

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

APPLICANT	Allied-Langdon Engineering, P.O. Box 2077, Citrus Heights, CA 95611				
OWNER	Capital Business Inc., 4451 Stockton Bl., Sacramento, CA 95820				
PLANS BY	Sunview, P.O. Box 2077, Citrus Heights, CA 95611				
FILING DATE	8-29-90	ENVIR. DET.	Negative Declaration	REPORT BY	JC
ASSESSOR'S PCL. NO.	027-0071-035, 036 and 037				

APPLICATION:

- A. Negative Declaration
- B. Special Permit to develop three single family residences containing 1,567± square feet each on three parcels totaling 0.34± vacant acres in the General Commercial (C-2) zone.

LOCATION: 5611, 5621 and 5631 Wilkinson Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop three single family homes in the General Commercial (C-2) zone.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/ac)
1986 South Sacramento
Community Plan Designation: Low Density Residential (4-8 du/ac) and General Commercial
Existing Zoning of Site: General Commercial (C-2)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Convenience Market; C-2	Front:	25'	25'
South: Tri-plex, Single Family; R-1	Side(Int):	5'	5'-8'
East: Single Family; R-1 & C-2	Rear:	15'	33'
West: Single & Multi-Family; R-1 & R-3			

Parking Required: 3
Parking Provided: 6
Property Dimensions: 40' X 122'
Property Area: 0.33± acres
Density of Development: 9 du/ac
Square Footage of Building: 1,567 sq. ft. per unit
Height of Building: 18 feet (one story)
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Horizontal Lap Siding & T-1-11
Roof Materials: Composition

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consist of 0.33± vacant acres in the General Commercial (C-2) zone. The General Plan designates the site as low density residential (4-15 du/ac). The 1986 South Sacramento Community Plan designates the south 40 feet of the subject site as low density residential (4-8 du/ac) and the north 80 feet of the subject site as general commercial. The surrounding land uses and zones are convenience market, C-2 to the

north; commercial and single family, R-1 and C-2 to the east; tri-plex and single family, R-1 to the south; and, single family and multi-family, R-1 and R-3 to the west.

B. Applicant's Proposal

The applicant is proposing to construct three 1,567 square feet residential units on three 40' X 122', General Commercial (C-2) zoned lots. Multi-family (R-3) density (1500 square feet of land per unit) is allowed in the C-2 zone with the approval of a Special Permit. This density would allowed a maximum of three units per lot (total of 9 units) to be constructed on the subject site. Staff supports the Special Permit in that the surrounding uses are predominately residential and the proposed density is acceptable for a C-2 zoned lot.

C. Site Plan

The three units will be the same floor plans with similar elevations. The units will have a 25 foot front setback with a 33 foot rear yard setback. The side setbacks will be five feet on one side and eight feet on the other side. The site plan shows the garages and driveways ten feet apart for the middle lot and south lot (Exhibit A). Staff suggest flipping the middle plan so that the two garages and driveways are not together.

The subject site is adjacent to a convenience market. The north property line is adjacent to the parking area of the market. When staff visited the site the were several people gathered in the parking area. The Zoning Ordinance requires that a six foot high masonry wall be constructed when a commercial use is constructed adjacent to a residential use or zone. However, the market is existing and would not have been required to construct a wall since it is adjacent to a vacant commercial site. Since the applicant is proposing to construct residential units on the commercial site, staff recommends a six foot high masonry wall, finished on both sides, along the north property line separating the commercial use from the residential use. The Environmental Services Division has required a seven foot wall as a sound attenuation measure. Staff further recommends wood fencing be constructed on the property lines (side and rear) of each unit subject to the requirements of the Fence Ordinance in order to provide a private yard area for the residences of each unit and to delineate lot lines.

D. Building Materials and Design

The applicant is proposing to construct three single family units. Each unit will be 1,567± square feet, three bedrooms, two baths and a two car garage. The proposed building materials are horizontal lap siding and T-1-11. The applicant is proposing three roof lines, clipped gable, dutch gable and hip utilizing a composition shingle as the roofing material.

Staff had some concerns regarding the submitted elevations. Staff met with the applicant regarding these concerns. The applicant has agreed to the following recommendations (Exhibit F). Staff recommended the horizontal lap siding be wrapped around the side of the units a minimum two feet. The horizontal lap siding should carry through on the three sides (north, south and west) of the chimneys. The siding on the three units should be varied utilizing six inch and eight inch siding, such as six inch siding on the end units and eight inch siding on the middle unit. The window on the left elevation should match the grid type utilized on the front elevation.

Staff further recommended the roofing material to be a 25 year laminated dimensional shingle in a color to compliment the colors used on each unit and the front yards of each lot be landscaped and irrigated. The applicant did not agree to these changes maintaining the upgrade in the roofing material and the addition of landscaping and irrigation in the front yards will add additional cost to the project, thus eliminating affordable housing (Exhibit F). It is standard practice to require a 25 year laminated dimensional shingle and front yard landscaping and irrigation on projects reviewed by the Design Review staff in areas such as Oak Park and Del Paso Heights. It is also standard practice to review the elevations and make recommendations when an entitlement

is requested of the Planning Commission.

