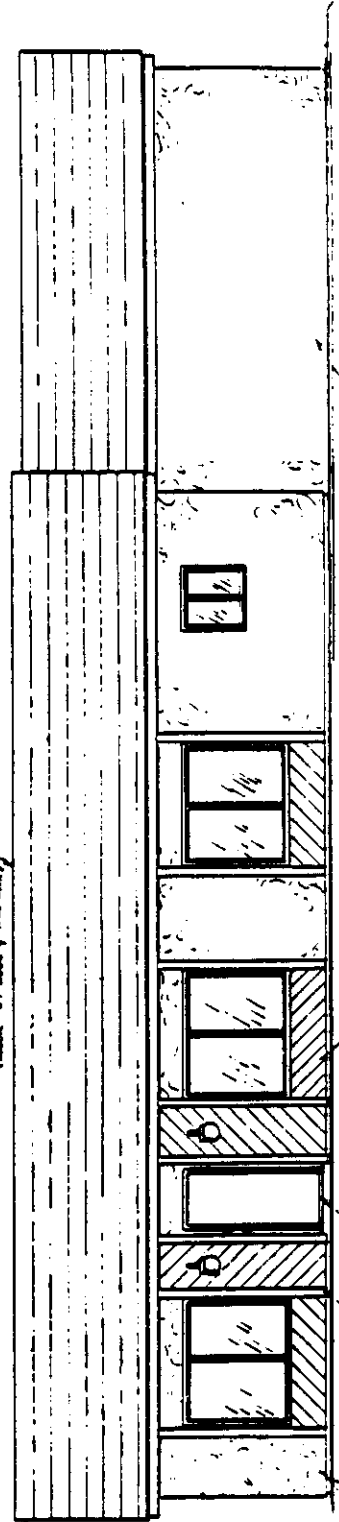
PARKWAY HOMES
2 BR 2 BATH 2 CAR GAR
1060 S.F.

01/18/88



REAR

COMPOSITION SHINGLE
(COLOR: LT BLUE 5 (PAV. 411))



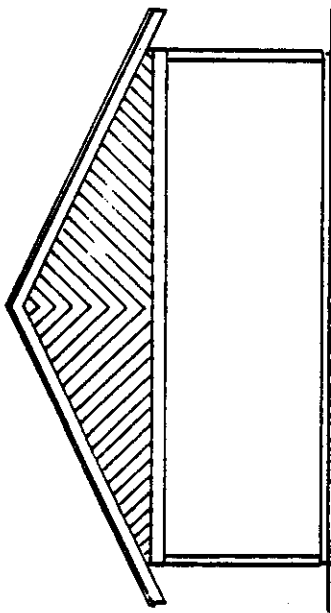
FRONT

ELEVATIONS

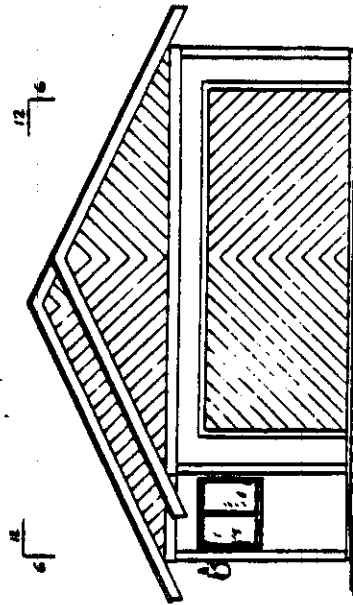
BRUCE MINTZER
2409 P. STREET
SACRAMENTO, CA.

