

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Winncrest Homes, 9985 Folsom Blvd., Sacramento 95827		
OWNER	Placer Savings & Loan Assoc., P. O. Box 5877, Auburn		
PLANS BY	Winncrest Homes, 9985 Folsom Blvd., Sacramento 95827		
FILING DATE	4-19-85	50 DAY CPC ACTION DATE	REPORT BY: JP:jl
NEGATIVE DEC	Ex15305	EIR	ASSESSOR'S PCL NO. 31-020-87

**APPLICATION:** Special Permit Modification for a 74 unit zero lot line subdivision to allow new floor plans and elevations and establish a 5 foot maintenance easement in the R-1A Zone (Section 7).

**LOCATION:** South side of Rush River Drive, adjacent to and east of the drainage canal

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
1976 South Pocket Community  
Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1 & R-1A		Varied	
South: Vacant; A	Front: (min. 20' driveway)		18 to 25'
East: Vacant & Multi-Family; R-1 & R2-B-R	Side (Int):	0 to 5'	5'
West: Vacant (Park site) & Single Family; A & R-1	Side(St):	12.5'	
	Rear:	15'	13 to 55'

Parking Required: 74 spaces  
Parking Provided: 74 spaces  
Property Dimensions: Irregular  
Property Area: 9.8+ acres  
Density of Development: 6.3 d.u. per acre  
Square Footage of Building: 1150, 1250 and 1450 sq. ft.  
Height of Building: 16 ft. (one story) and 30 ft. (2 story)  
Topography: Flat  
Street Improvements: Existing  
Utilities: Available to site  
Exterior Building Materials: Plywood and masonite siding  
Roof Material: Medium shake  
Exterior Building Colors: Beige, brown, white, gray, cape blue

**BACKGROUND INFORMATION:** The subject site is a portion of an original subdivision approved on April 17, 1979 (P8499). This site was set aside for an alternative housing type due to the City Council's concern regarding the repetitive nature of the single family development occurring in the Pocket area. On October 4, 1983, the City Council approved rezoning of the site to R-1A to allow for the development of zero lot line units. A tentative map and special permit to develop 74 zero lot line units was subsequently approved by the Planning Commission on April 26, 1984 (P84-126). The applicant is now requesting a modification to the special permit approval to allow a change in floor plans and building elevations and the creation of a five foot building maintenance easement.

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PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. Land Use and Zoning: The subject site is a 9.8+ acre vacant parcel located in the Townhouse (R-1A) zone. As previously noted, a tentative map and special permit for 74 zero lot line units was previously approved by the Commission in April of 1984. Surrounding land uses include single family residential to the north and west, multiple family to the east, a park site to the west and vacant land to the east and south. The 1974 General Plan and 1976 South Pocket Community Plan designate the site for residential and low density residential uses respectively. The proposed zero lot line development is consistent with these plan designations.
- B. Site Plan Design: In a zero lot line development, one side of the residential unit is normally placed on the side yard property line and an easement is granted to the property owner to gain access to the structure from the adjacent property for building maintenance, etc. (Exhibit A). The applicant, however, is proposing to locate the building and fence line five feet from the side yard property line and grant an easement to the adjacent property owner to use the five foot strip as part of the adjacent owner's yard area. Staff has no objections to this request as the modification will allow the applicant design alternatives (location of chimneys and utility meters in 5 ft. area, varied garage locations, etc.) which otherwise would not be available while still retaining the zero lot line design concept.

The submitted site plan also indicates staggered front yard setbacks ranging from 18 feet to 25 feet. Staggered front setbacks are encouraged in a zero lot line development in order to avoid a monotonous streetscape. The applicant, however, will need to revise the plot plans for the sites indicated on Exhibit B to provide for 20 foot long driveways and 15 foot rear yard setbacks.

- C. Building Design: The original special permit approval indicated that the applicant should provide an additional floor plan and elevation designed with the living area located towards the front of the site. The purpose of this condition was to allow residents to monitor neighborhood activity thus alleviating potential security problems. The applicant, however, has replaced the original plans with three new floor plans (Exhibit C). These floor plans provide visual access from the main living areas to the street and comply with the intent of the original condition.

The applicant is also proposing three variations in building elevations for each floor plan for a total of nine building elevations (Exhibit D). Staff has the following comments regarding these elevations:

1. All horizontal plywood siding, except for the eaves, shall be wood shiplap or clapboard siding or masonite siding and not T-1-11 siding laid on its side.
2. All plain plywood or horizontal wood siding proposed for the eaves shall be changed to wood shingles.
3. All diagonal plywood siding, except for the eaves, shall be wood shiplap or clapboard siding or masonite siding and not T-1-11 siding laid on its side.

4. Masonite siding shall be pre-primed and painted to enhance its ability to weather.
- D. Staff finds that the applicant's proposed modifications to be in conformance with the intent of the original special permit approval and compatible with existing and future residential uses in the adjacent neighborhood. The revised site plan and elevations will provide for variety in streetscape and flexibility in building design. Staff, therefore, recommends approval of the requested special permit modifications.

ENVIRONMENTAL DETERMINATION: This project is exempt from Environmental Review pursuant to State EIR Guidelines (CEQA Section 15305).

STAFF RECOMMENDATION: Staff recommends approval of the special permit modification, subject to conditions and based upon findings of fact which follow:

Conditions

1. A revised site plan indicating staggered front building setbacks, minimum 20 foot long driveway, designated floor plans, and minimum 15 foot rear yard setback for each parcel shall be submitted to the Planning Director for review and approval prior to issuance of building permits.
2. Revised building elevations indicating the changes outlined on Section C of the staff report (Numbers 1-4) shall be submitted for the review and approval of the Planning Director prior to issuance of building permits.

