

AMENDED BY STAFF 07/22/88
CITY PLANNING COMMISSION

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

APPLICANT	JTS Engineering, 1808 J Street, Sacramento, CA 95814-3010				
OWNER	Don King and Associates, 3500 Power Inn Road., Sac., CA 95826				
PLANS BY	JTS Engineering, 1808 J Street, Sacramento, CA 95814-3010				
FILING DATE	5/6/88	ENVIR. DET.	6/30/88	REPORT BY	SD:vf
ASSESSOR'S PCL. NO.	119-0460-001-048; 0470-0010-038, 0220-057				

- APPLICATION:**
- A. Negative Declaration
 - B. Reversion to acreage (Withdrawn)
 - C. Tentative Map
 - D. Special Permit to develop 86 petite units.

LOCATION: Sunmeadow Drive & Meadowstone Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop 78 petite units on 16+ ac. developed with eight halfplex units.

PROJECT INFORMATION:

General Plan Designation:	Residential 4-15 du/ac
1984 Airport-Meadowview Community Plan Designation:	Residential 4-8 du/ac
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	8 halfplex units (4 structures)

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1A	Front:	Determined	4' from front prop. line
South: Single Family; R-1	Side(Int):	by	5' min.
East : Vacant; R-1A		the	
West : Vacant; R-1A	Rear:	Commission	20'

Parking Required:	134 spaces
Parking Provided:	168 spaces
Property Dimensions:	Irregular
Property Area:	16+ acres
Density of Development:	5.3 d. u. per acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	T-111 and shiplap siding; earthtones
Roof Material:	Composition

Floor Plan 1:	2 bd/2 bath; 770 sq. ft., 2 car garage
Floor Plan 2:	3 bd/2 bath; 1,000 sq. ft., 2 car garage

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 9, 1988, by a vote of 6 ayes, 3 absent, the Subdivision Committee voted to recommend approval of the tentative map subject to conditions which are attached.

BACKGROUND INFORMATION: On September 10, 1985, the City Council approved a request to develop 84 halfplex units as a senior citizen's housing complex. Since sufficient parking was provided and the units were large enough for non-senior citizen use, no restriction was placed on the type of occupancy.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses, 4 to 15 units per acre in the General Plan. The site is designated for 4 to 8 residential units per acre in the 1984 Airport-Meadowview Community Plan. The site is surrounded by single family uses zoned R-1 and R-1A to the north and south. The vacant sites to the east and west are zoned R-1 and R-1A respectively. The subject site is zoned R-1A.

D. Design

Under the previous approval, only the "postage stamp" of property under each unit is individually owned. The street, landscaping and recreation area in the middle are owned and maintained by a homeowner's association. The applicant has found that the cost to the homeowner's association for maintaining the common open-space and road is prohibitive. The applicant, therefore, wishes to re-subdivide the subject site to include more area in the individually owned parcels. This will reduce homeowner's association costs and ultimately fees to the individual homeowners.

The previous plans included 3+ acres of open space with a recreation building in the middle of the site. The applicant has not indicated the proposed use for the center of the complex at this time. The City's guidelines for townhouses, condominiums and other individually owned cluster housing state that a recreation building with space for meetings should be centrally located on the site. This facility should be located in the open area of the site. In addition, an outdoor storage area should be provided with a solid wall and attractive metal gates.

Should additional units be contemplated for the open space area, the applicant should keep in mind the maximum density for the site is eight units per acre.

C. Special Permit

The applicant proposes two floor plans with three elevations each. Plan 1 has two bedrooms, two baths and a two-car garage. It is one story in height and approximately 700 sq. ft. in area. Plan 2 has three bedrooms, 2 baths and a two car garage. It is also one story in height and is approximately 1,000 sq. ft. Both units have a view of the street from the living area for security purposes. Grooved plywood and shiplap siding are the proposed building materials. Roofing material is to be composition shingles.

Staff can see little variety in the outside elevations. To prevent a monotonous streetscape, staff recommends additional elevations with different roof treatments, different garage doors and additional building materials such as masonry or brick trim.

The site is surrounded on two sides by a drainage canal 70 ft. wide. The width of the canal should provide security. Staff suggests dense landscaping of trees, shrubs and ground cover as planted along the canal to provide residents some privacy.

