



4.5

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

March 6, 1990

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

MAR 6 1990

BUILDING INSPECTIONS
916-449-5716

Honorable Members In Session:

OFFICE OF THE
CITY CLERK

PLANNING
916-449-5604

SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. REZONE FROM STANDARD SINGLE FAMILY (R-1) TO
MULTIFAMILY RESIDENTIAL (R-3) (P89-389)

LOCATION: 1021 Lochbrae Road

SUMMARY

The application is for a rezone of a 50' x 150' lot from R-1 to R-3 to accommodate a proposed four unit apartment. The Planning Commission and Planning staff recommend denial of the request based on findings that the project was too high in density, poorly designed and the applicant was not willing to reduce the number of units to three.

BACKGROUND

In the 1984 update of the North Sacramento Community Plan it was the intent of the City to place the subject lot in a residential land use category within a density range of 4-8 units per acre (single family). The lot is vacant and sits at a transition point between apartments and single family homes (see attached map). An error was made in mapping and the site was inadvertently placed in the 11-29 units per acre category on the Community Plan although the site's zoning is R-1. The applicant is now asking for a dense R-3 zoning.

In an initial meeting with the applicant, staff indicated a willingness to support a properly designed multifamily use of the lot, however, at the R-2A zone density (3 units). Staff's position was based on the following:

1. A well designed project could serve as a positive transition from the existing, dense R-3 zoned apartments to single family homes.
2. The 50' x 150' lot is too small to adequately accommodate the R-5 density proposed, especially when located close to single family homes.

City Council
1021 Lochbrae Road (P89-389)
March 6, 1990
Page 2

Staff found the applicant to be unwilling to reduce the density of the project and further found the project design to be unattractive and provided not much more than a basic shelter for future occupants. Staff therefore recommended denial of the rezone. The Planning Commission considered the application and concurred with staff's findings and recommendation.

VOTE OF THE PLANNING COMMISSION

On January 25, 1990, the Planning Commission voted five ayes, four absent to recommend denial of the rezone.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATIONS

Multifamily use is consistent with the North Sacramento Community Plan.

MBE/WBE EFFORTS

Not applicable.

RECOMMENDATION

The Planning Commission and Planning staff recommend the City Council deny the request for rezone of the site to R-3.

Respectfully submitted,



MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

Contact Person:
Art Gee, Principal Planner
(916) 449-5604

District No. 2
March 6, 1990

MMD:AG:vr
P89-389.CC

Attachments

Sacramento City Planning Commission VOTING RECORD

MEETING DATE <i>January 25, 1990</i>
ITEM NUMBER <i>14A + 14B</i>
PERMIT NUMBER <i>P 89-389</i>

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 checked="" type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

STAFF RECOMENDATION
<input type="checkbox"/> Favorable <input checked="" type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence
<input type="checkbox"/> Petition

LOCATION <i>1021 Lochbrae Road</i>
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P R O P O S I T I O N S	NAME	ADDRESS
	<i>Eric Nejadian</i>	<i>P.O. Box 255591, Sacramento, CA 95825</i>

O P P O S I T I O N S	NAME	ADDRESS

MOTION #	Yes	No	Motion	Second
BECCERRA	✓			
CHINN	✓			
GASTON	<i>absent</i>			
HOLLICK	<i>absent</i>			
HOLLOWAY	✓			✓
NOTESTINE	<i>absent</i>			
ROSEN	✓			✓
YEE	<i>absent</i>			
OTTO	✓			

- | | |
|--|--|
| <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 | <div style="text-align: right; margin-bottom: 5px;"><i>denial</i></div> <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 checked="" type="checkbox"/> TO RATIFY NEGATIVE DECLARATION
<input type="checkbox"/> TO CONTINUE TO _____ MEETING
<input type="checkbox"/> OTHER _____ |
|--|--|

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

APPLICANT	Eric Nejadian, P.O. Box 255591, Sacramento, CA 95825		
OWNER	Eric Nejadian, P.O. Box 255591, Sacramento, CA 95825		
PLANS BY	Eric Nejadian, P.O. Box 255591, Sacramento, CA 95825		
FILING DATE	11-02-89	ENVIR.DET	Negative Declaration
		REPORT BY:	CL:ei
ASSESSOR'S PCL. NO.	275-0163-009		

APPLICATION: A. Negative Declaration

B. Rezone 0.17± vacant acres from Standard Single Family Residential (R-1) to Multi-Family Residential (R-3) to develop a four-plex.

LOCATION: 1021 Lochbrae Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct a four-plex.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento	
Community Plan Designation:	Residential (11-29 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Commercial; C-2	Front:	25'	25'
South: Single Family; R-1	Side:	5'	5'
East: Single Family; R-1	Rear:	15'	15'
West: Multi-Family; R-3			

Parking Required:	6 spaces
Parking Provided:	6 spaces
Property Dimensions:	50' x 150'
Property Area:	0.17± acres
Density of Development:	23.5 d.u. per acre
Square Footage of Building:	4,580 square feet total
Height of Building:	20'-6", 2 stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Composition

BACKGROUND INFORMATION: The 1984 North Sacramento Community Plan designates the site Residential (11-29 du/na). The City Council approved R-1 zoning and Residential (4-8 du/na) land use for this parcel during the Community Plan hearings. An error occurred when the Community Plan Map was drawn which placed the parcel within the 11-29 du/na land use category rather than the 4-8 du/na land use category. When the error was discovered, staff determined the land use designation would remain, but the property owner would have to request a rezone, with the density to be determined at that time. In 1987, a potential buyer requested a preliminary review of a rezone request to allow five units on the parcel. Staff responded saying that they could only support three units on this parcel. This is a density of 17 du/na which conforms to the Community Plan designation. Staff views the area as becoming a single family residential neighborhood. These three units would act as a buffer between the apartments to the west, and single family homes to the east.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.17± vacant acres in the Standard Single Family Residential (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The 1984 North Sacramento Community Plan designates the site Residential (11-29 du/na). The surrounding land use and zoning includes commercial, zoned C-2, to the north; single family residential, zoned R-1, to the south; single family residential, zoned R-1, to the east; and multi-family residential, zoned R-3, to the west.

