

City Planning Commission
Sacramento, California

Members in Session

- Subject:
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Amend North Sacramento Community Plan for 1.8± acres from Residential (4-8 du/na) to Residential (7-15 du/na).
 - D. Rezone 1.8± vacant acres from Standard Single Family (R-1) to Single Family Alternative (R-1A) zone.
 - E. Tentative Map to subdivide 1.8± vacant acres into 13 single family lots in the Single Family Alternative (R-1A) zone.
 - F. Special Permit to construct 13 single family units on 1.8± acres in the R-1A zone.

Location: 3621 Astoria Street

BACKGROUND INFORMATION:

On January 23, 1992, the City Planning Commission approved a Special Permit to develop 14 single family half-plex units on 1.8± acres in the R-1A zone. Additionally, the Commission recommended approval of an amendment of the North Sacramento Community Plan for 1.8± acres from Residential (4-8 du/na) to Residential (7-15 du/na), a Rezone of 1.8± acres from R-1 to R-1A and a Tentative Map to subdivide the subject site into 14 single family half-plex lots. The density for the development was 8.2 dwelling units per net acreage (based on 1.7± net acreage). Subsequent to the Commission action, the various entitlements were forwarded to City Council. The item was continued at the request of Councilperson Lyla Ferris in order to have a community meeting with the neighbors and the applicant.

The community meeting was held on April 4, 1992. The neighbors had concerns with the number of units proposed, the potential of half-plexes becoming rentals and the loss of privacy as a result of the two-story units. As a result of this meeting, the applicant modified the project. The modifications included reducing the number of units from 14 half-plex units to 13 detached single family units. The applicant also agreed to place only bathroom windows on the second floor level in order to preserve the privacy of the adjacent properties. This will be required on the rear elevations of the south three lots in the subdivision (see Exhibit

A). The neighbors indicated to Councilperson Ferris that the modifications do address some of their problems but they are still opposed to the number of units.

On June 25, 1992, the City Planning Commission approved a Special Permit to construct 13 single family units, and recommended approval of a Rezone of 1.8± vacant acres from R-1 to R-1A and a Tentative Map to subdivide the subject site into 13 detached single family lots. The Community Plan Amendment was withdrawn due to the unit reduction (13) and the density fell within the community plan's land use designation at 4-8 dwelling units per net acreage. The density for the development was 7.6 dwelling unit per net acreage (based on a net acreage of 1.7± acres).

Prior to scheduling the modified project for City Council, a second community meeting was held on August 6, 1992 with the neighbors and the applicant to discuss the modifications. At this meeting, the neighbors questioned the net acreage (1.7 net acres) provided by the applicant and expressed their opposition to the number of units. Per the request of Councilperson Lyla Ferris, the applicant has modified the front unit into a one-story since it will face Astoria Street and many of the existing units fronting on Astoria are one-story. Staff felt that the remaining two-story units will be adequately screened with large trees and only bathroom windows will be allowed on the second level of some of the units as conditions of approval.

The applicant researched the net acreage provided by the engineer and found that the calculations were incorrect. The actual net acreage for the subject site is 1.4± acres instead of 1.7± acres. Because of this change, a Community Plan Amendment from Residential (4-8 du/na) to Residential (7-15 du/na) is required as part of the application entitlements since the project will have a density of 9.2 dwelling units per net acreage. The amendment from Residential (4-8 du/na) to Residential (7-15 du/na) will not significantly impact the existing single family character in the area since the proposed development will consist of single family units. The proposed density supports land use policy in the Community Plan and the housing objective of "Providing a mixture of housing types and densities to meet the needs of varying family size, age and income levels". The project also supports the General Plan policies "to promote infill development as a means to meet the future housing need and to increase residential densities where possible, as a way to provide more affordable housing". Staff is not opposed to the amendment.

Each of the single family units will meet the minimum required sideyard setback. Additionally, most of the single family units will have a minimum 15 foot rear yard setback with the exception of one of the units which will have a minimum 12 foot setback (see

Exhibit A). The lot sizes are irregular in shape and in most instances are greater than 4,500 square feet. The subdivision design will be compatible with the surrounding area.

