

# CITY PLANNING COMMISSION

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

**APPLICANT** Morton & Pitalo Inc., 1430 Alhambra Boulevard, Sacramento, CA 95816  
**OWNER** R.C. Collet, P.O. Box 1965, Woodland, CA 95695  
**PLANS BY** Morton and Pitalo Inc., 1430 Alhambra Boulevard, Sacramento, CA 95816  
**FILING DATE** 2/23/89 **ENVIR. DET.** Negative Declaration **REPORT BY** DH:kjr  
**ASSESSOR'S PCL. NO.** 227-0100-004, 023, 024

(Owner): L. Thompson, P.O. Box 38710, Sacramento, CA 95838

- APPLICATION:**
- A. Negative Declaration
  - B. Rezone of 0.83± partially developed acres from Agriculture (A) Zone to Single Family Alternative (R-1A) Zone
  - C. Tentative Map to divide 8.7± vacant acres into 55 lots in the Single Family Alternative and Agriculture Zones
  - D. Special Permit to develop 55 petite detached single family dwellings on 8.7± vacant acres
  - E. Subdivision Modification to establish back-on through lots

**LOCATION:** SW Corner Taylor Street and Bell Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to divide 8.7± acres into 55 petite single family lots

**PROJECT INFORMATION:**

1988 General Plan Designation: Low Density Residential (4-15 du/net acre)  
1984 North Sacramento Community Plan Designation: Residential (4-8 du/net acre)  
Existing Zoning of Site: R-1A and A  
Existing Land Use of Site: Vacant and single family dwelling

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1A	Front:	To be	Not
South: Vacant; Agriculture	Side(Int):	Determined	Provided
East: Elementary School; R-1	Side(St):	by the	On Plans
West: Vacant; R-2B-R	Rear:	Commission	

Property Dimensions: 633 ft. x 591 ft.  
Property Area: 8.7± acres  
Density of Development: 6.3 d.u. per acre  
Square Footage of Building: 1,364 sq.ft./2,313 sq.ft./1,942 sq.ft./1,602 sq. ft.  
Height of Building: One and two stories  
Topography: Flat  
Street Improvements: To be extended  
Utilities: To be extended  
Exterior Building Materials: Stucco, wood trim  
Roof Material: Tile or wood shake

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APPLC. NO. P89-121 MEETING DATE July 13, 1989 ITEM NO. 13

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On June 28, 1989, by a vote of seven ayes and zero absent, the Subdivision Review Committee recommended denial of the proposed tentative map. Should the Planning Commission or City Council approve the tentative map, the Subdivision Review Committee prepared conditions of approval which are attached.

**PROJECT EVALUATION:** Staff has the following comments:

A. **Land Use and Zoning:**

The subject site consists of two lots totaling 8.7+ acres. The larger lot is zoned Single Family Alternative (R-1A) and was previously rezoned in 1985 from A to R-1A to allow a 130 unit condominium complex (P85-564). The tentative map for the 130 unit condominium complex has expired.

The smaller lot of 0.83 acres contains five large eucalyptus trees and a single family dwelling under different ownership than the larger parcel. The applicant is requesting a rezone of the 0.83+ acres to R-1A in order to fully develop the entire site. The General Plan and 1984 North Sacramento Community Plan designate the site for Low Density Residential 4-15 du/net acre and 4-8 du/net acre respectively. The proposed density of 55 units on 8.7+ acres is 6.3 dwelling units per acre. Surrounding land uses include vacant to the north, south, and west with the Taylor Street Elementary School located to the east across Taylor Street. The frontage of the site adjacent to Taylor Street opposite the school has been used for parking for the school parents and special events held at the school.

B. **Project Description:**

The applicant is requesting the rezoning of 0.83+ acres from Agriculture (A) to Single Family Alternative (R-1A) Zone and a tentative map to divide 8.7+ acres into 55 petite single family lots. A special permit for petite dwellings is also requested. Units range in size from 1,462 square feet to 2,300 square feet of area. Elevations propose stucco exterior finish with wood trim, tile, or wood shake roofing, fireplace chimneys as optional, with one and two story heights.

C. **Evaluation:**

1. **Rezone:** Staff has reviewed the proposed rezoning request and supports the rezone since development of the 0.83 acre parcel individually would be difficult. Incorporation of both lots into one development is appropriate.
2. **Tentative Map:** Staff has reviewed the tentative map with the applicant and has discussed alternative designs for lots along Bell Avenue. Staff has recommended, on major streets, the establishment of front-on lots to avoid the need for 6 feet high masonry walls. Use of wider and deeper lots with increased building setback are encouraged. The applicant does not wish to create front-on lots along Bell Avenue and proposes side-on and back-on lots which will require a 6 foot high masonry wall.

