



4.6

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

April 2, 1991

APPROVED
BY THE CITY COUNCIL

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

City Council
Sacramento, California

APR 2 1991

OFFICE OF THE
CITY CLERK

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

Honorable Members in Session:

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

- SUBJECT:
1. ENVIRONMENTAL DETERMINATION
 2. REZONE 3.25± ACRES FROM A TO R-2B-R
 3. TENTATIVE MAP TO SUBDIVIDE 3.25± ACRES INTO 49 PARCELS FOR TOWNHOUSE DEVELOPMENT AND ONE PARCEL FOR COMMON AREA (P90-424)

LOCATION: Southeast corner of Norwood and Main Avenues

7719 Stockton Blvd, Box 95823

OWNER: City Developers Co, P.O. Box-557, North-Highlands, GA-95660

APPLICANT: James Wadley, 5947 Oak Avenue, Carmichael, CA 95608

SUMMARY

This is a request for a rezoning of 3.25± vacant acres from Agriculture (A) to Multiple Family - Review (R-2B-R) and a Tentative Map to subdivide the property into 49 parcels for townhouse development and one parcel for common area. The Planning Commission, Planning Staff and the Subdivision Review Committee have reviewed the project and recommend approval of the requests.

BACKGROUND

The subject site is located on the southeast corner of Norwood and Main Avenues. The site is zoned Agriculture (A). The site is designated Medium Density Residential (16-29 du/na) by the General Plan and Residential (11-21 du/na) by the North Sacramento Community Plan. The density of the proposed development is 17.5 dwelling units per net acre.

①

City Council
Southeast Corner of Norwood
and Main Avenue (P90-424)
April 2, 1991
Page 2

The request is to rezone the property from A to R-2B-R and subdivide the property into 49 lots for townhouse development and one parcel as common area. The 49-unit townhouse development contains two-car garages for each unit and is enclosed by a six foot wrought iron fence. The development will be maintained by a Home Owner's Association. The Planning Commission also approved a Special Permit to develop the townhouse complex. The Planning Commission and Planning staff support the project.

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B) of the California Environmental Quality Act Guidelines, the applicant has incorporated 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.

VOTE OF THE PLANNING COMMISSION

On January 24, 1991, the Planning Commission voted nine ayes to recommend approval of the request.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATIONS

The project is consistent with the General Plan and the North Sacramento Community Plan.

MBE/WBE EFFORTS

Not applicable.



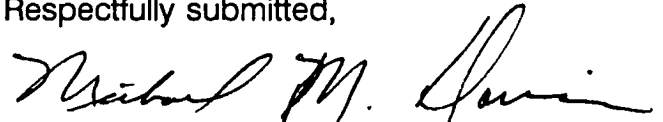
City Council
Southeast Corner of Norwood
and Main Avenue (P90-424)
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Page 3

RECOMMENDATION

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

1. Ratify the Negative Declaration;
2. Adopt the attached ordinance to rezone the subject site from Agriculture (A) to Multiple Family - Review (R-2B-R) zone; and
3. Adopt the attached resolution approving the tentative map.

Respectfully submitted,



MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

April 2, 1991
District No. 2

CONTACT PERSON:
Will Weitman, Principal Planner
(916) 449-5604

MMD:WW:cg
P90-424.CC
Attachments

ORDINANCE NO. 91-025

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
APR 2 1991
OFFICE OF THE
CITY CLERK

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF NORWOOD AND MAIN AVENUES BY REMOVING 3.25± ACRES FROM THE AGRICULTURAL (A) ZONE AND PLACING THE SAME IN THE MULTIPLE FAMILY RESIDENTIAL REVIEW (R-2B-R) ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(P90-424) (APN: 287-0040-001)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The territory described in the attached exhibit(s) which is located at the southeast corner of Norwood and Main Avenues in the Agricultural (A) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Multiple Family Residential Review (R-2B-R) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

(4)

- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on January 24, 1991, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibit(s) by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P90-430.PFP

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____



AMENDED

RESOLUTION NO. 91-243

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION APPROVING TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF NORWOOD AND MAIN AVENUES

(P90-424) (APN: 237-0040-001)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 Environmental Coordinator has determined that the proposed project will not have the potential to 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 herein as follows:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
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. The City General Plan designates the site Medium Density Residential (16-29 du/na) and the North Sacramento Community Plan designates the site Residential (11-21 du/na).
 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. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to 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;
 - C. Pay off existing assessments, or file the necessary segregation requests and pay fees, if any;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- D. 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;
- E. Coordinate with County Sanitation District;
- F. Submit a soils test prepared by a registered engineer to be used in street design;
- G. Dedicate a standard 12.5-foot public utility easement for underground and over-head facilities and appurtenances adjacent to Main Avenue;
- H. Dedicate the common area as a public utility easement for underground facilities and appurtenances, except for those areas where structures or pool are located;
- I. Dedicate right-of-way along Main Avenue and Norwood Avenue as per study on file with the City to the satisfaction of the Traffic Engineer;
- J. Subject property must complete annexation to both Sacramento Regional Sanitation District and County Sanitation District No. 1 of Sacramento County prior to the approval of improvement plans or prior to recordation of the map, whichever occurs first;
- K. The City may enter into a reimbursement agreement for overwidth pavement construction on Main Avenue and Norwood Avenue;
- L. A Homeowner's Association shall be formed and C.C. and R's shall be approved by the City Planning Director and recorded assuring maintenance of common areas. The Homeowner's Association shall also maintain all paving, lights, sewers, drains, and water systems within the common lot;
- M. Remove the collapsed structures, debris and trash-burning area prior to recordation of the final map; and

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- N. Place a note on the final map: Property shall be developed in compliance with the mandatory mitigation measures of the City's Environmental Coordinator on file in the Planning Division (P90-424).
- * O. Landscaping shall be installed between the curb and sidewalk if additional right-of-way is available along Main Avenue and Norwood Avenue and approved to the satisfaction of the Director of Public Works Department.

MAYOR

ATTEST:

CITY CLERK

P90-424.CC

* amended 4/22/91

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. 91-243 as amended

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED BY THE CITY COUNCIL

APR 2 1991

OFFICE OF THE CLERK

A RESOLUTION APPROVING TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF NORWOOD AND MAIN AVENUES

(P90-424) (APN: 237-0040-001)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 Environmental Coordinator has determined that the proposed project will not have the potential to 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 herein as follows:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

6

- A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
- 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. The City General Plan designates the site Medium Density Residential (16-29 du/na) and the North Sacramento Community Plan designates the site Residential (11-21 du/na).
 - 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.
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 - 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;
 - C. Pay off existing assessments, or file the necessary segregation requests and pay fees, if any;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- D. 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;
- E. Coordinate with County Sanitation District;
- F. Submit a soils test prepared by a registered engineer to be used in street design;
- G. Dedicate a standard 12.5-foot public utility easement for underground and over-head facilities and appurtenances adjacent to Main Avenue;
- H. Dedicate the common area as a public utility easement for underground facilities and appurtenances, except for those areas where structures or pool are located;
- I. Dedicate right-of-way along Main Avenue and Norwood Avenue as per study on file with the City to the satisfaction of the Traffic Engineer;
- J. Subject property must complete annexation to both Sacramento Regional Sanitation District and County Sanitation District No. 1 of Sacramento County prior to the approval of improvement plans or prior to recordation of the map, whichever occurs first;
- K. The City may enter into a reimbursement agreement for overwidth pavement construction on Main Avenue and Norwood Avenue;
- L. A Homeowner's Association shall be formed and C.C. and R's shall be approved by the City Planning Director and recorded assuring maintenance of common areas. The Homeowner's Association shall also maintain all paving, lights, sewers, drains, and water systems within the common lot;
- M. Remove the collapsed structures, debris and trash-burning area prior to recordation of the final map; and

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

⑧

- N. Place a note on the final map: Property shall be developed in compliance with the mandatory mitigation measures of the City's Environmental Coordinator on file in the Planning Division (P90-424).