The applicant has not requested any special consideration based upon the type of occupancy. It is, therefore, not necessary to restrict occupancy to a special group such as senior citizens.

D. Parkland Dedication:

The Planning and Community Services Divisions have determined that parkland dedication in lieu fees are appropriate. Fees have been paid on the eight existing units - Fees will be based upon .8736 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 will not have a significant impact on the environment. A negative declaration with mitigation measures regarding flooding has been filed which includes the following:

1. If a final map is recorded while any portion of the map area is within a Federal Emergency Management Agency designation 100-year floodplain, the final map shall be prepared to the satisfaction of the Director of Public Works and in accordance with Chapter 40 of the Sacramento City Code, including:
 - a. Indicate the existing 100-year floodplain boundary and base flood elevation; and

- b. Subdivision improvement plans shall indicate the elevation of proposed building sites.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- ~~B.~~ *Reversion to acreage (withdrawn)*
- ~~CA.~~ Recommend approval of the Tentative Map subject to conditions which follow:
- ~~DA.~~ Approve the special permit 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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways.
3. Dedicate the private road and 12.5 feet adjacent thereto as a P.U.E. for underground electrical facilities and appurtenances.
4. Dedicate the westerly five feet of Lot 5 and easterly five feet of Lot 4 as a P.U.E. for underground electrical facilities and appurtenances.
5. Dedicate the easterly five feet of Lot 44 and the westerly five feet of Lot 4 as a P.U.E. for underground electrical facilities and appurtenances.
6. Dedicate the north five feet of lot 45 as a P.U.E. for underground electrical facilities and appurtenances.
7. Existing streets, storm drain system sewer system and water system and street lighting system shall be private and shall be maintained by a Homeowner's Association.

8. Pursuant to City Code Section 40.1302 (Parkland Dedication) the applicant shall submit to the City an appraisal of the land to be subdivided and pay the required parkland dedication in lieu fees. The appraisal shall be dated not more than 90 days prior to filing the final map (.8736 ac).
9. Record Covenants, Conditions and Restrictions (C.C. & R's).
10. A Homeowner's Association shall be formed and C.C. & R's shall be approved by the City assuring maintenance of private roadway, street lights, storm drainage and sewer systems, water systems and open areas.
11. Provide separate water and sewer services to Lot 85.
12. Dedicate easement for future levee widening and levee construction along Morrison Creek and Elder Creek. Width of easements shall be determined by engineering study for floodplain requirements.
13. All or a portion of the property lies in an area the FEMA has identified as a special flood hazard area (zone AH, elevation 17.0). No development, substantial improvements and/or placement of manufactured homes or any other structure shall occur in special flood hazard areas without full compliance with current City and FEMA floodplain management regulations. These regulations condition the issuance of City permits and/or other approvals in special flood hazard areas upon criteria that shows the proposed development, placement and/or substantial improvement will meet the FEMA 100-Year Flood Plain Standards.
14. **NOTE** to be placed on Subdivision/Parcel Maps:

All or a portion of the parcels in this subdivision/parcel map are within a "Special Flood Hazard Area", (zone AH, Elevation 17.0) as identified by FEMA. Within special flood hazard areas, all development, substantial improvements, and the placement of manufactured homes and all other structures shall conform with current City and FEMA floodplain management regulations. These regulations condition the issuance of City permits and/or other approval in special flood hazard areas upon criteria that shows the proposed development, placement and/or substantial improvement will meet the FEMA 100-Year Flood Plain Standards.

Conditions - Special Permit:

1. The applicant shall submit a detailed site plan, floor plan, and elevations for the recreational facility for staff review and approval prior to issuance of building permits for the dwelling units.
2. The applicant shall submit a detailed landscaping and irrigation plans for a dense planting strip along the canals along the south and west property line. Planting shall consist of climbing vines, shrubs and evergreens. Plans shall be reviewed by Planning staff prior to issuance of building permits.
3. The applicant shall submit additional elevations showing a variety of roof lines and other architectural amenities and building materials such as masonry or brick trim to relieve the monotony of the streetscape. Plans shall be reviewed and approved by Planning staff prior to issuance of building permits.
4. Roofing material shall be 30 year life span composition shingle or wood shake.
5. The applicant shall provide a variety of plants consisting of one and five gallon shrubs; five and 15 gallon trees, and groundcover throughout the site. A detailed landscape plan shall be submitted to staff for review and approval prior to issuance of building permits.

