

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

APPLICANT Trinity Development - 7447 Antelope Road, Citrus Heights, CA 95610		
OWNER E/S Development Company - P.O. Box 60852, Sacramento, CA 95860		
PLANS BY Murray Smith & Associates - 3110 Gold Canal Drive, Rancho Cordova, CA 95670		
FILING DATE 12-15-89	ENVIR DET Neg. Dec.	REPORT BY DH:sg
ASSESSOR'S PCL. NO. 040-0260-053		

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map to create 14 petite single family lots and a common lot for a private street on 1.9± vacant acres in the Single Family Alternative (R-1A) zone
 - C. Special Permit to construct 14 petite units in the R-1A zone
 - OK** D. Subdivision Modification to establish double frontage lots and private street

LOCATION: Southeast corner of 65th Street Expressway and Elder Creek Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 14-unit petite single family subdivision served by a private street.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
South Sacramento Community Plan Designation:	Residential 4-8 du/net acre
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	Setbacks: Required Provided
North: Multiple family; R-3	Front: To be determined
South: Single family; R-1	Side(Int): by Commission
East: Single family; R-1	Side(St):
West: Single family; R-1	Rear:
Parking Required:	21 spaces
Parking Provided:	28 spaces
Property Dimensions:	Irregular
Property Area:	1.9± acres
Density of Development:	7.4 d.u.per acre

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Square Footage of Building: Plan 1 = 1,009 sq. ft.; Plan 2 = 1,132 sq. ft
Height of Building: Single story - 17 ft.
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco, wood trim
Roof Materials: Heavy composition shingle

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 25, 1990, by a vote of five ayes, one abstention, and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modifications.

BACKGROUND INFORMATION: On July 6, 1982 the City Council denied requests to develop 16 single family and 79 condominium units on the original 12.0± acre subdivision called Cobblewood. In 1986 the City Council approved the Cobblewood subdivision (P86-037) which established 36 single family lots, 16 halfplex lots and Lot A for future multi-family development. The subject site is Lot A which the applicant proposes 14 zero lot line units served by a private street off Elder Creek Road in the R-1A zone.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 1.9± acre parcel located in the Single Family Alternative (R-1A) zone. The site is designated for Low Density Residential uses on the 1988 General Plan and 4 to 8 dwelling units per acre on the 1986 South Sacramento Community Plan. Overall project density is 7.4 dwelling units per acre. Surrounding land uses include standard single family to the south and east, and a mobile home park to the west across 65th Street Expressway in the R-1 zone. North across Elder Creek Road are multiple family units in the R-3 zone.

B. Design

The proposed 14 lot private subdivision is located at the intersection of two major streets. When the site was rezoned in 1986 (P86-037), the Planning Commission required a sound study along 65th Expressway which calls out for installation of a six foot high sound wall. A decorative masonry sound wall has been installed adjacent to Cobblewood but stops at the subject site. The applicant will continue the wall to Elder Creek. No access is allowed from 65th Street Expressway.

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Access will be provided off Elder Creek Road on a 31 foot wide private street constructed to City standards. All improvements are to be installed and inspected to City standards. Staff originally requested redesign of the project to provide access off Rancho Pico Way and not provide access off Elder Creek. Public Works Department determined that access off Elder Creek would be acceptable. This results in one lot with three street frontages and two through lots. A more conventional subdivision design could be achieved for the site, however the unit count is decreased. Since access internal to the site is off a private street to be maintained by a homeowners' association, staff has no objection to the establishment of through lots or a lot with three street frontages.

One issue raised by planning is the responsibility for maintenance of landscaping between the fence and right-of-way for Rancho Pico Way frontage. Since this serves as a rear yard area, staff is concerned that any solid wall or fence constructed along Rancho Pico may be a place for graffiti and weed build-up due to its remoteness from access to the project site. Staff recommends that a decorative wrought iron fence, six feet in height, be constructed along the Cumingham-Rancho Pico Way frontage so that residents of the development are forced to maintain the area and not ignore it. The fence will also deter graffiti and provide rear yard security. If homeowners wish to add privacy screen fencing, it should be as shown on Exhibit C, staff modified site plan. The open area could be used as a common recreation area and be maintained by the homeowners' association.

