

CITY PLANNING COMMISSION

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

| | | | | | |
|----------------------------|---|--------------------|-----------|------------------|-------|
| APPLICANT | Dennis Amundson, P O Box 1285 Rancho Murieta, CA 95683-1285 | | | | |
| OWNER | C & B Boyd Properties, 158 Calle Larga, Los Gatos, CA 95030 | | | | |
| PLANS BY | Derek White & Associates, 2182 Dupont Dr., #3, Irvine, California 92715 | | | | |
| FILING DATE | 11/23/88 | ENVIR. DET. | Neg. Dec. | REPORT BY | DH:vf |
| ASSESSOR'S PCL. NO. | 225-0310-011 | | | | |

APPLICATION:

- A. Negative Declaration
- B. Special Permit to allow the expansion of an existing mobile home park from 152 to 171 spaces on 21+ partially developed acres.

LOCATION: 4200 El Centro Road

PROPOSAL: The applicant is requesting the necessary entitlements to add 19 mobile home park spaces on 2.3 acres as part of an existing 152 unit mobile home park on 18 acres.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/net acre)
1986 North Natomas Community
Plan Designation: Medium Density (12 du/acre)
Existing Zoning of Site: A
Existing Land Use of Site: Mobile home park, vehicle storage and vacant

| Surrounding Land Use and Zoning: | Setbacks: | Required | Provided |
|----------------------------------|------------|----------|-------------------|
| North: Vacant, rice fields; A | Front: | 25' | 75' off El Centro |
| South: Vacant, rice fields; A | Side(Int): | 10' | |
| East : Vacant, rice fields; A | Side(St): | 12-1/2' | |
| West : Vacant, row crop; A | Rear: | 15' | |

Parking Required: 19 spaces
Parking Provided: 19 spaces
Property Dimensions: 100' x 10,005'
Property Area: 2.3 vacant acres
Density of Development: 12 d.u. per acre
Square Footage of Building: NA
Height of Building: Mobile homes-single story
Topography: Flat
Street Improvements: Existing mobile home street system
Utilities: Existing in El Centro Road

BACKGROUND INFORMATION: The project site consists of an 18+ acre parcel developed with a 152 unit mobile home park established through a Planning Commission approved special permit on March 11, 1969 (P-3589). Subsequent amendments added an outdoor storage area in 1974 (P-6068). Both Special Permits were extended to September 23, 1977. The mobile home park was built between 1977 to 1978 so that streets and facilities are in good repair.

The applicant purchased 100 ft. of the east adjacent parcel and merged it in 1985 (P85-350).

001130

APPLC. NO. P89-010 MEETING DATE January 12, 1989 ITEM NO. _____

The proposed 19 space addition will occur on the area merged in 1985 (easterly portion).

PROJECT EVALUATION: Staff has the following comments regarding this proposal.

A. Land Use and Zoning:

The project site is a 21+ acre site developed with a mobile home park containing 152 mobile home spaces, a recreation/meeting hall, swimming pool and other facilities including recreational vehicle storage area and car washing area. The site is zoned Agriculture and is designated for residential land uses in the General Plan and the 1986 North Natomas Community Plan for medium density residential 12 du/acre. The proposed addition of 19 spaces on 2.3+ acres results in a density of 12 dwelling units per acre and is consistent with the Community Plan. Mobile home parks are allowed in the Agriculture Zone subject to securing a special permit.

B. Project Description:

The applicant is requesting a special permit to add 19 mobile home park spaces to an existing 152 unit mobile home park. The expanded area is located adjacent to the eastern boundary of the park. A recreational vehicle storage area occupies the northeast corner of the site which is proposed to be removed. Two guest parking lots are proposed in lieu of recreation vehicle storage area, one each at the north and south property lines near the eastern property line. Access to the 19 lots will be off a 25 ft. wide private street. Existing streets are 30 feet wide. The street will serve as the eastern boundary to the mobile home park with fencing along the property line. No detailed landscaping plans were provided for the expansion area.

C. Mobile Home Park Design:

The applicant did not provide any examples of mobile home units proposed for the 19 lots. A mix of single and double wide units are stated to be allowed. Each pad will have a 10 foot wide, 45 foot long paved driveway/parking area.