Staff recommends the front yard landscaping should, at a minimum, consist of grass, either sod or hydroseeded, and a tree. A street tree can be obtained through the Parks and Community Services Department at no charge to the developer. Staff feels that the landscaping will enhance the area and provide a finished look to the units.

E. Agency Comments

The proposed project was reviewed by the Traffic Engineering Section, Engineering Division Development Section, Building Inspections, Water and Sewer Division, South Sacramento Area Chamber of Commerce and South Sacramento Area Community Planning Advisory Council. The following comments were received:

Engineering Development Section - Coordinate with County Sanitation District for sewers.

Notice: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

No other comments were received.

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. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory 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:

Air

Traffic associated with the occupancy of the house and garage unit will produce emissions of various compounds which contribute to regional and local air quality problems. Sacramento is a non attainment area for ozone and carbon monoxide (CO). Violation in CO standards are expected in a few areas within the Airport Meadowview Community near congested intersections of major arterials. No violation of the CO standards are expected from the implementation of this project. Residential projects of 300 single family units or more are generally recognized as potentially capable of producing significant levels of pollutants per day (SCAQMD, Air Quality Handbook for preparing EIR's). One additional unit is anticipated to produce less than significant levels of these pollutants. In addition, residential development for this site and the subsequent impacts on air quality were anticipated in the 1986-2006 SGPU DEIR.

Development of the site will result in short term particulate matter impacts. the following mitigation measures shall apply to reduce these impacts below a level of significance.

1. 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:
 - o 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%.

- o Cover stockpiles of sand, soil, and similar materials with a tarp.
- o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
- o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
- o Increase the frequency of city street cleaning along streets in the vicinity of construction site.
- o Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

Noise

The subject site located in an area where the noise from Fruitridge Road is expected to exceed the 60 dB limit for exterior environments specified by the City of Sacramento Noise Element at buildout of the General Plan (SGPU, DEIR, pg. AA-47). the noise level of Fruitridge Road between 65th Expressway and Power Inn Road is currently measured at 68 dB Ldn, with an increase of 2 dB expected at buildout (pg. AA-25). However, given that the project site is 120+ feet from the center of Fruitridge Road, a corrected noise level can be attained. Using technical Appendix 9, an offset of -3 dB can be used for every 111-128 feet of distance. Given the total distance from the center of the road 120+, it is determined that the total offset is approximately -3+ dB Ldn. Adding the offset to the original Ldn of 70 dB Ldn (current 68 dB + buildout 2 dB = 70 dB) produces a final figure of 67 dB Ldn. This exterior noise level has been determined to be unacceptable (SGPU DEIR pg. AA-47), therefore, the applicant has agreed to the following mitigation measures to reduce interior and exterior noise levels to less than significant (reference, "The Acoustics & Vibration Group" file #R90047):

2. Interior Mitigation Measures:

- o All joints in exterior walls shall be grouted or caulked airtight.
- o Window and through the wall, ventilation or air conditioning units shall not be permitted.
- o All penetration of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulk or mastic.
- o Windows must have a minimum STC rating of 29 or better. Windows facing the noise source should compromise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
- o Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.
- o Exterior entrance doors should have a minimum STC rating to 30. They must include complete perimeter door seals.

3. Exterior Mitigation Measures:

- o The construction of a seven foot high masonry wall along the north

side property line. The barrier constructed must have a minimum surface weight of 3.75 to 4 lbs/square foot and no gaps permitted along the barrier or at the bottom of the wall.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

Recommendation: Staff recommends the Planning Commission take the following action:

- A. Ratify the Negative Declaration; and
- B. Approve the Special Permit to allow three single family residences to be constructed in the General Commercial (C-2) zone subject to conditions and based upon findings of fact which follow.