Findings of Fact - Special Permit

1. The project is based upon sound principles of land use, in that:
 - it is compatible with uses and densities of surrounding development which consists of zero lot line development and single family subdivisions.
2. The project will not be injurious to public health or welfare or result in injury to surrounding property, in that:
 - a. adequate on-site parking is provided;
 - b. adequate landscaping is provided;
 - c. the project provides a secluded community atmosphere for its residents; and
 - d. it will not alter the residential character of the neighborhood.

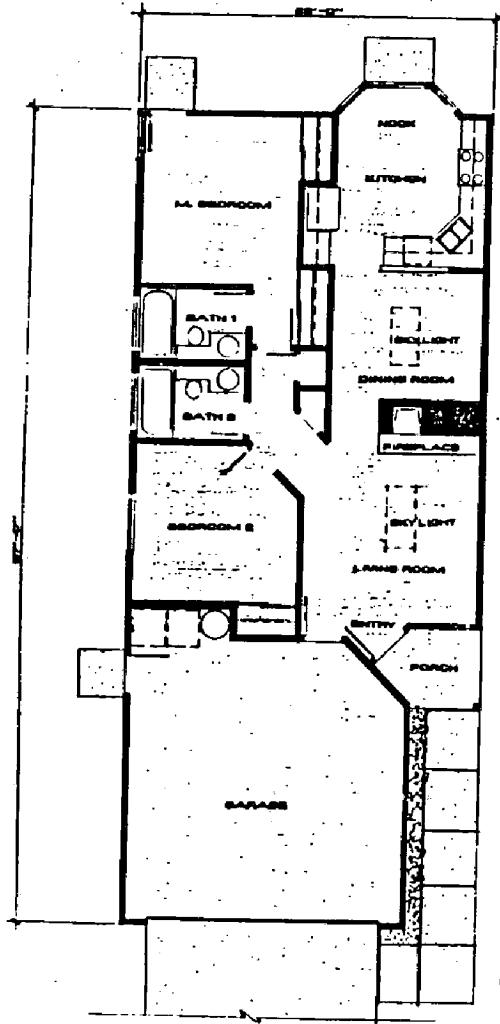
3. The project is compatible with the General Plan and the 1984 Airport-Meadowview Community Plan which designates the site for residential uses.

