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CITY CLERK'S OFFICE
CITY OF SACRAMENTO
NOV 21 10 33 AM '85



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

November 21, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Tentative Map Extension (P83-419)
 3. Post Subdivision Modifications
 - ~~4. Review of Building Plans~~

APPROVED
BY THE CITY COUNCIL

NOV 20 1985

OFFICE OF THE
CITY CLERK

LOCATION: North side of Meadowview Road approximately 1,100 feet west of 24th Street

SUMMARY

The applicant is requesting a one-year time extension for a Tentative Map approved by the City Council on February 21, 1984. The request also includes a Post Subdivision Modification to add twelve additional lots and to create lots in excess of 160 feet and one lot with less than 100 feet in depth. The Planning Commission and staff recommend approval of the request with conditions.

BACKGROUND INFORMATION

The Tentative Map approved by the City Council in 1984 proposed 55 single family lots, 32 parcels for zero lot line development and 12 parcels for halfplex units. A rezoning on a portion of the site to R-1A was also approved. A condition of the rezoning was that the plans for the patio homes and halfplex units shall be reviewed and approved by the City Council prior to issuance of building permits.

The applicant is requesting a time extension for the approved tentative map and approval of a modification which adds 12 additional patio units. The applicant's engineer indicated that a survey of the site revealed the size to be 2+ acres larger. The Planning Commission has reviewed the project and recommends approval with conditions.

Subsequent to the Planning Commission meeting, the applicant, council-person Robie and staff met to discuss citizen concerns regarding the potential of adding rental housing units in an area with a substantial number of single family units being rented. Pursuant to the discussion the applicants indicated that they were willing to develop the corner lots in the single family zone with halfplex units rather than duplex units. This agreement has been added as a condition of the tentative map.

VOTE OF THE PLANNING COMMISSION

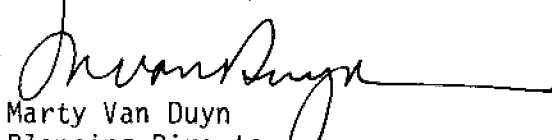
On October 24, 1985, the Planning Commission voted seven ayes, one abstention, and one absent to recommend approval of the request.

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

- 1. Ratify the Negative Declaration;
- 2. Adopt the attached Resolution adopting Findings of Fact and approving the Time Extension and Subdivision Modification with conditions; and
- ~~3. Review and Approve the project plans pursuant to the conditions of the Rezoning for the site.~~

Respectfully submitted,


 Marty Van Duyn
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

AG:lao
 attachments
 P83-419

November 26, 1985
 District No. 8

SACRAMENTO CITY PLANNING COMMISSION

24

MEETING DATE October 24, 1985
 ITEM NO. 16C FILE # 83-419

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- ^{POST}SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

Location: Northwest quadrant of Meadowview Road & 24th Street

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS

NAME

ADDRESS

Rene Archino - 1410 Elton Way, Sacramento, CA 95825

OPPOSERS

NAME

ADDRESS

Ed. Romero - 2269 Henryway Way Sacramento, CA 95822
Patia Lewis - 7629 29th Street, Sacramento, CA 95822

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

MOTION NO. _____

	YES	NO	MOTION	SECOND
Ferris	✓			
Fong	✓			
Goodin	✓			
Holloway	<i>absent</i>			
Hunter	✓		✓	
Ishmael	✓			
Ramirez	✓			
Simpson	✓			
Augusta	<i>absent</i>			✓

3

RESOLUTION No. 85-910

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TIME EXTENSION FOR
TENTATIVE MAP FOR PROPERTY LOCATED ON THE NORTH
SIDE OF MEADOWVIEW ROAD, 1,100+¹ WEST OF 24TH STREET

APPROVED
BY THE CITY COUNCIL

(P83-419) (APN:048-012-01,04)

NOV 26 1985

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on November 26, 1985, held a public hearing on the request for approval of a subdivision modification and tentative map for property located on the north side of Meadowview Road, 1,000+¹ west of 24th Street

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1984 Airport-Meadowview Community Plan designate the subject site for residential use(s).

- 4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
- 5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- 6. In the matter of the hereby approved requested subdivision modification to create lots in excess of 160', a lot less than 100', and to add 12 additional lots:
 - a. The City Council determines
that it is impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the modifications are due to the irregular shape of the site and the site is larger than original surveys indicated
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that all lots will have adequate lot area and the lots in excess of 160' will be restricted to one unit.
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the lots all have adequate lot area
 - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential use(s)
- 7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer, may require oversizing and off-site extensions;

- c. 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;
- d. 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;
- e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director;
- f. Dedicate off-site right-of-way for the most southerly east-west street off of 24th Street. Right-of-way width is 54 feet. Construct a 12 foot lane on the south side (City will condemn right-of-way at the owner's expense);
- g. Lots 6 and 7 are restricted to standard single family development. Deep lot development is prohibited;
- h. The final map shall contain a note that corner lots in the R-1 zone shall be developed with either a single family unit or attached halfplex units after obtaining the necessary City approvals.

