



Planning Entitlement Application

The City of Sacramento Planning Division has designed this application in order to obtain important information about your proposed project that will help to expedite the application review process. Please complete all sections, providing as much detail as possible regarding the scope of your proposal.

Subject Site Information

Project Name: Fairgrounds Drive Subdivision

Zoning: R-3 (Multi-Family Residential)

General Plan Designation: Medium Density Residential

Site address or location of property: 325 Fairgrounds Drive Sacramento, CA

Assessor's Parcel Number(s): See attached list

Total property size in acres (Gross/Net): 8.68 Acre

Square feet if less than one (1) acre: _____

Lot dimensions: See Tentative Map

Property Owner Information

Contact name: Jenny Mann - Community Association Manager

Company name: Greenfair Homeowners Association

Mailing Address: P.O. Box 1459

City: Folsom

State: CA

Zip: 95763

Phone: 916-985-3633

Ext: 5135

Fax: 916-248-8059

Email Address: jenny.mann@managementtrust.com

Applicant Information

Contact name: Jim Perley

Company name: Western America Properties

Mailing Address: 111 N. Sepulveda Blvd. #330

City: Manhattan Beach

State: CA

Zip: 90266

Phone: (310) 374-4381

Ext: _____

Fax: (310) 406-0781

Email Address: jimp@westamprop.com

Staff Use Only

Date Filed: 6/18/18

Received By: M. Yuh

File Number: P18-048

Licensed
Architect/Design
Professionals

Thomas A. Phillippi - Phillippi Engineering, Inc. 425 Merchant Street Vacaville, CA 95688

Phone: (707) 451-6556 Email: tphillippi@phillippieng.com

Project Narrative

Please describe the scope of work being proposed for review. Your "Project Narrative" will provide Planning staff with a clear vision of what you are proposing to do. Answer in complete sentences in the space below or on a separate attachment. The description of your project should include ALL the entitlements being requested for your project (i.e., Rezone, Tentative Map, Site Plan and Design Review, Preservation, etc.). You must state any deviations from development standards and any deviations from applicable design guidelines. Provide as much detail as possible regarding all the characteristics of your project and the scope of work requiring review:

The proposed project will redevelop a portion of the Greenfair area which has been vacant for some time and create 68 single family homes. At this time, a builder has not been selected and therefore the details of the homes cannot be provided. It is proposed that the lots will conform with the R1A zoning district. The minimum proposed width of the lots is 42 feet and the minimum proposed depth is 80 feet. The minimum proposed lot size is 3,552 square feet and the minimum proposed side yard is 5 feet on either side and 12.5 feet on the street side. ~~The minimum proposed setbacks are as follows: front yard - 20'; side yard - 5'; street side yard - 12.5'; and rear yard - 5'. Max lot coverage is 50%. Each home will have a 2 car garage with space on the driveway for 2 additional parking spaces.~~ There will also be approximately 1 on-street parking space for every two lots. The design review of the homes will be processed as a separate application once a builder is selected.

The project requires a General Plan Amendment (from Medium Density Residential to Low Density Residential), a Rezone (from R3 Residential to R1A Residential), and a Tentative Map to create 68 single family lots.

From an environmental perspective we would note that the original Greenfair Subdivision (approved in 1972) consisted of 113 multifamily units on the same property comprising the proposed 68 single family lots. Traffic impacts, sewer and water usages and other impacts are expected to be less than there was previously on the property.

In meetings with the Tahoe Park Neighborhood Association Land Use Committee and with City Council Member Guerra the applicant has agreed to install a push button pedestrian flashing signal at the intersection of 53rd and Br. Based on the meetings to date it would appear that there is universal support for the project.

Demo + remove carport structures + private drive aisles.

City of Sacramento
Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: April 30, 2018

To: City of Sacramento
Community Development Department
300 Richards Boulevard,
Third Floor
Sacramento, CA 95811

Community Development Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Western America Properties Phone: (310) 374-4381

Applicant's Address: 111 N. Sepulveda Blvd #330 Manhattan Beach

to apply for the following entitlement(s): General Plan Amendment, Rezoning, and
Tentative Subdivision Map.

The subject property located at: 325 Fairgrounds Drive Sacramento

Assessor's Parcel Number: See attached list

Printed Name of Owner of Record: Greenfair Homeowners Association

Address of Owner of Record: P.O. Box 1459 Folsom, CA Phone: (916) 985-3633

Signature of Owner of Record: 
(must be original signature)

All Projects

Land Use

What is the current use of the site? Currently the site is vacant.

