



REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
September 27, 2007

Honorable Members of the Planning Commission

Subject: 2987 Franklin Boulevard Subdivision (P06-125). A request to construct 3 single family homes on approximately 0.12 acres in the General Commercial (C-2) zone located at 2987 Franklin Boulevard. This request requires a Tentative Map to subdivide the property into 3 lots, and a Special Permit to construct 3 single-family homes.

- A) Environmental Determination:** Exempt (CEQA Guidelines Section 15332);
- B) Tentative Parcel Map** to subdivide the 0.12± acres into 3 lots for residential development;
- C) Special Permit** for alternative housing to construct 3 single-family homes on 0.12± acres.

Location/Council District:


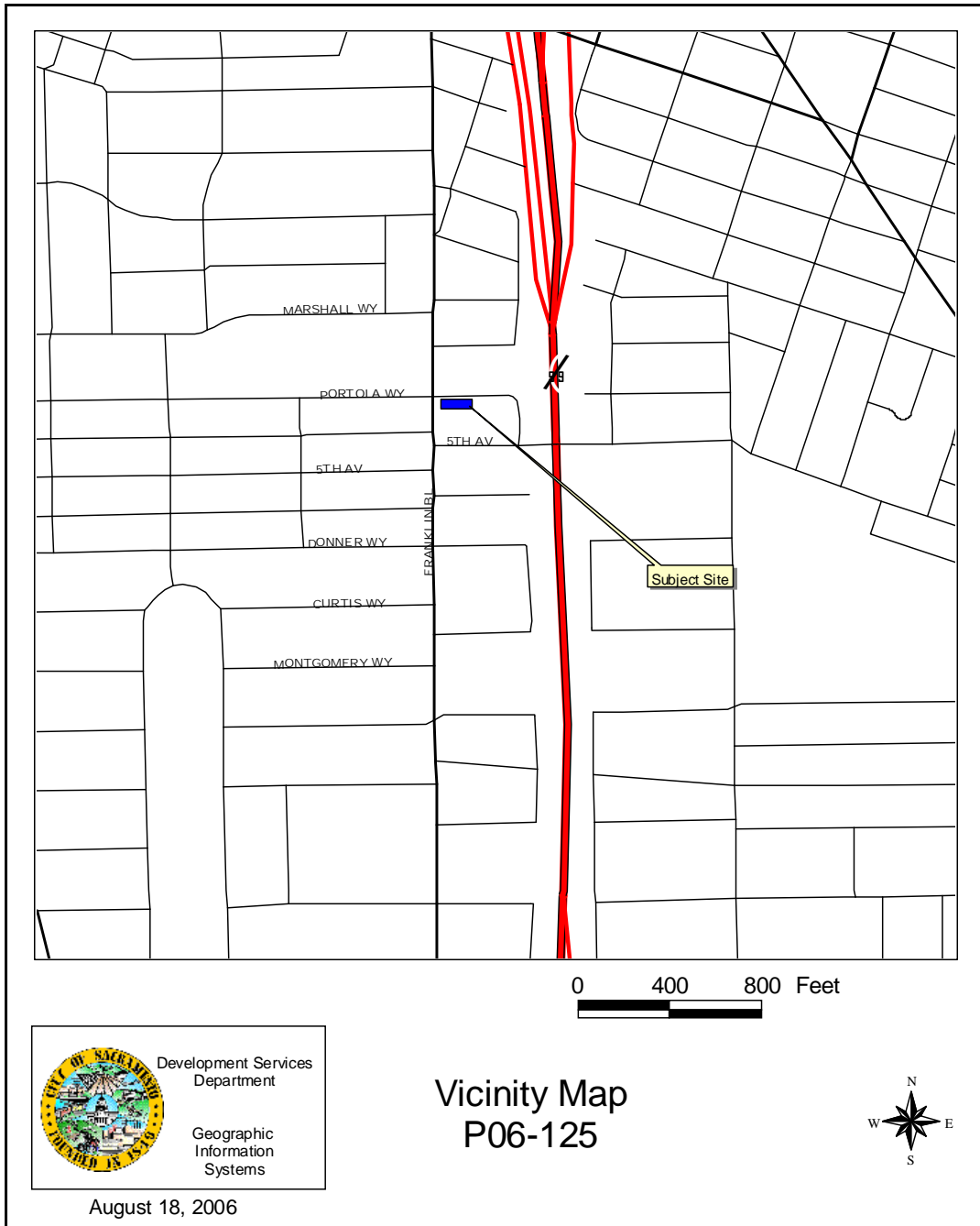
2987 Franklin Boulevard
Assessor's Parcel Number: 013-0138-019
Council District 5