MAYOR

ATTEST:

CITY CLERK

P90-424.CC

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

(9)

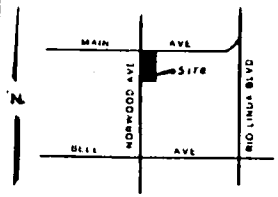
79C-424

Amended 24, 1991 (10)

Sheet #20

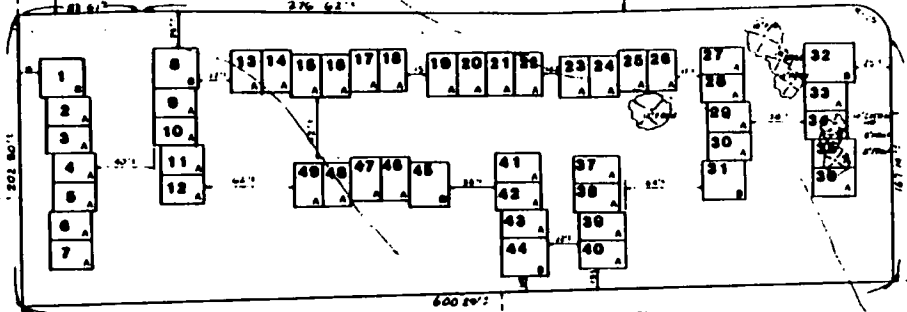
NORWOOD AVE

MAIN AVE

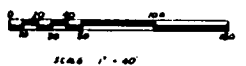
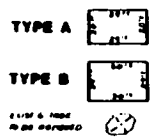


LOCATION MAP
NO SCALE

EXHIBIT - A



LEGEND



OWNER

400 NUMBER
3000 PAPERVILLE BLVD
SACRAMENTO, CA 95813
EXISTING USE
SINGLE-FAMILY RES

PARCEL NO.
237-040-01

PARK DISTRICT
SACRAMENTO CITY PARK DIST

SEWER DISPOSAL
SACRAMENTO CITY SEWER DIST

ENGINEER

CNA ENGINEERING INC
2615 VALLEY RD
SACRAMENTO, CA 95821
PROPOSED USE

WATER DISTRICT
SACRAMENTO CITY WATER DIST

SCHOOL DISTRICT
SACRAMENTO CITY SCHOOL DIST

ELECTRICAL
S M P D

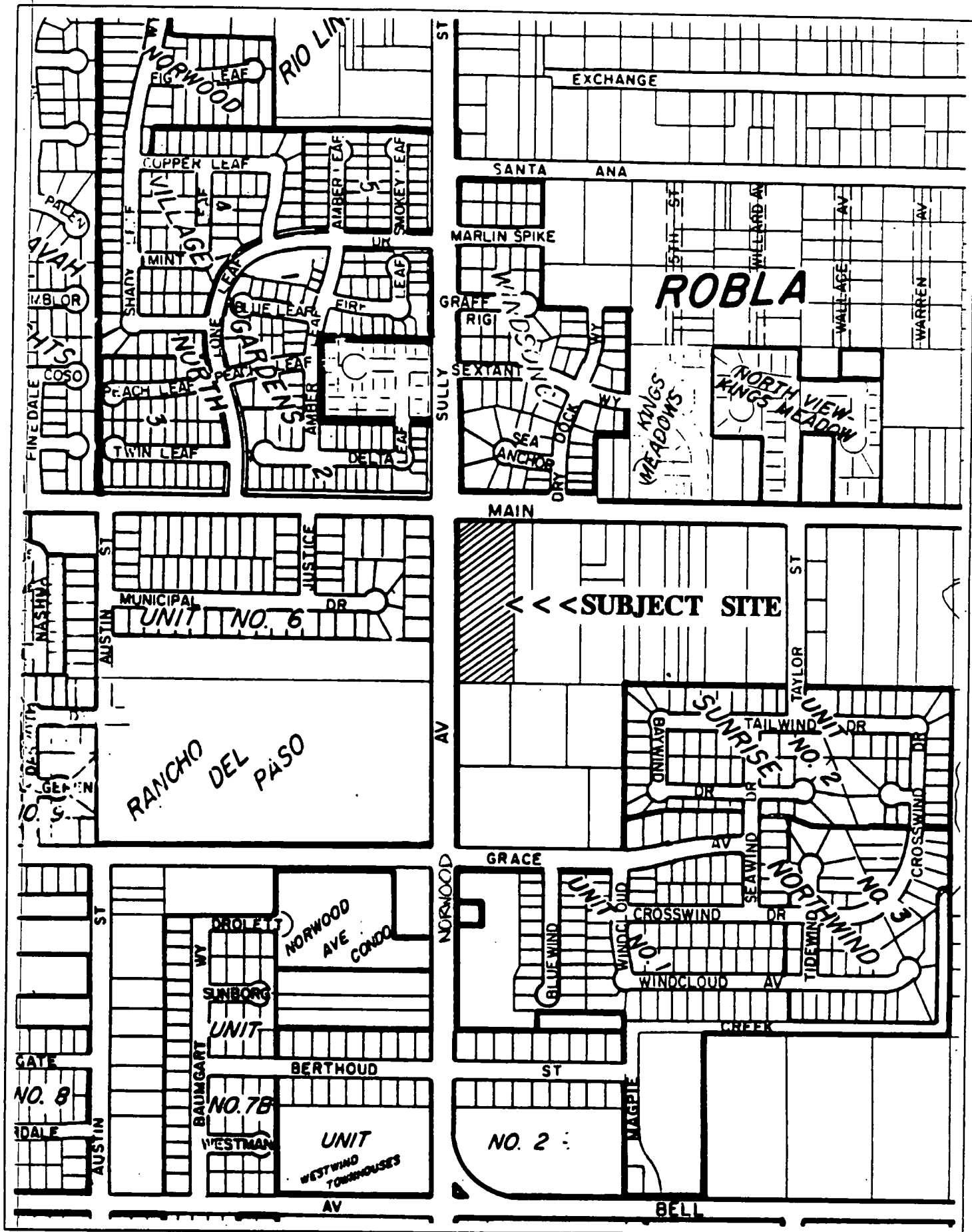
| NO. | DESCRIPTION | DATE | SCALE | DRAWN BY |
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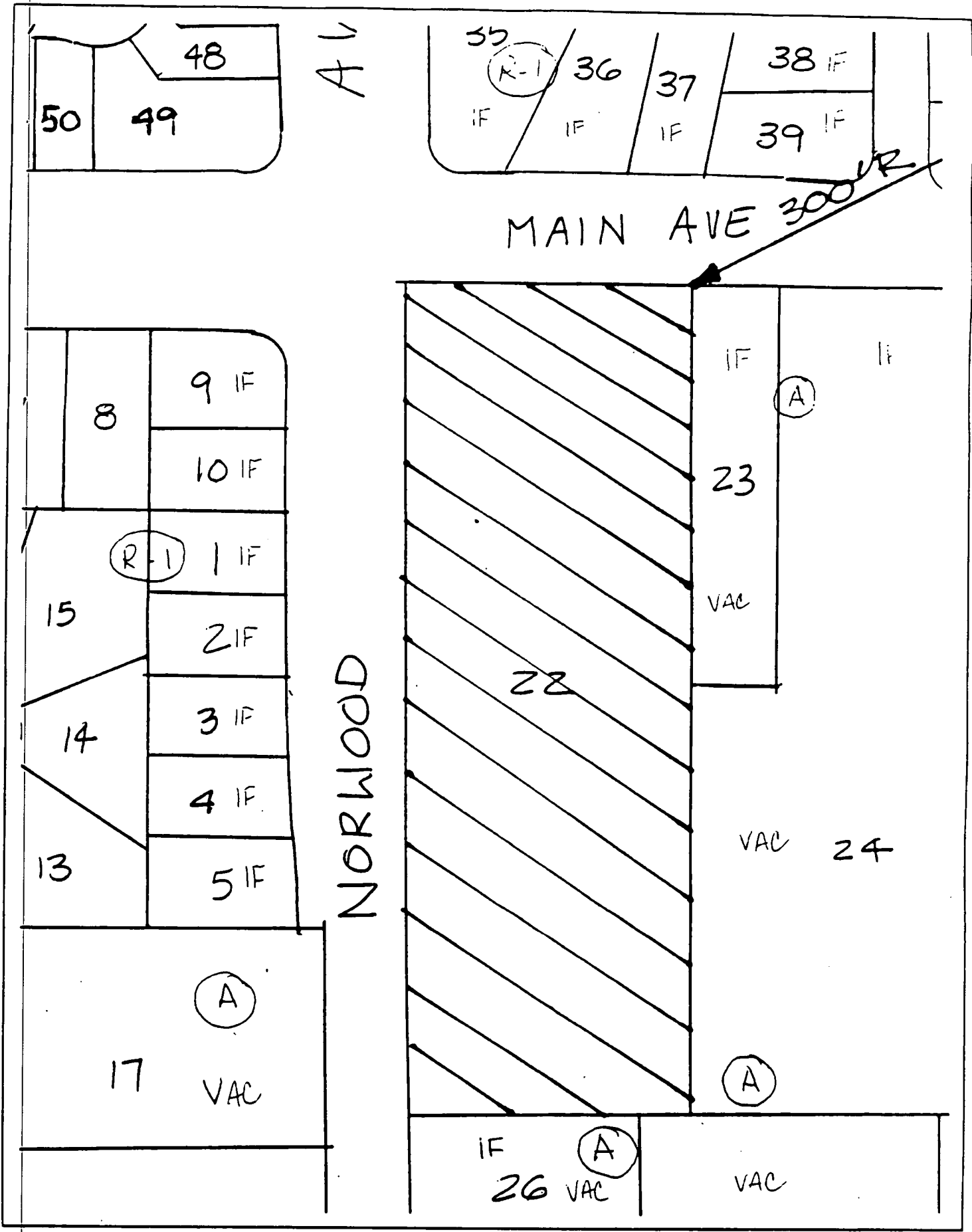
CNA ENGINEERING INC.
CITY ENGINEERING, LAND SURVEY, PROGRAM, STRUCTURAL DESIGN
PHONE (916) 485-3749
2775 VALLEY ROAD, SACRAMENTO, CA 95821

