

P98-139 - Giannoni PUD Guidelines Amendment

- REQUEST:
- A. Environmental Determination: Categorical Exemption (Section 15305a)
  - B. PUD Guidelines Amendment to increase lot coverage for four halfplex lot pairs from 40% to 45%.

LOCATION: West of I-5, east of I-80, north of Garden Highway  
APN: 274-0220-050  
South Natomas Community Plan Area  
Council District 1

APPLICANT/OWNER:	John Giannoni, Giannoni Development, (916) 646-4506 1500 W. El Camino Avenue, Suite 192, Sacramento, CA 95833
APPLICATION FILED:	December 22, 1998
APPLICATION COMPLETED:	January 20, 1999
STAFF CONTACT:	Thomas S. Pace, 264-6848

SUMMARY:

The applicant is requesting the necessary entitlements to allow increased lot coverage for four halfplex lots in the Giannoni PUD in South Natomas.

RECOMMENDATION:

Staff recommends approval of the proposal.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
Community Plan Designation:	Residential 4-8 du/na
Existing Land Use of Site:	single family homes (under construction)
Existing Zoning of Site:	R-1-PUD



Surrounding Land Use and Zoning:

North: single family residential (under construction-Natomas West); R-1A-PUD  
South: Garden Highway  
East: single family residential (vacant-Shorebird project); R-1A-PUD  
West: single family residential (vacant-CMP project); county zone

BACKGROUND INFORMATION:

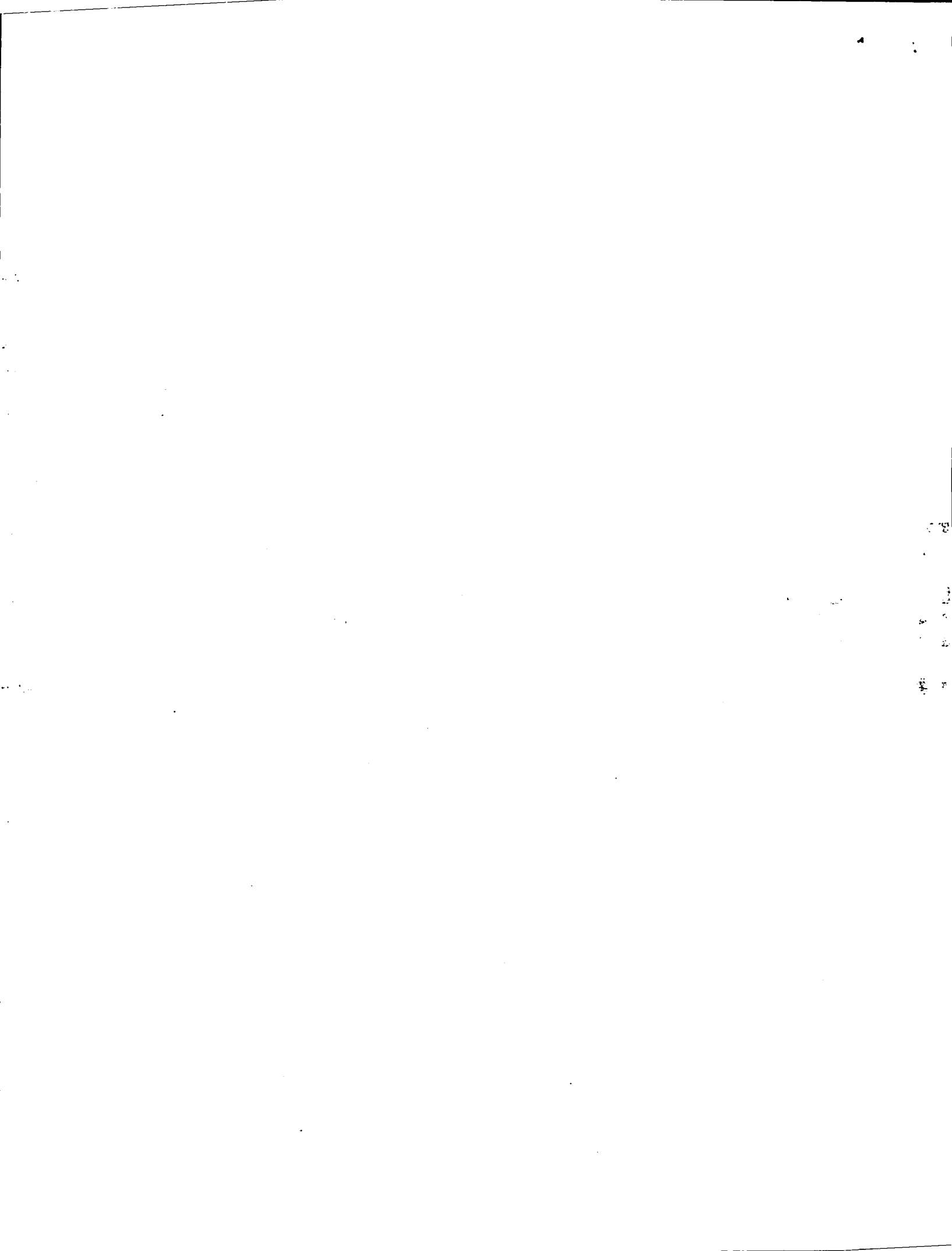
On May 11, 1993 the City Council approved a General Plan Amendment, Rezone, PUD designation of the subject site as the Giannoni Planned Unit Development, and a Tentative Map (P92-160). The single-family detached portion of the project is currently being developed as "Riverbend Classics" by Warmington Homes. Also approved were development guidelines and a schematic plan for the PUD. The applicant is now requesting a PUD Guidelines Amendment which allows the proposed halfplex units (which were previously approved on the Tentative Map) to fit on the four lot pairs designated for halfplex development. The design of the homes has been reviewed by staff through a Planning Director's Special Permit (P98-139, same file as this report). During the review of this project, staff determined that the proposed lot coverage exceeded the level allowed by the PUD Guidelines.