MAYOR

ATTEST:

CITY CLERK

P83-419

24

REPORT AMENDED BY STAFF 10-22-85
CITY PLANNING COMMISSION

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

APPLICANT	Raymond Vail & Associates, 1410 Ethan Way, Sacramento, CA 95825				
OWNER	Santa Fe Development, P.O. Box 22587, Sacramento, CA 95822				
PLANS BY	Raymond Vail & Associates, 1410 Ethan Way, Sacramento, CA 95825				
FILING DATE	9-20-85	ENVIR. DET.	Neg Dec 10-14-85	REPORT BY	SD:sg
ASSESSOR'S-PCL. NO.	048-012-01,04				

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map Post-Subdivision Modification
 - C. Special Permit Modification for nine additional single family units (Section 15-F-1)
 - D. Variance to create a lot less than 100' deep (Section 3-D-19)
 - E. Post-Subdivision Modification to create lots in excess of 160 feet deep and one less than 100 feet deep (Chapter 40.320)

LOCATION: North of Meadowview Road, west of 24th Street

PROPOSAL: The applicant is requesting the necessary entitlements to modify previous approvals in order to add nine single family lots for a total of 12 halfplex, 44 patio and 55 conventional lots.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family, church; R-1	Front:	Variable	Variable
South: Fourplexes & church; R-3	Side(Int):	5	5
East: Single family; R-1	Side(St):	12-1/2	12-1/2
West: Single family; R-1	Rear:	15	15

Property Dimensions: Irregular
Property Area: 21+ acres
Density of Development: 7.2 d.u. per acre
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided
Size of Units:
Plan 1 - 1,193 square feet
Plan 2 - 973 square feet
Plan 5A - 1,140 square feet
Plan 5B - 1,062 square feet

BACKGROUND INFORMATION: On January 12, 1984, the Commission recommended approval of a tentative map and rezoning for the subject site. The special permit for development of units in the R-1A zone and a tentative map extension were approved by the Commission on September 25, 1985.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 9, 1985, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the post-subdivision modifications, subject to conditions.

PROJECT EVALUATION: Staff has made the following findings:

- A. Land Use - The subject site is designated for residential uses in the 1974 General Plan. It is designated Residential 4 to 8 units per net acre in the 1984 Airport-Meadowview Community Plan. The site is zoned Single Family (R-1) and Townhouse (R-1A). The site is surrounded by single and multi-family and churches. The proposed density is 7.2 units per net acre.
- B. Design - The applicant has begun the survey in preparation for recordation of the final map. In doing so, it has been revealed that the subject site actually consists of 21 acres, gross. The corner halfplex lot at B Street and 24th Street has been reoriented so that the bank of lots on A Street from 24th Street are now 100 feet deep. Finally the lots have been adjusted to a width more appropriate to the "petite" home size. These modifications result in an additional nine lots which are located in the east/west block.

Staff has compared the new lot sizes with the elevations and floor plans approved by the Commission on September 26, 1985. The units will fit on the "petite" lots with a minimum 20 foot front setback, five foot side yard and 15 foot rear yard. The applicant proposes to mix the petite units into the standard single family portion of the project. Staff, therefore, has no objection to modifying the tentative map or the special permit.

Two of the proposed single family lots exceed 160 feet in depth. Staff has no objection to granting the necessary subdivision modification since the subject site is irregular in shape. Lots 6 and 7 shall be restricted to standard single family (no deep lot) development.

Lot 39 has an average depth of less than 100 feet. Again staff has no objection to granting the variance/subdivision modification due to the irregular shape of the subject site. The lot meets the area requirements of the Subdivision Ordinance. Staff suggests that making lots 40 and 41 narrower along the street frontage would give lot 39 more buildable area.

