

CITY PLANNING COMMISSION

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

APPLICANT Task Engineering, Inc., 11292 Coloma Road, Rancho Cordova, CA 95670
OWNER Reimund Development, P.O. Box 1371, Citrus Heights, CA 95611-1371
PLANS BY Task Engineering, Inc., 11292 Coloma Road, Rancho Cordova, CA 95670
FILING DATE 11/17/88 ENVIR. DET. Neg. Dec. 1/23/89 REPORT BY DH:pe
ASSESSOR'S PCL. NO. 043-255-014 and 015

APPLICATION: A. Negative Declaration
B. Tentative Parcel Map to divide two corner lots into four halfplex lots totaling 0.43+ vacant acres in the Standard Single Family (R-1) Zone.

LOCATION: Southwest and Northwest corner of Power Inn Road and Cantina Court

PROPOSAL: The applicant is requesting the necessary entitlements to construct four halfplex units on two corner lots.

PROJECT INFORMATION:

General Plan Designation: Residential 4-15 du/net acre
1986 South Sacramento Community
Plan Designation: Residential 4-8 du/net acre
Existing Zoning of Site: R-1
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; County	Side(Int):	5'	0' & 5'
East: Industrial & Commercial; County	Side(St):	12-1/2'	25'
West: Single Family; R-1	Rear:	15'	25'

Parking Required: 4 spaces
Parking Provided: 8 spaces
Property Dimensions: Parcel 1 = 120' x 80'1; Parcel 2 = 120.14 ft. x 80 ft.
Property Area: 0.43+ acres
Density of Development: 10 d.u. per acre
Square Footage of Building: Parcel 1 = 2,220 sq. ft.; Parcel 2 = 2,220 sq. ft.
Height of Building: Single story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: T1-11 Exterior plywood siding, wood trim
Roof Material: Composition asphalt shingles

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APPLC. NO. P89-004 MEETING DATE March 9, 1989 ITEM NO. 21

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 22, 1989 by a vote of 7 ayes and 2 absent, the Subdivision Review Committee voted to recommend approval of the tentative parcel map subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two vacant corner lots located at the intersection of Cantina Court and Power Inn Road adjacent to the City Limits along Power Inn Road. The two lots contain 0.43 acres in the Standard Single Family (R-1) Zone. The applicant proposes to construct half-plex units on the corner lots. Adjacent land uses are single family to the north, south and west with industrial and heavy commercial uses east across Power Inn Road. The General Plan and 1986 South Sacramento Community Plan designate the sites for Residential 4-15 du/net acre and 4-8 du/net acre respectively. The project density is 10 du/acre which exceeds the Community Plan allowance of 4-8 du/acre. The lots, however, were established in 1978 with the adoption of the 127 unit South County Country Subdivision. Fifteen corner lots in the subdivision have received approval for half-plex development. The proposed project when distributed throughout the total area covered by the 127 lot subdivision does not exceed the eight dwelling units per acre allowed including the addition of 15 previously approved halfplex lots raising the actual number of dwelling units to 142 units. The South County Country subdivision covers approximately 26+ gross acres with a maximum density of eight dwellings per acre allowed, a density of 208 units could be achieved.

Street improvements have been installed adjacent to both street frontages.

B. Project Description and Evaluation

The applicant proposes to construct four halfplex units, two on each lot. The proposed property line will bisect each unit.

The City Zoning Ordinance allows halfplex development if the following six criteria are followed.

1. The halfplex development must be on a corner lot.
2. Each unit shall have its entrance, including driveways, off different streets.
3. The halfplex lots and structure(s), when combined, shall meet the minimum setback requirements for the R-1 zone.
4. Each unit shall have an enclosed garage and a driveway of at least 20 feet long and eight feet wide.
5. Exterior siding materials and roofing materials shall be consistent with the quality, and compatible with the appearance of single family homes in the subdivision.

6. Rear and side yard areas are shaped to maximize their potential use.

The proposed halfplex units face Cantina Court due to access problems on Power Inn Road. Staff notes that on Wagon Trail Way located due north of the project site, the corner lots have single family dwellings at Power Inn Road. Although the proposed units do not meet the criteria for separate entryways on each street and garages facing each street, the proposed side-by-side garage could be broken up with a building setback between the two units of five to seven feet. The jog would break up the appearance of continuous garage door facade.

The Environmental Review Coordinator has reviewed the project and has placed mitigation measures on the proposed tentative map relating to sound attenuation and building foundation design.