Staff, finds the modifications to be reasonable and recommends that the project be recommended for approval as modified.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration
- B. Recommend adoption of the attached Mitigation Monitoring Plan and forward to City Council.
- C. Recommend approval of the Community Plan Amendment for 1.8± acres from Residential (4-8 du/na) to Residential (7-15 du/na) and forward to City Council.
- C. Recommend approval of the Rezone 1.8± vacant acres from Standard Single Family (R-1) to Single Family Alternative (R-1A) zone and forward to City Council.
- D. Recommend approval of the Tentative Map to subdivide 1.8± vacant acres into 13 single family lots subject to conditions which follow and forward to City Council.
- E. Approve the Special Permit to develop 13 single family units in the R-1A zone subject to conditions and based on 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 Department of Public Works and Department of Utilities;
3. Submit a soils test prepared by a registered engineer to be used in street design;
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. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit. If models are provided for the subdivision, only the model homes shall require approval.
6. Applicant shall comply with the mandatory mitigation measures (for tree preservation) required by the Environmental Services Manager, kept on file in the Planning Division Office (P91-206);
7. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
8. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities and appurtenances adjacent to Astoria Street;
9. Show all existing easements;
10. 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 Department of Public Works after consultation with the U.S. Postal Service;
11. Note: Water meters shall be required for this project;
12. Remove all structures and concrete slabs on the site.
13. Prior to recordation of the Final Map, applicant shall negotiate with the Grant Joint Union School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.

Mandatory Mitigation Measures

1. Tree numbers 9, 10 and 41 may be removed but each must be replaced by 2- 15 gallon minimum size trees, of a species selected from the City of Sacramento Tree Planting List. This list is available through the City of Sacramento Department of Parks and Community Services. If another species is selected, this selection shall be subject to

the approval of the City Arborist.

2. Tree number 24 shall be transplanted on site in order to give the adjacent Oak tree more room and shall be shown on the improvement plans for the subdivision. This tree shall be transplanted during the months of November through February.
3. Save tree numbers 15, 16A, 17, 18, 19, 22, 23, 37, 38 and 39.
4. Prior to construction or grading, place a 6-foot chain link construction barrier around the dripline of all trees to be saved. No parking of vehicles or storage of materials or grade changes shall occur within this area. The trees to be saved and the protection methods noted above shall be identified on the grading plans for the project.
5. All joints in exterior walls shall be grouted or caulked airtight.
6. All penetrations of exterior wall shall include a 1/2 inch airspace around the perimeter. 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.
7. Window or through-the-wall ventilation and air condition units shall not be permitted.
8. All sleeping spaces shall be provided with carpet and pad.
9. There shall be no through-the-door or through-the-wall mail or paper chutes.
10. Exterior wall construction shall include the following or an equivalent:
 - a. 2'x4' wood studs
 - b. R-11 insulation in cavities
 - c. 1/2" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully taped and finished and also sealed around the perimeter with a resilient caulking.
 - d. The exterior surface shall be finished with either 5/8" T1-11 siding over 5/8" gypsum board or 5/8" horizontal siding over 3/8" plywood.

11. Ceilings shall be finished with minimum 1/2" gypsum board with minimum R-19 insulation in the ceiling.
12. The roof shall be finished with a minimum 7/16" OSB or plywood of equivalent weight, 30 lb. felt paper and minimum 240 lb/square composition shingles or equivalent. Skylights shall not be used unless they have an STC rating of 29 or better.
13. Fireplaces shall contain a fully operable damper.
14. Windows must have a minimum STC rating of 28 or better. 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.
15. Exterior entrance doors shall have a minimum STC rating of 28. They must include complete perimeter door seals.
16. A HVAC system shall be installed that will provide minimum air circulation and fresh air requirements.
17. Gravity vent openings in attic space shall not exceed code minimums in number and size.

Conditions - Special Permit

1. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit. If models are provided for the subdivision, only the model homes shall require approval. The applicant shall submit revised elevations for review and approval by the Design Review Board staff. The applicant shall comply with the following design requirements:
 - a. The roofing shall be 25 year laminated dimensional shingles, tile or shake. Extra heavy ridge caps shall be provided on the roof for a better design. No heating or air conditioning units shall be installed on the roof tops. The proposed roof color shall compliment the selected exterior paint colors.
 - b. ~~Grid~~ **High quality** windows shall be introduced and a factory paint finish shall be provided for the window frames. Windows shall be provided on the right and left elevations. **Amended by CPC**