P88-212

6.23.88

Item

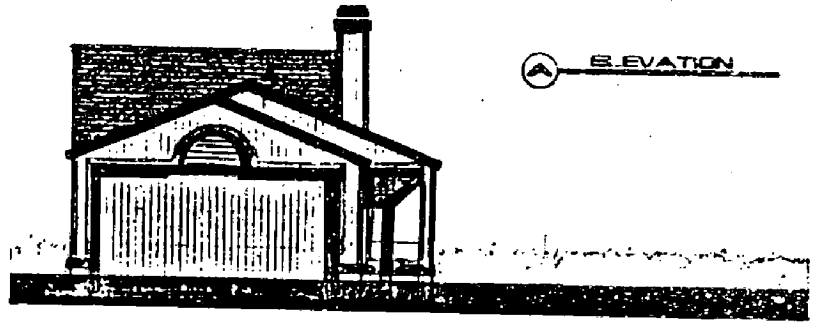
18



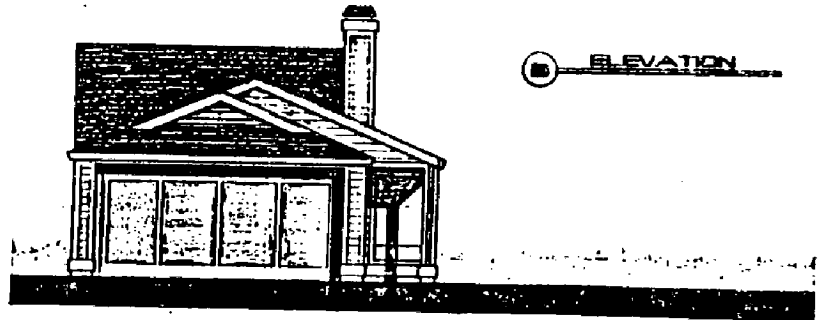
1 FLOOR PLAN

CREEKSIDE PARK

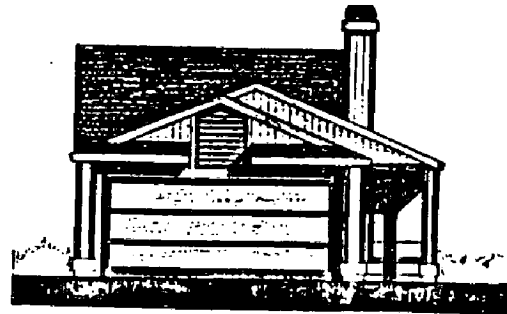
SACRAMENTO, CALIFORNIA



A ELEVATION



B ELEVATION

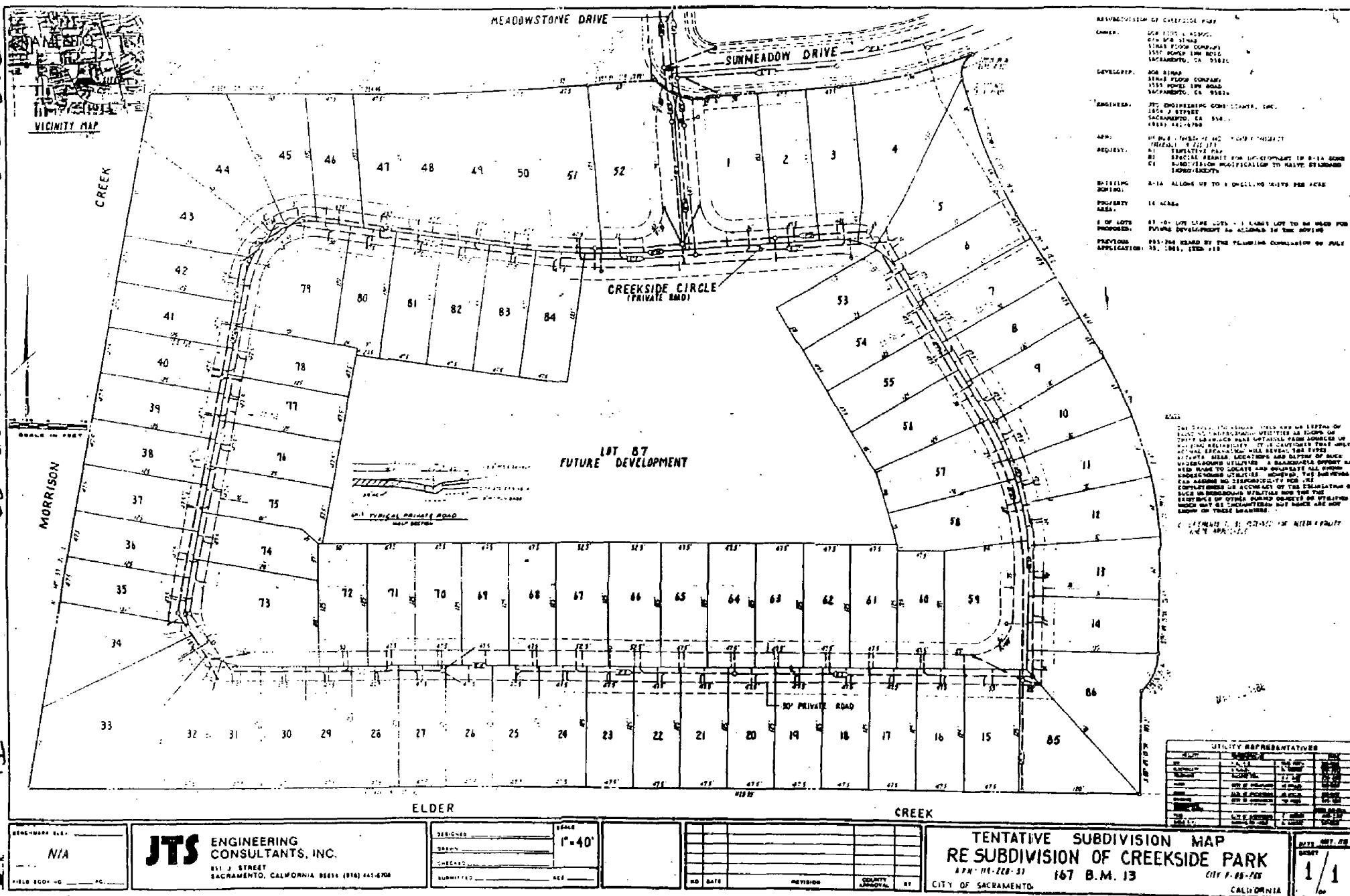


C ELEVATION

P88-212

6.23.88

Item 18



RESUBDIVISION OF CREEKSIDE PARK
 OWNER: SUN MEADOW COMPANY
 1535 HOWE WAY ROAD
 SACRAMENTO, CA 95821
 DEVELOPER: SUN MEADOW COMPANY
 1535 HOWE WAY ROAD
 SACRAMENTO, CA 95821
 ENGINEER: JTS ENGINEERING CONSULTANTS, INC.
 1611 J STREET
 SACRAMENTO, CA 95811
 (916) 441-6788
 APP: 10/18/87
 REQUEST: 1. TENTATIVE MAP
 2. SPECIAL PERMIT FOR DEVELOPMENT IN B.M. 13
 3. SUBDIVISION MAPS IN ACCORDANCE WITH CALIF. STATUTES
 4. 14 ACRES
 5. 14 LOTS
 6. 14 LOTS
 7. 14 LOTS
 8. 14 LOTS
 9. 14 LOTS
 10. 14 LOTS
 11. 14 LOTS
 12. 14 LOTS
 13. 14 LOTS
 14. 14 LOTS
 15. 14 LOTS
 16. 14 LOTS
 17. 14 LOTS
 18. 14 LOTS
 19. 14 LOTS
 20. 14 LOTS
 21. 14 LOTS
 22. 14 LOTS
 23. 14 LOTS
 24. 14 LOTS
 25. 14 LOTS
 26. 14 LOTS
 27. 14 LOTS
 28. 14 LOTS