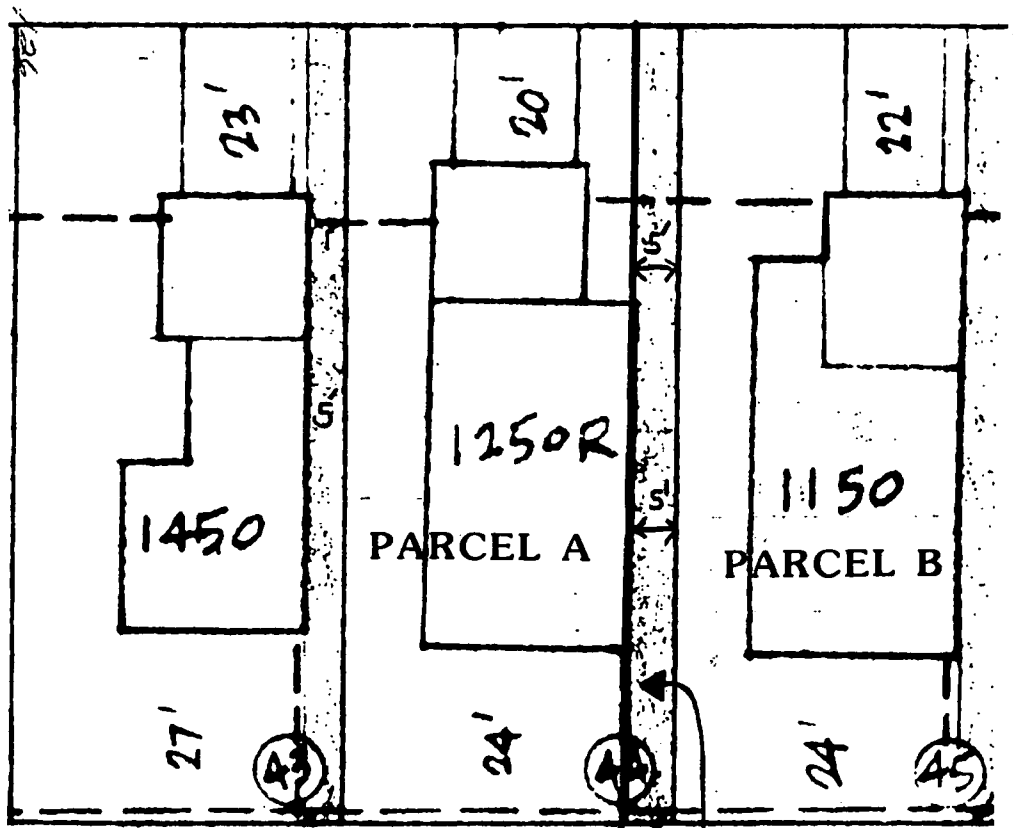
Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that it provides for a housing type which is compatible with adjacent residential land uses in terms of density and design.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare nor result in the creation of a nuisance in that:
  - a. adequate building setbacks will be provided.
  - b. a variety of building elevations will be provided.
3. The project is consistent with the 1974 General Plan and 1976 South Pocket Community Plan which designate the site for residential uses.
4. The project, as conditioned, is consistent with the South Pocket Community Plan to "Provide for a wide range of residential styles and densities which are compatible with each other."

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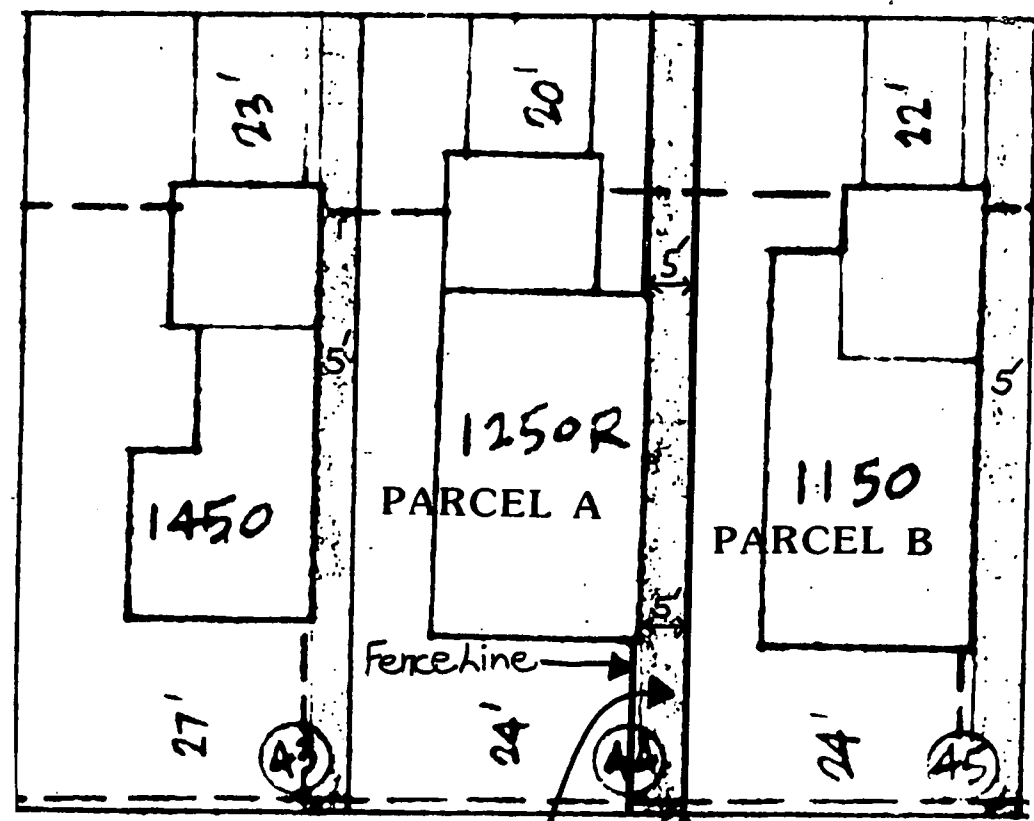
5-23-85



Typical Property Line For Parcel A In A Zero lot Line Development

Five Foot (5') Easement Granted To Property Owner Of Parcel A By Parcel B

Standard



Five Foot (5') Easement Granted To Property Owner Of Parcel B By Parcel A.