The Planning Division and Community Services Department have determined the parkland dedication in-lieu fees are appropriate. Fees will be based upon 1.492 acres of land (for the entire project) multiplied by the per acre value established by the applicant's appraisal.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the project and determined that it will not have a significant adverse impact on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends:

- A. Ratification of the Negative Declaration;
- B. Approval of the Tentative Map Post-Subdivision Modification, subject to conditions which follow;

- C. Approval of the Special Permit Modification to develop nine additional units, subject to conditions and based upon findings of fact which follow;
- D. Approval of the Post-Subdivision Modification to create lots in excess of 160 feet deep and one less than 100 feet deep;
- E. Approval of the Variance to create a lot less than 100 feet deep, 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, may require oversizing and off-site extensions;
- 3. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- 4. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- 5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director;
- 6. Dedicate off-site right-of-way for the most southerly east-west street off of 24th Street. Right-of-way width is 54 feet. Construct a 12 foot lane on the south side (City will condemn right-of-way at the owner's expense);
- 7. Lots 6 and 7 are restricted to standard single family development. Deep lot development is prohibited.

Conditions - Special Permit

- 1. The minimum unit size shall be 973 square feet;
- 2. The units shall meet the standard setback requirements for single family development in the R-1 zone except that the front setback shall be varied between 20 and 30 feet. A final site plan indicating the setbacks of each unit in the development shall be submitted for the

Planning Director's approval prior to issuance of building permits. A copy of the plan shall be retained in the file for plan checking on each site;

- 3. Roofing materials shall consist of medium wood shake or tile as indicated in the attached plans, or equivalent heavy grade composition shingle as approved by the Planning Director;
- 4. A copy of the conditions, covenants and restrictions (CC & R's) shall be submitted to the Planning Director and City Attorney prior to final map approval. Adequate provisions shall be made for the maintenance of the front yards throughout the project;
- 5. Fencing of courtyards and patios located adjacent to a public street shall not exceed four feet in height;
- 6. The blank walls shall be designed with window openings;
- 7. The applicant shall adhere to the attached plans and elevations as modified;
- 8. The exterior materials shall consist of stucco and brick veneer siding with wood trim and horizontal wood siding;
- 9. The applicant shall submit a detailed landscape and irrigation plan for the front yards that are to be installed with the development and maintained by an association of the homeowners. The plans shall take into consideration the need for visibility of the unit to the street and no dense landscaping shall be located in the line of sight from the unit to the street. These plans shall be submitted for the Planning Director's review and approval prior to issuance of a building permit;
- 10. Plan 2 shall have a window in the living room which has a view of the street.

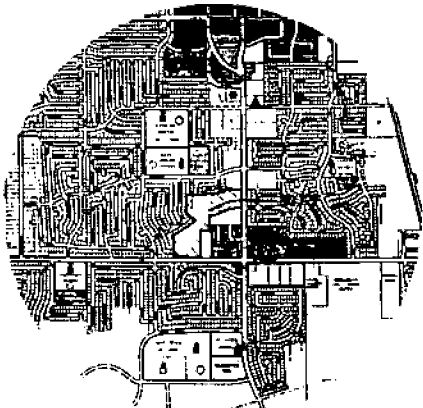
Findings of Fact - Special Permit

- 1. The proposed project is based upon sound principles of land use, in that:
 - a. the site is designated for low density residential use;
 - b. the proposed petite homes are compatible with the adjacent single family development; and
 - c. the units will fit on the lots with adequate setbacks.
- 2. As proposed and conditioned, the special permit will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that:
 - a. adequate setbacks will be provided; and
 - b. provisions for front yard maintenance will be provided.
- 3. The special permit, as proposed and conditioned, is consistent with the 1984 Airport-Meadowview Plan which designates the site as Residential, 7-15 dwelling units per net acre, and the General Plan.

ADDED BY STAFF

1. Granting the variance does not constitute a special privilege extended an individual applicant in that:
 - the parcel is irregularly shaped, making standard subdivision infeasible.
2. Granting the variance does not constitute a use variance in that single family uses are allowed in the R-1 zone.
3. Granting the variance is not injurious to public health, safety or welfare nor a disservice to surrounding property in that:
 - a. the lot will have adequate width and area; and
 - b. it will not conflict with the residential character of the neighborhood.
4. Granting the variance is in harmony with the 1974 General Plan and the 1984 Airport-Meadowview Community Plan which designate the site for residential uses.

POST SUBDIVISION MODIFICATION
 OF
 TENTATIVE MAP
HOUSTON ESTATES
 CITY OF SACRAMENTO, CALIFORNIA
 MAP NO. A 107101-18 TO BE REVISED TO A 107101-18 MODIFIED
 SEPT. 1985



VICINITY
 MAP
 (4" SCALE)