C. Special Permit - Petite Zero Lot Line Dwellings

The applicant proposes two floor plans of 1,009 square feet and 1,132 square feet in a zero-lot-line development. A ten-foot building maintenance easement and setback will be required between the units where doorways are opposite property lines. Staff has reviewed the elevations and recommends use of stucco, wood trim, and a mix of horizontal masonite siding with other materials including brick veneer or window sill treatments. For sound attenuation, special treatments are required for elevations facing 65th Street Expressway. Staff also recommends planting of one tree per lot and landscaping of the wall and fence areas adjacent to public right-of-ways. This landscape area is to be maintained by the homeowners' association and not the City.

Staff recommends that detailed elevations be reviewed and approved by staff prior to issuance of building permits. Detailed landscaping plans, decorative wall and wrought iron fence details are to be reviewed and approved by staff prior to issuance of grading or construction permits for the site.

D. Parkland Dedication

As a condition of Cobblewood, parkland dedication fees for Lot A are to be collected at the time development requests are made for Lot A. The applicant will be required to pay parkland dedication fees prior to recording the final map.

E. Prior Rezoning Conditions

As a condition of rezoning the site in 1986, the City Council required that the proposed townhouse/condominium development on Lot A be designed to include enclosed garages and individual laundry facilities for each unit. The proposed project complies with these requirements.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator 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 would occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local particulate levels in the vicinity of the construction zone. Elements of this program should include the following:
1. Sprinkle all unpaved construction areas with water at least twice per day during 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 suspension of particulates 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 in order to increased watering, as necessary.

- B. All windows and sliding glass doors should be weatherstripped or mounted in low air-infiltration design frames meeting ANSI air infiltration standards.
- C. Air conditioning or other suitable means of ventilation shall be provided to allow occupants to close doors and windows for the required acoustical isolation.
- D. A property line noise barrier at least six feet in height shall be provided along the 65th Street Expressway frontage and up to the property line proposed between Lots 1 and 2 (numbers revised to Lots 3 and 4).
- E. Property line noise barrier materials must be airtight and massive, with no significant gaps in construction. Acceptable materials include masonry block, concrete panels, and 1-1/2 inch lumber with caulked over lapping joints. Suitable materials for patio barriers include stucco, wood paneling (on two sides of a wood stud frame), and 3/4 inch plywood. The use of other architectural materials should be reviewed by a qualified acoustical consultant.
- F. Exterior walls of the units along the 65th Expressway which face that roadway should include stucco or brick siding. If wood siding is used, an underlayer of wood fiber board should be applied, and the interior walls should be mounted to the studs by means of resilient channels (Brown-Buntin Associates, Inc., March 22, 1989).

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 and environmental impact report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the Tentative Map subject to conditions which follow;
- C. Approve the Special Permit to construct 14 petite zero-lot-line dwellings subject to conditions and based upon findings of fact which follow; and
- D. Recommend approval of the Subdivision Modification to establish double frontage lots and a private street.

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. Name streets to the satisfaction of the Planning Director;
4. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
5. 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;
6. 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;
7. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
8. Meet all County Sanitation District requirements;
9. Submit a soils test prepared by a registered engineer to be used in street design;
10. All sewer, water and drain lines and street lighting through the site shall be to City standards and privately maintained;
11. Entrance to private street shall be a standard driveway;
12. Dedicate the private roadway as a public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;