 29. 14 LOTS
 30. 14 LOTS
 31. 14 LOTS
 32. 14 LOTS
 33. 14 LOTS
 34. 14 LOTS
 35. 14 LOTS
 36. 14 LOTS
 37. 14 LOTS
 38. 14 LOTS
 39. 14 LOTS
 40. 14 LOTS
 41. 14 LOTS
 42. 14 LOTS
 43. 14 LOTS
 44. 14 LOTS
 45. 14 LOTS
 46. 14 LOTS
 47. 14 LOTS
 48. 14 LOTS
 49. 14 LOTS
 50. 14 LOTS
 51. 14 LOTS
 52. 14 LOTS
 53. 14 LOTS
 54. 14 LOTS
 55. 14 LOTS
 56. 14 LOTS
 57. 14 LOTS
 58. 14 LOTS
 59. 14 LOTS
 60. 14 LOTS
 61. 14 LOTS
 62. 14 LOTS
 63. 14 LOTS
 64. 14 LOTS
 65. 14 LOTS
 66. 14 LOTS
 67. 14 LOTS
 68. 14 LOTS
 69. 14 LOTS
 70. 14 LOTS
 71. 14 LOTS
 72. 14 LOTS
 73. 14 LOTS
 74. 14 LOTS
 75. 14 LOTS
 76. 14 LOTS
 77. 14 LOTS
 78. 14 LOTS
 79. 14 LOTS
 80. 14 LOTS
 81. 14 LOTS
 82. 14 LOTS
 83. 14 LOTS
 84. 14 LOTS
 85. 14 LOTS
 86. 14 LOTS

THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS SUITABLE FOR THE DEVELOPMENT OF RESIDENTIAL LOTS. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS SUITABLE FOR THE DEVELOPMENT OF RESIDENTIAL LOTS. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS SUITABLE FOR THE DEVELOPMENT OF RESIDENTIAL LOTS.