Applicant's Proposed Property Line For Parcel A

Proposed

EXHIBIT A

5-23-85

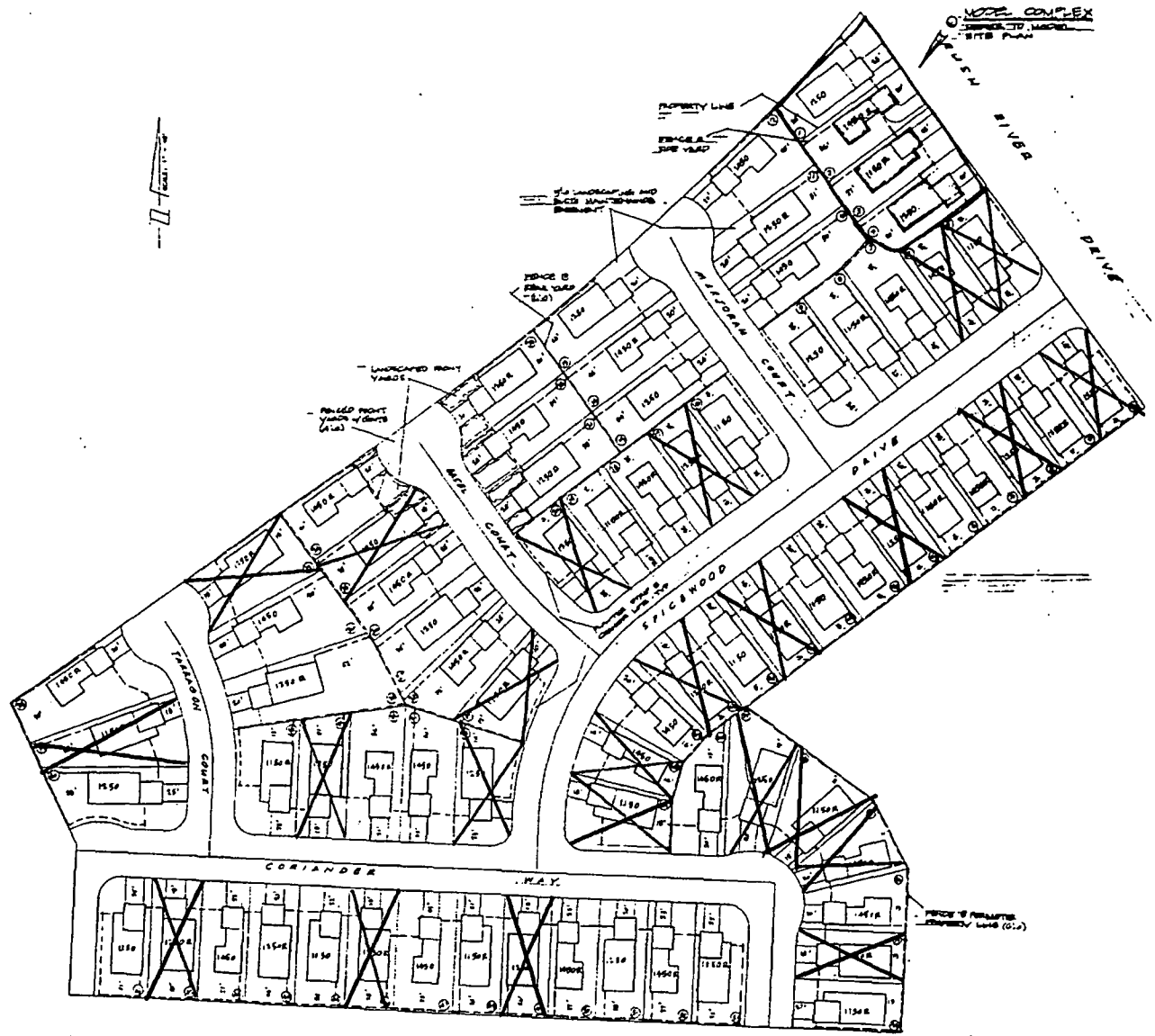
No. 14

WINN CONSTRUCTION  
 5485 FOLSOM BLVD  
 SACRAMENTO, CA

LAKECREST VILLAGE VII  
 MASTER SITE PLAN

PROJECT STATISTICS

MOBS.	TYPE	NO
1180	2 BEDROOM - 2 BATH	18