13. Dedicate a standard 12.5-foot public utility easement for underground and over-head electrical facilities and appurtenances adjacent to private drive on Lots 1 to 9, 13 and 14. Dedicate a 7-1/2-foot public utility easement adjacent to Lots 10, 11, 12;
14. Left turns to and from Elder Creek Road shall be prohibited. Median island shall be extended in Elder Creek Road to the satisfaction of the Traffic Engineer;
15. Private streets shall be to City standard widths structurally and geometrically (31 feet back-of-curb to back-of-curb or 40 feet back-of-sidewalk to back-of-sidewalk - sidewalks may be deleted);
16. City standards apply to all knuckles, bulbs and cul-de-sac design;
17. Comply with mitigation measures stated in the negative declaration for P90-046 to the satisfaction of the City Environmental Review Coordinator;
18. Place note on final map: Sewer, water, drainage, street lighting systems and streets are to be constructed and inspected to City specifications but are owned and maintained by the homeowners' association;
19. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first;
20. A homeowners' association shall be formed and C.C. & R's shall be approved by the City assuring maintenance of private roadway landscaped areas adjacent to walls and fences and common landscaped areas. The homeowners' association shall maintain all streets, lights, sewers, drains, and water systems. Map shall be revised to increase size of Lot A to the satisfaction of the Planning Director.

Conditions - Special Permit - Petite Homes

1. Revised detailed elevations for the units shall be approved by Planning staff showing a mix of stucco, horizontal wood siding and brick veneer prior to issuance of building permits. Roof materials shall be 30-year heavy grade composition shingle or better.
2. A minimum of one tree shall be planted per yard. Trees shall be five gallon specimen selected from approved City tree list. An overall site plan of the project indicating the location and species of all trees shall be submitted for Planning Director review and approval prior to issuance of building permits.

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3. Homeowners' association shall maintain all yard areas including landscape areas adjacent to all walls and fences, the Lot A common yard area and the public right-of-way along Elder Creek Road and Rancho Pico Way. A landscape and irrigation plan for all common areas shall be submitted for Planning Director review and approval prior to issuance of building permits.
4. A six foot high decorative wrought iron fence shall be constructed along the Rancho Pico Way frontage. Privacy fences may be constructed for rear yard areas as long as they do not obstruct the view from the cul-de-sac to Rancho Pico Way.
5. A six foot high decorative wood and masonry pillar fence shall be constructed along Elder Creek Road. The design and materials of the fence shall be subject to Planning Director review and approval prior to issuance of building permits.
6. The applicant shall comply with the following negative declaration mitigation measures:
 - a. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local particulate levels in the vicinity of the construction zone. Elements of this program should include the following:
 - 1) Sprinkle all unpaved construction areas with water at least twice per day during 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 suspension of particulates 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 in order to increased watering, as necessary.

- b. All windows and sliding glass doors should be weatherstripped or mounted in low air-infiltration design frames meeting ANSI air infiltration standards.
- c. Air conditioning or other suitable means of ventilation shall be provided to allow occupants to close doors and windows for the required acoustical isolation.
- d. A property line noise barrier at least six feet in height shall be provided along the 65th Street Expressway frontage and up to the property line proposed between Lots 1 and 2 (numbers revised to Lots 3 and 4).
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- f. Exterior walls of the units along the 65th Expressway which face that roadway should include stucco or brick siding. If wood siding is used, an underlayer of wood fiber board should be applied, and the interior walls should be mounted to the studs by means of resilient channels (Brown-Buntin Associates, Inc., March 22, 1989).

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Findings of Fact - Special Permit

- 1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. that adequate parking will be provided;
 - b. landscaping and decorative walls and fences will surround the development; and
 - c. streets, utilities and infrastructure will be designed, constructed and inspected to City standards.

2. The proposed project, as conditioned, will not be detrimental to the public health, safety or welfare in that landscaping, access and parking will be provided on the site.
3. The project is consistent with the General Plan and South Sacramento Community Plan in that the site is designated for residential low density uses and the development conforms to the plan designation.