TENTATIVE SUBDIVISION MAP FOR
CRESTGATE NORWOOD
CITY OF SACRAMENTO STATE OF CALIFORNIA

SHEET 1/1



VICINITY MAP



LAND USE & ZONING MAP

Sacramento City Planning Commission VOTING RECORD

| |
|------------------------------------------------|
| MEETING DATE <u>January 24, 1991</u> |
| ITEM NUMBER <u>20 B</u> |
| PERMIT NUMBER <u>P 90-424</u> |

- ### ENTITLEMENTS
- | | |
|---------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input checked="" type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

| | |
|------------------------------------------------------------------------------|--------------------------------------|
| STAFF RECOMMENDATION | |
| <input checked="" type="checkbox"/> Favorable | <input type="checkbox"/> Unfavorable |
| <input type="checkbox"/> Correspondence <input type="checkbox"/> Petition | |

| |
|-------------------------------------------------------------------|
| LOCATION <u>SE corner of Norwood & Main Avenues</u> |
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| NAME | ADDRESS |
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| MOTION # | MOTION | | | |
|-----------|--------|----|--------|--------|
| | Yes | No | Motion | Second |
| BECERRA | ✓ | | | |
| CHINN | ✓ | | | |
| HOLLOWAY | ✓ | | ✓ | |
| NOTESTINE | ✓ | | | |
| CTIO | ✓ | | | ✓ |
| REYNA | ✓ | | | |
| ROSEN | ✓ | | | |
| YEE | ✓ | | | |
| HOLLICK | ✓ | | | |

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> TO APPROVE <input type="checkbox"/> TO DENY <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION <input type="checkbox"/> TO CONTINUE TO _____ MEETING <input type="checkbox"/> OTHER _____ |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

REPORT AMENDED BY CPC 1-24-91
CITY OF SACRAMENTO PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

| | | |
|----------------------------------------------------------------------------------------------------|------------------------------------------------|----------------------------|
| APPLICANT <u>James L. Wadley, Architect, 5947 Oak Avenue, Carmichael, California 95608</u> | | |
| OWNER <u>City Developers Company, Inc., P.O. Box 557, North Highlands, California 95660</u> | | |
| PLANS BY <u>James L. Wadley, Architect, 5947 Oak Avenue, Carmichael, California 95608</u> | | |
| FILING DATE <u>October 11, 1990</u> | ENVIR. DET. <u>Negative Declaration</u> | REPORT BY <u>CG</u> |
| ASSESSOR'S PCL. NO. <u>237-0040-001</u> | | |

APPLICATION:

- A. Negative Declaration.
- B. Rezone 3.25± vacant acres from Agriculture (A) to Multiple Family Residential-Review (R-2B-R).
- C. Tentative Map to subdivide 3.25± vacant acres into 49 parcels for townhouse development and one parcel for common area in the proposed Multiple Family Residential-Review (R-2B-R) zone.
- D. Special Permit to develop 49 townhouse (condominium) units containing 1,110 square feet to 1,442 square feet on 3.25± vacant acres in the proposed Multiple Family Residential-Review (R-2B-R) zone.
- E. Plan Review of 49 townhouse (condominium) units. (Withdrawn by staff)
- F. Variance to waive a portion of the solid masonry wall required along the east property line.

LOCATION: Southeast corner of Norwood Avenue and Main Avenue.

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 49 unit townhouse development.