RECORD OWNER:
 SANTA FE DEVELOPMENT COMPANY
 P.O. BOX 21887
 SACTO, CALIF. 95829

DEVELOPER:
 THT CONSTRUCTION CO
 1182 COLLEGE RD
 RANCHO CORONADO, CALIF

ENGINEER:
 RAYMOND VAL & ASSOC.
 144 E 7TH ST. N.W.
 SACTO, CALIF. 95833

WATER SUPPLY:
 CITY OF SACTO

SEWAGE DISPOSAL:
 CITY OF SACTO

SCHOOL DIST:
 SACTO CITY UNIFIED

EXISTING ZONE:
 R-1 & R-2A

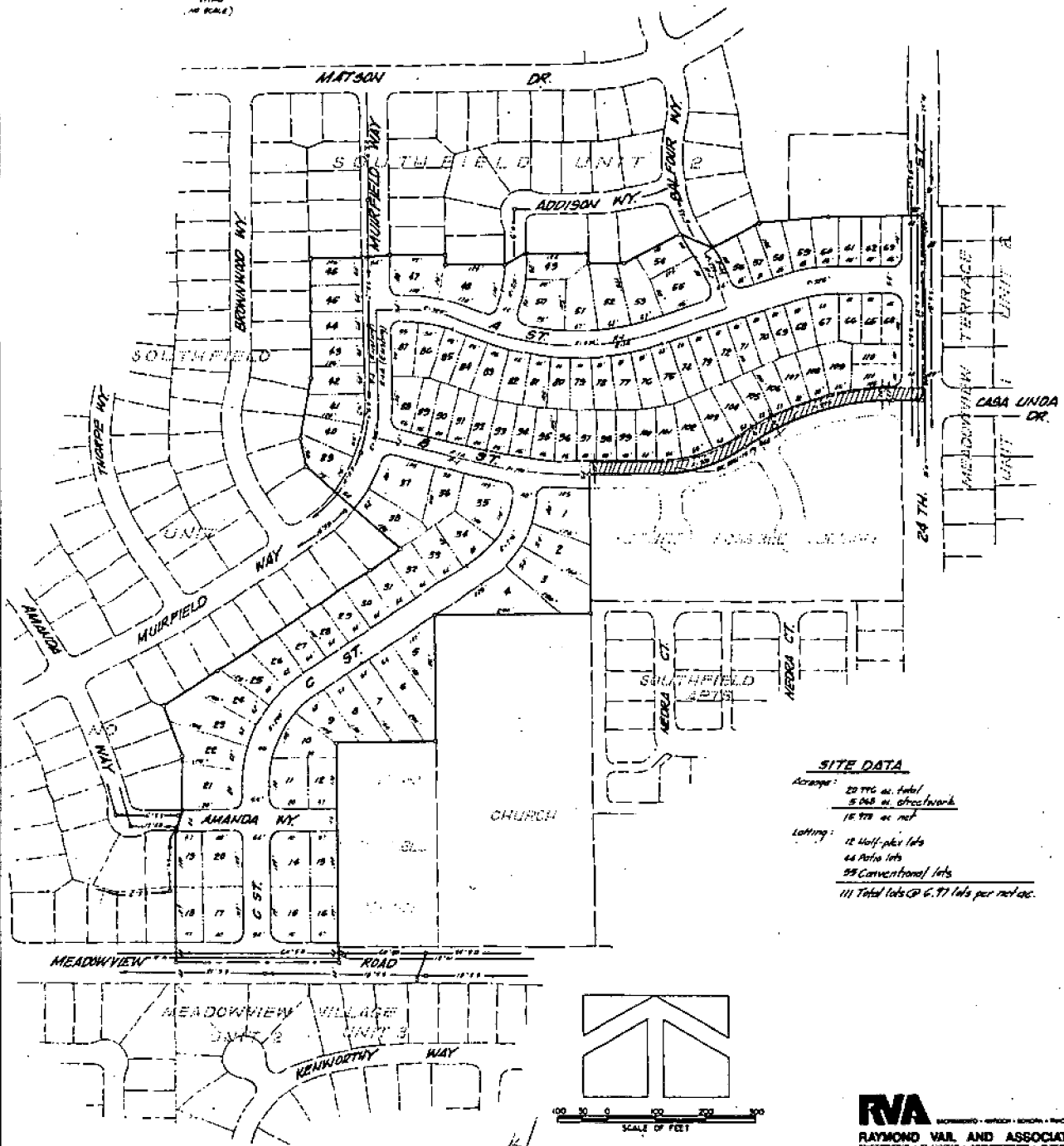
PROPOSED ZONE:
 R-1 & R-2A

EXISTING USE:
 VACANT

PROPOSED USE:
 RESIDENTIAL (SEE SITE DATA FOR COUNT)

ACREAGE:
 212 AC. 8,800 S.F.

A.P.N.:
 01-072-01-004



SITE DATA

Acres: 20.776 ac. total
 5.048 ac. offset/road
 15.728 ac. net

Lotting:
 12 Half-acre lots
 44 1/4-acre lots
 55 Conventional lots
 111 Total lots @ 6.77 lots per net ac.