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TENTATIVE MAP

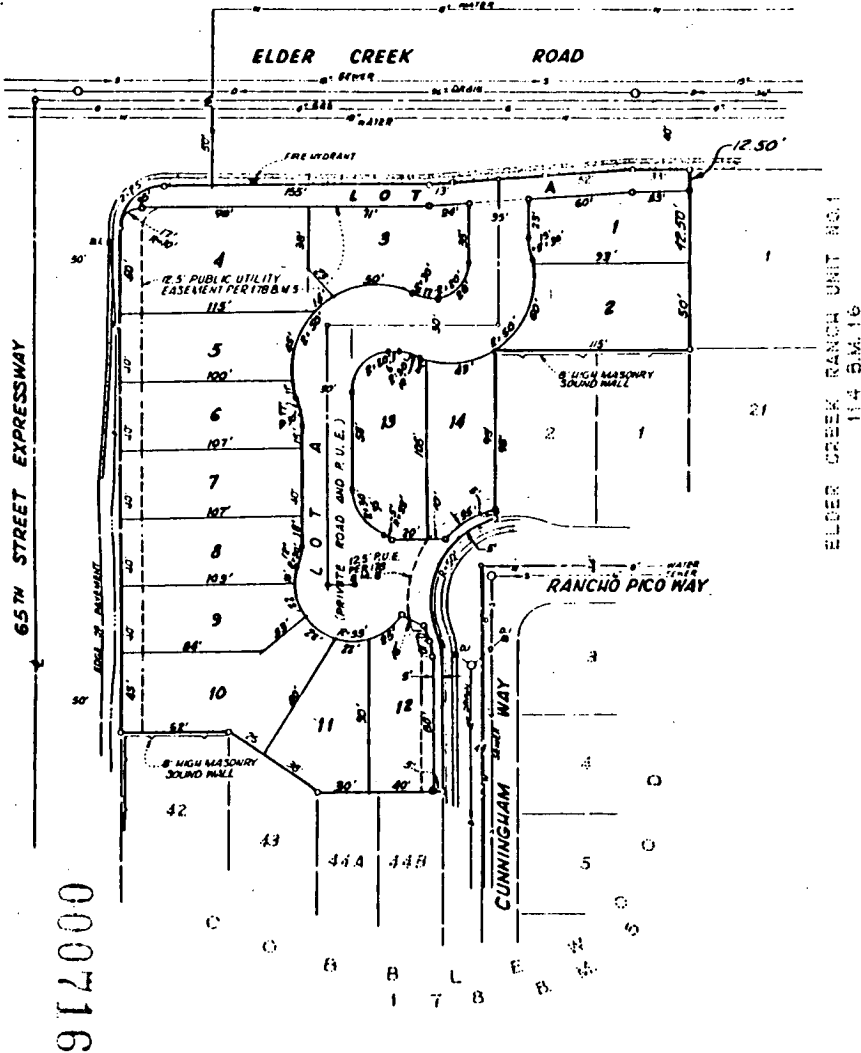
ELDER PLACE

LOT A OF COBBLEWOOD (176 S.M. 5)

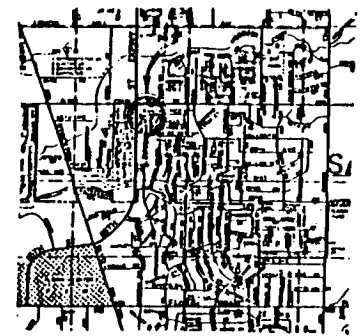
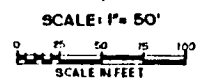
CITY OF SACRAMENTO, CALIFORNIA

JUNE 1990

MURRAY SMITH AND ASSOCIATES



- OWNER: S/S DEVELOPMENT COMPANY
P.O. BOX 60852
SACRAMENTO, CA 95866
PHONE: 922-3499
- SUBDIVIDER: TRINITY DEVELOPMENT
7447 ANVELOPE ROAD, STE. 104
CITRUS HEIGHTS, CA 95610
PHONE: 721-5093
- ENGINEER: MURRAY SMITH & ASSOCIATES
3310 GOLD CANAL DRIVE
RANCHO CORDOVA, CA 95670
PHONE: 635-1511
- IMPROVEMENTS: AS REQUIRED BY THE CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- EXISTING ZONING: R-1-A
- PROPOSED ZONING: R-1-A
- ASSESSOR'S PARCEL NO: 010-0260-053
- SCHOOL DISTRICT: CITY OF SACRAMENTO
- SEWAGE DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT
- ELECTRICAL SERVICE: SMOB
- GAS SERVICE: PACIFIC GAS & ELECTRIC
- ACREAGE: 1.9 ACRES
- NO. OF LOTS: 16 RESIDENTIAL LOTS AND LOT A (PRIVATE ROAD & P.U.E.)