PROJECT INFORMATION:

| | |
|----------------------------------------------|------------------------------------------|
| General Plan Designation: | Medium Density Residential (16-29 du/na) |
| North Sacramento Community Plan Designation: | Residential (11-21 du/na) |
| Existing Zoning of Site: | Agriculture (A) |
| Existing Land Use of Site: | Vacant |

| Surrounding Land Use and Zoning: | Setbacks: | Required | Provided |
|----------------------------------|------------|----------|----------|
| North: Single Family; R-1 | Front: | 25' | 25' |
| South: Single Family; A | Side(Int): | 5' | 15' |
| East: Single Family; A | Side(St): | 25' | 25' |
| West: Single Family; R-1 | Rear: | 15' | 15' |

| | |
|----------------------|---------------|
| Parking Required: | 77 Spaces |
| Parking Provided: | 114 Spaces |
| Property Dimensions: | 600' x 202' ± |
| Property Area: | 3.25± Acres |

APPLC. NO. P90-424

MEETING DATE January 24, 1991

ITEM NO. 20

(14)

| | |
|------------------------------|--------------------------|
| Density of Development: | 17.5 du/na |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |
| Height of Building: | 27 Feet, 3 Stories |
| Exterior Building Materials: | Horizontal Lap Siding |
| Roof Material: | Composition Shingle Roof |

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 9, 1991, by a vote of 7 ayes and 2 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions below.

PROJECT INFORMATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 3.25± vacant acres in the Agriculture (A) zone. The General Plan designates the site Medium Density Residential (16-29 du/na). The North Sacramento Community Plan designates the site Residential (11-21 du/na). The surrounding land use is all single family residential and vacant land. The surrounding zoning is R-1 to the north and west, and A to the south and east.

B. Applicant's Proposal

The applicant proposes to rezone the subject site from Agriculture (A) to Multiple Family Residential-Review (R-2B-R). The applicant is developing a 49 unit townhouse (condominium) project which requires a special permit. The applicant is requesting a tentative map to subdivide the one parcel into 50 parcels, 49 for townhouse development and one for common area. The applicant is also requesting a variance to waive a portion of the solid masonry wall required along the southern and eastern property lines.

C. Policy Considerations

The requested rezone to R-2B-R makes the zoning consistent with both the General Plan and North Sacramento Community Plan designations. The proposed 17.5 du/na density of the proposal is consistent with the Plan designations. The project site is a designated fringe expansion area which is defined as vacant land next to existing urban areas that can be easily extended to accommodate development. The proposal is consistent with the housing objectives of the North Sacramento Community Plan which encourages development north of I-80 in a manner which emphasizes neighborhood cohesiveness and a variety of housing types.

D. Site Plan Design

The site plan consists of ten structures with four to ten units in each. The proposal also contains a cabana, pool and tot lot. The site is depressed below grade which results in three story structures. The garage is on the first level with two levels of living space above. The grade of the site allows only the two levels of living area to be visible from the street.

The site has 25 foot landscape setbacks along both street frontages. The applicant should submit a detailed landscape plan indicating the type of landscaping in the setback area and throughout the site. This plan should be submitted for review and approval of the Planning Director prior to the issuance of Building Permits.

It was a concern of Waste Removal that provisions be made for the storage of automated containers for each unit. The mandated service will be using automated equipment and each unit is required to have its own service.

Any signage proposed for the development must meet the requirements of the Sign Ordinance.

(15)

E. Parking and Circulation

There are two entrances to the site. The major entrance is on Main Avenue and a secondary access is on Norwood Avenue. Both entrances are gated, as well as the entire complex. The applicant proposes to open the Norwood gate only during peak use times such as in the morning and in the evening. This gate will not be open for general use, and no remote gate openers will be provided for this entrance. The residents will have access to a card entry gate at the Main Avenue entrance. This entrance on Main Avenue has an island separating the in and out traffic. The Fire Department requires one of these traveling lanes be increased to twenty feet, or the island eliminated. The applicant should submit a revised entrance plan for review and approval of the Fire Department.

Since the garages and parking are below grade, the driveways should have an approach grade of no greater than four percent within 20 feet of the public right-of-way. The driveways should also be constructed to City standards. The driveway on Main Avenue will not have left turn access, and will only be right turn in and right turn out.

Each unit contains a two-car garage. There are also 16 guest parking spaces spread throughout the site. This exceeds the parking required by the Zoning Ordinance.

F. Fencing

The applicant proposes a six foot wrought iron fence be located along the property lines adjacent to Norwood and Main. The fencing should be reviewed and approved by the City Traffic Engineer to ensure the compliance with the City's Visibility Ordinance. The fencing on the south and east property lines is proposed to consist of six foot wood and solid masonry. The Zoning Ordinance requires a solid masonry wall adjacent to the driveways and parking areas which abut single family residences. No masonry wall is required along the southern property line because there is no driveway or parking adjacent to the single family residence. However, a solid masonry wall is required along the eastern property line where the single family residence is adjacent to the driveway. This residence is located on the front of the parcel and the remainder of the parcel is vacant. In addition, the site is designated for multiple family development which typically will not require a masonry wall. Therefore, the applicant is requesting a variance to waive a portion of the masonry wall. The applicant has proposed to locate the masonry wall along the property line which is directly adjacent to the single family residence as indicated on Exhibit B. The wall off Main Avenue begins 40 feet from the front property line and extends for 75 feet before it changes to a wood fence. Staff is concerned with the transition between the wood fence and solid masonry wall. A detail of the fencing, including materials, should be submitted for Planning Director review and approval prior to the issuance of building permits. Staff has no objection to the variance request. A wall of sufficient length will be provided to protect the existing single family home.

G. Building Design

The buildings consist of three stories, with the garages on the first floor and two floors of living area above. The units are clustered together in ten structures of from four to ten units each. The exterior building materials consist of horizontal lap siding with a composition shingle roof. Staff finds that the proposed building design and materials, with minor revisions, will be compatible with the surrounding neighborhood. Staff has reviewed the proposed design with members of Design Review staff and suggest the following conditions be made. The siding should be six inch horizontal wood siding with minimal butt joints. All the butt joints should be properly secured to avoid warped ends. The roof material should have a minimum 25 year rating and be laminated dimensional composition shingles. The garage doors should be metal with raised panel design as indicated on the plans. The windows should be prefinished aluminum and all should be gridded as noted on plans. All the mechanical equipment should be screened. A detail of the proposed screening should be provided for Planning Director review and approval prior to the issuance of building permits. The decks and patios have railings surrounding them. The applicant should also submit a detail of the railing and materials for review and

approval of the Planning Director.

H. Tentative Map

The proposed tentative map divides the parcel into 50 lots, 49 for townhouse development and one for common area. Staff has no objection to the proposed tentative map as long as the conditions below are met. The primary concern is that a Home Owner's Association be formed which will maintain the development. The Home Owner's Association should be formed and C. C. and R.'s recorded ensuring the maintenance. The C. C. and R.'s should be reviewed and approved by the Planning Director prior to the recordation of the final map.

I. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Development Services, Waste Removal, Fire, and Building Departments. Their comments are incorporated into the conditions below. The project was also reviewed by City Tree Services and the Robla School District. Their comments are listed below:

City Tree Services

The trees were evaluated on this site and those designated for removal can be taken out.

Robla School District

The district is collecting developer fees.

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 mandatory mitigation measures into the project plans to avoid identified effects of to mitigate such effects to a point where clearly no significant effects will occur. The mandatory mitigation measures are listed below.