TENTATIVE MAP

HOUSTON ESTATES

CITY OF SACRAMENTO - CALIFORNIA
SECTION 34 1/4 BLK 1, T11N, R1E, M000M.

AUG. 1985

OWNER & DEVELOPER: SANTA FE DEVELOPMENT CO.
70 BOX 22587
SACRAMENTO, CA 95822

ENGINEER: JOYLAND HILL FARMERS
1400 ETTINGHAUSEN RD
SANTA CLAY, CALIF.

WATER: CITY OF SACRAMENTO
SEWER: -

ELEC: S.M.U.D.

GAS: P.G. & E.

SCHOOLS: SACRAMENTO UNIFIED

ZONING: R-1 (change approved 2-21-84; rezone lots 4E thru 87 to R-1A)

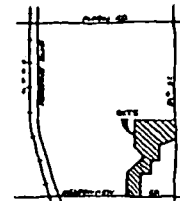
ACREAGE: 19.2

NO. LOTS: 56 CONVENTIONAL / 34 PATIO / 12 HALF PLEX - 102

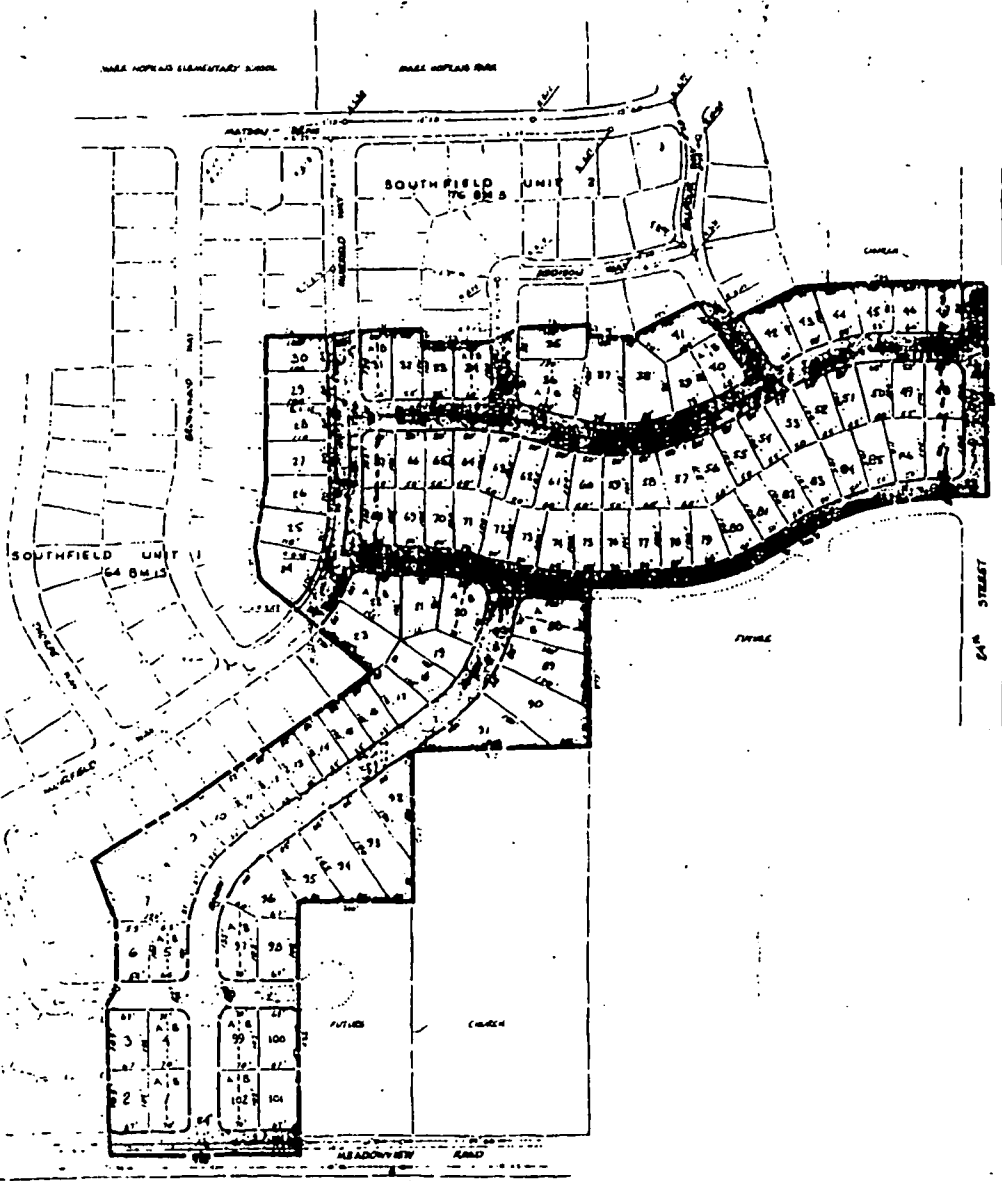
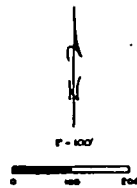
A.P. NO. 46-012-01, 04.