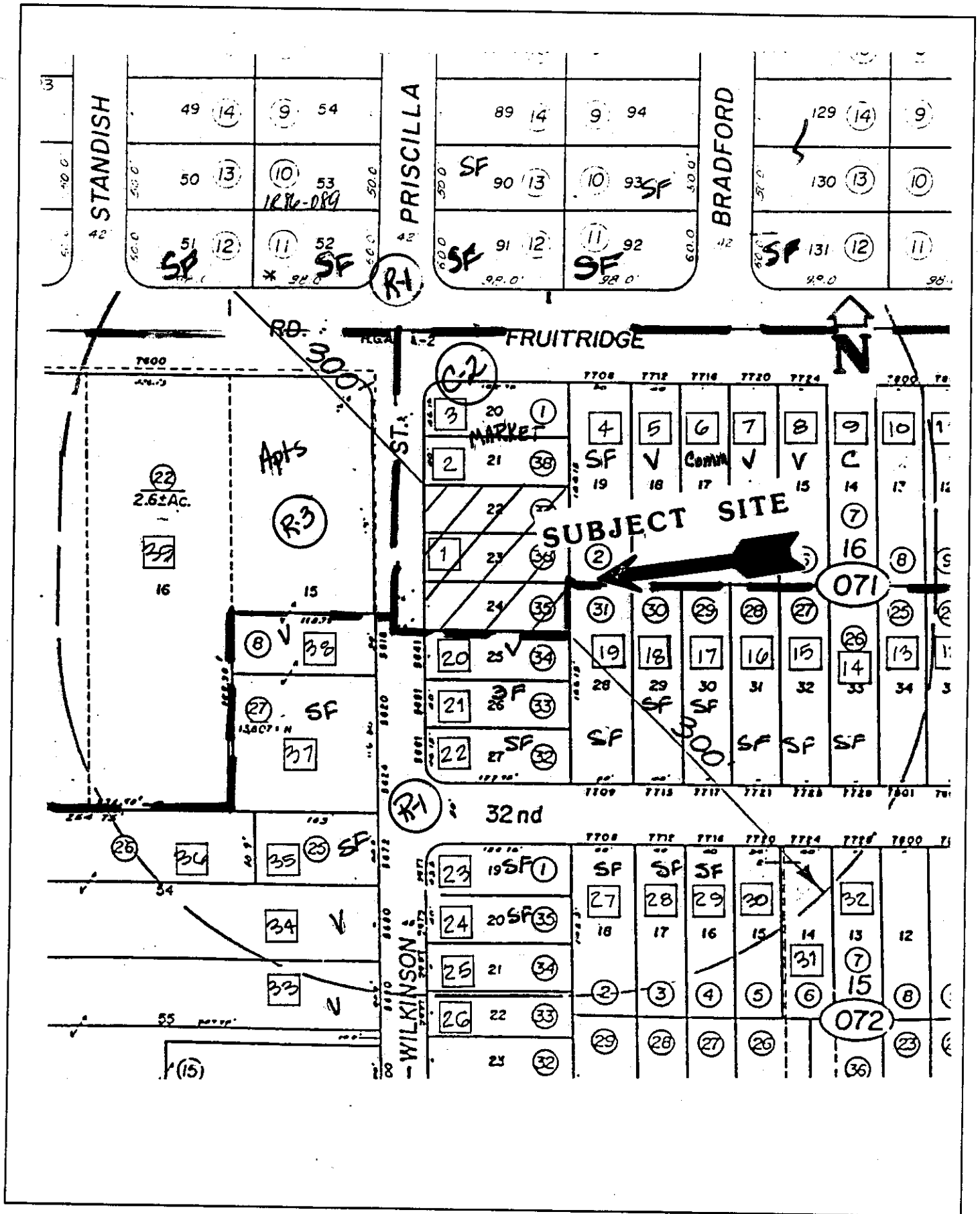
Conditions

1. A seven foot high masonry wall, finished on both sides, shall be constructed along the north property line subject to the requirements of the environmental mitigation measure.
2. A six foot high wood fence shall be constructed along the side and rear property lines of the three lots in accordance with the Fence Ordinance.
3. The front yard of each lot shall be irrigated and landscaped with grass and a tree.
4. A 25 year laminated dimension shingle in a color to compliment the unit color shall be installed.
5. The lap siding shall be wrapped around the side of the units a minimum of two feet.
6. A grid window shall be installed on the side elevation to match the proposed grid window located in front.
7. The applicant shall use the horizontal lap siding on the three sides (north, south and west) of the chimneys.
8. A variation of siding shall be used on the units, six inch siding on the end units and eight inch siding on the middle unit.
9. Mechanical equipment shall not be visible from the front of the units.
10. The garage doors shall be a metal overhead sectional as proposed.
11. The applicant shall comply with the mitigation measures of P90-377.

Findings of Fact

1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is compatible with the residential uses to the south, east and west of the subject site.
2. the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that adequate setbacks and landscaping shall be provided.

3. The proposed project, as conditioned, is consistent with the General Plan and the 1986 South Sacramento Community Plan in that residential uses are allowed in the C-2 zone with the approval of a special permit.



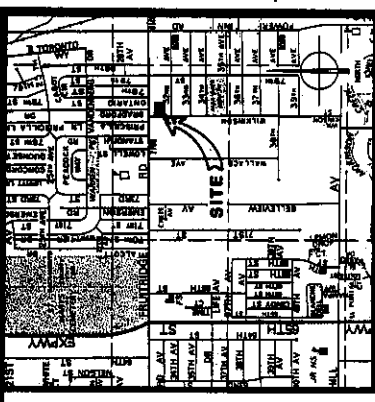
VICINITY, LAND USE & ZONING MAP

EXHIBIT - A SITE PLAN

TYPICAL SITE PLAN
 TRACT 19036, BLOCK 15
 LOTS 22, 23 & 24
 CITY OF SACRAMENTO, CALIFORNIA
 AUGUST, 1990 SCALE: 1"=20'