Recommendation: Staff recommends the Commission approve entitlements A through C above. The requests are based on the findings and subject to the conditions listed in the attached proposed findings and conditions. The Commission's actions may be appealed to City Council.

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Mark Martin, Senior Planner, (916) 808-5945

Applicant: Javed Siddiqui, JTS Engineering
1808 J Street
Sacramento, CA 95814

Owner: Curtis Park Villas, LLC (Chris Givens)
250 Hebron Circle
Sacramento, CA 95835



Development Services
Department
Geographic
Information
Systems

Vicinity Map
P06-125

August 18, 2006



Summary: The applicant is requesting the approval of entitlements that would allow the construction of three single-family homes at 2987 Franklin Boulevard. Three 1,193 square foot units are proposed. Each unit will have three bedrooms and a single-car garage. The subject site is currently vacant with a mature redwood tree on the western side of the property. The original site plan and Tentative Map have been revised to preserve this tree. With these revisions, staff recommends approval of the requested entitlements. **All project related issues have been resolved**, and, as of the date of this report, no public opposition has been received for this project.

Table 1: Project Information
General Plan designation: Community/Neighborhood Commercial and Offices
Existing zoning of site: General Commercial (C-2)
Existing use of site: Vacant
Property area: 0.123±

Background Information: The subject site consists of a 0.12± acre parcel at 2987 Franklin Boulevard. This parcel is on the east side of Franklin Boulevard south of Portola way, which is a public alley. The site is currently vacant and is surrounded by a mix of commercial, single, and multi-family residential uses. There are single-family homes directly adjacent to the site on the east and south, and, there is a commercial building to the north of the site.

During initial review of the proposed project, it was determined that there was a heritage redwood tree on the western side of the property. As the original site plan was in conflict with the preservation of the tree, the applicant requested a formal hearing for its removal. A public hearing for the removal request was held on February 15, 2007. The request was denied and the applicant redesigned the project in coordination with Planning staff and Urban Forestry Services staff. Preservation of the Redwood tree affected the project plans in that the residence on Parcel 1 was required to be located 16' away from the face of the tree trunk, and the portion of the foundation within 20' of the trunk is required to be a grade neutral true grade beam foundation in order to protect the roots of the tree.

Environmental Considerations: The proposed project is exempt from environmental review pursuant to CEQA Guidelines Section 15332 as an infill development.

Policy Considerations: The applicant proposes to construct three residential units on 0.12± acres. The project density will be approximately 24 dwelling units per net acre. The General Plan designation of the site is Community/Neighborhood Commercial and Offices which does not prohibit the development residential uses. This proposal is consistent with the residential goals of the General Plan in that it:

- preserves neighborhood character by providing housing compatible with the adjacent residential uses (Goal A, Sec 2-10); and

- develops residential land uses in a manner that is efficient and makes use of existing infrastructure.

General Plan Update Vision and Guiding Principles: While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City as well as several guiding principles to help achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles that this proposal complies with include:

- providing a mix of housing to meet the needs of current and future residents (pg. 3); and
- including a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels in order to promote stable neighborhoods (pg. 3).

Sacramento General Plan Smart Growth Principles: The Sacramento City Council adopted a series of "Smart Growth Principles" in 2001, in order to promote growth that is economically sound, environmentally friendly, and supportive of community livability. As an infill project, the proposed condominium project advances many of the Smart Growth Principles such as the need to:

- create a range of housing opportunities and choices with a diversity of housing; and
- concentrate new development and target infrastructure investments within the urban core of the region to allow for efficient use of existing facilities, infill and reuse areas.

