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STAFF REPORT AMENDED 6-28-84
CITY PLANNING COMMISSION

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

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

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

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

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

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

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

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

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION

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

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

- 002608
- A. The subject site is located in the Airport-Meadowview Community Plan Area. The property on the north and west side of the site is vacant. The property on the west side of the site has, however, been recently rezoned for zero lot line units and halfplexes. A Tentative Map has also been approved for this development (P83-419). As proposed, the applicant will develop the site with 18 zero lot

APPLC. NO. P-84-176

MEETING DATE 6-28-84

CPC ITEM NO. 9

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

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

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

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

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

STAFF RECOMMENDATION: Staff recommends the following actions:

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

Conditions: Tentative Map

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

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

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

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

Conditions: Special Permit

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

Findings of Fact: Special Permit

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

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

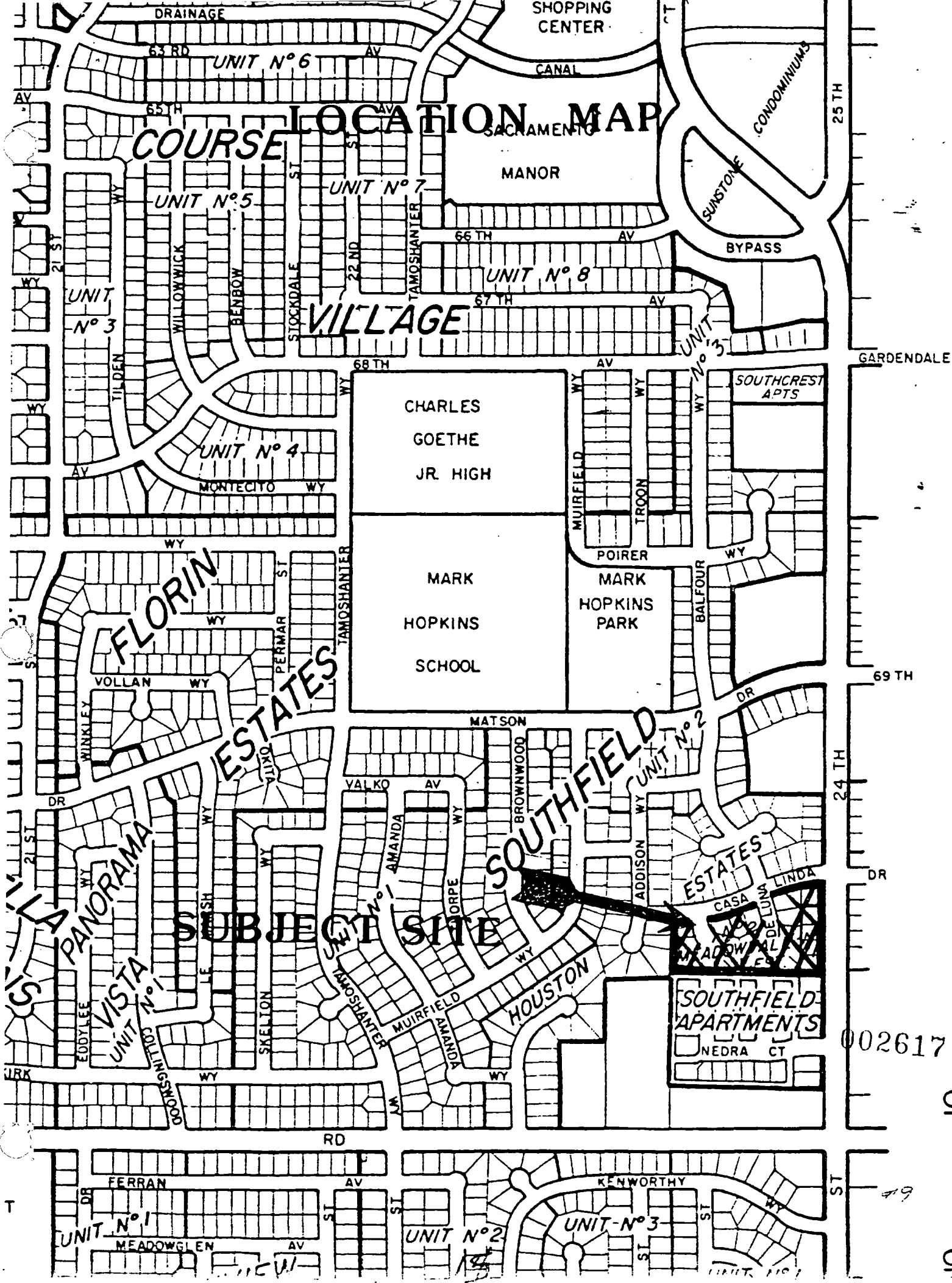
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June 28, 1984

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COURSE LOCATION MAP



VILLAGE

FLORIN ESTATES

SOUTHFIELD ESTATES

SUBJECT SITE

SOUTHFIELD APARTMENTS

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NO.