Please list all previous land use(s) of site for the last 10 years. At one time townhouses were on the property. Those were torn down years ago.

Neighborhood Contact

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area:

Meeting with Supervisor Erik Guerra's Office and meetings with the Tahoe Park Neighborhood Association.

Site Characteristics

Providing the following information regarding the environmental setting with your application is one the most effective ways to expedite your project's environmental review. If your site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project.

Are there any **structures** or **buildings** on the project site? ☒ YES ☐ NO

If yes, how many? There are 16 shade structures used previously as parking stall covers.

What is the construction date of each structure/building? Early 1970s

Current Use of Existing Structure(s)? No usage.

Proposed Use of Existing Structure(s)? These structures will be removed as part of the project.

Are there any **trees** on the project site? ☒ YES ☐ NO

Are there trees proposed to be **removed**? ☒ YES ☐ NO

Does your site contain any **natural drainage** ways? ☒ YES ☐ NO

Does your site contain any **wetland areas** or areas where water pools during the rainy season? ☐ YES ☒ NO

What land uses surround your site? (for example, single family or multi-family residential, commercial)
Please describe:

New single family residential homes are under construction directly north of the proposed project.

Existing Greenfair multi family housing is to the south, multi family housing is also on the west side, and single family homes are on the east side.

Are you proposing any new **fencing or screening**?

☒ YES ☐ NO

If yes, please describe the location of the fencing, the height, and the materials (i.e. wood, masonry, etc.):

The project proposes traditional rear yard fencing for each of the residential units.

Is there **parking** onsite?

☒ YES ☐ NO

If yes, how many spaces are existing (for the entire property) and how many are proposed onsite with this project?

Existing	To be removed
Proposed	2 garage/2 driveway per unit

Are you proposing any parking offsite?

☐ YES ☒ NO

If yes, where is it to be located and how many spaces?

Are you proposing to waive any parking spaces?

☐ YES ☒ NO

Are you proposing any new **signs** with this project?

☒ YES ☐ NO

If yes, please describe the number and type.
required by public works.

The only signs would be those street signs

Are there any **easements** crossing the site?

☒ YES ☐ NO

Are there any **trash/recycling** enclosures onsite?

☐ YES ☒ NO

If yes, what is the size of the enclosure(s) and where are they located?

Please describe the height and materials.

What is the total number of cubic yards allocated for recycling?

Building Setback from Property Lines:

Existing (feet'-inches")

Proposed (feet'-inches")

Front		20' to garages, 15' to living space
Rear		10'
Streetside		12.5'
Interior Side		5'

What are the front setbacks of the two nearest buildings (on adjacent property) on the same side of the block? If there are no other buildings/properties, please write "N/A."

1st Address: Greenfair units to the south

2nd Address:

Setback: 10' +/- front yard setbacks

Setback:

Exterior Materials

Existing Exterior Building Materials: N/A

Existing Roof Materials: N/A

Existing Exterior Building Colors: N/A

Proposed Exterior Building Materials: To be determined during design review of the homes.

Proposed Roof Materials: To be determined during design review of the homes.

Proposed Exterior Building Colors: To be determined during design review of the homes.

Residential Projects

Note: Fill in this section if your project has residential units. Complete both residential and non-residential sections if you are submitting a mixed-use project. NOTE: Provide information below for the proposed project, unless question specifically requests information on the existing conditions of the property:

Total Number of Lots:	68	Net Acreage of Site:	8.68 Acres
Total Dwelling Units:	68	Density/Net Acre:	7.8 Units/Acre

of Single Family Units: 68 # of Duplex/Halfplex Units: 0

of Multi-Family/Apartments/3+ Units: 0 # of Condominium Units: 0

Are any of these proposed units to be subsidized? ☐ YES ☒ NO

If yes, please state the number of units and describe the type and source of the subsidy.

Structure Size

Please identify the size of all existing structures to be retained (Identify separately):

Residence Gross square footage: N/A

Garage Gross square footage: N/A

Other Gross square footage: N/A

Size of new structure(s) or building addition(s): Gross square footage: 1,800 SF - 2,700 SF per unit

Total square footage: 1,800 SF - 2,700 SF per unit

Building Height

Building Height means the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

Existing building height (Measured from ground to the plateline):	N/A	ft.	# of floors
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(Measured from the ground to the top of roof) N/A ft.