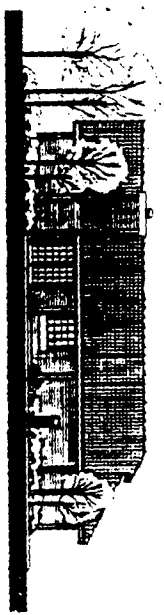
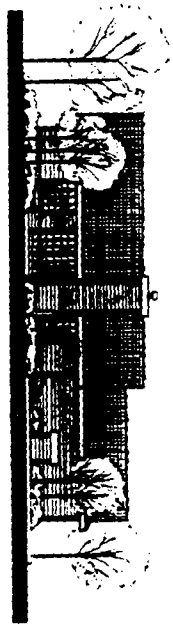
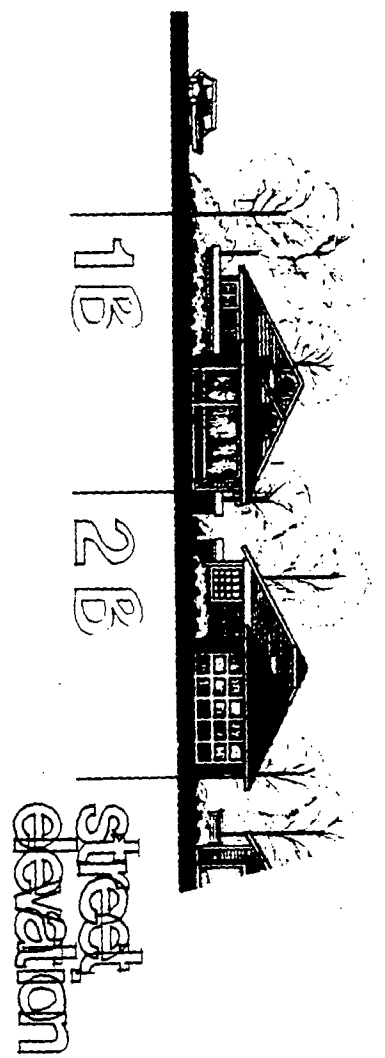


16-11-92

S.M.P.