1260	3 BEDROOM - 2 BATH	30
1490	3 BEDROOM - 2 1/2 BATH	26
TOTAL		74



X = Revise setback (s) and/or length of driveway

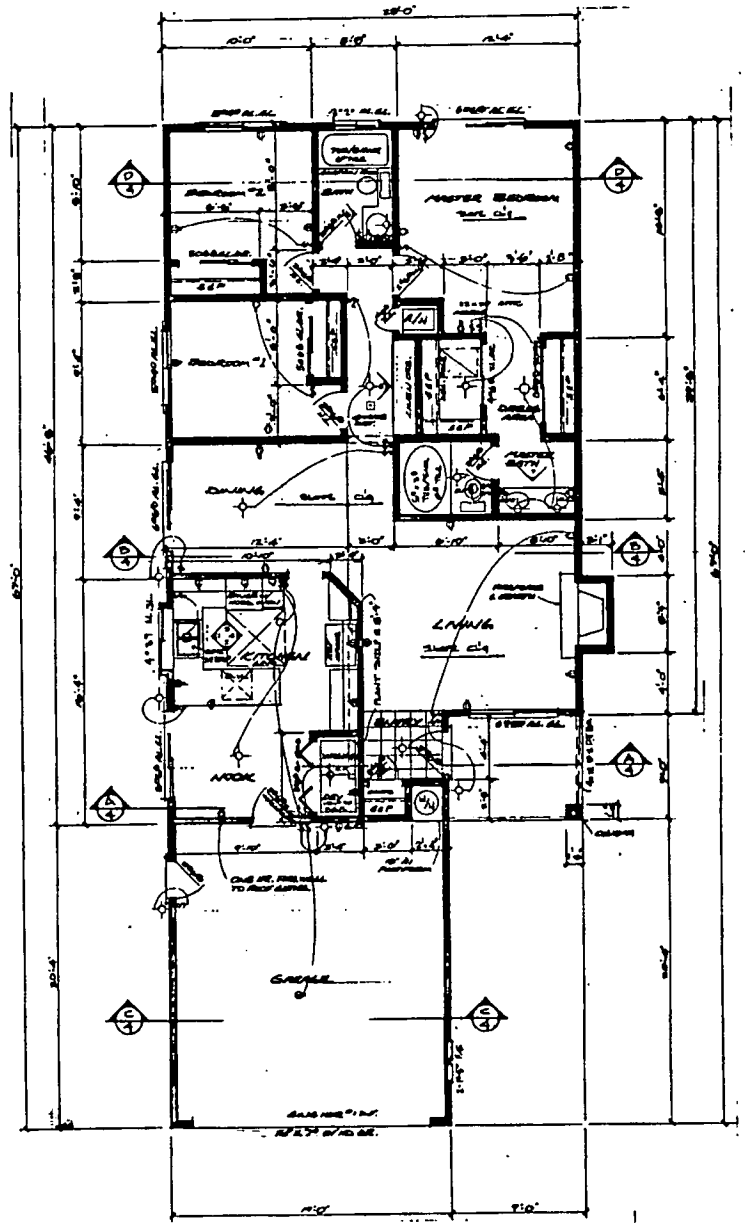
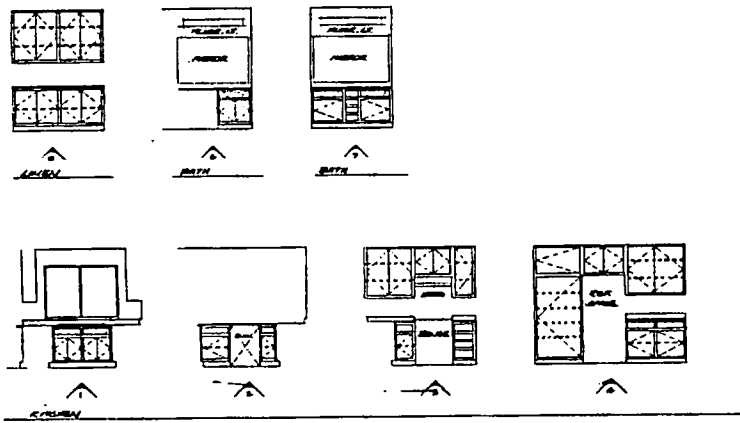
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084-136