- c. The design shall include metal garage doors with ~~sectionals and raised panels~~. All garages shall contain automatic openers. (Amended by CPC)
 - d. High quality front doors shall be ~~raised multi-panel~~ provided. (Amended by CPC)
 - e. Only bathroom windows shall be allowed on the second floor level on the rear elevations of the south three lots located along the cul-de-sac of Astoria Court (see Exhibit A). No other rooms will be allowed to have windows on the rear elevations of the second floor level of these three units.
 - f. Provide trim and sill as required by Design Review staff.
 - g. A minimum of three variations in the roof plan and in the front elevations shall be provided. (Amended by CPC).
- 2. Full fencing, landscaping and irrigation shall be provided on in the proposed residential subdivision. The proposed fencing material shall be reviewed by Planning staff prior to issuance of building permits.
 - 3. Provide sufficient trees for screening of adjacent properties. A Landscape and irrigation plan shall be submitted for review and approval by the Planning Director prior to issuance of building permits.
 - 5. The proposed footprint identified in the attached Exhibit A shall be reoriented to not conflict with the existing tree.

Findings of Fact - Special Permit

- 1. The special permit, as conditioned, is based upon sound principles of land use in that the proposed density is compatible with the existing and proposed residential development in the area.
- 2. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. the project provides affordable housing in the neighborhood and balances the residential flavor in the area;

- b. the lot sizes will allow for adequate setbacks and usable yard area;
 - c. the proposed elevations provide for two different housing models which compliment the residential character in the neighborhood; and
 - d. the lot layout is compatible with the area and will not impact the existing surrounding single family lots in the neighborhood.
3. The proposed project is compatible with the General Plan and Community Plan policies in that the proposed land use designation is encouraged and supported and development of mixed housing types is encouraged in infill areas .