B. Applicant's Proposal

The applicant is requesting to rezone 0.17± vacant acres from Standard Single Family Residential (R-1) to Multi-Family Residential (R-3). This rezone request is to allow four units to be built on the site. The proposed units contain 1,145 square feet each and are two stories. The units contain three bedrooms and two baths. The exterior material proposed is stucco with a flat composition shingle roof.

C. Staff Analysis

The subject site contains 0.17± acres. A rezone to R-3 would allow a maximum of five units on the parcel. This is a density of 29 units per acre. Staff has informed the applicant of the prior decision to allow a maximum of 3 units on the parcel. This would entail a rezone to R-2A which is a density of 17 units per acre. The goal of the 1984 North Sacramento Community Plan was to begin to transform this neighborhood to single family residential. Due to an error by staff in mapping the plan, staff is willing to compromise by allowing a maximum of three units. These units would act as a buffer between the apartments to the west, and the single family uses to the east. The applicant is unwilling to reduce the number of units to three (R-2A zoning), and is requesting a rezone to R-3. Staff therefore, recommends denial of the rezone.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspections, Building Inspection - Fire, the Del Paso Boulevard Business Improvement Association, and the Woodlake Improvement Club. No comments were received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)(1) of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
1. 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%.
 2. Cover stockpiles of sand, soil, and similar materials with a tarp.
 3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 5. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
 6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. The City shall not approve the final project building permit until the Land Use Planning Policy EIR is completed and approved (anticipated for February 1990*).
- *It is anticipated that residential projects located in the Sacramento River Levee Flood Failure area will not receive final project building permits until June 1990. In the event the Land Use Policy is adopted (anticipated for February 1990) the growth limitations of the policy will further prevent issuance of final project building permits until June 1990, (or when decision makers determine it is appropriate to allow building to proceed).
- C. The applicant shall comply with all applicable measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable measures could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City Building Permit.
- D. All joints in exterior walls shall be grouted or caulked airtight.
- E. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- F. 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.
- G. Windows must have a minimum STC rating of 29 or better. Windows facing the noise source 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 an hour wind per ASTM standards.
- H. 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.
- I. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.

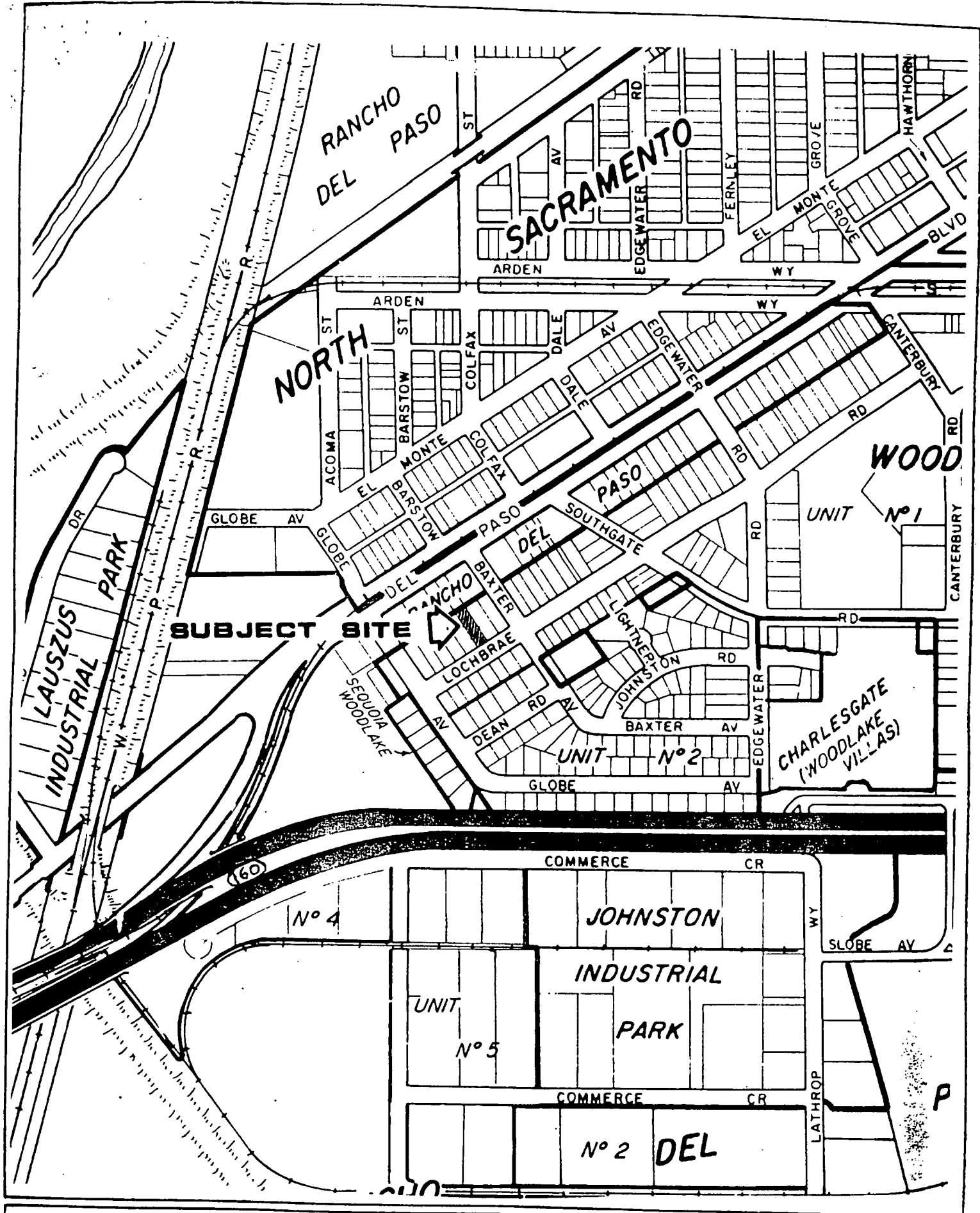
- J. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Flood Hazard Zone from areas considered to be "subject to unreasonable risk of flooding".

However, if the proposed flood policy and General Plan Amendment are not approved, the project must be reevaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified project.