The State of California, Department of Housing and Community Development, Mobile Home Park Division, enforces standards for the construction, placement and operation of mobile homes in mobile home parks.

After reviewing the proposal and inspecting the site, staff has the following suggestions to improve the design of the mobile home park addition:

1. A ten foot wide landscape strip adjacent to all exterior property lines or fencing should be provided. The purpose of the landscape strip is to provide a buffer from adjacent uses. For the subject site, staff recommends a 10 foot landscape strip planted on the east side of the new driveway. Landscaping should include evergreen trees on 25 foot centers with a mix of five and 15 gallon specimen size trees.

2. The proposed guest parking areas are required to meet the City Tree Shading Ordinance requirements.
3. Lighting for the mobile home park is recommended to be electrolier type rather than flood lights.

E. Agency Comments:

The City Traffic Engineer provided the following comments:

1. Dedicate and improve El Centro Road to the satisfaction of the Traffic Engineer.
2. Applicant shall agree to join any future assessment district that is formed to improve El Centro Road and Stadium Way.

Staff recommends that the applicant meet with the City Traffic Engineer to resolve the issue of street dedication and improvements to El Centro Road.

ENVIRONMENTAL DETERMINATION: The City Environmental Review Coordinator has determined that the proposed project will not result in any adverse impacts and has filed a negative declaration.

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

- A. Ratify the Negative Declaration;
- B. Approve the special permit subject to conditions and based upon findings of fact which follow:

Conditions:

1. The applicant shall comply with all State Requirements regarding operation of the mobile home park.
2. Detailed landscaping and irrigation plans are to be reviewed and approved by the Planning Director prior to issuance of building permits which show the following:
 - a. a ten foot wide landscape along the east side of the driveway planted with evergreen trees on 25 foot centers consisting of a mix of five and 15 gallon specimen size;
 - b. the two guest parking lots shall meet the City's Tree Shading Ordinance requirement and have sufficient landscaping. All maneuvering areas are to have asphaltic concrete or better all weather surface;