Respectfully submitted,

Joy Patterson

Joy Patterson
Senior Planner

Report Prepared by,

Bridgette Williams

Bridgette Williams
Associate Planner

P91-206

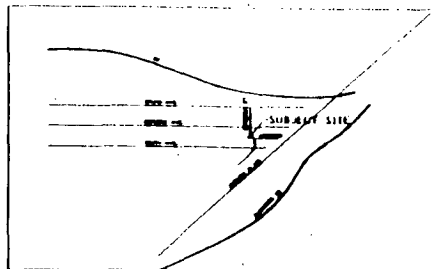
9-10-92

THAN 7

Dwelling with 12' setback

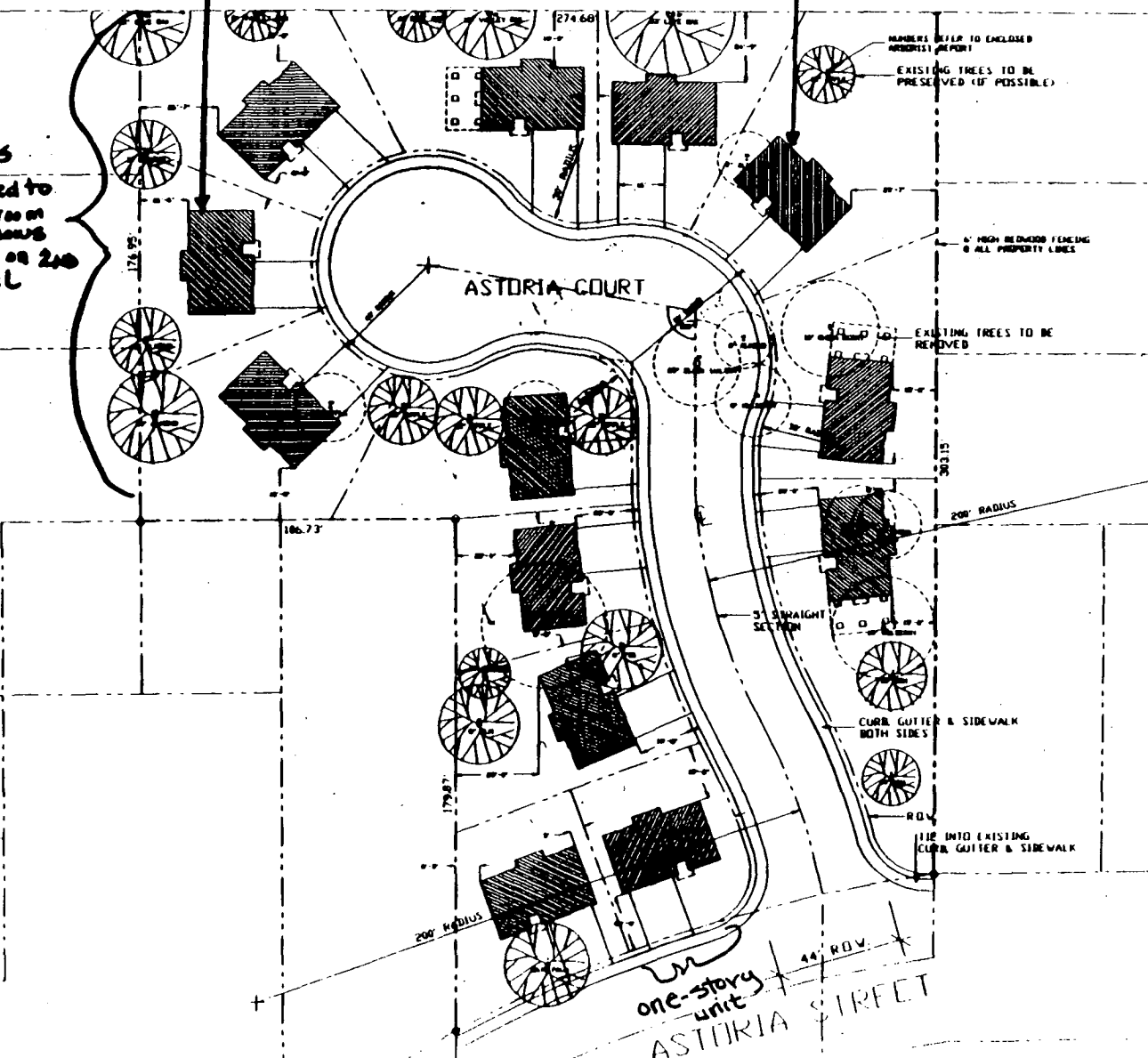
Dwelling To Be Reoriented

Units limited to Bathroom or Windows only on 2nd level



VICINITY MAP

N.T.S.



ASTORIA COURT PROPOSED SUBDIVISION

13 UNITS - SINGLE FAMILY DETACHED DWELLINGS
A.P.N. 252-191-8.03.24

TOTAL	
PARCEL AREA	= 79,279 S.F. ±
	= 1.82 GROSS ACRES
NET	
PARCEL AREA	= 73,936 S.F. ±
	= 1.70 NET ACRES
13 UNITS	= 7.14 UNITS/GROSS ACRE
	= 7.65 UNITS/NET ACRE