Zoning

The project site is currently zoned General Commercial (C-2), which is typically reserved for general commercial and retail uses. In order to develop the project site with three single-family residences, the applicant is pursuing a Special Permit for an Alternative Ownership Housing Type (Zoning Code Section 17.24.050(8)). Approval of the Special Permit allows for deviations from the standard single-family lot size, configuration, setback, and lot coverage standards. The proposed project is within the maximum allowed density of the zone which is 29 units per net acre.

Project Design

Tentative Map/Site Plan: The subject site is bounded by Franklin Boulevard to the west and Portola Way to the north. Except for an existing brick seat wall at the back of the sidewalk and a redwood tree, the site is vacant. The Tentative Map proposes to subdivide the 0.12± acre parcel into three lots. Parcel 1 will be the largest parcel at 2,640 square feet and

Parcels 2 and 3 will each be 1,360 square feet. The brick seat wall and redwood tree will be retained as part of this project and will enhance the streetscape for the project.

Access to the proposed homes will be via Portola way, which is an improved public alley with through access to Franklin Boulevard and 5th Avenue. There are existing homes that front on the alley to the east of the subject property. The applicant will be required to repair or replace any damaged or substandard alley improvements adjacent to the subject site.

In response to staff comments, the applicant has made positive revisions to the site plan with respect to the project's interface with the alley. The proposed homes will maintain a required 6-foot setback from the alley for vehicle maneuvering purposes. From there, the setback will vary to a maximum setback of 12 feet. The increased setback from the alley will allow the applicant more room for enhanced landscaping in front of the units. This will soften the edge between the alley and the proposed homes.

Due to the constraints posed by the Redwood tree and setback from the alley, only a 5-foot yard remained at the south side of property. To augment the small open space for each unit, the applicant proposes to provide private patios for each residence. There will be a 3-foot setback between the proposed homes. The setbacks and lot coverage have been reviewed and found to be appropriate given the infill nature of the project.

House Plans:

Height and area standards			
Standard	Required	Proposed	Deviation
Height	35'	17'	no
Front setback*	20'	21' (Parcel 1) 6' (Parcel 2, 3)	yes*
Side setback*	3'	3'	no
Street side* setback	n/a	n/a	no
Rear setback*	0'	5'	no
Lot coverage*	n/a	27% (Parcel 1) 52% (Parcel 2, 3)	no
Density	29 max	24	no

* The Special Permit for Alternative Housing allows for deviations from the standard single-family lot size, configuration, setback, and lot coverage standards.

The proposed site plan locates three single-family residences south side of Portola way. Each of the buildings will have private patios and landscaping adjacent to the public alley.

All three of the units will share a 1,193 square foot floor plan with three bedrooms and 1.5 bathrooms. Each unit will also feature a private rear-yard patio.

The unit design incorporates contextual elements of design to enhance the exterior elevations. There is an existing brick seat wall along the Franklin Boulevard frontage of the project site. The applicant agreed to retain this feature after consulting with Historic Preservation Staff. The applicant has revised the elevations to take advantage of this feature by incorporating brick veneer in the design.

On infill projects, staff is aware that the position of active living spaces and large windows can affect the privacy of neighboring residences, but can also introduce “eyes on the street.” With the proposed plans, the applicant has made sure to provide active living spaces adjacent to the alley that can offer more “eyes” and security for the alley. The applicant has also made the effort to protect the privacy of the adjacent residences to the south and east as minimal second-story windows are proposed for those elevations.

The following standards apply to the granting of the Special Permit:

A. A special permit shall be granted upon sound principles of land use.

The proposed project has been designed to develop an underutilized infill site and will provide alternative single-family ownership opportunities. The proposed project constitutes a sound land use in that the proposed single-family homes are consistent with the surrounding land uses which consist of small commercial buildings, and single, and multi-family residential units.

B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The proposed project, as conditioned, would not result in the creation of a nuisance as the proposed single family homes are compatible with the surrounding land uses. Access to the site is provided by an existing alley and the homes have been design to minimize the impact on the privacy of adjacent residences. Though the proposed lots are smaller than the typical single-family lot, staff has found that the lots provide adequate private yards and open space while addressing the preservation of the redwood tree.