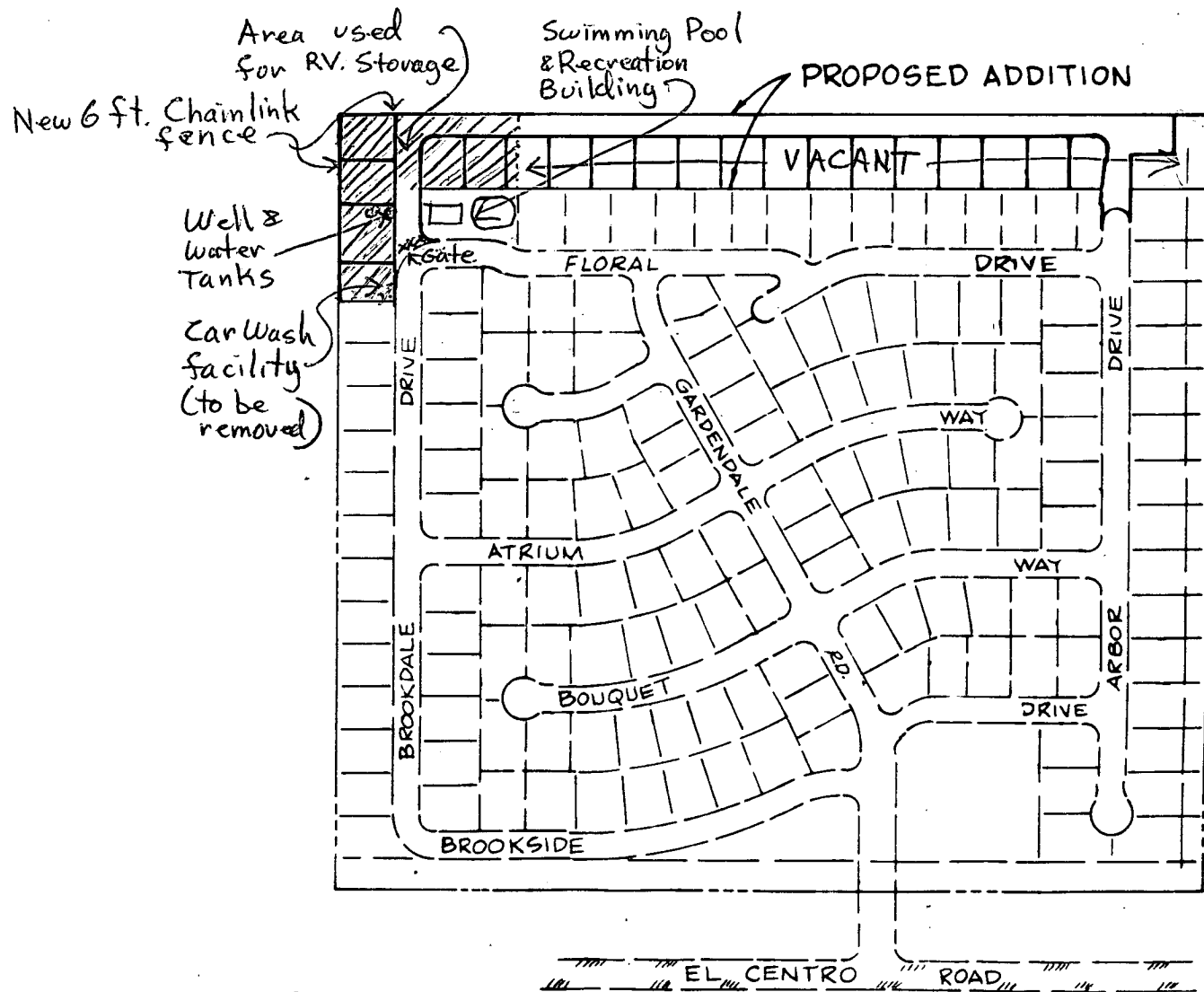
3. Lighting for the mobile home parking streets shall be electrolier type rather than flood lights;
4. The applicant shall submit typical site plans for the single and double wide mobile home for the review and approval of the Planning Director. The setback of the individual mobile home spaces shall conform to the Zoning Ordinance Standards for trailer parks.

Findings of Fact - Special Permit:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the project will not impact surrounding existing or proposed development; and
 - b. adequate landscaping will be provided.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare or result in the creation of a nuisance in that:
 - a. adequate space will be established for each mobile home unit;
 - b. parking for each unit will be provided on each pad; and
 - c. adequate vehicle access and landscaping will be provided.
3. The project, as conditioned, is consistent with the 1988 General Plan and 1986 North Natomas Community Plan in that the site is designated for low density residential (4-15 du/na) and medium density residential (12 du/ac) respectively and the project, at 12 units per acre, is consistent with the plan designation.