STAFF EVALUATION: Staff has the following comments:

Development within Planned Unit Developments is regulated by the PUD Guidelines which are adopted by the City Council. Standards such as setbacks, height limits, and lot coverage are specified in these guidelines. In an effort to achieve an upscale community, the Giannoni PUD, unlike other PUDs in the area, specified standard height and area requirements and included larger lots (6,000+ square feet) than are found in adjacent developments. In keeping with this upscale goal, the applicant reduced the number of halfplex units from 20 to 8, and proposed one-story halfplex units. It is the applicant's goal to design units which are relatively large for halfplexes (1,311 and 1,408 square feet, respectively), and to avoid two-story units in order to appeal to a market segment which desires larger, one-story, semi-detached homes.

Staff has worked with the applicant to ensure that the design of the halfplex units would be in keeping with the standards established for development in the Willowcreek subarea of South Natomas. The original design proposed much simpler street elevations with a pair of back-to-back garages which did not appear to staff to be of sufficient quality and did not meet all of the applicable standards. After staff suggested examples of well-designed halfplexes found in the Pocket area, the applicant submitted new designs which are much improved and are consistent with the area's adopted standards.

The PUD Guidelines do not make any special provisions for the halfplex lots with respect to lot coverage, so the standard 40% maximum applies. While the proposed design meets all applicable setback and height requirements, the resulting lot coverage of the proposal slightly exceeds the maximum lot coverage requirement (ranging from 41.1 to 41.5 percent coverage).



At staff's suggestion, the lot coverage for halfplexes is proposed to be increased in the Guidelines to 45% to accommodate not only the proposed units, but also to facilitate future patio covers, storage sheds, and similar accessory structures. No change to the 40% lot coverage rule for detached housing is proposed, so lot coverage for the remainder of the single-family lots will not be affected.

Staff supports the proposed designs because of their use of quality materials, interesting facades, and differentiation of the units to avoid the "mirror image" approach often used with halfplexes. A slightly higher lot coverage is appropriate for the halfplex lots, because they represent a slightly higher density product type compared to the single family detached homes in the subdivision. The alternative would be to maintain the 40% lot coverage and force the developer to design smaller units or go to two story units. Two-story halfplex units would not meet the applicant's design objectives and would not ensure the same level of privacy for neighboring lots.

ENVIRONMENTAL DETERMINATION:

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (Section 15305a).

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the PUD Guidelines Amendment. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15305a;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the PUD Guidelines Amendment to increase lot coverage for four halfplex lot pairs from 40% to 45%.

