



## REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
www. CityofSacramento.org

Public Hearing  
**July 22, 2008**

Honorable Mayor and  
Members of the City Council

**Title: Kim Residential Subdivision Project (P05-019)**

**Location/Council District:** 3940 14<sup>th</sup> Avenue; APN: 020-0073-003, -007, -028 (District 5)

**Recommendation:** Conduct a public hearing and upon conclusion adopt 1) a **Resolution** declaring the project exempt from environmental review; 2) a **Resolution** approving the project; and 3) an **Ordinance** rezoning the subject site from Standard Single-Family (R-1) to Single-Family Alternative (R-1-A).

**Contact:** Antonio Ablog, Associate Planner, (916) 808-7702; Nedzlene Ferrario, Senior Planner, (916) 808-7826

**Presenter:** Antonio Ablog, Associate Planner

**Department:** Development Services

**Division:** Current Planning

**Organization No.:** 4885

**Description/Analysis:**

**Issue:** The applicant, Fred Arastoo, is requesting to subdivide 0.8± acres and construct 6 cluster style single-family homes. The homes will range from 1,384 square feet to 1,522 square feet. Access to five of the new homes will be via a private "T" court from San Carlos Way. The other new home will share a driveway on 14<sup>th</sup> Avenue with an existing home that is in the process of being remodeled. The entitlements requested for the project include a Tentative Map to subdivide the property, and a Special Permit for the construction of alternative single-family homes. The applicant is also requesting a rezone of the subject site from the Standard Single-Family (R-1) to the Alternative Single-Family (R-1A) Zone as alternative style single-family homes are not permitted in the Standard Single-Family (R-1) zone.

**Policy Considerations:** The applicant intends to construct cluster style single-



family residences on lots ranging from 3,755 to 4,921 square feet. This type of development is not allowed in the R-1 zone. Furthermore, the proposed project density is 9 dwelling units per net acre which is higher than the maximum allowable R-1 density. The applicant is requesting a rezone of the site to the R-1A zone which is intended to accommodate alternative single-family designs which are determined to be compatible with standard single-family areas and which might include single-family attached or detached units, townhouses, cluster housing, condominiums, cooperatives or other similar projects. The maximum density of the R-1A zone is 15 units per net acre. Therefore, should the rezone be approved by Council, the project will be consistent with the minimum land-use and density standards of the R-1A Zone.

General Plan: The subject site is designated Low Density Residential in the General Plan. The proposed project is consistent with this designation as the applicant is proposing to construct single-family homes at a density of 9 units per net acre.

Smart Growth Principles: The City Council adopted a set of Smart Growth Principles in December 2001 to promote growth that is economically sound, environmentally friendly, and supportive of community livability. The subject proposal is consistent with these principles in that: (a) it helps provide a range of affordable housing opportunities for households of various income levels; (b) it concentrates new residential development on an underutilized infill site; and (c) it adds new housing stock to an older neighborhood where adequate infrastructure is already in place.

Strategic Plan Implementation: The project conforms to the City of Sacramento's Strategic Plan specifically by advancing the goals to achieve sustainability and enhance livability by increased opportunities for residents of different income levels live in new, safe and affordable housing.

**Committee/Commission Action:** The proposed project was heard by the Planning Commission on January 10, 2008 with no public opposition present. The Planning Commission voted to forward the project to the City Council with a unanimous recommendation for approval (9 ayes, 0 noes).

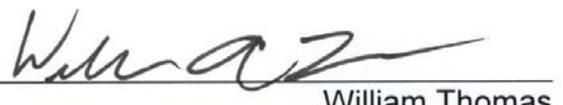
**Environmental Considerations:** The Development Services Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of CEQA (the California Environmental Quality Act) under Class 32, Section 15332 which consists of projects characterized as "in-fill developments". The project complies with all applicable zoning regulations. The proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services.

**Rationale for Recommendation:** Though the project requires a rezone of the subject site, the project proposal is consistent with the General Plan and the City's Smart Growth Principles and its Strategic Plan for the reasons discussed in the "Policy Considerations" section above. Staff supports the project as the resulting development promotes smart growth in that it increases residential density and provides an alternative ownership housing type that is compatible with the existing residential neighborhood. Staff recommends that the City Council approve the requested entitlements.