30'
BROOKDALE

EXHIBIT A
OVERALL
MOBILEHOME
PARK
LAYOUT



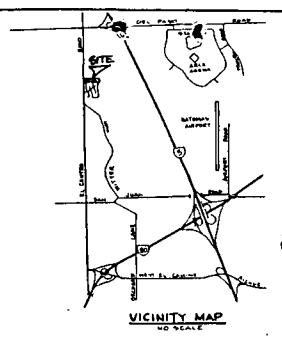
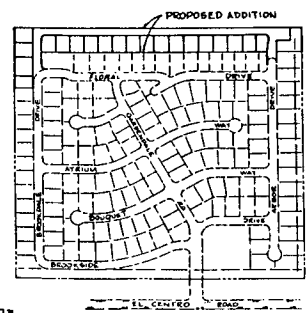
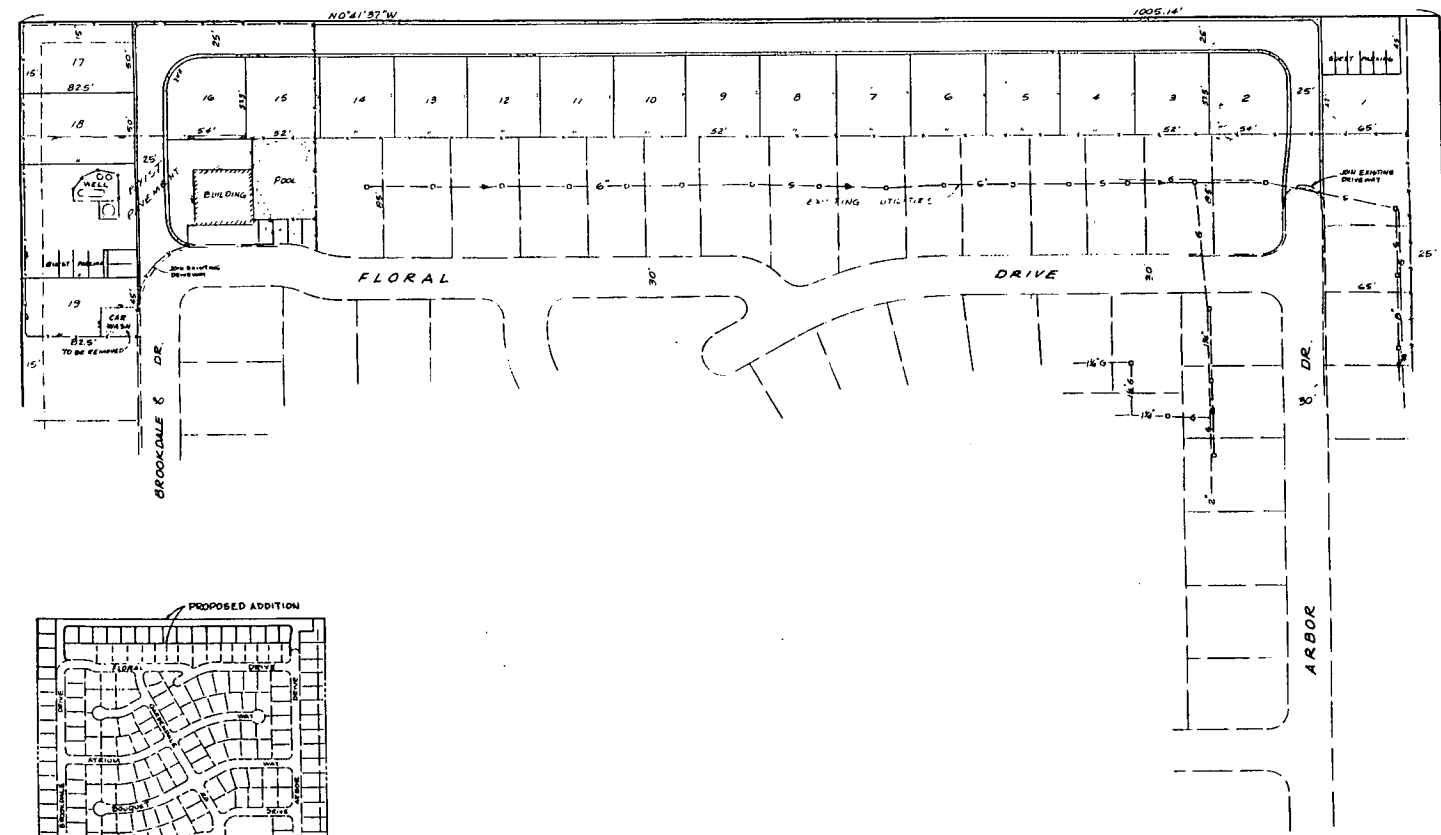
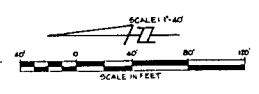
KEY MAP