C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

Granting of the Special Permit would be consistent with the objectives of the General Plan in that it preserves neighborhood character by providing housing consistent with

Attachment 1 - Proposed Findings and Conditions

A. Environmental Determination: Exemption:

1. The City of Sacramento's Environmental Planning Services has reviewed the 2987 Franklin Subdivision, P06-125 ("Project") and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

a. The Project is exempt under CEQA Guidelines Section 15332. CEQA Section 15332 allows for the exemption of "...projects characterized as in-fill development meeting the conditions described..." below:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulation.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban areas.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

b. The factual basis for the finding of exemption is as follows: the proposed project includes the construction of three residential uses on a commercially zoned parcel. The project site is surrounded by a mix of commercial and residential development and will occur within the city limits on a site which is less than five acres in size. The site has been not been identified as having valuable habitat for any species. Approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Finally, the site can be adequately served by all required utilities and public services.

2. The Planning Commission has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and has determined that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

B. The **Tentative Parcel Map** to subdivide the 0.12± acres into 3 lots for residential development is approved subject to the following Findings of Fact:

1. None of the conditions described in Government Code Section 66474 subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
 2. The proposed subdivision, together with the provisions for its design and improvement is consistent with the City General Plan, and subdivision Ordinance Chapter 16.12.020 of the Sacramento City Code. The City General Plan designates the site for Community/Neighborhood Commercial and Offices;
 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision; and
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- C.** The **Special Permit** for alternative housing to construct 3 single-family homes on 0.12± acres is approved based on the following findings of fact.

A. A special permit shall be granted upon sound principles of land use.

The proposed project has been designed to develop an underutilized infill site and will provide alternative single-family ownership opportunities. The proposed project constitutes a sound land use in that the proposed single-family homes are consistent with the surrounding land uses which consist of small commercial buildings, and single, and multi-family residential units.

B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The proposed project, as conditioned, would not result in the creation of a nuisance as the proposed single family homes are compatible with the surrounding land uses. Access to the site is provided by an existing alley and the homes have been designed to minimize the impact on the privacy of adjacent residences. Though the proposed lots are smaller than the typical single-family lot, staff has found that the lots provide adequate private yards and open space while addressing the preservation of the redwood tree.

C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

Granting of the Special Permit would be consistent with the objectives of the General Plan in that it preserves neighborhood character by providing housing consistent with

the adjacent residential uses. The proposed project also develops residential land uses in a manner that is efficient and makes use of existing infrastructure.

Conditions Of Approval

- B.** The **Tentative Parcel Map** to subdivide the 0.12± acres into 3 lots for residential development is approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P06-125).

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Development Engineering Division.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

SPECIAL DISTRICTS: Assessment Districts

- B1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

DEVELOPMENT ENGINEERING:

- B2. Pursuant to City Code Section 16.40.190, indicate easements on the Parcel 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 Development Engineering Division after consultation with the U.S. Postal Service.
- B3. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited to 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.

- B4. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the City. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- B5. The applicant shall repair or replace/reconstruct the portion of the alley adjacent to the subject site (if necessary) per City standards to the satisfaction of the Development Engineering Division.
- B6. The applicant shall install permanent street sign(s) (if necessary) to the satisfaction of the Development Engineering Division.

SMUD:

- B7. Dedicate a 12.5-ft PUE for overhead and underground facilities and appurtenances adjacent to all public street rights of ways.

DOU:

- B8. Only one domestic water service is allowed per parcel. Any new domestic services shall be metered. Excess domestic water services will be abandoned to the satisfaction of the Department of Utilities. (Note: There is an existing 36" and 8" water main in Franklin Blvd. No connection is allowed to the existing 36" water main.)
- B9. Residential water taps and meters shall be sized per the City's Building Department on-site plumbing requirements (water taps and meters may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).
- B10. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalk.
- B11. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for water at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements in Book____, O.R. Page____."

