

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b>	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811
<b>OWNER</b>	Placer Savings & Loan, P.O. Box 871, Auburn, CA
<b>PLANS BY</b>	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811
<b>FILING DATE</b>	8-8-86
<b>ENVIR. DET.</b>	Neg. Dec. filed 9-29-86
<b>REPORT BY</b>	CV:ldc
<b>ASSESSOR'S-PCL. NO.</b>	031-0111-053,076;031-0114-005,006,008,009,022,023,026,027,030.

031,033,034,041,042,045,046,057,058,069,070,072;031-0115-010,011,014,015,017,018,030,031,033,034,052,053,056,057

- APPLICATION:**
- A. Negative Declaration
  - B. Rezone from Single Family Residential (R 1) to Townhouse (R-1A)
- Special Permit to allow half plex units

**LOCATION:** North of Garcia Bend Park, south of drainage canal, east and west of Windbridge Drive

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop 60 halfplex units on corner lots for Lakecrest Village Units 8 and 9.

**PROJECT INFORMATION:**

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Multi-Family Res.: R-2B-R	Front:	to be	25'
South: Garcia Bend Park, vacant: R 2B-R	Sidelintl):	determined	5' 14'
East: Vacant: R-1, R-1A, A-OS	Side(iti):	by Planning Commission	12.5' - 26'
West: Vacant: R 1	Rear:	Commission	5' - 24'

Parking Required:	120 spaces
Parking Provided:	120 spaces
Property Dimensions:	60 irregular corner lots
Property Area:	6.0 acres
Density of Development:	10 d.u. per acre
Square Footage of Building:	926-1171 sq. ft. per unit
Height of Building:	Single story
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Plywood Siding
Roof Material:	Medium Shake

002030

**BACKGROUND INFORMATION:** On April 30, 1985, the City Council approved a rezone from Agriculture(A) to Single Family (R-1) zone and a Tentative Map to develop 179 single family lots, 37 corner lots for halfplex units for the subject site (P84 433).

01006

On October 24, 1985, the Planning Commission approved a Tentative Map and rezone from Townhouse (R 1A) to Single Family (R 1) to subdivide 30 lots into 60 lots for a future halfplex development (P85 392).

PROJECT EVALUATION: Staff has the following comments.

- A. Land Use/Zoning: The site is vacant and is zoned Single Family Residential (R 1). Surrounding land uses are multiple family residential to the north, vacant and park to the south, vacant to the east and west.
- B. Proposal: The applicant proposes to develop 60 vacant corner lots with halfplexes. Each halfplex unit is single story and varies in size from 926 to 1171 square feet. Exterior building materials proposed include plywood siding, and medium shake roofs. Two elevations have been proposed, plans 1960 and 2260 for 60 corner lots. Staff recommends an additional elevation be added to the two proposed elevations to provide a greater variety of architectural style. Staff recommends this elevation incorporate masonite siding or horizontal plywood siding.

No landscaping and irrigations plans have been submitted by the applicant. Staff recommends landscaping plans be submitted for review and approval of the Planning Director prior to issuance of a building permit.

The applicant has constructed similar designed halfplexes in the Pocket Area which turned out to be good designs. Staff, therefore, supports the proposed project.

- C. Environmental Determination: The Environmental Coordinator has determined the project will not have a significant adverse impact on the environment and has filed a negative declaration.
- D. Interdepartmental Review: The project was reviewed by the City Departments of Traffic Engineering, Engineering, Fire and Building Inspections and no comments were received.

RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the rezone from Single Family Residential (R-1) to Townhouse (R-1A), based upon Findings of Fact and conditions which follow.
- C. Approval of the Special Permit, based upon Findings of Fact and conditions which follow.

Conditions Special Permit:

1. One additional building elevation consisting of masonite siding or horizontal plywood siding shall be submitted for review and approval of the Planning Director prior to issuance of building permits.

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PLAN NO 2260	LOT # 56	9-11-86	86-315 SACRAMENTO
ELEV. A TERRAIN			MINDBRIDGE

P86315  
01008  
MINDBRIDGE DRIVE  
00210.C.V. # 9