Staff recommends approval of the halfplex subject to conditions. Since the application has been reviewed, staff has deleted the variance from lot width and subdivision modification for lot width since the project concerns a corner lot in the R-1 Zone for proposed halfplex development.

C. Parkland Dedication

Planning and Community Services have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon 0.0149 acres of land multiplied by the per acre value established by the applicant's appraiser.

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. The applicant shall conform to the requirements of the Uniform Building Code and all other State and local regulations governing excavations and foundation and structural design and construction.
- B. In order to reduce the exposure of persons to potentially severe noise levels, the project applicant has modified their proposed project to incorporate one of the following mitigation measures:
1. Residences on Parcels 1B and 2B will include a 6-foot masonry wall that will extend the length of the eastern property boundary from the rear yard to beyond the residence. A wood fence and gate will connect the masonry wall with the residence (see attached exhibit A) or;
 2. Residences on Parcels 1B and 2B will include a 6-foot masonry wall that will extend from the rear yard to the end of the side yard area and connect with the residence. A wood gate will be used to enter the side yard area (see attached exhibit A.)

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 an Environmental Impact Report if identified impacts cannot be reduce to less than a significant level through mitigation. (Refer to Exhibit A for further information.)

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

- A. Ratify the Negative Declaration; and
- B. Approve the tentative map subject to conditions by adopting the attached resolution.

EXHIBIT A

DISCUSSION OF INITIAL STUDY

CANTINA COURT PROJECT (P89-004)

PROJECT DESCRIPTION

The project applicant is requesting the necessary entitlements from the City of Sacramento to construct four halfplex housing units on two existing, vacant, single family, corner lots. The two lots total .44+ acres.

The project site is located in South Sacramento. The property is designated for Low Density Residential uses (4-15 dwelling units per acre) in the 1986-2006 General Plan and Residential uses (4-8 dwelling units per acre) in the South Sacramento Community Plan. Current zoning is Standard Single Family (R-1).

The proposed project requires the following entitlements:

- o Tentative Map to divide two corner lots totaling .44+ acres into four halfplex lots in the Single Family (R-1) zone.
- o Variance to establish two lots with less than 52 feet of lot width to 30 feet of lot width in the R-1 zone.
- o Subdivision Modification to reduce minimum lot width from 52 feet to 30 feet in the R-1 zone.

ENVIRONMENTAL EFFECTS

1. Earth

1b. Development of the site would lead to overcovering of the soil. The project site is located in an urban area and has been allocated to urban uses by the 1986-2006 General Plan. This potential impact is not considered to be significant.

1g. Recent studies of potential earthquake intensity have identified the maximum credible earthquake that might occur in the Sacramento area as having an intensity of VIII. The modified Mercalli Scale describes the impacts of an intensity VIII earthquake as follows:

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"Damage slight in specially designed structures; considerable in ordinary substantial buildings, with partial collapse; great in poorly built structures. Panel walls thrown out of frame structures. Chimneys, factory stacks, columns, monuments, and walls fall. Heavy furniture overturned. Disturbs persons driving vehicles."

The applicant has agreed to comply with the following mitigation measure in order to reduce identified impacts to a less than significant level:

- A. The applicant shall conform to the requirements of the Uniform Building Code and all other State and local regulations governing excavations and foundation and structural design and construction.

6. Noise

6b. The Citywide noise study prepared for the 1986-2006 General Plan identifies the project site an area subject to potentially severe noise levels. Specifically, the noise study identifies noise levels along Power Inn Road adjacent to Cantina Court to be 65 Ldn. This noise level exceeds the "normally acceptable" range identified in the General Plan Noise Element.

In order to reduce the exposure of persons to potentially severe noise levels, the project applicant has modified their proposed project to incorporate one of the following mitigation measures:

- B. Residences on Parcels 1B and 2B will include a 6-foot masonry wall that will extend the length of the ~~southern~~^{eastern} property boundary from the rear yard to beyond the residence. A wood fence and gate will connect the masonry wall with the residence (see attached figure);
or

Residences on Parcels 1B and 2B will include a 6-foot masonry wall that will extend from the rear yard to the end of the side yard area and connect with the residence. A wood gate will be used to enter the side yard area (see attached figure).