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

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Rezone from Agriculture (A) to Multiple Family Residential-Review (R-2B-R) and forward to the City Council;
- C. Recommend approval of the Tentative Map to subdivide one parcel into 49 parcels for townhouse development and one parcel for common area subject to conditions and forward to the City Council;
- D. Approve the Special Permit to develop 49 townhouse (condominium) units subject to conditions and based upon findings of fact which follow;
- E. Withdraw the Plan Review of 49 townhouse (condominium) units; and
- F. Approve the Variance to waive a portion of the solid masonry wall required along the east property line subject to 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;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments, or file the necessary segregation requests and pay fees if any;
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. Coordinate with County Sanitation District;
6. Submit a soils test prepared by a registered engineer to be used in street design;
7. Dedicate a standard 12.5-foot public utility easement for underground and over-head facilities and appurtenances adjacent to Main Avenue;
8. Dedicate the common area as a public utility easement for underground facilities and appurtenances, except for those areas where structures or pool are located;
9. Dedicate right-of-way along Main Avenue and Norwood Avenue as per study on file with the City to the satisfaction of the Traffic Engineer;
10. 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 the improvement plans, whichever occurs first;
11. The City may enter into a reimbursement agreement for overwidth pavement construction on Main Avenue and Norwood Avenue;
12. A Homeowner's Association shall be formed and C.C. and R's shall be approved by the City Planning Director and recorded assuring maintenance of common areas. The Homeowner's Association shall also maintain all paving, lights, sewers, drains, and water systems within the common lot; and
13. Remove the collapsed structures, debris and trash-burning area prior to recordation of the final map;
14. Place a note on the final map: The applicant shall comply with the mandatory mitigation measures of the Environmental Coordinator on file in the Planning Division (P90-424).

Conditions - Special Permit, Variance

1. The applicant should submit a detailed landscape plan indicating the type of landscaping in the setback area and throughout the site for review and approval of the Planning Director prior to the issuance of Building Permits. The 25 foot setback areas should consists of a 3 to four foot undulating berm with an effective combination of trees and shrubs which should be a combination of 5 and 15 gallon. The southern and eastern property lines shall be planted with trees.
2. Provisions shall be made for the storage of automated containers for each unit. The mandated service

will be using automated equipment and each unit is required to have its own service.

3. Any signage proposed for the development must meet the requirements of the Sign Ordinance.
4. The Norwood Avenue entrance gate shall only be opened during peak use times such as in the morning and in the evening. This gate shall not be open for general use, and no remote gate openers shall be provided for this entrance.
5. The entrance on Main Avenue shall be redesigned with one of the traveling lanes increased to twenty feet, or the island eliminated. The applicant should submit a revised entrance plan for review and approval of the Fire Department.
6. The driveways shall have an approach grade of no greater than four percent within 20 feet of the public right-of-ways and shall be constructed to City standards.
7. The wrought iron fencing along the property lines adjacent to Main and Norwood shall be reviewed and approved by the City Traffic Engineer to ensure the compliance with the City's Visibility Ordinance.
8. A detail of all the fencing, including materials, should be submitted for Planning Director review and approval prior to the issuance of building permits. The wall shall be of a decorative material paying special attention to the transition between masonry and wood.
9. The exterior siding should be six inch horizontal wood siding with minimal butt joints. All the butt joints should be property secured to avoid warped ends.
10. The roof material should have a minimum 25 year rating and consist of laminated dimensional composition shingles.
11. The garage doors should be metal with raised panel design as indicated on the plans.
12. The windows should be prefinished aluminum and all should be gridded as noted on plans.
13. All the mechanical equipment should be screened. A detail of the proposed screening should be provided for Planning Director review and approval prior to the issuance of building permits.
14. The applicant shall submit a detail of the railings surrounding the decks and patios for review and approval of the Planning Director.
15. On-site grading, paving, and drainage shall be approved by the Public Works Department prior to the issuance of a Building Permit.
16. *A six foot high decorative masonry wall shall be installed on the southerly property line with a 25 foot setback from Norwood Avenue and extended five feet beyond the rear of the adjacent dwelling. (Staff added)*

Mandatory Mitigation Measures

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:
 - a. 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 percent.

- b. Cover stockpiles of sand, soil, and similar materials with a tarp.
 - c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 - e. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
 - f. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
2. All joints in exterior walls shall be grouted or caulked airtight.
 3. All penetrations 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 caulking or mastic.
 4. Window or through-the-wall ventilation and air conditioning units shall not be permitted thereby, providing adequate indoor air quality which the windows are maintained closed.
 5. All sleeping spaces shall be provided with carpet and pad.
 6. There shall be no through-the-door or through-the-wall paper chutes.
 7. Windows must have a minimum STC rating of 29 or better. Windows should comprise 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 hour wind per ASTM standards.
 8. 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.
 9. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
 10. Windows with a direct or side view of Norwood Avenue should be equipped with weather seals incorporating an air tight membrane.
 11. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses.
 12. If subsurface archaeological or historical remains including unusual amount of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be processed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact do 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 significant level through mitigation.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed townhouse development is compatible with the surrounding residential land uses.
2. Granting the variance does not constitute a special privilege extended to an individual applicant in that other property owners facing similar circumstances have been granted variances to waive the required masonry wall.
3. The project, as conditioned, will not be detrimental to the public health or welfare, nor result in the creation of a public nuisance in that:
 - a. adequate parking and landscaping is provided on the site;
 - b. the use is compatible with the surrounding uses;
 - c. a masonry wall will be provided directly adjacent to the existing single family uses; and
 - d. a Home Owner's Association will be formed to maintain the development.
4. Granting the variance does not constitute a use variance in that townhouses are allowed in the R-2B-R zone with special permit approval.
5. The proposal is consistent with the General Plan and North Sacramento Community Plan which designate the site for residential uses.

PA-424

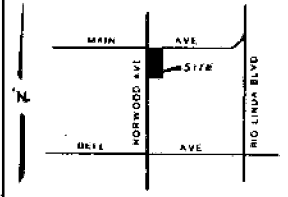
January 24, 1991

22

#20

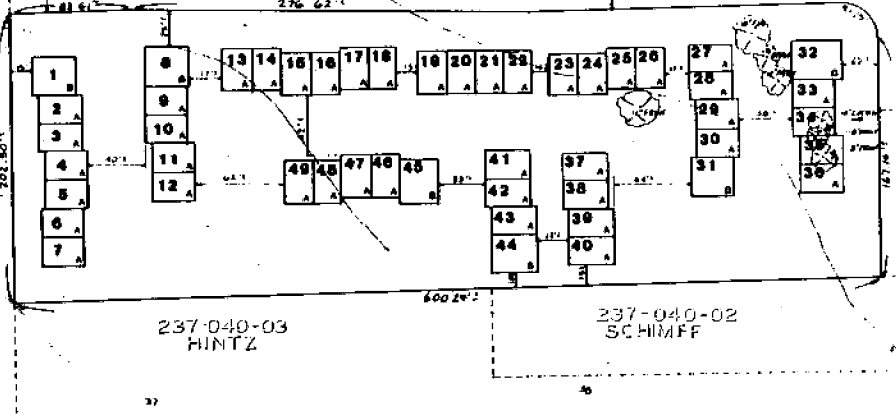
NORWOOD AVE

MAIN AVE.