P91 206

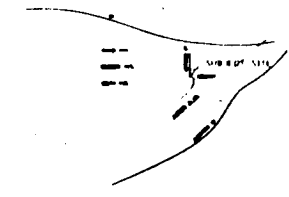
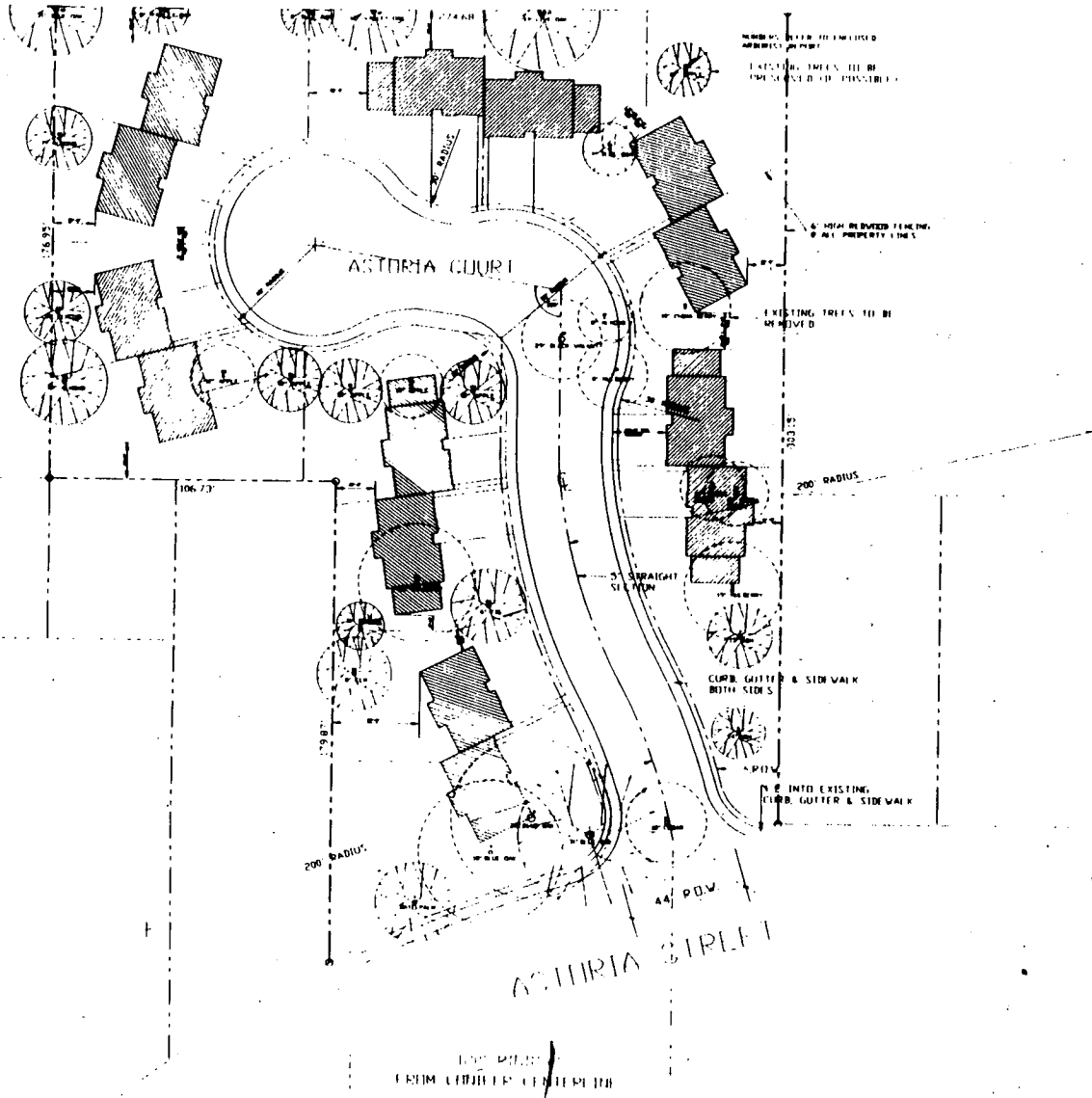
1' MINIMUM FROM CURB/CORNER CENTERLINE

SITE PLAN



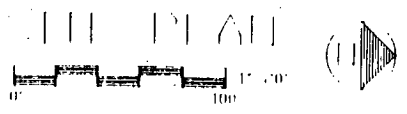
Exhibit A

Exhibit A-1
 Previous Half-plex
 MSCP



ASTORIA COURT
 11.5'

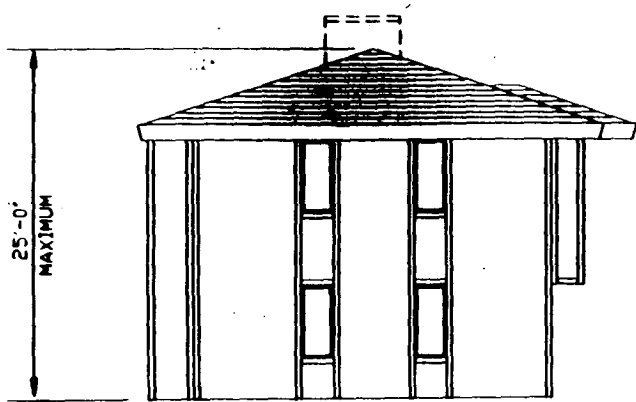
PROPOSED SUBDIVISION
 APN. 252 191 82004
 NET
 PARCEL AREA 78,279 S.F.
 1.79 ACRES
 NET
 PARCEL AREA 78,256 S.F.
 1.79 ACRES
 14 UNITS = 268 UNITS/ACRE ACRES
 5.47 ACRES