PARKWAY HOMES
1080 S. FL
1080 S. FL

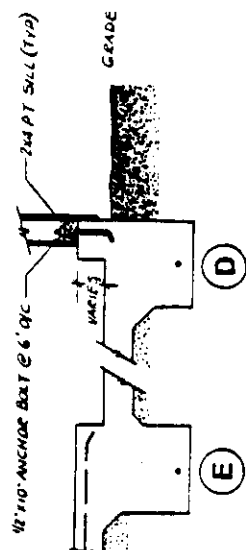
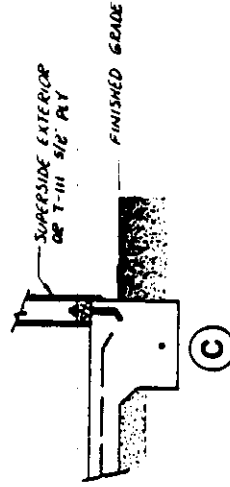
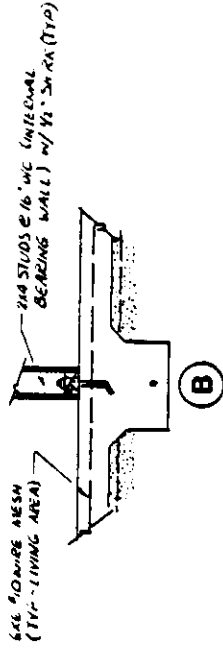
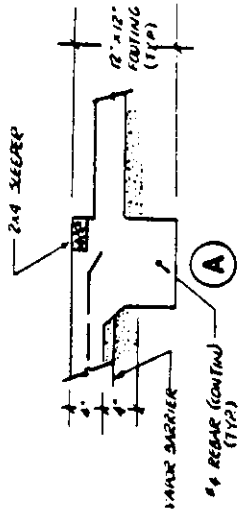
H2