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Staff does not support the tentative map design. On four previous subdivisions in the area, front-on lots have been approved and are in the construction process. The best example is Glenwood Park Unit 6 located at the southwest corner of Main Avenue and Norwood Avenue. Along Bell Avenue are Sunridge, Pritchard Wood, and Cindy Woods subdivisions. Development of lots 65 to 75 feet in width, 125 feet in depth, with 35 foot front yard setback establishes a residential neighborhood, not a walled-in city feeling which exists in South Natomas along San Juan Road between Northgate Boulevard and Truxel Road. The applicant argues that lots fronting on Bell Avenue will not be part of the community. Staff notes that Glenwood Park Unit 6 has lots fronting on Main Avenue and are part of the subdivision community due to design and architecture.

Staff would support a redesigned map providing for eight front-on lots on Bell Avenue. Each lot would be approximately 62.5 feet wide and 125 feet deep (See Exhibit C-1, Staff Design). The building setback would be 35 feet designed with a hammerhead driveway to avoid vehicle backout onto Bell Avenue. This front-on lot design would eliminate approximately 2 lots.

The remaining lots fronting on Taylor Street and proposed interior streets appear adequate. A 40 foot building setback is required for all lots adjacent to the west property line as a condition of approval of the Cedarleaf Apartments of 168 units. Two story apartment buildings are proposed 10 feet from the west property line.

An emergency fire access is required from Cedarleaf to the east to public streets. Staff recommends that the fire access parcel be called out as a lot to be merged with the Cedarleaf apartment site and maintained by the apartment owner. Staff recommends a 25 foot landscaped setback from the public street for the fire access lot. A 6 foot high decorative wrought iron fence is recommended at the 25 foot setback line with gates and pass key for fire department access. The remainder of the lot can be paved and maintained in a weed free and litter free condition. No vehicles shall be parked or materials stored in the area which may obstruct fire vehicle access. A statement regarding the above restrictions shall be recorded in the deed to the fire access lot.

The five existing eucalyptus trees are proposed to be removed. Staff recommends that at least three trees try to be preserved and used for yard landscaping. When reconfiguring the lot layout, retention of as many trees as possible should be achieved.

The existing house is to be demolished. The applicant states that it is not worthy of relocation. Staff recommends that the house be made available for 30 days to a purchaser for relocation. If no one relocates the house, it could be demolished.

3. Special Permit: The applicant has provided four elevations and floor plans for review. All models propose the use of stucco, shake, or tile roofing and wood trim. Following are the proposed unit sizes. (Refer to Exhibit D)

	<u>Area</u>	<u>Rooms</u>	<u>Height</u>
Model 70	1,384 sq. ft.	3 bedroom, 2 bath	Single story
Model 71	1,602 sq. ft.	3 bedroom, 2 bath	Single story
Model 72	1,942 sq. ft.	4 bedroom, 3 bath	Two story
Model 73	2,313 sq. ft.	4 bedroom, 3 bath	Two story

Alternative Model 71 was designed for shallow and wide lots proposed on the original tentative map along the south property line. Due to redesign, Alternative Model 71 is not necessary.

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. Use of a chimney element, hip roof and gable design with glass and attic vents designed into the exterior provide variety and movement for the units. Exclusive use of stucco may be a bit overwhelming. On similar petite developments, rows of two car garages with very little front building view line have created visual barrier inconsistent with a residential neighborhood. Most of the proposed units are 30 feet in width and 60 feet in depth. On 45 foot wide lots or larger, there will be adequate open yard area and breaks between structures. No plot plans showing placement of the proposed units were provided. Since windows or door openings are present on the two side elevations, each unit will be required to meet the minimum 5 foot side yard setback requirement from side property lines.

Structures located on lots 12 to 19 will be required to meet a 40 foot rear yard setback. Lots are 120 feet in depth. The front yard setback will be 20 feet for 60 foot long houses.