ALLIED-LANGDON ENGINEERING
 CITRUS HEIGHTS, CALIFORNIA

990094



VICINITY MAP
NOT TO SCALE

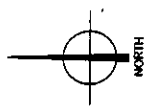
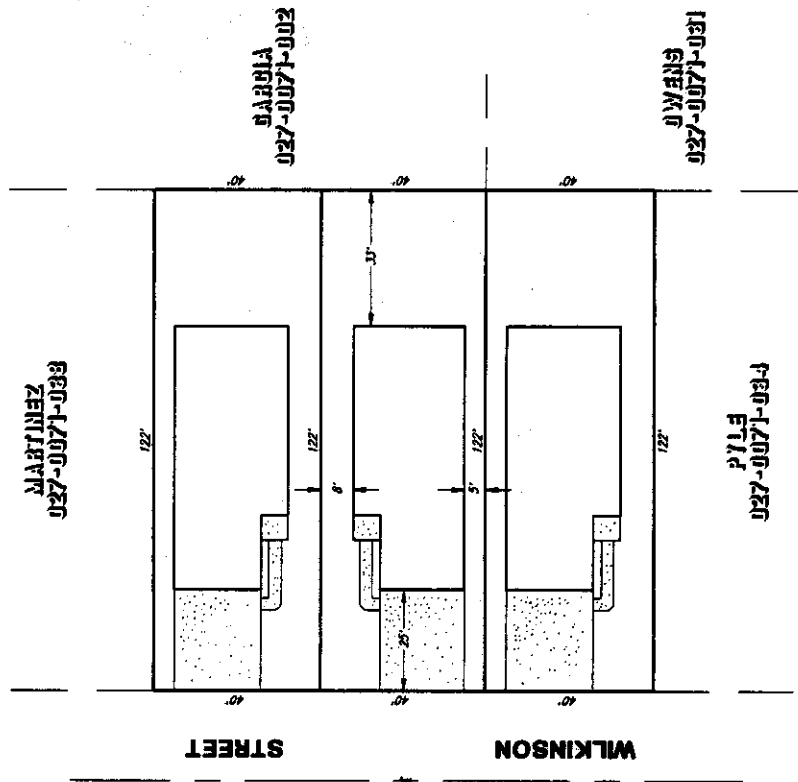


EXHIBIT - B ELEVATIONS

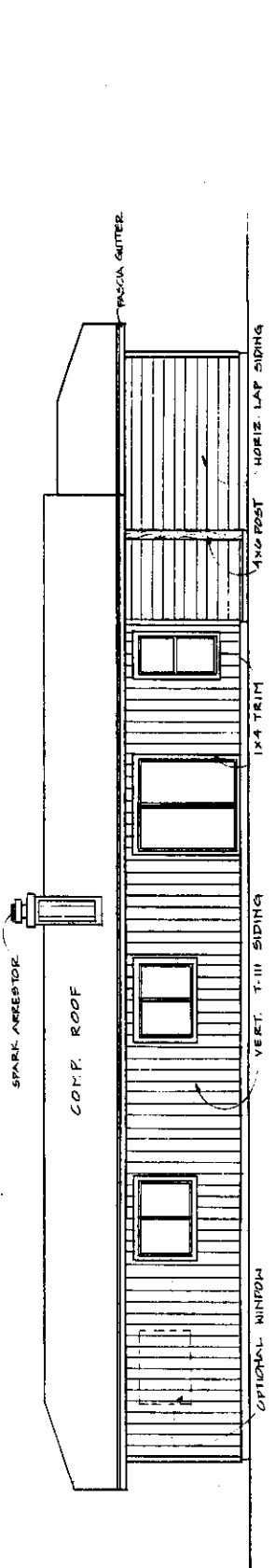
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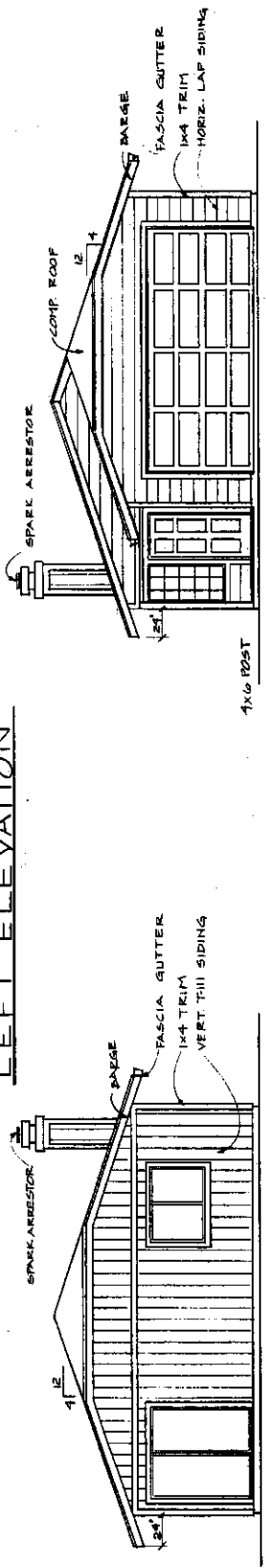
ELEVATION "C"