- B12. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of any building permit. The impact to the CSS due to one single family dwelling is estimated to be 3 ESD. The Combined Sewer System fee at time of building permit is estimated to be \$105 per ESD plus any increases to the fee due to inflation and credit for existing sanitary sewer flows from the site. The fee will be used for improvements to the CSS. (Note: There is an existing 8" combined sanitary sewer main in 5th Ave and Marshall Way Alley.)
- B13. Each lot shall be graded so that no drainage crosses property lines.
- B14. The lot pad shall be 1.5 feet above the controlling overland release elevation or 1.2 feet above the highest adjoining back of sidewalk.
- B15. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- B16. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

FIRE:

- B17. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. CFC 902.2.2.2
- B18. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1)

PPDD: Parks

- B19. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note)
- B20. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district),

or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- B21. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- B22. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression and domestic water system.
- B23. The proposed project is located in the Flood zone designated as an **X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof
- B24. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
- B25. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - 1) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$13,410. This is based on 3 single family residential units and an average land value of \$250,000 per acre for the Land Park Planning Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

- 2) Title 18, 18.44 Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$14,529. This is based on 3 single family units at \$4,843 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- 3) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

C. The **Special Permit** for alternative housing to construct 3 single-family homes on 0.12± acres is approved based on the following conditions of approval.