**Financial Considerations:** This project has no fiscal considerations.

**Emerging Small Business Development (ESBD):** No goods or services are being purchased under this report.

Respectfully submitted by:   
David Kwong  
Planning Manager

Approved by:   
William Thomas  
Director of Development Services

Recommendation Approved:

  
RAY KERRIDGE  
City Manager

**Table of Contents:**

Staff Report	Pg 1
<b>Attachments</b>	
1 Project Background/Summary	Pg 4
2 Vicinity Map	Pg 5
3 Land Use & Zoning Map	Pg 6
4 Tentative Subdivision Map	Pg 7
5 Site Plan	Pg 8
6 Floor Plans and Elevations	Pg 9
7 Environmental Exemption Resolution	Pg 17
8 Project Resolution	Pg 18
9 Rezone Ordinance	Pg 41

**Attachment 1 – Project Background/Summary**

**Applicant:** Fred Arastoo, Aras Design and Construction, 2533 Sierra Boulevard, Sacramento, Ca 95825.

**Owner:** Nam Kim, 4433 Florin Road, Sacramento, CA 95823

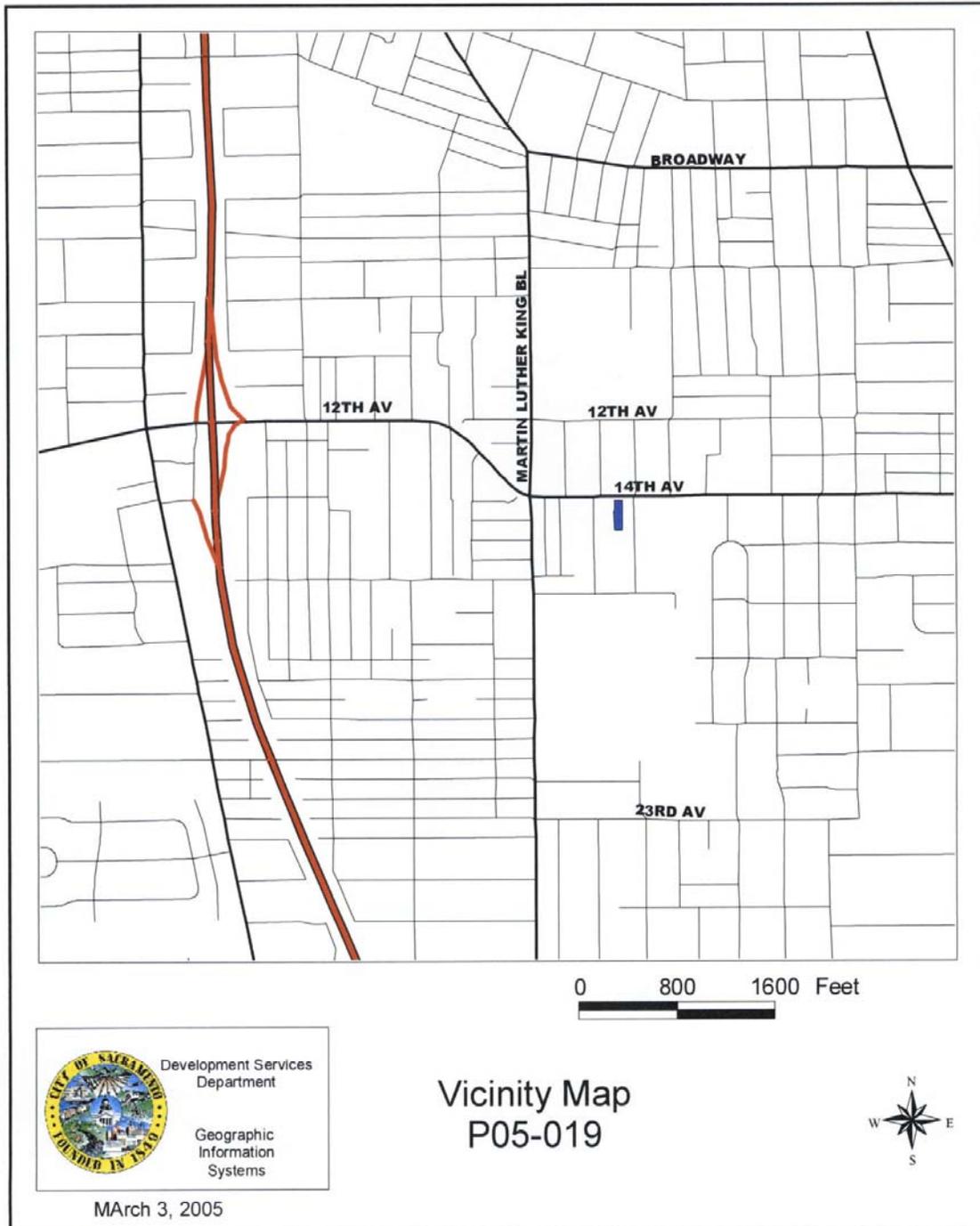
The project site consists of 0.8± partially developed acres on the south side of 14<sup>th</sup> Avenue west of San Carlos Way. There is a single residence on the site that the applicant is in the process of remodeling. The adjacent neighborhood is composed of detached single-family homes. There are no previously approved entitlements on the site that affect the current application. The proposed project will result in the development of six new homes at a density of approximately 9 units per acre.