LIV. SP. - 440 SQ. FT.

PLAN
1174

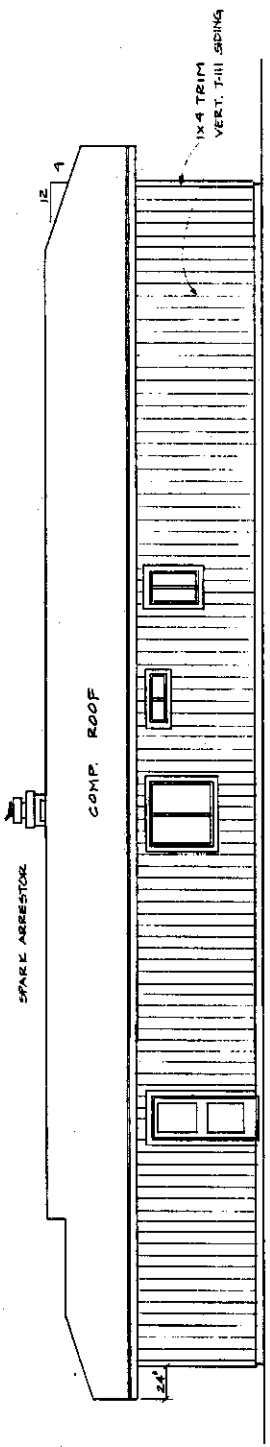


LEFT ELEVATION



FRONT ELEVATION

REAR ELEVATION



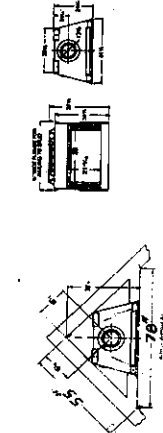
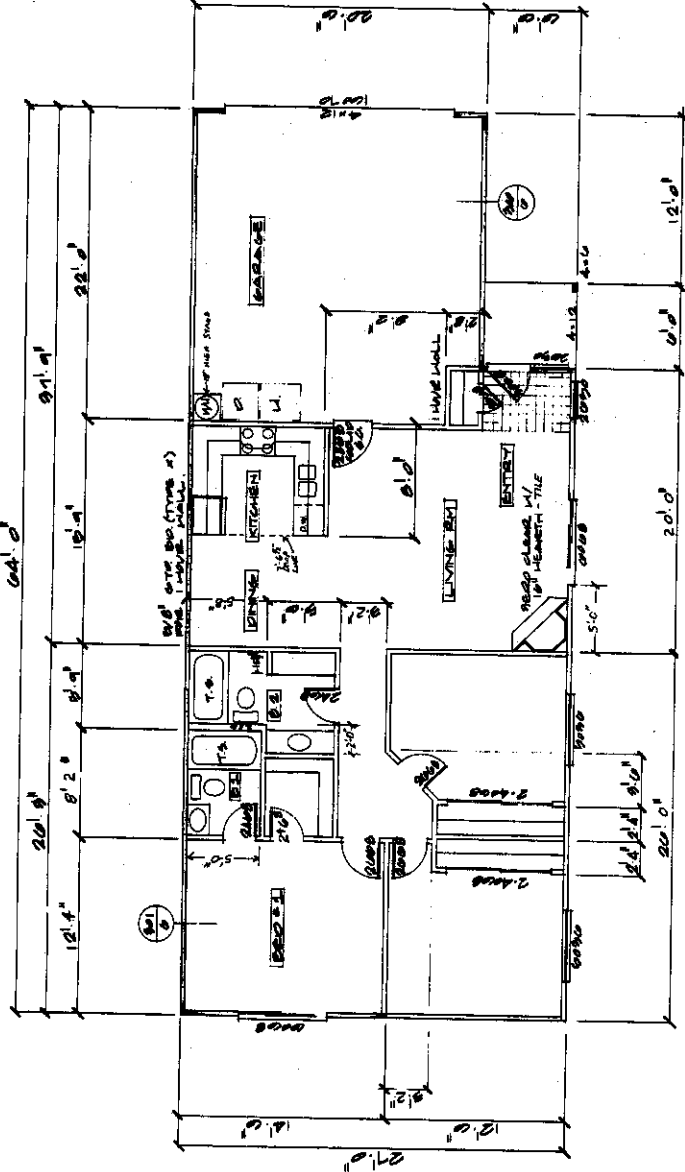
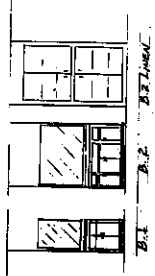
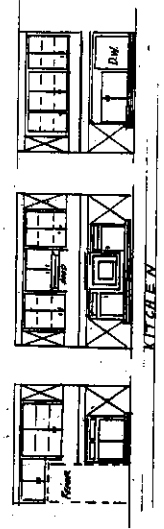
RIGHT ELEVATION

ELEVATION "C"
SCALE: 1/4" = 1'-0"