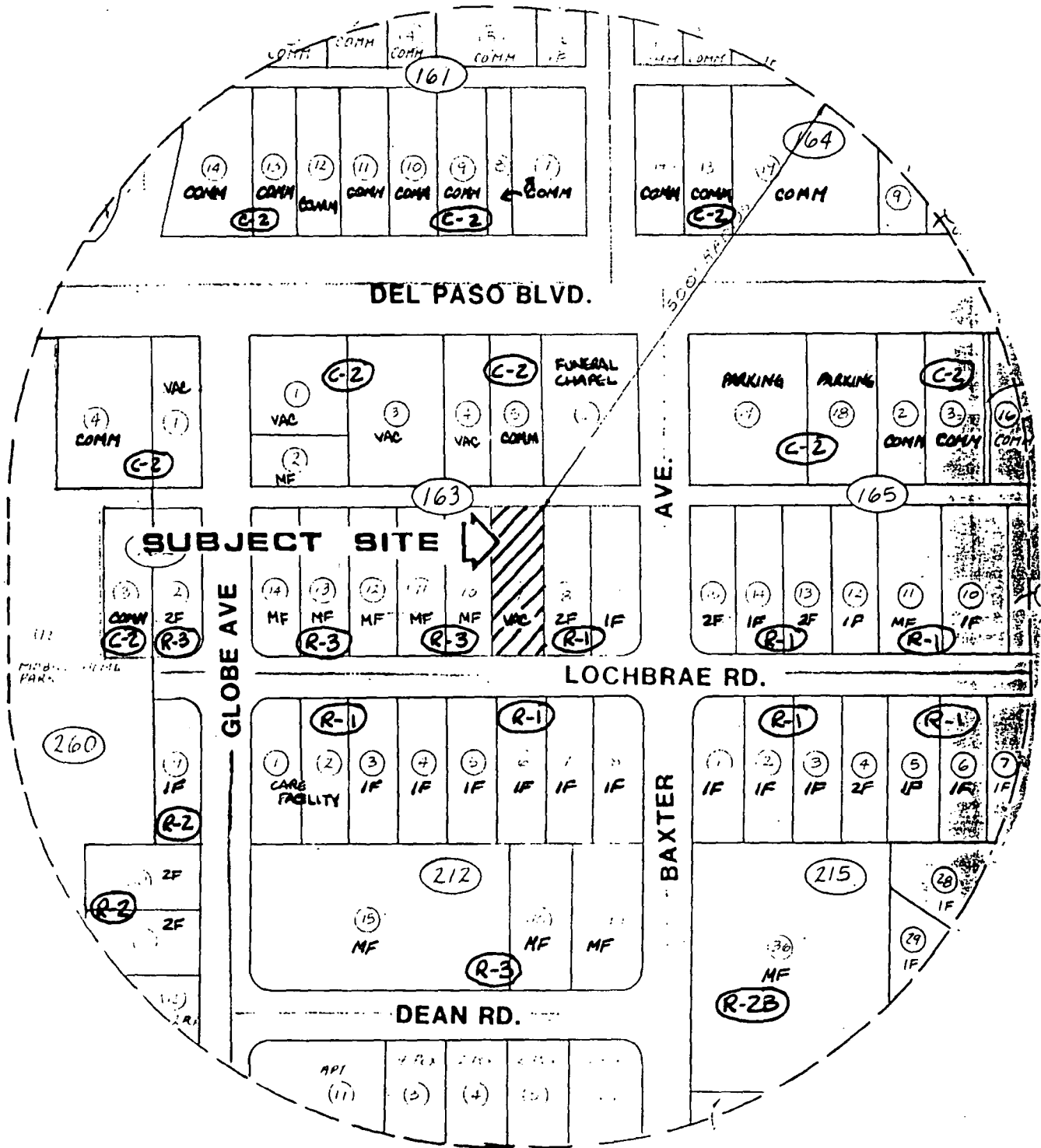
Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

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

- A. Ratify the Negative Declaration.
- B. Recommend denial of the rezoning from Standard Single Family Residential (R-1) to Multi-Family Residential (R-3) zone and forward to City Council.