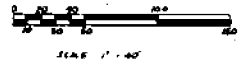
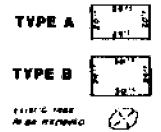


LOCATION MAP
NO SCALE

EXHIBIT - A



LEGEND



- OWNED.**
USA BANKING
5840 MAPLEVALE BLVD
RIO LINDA, CA 95272
- ENGINEER**
CNA ENGINEERING INC
2975 VALLEY RD
SACRAMENTO, CA 95821
- EXISTING USE**
SINGLE-FAMILY RES
- PROPOSED USE**
- PARCEL NO.**
237-040-01
- WATER DISTRICT**
SACRAMENTO CITY WATER DIST
- PARK DISTRICT**
SACRAMENTO CITY PARK DIST
- SCHOOL DISTRICT**
SACRAMENTO CITY SCHOOL DIST
- SEWER DISPOSAL**
SACRAMENTO CITY SEWER DIST
- ELECTRICAL**
S M D

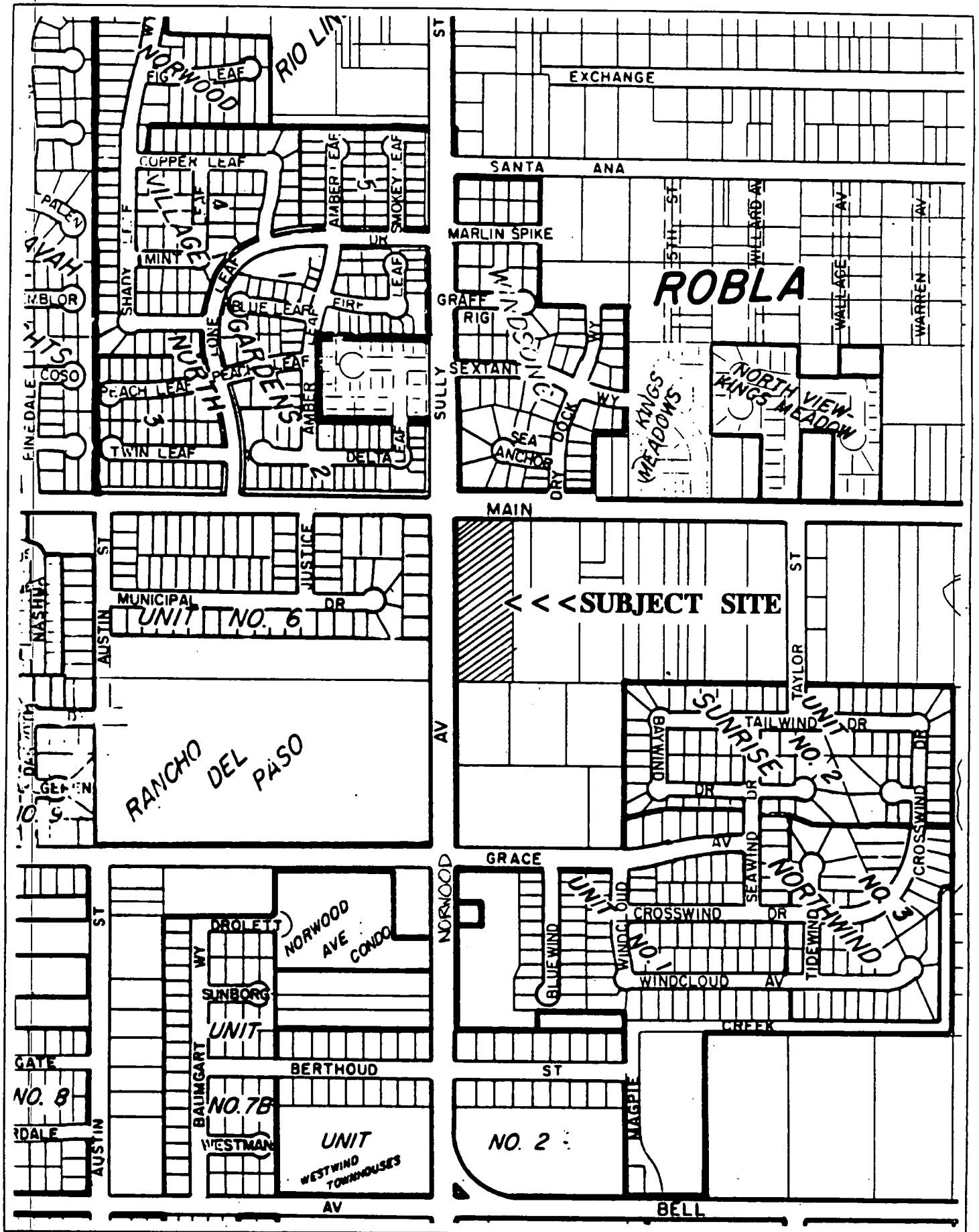
| NO. | DESCRIPTION | COUNTY APPROVAL | | SCALE | DRAWN BY |
|-----|-------------|-----------------|------|----------------------|----------------------------|
| | | APPROVED BY | DATE | | |
| | | | | NO. 17-40' | DESIGNED BY: S. SUTHERLAND |
| | | | | NEAR 17-40' | CHECKED BY: J. CROOKER |
| | | | | FILE NO. 17-40' | DATE: OCT. 1989 |
| | | | | SECTION & PARCEL NO. | 17-40-01 |



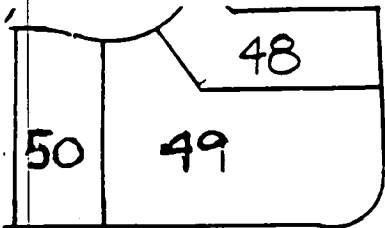
CNA ENGINEERING INC.
CITY ENGINEERING AND SURVEY PLANNING STRUCTURAL DESIGN
PHONE (916) 485-3749
2975 VALLEY ROAD, SACRAMENTO, CA 95821