Variable setbacks have been encouraged by staff in prior reviews of petite single family developments. Staff recommends variable setbacks ranging from 20 to 27 feet in depth for all lots except those fronting on Bell Avenue. If the map is redesigned, Bell Avenue lots should have a minimum 35 foot front yard setback, 125 foot lot depth, and 65 foot wide lots. The builder of lots fronting on Bell Avenue should install landscaping with detailed site plans showing a driveway, hammerhead treatment and landscaping irrigation plans indicating berming between the hammerhead and sidewalk.

4. Subdivision Modification to Allow Through Lots: Staff notes that lots 20 and 21 front on two streets, Bell Avenue and the interior looped street. Staff does not support the establishment of the two through lots when redesign of the tentative map can eliminate the need for through lots. Should the map as proposed be approved, then lots 20 and 21 should be restricted to no access off Bell Avenue and only one dwelling is allowed on each lot.
5. Proposed Sound Wall Design: The applicant's architect provided detailed drawings of the proposed sound wall along Bell Avenue (refer to Exhibits G and H). Staff has reviewed the plans and notes that use of a berm adjacent to the wall may pose a security risk. Design and landscaping of the wall should be subject to Planning Director review and approval. The overall

treatment with intensive landscaping, sidewalk, and setback between the wall and sidewalk is acceptable. If the Commission or Council approves the proposed lotting pattern.

6. Parkland Dedication:

The Planning and Community Services Divisions have determined Parkland Dedication in lieu fees are appropriate. Fees will be based upon the per acre value established by the applicant's appraiser (0.8195 fee acres).

7. Schools:

The Grant Joint Union High School District and Robla Elementary School District collect developer fees due at time of building permit issuance.

CONCLUSION:

Staff has consistently recommended front-on lots and the Commission and City Council has approved front-on lots on Main Avenue and Bell Avenue. This would eliminate the walled-in effect and improve the character of the neighborhood. The applicant disagrees with front-on lots. Staff, however, recommends the proposed subdivision be redesigned per Exhibit C-1.

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 have 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 (refer to Exhibits E and F):

Mitigation of the interior noise level is less flexible than for exterior noise levels because the State Noise Insulation Standards require that interior noise levels not exceed 45 dB. It is possible to mitigate the interior noise impact several alternative ways depending upon the chosen lot configuration and exterior noise attenuation method. The acceptable combinations are listed below:

- o A 6 foot noise wall along Bell Avenue with two story units prohibited for lots adjacent to Bell Avenue.
- o A 6 foot noise wall along Bell Avenue with the maximum interior noise attenuation construction methods for any two story units.
- o Redesign of the project such that the lots adjacent to Bell Avenue front on Bell Avenue. The houses adjacent to Bell Avenue must incorporate the maximum interior noise attenuation construction methods and may be two story.

The developer of this project has agreed to amend the project to provide the noise wall. Under this scenario, the following mitigation measures are recommended:

1. Construct a 6 foot high solid masonry sound wall along the perimeter of the site adjacent to Bell Avenue. The sound wall shall wrap around the corners of the site for a distance of 15 feet.
2. Two story dwellings fronting on Bell Avenue shall incorporate the following construction methods designed to achieve maximum interior noise attenuation:
  - a. All walls from which there is line of sight to Bell Avenue must use resilient channels on the wood studs and then screw the gypsum wallboard to the resilient channels.
  - b. If material other than standard dense stucco is used on the exterior, it must have the same weight per square foot of surface area.
  - c. All windows with line of sight to Bell Avenue must have a minimum STC rating of 42 or higher.
  - d. No ducts shall penetrate building facades facing Bell Avenue.
  - e. Exterior doors with a view of Bell Avenue must have a minimum STC rating of 35 with complete perimeter seals.
  - f. All sliding glass doors with a line of sight to Bell Avenue must have a minimum STC rating of 40.
  - g. Window and door frames should be installed with a minimum of clearance to the building structure and the gap between the frame and structure filled with expandable foam, fiberglass, or similar material and then sealed with a nonhardening resilient caulking before mounting the trim.
3. All other dwellings in the subdivision that are not adjacent to Bell Avenue shall incorporate the following minimum noise attenuation construction techniques:
  - a. All joints in exterior walls shall be grouted or caulked airtight.
  - b. All penetrations of exterior wall 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, nonhardening caulking or mastic.

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- Windows or through the wall ventilation and air conditioning units shall not be permitted.
- d. All sleeping spaces shall be provided with carpet and pad.
  - e. There shall be no through the door or through the wall mail or paper chutes.
  - f. Windows must have a minimum STC rating of 29 or better except in designated areas where the STC rating must be 34 or better. Windows 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 hour wind per ASTM standards.
  - g. Sliding glass doors must carry an STC rating of 29 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.
  - h. Exterior entrance doors should have a minimum STC rating of 31. They must include complete perimeter door seals.

