

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

APPLICANT	Area West Engineers, Inc., 7478 Sandalwood Drive, Citrus Heights, California, 95621		
OWNER	Envision Properties, Inc., 2917-B Orange Grove Avenue, North Highlands, California, 95660		
PLANS BY	Area West Engineers, Inc., 7478 Sandalwood Drive, Citrus Heights, California, 95621		
FILING DATE	February 26, 1991	ENVIR. DET.	Negative Declaration
ASSESSOR'S PCL. NO.	023-0152-023	REPORT BY	CG

APPLICATION:

- A. Negative Declaration.
- B. Rezone 1.08± partially developed acres from Standard Single Family (R-1) to Single Family Alternative (R-1A) zone.
- C. Tentative Map to subdivide 1.08± partially developed acres into 6 parcels in the proposed Single Family Alternative (R-1A) zone.
- D. Special Permit to develop 6 zero-lot-line single family residences on six lots in the proposed R-1A zone.
- E. Variance to increase the fence height from 6 to 10 feet.

LOCATION: 5061 64th Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop six single family residences on the property.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Land Use of Site:	Single Family Residence
Existing Zoning of Site:	R-1

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1A	Front:	To Be	25'
South: Single Family; R-1	Side(Int):	Deter-	10'
East: Cemetery; R-1	Side(Int):	mined	0'
West: Single Family; R-1	Rear:	By CPC	15'

Property Dimensions:	95' x 495'
Property Area:	1.08± gross acres
	0.92± net acres
Project Density:	6.5 du/na
Parking Required:	One-car garage per unit
Parking Provided:	Two-car garage per unit
Square Footage of Units:	1,225 square feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

APPLC. NO. P91-044

MEETING DATE July 11, 1991

ITEM NO. 18

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unit. The applicant should submit detailed site plans and elevations for the development for review and approval of the Planning Director and Design Review staff. The plans shall be reviewed and approved prior to the issuance of Building Permits.

F. Fencing

A mitigation measure of the Negative Declaration requires construction of a 10-foot decorative masonry wall/noise barrier along the east property line that borders 65th Street Expressway. This 10-foot decorative masonry noise barrier is required to extend along the north and south property lines for 10 feet on each side and reduced in height to 8 feet for a distance of 40 feet along the north and south property lines. Then the remainder of the property is to have the wall reduced in height to 6 feet and extending the decorative masonry wall to the front property setback of lots 5 and 6. Staff suggests a six foot setback between the right-of-way of 65th Street Expressway and the wall. This setback should be landscaped and contain an irrigation system. The applicant should submit a detailed plan of the decorative wall and the landscaping for review and approval of the Planning Director prior to the recordation of the final map. Staff suggests the applicant coordinate with Keri Lynn Estates (P88-024) in the design and construction of the landscaping and wall.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager 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 mandatory mitigation measures into the project plans to avoid identified effects of to mitigate such effects to a point where clearly no significant effects will occur. The mandatory mitigation measures are listed below.

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

- A. Ratify the Negative Declaration.
- B. Recommend approval of the Rezone from Standard Single Family (R-1) to Single Alternative (R-1A) zone and forward to City Council.
- C. Recommend approval of the Tentative Map to subdivide 1.08± partially developed acres into 6 parcels subject to conditions and forward to City Council.
- D. Approve the Special Permit to develop 6 zero-lot-line single family residences subject to conditions and based upon findings of fact which follow.
- E. Approve the Variance to increase the fence height from 6 to 10 feet subject to conditions and based upon findings of fact which follow.

Conditions - Special Permit

- 1. The applicant shall submit a master site plan for the subdivision which indicates setbacks and unit type for each lot for review and approval of the Planning Director prior to the issuance of Building Permits. The site plans shall detail setbacks with a minimum of 20 feet in the front.
- 2. The applicant shall submit detailed elevations for the development for review and approval of the Planning Director and Design Review staff prior to the issuance of Building Permits. The elevations should detail all building and roof materials, as well as the type of doors and windows.
- 3. There shall be a six foot setback between the right-of-way of 65th Street Expressway and the required decorative sound wall. This setback shall be landscaped and contain an irrigation system. The applicant shall submit a detailed plan of the decorative wall and the landscaping for review and approval of the Planning Director prior to the recordation of the final map.

15. Existing deteriorated curb, gutter and sidewalk shall be removed and reconstructed per City standards;
16. No access will be allowed to lots 5 and 6 off of 65th Street Expressway;
17. The final map cannot be recorded until Keri Lynn Estates (P88-024) is under construction and map is recorded.