The project consists of single and two-story homes ranging from 1,384 square feet to 1,522 square feet. The approval of the homes on lots 2 through 7 is included under this application. The Tentative Map creates Lot 1, but this lot is for an existing residence that is being remodeled thought separate approvals. The proposed lots range from 3,755 square feet to 4,921 square feet. The two lots facing 14<sup>th</sup> avenue will share a driveway, while the remainder of homes will have access from a private drive off of San Carlos Way. The project conditions call for the formation of a homeowner's association to maintain all common areas.

The Special Permit for Alternative single-family development allows for deviations from the standard single-family setback and lot coverage requirements. In reviewing the site plan for setbacks, staff has found that the proposed plans strike an appropriate balance between providing private open space and protecting the privacy of existing residences on adjacent lots. The applicant has worked with Design Review staff to arrive at an acceptable set of house plans for approval. The Design Review approval was given on December 13, 2007. The proposed home elevations have been designed to be consistent with the general craftsman style elevations typical of the surrounding Oak Park neighborhood. The homes will be accented with 6" siding, brick, and decorative shutters. All of the homes include covered front porches.

**Notice of Hearing:** As required by sections 16.24.097, 17.208.020(C), 17.212.035, and 17.200.010(C)(2)(a), (b), and (c) of the City Code, ten day notice of the July 22, 2008 public hearing has been given by publication, posting and mail (500').

