

AMENDED BY CPC 8/26/93
CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Morton & Pitalo Inc. 1788 Tribute Rd. Ste. 200 Sacto. CA. 95815</u>		
OWNER <u>EKC-Collet&Assoc. 1830 15th Street Sacto. CA. 95814</u>		
PLANS BY <u>Morton & Pitalo Inc. 1788 Tribute Rd. Ste. 200 Sacto. CA. 95815</u>		
FILING DATE <u>5-4-93</u>	ENVIR. DET. <u>Neg. Dec.</u>	REPORT BY <u>R. Williams</u>
ASSESSOR'S PCL. NO. <u>237-0100-028</u>		

- APPLICATION:**
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Two Year Time Extension for a Tentative Map to subdivide 7.14± vacant acres into 43 petite single family lots in the Single Family Alternative (R-1A) zone.
 - D. Special Permit to develop 43 single family petite homes on 7.14± vacant acres in the R-1A zone.

LOCATION: North side of Jessie Ave. 200' west of Norwood Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 43 unit petite single family subdivision.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Residential (7-15 du/na)
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-2B	Front:	25'	To Be
South: Vacant; R-3	Side(Alley):	5'	Determined
East: Residential,Apts, Hospital; R-1A,A	Street Side:	12'1/2"	By
West: Apts & Vacant; R-3,C-1R	Rear:	15'	Commission

Parking Required:	One space per unit
Parking Provided:	Two car garages/per unit
Property Dimensions:	Irregular
Property Area:	7.14± gross acres 5.72± net acres
Density of Development:	7.5 du/na
Height of Units:	one & two stories
Topography:	Flat
Street Improvements:	To Be Extended
Utilities:	To Be Extended
Exterior Building Material:	Stucco w/wood trim
Roof Materials:	Tile and/or wood shake
Exterior Building Colors:	Earhtones

BACKGROUND INFORMATION:

On July 13, 1989, the City Planning Commission approved a Special Permit to develop 55 petite detached single family units in the R-1A zone (P89-121). On September 27, 1989, the City Council approved a tentative map to subdivide 8.7± acres into 55 petite single family lots to be known as Chardonnay Unit No. 1, Phase I (P89-121). The approved tentative map (Chardonnay Unit No. 1) was part of an overall subdivision to be developed in two phases.

On January 11, 1990, the City Planning Commission approved a Special Permit to develop 43 petite single family units as (Chardonnay Unit No. 2) Phase II development (P89-343). Subsequently, on February 13, 1990, the City Council approved the tentative map to subdivide one lot into 43 petite single family lots in the R-1A zone. On June 4, 1992, the City Council approved a one year time extension for the tentative map. The proposed request is to allow an extension of the Tentative Map for Chardonnay Unit No. 2, Phase II and a new Special Permit for development in the remaining undeveloped residential subdivision.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 16, 1993, by a vote of three ayes the Subdivision Review Committee recommended approval of a tentative map subject to conditions which follow.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one parcel on 7.14± vacant acres in the Single Family Alternative (R-1A) zone. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (7-15 du/na). Surrounding land use and zoning includes a vacant lot to the north, zoned R-2B; a vacant lot to the south, zoned R-3; the convalescent hospital, apartments and a care facility to the east, in the R-1A zone; and apartment and apartments and a vacant lot to the west, zoned R-3 and C-1R respectively.

B. Applicant's Proposal

The applicant is requesting an extension of the originally approved tentative map for a two year period. The tentative map proposal consists of subdividing one lot into 43 petite single family lots in the R-1A zone. A new Special Permit is also requested to allow development of 43 petite single family dwelling units in the R-1A zone.

C. Tentative Map Time Extension

The Subdivision Map Act allows Tentative Map time extensions up to a period of five years from the date of the original approval. On February 13, 1990, the City Council approved a Tentative Map to subdivide 7.14± vacant acres into 43 single family petite lots. On June 4, 1992, the City Council approved a one year time extension for the proposed tentative map. The applicant is requesting an additional two year time extension for the proposed tentative map. Therefore, the tentative map will expire on February 13, 1995 and no more extensions shall be granted. If a final map has not been recorded on or prior to the effective date of the map, a new Tentative Map application will be required.

The tentative map design complies with minimum lot area requirements and variable lot widths and depths normally at 45 feet wide by 100 feet deep. The submitted map indicates back-on lots along the existing drainage canal. The recently adopted Magpie Creek Development Guidelines discourage back-on lots along the canal. Because the original map was approved prior to the recent adoption of the guidelines, staff is not opposed to the map extension. Planning staff and the Subdivision Review Committee recommend approval of the Tentative Map time extension subject to conditions which follow.

D. Special Permit - Petite Dwelling Units

The original Special Permit was approved by the City Planning Commission on January 11, 1990. A Special Permit Time extension was granted on May 28, 1992. Because the Special Permit has expired and no additional extensions can be granted, the applicant is requesting a new Special Permit with the same floor plans and elevations proposed for the Chardonnay Unit No. 2, Phase II subdivision. The proposed single family development will contain 43 single family petite units. The applicant is proposing four different housing models with floor plans and elevations. All models propose the use of stucco, shake, or tile roofing and wood trim. Unit sizes and house features will consist of three and four bedrooms, two and three baths and two car garages. The units will be one and two stories. Following are the proposed unit sizes.

	<u>Area</u>	<u>Rooms</u>	<u>Height</u>
Model 70	1,364 sq.ft.	3 bdr, 2 bath	Single story
Model 71	1,602 sq.ft.	3 bdr, 2 bath	Single story
Model 72	1,942 sq.ft.	4 bdr, 3 bath	Two story
Model 73	2,313 sq.ft.	4 bdr, 3 bath	Two story

Elevations propose two car garages with windows of living rooms facing the street. Entryways on Models 71 and 72 face the street. Entryways on Models 70 and 73 face an interior property line. It is recommended that the entryways facing side property lines be redesigned to face the public street. The redesign of models 70 and 73 shall be reviewed and approved by Planning staff and the Design Review staff prior to issuance of building permits. The R-1A zone allows flexible setbacks and lot sizes. No plot plans showing placement of the proposed units were provided. Staff would recommend that each unit meet the minimum 5 foot sideyard setback requirement, since windows are present on the two side elevations. Frontyard setbacks shall not be less than 20 feet and the units shall be staggered along the public street.

The exterior building materials are made of stucco and wood with tile or wood shake roofs. Exclusive use of stucco may be a bit excessive along the streetscape. Staff would recommend that a variety of brick, stone and/or wood trim be introduced in at least half of the units in order to offer a variety of architectural embellishments which will enhance the overall streetscape in the subdivision. The exterior building color will be earthtones. Staff recommends that a minimum of three color schemes shall be introduced in the subdivision. Each of the homes will have a chimney element, hip roof and gable design with glass and attic vents designed into the exterior to provide a variety of movement for the units. Individual dwellings shall be subject to Design Review staff approval prior to the issuance of a building permit. If models are provided for the subdivision, only the model homes shall require approval. Overall, staff finds the units design and architectural variation to be sufficient with design modifications. The proposed lot sizes are adequate to provide for the building coverage and useable outdoor yard area.