LAND USE MAP



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C-2

C-2

R-1

R-3

VACANT

VACANT

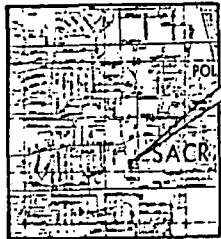
MARK HOPKINS SCHOOL

GOETHE JR. HIGH

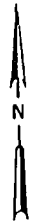
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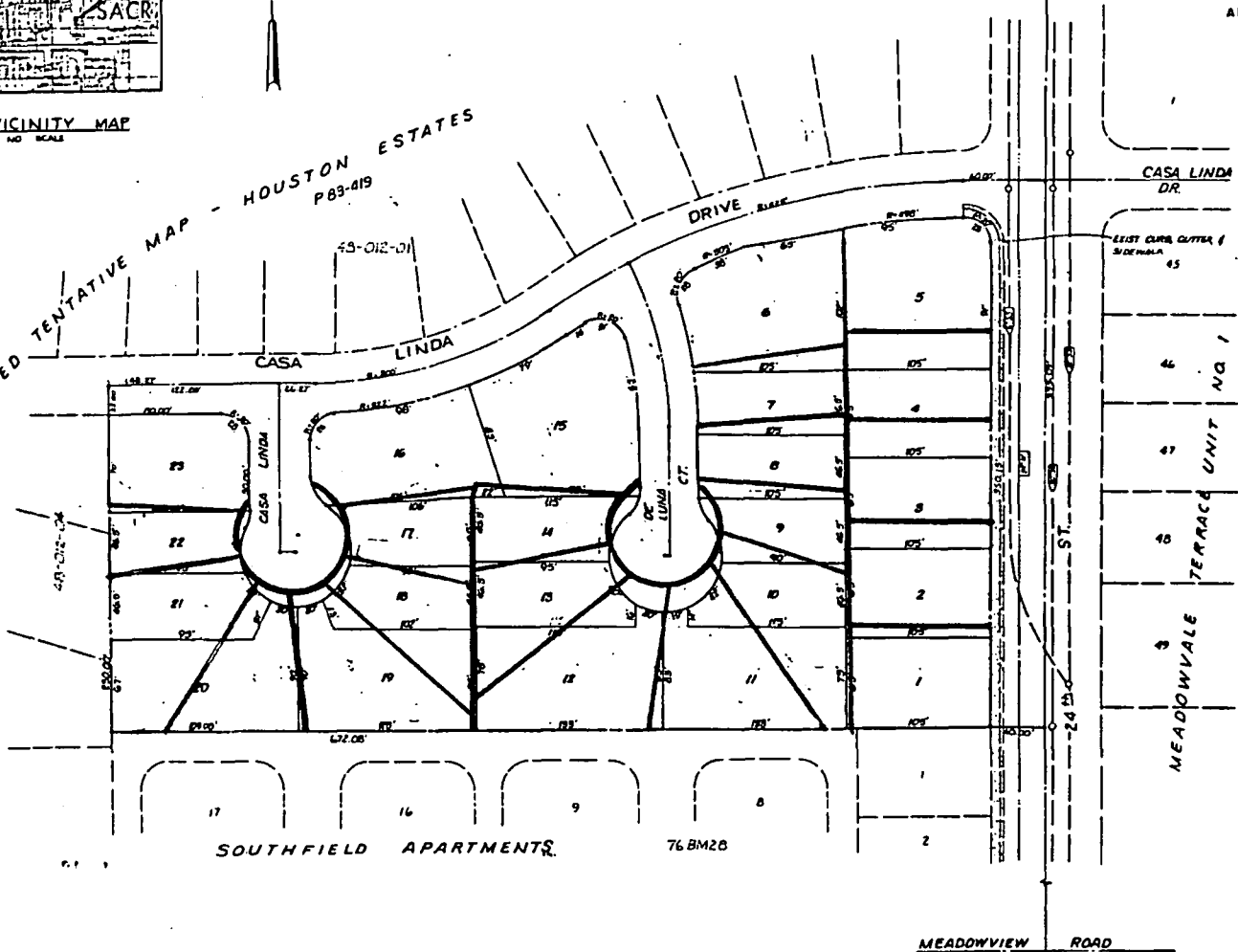


VICINITY MAP
NO SCALE



APPROVED TENTATIVE MAP - HOUSTON ESTATES
P83-419

STAFF EXHIBIT



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

Owner-Subdivider	CSO Enterprises 2701 Cottage Way Sacramento, CA 95825
Engineer	Psomas/Justice and Assoc. 4153 Norbriar Blvd. Sacramento, CA 95834
Proposed Use	Residential
Proposed Density	Single Family
Proposed Zoning	R-1
Water	City of Sacramento
Sanitary Sewer	City of Sacramento
Drainage	City of Sacramento
Fire District	City of Sacramento
Existing Street Improvements	None
Proposed Street Improvements	Class "B"
Number of Lots	23
Size of Lots	As shown
A.P.N.	08-017-02, 08-017-03

TENTATIVE MAP APPROVED _____ DATE _____

TENTATIVE MAP EXPIRES _____ DATE _____

DESIGNED BY: _____	REV	DATE	DESCRIPTION	BY	APPD	BENCHMARK DESCRIPTION	ELEV DATUM
DRAFTED BY: _____							
CHECKED BY: _____							



PSOMAS/JUSTICE & ASSOCIATES
 CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 4153 NORBRIAR BLVD
 SACRAMENTO, CA 95834
 PHONE (916) 929-7100

TENTATIVE MAP
MEADOWVALE ESTATES
 CITY OF SACRAMENTO CALIFORNIA

DATE	SCALE	SHEET
_____	_____	1
_____	_____	1
_____	_____	1

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