Attachment 2 – Vicinity Map

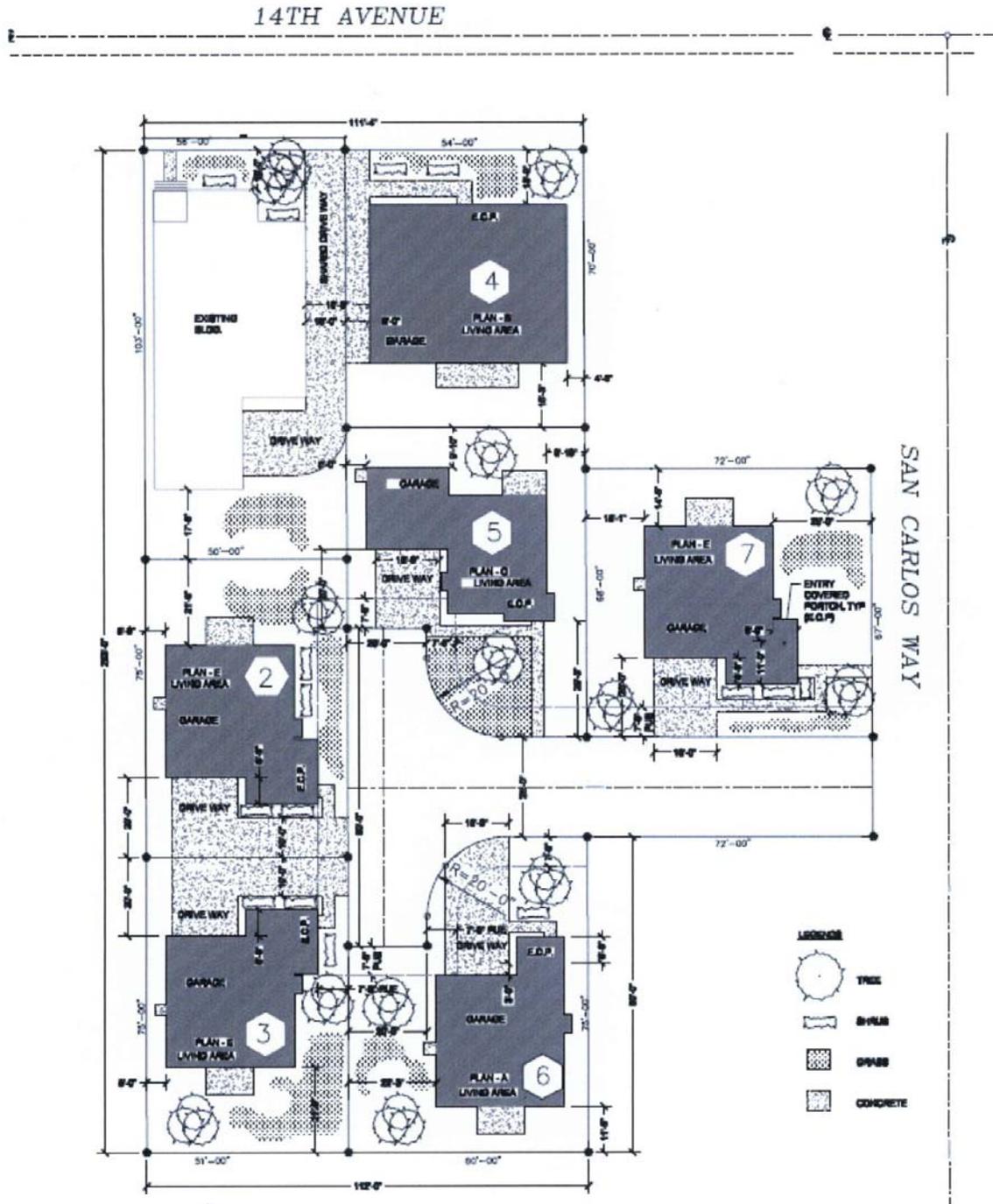


Attachment 3 – Land Use & Zoning Map





Attachment 5 – Site Plan

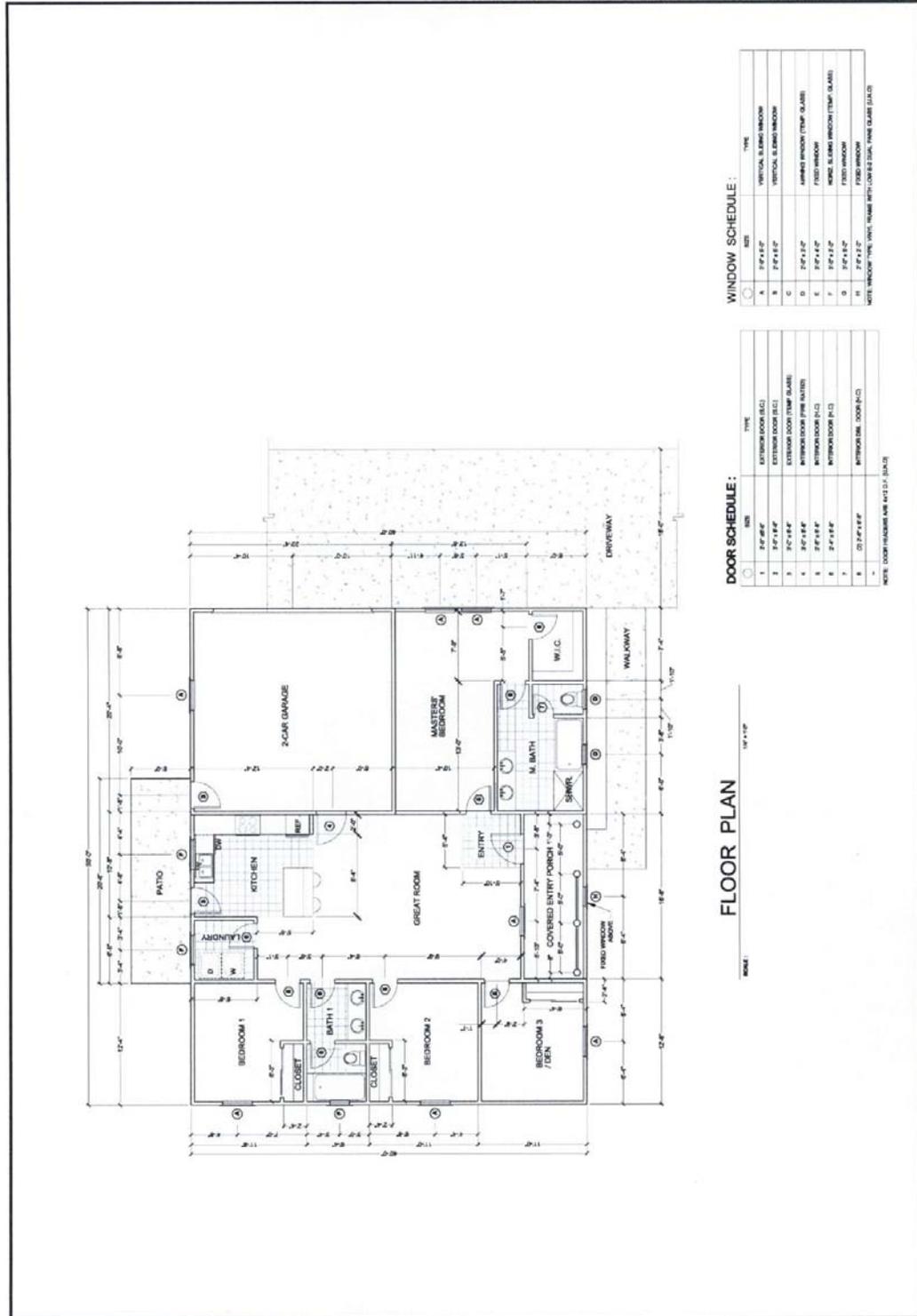


 **SITE PLAN / LANDSCAPING PLAN**  
SCALE: 1" = 30'





<b>ARAS</b> DESIGN & CONSTRUCTION INC. 2005 GRANDVIEW ROAD BAKERSFIELD, CALIFORNIA 93311 TEL: 805.833.1111 FAX: 805.833.1112		KIM SUBDIVISION 2005 GRANDVIEW ROAD BAKERSFIELD, CALIFORNIA 93311	FLOOR PLAN (PLAN-B) LOT-4	<b>A3</b>