E. Neighborhood Comments

The project proposal was sent to the Groups of Residents Improving Neighborhoods (G.R.I.N.). The association has indicated that they have no problems with the overall housing proposal or map design.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed **Special Permit** will not have a significant impact on the environment; therefore a Negative Declaration has been prepared. Mandatory Mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance. The mandatory mitigation measures are listed in the attached Mitigation Monitoring Plan.

The Environmental Coordinator determined that with the original proposed **Tentative Map**, the project did not result in any significant adverse impacts on the environment. A Negative Declaration with Mitigation Measures and a Mitigation Monitoring Plan was prepared for the project. The Negative Declaration and Mitigation Monitoring Plan with mitigation measures required by the Environmental Services Manager are on file in the Planning Division Office (P89-343).

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.

- B. Adopt the attached Resolution approving the Mitigation Monitoring Plan.
- C. Adopt the attached Resolution adopting the Findings of Fact and approving the Two Year Time Extension for a Tentative Map with conditions to subdivide 7.14± vacant acres into 43 single family petite lots in the R-1A zone.
- D. Approve the Special Permit to develop 43 single family petite units on 7.14± acres in the R-1A zone subject to conditions and based on findings of fact which follow.

Special Permit

1. Each unit shall comply with the approved elevations and floorplans attached. The lot sizes shall be as depicted on the approved tentative map. Any deviation from this shall require an approval by the City Planning Commission and/or Planning staff.
2. A minimum of three color schemes shall be used in the subdivision.
3. The roof pitch of each unit shall be 5 and 12. The roofing for each unit shall be concrete tile and or shake with 25 year laminated dimensional shingles and/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.
4. The frontyard of each lot shall be landscaped with an irrigation system. **One tree shall be planted in the frontyard of each lot. The frontyard landscaping, irrigation system and tree shall be installed prior to the issuance of a final building permit for each unit. (Amended by CPC)**
5. The same door and window trim used on the front elevations shall be used on the side and rear elevations.
6. Entryways facing side property lines shall be redesigned to face the street. The redesign of these entryways shall be reviewed and approved by Planning staff and the Design Review staff prior to issuance of building permits.
7. Each unit shall provide a minimum 5 foot sideyard setback. Frontyard setbacks shall not be less than 20 feet and the units shall be staggered along the public street.
8. A variety of brick, stone and/or wood trim shall be introduced in at least 20 of the units.
9. Garage doors shall be metal sectionals with raised panels. All garages shall contain automatic openers.

10. Individual dwellings shall be subject to Design Review staff approval prior to the issuance of a building permit. If models are provided for the subdivision, only the model homes shall require approval.
11. If a solid board fence is to be constructed adjacent to the drainage canal, the design shall provide for maintenance of the levee fence and not allow the build-up of refuse. Chain link fencing shall be prohibited.

Findings of Fact - Special Permit

1. The Special Permit, as conditioned, is based upon sound principles of land use in that the proposed single family subdivision is compatible with the surrounding residential land uses which consist of single family residential, elementary school, condominiums and apartments.
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 lot sizes will allow for adequate setbacks and usable yard area;
 - b. the proposal will have adequate on-site parking and landscaping will be provided throughout the project;
 - c. the circulation pattern offers an acceptable north/south linkage for both vehicular and pedestrian traffic; and
 - d. the proposal will not significantly alter the characteristics of the area.
3. The proposed project is compatible with the General Plan and North Sacramento Community Plan land use designations which designate the site for residential uses.

vacant R-2B

**TENTATIVE SUBDIVISION MAP
CHARDONNAY UNIT 2**
CITY OF SACRAMENTO SEPTEMBER 1989

mp MORTON & PITALO, INC.
www.mortonandpitalo.com

REVISED 12-18-89
REVISED 01/02/90
REVISED 04/29/93

OWNER/DEVELOPER

INC-COLLET/ASSOC.
1820 15TH STREET, SUITE 150
SACRAMENTO, CA 95814

AGENT

MORTON & PITALO, INC.
1788 TREASURE ROAD, SUITE 300
SACRAMENTO, CA 95815

APN
237-0100-028

AREA
7,148 AC.

LOCATION

R1-A

OTHER

ARMITAGE FERRY CITY OF SACRAMENTO

FEES

POLICE

DATE

P. O. S. E.

PLANNING

S. W. U. D.

TELEPHONE

PACIFIC BELL

ADDRESS

CITY OF SACRAMENTO

MARK AND RECORDATION

CITY OF SACRAMENTO

FITZGIBBONS
237-100-16

RECORDED MAP
CHARDONNAY
209/123-7

R-1A

R-1A

STENHOUSE
237-100-6

APIS

A

ESKATON PROP. INC.
237-100-25

care facility



care facility

A
SUTTERCARE
237-180-54

AVE.

NORWOOD

LOT A
0.5±AC.

40' DRAINAGE ESM'T.

WILLOW TREE INVEST.
237-100-18

C-1R

R.C. COLLET
237-100-27

vacant

EXIST. ACCESS ESM'T.

EXIST. 6' P.T.T. ESM'T.

JESSIE

Gas Station

R-2B
LIAL
237-293-1

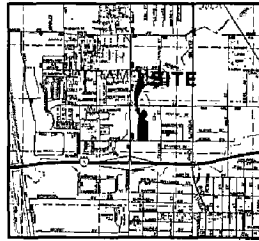
vacant
SAVERO
237-180-02

AVE.

LAND USE & ZONING MAP



SCALE: 1"=40'



VICINITY MAP
NO SCALE

TENTATIVE SUBDIVISION MAP
CHARDONNAY UNIT 2
CITY OF SACRAMENTO SEPTEMBER 1989

mp MORTON & PITALO, INC.
CIVIL ENGINEERING, PLANNING, SURVEYING

REVISED 12-18-89
REVISED 01/02/90
REVISED 04/29/93

OWNER/DEVELOPER

EMC-COLLETT/ASSOC.
1820 15TH STREET, SUITE 150
SACRAMENTO, CA 95814

APPLICANT

MORTON & PITALO, INC.
1782 PRIBRUE ROAD, SUITE 205
SACRAMENTO, CA 95815

AE#

237-0100-028

AREA

7.14± AC.