Noncompliance 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.

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

- A. Ratify the Negative Declaration; and
- B. Recommend approval of the rezoning of 0.83<sup>2</sup> acres from A to R-1A Zone; and
- C. Recommend approval of the tentative map subject to conditions which follow;
- D. Recommend Approval of the special permit subject to conditions and based upon findings of fact which follow; and *(Staff Amended)*
- E. Recommend denial of the subdivision modification.

Conditions - Tentative Map:

- F. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;

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2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Name the streets to the satisfaction of the Planning Director;
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 (0.8195 fee acres);
5. 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 City Engineer after consultation with the U.S. Postal Service;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
7. Meet all County Sanitation District requirements;
8. Submit a soils test prepared by a registered engineer to be used in street design;
9. Extend off-site sewer line to Jessie Avenue. Tie into proposed sewer line in Jessie Avenue to Rio Linda Boulevard or extend per plans on file with City;
10. Dedicate a standard 12.5-foot public utility easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways;
11. Dedicate a 12.5 foot Public Utility Easement for underground and overhead public utility and electrical facilities and appurtenances adjacent to Bell Avenue and Taylor Street;
12. Pay school development fees for the Robla Elementary School District and Grant High School District;
13. Fire access shall be secured with a Knox-box lock and location of the driveway to the satisfaction of the Fire Marshall's Office;
14. Dedicate as a public utility easement the 20 foot fire access as shown on the tentative map for underground electrical facilities and appurtenances;
15. Preserve existing trees on lots 34, 33, and 50 as per City Arborist;

16. Dedicate right-of-way along Bell Avenue to 40 ft. half-street and Taylor Street to 25 ft. half-street as per study on file with the City. North entrance off of Bell Avenue shall be 50 ft. R/W to elbow;
17. The existing dwelling shall be offered for relocation for 30 days in a local newspaper. If purchased, within 90 days the dwelling shall be removed and relocated. If not suitable for relocation, a demolition permit is required through City Building Inspections;
18. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first;
19. Right-of-way study required for existing canal. Possible dedication required on lots 19 and 20;
20. Construct chain link fence along canal R/W;
21. Place flood hazard warning note on final map. Note will be prepared by Department of Public Works;
22. Show all existing easements;
23. Fire access shall be shown as an easement, and agreement with Cedarleaf Apartments shall be formed to assure maintenance by the Cedarleaf Apartment complex;
24. The tentative map shall be redesigned to provide front-on lots along Bell Avenue per Exhibit C-1. Front building setbacks shall be 35 feet. The size of these lots shall be a minimum 62.5 feet wide and 125 feet deep;
25. Applicant shall place a note on the final map and in the deeds to all lots regarding compliance with mitigation measures stated in the Negative Declaration for P89-121 on file at the City Planning Department for all new construction;
26. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBEM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the

needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding:

Note: An existing 4 inch gas main is in the south side of Bell Avenue. Possible conflict with project may require relocation.

Conditions - Special Permit:

1. The structures shall be constructed per the submitted plans. Materials shall consist of stucco with wood trim and tile or wood shake roofs.
2. All lots backing onto the west property line shall contain a minimum 40 foot rear yard setback.
3. A master plan indicating a variable front setback from 20 to 27 feet shall be submitted to staff for review and approval prior to issuance of any building permits.
4. Lots fronting on Bell Avenue shall be a minimum 62.5' x 125'. Front setbacks shall be a minimum 35 feet.
5. A site plan indicating footprint of structure with turn-around design (hammerhead) and landscaping for lots fronting on Bell Avenue shall be submitted to staff for review and approval prior to issuance of building permits.
6. *The tentative map shall be redesigned to provide front-on lots along Bell Avenue per Exhibit C-1. (Staff Added)*

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Findings of Fact - Special Permit:

1. The project, as conditioned, is based on 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 and an elementary school.
2. The special permit, as conditioned, will not be detrimental to the public health, safety, or welfare in that:
  - a. the proposal will have adequate on-site parking and landscaping will be provided throughout the project;
  - b. the proposal will not significantly alter the characteristics of the area.
3. The proposal is consistent with the 1988 General Plan and 1984 North Sacramento Community Plan which designate the site for residential uses.

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