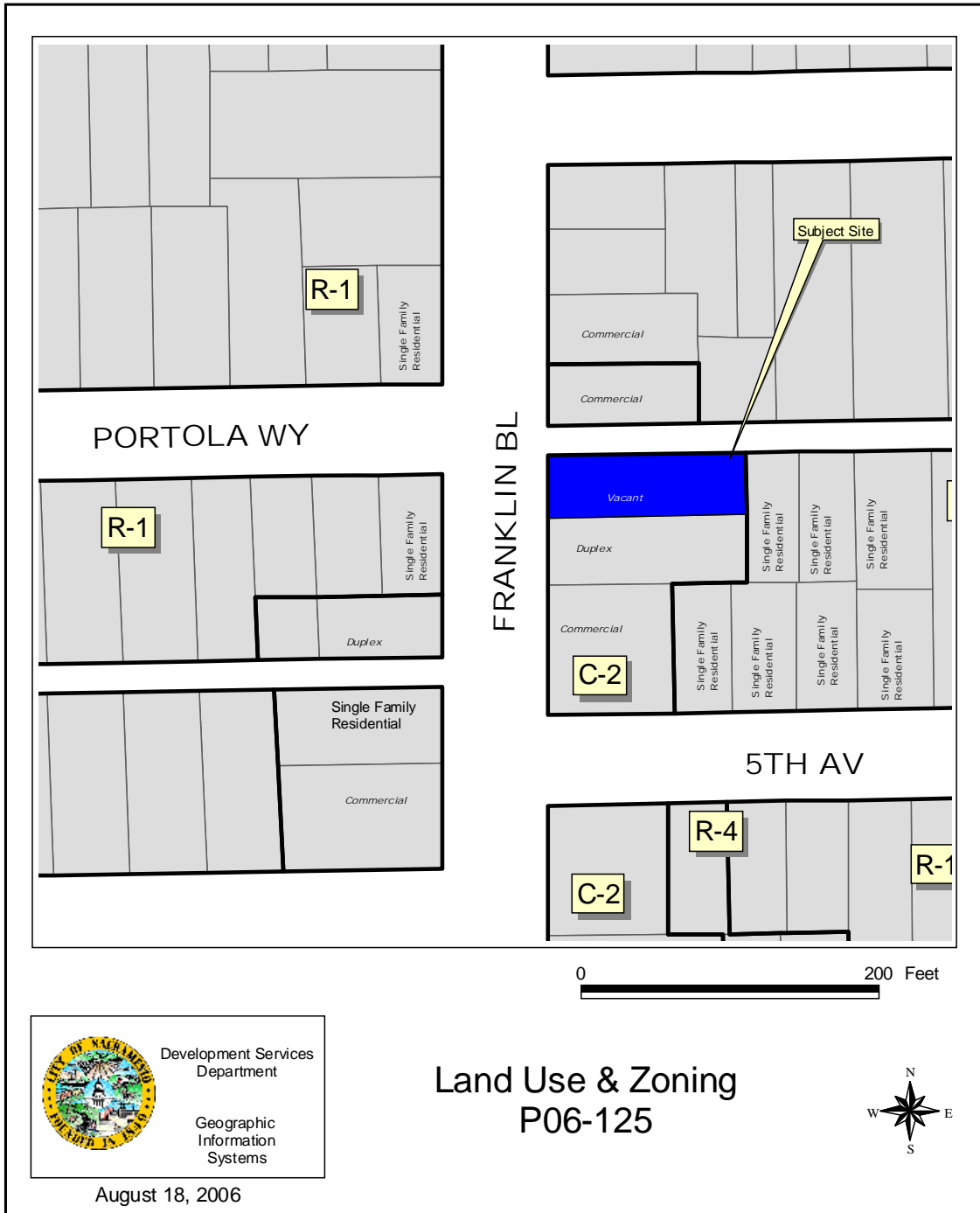
Planning

- C1. The design and construction materials of the single family residences shall substantially conform to the approved plans. Modifications/Plan substitution will require additional planning review and may require the approval of additional entitlements prior to the issuance of building permits.
- C2. A true grade beam design detail for the foundation less than 20 feet from the base of the tree shall be submitted for the review and approval of Urban Forest Services staff prior to the issuance of a Building Permit.
- C3. The applicant shall obtain all necessary building permits prior to construction.

Utilities

- C4. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for water at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements in Book____, O.R. Page____."

Attachment 2 - Land Use Map



Development Services
Department

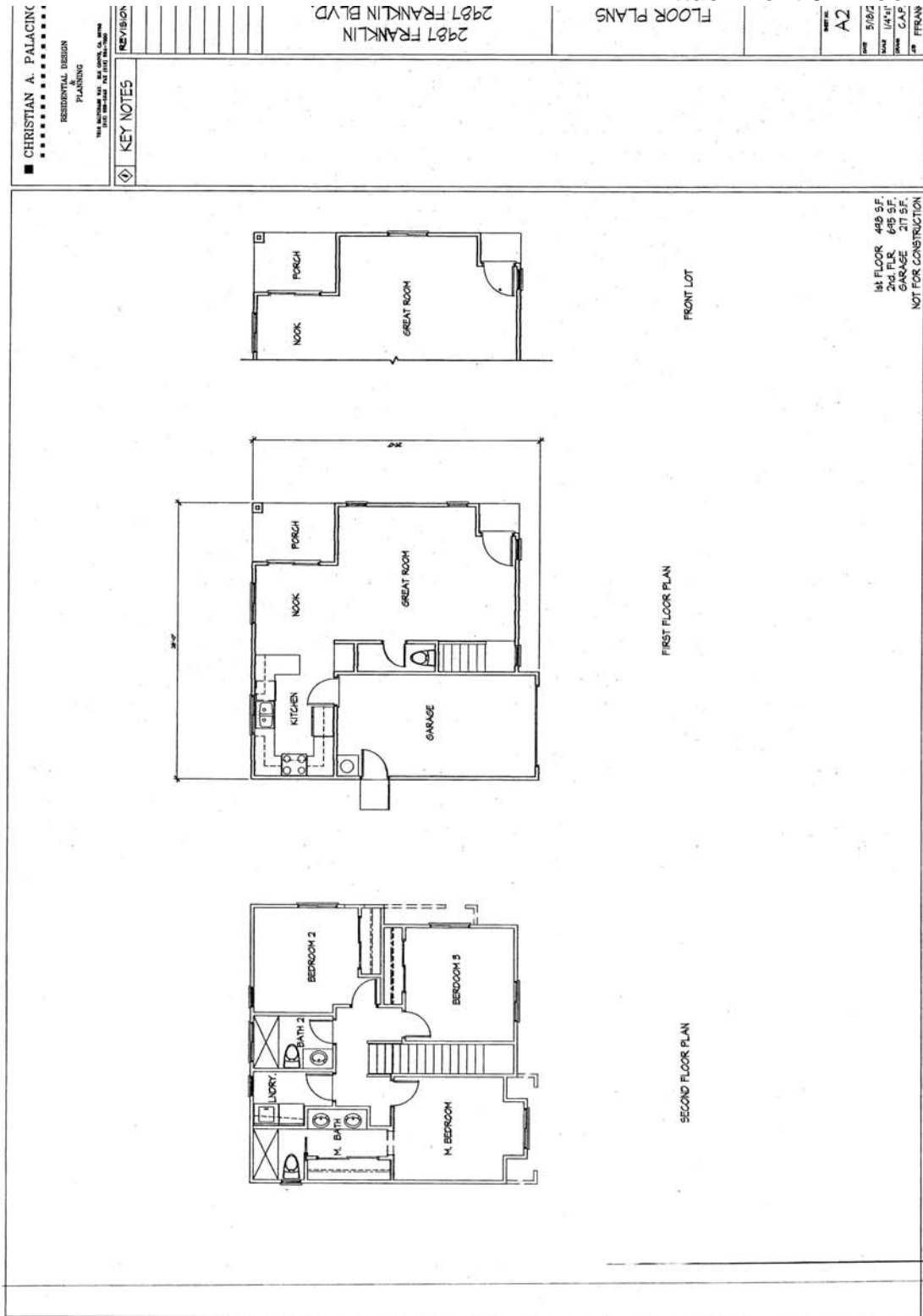
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Land Use & Zoning
P06-125