EXHIBIT 19

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ELEVATIONS

DATE	10/10/90
BY	WFS
CHECKED BY	WFS
SCALE	AS SHOWN
NO.	3

Trinity Development Corp.	
LOT - A	

WSM ARCHITECT
 WILLIAM F. STARKES, JR.
 1712 PARK DRIVE, SUITE 210, CARLSBAD, CA 92008



P-90-046

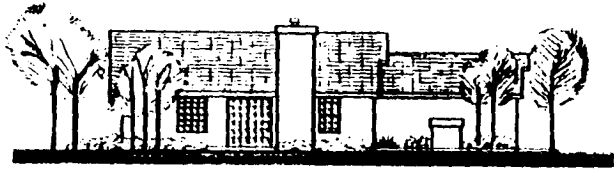
000718



1

2

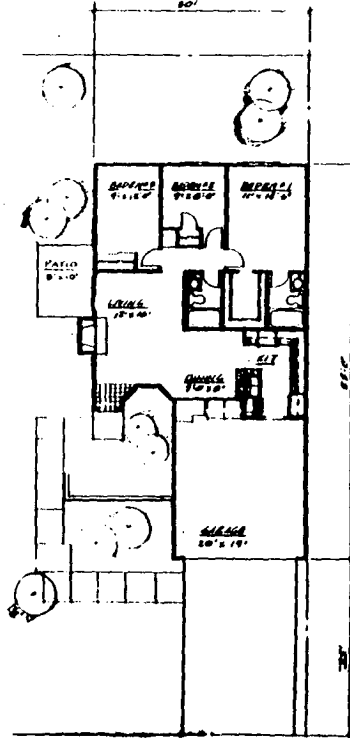
street elevation



1st side elevation

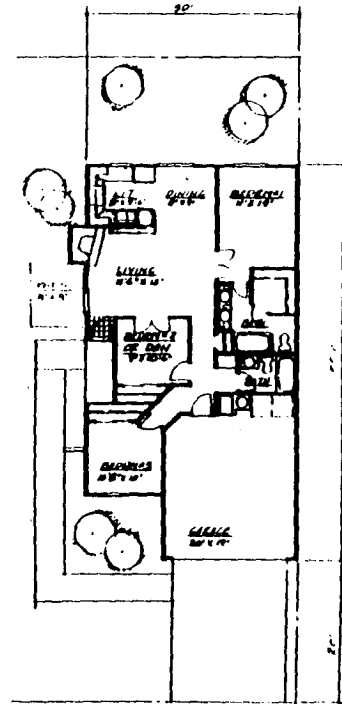


2nd side elevation



plan 1

3 BEDROOM - 2 BATH
1009 SQ. FT.



plan 2

2 - BEDROOM - DEN OR 3 - BEDROOM
2 - BATH 1132 SQ. FT.

FLOOR PLANS

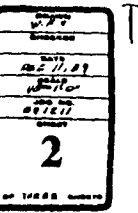
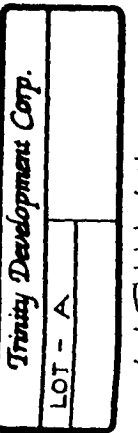
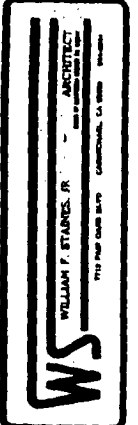
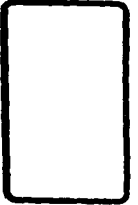


EXHIBIT E

5-10-90

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P-90-046

GENERAL NOTES

OWNER: OLD NATIONAL FINANCIAL SERVICES, INC.
1420 GURNEVILLE ROAD #3
SANTA ROSA, CA 95401

DEVELOPER: ED LIL & S DEVELOPMENT
50 FULLERTON COURT #105
SACRAMENTO, CA 95825

A.P.N.: 80-000-40

PLANNER/ENGINEER: MURRAY SMITH & ASSOCIATES
3010 EXPLORER DRIVE
SACRAMENTO, CA 95827
PHONE: (916) 361-0444

ACRES: 1166 ± Ac.
PRESENT USE: VACANT
PROPOSED USE: SEE P.D. MAP 1075 AND R
1080 OF THE SACRAMENTO COUNTY GENERAL ORDINANCE
EXISTING ZONING: R-1
PROPOSED ZONING: R-1 & R-1A
LOT SIZES: 55' x 100' MIN

PROPOSED DENSITY: 4.50 DU/AC
PROPOSED IMPROVEMENTS: CITY OF SACRAMENTO
WATER SUPPLY: CITY OF SACRAMENTO
SEWAGE DISPOSAL: CITY OF SACRAMENTO
STORM DRAINAGE: CITY OF SACRAMENTO
FIRE PROTECTION: SACRAMENTO FIRE DISTRICT
SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED
PARK DISTRICT: CITY OF SACRAMENTO
POWER & GAS UTILITIES: SMUD & PG&E