TENTATIVE SUBDIVISION MAP FOR
CRESTGATE NORWOOD
CITY OF SACRAMENTO STATE OF CALIFORNIA

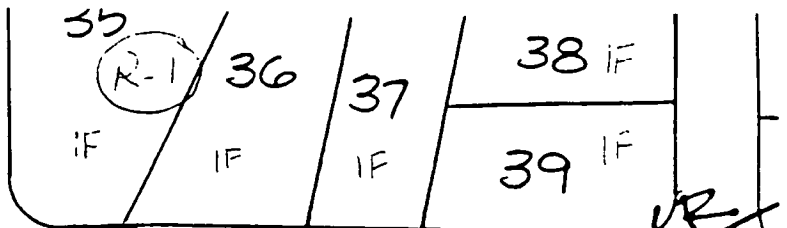
SHEET
1 / 1
DATE



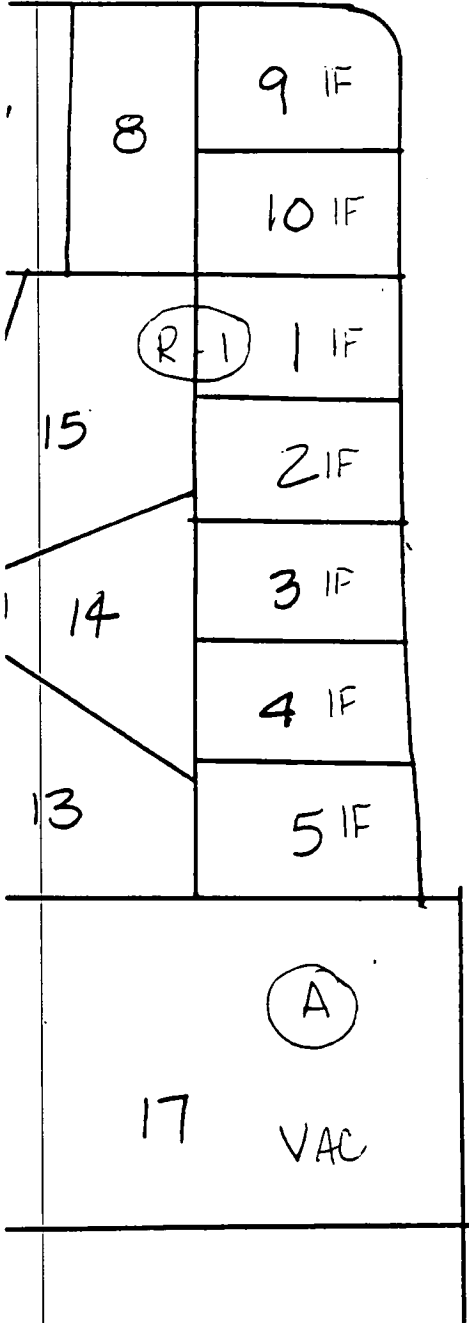
VICINITY MAP



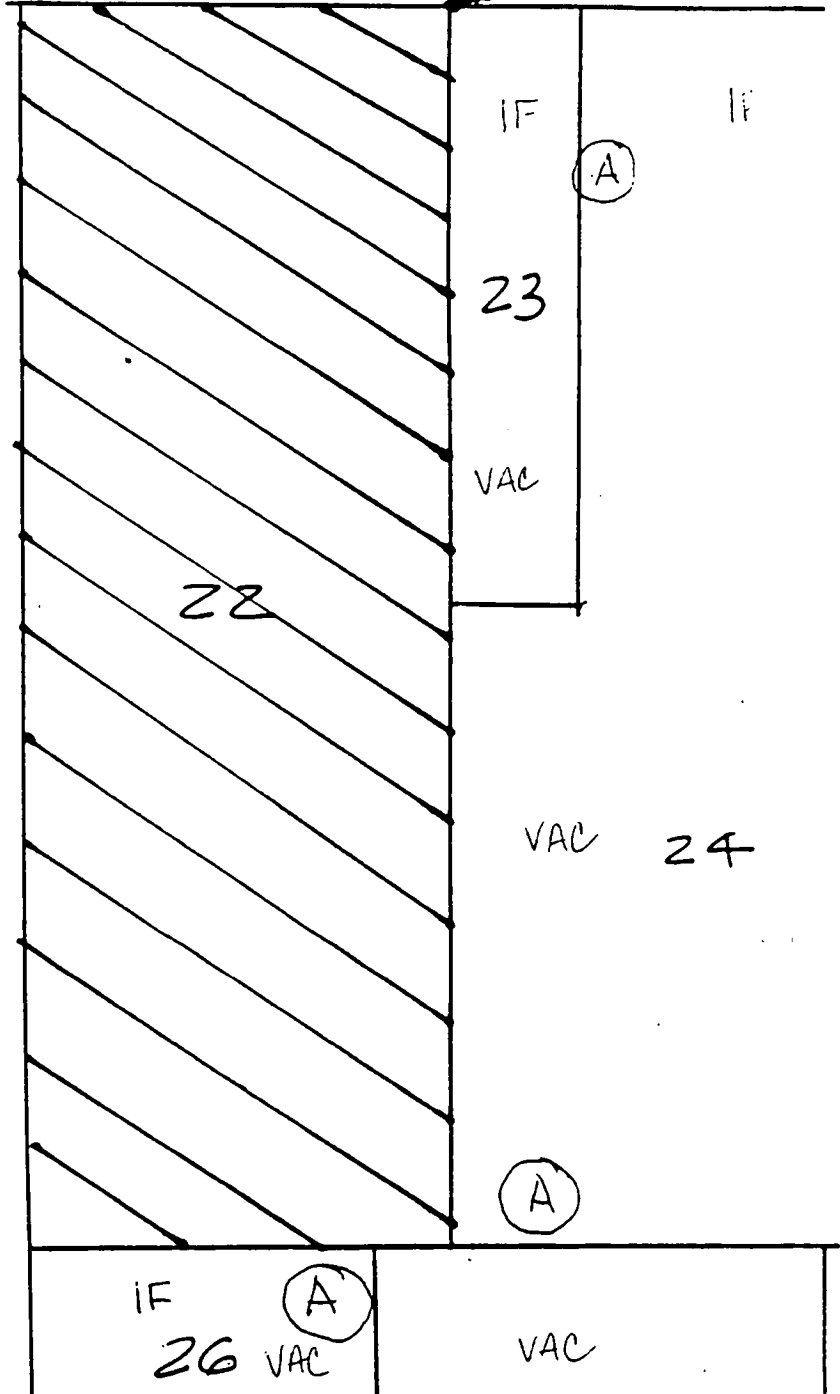
AV



MAIN AVE 300' R



NORWOOD



LAND USE & ZONING MAP

24



P90-424

3.27

4.6

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

March 26, 1991

PASSED FOR
PUBLICATION
& CONTINUED
TO 4-2-91

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

City Council
Sacramento, California

Honorable Members In Session:

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

SUBJECT: ORDINANCE AMENDING THE DISTRICTS
ESTABLISHED BY THE COMPREHENSIVE ZONING
ORDINANCE NO. 2550, FOURTH SERIES, AS
AMENDED, FOR PROPERTY LOCATED AT THE SOUTHEAST
CORNER OF NORWOOD AND MAIN AVENUES BY REMOVING
3.25± ACRES FROM THE AGRICULTURAL (A) ZONE AND
PLACING THE SAME IN THE MULTIPLE FAMILY RESIDENTIAL REVIEW (R-2B-R)
ZONE(S) OR A MORE RESTRICTIVE ZONE(S) (P90-424)

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

BACKGROUND INFORMATION

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to April 2, 1991.

Respectfully submitted,

MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

March 26, 1991
District No. 2

MMD:WW:vr
P90-424.PFP
Attachment

①

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF NORWOOD AND MAIN AVENUES BY REMOVING 3.25± ACRES FROM THE AGRICULTURAL (A) ZONE AND PLACING THE SAME IN THE MULTIPLE FAMILY RESIDENTIAL REVIEW (R-2B-R) ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(P90-424) (APN: 287-0040-001)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The territory described in the attached exhibit(s) which is located at the southeast corner of Norwood and Main Avenues in the Agricultural (A) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Multiple Family Residential Review (R-2B-R) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

②

- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on January 24, 1991, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibit(s) by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