PRESENT USE: VACANT

PROPOSED USE: SINGLE FAMILY



LOCATION MAP



PREVIOUSLY APPROVED
TENTATIVE

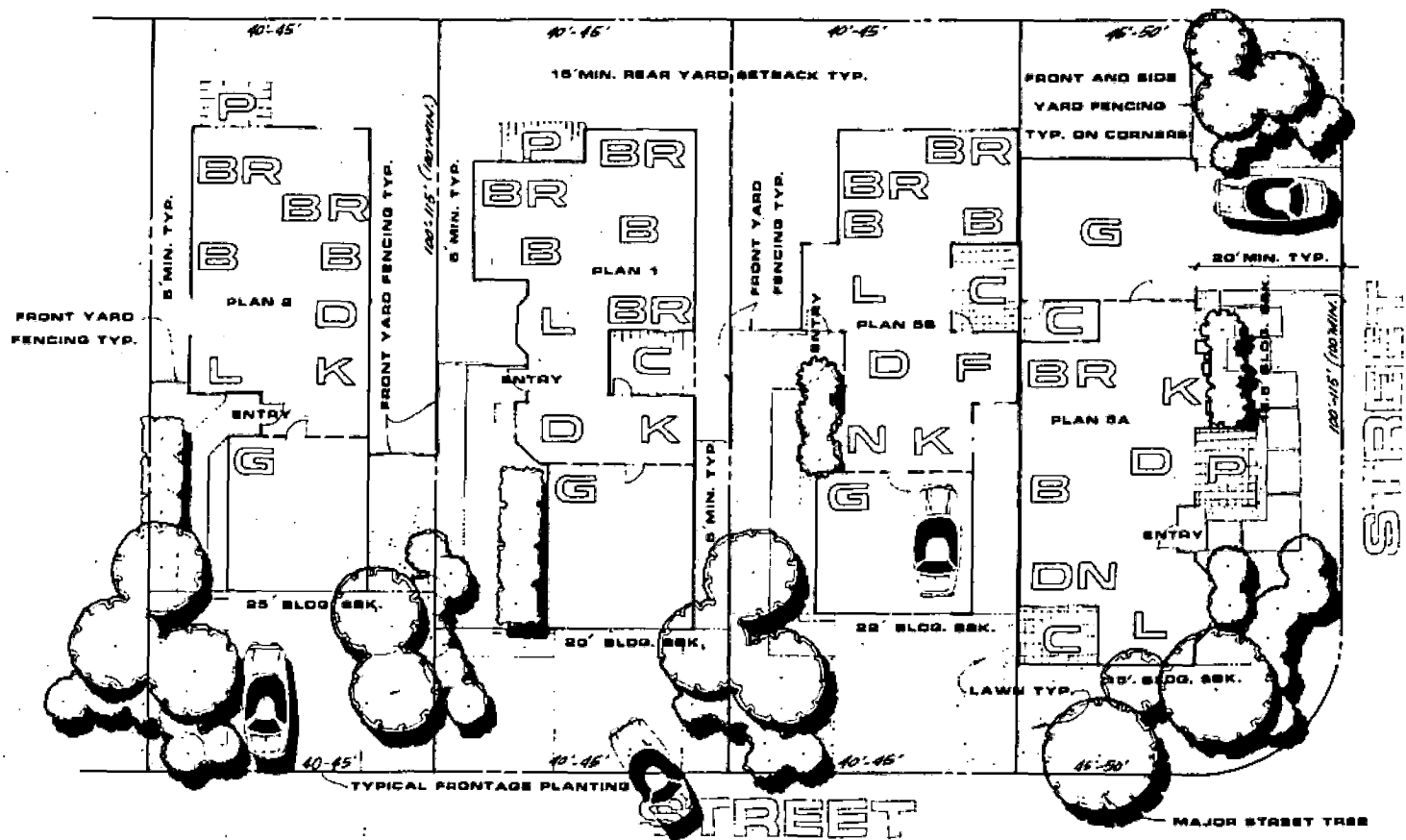
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1024-55