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No. 14

003527



FLOOR PLAN

LIVING AREA • 144 sq ft  
 GARAGE AREA • 144 sq ft

REVISIONS

WINN CONSTRUCTION  
 1000 PINE BLVD. N.W.  
 SACRAMENTO, CA. 95812-3122

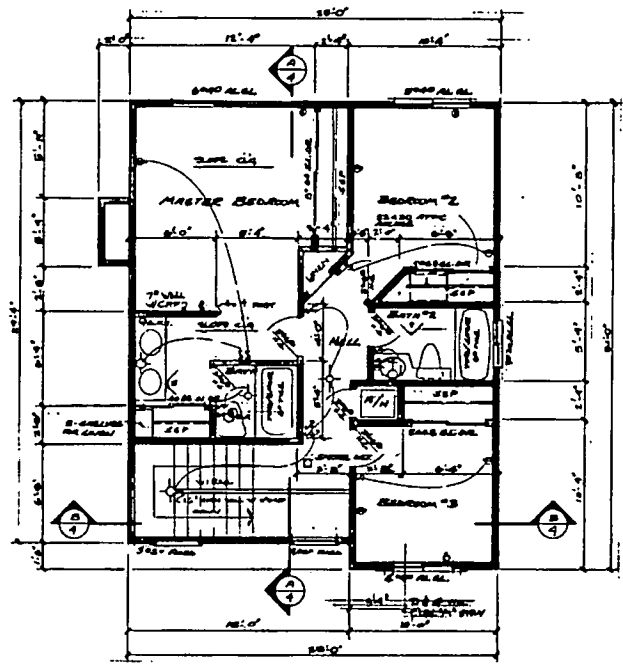
MODEL  
 1-1-85

P84-126

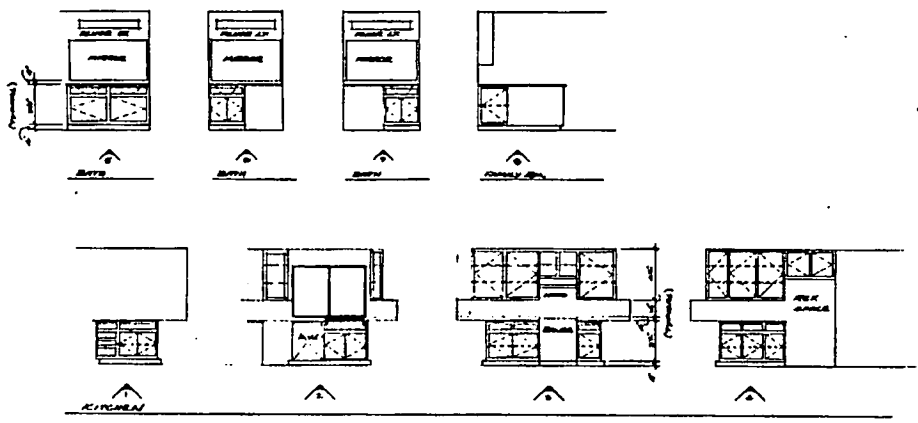
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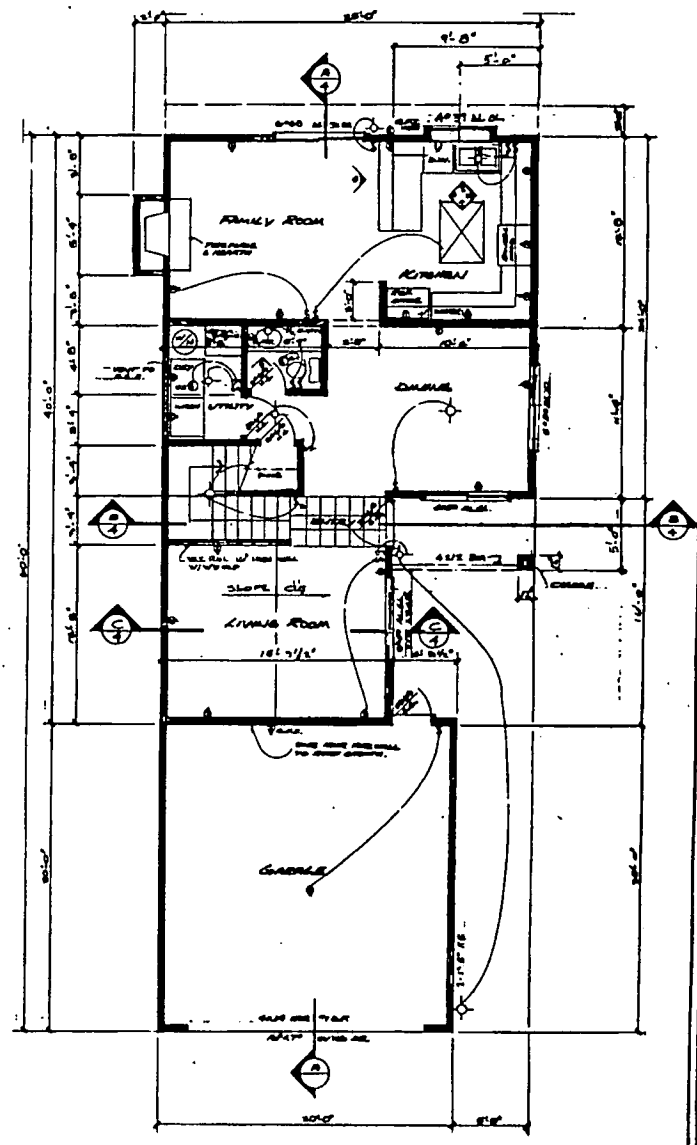
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SECOND FLOOR PLAN



CABINET ELEVATIONS



FIRST FLOOR PLAN

LIVING AREA : 1100  
GARAGE AREA : 410

REVISION

NO. 4-10-85  
BY: [Signature]  
DATE: 4-10-85

NO. 5-23-85  
BY: [Signature]  
DATE: 5-23-85

NO. 14

WILM CONSTRUCTION  
1100 W. 11th St.  
Tulsa, Oklahoma 74106

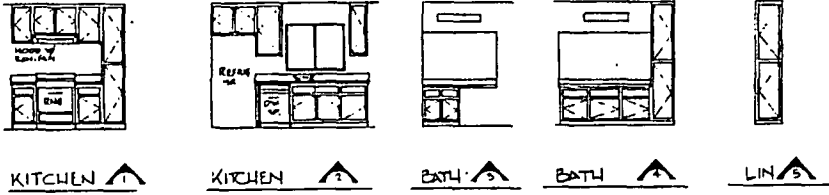
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**1450**