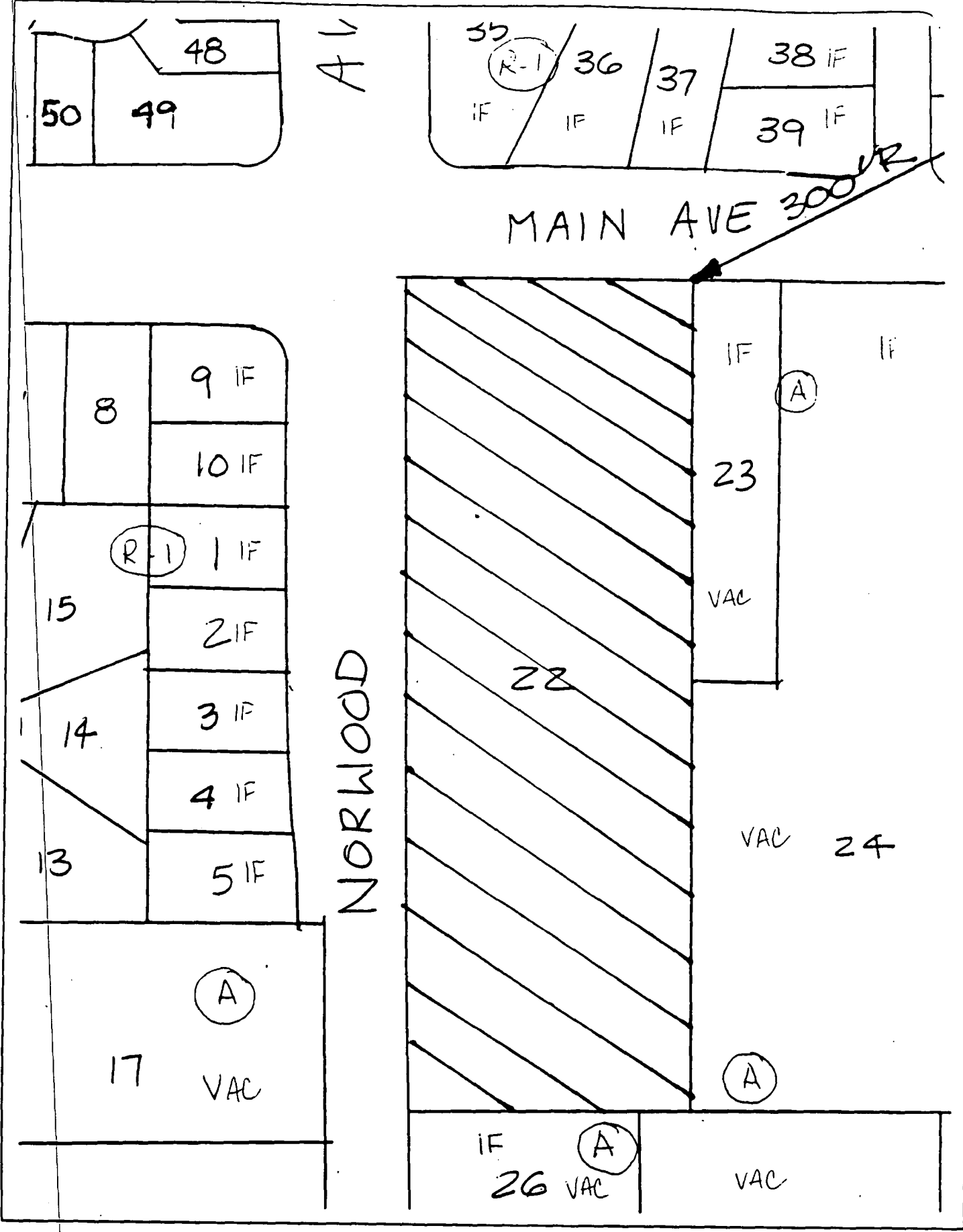
P90-430.PFP

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

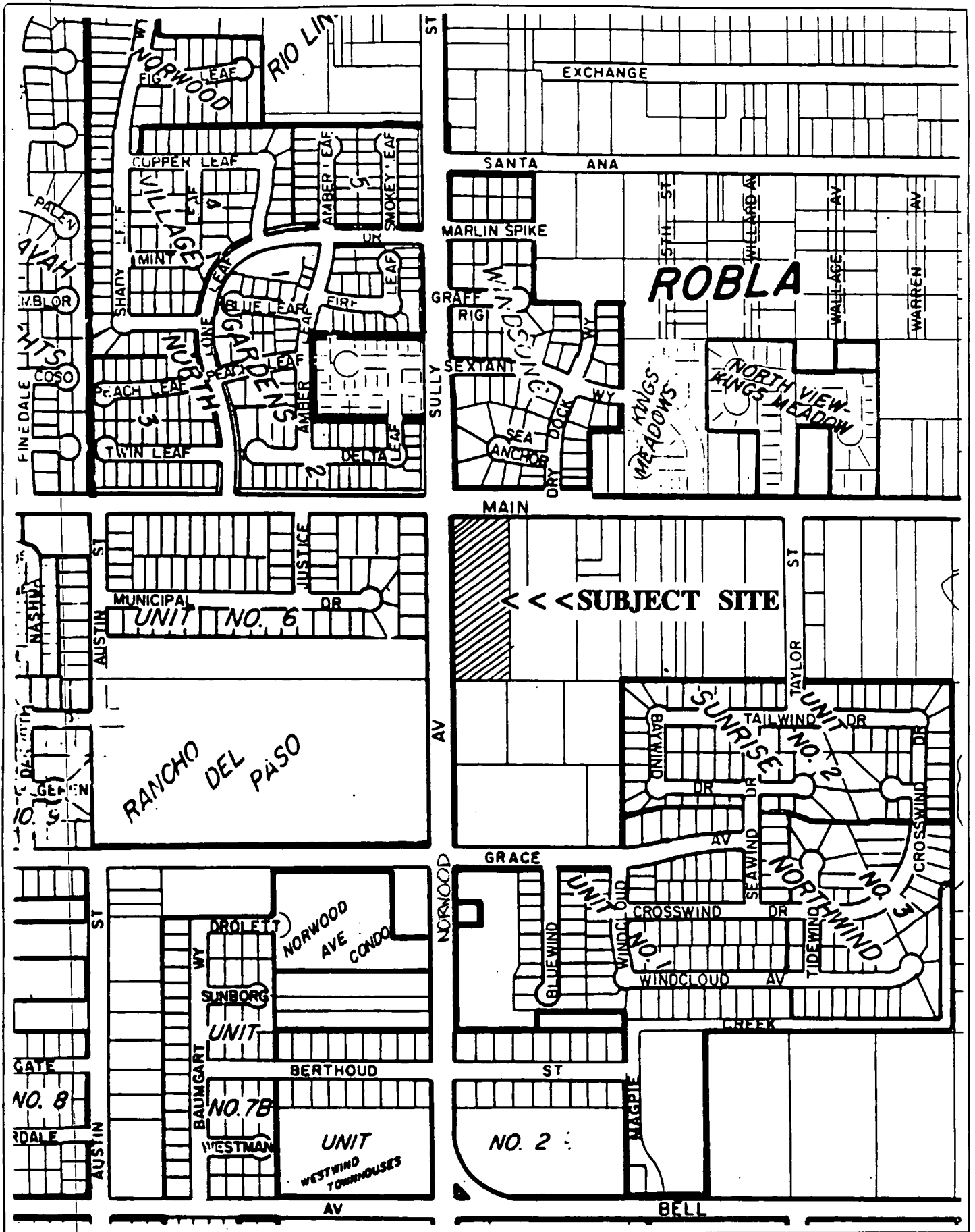
DATE ADOPTED: _____

③



LAND USE & ZONING MAP

(4)



VICINITY MAP

5

LEGAL DESCRIPTION

All that certain real property situated in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

The East 1/2 of the West 3/4 of Lot 8, as shown on the "Plat of Subdivision of Section No. 11 of Rancho Del Paso", filed in the office of the County Recorder of Sacramento County, California, on April 18, 1913, in Book 14 of Maps, Map No. 5.

RECEIVED

OCT 11 1950

CITY OF SACRAMENTO
CITY PLANNING DIVISION

424

6