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EXHIBIT A
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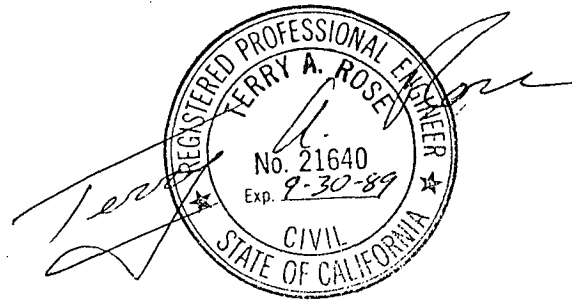
BOOK PAGE
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PARCEL 2A

BEING A PORTION OF LOT 106 AS SHOWN ON THE "PLAT OF SOUTH COUNTRY" FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 125 OF MAPS, MAP NO.2, AND BEING FUTHER DESCRIBED AS FOLLOWS:

THE WESTERLY 30 FEET OF SAID LOT 106.

A portion of APN: 043-0255-014-0000.



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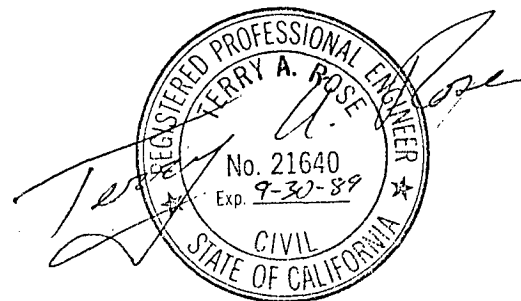
PARCEL 1B

BEING ALL OF LOT 105 AS SHOWN ON THE "PLAT OF SOUTH COUNTRY" FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 125 OF MAPS, MAP NO.2, AND BEING FUTHER DESCRIBED AS FOLLOWS:

EXCEPTING THEREFROM:

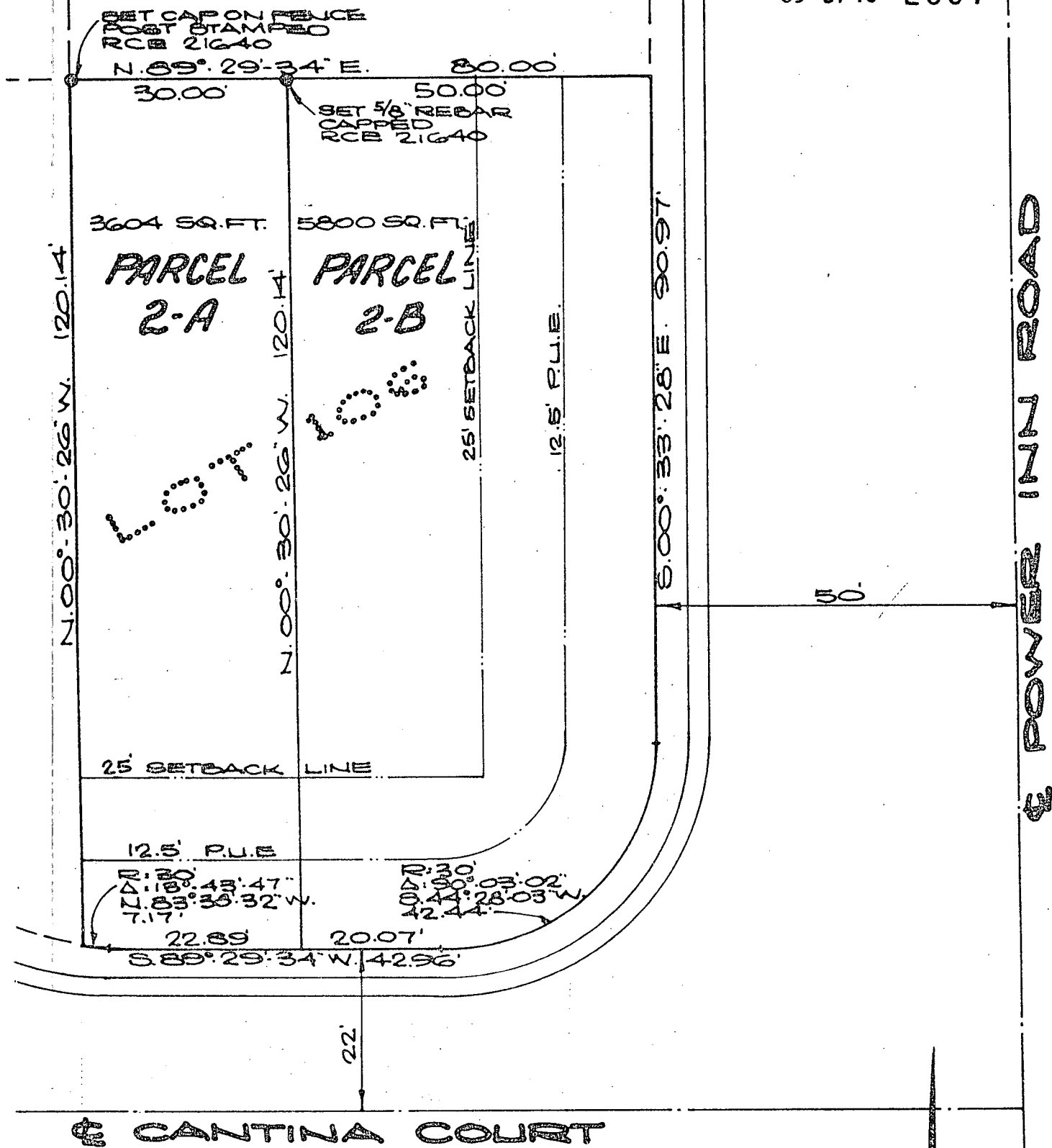
THE WESTERLY 30 FEET.