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**WINDOW SCHEDULE:**

NO.	SIZE	TYPE
A	2'-0" x 6'-0"	VERTICAL SLIDING WINDOW
B	2'-0" x 6'-0"	VERTICAL SLIDING WINDOW
C	2'-0" x 2'-0"	FIXED WINDOW (TEMP. GLASS)
D	2'-0" x 2'-0"	FIXED WINDOW (TEMP. GLASS)
E	2'-0" x 2'-0"	FIXED WINDOW (TEMP. GLASS)
F	2'-0" x 2'-0"	FIXED WINDOW (TEMP. GLASS)
G	2'-0" x 2'-0"	FIXED WINDOW
H	2'-0" x 2'-0"	FIXED WINDOW

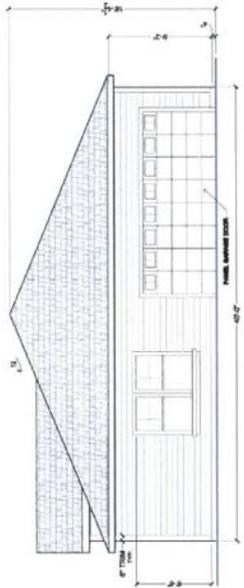
NOTE: WINDOW TYPE, OPER. FRAME MATERIALS, COAT. FINISH, GLASS (E.G. LG).