740-171

EXHIBIT - C FLOOR PLANS

SANMIEL
 1251 1/2 ST
 SANTA MONICA, CALIF.
 SHIMBELD
 FLOOR PLAN



FLOOR PLAN
 1/2" = 1' FT.
 1 1/2" = 1' FT. 11 1/2" CORNER OF RT. 102
 CONCRETE FLOOR
 TRAFFIC RAMP

2911-377

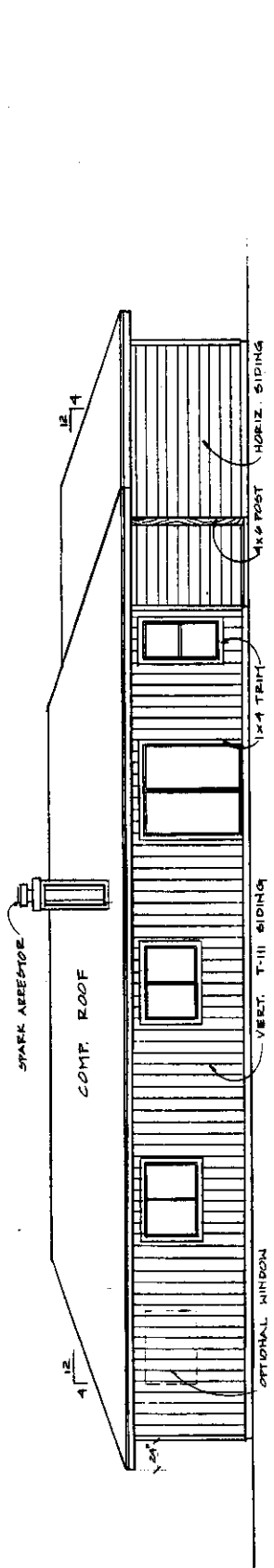
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17 11 21

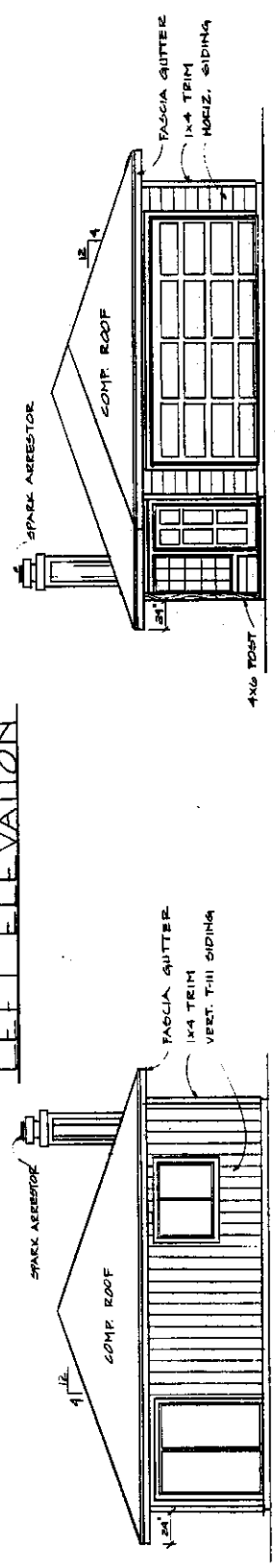
PLAN
1174

SHEET TITLE
ELEVATION "A"
LV 57 = 440 SQ. FT.

EXHIBIT - B ELEVATIONS

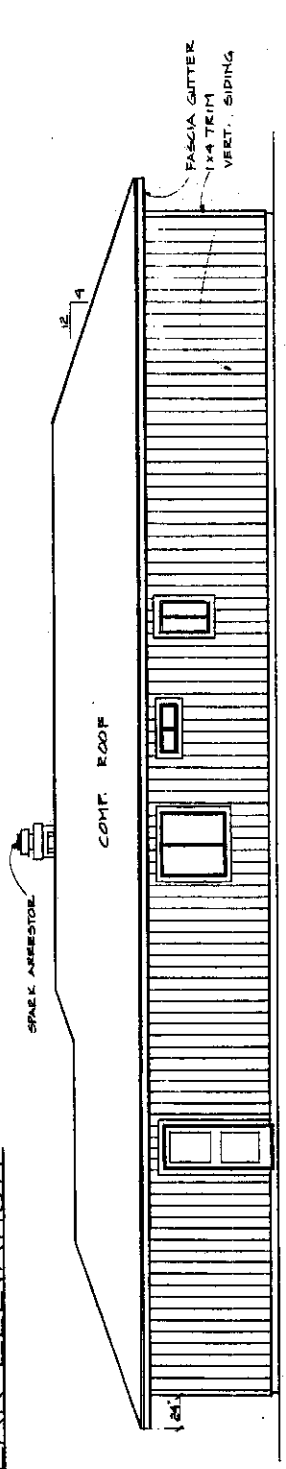


LEFT ELEVATION



REAR ELEVATION

FRONT ELEVATION



RIGHT ELEVATION

ELEVATION "A"
SCALE: 1/4" = 1'-0"

29-377

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EXHIBIT - B ELEVATIONS

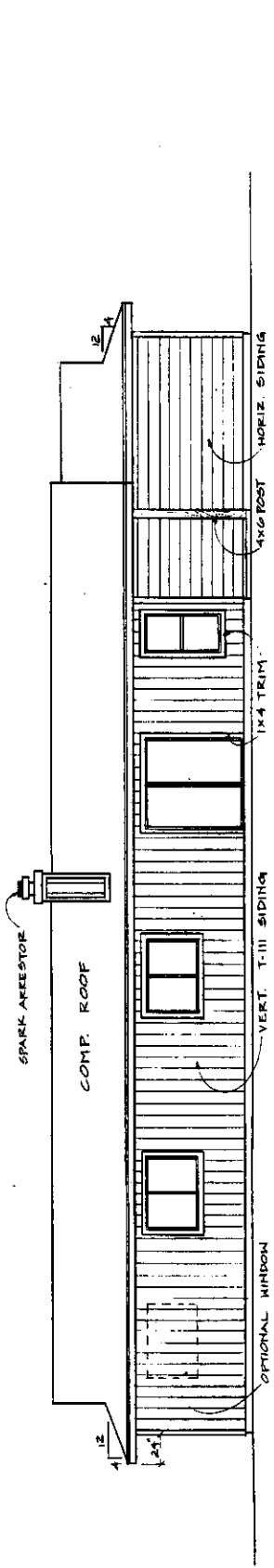
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JOB: []
SHEET TITLE: "B"