ZONING

R1-A

WATER

SANITARY SEWER } CITY OF SACRAMENTO

STORM DRAINAGE } CITY OF SACRAMENTO

FIRE

POLICE

Gas

P G & E

ELECTRICITY

S H U D

TELEPHONE

PACIFIC BELL

REGULAS

CITY OF SACRAMENTO

PARKS AND RECREATION

CITY OF SACRAMENTO

RECORDED MAP
CHARDONNAY
208 / 10-B

FITZGIBBONS
237-100-16

STENHOUSE
237-100-6

WILLOW TREE INVEST.
237-100-18

ESKATON PROP. INC.
237-100-25

R.C. COLLET
237-100-27

SUTTERCARE
237-180-54

LIAL
237-293-16

FAVERO
237-180-02

NORWOOD AVE.

JESSIE AVE.

AVE.

LOT A
0.5± AC.

40' DRAINAGE ESM'T.

EXIST. ACCESS ESM'T.

EXIST. 6' P.T.T. ESM'T.

BURGESS DRIVE

CRIBARI CT.

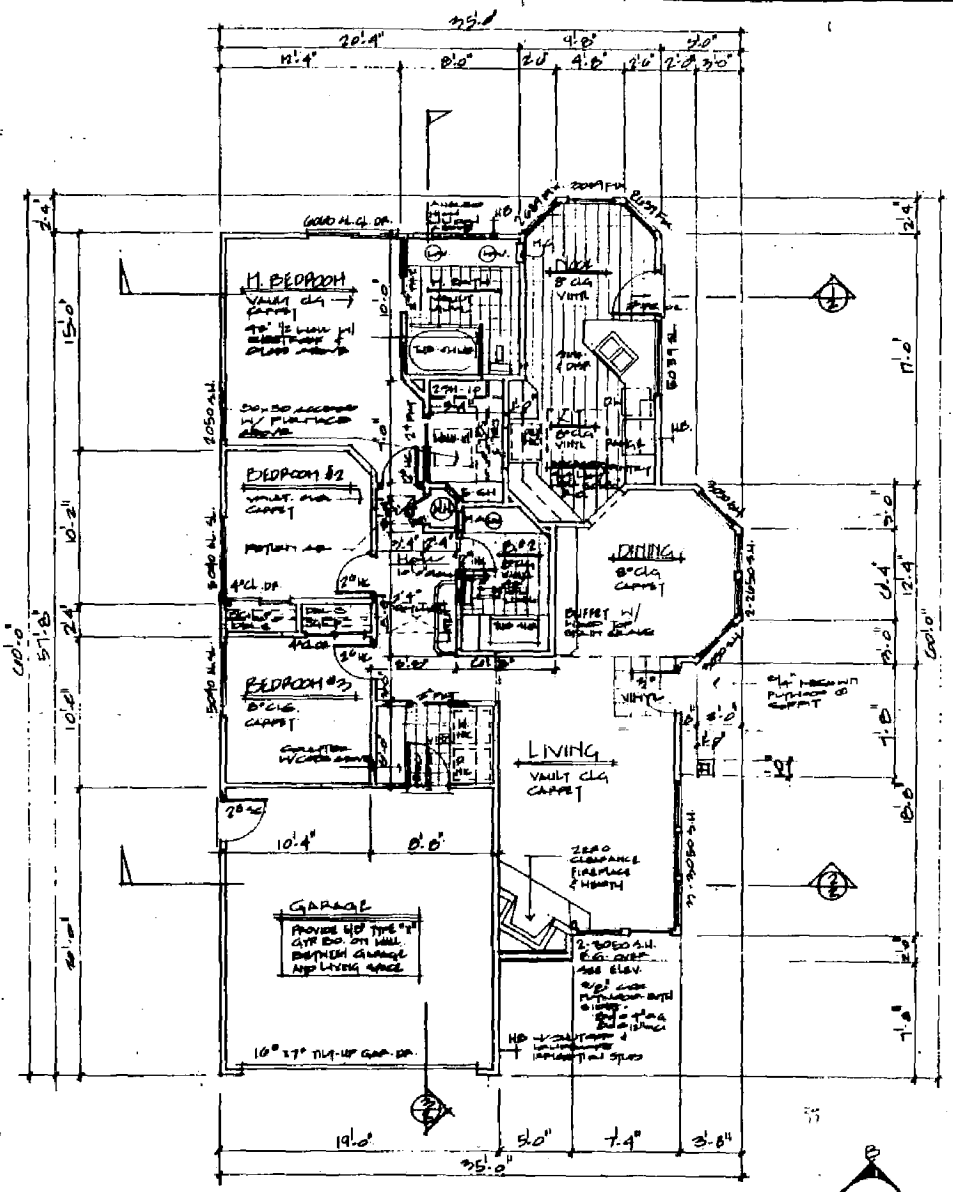
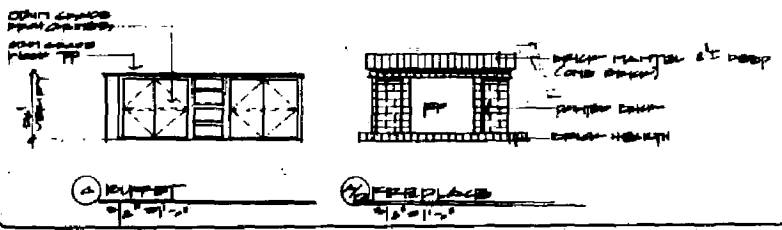
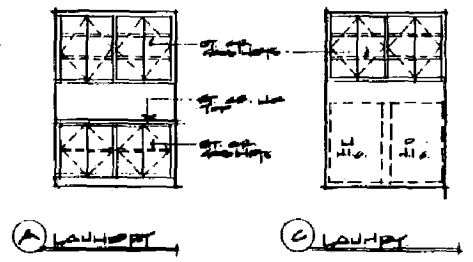
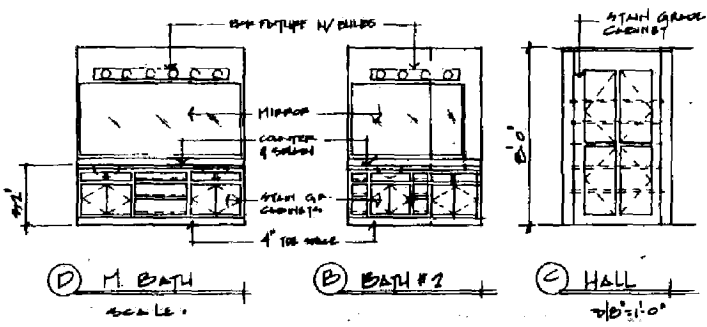
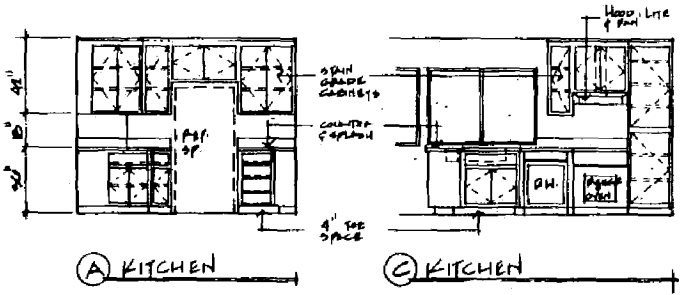