**DOOR SCHEDULE:**

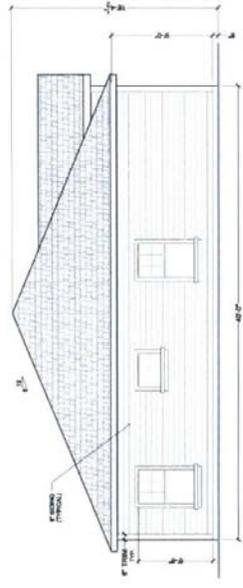
NO.	SIZE	TYPE
1	2'-0" x 6'-0"	EXTENSION DOOR (SLC)
2	2'-0" x 6'-0"	EXTENSION DOOR (SLC)
3	2'-0" x 6'-0"	EXTENSION DOOR (TEMP. GLASS)
4	2'-0" x 6'-0"	INTERIOR DOOR (TEMP. GLASS)
5	2'-0" x 6'-0"	INTERIOR DOOR (TEMP. GLASS)
6	2'-0" x 6'-0"	INTERIOR DOOR (TEMP. GLASS)
7	2'-0" x 6'-0"	INTERIOR DOOR (TEMP. GLASS)
8	2'-0" x 6'-0"	INTERIOR DOOR (TEMP. GLASS)
9	2'-0" x 6'-0"	INTERIOR DOOR (TEMP. GLASS)

NOTE: DOOR HAZARD AND AHS (E.G. SLIDE)

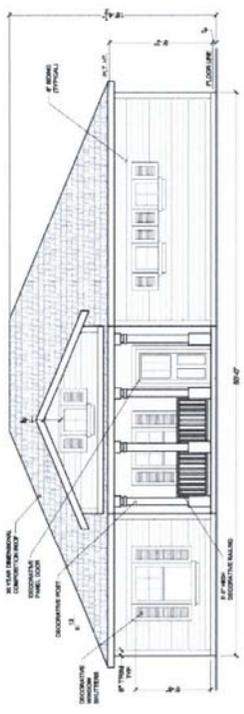
<b>ARAS</b> DESIGN & CONSTRUCTION INC. 3000 CENTRAL EXP. BLVD. SACRAMENTO, CALIFORNIA 95833 TEL: 916.486.1111 FAX: 916.486.1112	KIM SUBDIVISION	ELEVATIONS (PLAN-B) LOT 4	A4



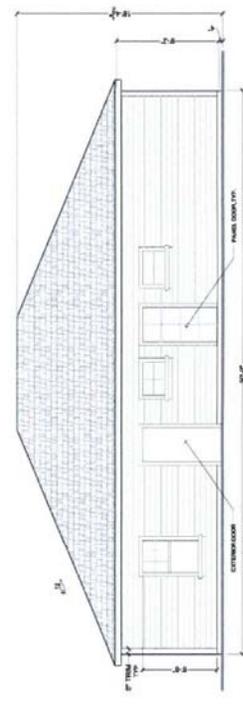
RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