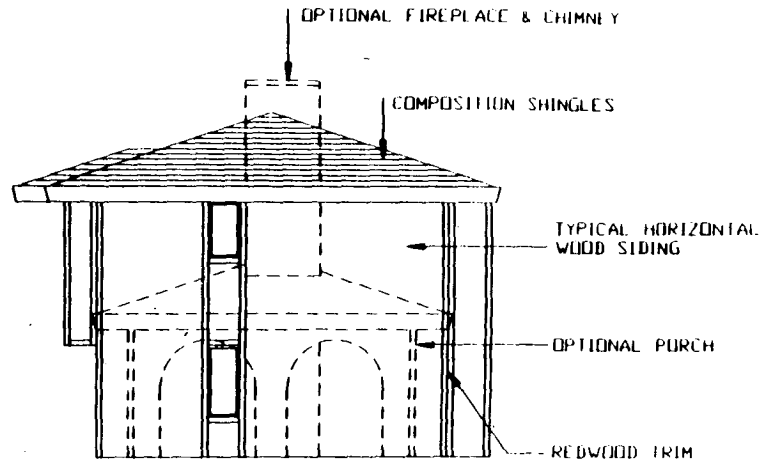
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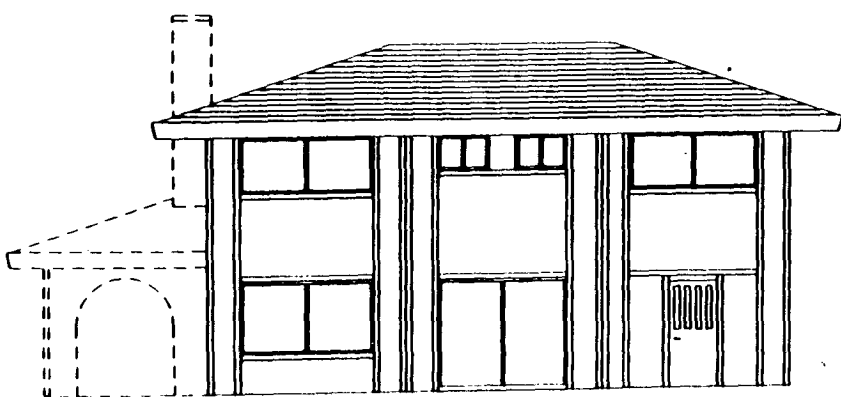
Draw 7



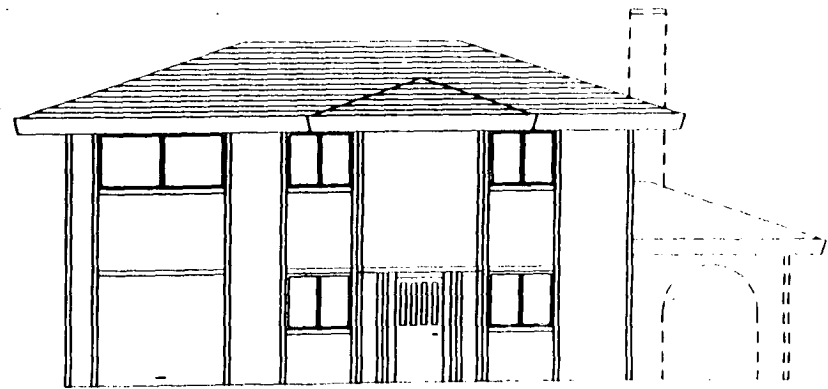
LEFT SIDE



RIGHT SIDE



REAR ELEVATION



FRONT ELEVATION

TYPICAL ELEVATIONS

(SEE NOTES WITH PERCHES)

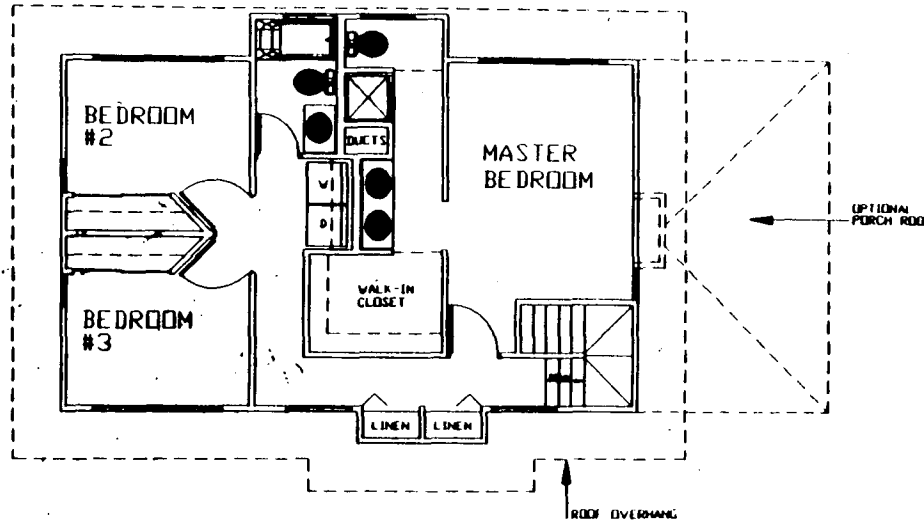
12'4" 11'0"