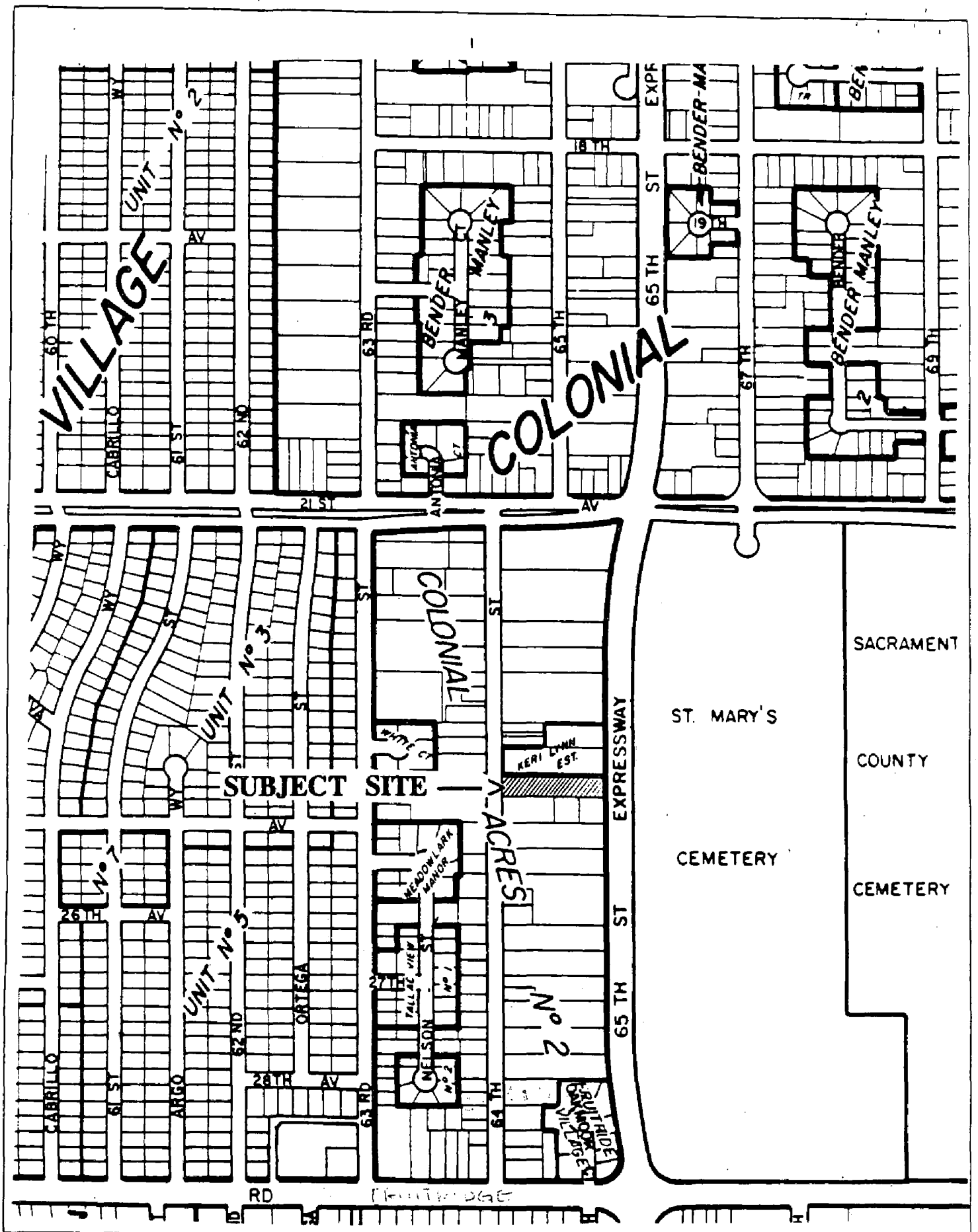
Mandatory Mitigation Measures

1. The applicant shall construct a 10-foot masonry wall/noise barrier along the east property line that borders 65th Street Expressway. Extend the 10-foot masonry noise barrier along the north and south property lines for 10 feet on each side. Continue the noise barrier at a reduce height of 8 feet for a distance of 40 feet along the north and south property lines. Finish the masonry wall be reducing the height to 6 feet and extending the masonry wall to the front property setback of lots 5 and 6. The barrier constructed must have a minimum surface weight of 3.75 to 4 lbs/square foot, and no gaps permitted along the barrier or at the bottom of the wall.
2. All joints in exterior walls shall be grouted or caulked airtight.
3. Air conditioning units and/or other ventilation systems shall not be permitted through-the-wall or through-a-window.
4. All penetrations of exterior walls shall include a 1/2 inch airspace which 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.
5. Windows facing the noise source (only lots 5 and 6) must have a minimum STC rating of 29 or better. Windows facing the noise source (lots 5 and 6) shall 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/linear foot when tested with a 25 mile hour wind per ASTM standards.
6. Sliding glass doors must carry an STC rating of 30 or better (only lots 5 and 6). They should be double-glazed and they must meet or exceed the window air infiltration rating given above.
7. All exterior entrance doors should have a minimum STC rating of 30. They must include complete door seals.

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.

Findings of Fact

1. The project is based upon sound principles of land use in that the proposed residential development is compatible with the surrounding area and adds an alternative housing type to the area.
2. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances. The increased wall height is required as a mitigation measure of the Negative Declaration.
3. Granting the variance would not be detrimental to the public welfare and nor result in the creation of



VICINITY MAP