UTILITY REPRESENTATIVES			
UTILITY	NAME	ADDRESS	PHONE
WATER			
SEWER			
ELECTRIC			
TELEPHONE			
CITY			

BENCHMARK ELEV: N/A
 FIELD BOOK NO: _____

JTS ENGINEERING CONSULTANTS, INC.
 1611 J STREET
 SACRAMENTO, CALIFORNIA 95811 (916) 441-6788

DESIGNER: _____
 DRAWN: _____
 CHECKED: _____
 SUBMITTED: _____

SCALE: 1"=40'

NO. DATE REVISION COUNTY JUDICIAL DISTRICT

TENTATIVE SUBDIVISION MAP
 RE SUBDIVISION OF CREEKSIDE PARK
 APR 11, 1988 167 B.M. 13
 CITY OF SACRAMENTO, CALIFORNIA

DATE: APR 11, 1988
 SHEET: 1/1

Planning Director's Special Permit Modification

P88-212

Location: Southwest corner of Sunmeadow and Meadowstone Drives and north of Elder Creek Way

A.P.N.: 119-0460-001-048; 119-220-57; 119-470-1-39

On June 23, 1988 the City Planning Commission approved a Special Permit to construct 86 petite homes on 16 acres in an R-1-A zone. The homes would range from 700 to 1,000 square feet. A condition of approval was that the applicant submit a detailed landscape plan for a dense planting strip along the canals along the south and west property lines. The applicant wishes to install fences along the property lines which abut the canals, eliminate the dense landscaping and increase the landscaping in the common area which will be a park available to the residents. The applicant also proposes to modify the special permit because he is decreasing the number of units to 84 and providing a recreational vehicle storage area.

Staff has reviewed the preliminary landscape plan for the common area and has no objection to the special permit modification. A variety of 5 and 15 gallon trees and shrubs will be provided.

Staff has reviewed the revised site plan and has no objection to the replacement of two units with a recreational vehicle storage area which was requested by staff in the original report.

In the original staff report, staff recommended that the elevations of the proposed homes be redesigned to show different roof treatments, different garage doors and additional building materials such as masonry or brick trim. The applicant has redrawn his elevations to reflect staff's request and has made some floor plan changes. Staff has no objection to the changes made in the elevations and floor plans.

It is recommended to approve the modifications subject to the following conditions and based on findings of fact listed in the original staff report:

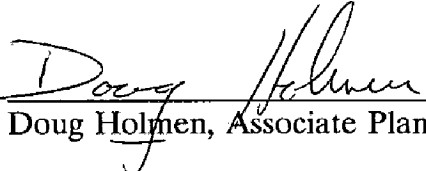
CONDITIONS

- A. The applicant shall submit a detailed site plan, floor plan, and elevations for the recreational facility for staff review and approval prior to issuance of building permits for the dwelling units.
- B. The applicant shall submit additional elevations showing a variety of roof lines and other architectural amenities and building materials such as masonry or brick trim to relieve the monotony of the streetscape. Plans shall be reviewed and approved by Planning staff prior to issuance of building permits.

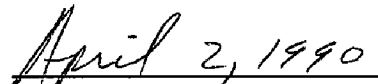
0307M

- C. Roofing material shall be 30 year life span composition shingle or wood shake.
- D. The applicant shall provide a variety of plants consisting of one and five gallon shrubs; five and 15 gallon trees, and groundcover throughout the site. A detailed landscape plan including the common area shall be submitted to staff for review and approval prior to issuance of building permits.
- E. The applicant shall provide a six foot high fence along the south and west property lines which abut the canals.

Report Prepared By:

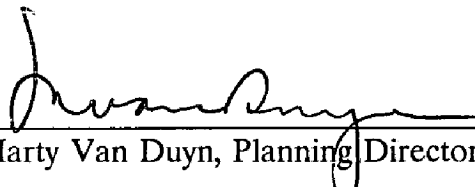


Doug Holmen, Associate Planner

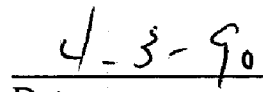


Date

Recommendation Approved:



Marty Van Duyn, Planning Director



Date

MVD:DIH:dh

03028

PLANNING DIRECTOR'S SPECIAL PERMIT/VARIANCE:

CERTIFICATION OF NOTICE

The applicant requesting a Planning Director's Special Permit and/or variance shall mail copies of this letter to abutting property owners, to be signed by those property owners, and shall return the copies with the Post Office Proof of Mailing attached (no return receipt required) at the time the application is submitted.