Proposed building height (Measured from ground to the plateline): 18-20 ft. 2 # of floors

(Measured from the ground to the top of roof) 25-30 ft.

Lot Coverage

Total (proposed new and existing to be retained) Building Coverage

Area* (sq. ft.): _____ Project Site Lot Area (sq. ft.): _____

Total lot coverage percentage: Max 50 %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Non-Residential Projects

Note: Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: _____

If your project includes fixed seats, how many are there? _____

Building Size

Total Building Square Footage Onsite: _____ gross square feet

Breakdown of square footage: Please mark all that apply.

	Existing	Proposed		Existing	Proposed
Warehouse Area:	<input type="checkbox"/>	<input type="checkbox"/>	Sales Area:	<input type="checkbox"/>	<input type="checkbox"/>
Office Area:	<input type="checkbox"/>	<input type="checkbox"/>	Medical Office Area:	<input type="checkbox"/>	<input type="checkbox"/>
Storage Area:	<input type="checkbox"/>	<input type="checkbox"/>	Assembly Area:	<input type="checkbox"/>	<input type="checkbox"/>
Restaurant/ Bar Area:	<input type="checkbox"/>	<input type="checkbox"/>	Theater Area:	<input type="checkbox"/>	<input type="checkbox"/>
Structured Parking:	<input type="checkbox"/>	<input type="checkbox"/>	Other Area:*	<input type="checkbox"/>	<input type="checkbox"/>

*Describe use type of "other" areas

Building Height

Existing building height (Measured from ground to highest point): _____ ft. _____ # of floors

Proposed building height (Measured from ground to highest point): _____ ft. _____ # of floors

Lot Coverage

Total Building Coverage Area, existing and proposed* (sq. ft.): _____ Project Site Lot Area (sq. ft.): _____

Total lot coverage percentage: _____ %

Example: building area (2000') / lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Design Guidelines

Design Guidelines have been established the City Council for every area of the city. The intent of the Design Guidelines is to foster and maintain a level of quality in building development that supports desirable neighborhoods, livability, and community value, consistent with the City's General Plan.

☒ YES ☐ NO I have read the applicable Design Guidelines and have completed the Design Guidelines Checklist for the district or area of this project.

☐ YES ☒ NO This project meets all the Design Guidelines listed on the checklist.

☐ YES ☐ NO This project proposes to deviate from the Design Guidelines.

Please note: For projects involving historic Landmarks or their sites, or properties within Historic Districts, please include the Secretary of the Interior's Standards for Historic Properties, and Guidelines for Interpreting the Standards, as part of your responses to the Design Guidelines questions above.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial elevation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Applicant
Signature:



Date:



Staff Use Only

Zoning Information

Zone/Overlay: R-3
Special Planning District: N/A
Planned Unit Development: N/A
Design Review District: CITYWIDE
Historic District: N/A Historic Landmark?: ☐ YES ☒ NO
General Plan Designation: TNHA
Council District: 6
Previous file numbers: _____

Planning Entitlement Type

<input checked="" type="checkbox"/> <u>Commission Level</u>	<input type="checkbox"/> <u>Director Level</u>	<input type="checkbox"/> <u>Staff Level</u>
<input type="checkbox"/> Development Agreement	<input checked="" type="checkbox"/> Tentative Map	<input type="checkbox"/> Site Plan and Design Review
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Time Extension (File Number _____)	If deviation:
<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Subdivision Modification	<input type="checkbox"/> Development Standard
<input type="checkbox"/> Establish Planned Unit Development	<input type="checkbox"/> Variance	<input type="checkbox"/> Design Guideline
<input type="checkbox"/> PUD Guidelines Amendment	<input type="checkbox"/> Time Extension (File Number _____)	List a brief description of deviation (s):
<input type="checkbox"/> Schematic Plan Amendment	<input type="checkbox"/> Preliminary Review	_____
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Reasonable Accommodation (For Residential Projects Only)	_____
<input type="checkbox"/> Major Modification	<input type="checkbox"/> Inclusionary Housing Plan	_____
<input type="checkbox"/> Minor Modification	<input type="checkbox"/> Other: _____	_____
<input type="checkbox"/> Time Extension (File Number _____)		_____

Total Number of Lots: _____ Net Acreage of Site: _____
Total Dwelling Units: _____ Density/Net Acre: _____

Information Verified by (Planner Name): M. YORK

Date: 6/18/18