080 080

8-210-93

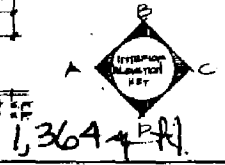
36

Item 6

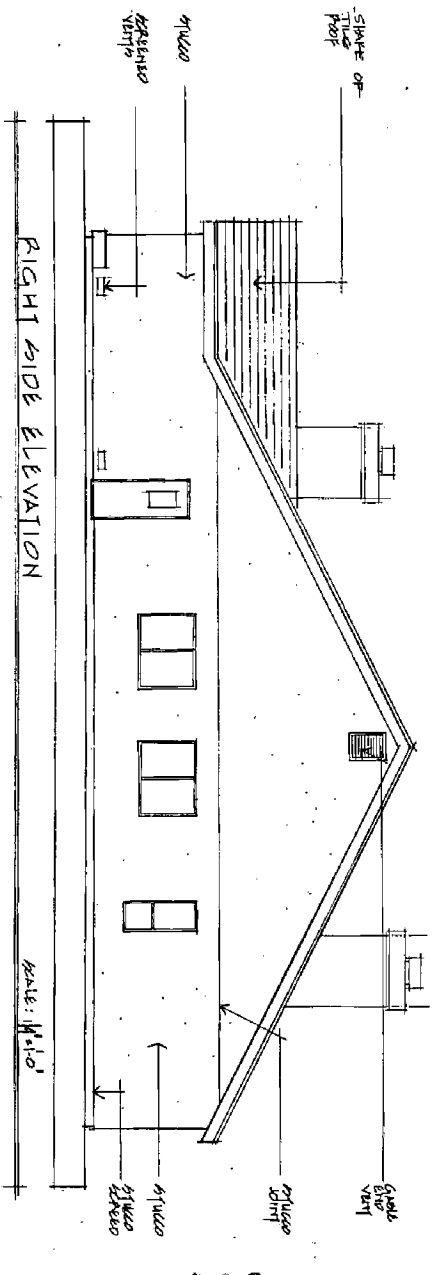
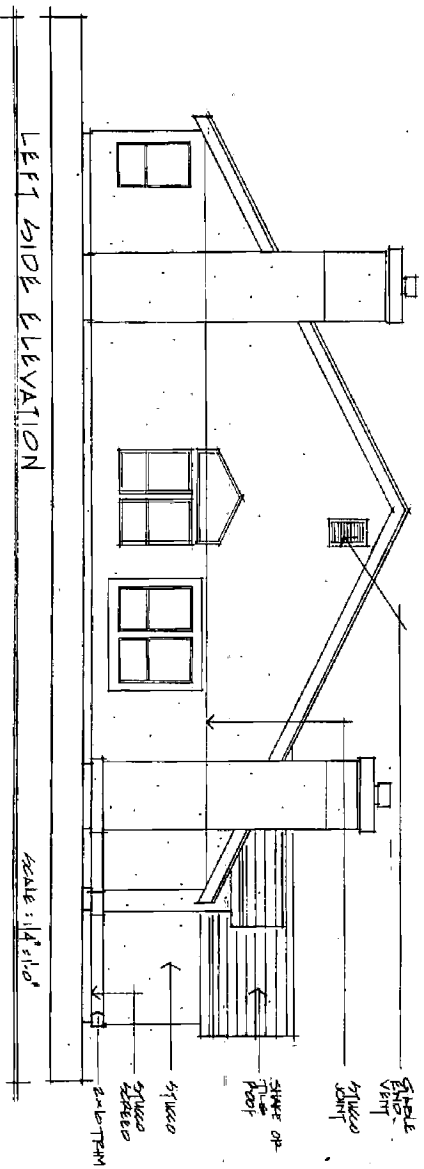
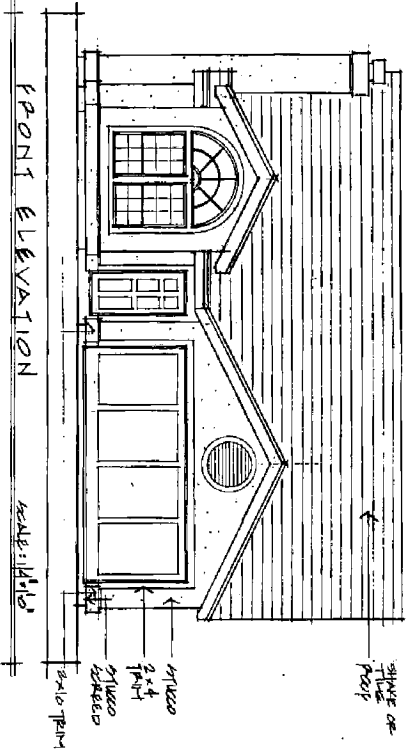
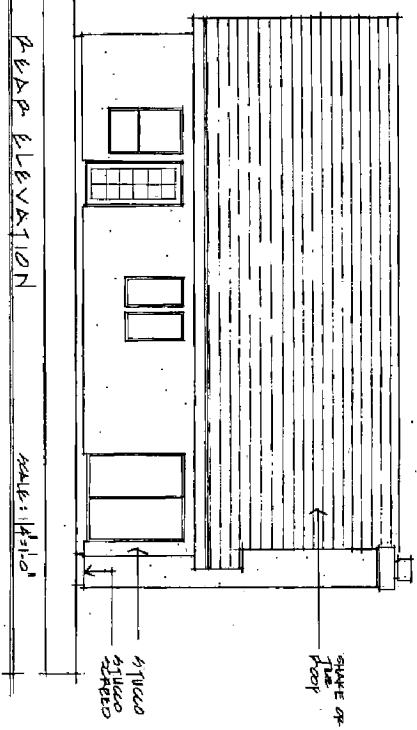


ERGOSS CORPORATION

Job No.	1364-RH
Ordering No.	70
Drawn By	Date
Checked By	Date
Scale	
Revision No.	
Sheet	17



1,364-RH



Model 71

00838

These drawings and specifications are the property and copyright of the architect and shall not be used on any other work except by agreement with the architect. Within dimensions the preference over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of the architect prior to the commencement of any work.