VICINITY MAP



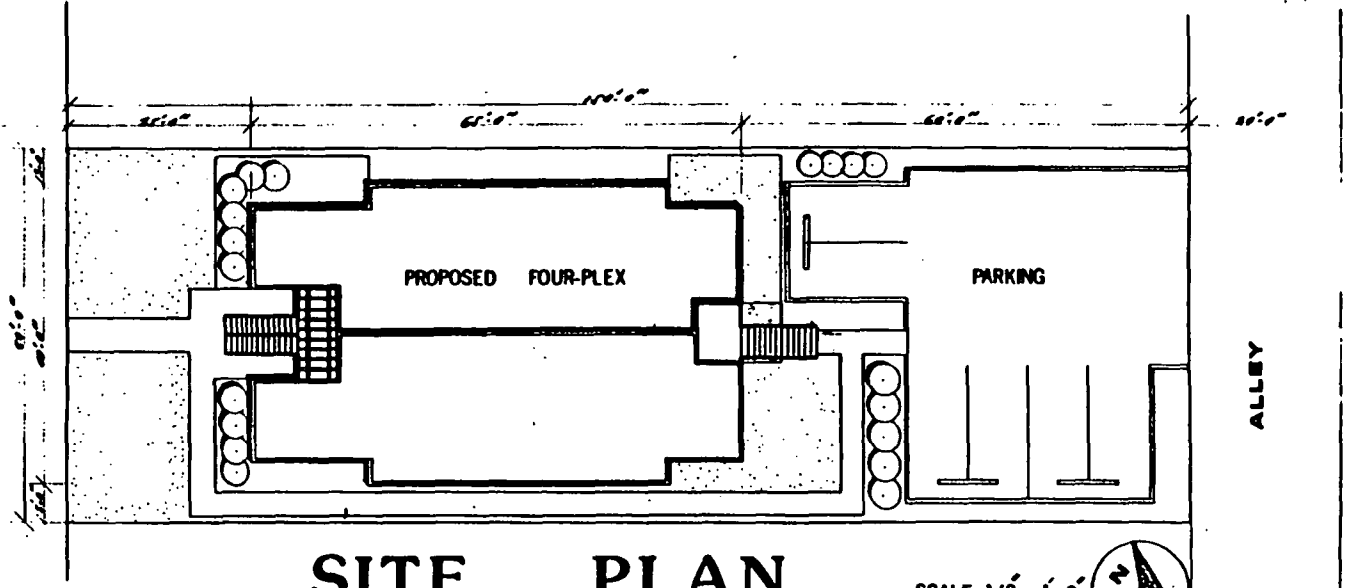
LAND USE & ZONING MAP

P89-389

1-25-90

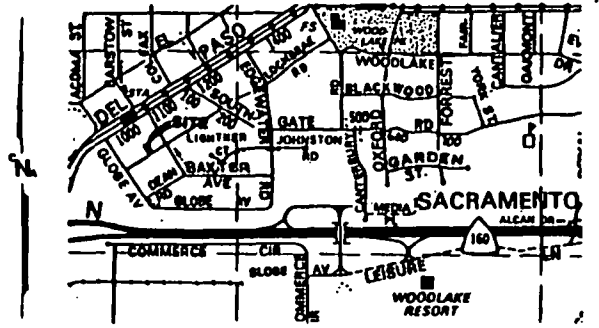
Item # 14

LOCHBRAE ROAD



SITE PLAN

SCALE 1/8" = 1'-0"

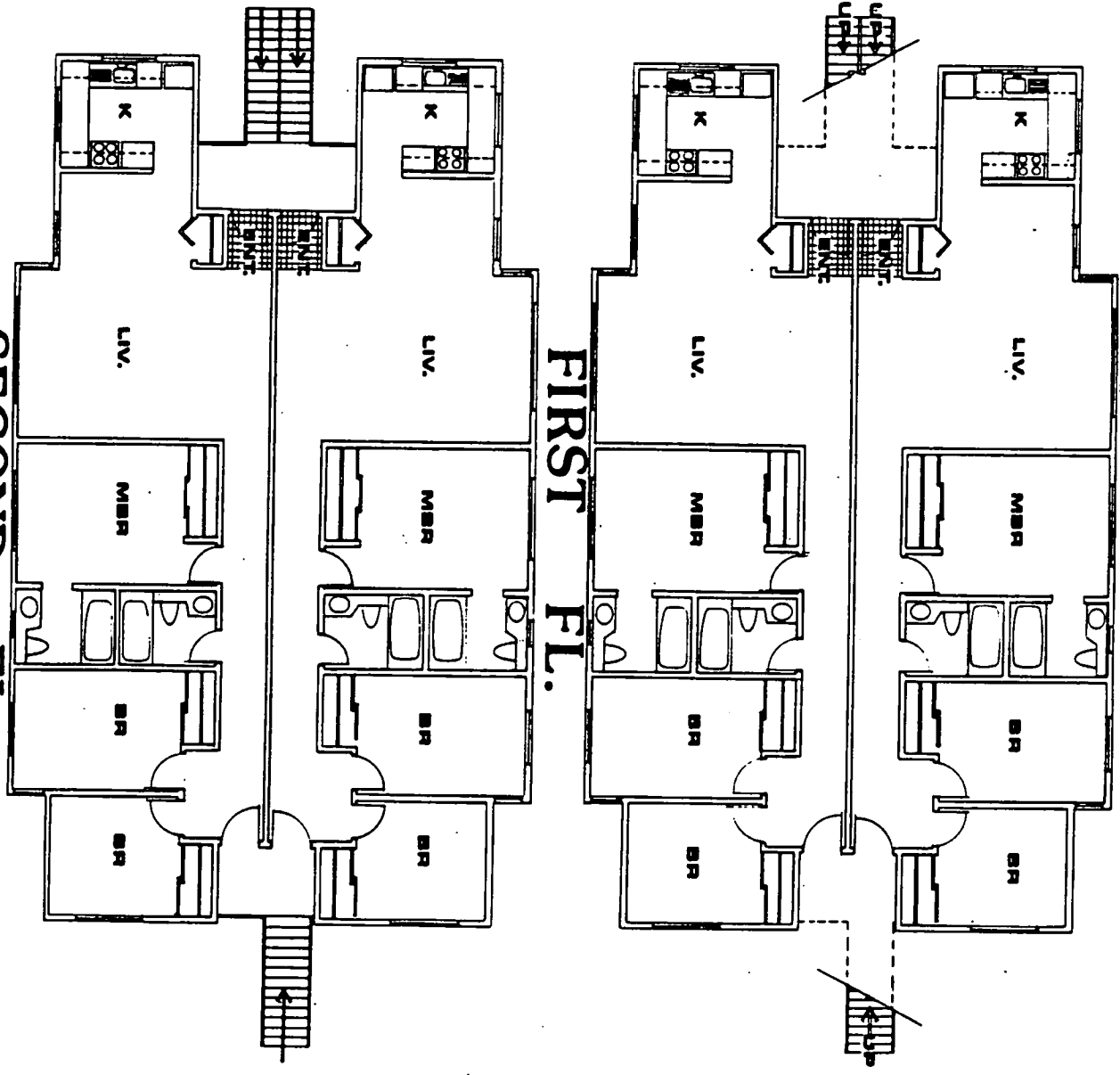


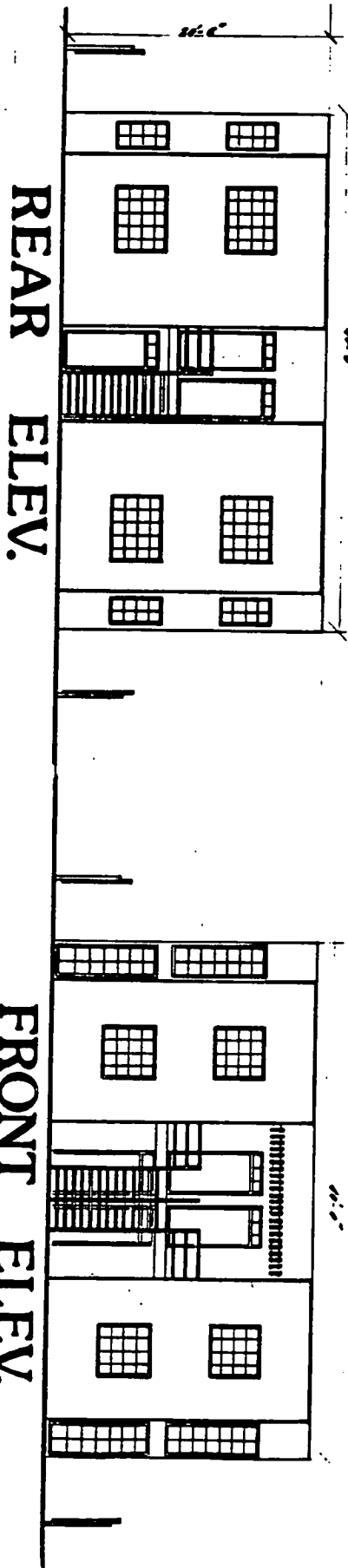
LOCATION MAP

1021 Lochbrae Rd.

SECOND FL.