LV. SP. = 44.0 58 FT.

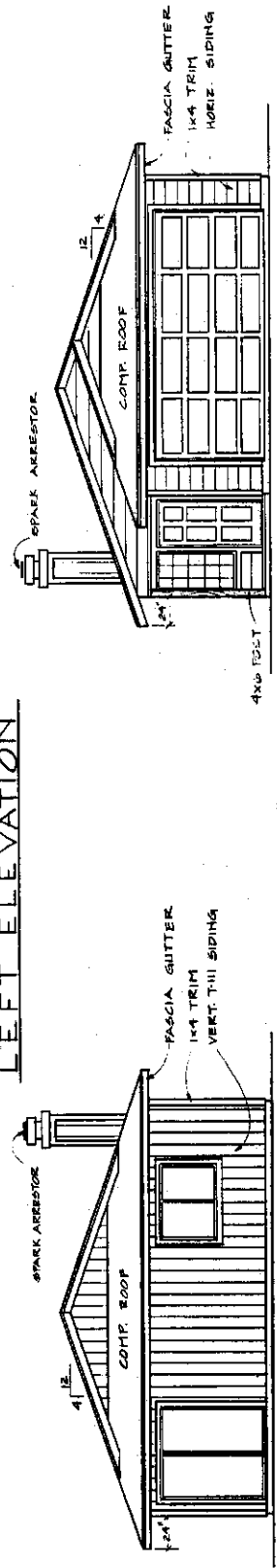
ELEVATION "B"

1174

PLAN

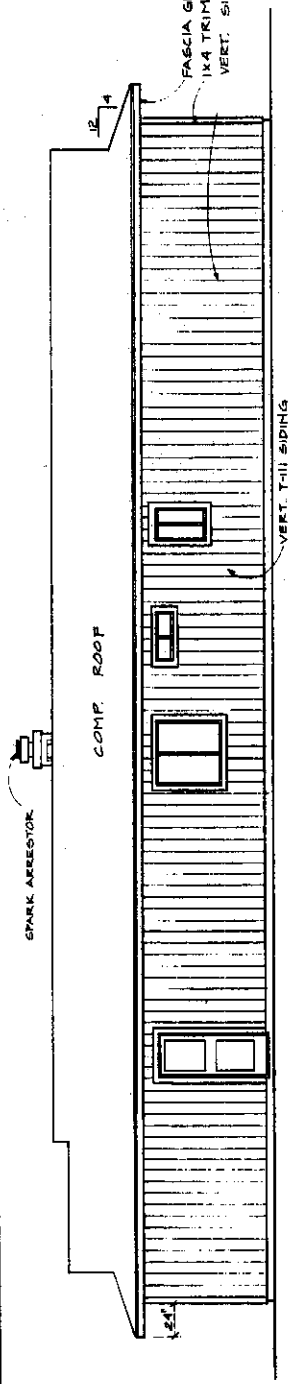


LEFT ELEVATION



REAR ELEVATION

FRONT ELEVATION



RIGHT ELEVATION

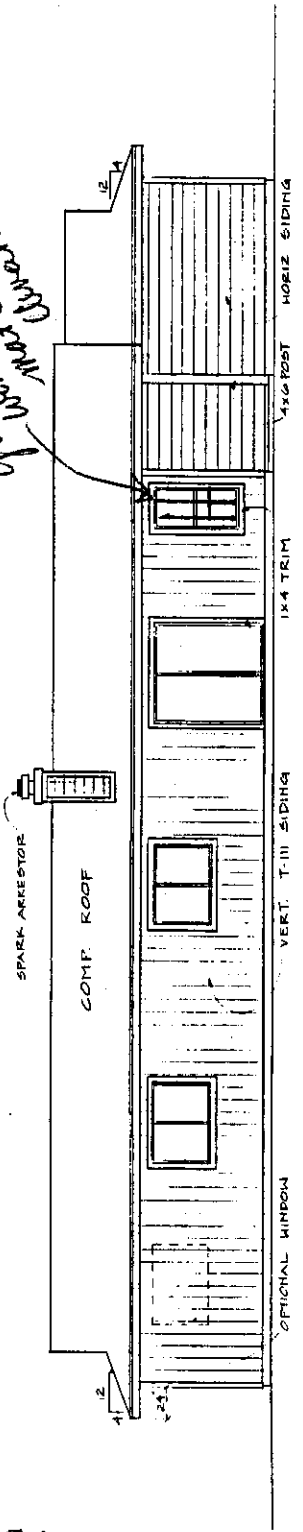
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SCALE: 1/4" = 1'-0"