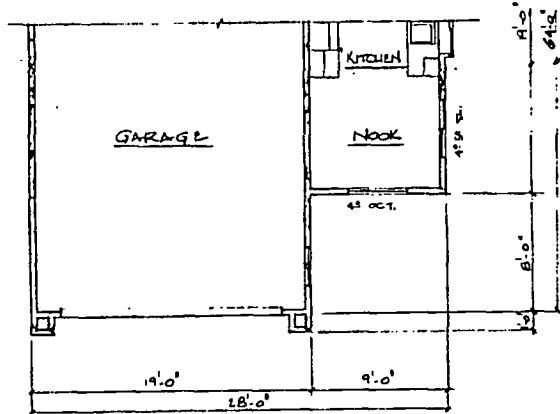
084-126

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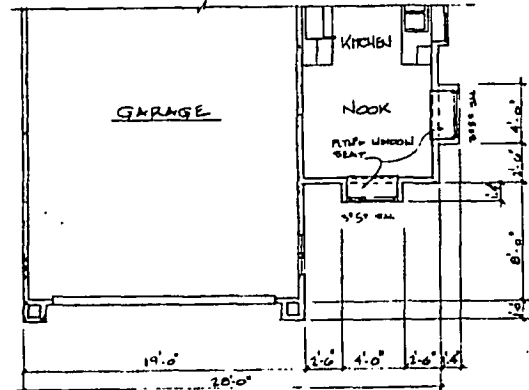
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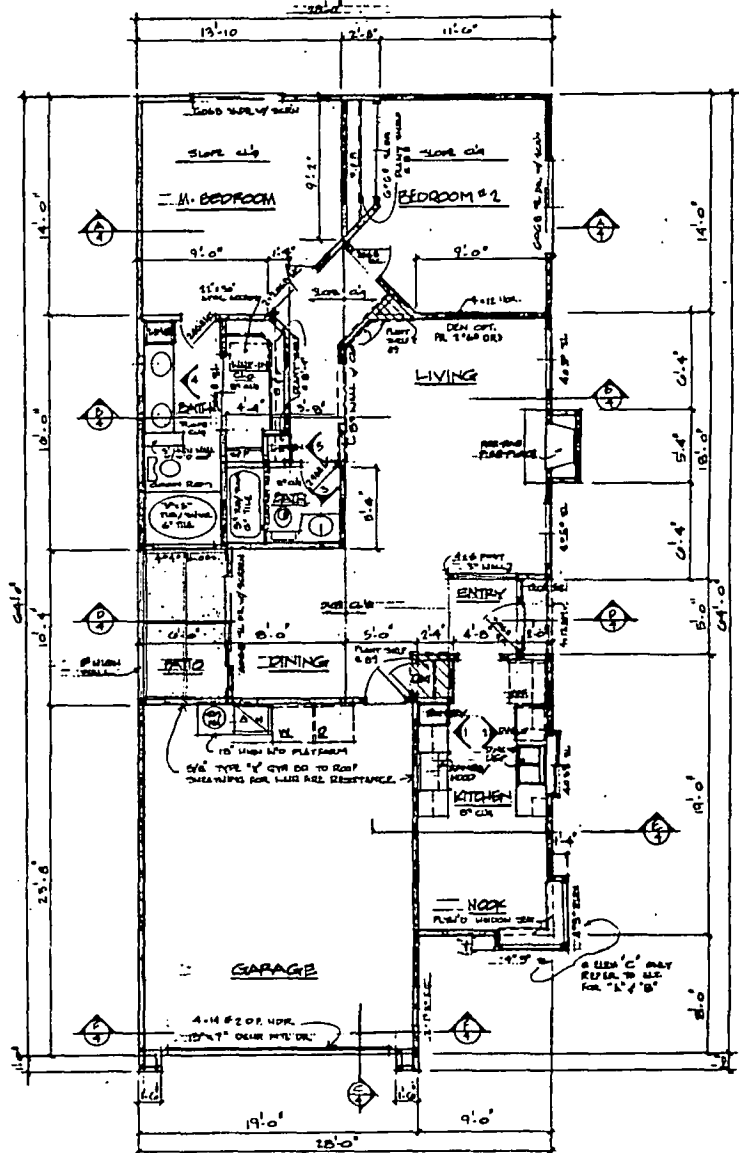
CABINET ELEVATIONS  
SCALE: 1/4" = 1'-0"



NOTE: REFER TO TYPICAL FLOOR PLAN THIS SHEET FOR NOTES & DIMENSIONS.



NOTE: REFER TO TYPICAL FLOOR PLAN FOR NOTES & DIM.



NOTE: REFER TO ALT. PLAN THIS SHEET FOR ELEVATIONS 'A' & 'B'

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EXHIBIT C  
FLOOR PLANS

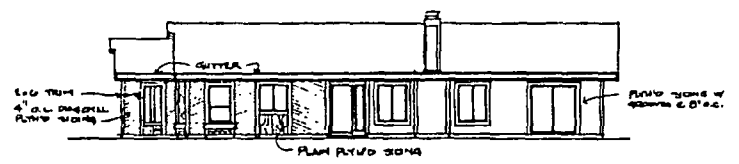
MODEL  
1178

STATION  
MUNICIPALITY, CA

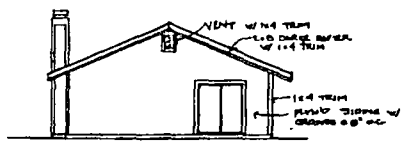
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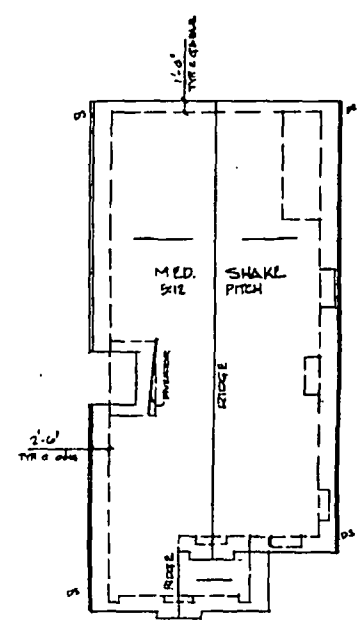
NO. 14



RIGHT SIDE  
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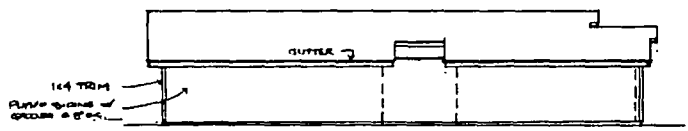


REAR  
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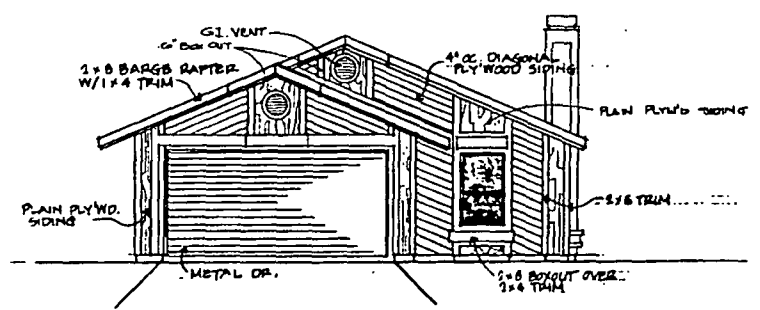