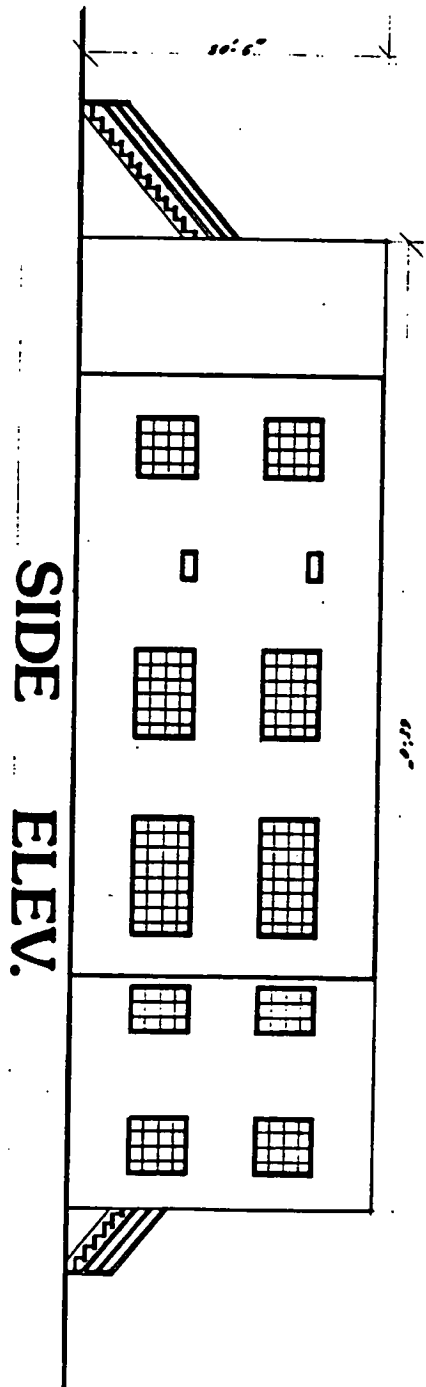
FIRST FL.





REAR ELEV.

FRONT ELEV.



SIDE ELEV.

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

FEB 22 10 30 AM '90



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4.5

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

February 27, 1990

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

PASSED FOR
PUBLICATION
& CONTINUED
TO 03-06-90

PLANNING
916-449-5604

Honorable Members In Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 1021 LOCHBRAE ROAD, FROM THE STANDARD SINGLE FAMILY RESIDENTIAL (R-1) ZONE(S) AND PLACING THE SAME IN MULTI-FAMILY RESIDENTIAL (R-3) ZONE(S) OR A MORE RESTRICTIVE ZONE(S) (P89-389)

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.

COVERED
FEDERAL BUREAU OF INVESTIGATION
COMMUNICATIONS SECTION

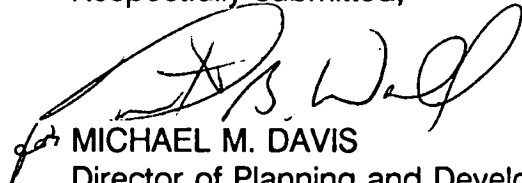
CP 100 01 11 SS 011

City Council
Rezone - 1021 Lochbrae Road (P89-389)
February 27, 1990
Page 2

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to March 6, 1990.

Respectfully submitted,



MICHAEL M. DAVIS

Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

February 27, 1990
District No. 2

MMD:AG:vr
P89-389.PFP

Attachment

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, BY REMOVING PROPERTY LOCATED AT 1021 LOCHBRAE ROAD, FROM THE STANDARD SINGLE FAMILY RESIDENTIAL (R-1) ZONE(S) AND PLACING THE SAME IN MULTI-FAMILY RESIDENTIAL (R-3) ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(FILE NO. P89-389) (APN: 275-0163-009)

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

SECTION 1

The territory described in the attached exhibit(s) which is in the Standard Single Family Residential (R-1) zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Multi-family Residential R-3) 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: _____

- 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 25, 1990, 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:

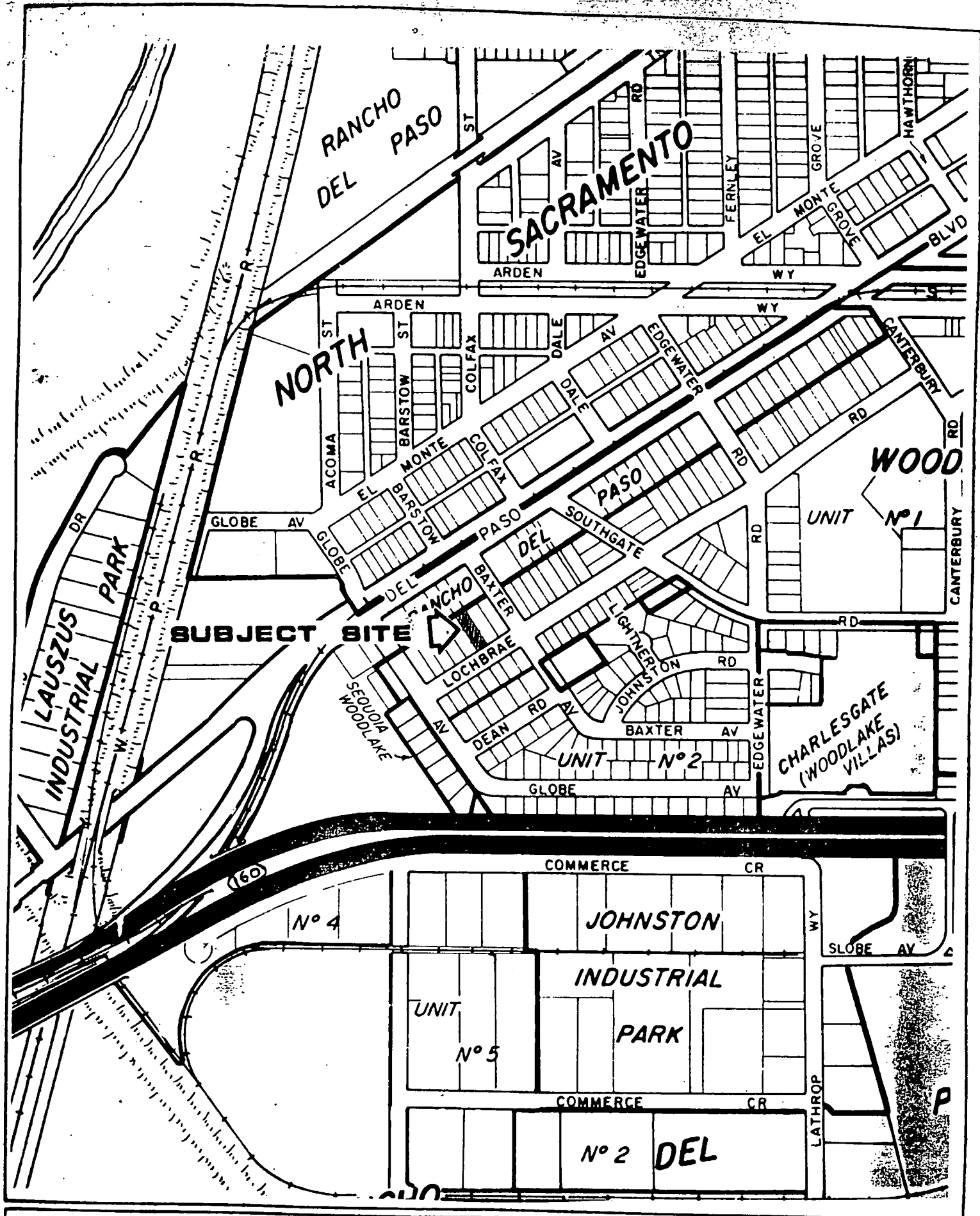
CITY CLERK

P89-389.PFP

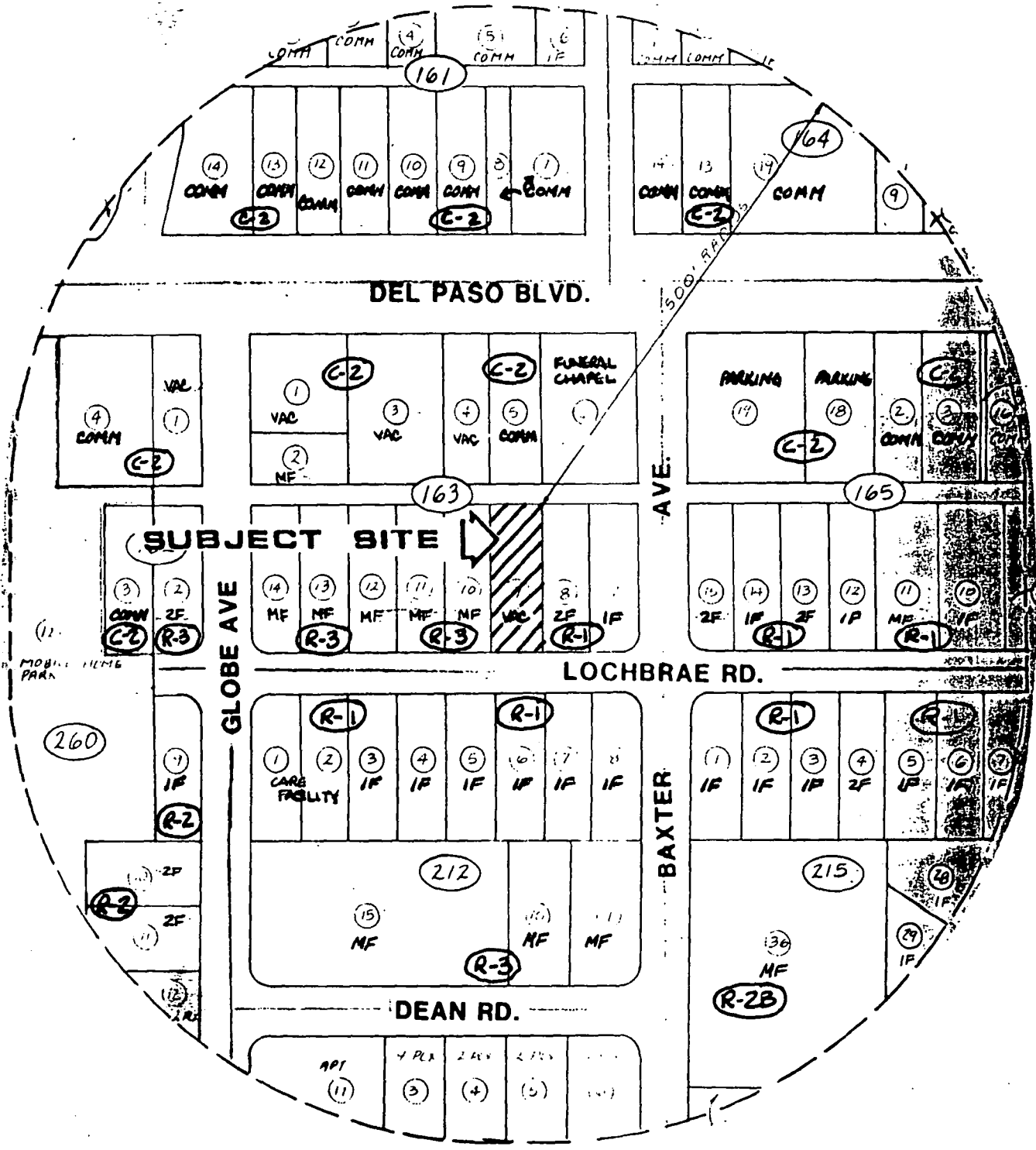
FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____