R40-391

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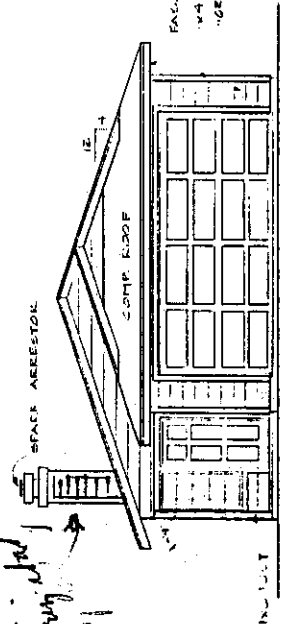
ITEM 0

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Material price
to be

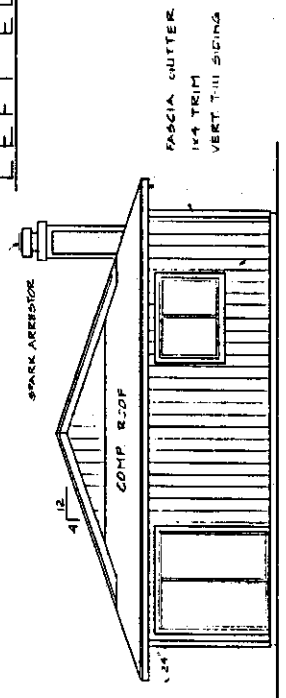


LEFT ELEVATION

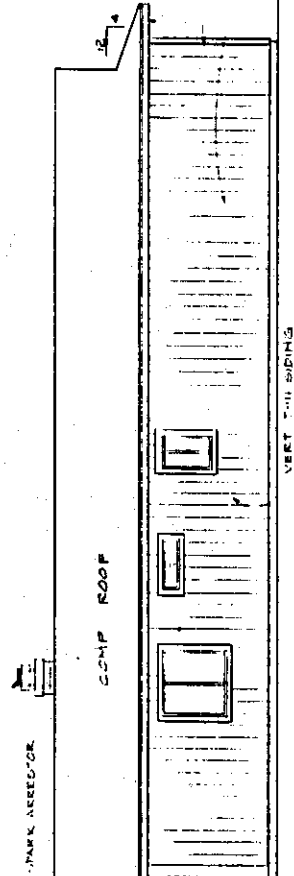
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Spark arrester
to be



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Handwritten note:
Spark arrester
to be

ELEVATION "B"

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

Telephone (916) 969-7533
726-3375
624-1997

AUBURN OAKS PLAZA
8421 Auburn Blvd., Suite 260
Citrus Heights, CA 95610
(P.O. Box 2077, Citrus Heights, CA 95611)

November 29, 1990

Mr. Luis Sanchez
City Planning Department
1230 I Street, Suite 200
Sacramento, CA 95814

Subject: P-90-377

Dear Mr. Sanchez:

Thank you for calling us into your office to discuss possible changes in the design features for our application on Wilkenson Avenue. We have reviewed these items with the builder as well as with the land owner. Some of these changes we can make and others are not possible.

The property includes three separate lots owned by Hai Nguyen. He asked Sunview Development Company to construct a single family home on each lot, which he intends to sell to three related families. The house plans and particular features have been selected by the potential purchasers to meet the total price they can afford. Deposit receipts have been signed.

When it was discovered that these lots were in a commercial zoning district, we were asked to handle the necessary application and meetings for a Special Permit.

We hope that we can work with you on this matter. It would seem that the intent of the Zoning Ordinance in requiring a Special Permit was to determine if the particular location were appropriate or not for homes rather than getting into the detail design of the homes (which would not be an issue for "custom built" homes on existing lots anywhere else).

We are able to accommodate your requests in several areas; however the items we can not change are:

1. Roofing material
2. Masonry wall
3. Front landscaping and irrigation

The purchasers have selected the standard 20 year composition roofing as opposed to the requested 25 year deluxe laminated dimensional roofing. The purchasers are getting the 6 foot wood fencing included for all the side and rear yards, instead of the standard front yard landscaping. These families are Vietnamese and are very good at gardening and would prefer to do that work themselves. The masonry wall would add at least an additional \$5500 to the project.

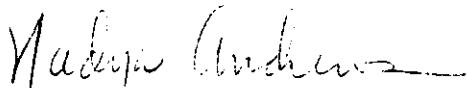
Mr. Luis Sanchez
November 29, 1990
Page 2

The builder has agreed to carry the lap siding around the corner on both sides and on the chimney as you requested, at no additional charge. He had also developed a way to split the heating and air conditioning systems so that they will not be on the roofs as you requested (without extra charge). We will also be able to flip the most southerly house plan as you requested and the paint colors can accommodate your suggestions (blue, gray, beige, and white).

Since the City is very concerned about affordable housing, we are hopeful that you will be able to accommodate our requests on behalf of three families who hope to become homeowners in this area. The total purchase price is set at \$92,500 per home. While that is a modest price, it is a figure that these families can afford. The construction of new homes in this area should help to improve the image as well as remove the vacant land which has been a dumping ground and a place for people to loiter.

Sincerely,

ALLIED-LANGDON ENGINEERING



Nadya Andrews, A.I.C.P.

cc: Hai Nguyan
Jeanne Corcoran
Planning Commission
Hon. Kim Muehler

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