Job No. *1001*

Client: *ERGOS CORPORATION*

Drawn By: *71*

Checked By: *DB*

Date: *08/26/93*

Scale: *1/4\"/>*

ERGOS CORPORATION

JAMES PLUMB ASSOCIATES

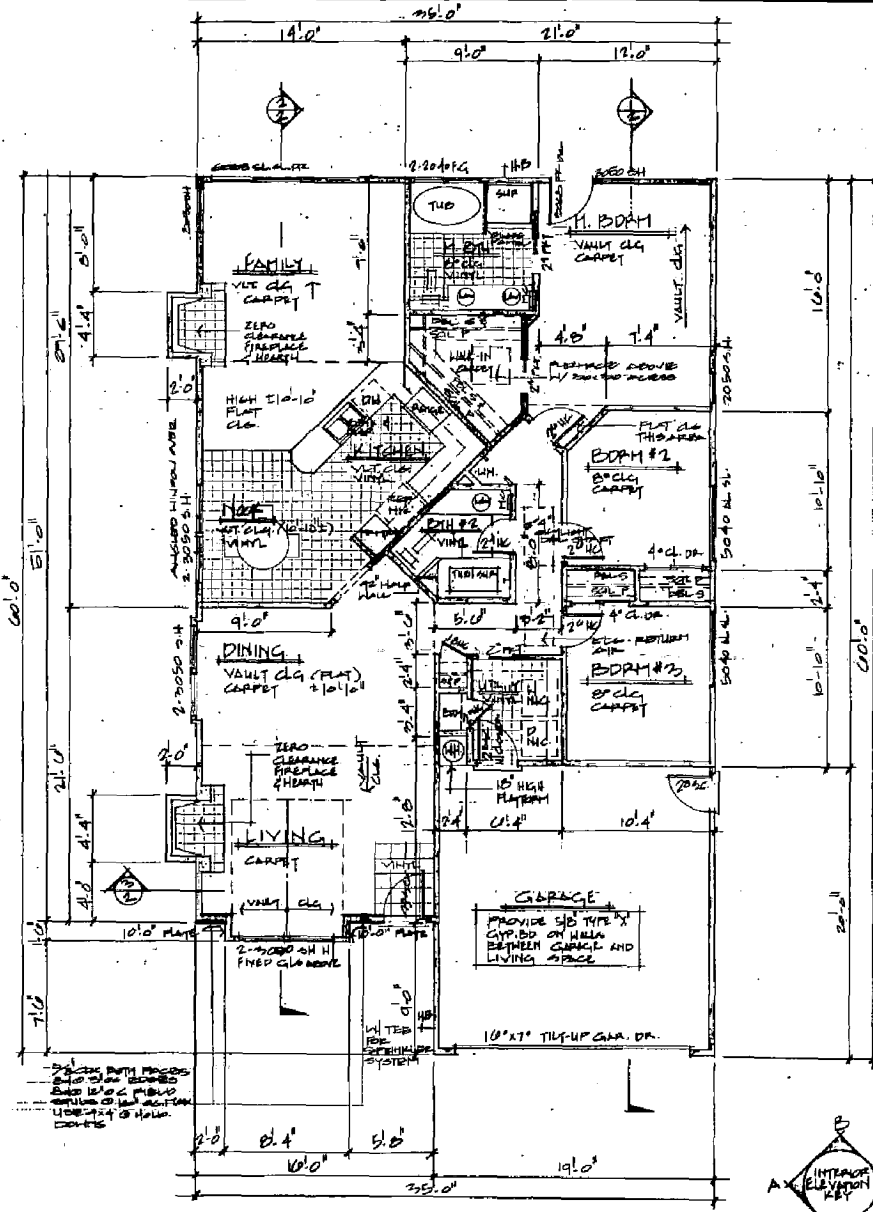
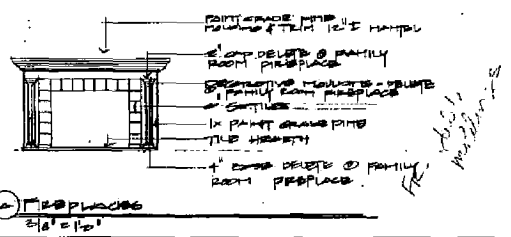
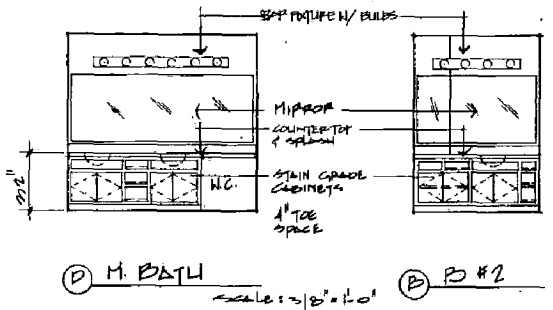
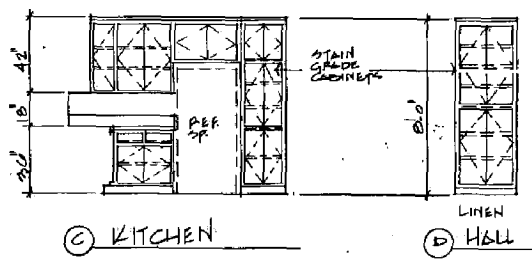
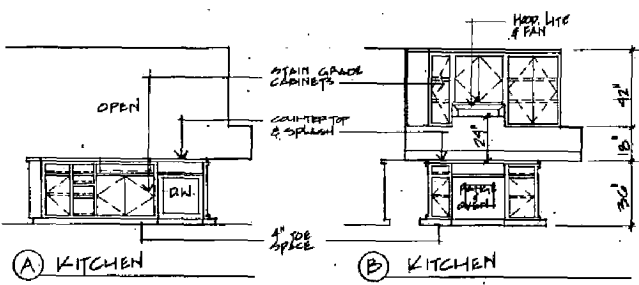
ARCHITECTS

1000 ...

P93-086

8.26.93

Item 6

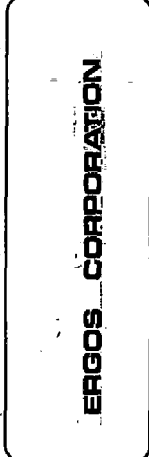


FLOOR PLAN

SCALE: 1/4" = 1'-0"