ROOF PLAN  
SCALE: 1/8" = 1'-0"

003530



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



FRONT ELEVATION 2-A  
SCALE: 1/4" = 1'-0"

EXHIBIT D  
ELEVATIONS

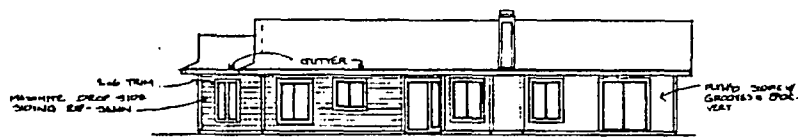
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REVISED

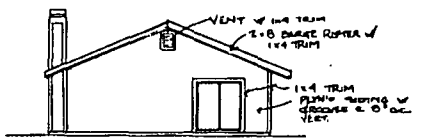
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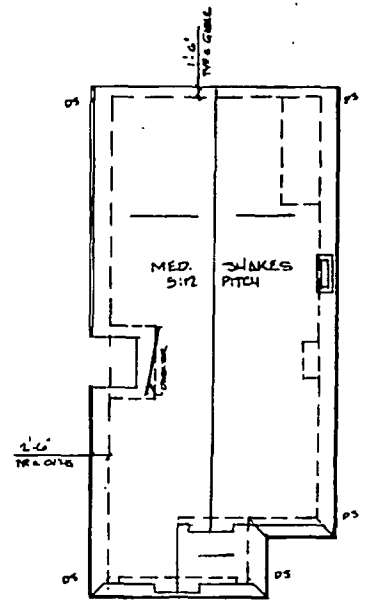
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RIGHT SIDE  
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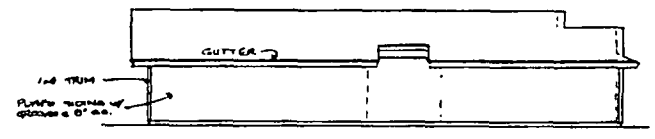


REAR ELEVATION  
SCALE: 1/8" = 1'-0"

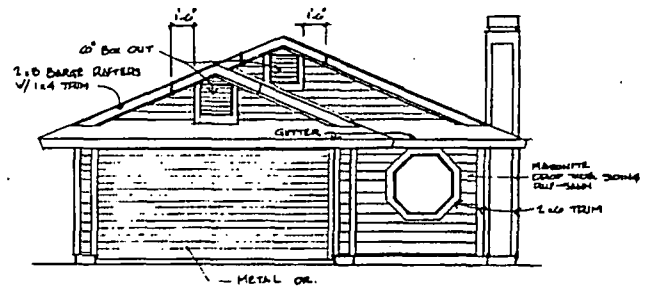


ROOF PLAN  
SCALE: 1/8" = 1'-0"

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



FRONT ELEVATION 2B  
SCALE: 1/4" = 1'-0"

MODEL

21









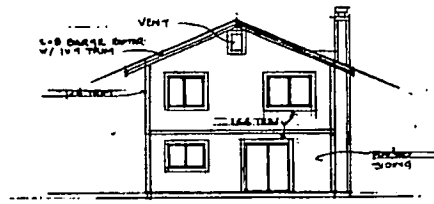




084-126

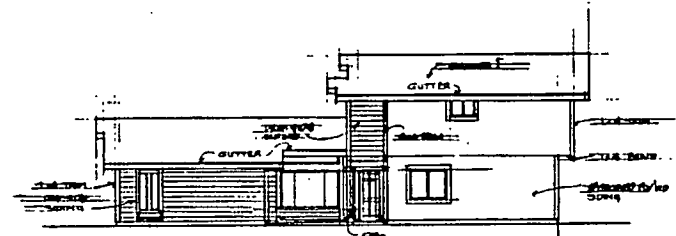
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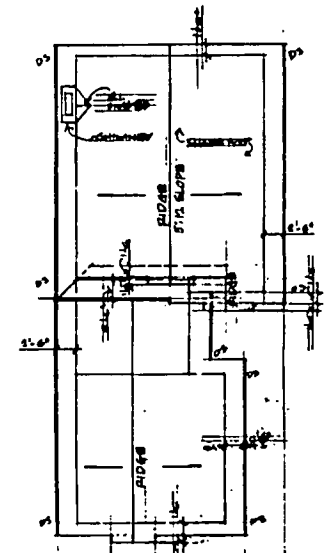


REAR ELEVATION

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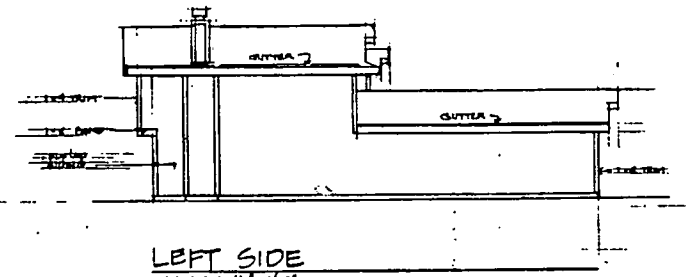


RIGHT SIDE



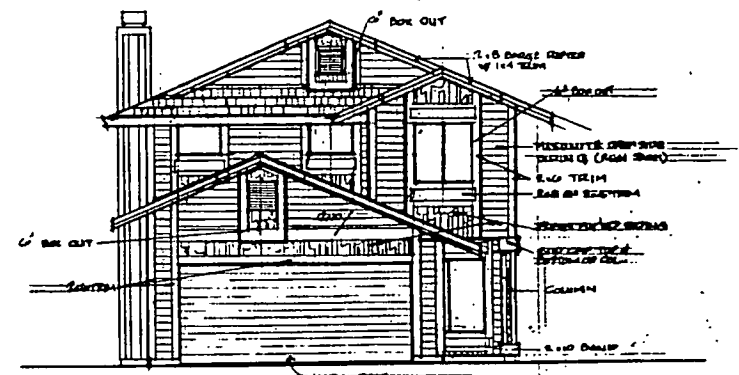
ROOF PLAN

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



LEFT SIDE

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



FRONT ELEVATION B

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

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NO. 14
DATE
BY
CHECKED
SCALE
1" = 1'-0"
21