A portion of APN: 043-0255-015-0000.



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LEGEND:

- SET MONUMENT AS NOTED



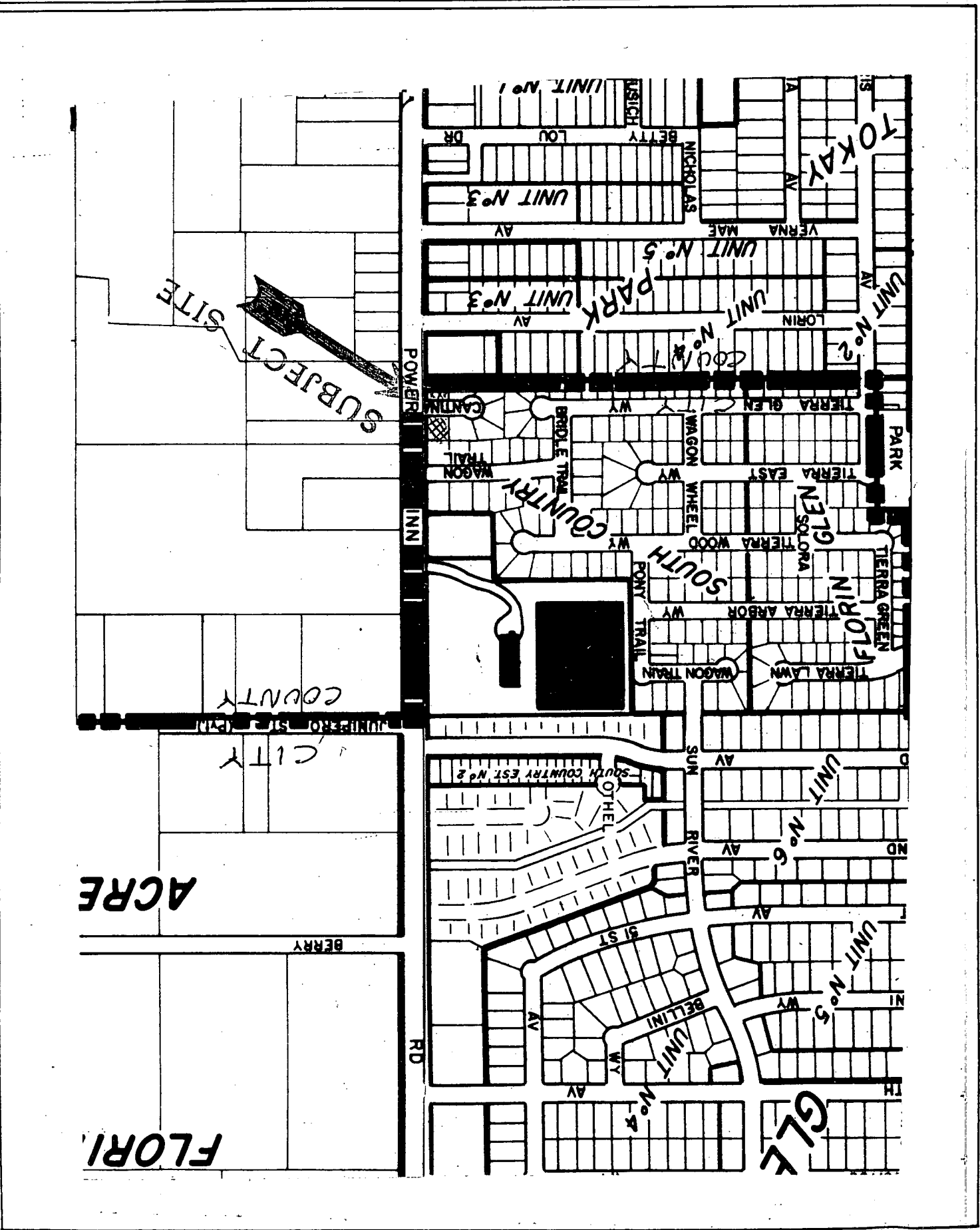
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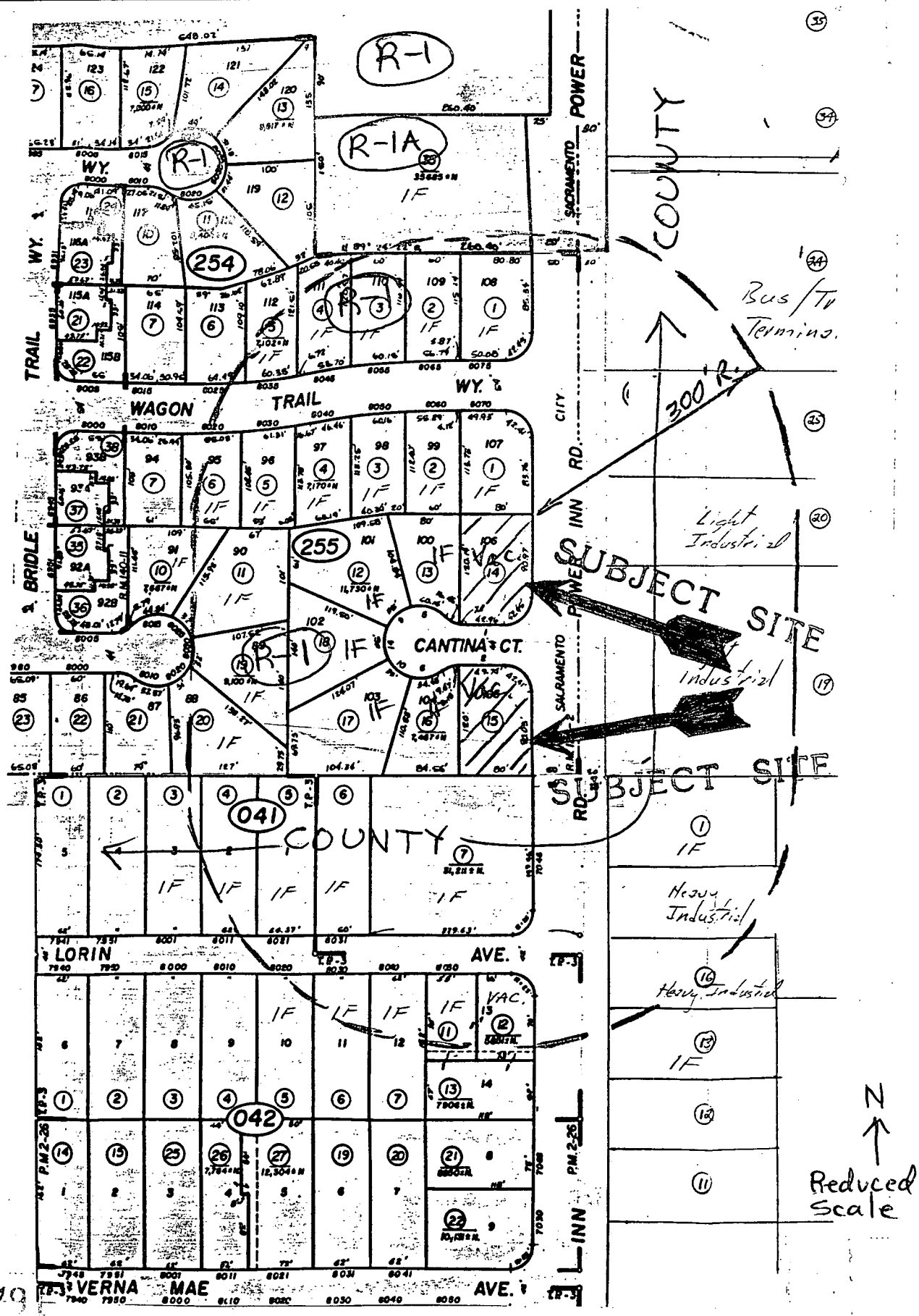
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VICINITY MAP

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LAND USE & ZONING MAP

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