LEFT SIDE



RIGHT SIDE

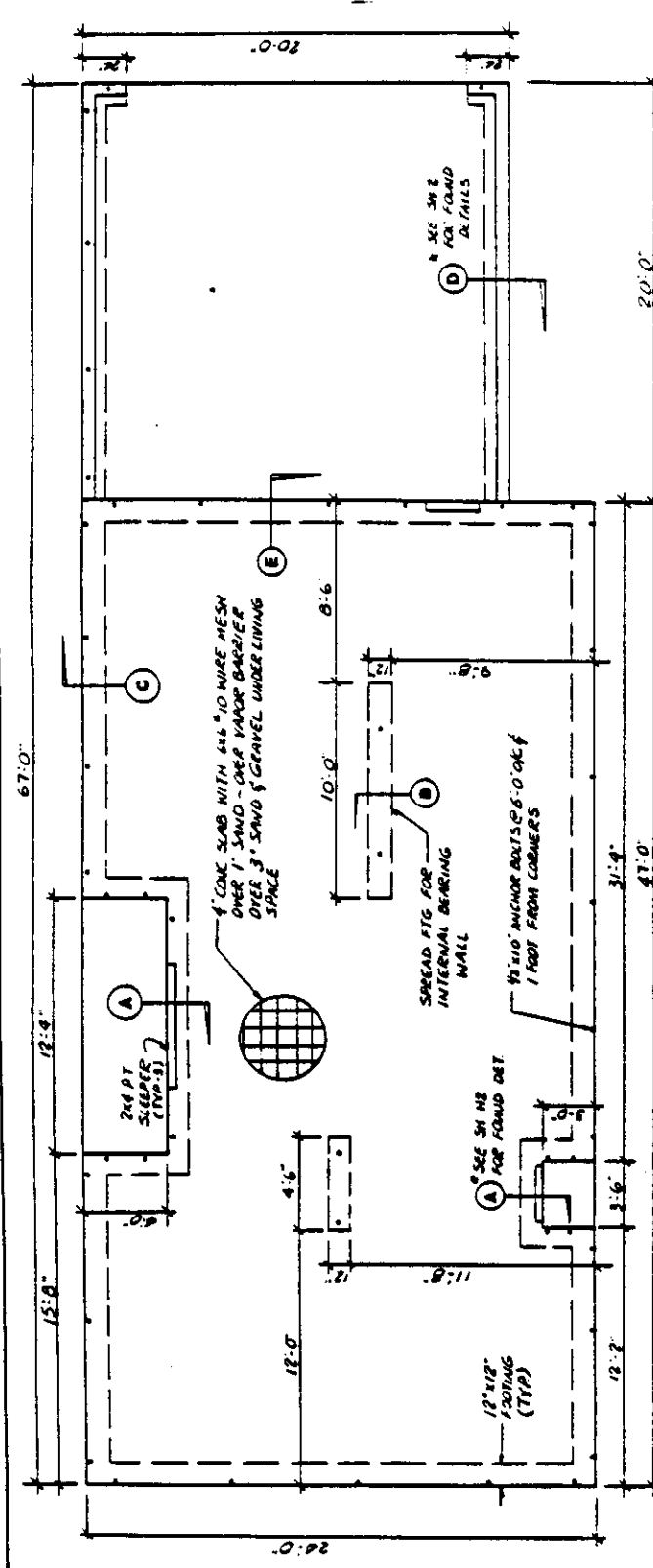


FOUNDATION DETAILS

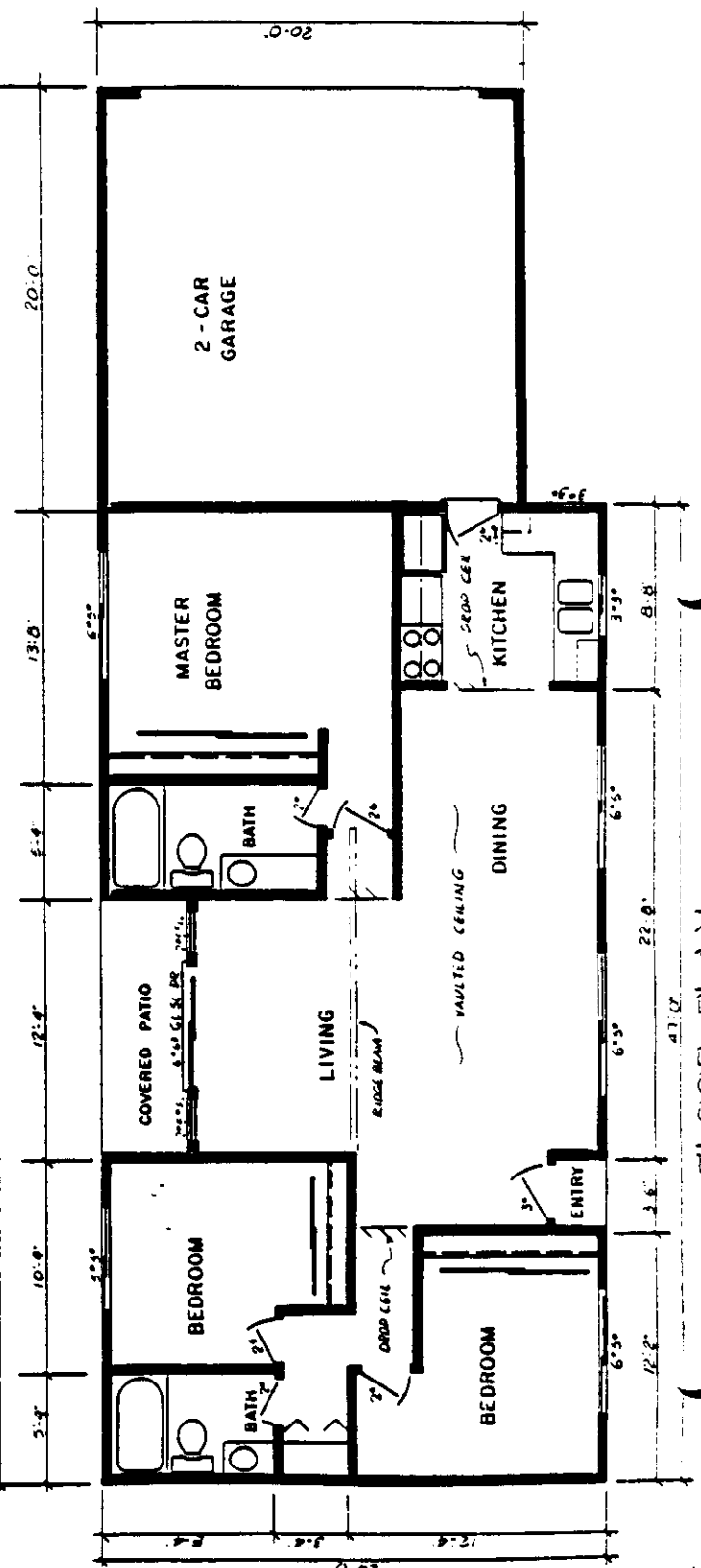
BRUCE MINTZER
2409 P. STREET
SACRAMENTO, CA.

PARKWAY HOMES
5 BR 2 BATH 2 CAR GAR
1088 S.F.

13



FOUNDATION PLAN 67'-0"



FLOOR PLAN

P-98-149

4-2-88 7-14-01

item 16