10' 10'

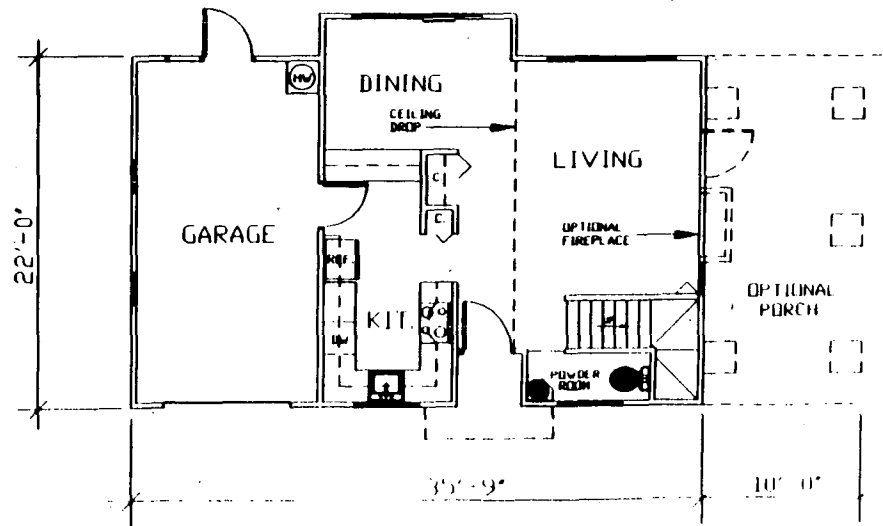
P91 206

Exhibit B

P91-206



SECOND FLOOR PLAN
1/4"=1'-0"



FIRST FLOOR PLAN
1/4"=1'-0"

9-10-92

FROM 7

P91 206

Exhibit C

WE the Residents around the project known as Astoria Estates object to the rezoning to R1A for the project and the proposed two story homes . We feel the project will invade our privacy and will not have a positive impact on our community.

8-18-92

NAME	ADDRESS	PHONE
Jessie Corder	3633 Astoria St	925-5736
Sam Corder	3633 Astoria St	925-5736
Jess C. Allen	3636 Astoria St.	922-2424
Liz Christen	3634 Astoria St.	922-2424
Shirley Rupp	3641 Astoria St.	649-0654
James B. Ford	6357 La Reina Dr.	534-7443
Candrey Brandt	3637 Astoria St	646-3138
Wayne Cochran	3639 Astoria St.	927-8539
Alvin Brown	3652 ASTORIA ST	923-5440
Kim Ann Chilton	3665 ASTORIA ST	923-0194
Debra Matthews	3717 Astoria St.	929-2060
Sandy Graham	3725 Ripley St.	920-1064
Janice Tully	2024 Lincoln Ave	924-8942
Nate Kotko	3724 ASTORIA ST	649-8762
Rosemarie Benicome	3601 Astoria St	925-8488
Karen Hernandez	2221 South ave	927-4085
Robert West	3700 Lincoln Ave	927-2830
Cindy Eskola	3530 Astoria	648-3616
Yvonne Tallman	3515 Astoria	927-4369
Art Newell	3509 Astoria	922-2713
Richard P. Cole	3608 Dayton St	9215013
Dani Kasper-Dahman	3608 Dayton St	9215013
April Lee	3481 Astoria St	9
Shirley Robinson	2116 Verona St.	95838

WE the Residents around the project known as Astoria Estates object to the rezoning to R1A for the project and the proposed two story homes . We feel the project will invade our privacy and will not have a positive impact on our community.