MODEL



CITY PLANNING COMMIS ON

Previous Staff Report

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Placer Savings & Loan, 385 Nevada Street, Auburn, CA 95603		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	3-23-84	50 DAY CPC ACTION DATE	REPORT BY FG:bw
NEGATIVE DEC.	4-3-84	EIR	ASSESSOR'S PCL. NO. (New) Por. 031-020-03

- APPLICATION:
1. Negative Declaration
  2. Tentative Map to divide 11.6± vacant acres into 74 zero lot line lots
  3. Special Permit to develop 74 zero lot line units (Sec. 7) (P84-126)

LOCATION: South side of Rush River Drive, adjacent to and east of the drainage canal.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 11.6± vacant acres into 74 zero lot line lots and develop 74 zero lot line units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1A (Townhouse)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; R-1, R-1A
South:	Vacant; A
East:	Vacant; R-2B-R
West:	Drainage Canal, Residential; R-1

Parking Required:	74 spaces (one space per unit)
Parking Provided:	74 spaces
Property Dimensions:	Irregular
Property Area:	11.6± acres
Density of Development:	6.3 units per acre
Square Footage of Lot:	Average, 6,828 sq. ft. in size
Square Footage of Buildings:	906 to 1,274
Height of Structures:	One-story (no scale)
Topography:	Flat
Street Improvements:	To be provided
Utilities:	Available to site
Exterior Building Colors:	Unknown
Exterior Building Materials:	Unknown

BACKGROUND INFORMATION: The subject site is a portion of an original subdivision approved on April 17, 1979 (P-8499). The subject site was set aside for an alternative housing type due to the City Council's concern regarding the repetitive nature of the single family development occurring in the Pocket area. On October 4, 1983, the City Council approved a rezoning of the site to R-1A to allow the development of the site for zero lot line units.

003518

APPLC. NO. P84-126

MEETING DATE April 26, 1984

CPC ITEM NO. 20

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 11, 1984, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the tentative map, subject to the following conditions which shall be satisfied prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. 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;
4. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director or comply with Title 24 requirements of the Uniform Building Code;
5. Pay Pocket Bridge fees;
6. Minimum lot pad elevation = +3.5 feet;
7. Minimum gutter elevation = +2.0 feet.

STAFF EVALUATION: Staff has the following comments and concerns regarding this request:

1. The subject site is located in the South Pocket Community Plan area. The Community Plan designation for this site is low density residential and the General Plan designates the site as residential. The applicant proposes to divide 11.6± vacant acres into 74 zero lot line lots and develop 74 zero lot line units. The proposed density of the project is consistent with the existing Community Plan. The housing units will range in size from 906 to 1,274 square feet. The applicant also intends to stagger all front yard setbacks to promote a varied site design and visual contrast within the neighborhood.
2. The requested special permit and the tentative map are necessary for the subdivision of the parcel and the development of the zero lot line development. The zero lot line development will allow the location of the structure on the property line. The side of the structure which is located on the property line will be developed with a solid wall and, therefore, no openings will be provided on this side of the dwelling. Separation of the units in the zero lot line development is generally accomplished by a 10-foot setback between units. 003519
3. Staff has no objections to the concept of developing the site with zero lot line units, however, staff does have some concerns over the design of the structure. The applicant's preliminary plans indicate that the basic floor plan will be nearly identical with garage fronts facing the street. This development pattern creates a monotonous streetscape and adversely affects the design of the neighborhood. Due to the lack of living area oriented toward the street, residents would be prevented from monitoring neighborhood activity which might pose a security problem. The applicant's elevation and floor plans lack a scale for measurement which makes correlating the plans and the tentative map difficult. Staff recommends that the applicant submit an elevation and floor plan which orients more of the dwelling unit living area toward the front of the site.

In addition, floor plans and elevations shall include dimensions and specific material types.

4. There are several adjacent vacant parcels located on the south side of the subject site. These parcels are long and narrow; also, the property lines are at odd angles to the subject site. These properties will be difficult to develop individually. They will have to combine sites to allow more flexibility in design. The applicant has provided two stub streets to the south; however, the stub street are located near the corner of adjacent properties which will not allow individual properties to develop on its own.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF DETERMINATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map, subject to conditions which follow;
3. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow.

Conditions - Tentative Map

The applicant must satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. 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 location for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- d. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director or comply with Title 24 requirements of the Uniform Building Code;
- e. Pay Pocket Bridge fees;
- f. Minimum lot pad elevation = +3.5 feet;
- g. Minimum gutter elevation = +2.0 feet.

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Conditions - Special Permit

- a. The applicant shall provide at least one additional floor plan and elevation that is designed with the living area located towards the front of the site;
- b. All elevations and floor plans shall be submitted to the staff for review and approval prior to issuance of building permits.

Findings of Fact - Special Permit

- a. The project, as conditioned, is based upon sound principles of land use in that it provides for a housing type which is compatible with adjacent residential land uses in terms of density and design;
- b. The project, as conditioned, will be consistent with the South Pocket Community Plan to: "Provide for a wide range of residential styles and densities which are compatible with each other";
- c. The project, as conditioned, will be consistent with the General Plan goal to: "Provide safe, stable and attractive areas in which to live and to allocate residential, commercial, industrial and other land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community";
- d. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance because the project will adhere to the development standards of the Townhouse zone which stipulates design and density criteria.

003521