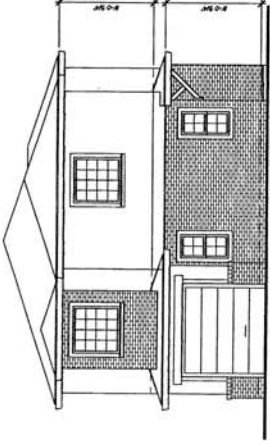
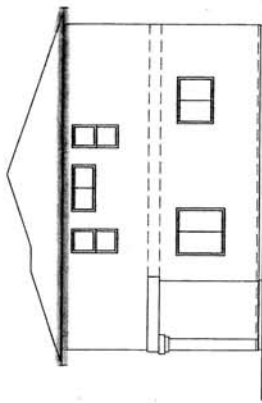
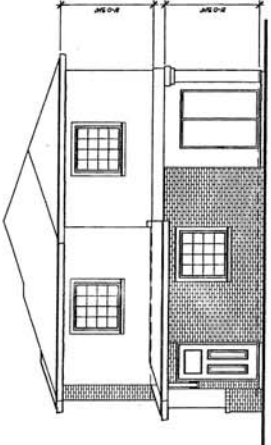
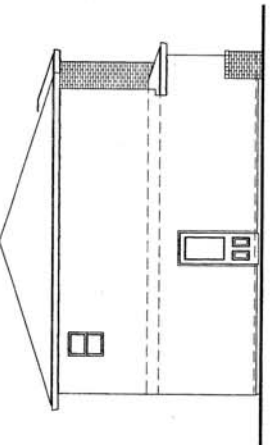
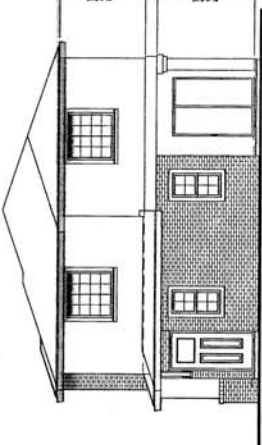


Attachment 5 - Floor Plan



Attachment 6 - Elevations

CHRISTIAN A. PALACINC RESIDENTIAL DESIGN & PLANNING 1101 S. BROADWAY, SUITE 200, ST. LOUIS, MO 63102 TEL: 314.433.1111 FAX: 314.433.1112	REVISION	2987 FRANKLIN 2986 FRANKLIN BLVD.	EXTERIOR ELEVATIONS	DATE: 9/27/07 SCALE: 1/4"=1'-0" SHEET: 6 OF 6 PROJECT: FRANKLIN
	KEY NOTES			

 <p>FRONT ELEVATION</p>	 <p>REAR ELEVATION</p>	 <p>(FRONT LOT) FRONT ELEVATION</p>
 <p>LEFT ELEVATION</p>	 <p>RIGHT ELEVATION</p>	