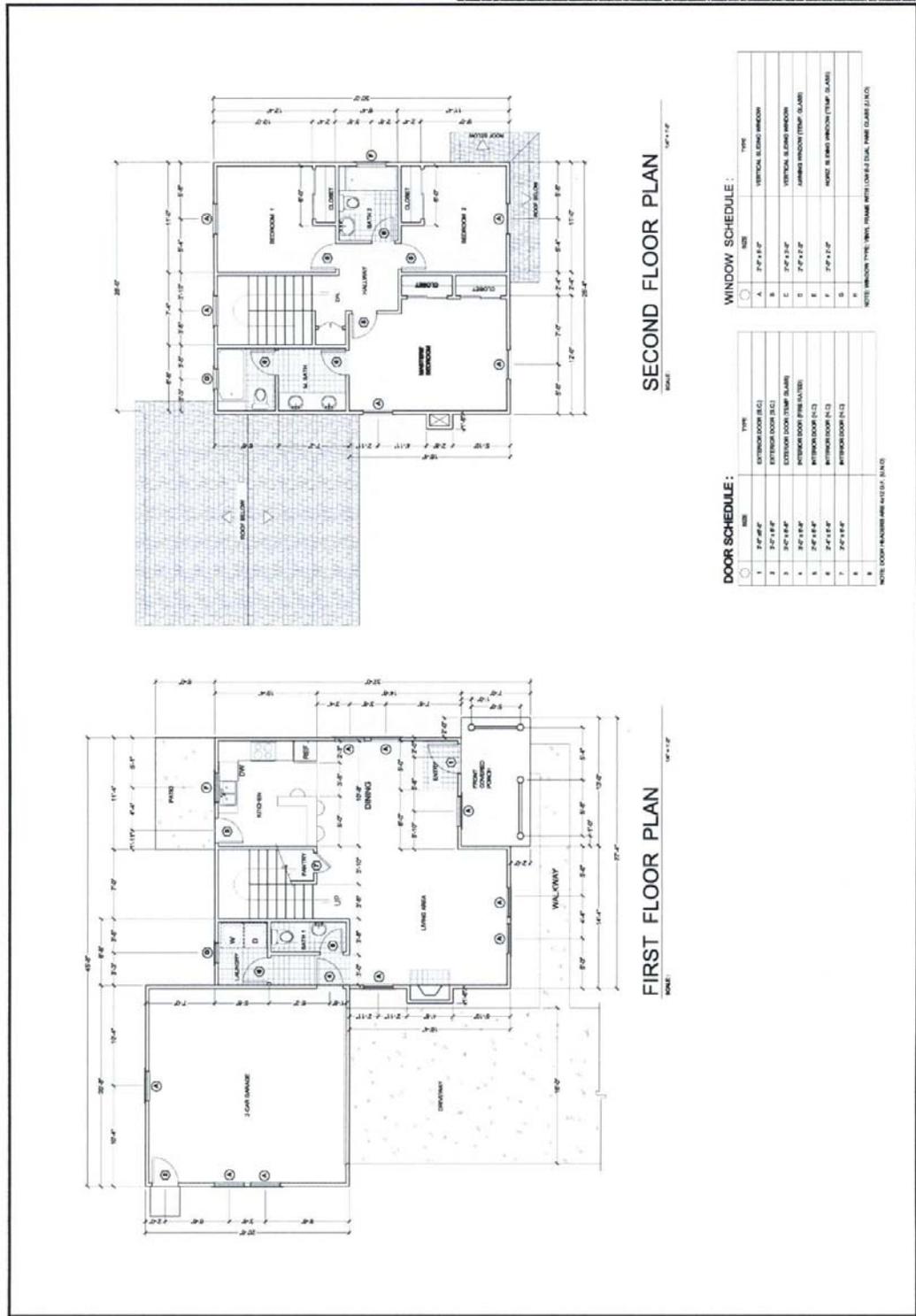


FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"

<b>ARAS</b> DESIGN & CONSTRUCTION INC. <small>3000 CENTRAL EXPWAY SUITE 100                  SACRAMENTO, CALIFORNIA 95833                  916.487.1111 FAX 916.487.1115</small>	KIM SUBDIVISION <small>5840 FIVE STAR &amp; 2015 WASHINGTON                  SACRAMENTO, CALIFORNIA</small>	<b>FLOOR PLANS</b> (PLAN-C) LOT-5	<b>A5</b> SHEET NO. 1 OF 1
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**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**DOOR SCHEDULE:**

NO.	SIZE	TYPE
1	2'-0" x 8'-0"	EXTENSION DOOR (SLC)
2	2'-0" x 8'-0"	EXTENSION DOOR (SLC)
3	2'-0" x 8'-0"	EXTENSION DOOR (TEMP SLAB)
4	2'-0" x 8'-0"	INTERIOR DOOR (FIRE ALTERN)
5	2'-0" x 8'-0"	INTERIOR DOOR (SL)
6	2'-0" x 8'-0"	INTERIOR DOOR (SL)
7	2'-0" x 8'-0"	INTERIOR DOOR (SL)
8	2'-0" x 8'-0"	INTERIOR DOOR (SL)

NOTE: DOOR HEADS ARE 4 1/2" x 1 1/2" UNLESS NOTED OTHERWISE.

**WINDOW SCHEDULE:**

NO.	SIZE	TYPE
A	2'-0" x 8'-0"	VERTICAL SLIDING WINDOW
B	2'-0" x 8'-0"	VERTICAL SLIDING WINDOW
C	2'-0" x 8'-0"	VERTICAL SLIDING WINDOW
D	2'-0" x 8'-0"	JAMBED WINDOW (TEMP SLAB)
E	2'-0" x 8'-0"	JAMBED WINDOW (TEMP SLAB)
F	2'-0" x 8'-0"	JAMBED WINDOW (TEMP SLAB)
G	2'-0" x 8'-0"	JAMBED WINDOW (TEMP SLAB)
H	2'-0" x 8'-0"	JAMBED WINDOW (TEMP SLAB)

NOTE: WINDOW TYPE, PANEL, FRAME WITH (UNLESS LOCAL FRAME CLASS IS SHOWN).