16

24

16



buzz garcia associates
 ARCHITECTURE PLANNING

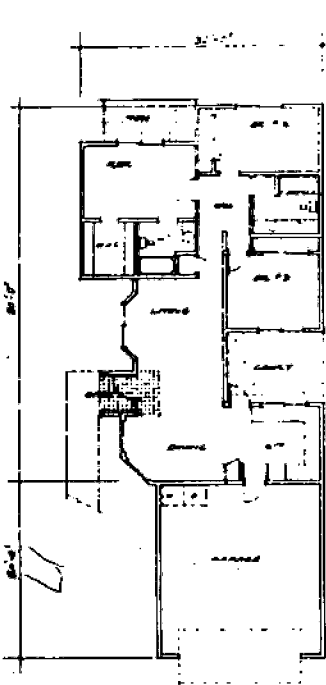
TYPICAL PLOT PLAN

SHEET 4 OF 4

HOUSTON ESTATES

RA RAYMOND VAIL AND ASSOCIATES
 ENGINEERING • PLANNING • ARCHITECTURE • SURVEYING
 TAMKE CITY, CALIFORNIA

PLAN 1



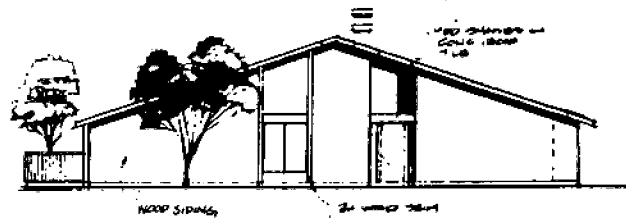
ALTERNATE ELEVATION REVERSE



FRONT ELEVATION REVERSE

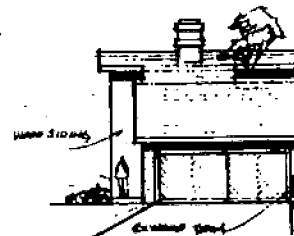
TOTAL GROSS AREA
11888.S.F.
380RM./28BATH

PLAN 2

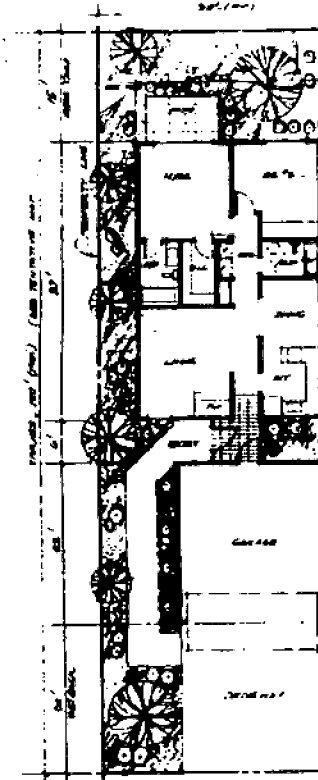


LEFT ELEVATION

TOTAL GROSS AREA
8738.S.F.
180RM./28BATH



FRONT ELEVATION



buzz garcia associates
ARCHITECTURE • PLANNING

TYPICAL FLOOR PLANS & ELEVATIONS

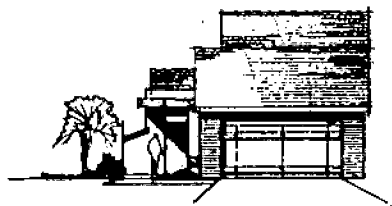
SHEET **4** OF **4**

HOUSTON ESTATES

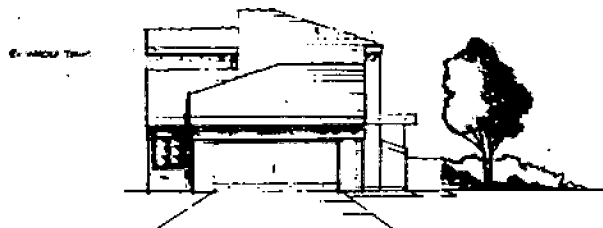
RA
RAYMOND VAIL AND ASSOCIATES
ENGINEERING • PLANNING • ARCHITECTURE • SURVEYING
SAN DIEGO, CALIFORNIA