Date: _____

PROPERTY OWNER:

Name: _____

Address: _____

Assessor's Parcel Number: _____

Dear: _____

I am in the process of requesting a Planning Director's Variance/Special Permit (circle one) for the property located at: _____

----- I am requesting the Variance/Special Permit (circle one) in order to _____

As part of this request, the City Planning Division requires that I notify you of my intentions. Receipt of this letter does not mean that you approve of this project. If you wish to make any comments regarding this request, use the space provided below and return a copy of this letter to:

City Planning Division
1231 'I' Street, Room 200
Sacramento, CA 95814

Sincerely,

Applicant

03097

COMMENTS FROM PROPERTY OWNER: _____

SUE

TENTATIVE MAP:

REQUEST FOR SUBDIVISION MODIFICATION

Date: MAY 6, 1988

Name of Map: RESUBDIVISION OF CREEKSIDE PARK

Assessor's Parcel Number: 119- 046-001 through 048 & 119-047-001 through 39

In accordance with the Provisions of Article 9 of the City of Sacramento's Subdivision Regulations, I hereby request (concurrent) (post) modification to the requirements or standards imposed by said Subdivision Regulations:

The requested modification is described as:

WE ARE REQUESTING THE SUBDIVISION MODIFICATION TO ALLOW THE EXISTING
STREET WHICH WAS CONSTRUCTED WITH THE ORIGINAL CREEKSIDE SUBDIVISION
TO BE USED AS THE STREET FOR THIS PROJECT:

Subdivider (or designated agent): JTS ENGINEERING CONSULTANTS, INC.

Application Number: P882124

CPC Meeting 6/9/88
03096

CITY OF SACRAMENTO
CERTIFICATE OF COMPLIANCE
DEVELOPMENT SECTION
SUBMITTAL REQUIREMENTS

(For Recording)
JUNE 1987

I. Processing of the Certificate of Compliance will begin after the applicant has submitted the following:

- A. Current title report (to be dated not more than 90 days prior to submittal)
- B. Calculations by an engineer or surveyor
- C. New legal description 8½" x 11" or 8½" x 14" (must be wet stamped and signed by an engineer or surveyor)
- D. EXHIBIT - 8½" x 11" or 8½" x 14" (must be wet stamped and signed by an engineer or surveyor and include bearings and distances). EXHIBIT MUST BE DRAWN TO SCALE AND LEGIBLE.
- E. Copy of approved resolution
- F. Appraisal* of property and park fee (for lot splits only)
 - * Staff to determine
- G. Locate existing water and sewer services
- H. Processing fees:
 - o Lot line adjustment \$ 50.00
 - o Lot merger 50.00
 - o Lot split 180.00

(Maximum of 2 lot splits can be recorded with one certificate)

I. County taxes must be brought current. After March 1st of the given year, the year's installments must be prepaid. Receipts to be submitted to the City. Between March 1st and September 1st, a bond may be posted; all other items require full payment (Item "I" applies to lot splits only).

J. For lots with outstanding assessment bonds:

03099

- 1. Lot Merger: Bond must be paid in full.
- 2. Lot Line Adjustment and Lot Split: Bond must be paid off in full or may be segregated (staff will determine).

TENTATIVE MAP: Resubdivision of Creekside Park

CITY ENGINEER'S WAIVER OF INFORMATION FOR TENTATIVE MAP PROCESSING*

I, the undersigned, being the (acting on behalf of) City Engineer, do hereby waive the following requirements of the Subdivision Regulations of the City of Sacramento:

- (1b) The requirement of Section 40.403(g) of the Regulations that the tentative map contain contour lines of not more than one foot.
- (✓) The requirement of Section 40.404(c) of the Regulations that a preliminary Soil Investigation and Geological Reconnaissance Report be filed with the tentative map.
- (✓) The requirement of Section 40.404(d) of the Regulations that a preliminary grading plan be filed with the tentative map.

CITY ENGINEER

By: Jean Marshall

Dated: 5/6/88

* In flood zone AH - requires 1 foot contours
 - Per City Ordinance 88-001 (Jan. 12, 1988)
 Sec. 2(g)

* The City Engineer is authorized by the Subdivision Regulations to waive its requirements in connection with certain information required for tentative map processing. It is the subdivider's responsibility to contact the City Engineer prior to the filing of the tentative map to determine whether the City Engineer is willing to execute such waivers.

Application Number: P88212

03098
 CPC Meeting 6/9/88