Model 71

1,602 #



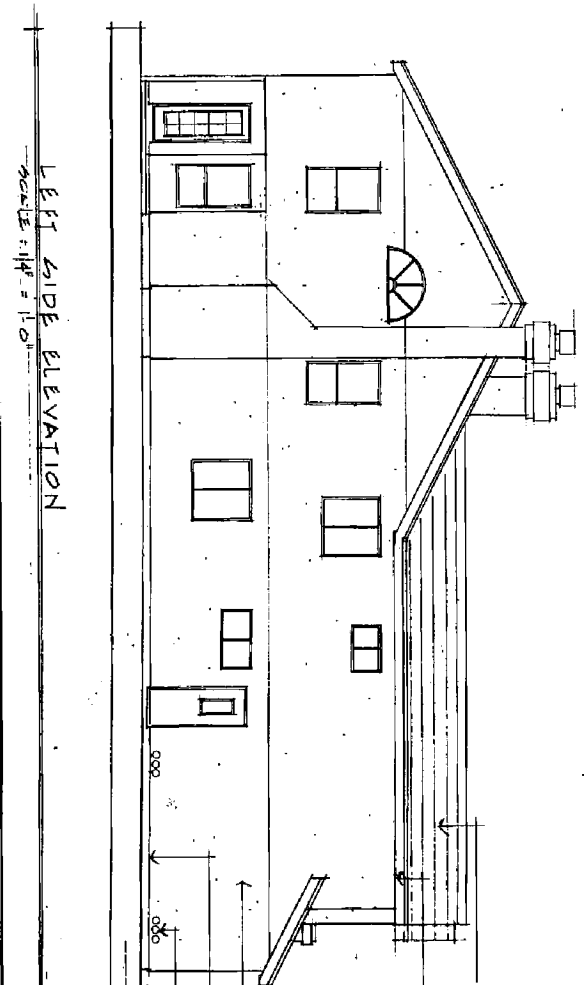
Job No.	15-7171
Drawing No.	
Drawn By	Date
Checked By	Date
Scale	
Revision No.	19

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL BE KEPT IN CONFIDENTIALITY BY THE CONTRACTOR. ANY REPRODUCTION OR TRANSMISSION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED.

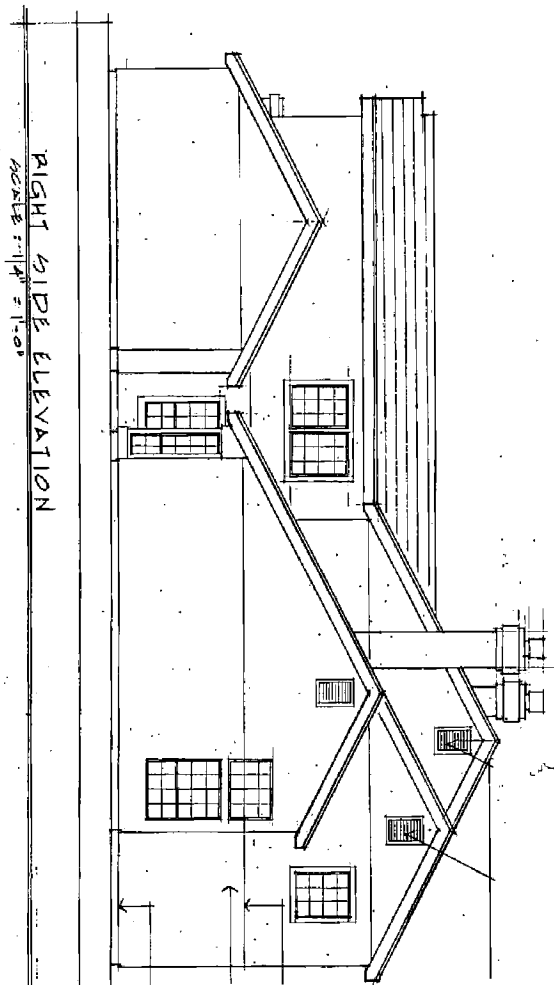
Item 6

8-26-93

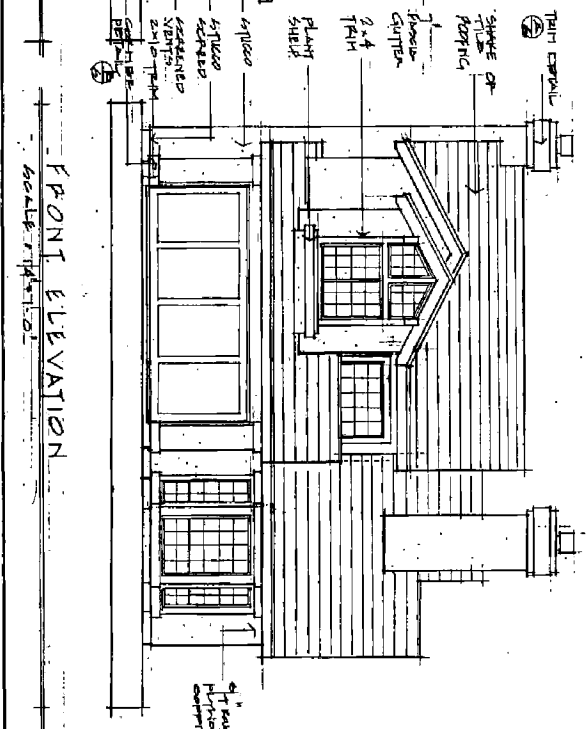
993-086



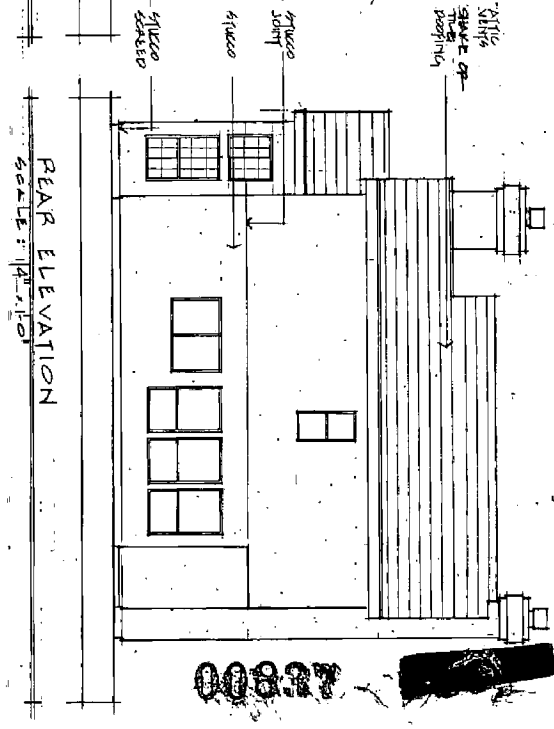
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

Model 72

These drawings and specifications are the property and copyright of the architect and shall not be used on any other work except by agreement with the architect. Written dimensions take precedence over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of the architect prior to the commencement of any work.