P-89-010

P890101

1-12-89

item



PROPOSED
19 SPACE ADDITION
TO
EXIST. 153 SPACE MOBILE HOME PARK

PREPARED FOR:
MR. DENNIS G. AMUNDSON
A.M. WEST HOMES
PO BOX 1255
RANCHO MURIETA, CA 95683-1285
TELE: (916) 864-0525

SPECIAL PERMIT NO. _____

SITE PLAN

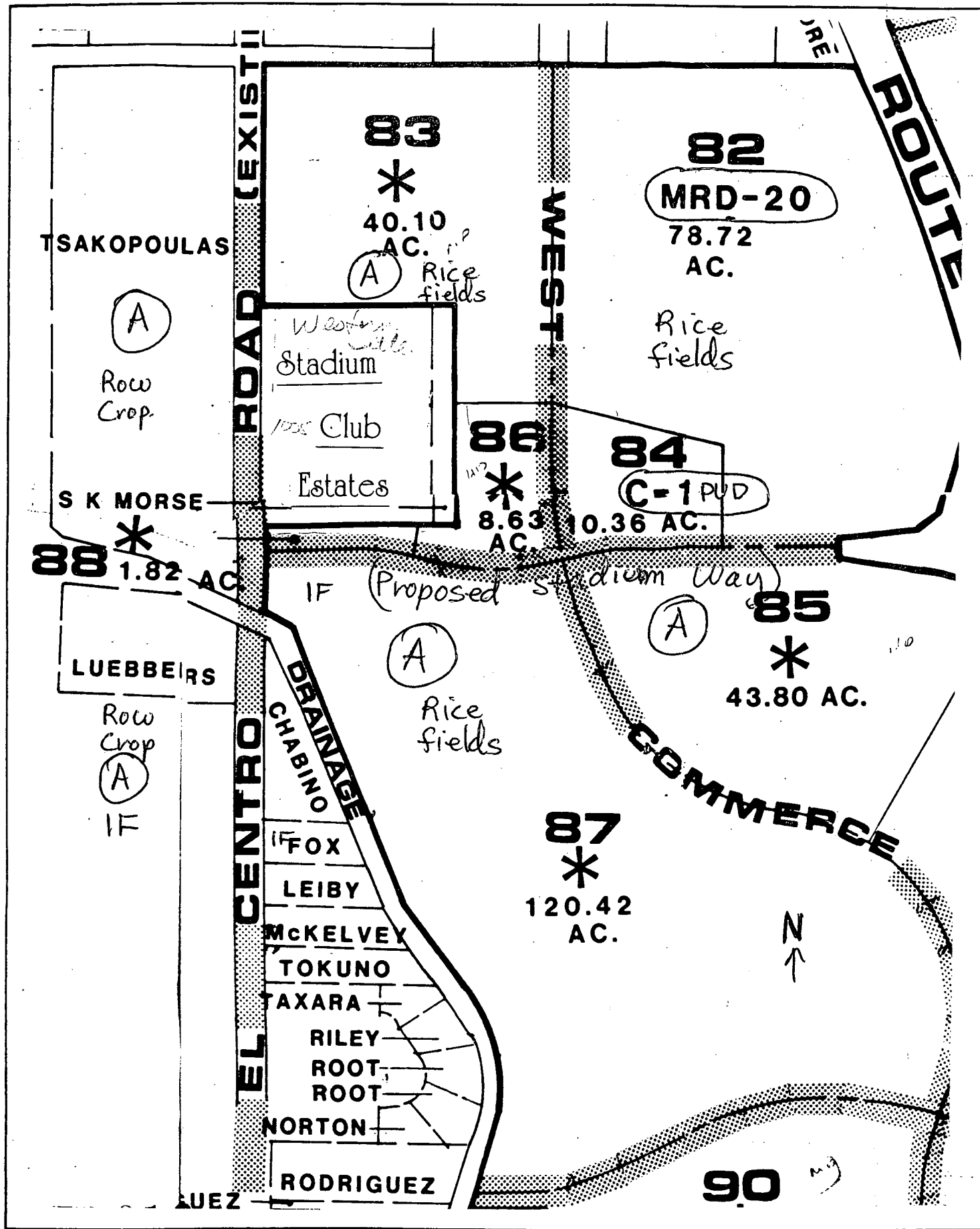
STADIUM CLUB ESTATES

MOBILE HOME COMMUNITY
SACRAMENTO, CALIFORNIA

DEREK H. WHITE & ASSOCIATES
Consulting Civil Engineer
2182 QUINN DRIVE, SUITE 3
IRVINE, CALIFORNIA 92614

1"=40'
SIDE BB
JWD
DHW

EXHIBIT
B



VICINITY - LAND USE - ZONING

P-89-010

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1-12-89

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