8-18-92

NAME	ADDRESS	PHONE
Judy Keen	2151 South Ave Sacto CA.	922-6681
Ally Keen	Same -	922-6681
Jim Berger	2139 SOUTH AVE	920-0470
CHARLES DESS SARTO	2135 SOUTH AVE	644-0009
James Stewart	2125 South Ave Sacto	929-8944
Debra King	2125 South Ave Sacto	927-4652
Norman Austin	2179 South Ave, Greenest	922-7850
Bryan O. Cavetto	2124 South AVE. SAC.	922-7850
Reynold Evans	2121 South Ave Ave	929-2538
Elva Evans	2121 South Ave Sac	929-2538
Claudia Sevilla	2117 South ave Sac.	925-0337
Erwin Vargas	2117 South ave. Sac.	925-0337
James H. Marino	3612 Dayton St. Sac.	923-3715
Barbara Marvin	3612 Dayton St Sac.	" "
Jim G. Bakker	3634 Dayton St. Sac.	649-3124
Ed + Tina Powell	3644 Dayton St. Sacto.	920-5712
MR & MRS TONY PINTO	3641 DAYTON ST SACTO	568-1890
Judy Smith	2115 Roanoke Ave, Sacto	646-1958 *
Michael R. Brown	2116 Roanoke Ave, Sacto	925-0927
Jody Davis	2124 Roanoke Ave SACTO	924-8942
Quadruped	2146 Roanoke AVE SACT	934-83-42
William L. Loo	3611 Dayton St. SACTO, CALIF. 91787	924-1037
Jackie Leon Guerrero	3611 Astoria St. Sacto CA	924-1038
Steve Lee	2201 South Ave	927-7714

WE the Residents around the project known as Astoria Estates object to the rezoning to R1A for the project and the proposed two story homes . We feel the project will invade our privacy and will not have a positive impact on our community.

8-18-92

NAME	ADDRESS	PHONE
Edith Pope	3707 Jasmine St 95838	922-3200
James A Pope	3707 Jasmine St 95838	922-3700
Rosie Henratty	1824 Alameda Ave. Sacto Ca 95838	922-1202
Al Apple	119 Village Cir Sacto CA 95838	927-1597
Robert Topels	119 Village Cir Sacto 95838	N. phone 927-1591
Margaret L B Miller	2006 Venus St. Sacto 95838	925-4400
Eldon Miller	2006 Venus St. Sacto 95838	925-4400
Steve Boyquist	2220 Conifer St. Sacto 95838	927-5592
Carly Boyquist	2220 Conifer St. Sacto 95838	927-5592
Willie Sakai Kana	2216 Conifer Way Sacto 95838	925-5895
Bruce LeBlond	3922 IVY St. Sacto 95838	921-5861
Beverly Stock Day	2002 Venus St Sacto 95838	925-3383
Debra E Young	809 Village Green Circle 95838	927-7325
Eric M Nagca	3705 B. Wall St	929-3749
Manica Ryan	3321 Lark St.	927-2760
Dylan Ryan	3321 Lark St.	927-2760
Terri Blount	3712 Schott Way 95838	925-5091
Sharon Steel	3737 Dayton St. Sacto 95838	925-3130
Josephine Eldridge	676 Naruto Way	921-2967
Larry Eldridge	676 Naruto Wy	921-2967
Doreen Whittle	3940 Dayton St	925-2145
Louise L. ...	2297 Conifer Way Sacto	925-1030
Dorothea Campbell	194 Village Circle Sacto.	920-2541

(over)

WE the Residents around the project known as Astoria Estates object to the rezoning to R1A for the project and the proposed two story homes . We feel the project will invade our privacy and will not have a positive impact on our community.

8-18-92

NAME	ADDRESS	PHONE
David Beam	2225 Conifer Way	922-4498
Ron Wilke	2217 " "	922-0615
Nellie Sakakawa	2216 Conifer Way	925-5895
Michael E Shaw	2231 Conifer Way	922 5249
Jacee S.R. KALISA	2224 CONIFER WAY	646-6040
DONNA L. VANKEUREN	2237 CONIFER WAY Sacto	425 1030
Michelle D. Green	2212 Conifer Way Sacto, Ca.	916-46-0862
Licia Burney	2208 Conifer Way Sacto CA	922-7235
Dele O'Brien	2208 CONIFER WAY	922-7235
Cathy Napier	2132 Roanoke Ave SAC CA	925-4145
Jeddy Adason	3113 Astoria St	922-8700
Jan Skanna	3709 Astoria St.	925-3188
Paul Thomas	2142 South Ave	925-5577
Neal Wilson	2136 South Ave	924-3376
James M. Miller	2104 South Ave	925-7116
Ricardo Juel	3610 Dayton St, Sac.	922-1727
Donna Miller	2105 Roanoke Ave	646-4776
Donna	3500 DEL PASO BLVD	922-8466
Nancy Miller	3328 Del Paso Blvd	929-5208