Drawing No. **72**
 Date **8/26/93**
 Checked By **[Signature]**
 Scale **1/4" = 1'-0"**
 Sheet **4 of 8**

ERGOS CORPORATION

JAMES PLUMB ASSOCIATES

00837

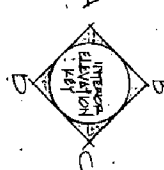
WPH

8 26 93

993-086

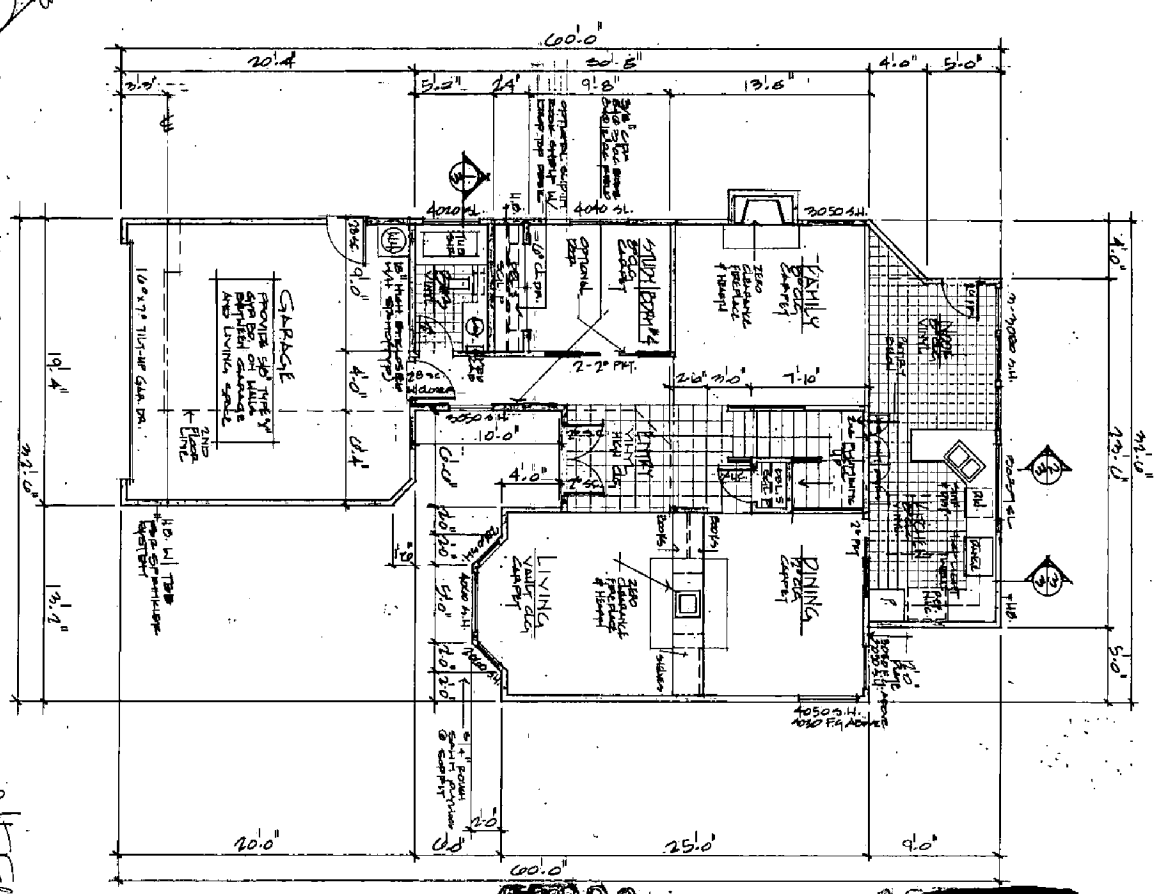
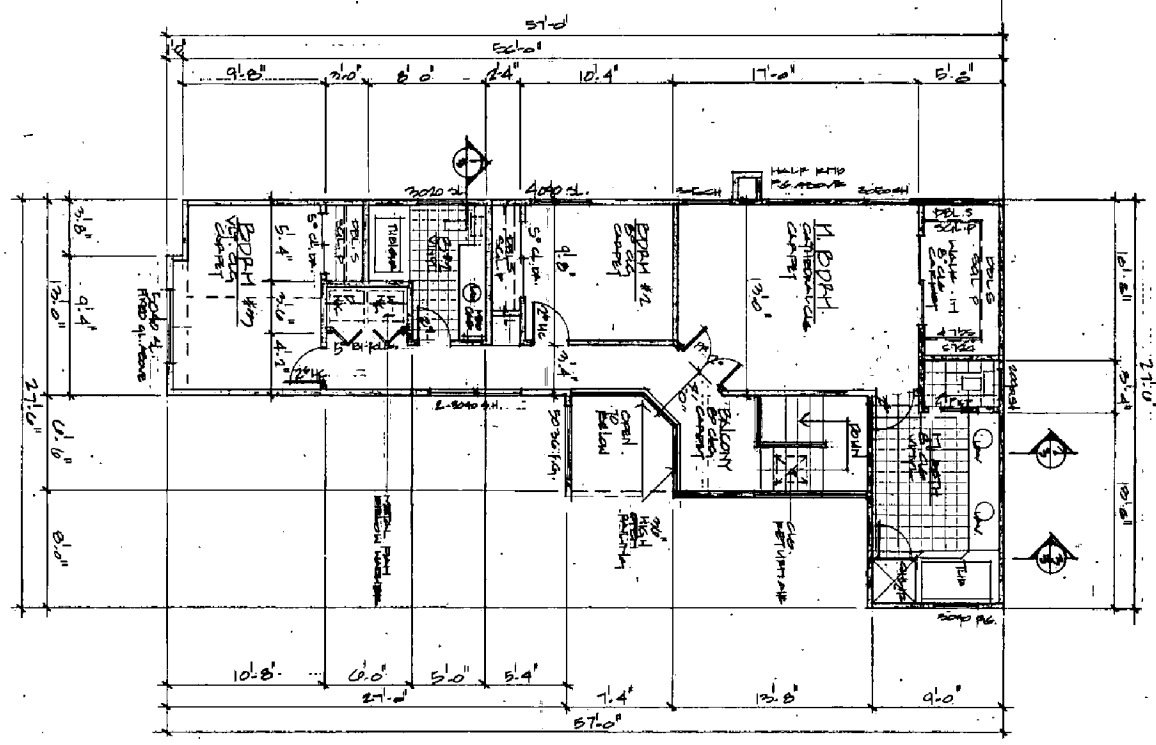
FLOOR PLAN - SECOND FLOOR

FLOOR PLAN - FIRST FLOOR



1,942 sq ft

NEED FURNACE LOCATION



Model 72

00830

These drawings and specifications are the property and copyright of the architect and shall not be used on any other work except by agreement with the architect. Written dimensions take precedence over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of the architect prior to the commencement of any work.