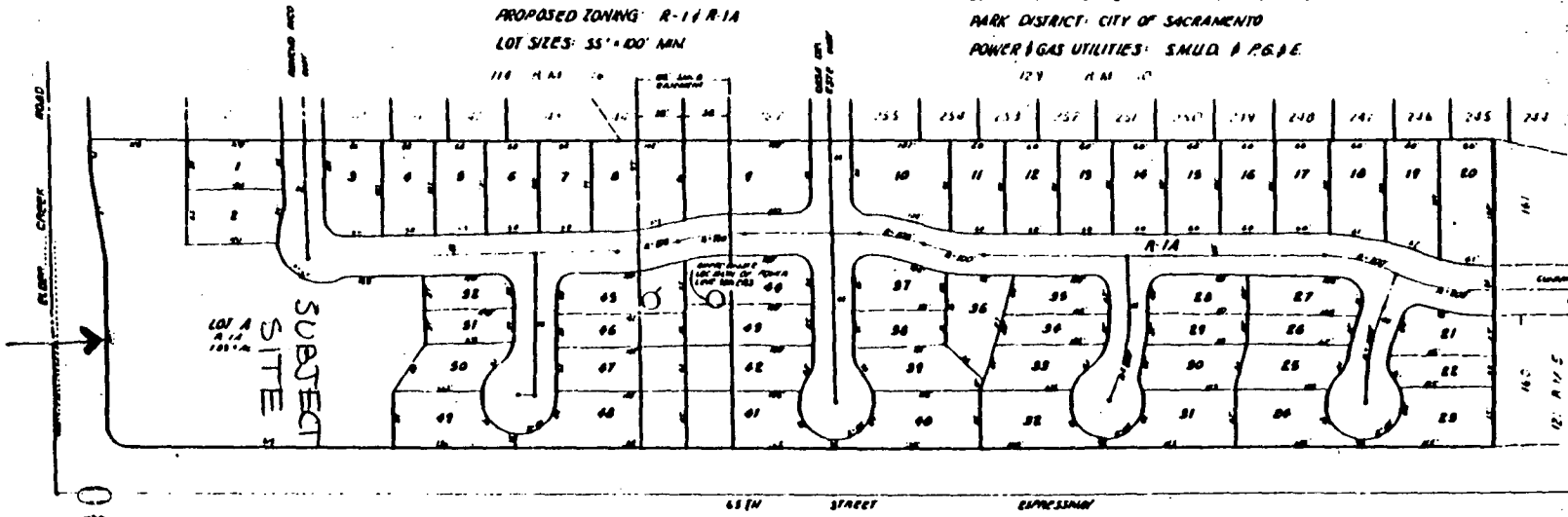


EXHIBIT F
PREVIOUS TENTATIVE
MAP (P-66-037)

5-10-90
LOT A TO BE
DESIGNATED FOR
MULTIFAMILY RESIDENTIAL
USE

000719

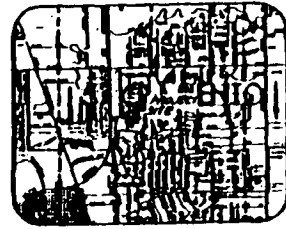
TENTATIVE MAP
OF

ELDER CREEK ESTATES

POR NE 1/4 SEC 33 & N 1/4 SEC 34,
T 8 N, R 5 E, MDB 1M
SACRAMENTO COUNTY

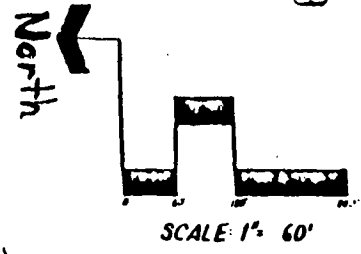
LAND USE ANALYSIS

LAND USE	ZONING	AREA	LOTS/UNITS	DENSITY	% OF AREA	% OF LOTS/UNITS
LOTS (AS SHOWN ON THIS MAP)	R-1	181 ± AC.	52	0.9 DU/AC.	84%	100%
FUTURE LOTS (AS SHOWN ON THIS MAP)	R-1A	105 ± AC.	1 (LOT A)		15%	
		1166 ± AC.	53 LOTS	4.5 DU/AC.	100%	100%



VICINITY MAP
NOT TO SCALE

Murray Smith
Murray Smith & Associates
Civil Engineering Land Planning
Ambrose Green (916) 361-0444
3010 Explorer Drive Sacramento, Ca 95827



Tom Z