6/17-88

PLAN 5



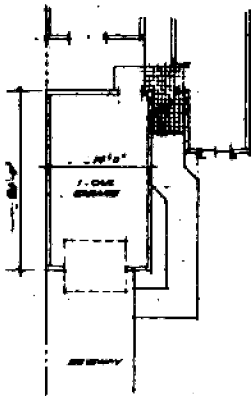
FRONT ELEVATION



SIDE ELEVATION

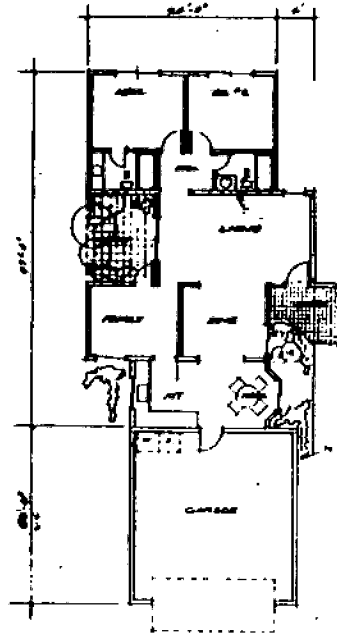
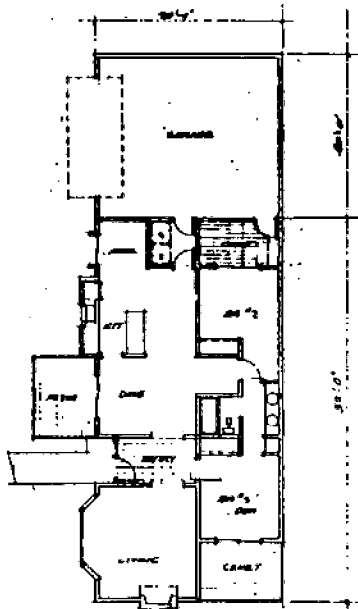
A

B



ALTERNATE 1-CAR GARAGE

TOTAL GROSS AREA
11408 S.F.
280RM./18BATH



TOTAL GROSS AREA
10885 S.F.
280RM./18BATH

TYPICAL FLOOR PLANS & ELEVATIONS

buzz garcia associates
ARCHITECTURE • PLANNING

SCALE: 1/8" = 1'-0"
SHEET 3 OF 4

HOUSTON ESTATES

RVA SACRAMENTO • SAN FRANCISCO • SAN JOSE
RAYMOND VAIL AND ASSOCIATES
ENGINEERING • PLANNING • ARCHITECTURE • SURVEYING
SAN JOSE, CALIFORNIA

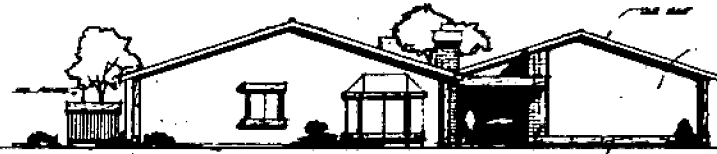
283-419

PLAN 3

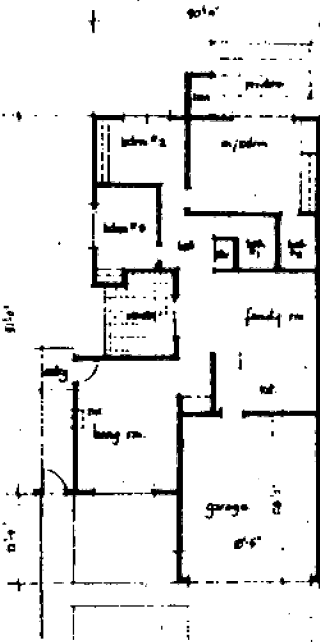


SIDE ELEVATION

PLAN 4

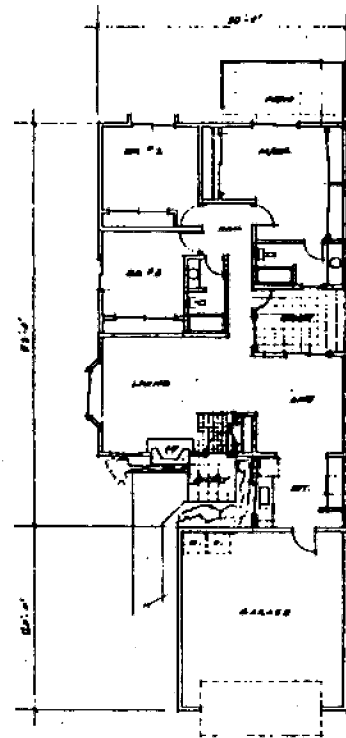


LEFT ELEVATION



FRONT ELEVATION

TOTAL GROSS AREA
1800S.F.
3BDRM./2BATH



FRONT ELEVATION

TOTAL GROSS AREA
1800S.F.
3BDRM./2BATH

buzz garcia associates
ARCHITECTURE · PLANNING

TYPICAL FLOOR PLANS & ELEVATIONS

1/4" = 1'-0"
SHEET 2 OF 4

HOUSTON ESTATES

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