Scale	1/8" = 1'-0"
Revision No.	1
Checked By	DAW
Drawn By	DAW
Date	11-72
Scale	1/8" = 1'-0"
Revision No.	1

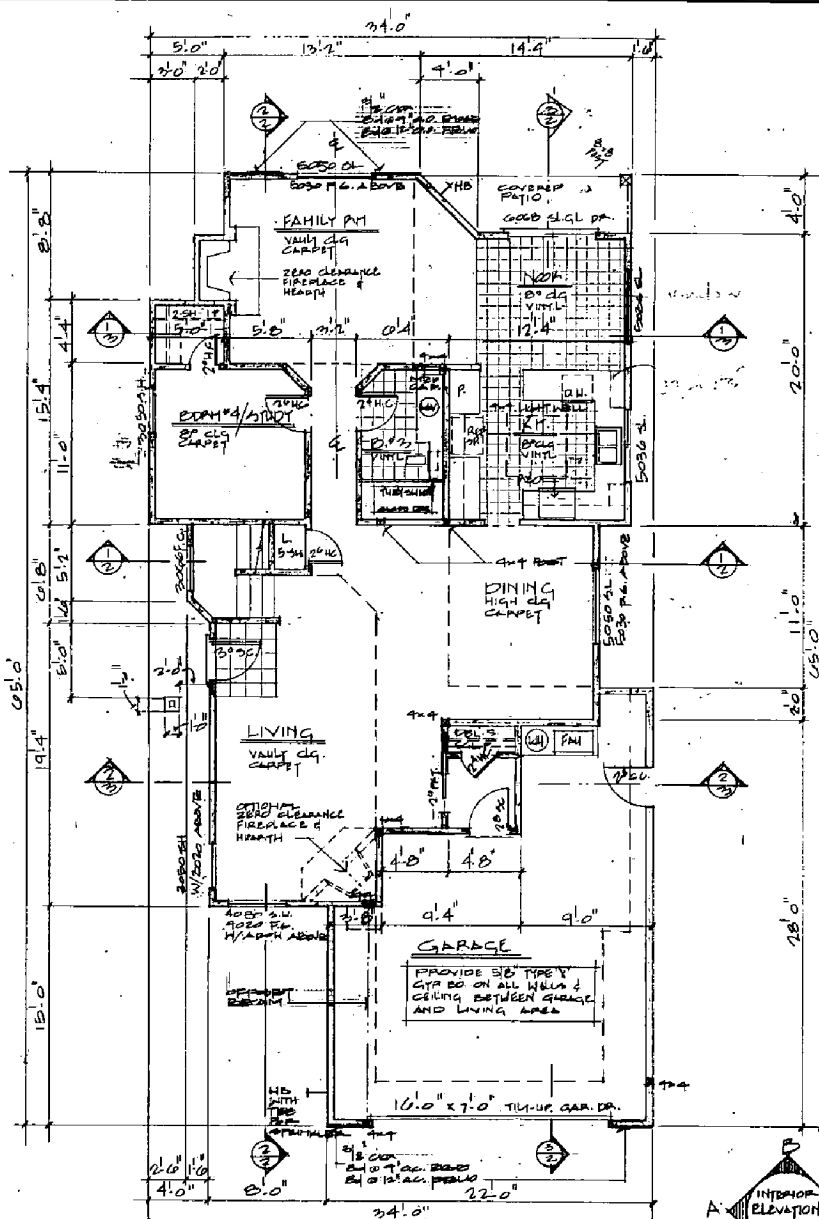
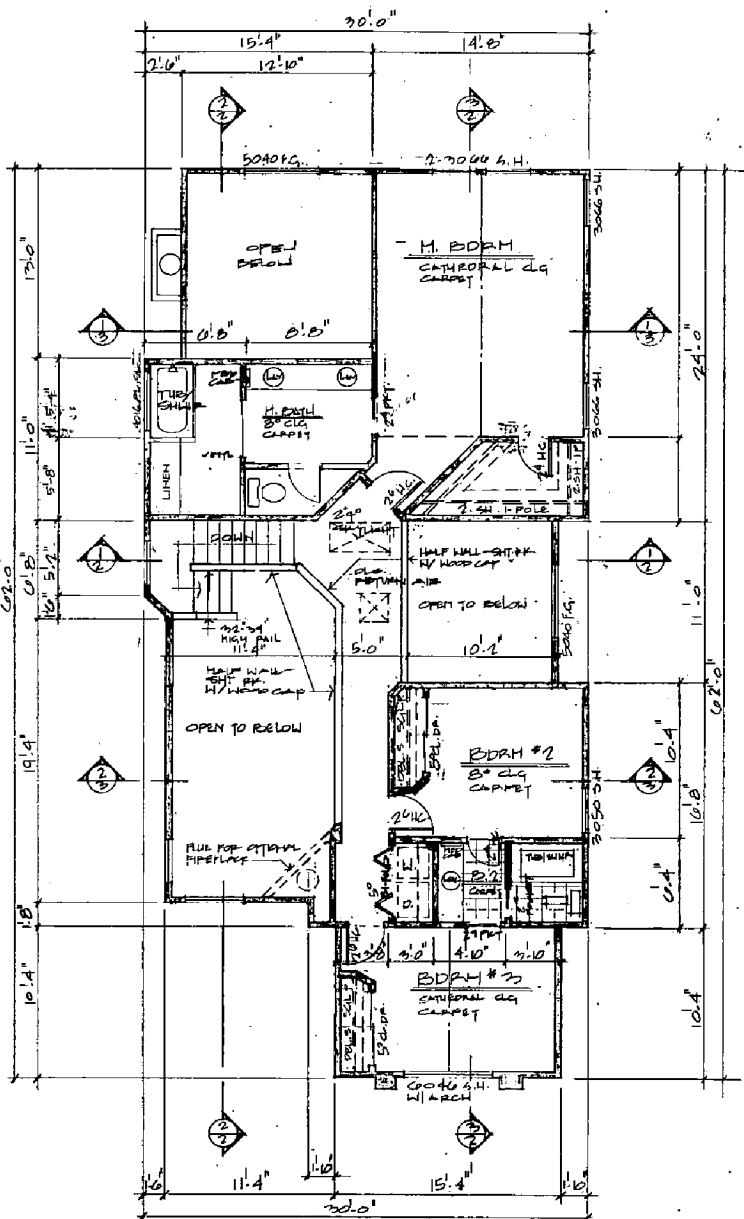
ERGOS CORPORATION

JAMES PLUMB ASSOCIATES

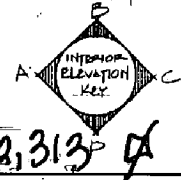
P93-086

8-26-93

Item 6



Model 73



JAMES PLUMB ASSOCIATES
 2800 W. 10TH AVE. SUITE 200
 DENVER, CO 80202
 (303) 733-1111

ERGO CORPORATION

Job No. **60276**
 Drawing No. **73**

Drawn By	Date
Checked By	Date
Scale	
Revision No.	

Sheet **A1** of

These drawings and specifications are the property and copyright of the architect and shall not be used on any other work except by agreement with the architect. Without the architect's written consent, no part of these drawings shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system. Any discrepancy shall be subject to the architect's interpretation.