VICINITY MAP

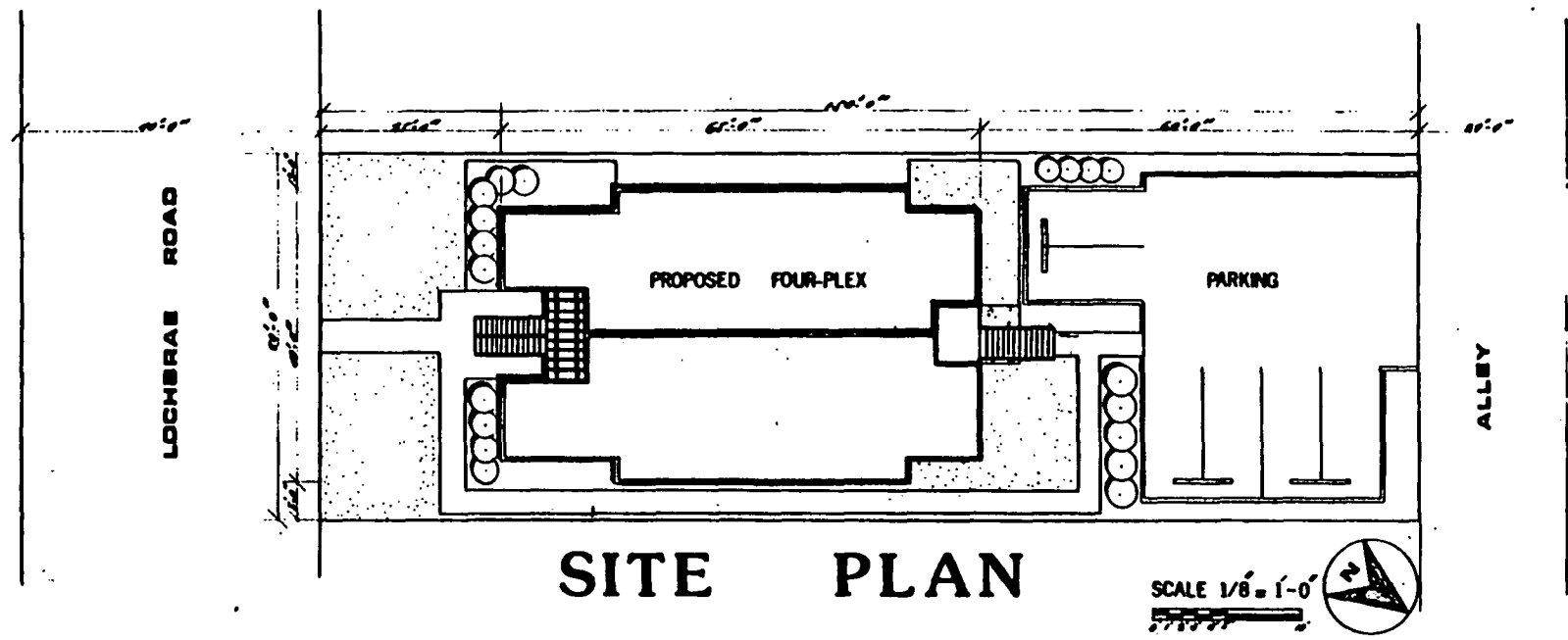
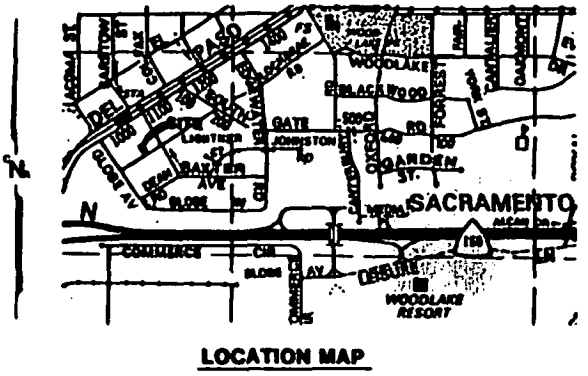


LAND USE & ZONING MAP

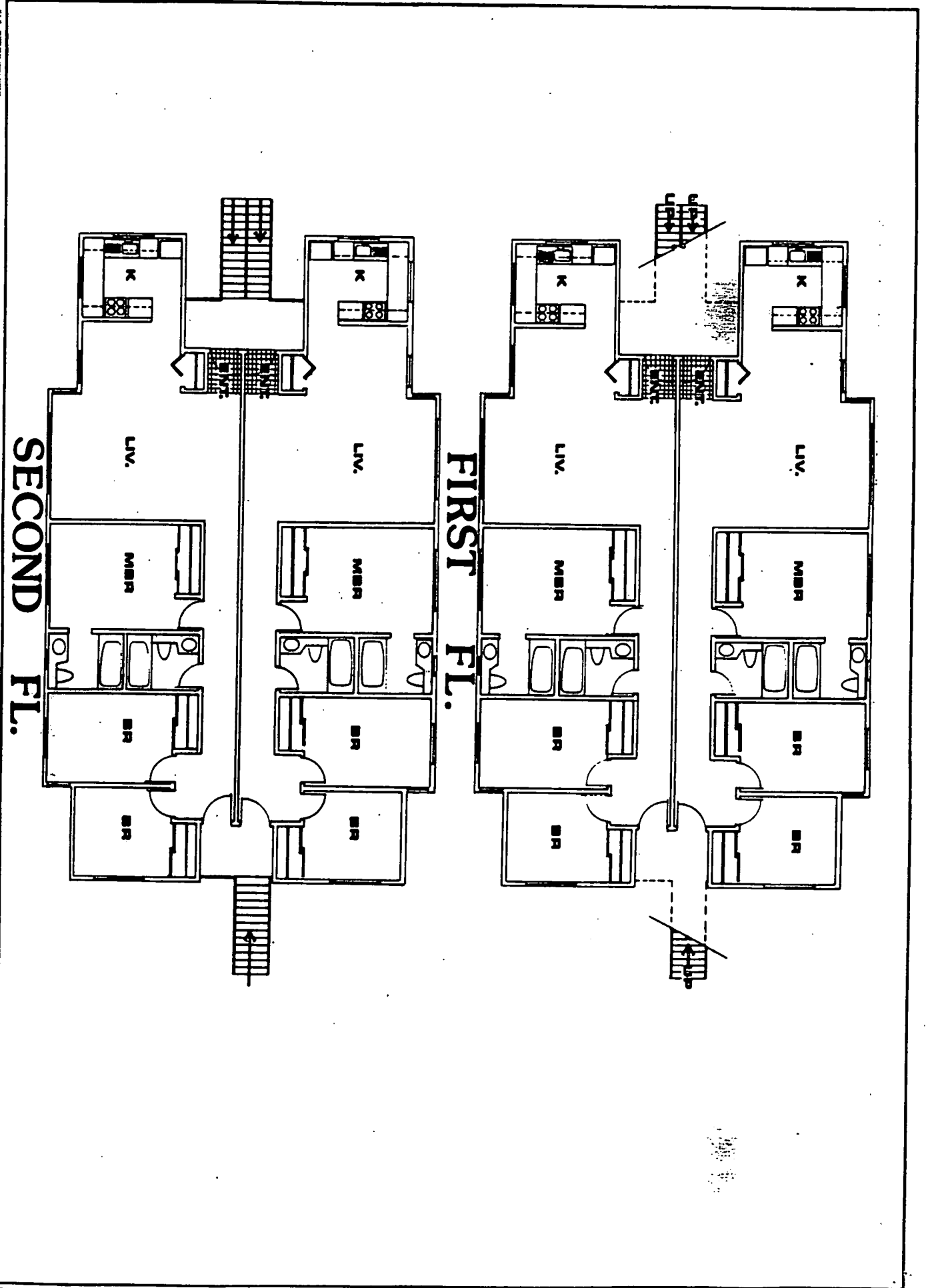
P89-389

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Item # 14

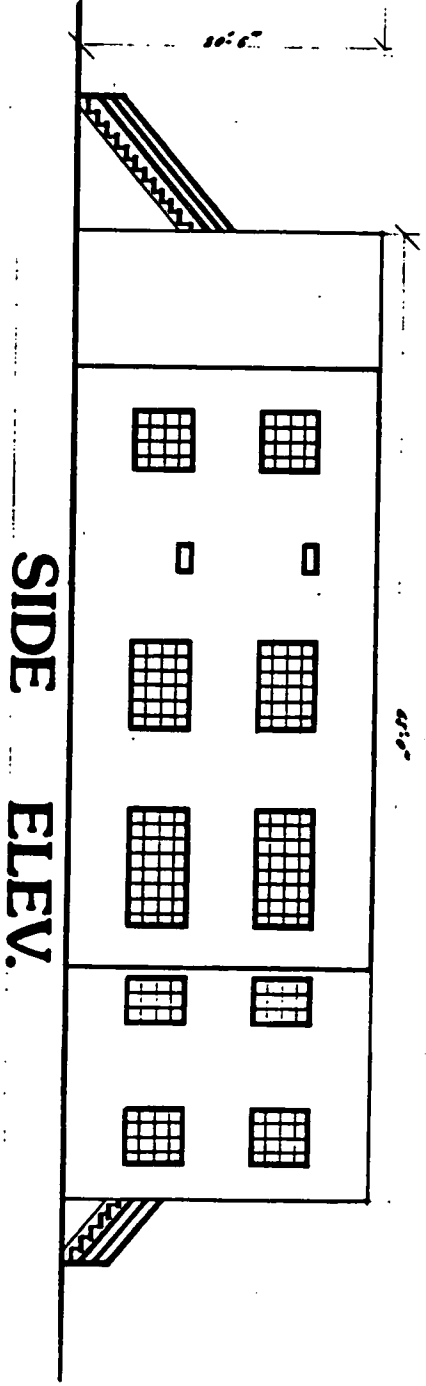
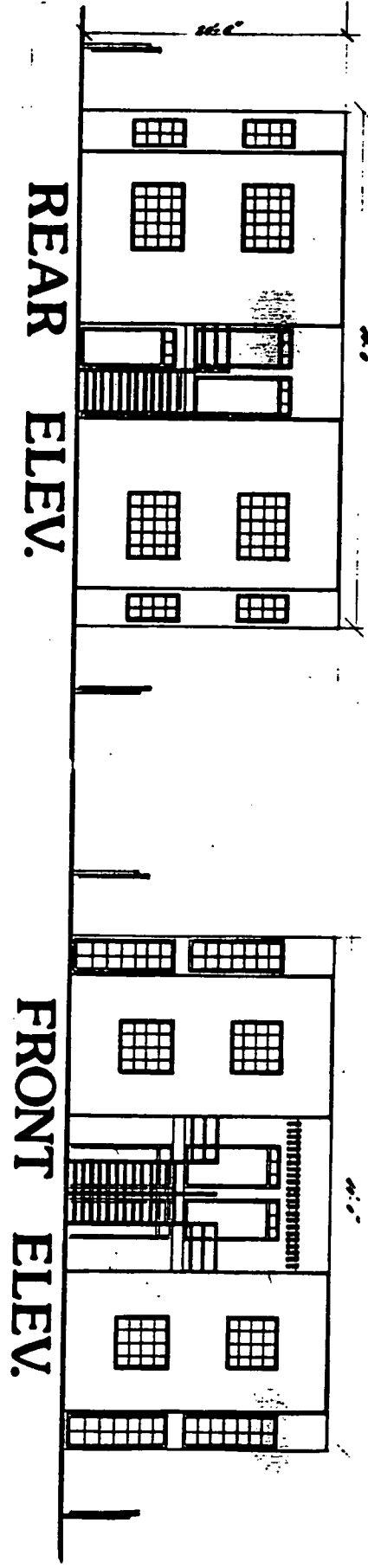


1021 Lochbrae Rd.



SECOND FL.

FIRST FL.



REAR ELEV.

FRONT ELEV.

SIDE ELEV.