Report Prepared By,

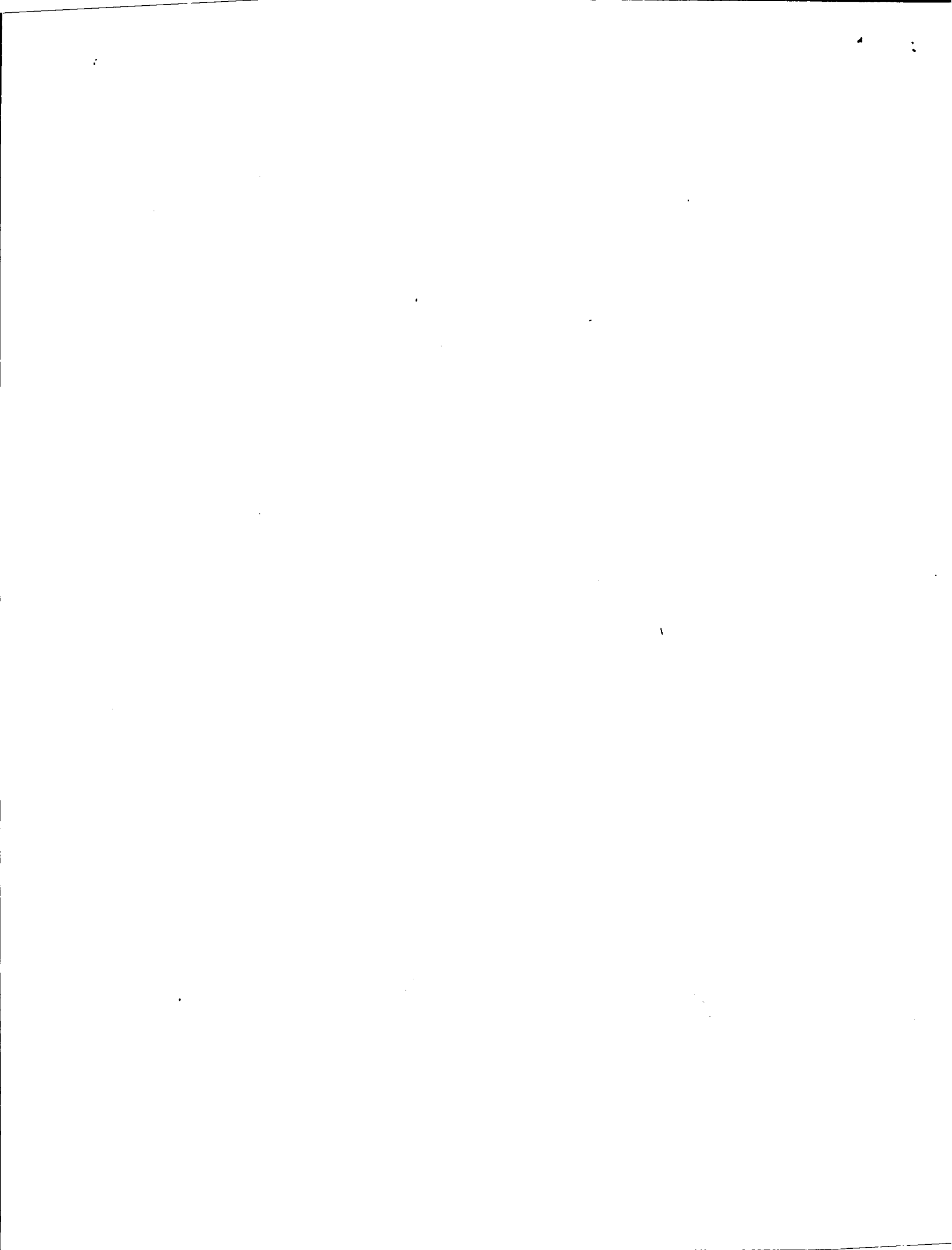


Thomas S. Pace,  
Assistant Planner

Report Reviewed By,



Scot Mende,  
Senior Planner



Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	PUD Guidelines Amendment language
Exhibit 1B	Halfplex Elevations
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map





**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
GIANNONI PUD GUIDELINES AMENDMENT, LOCATED AT WEST OF I-5, EAST OF I-80,  
NORTH OF GARDEN HIGHWAY, SACRAMENTO, CALIFORNIA IN THE R-1-PUD ZONE.  
(P98-139)**

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At the regular meeting of, February 11, 1999 the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

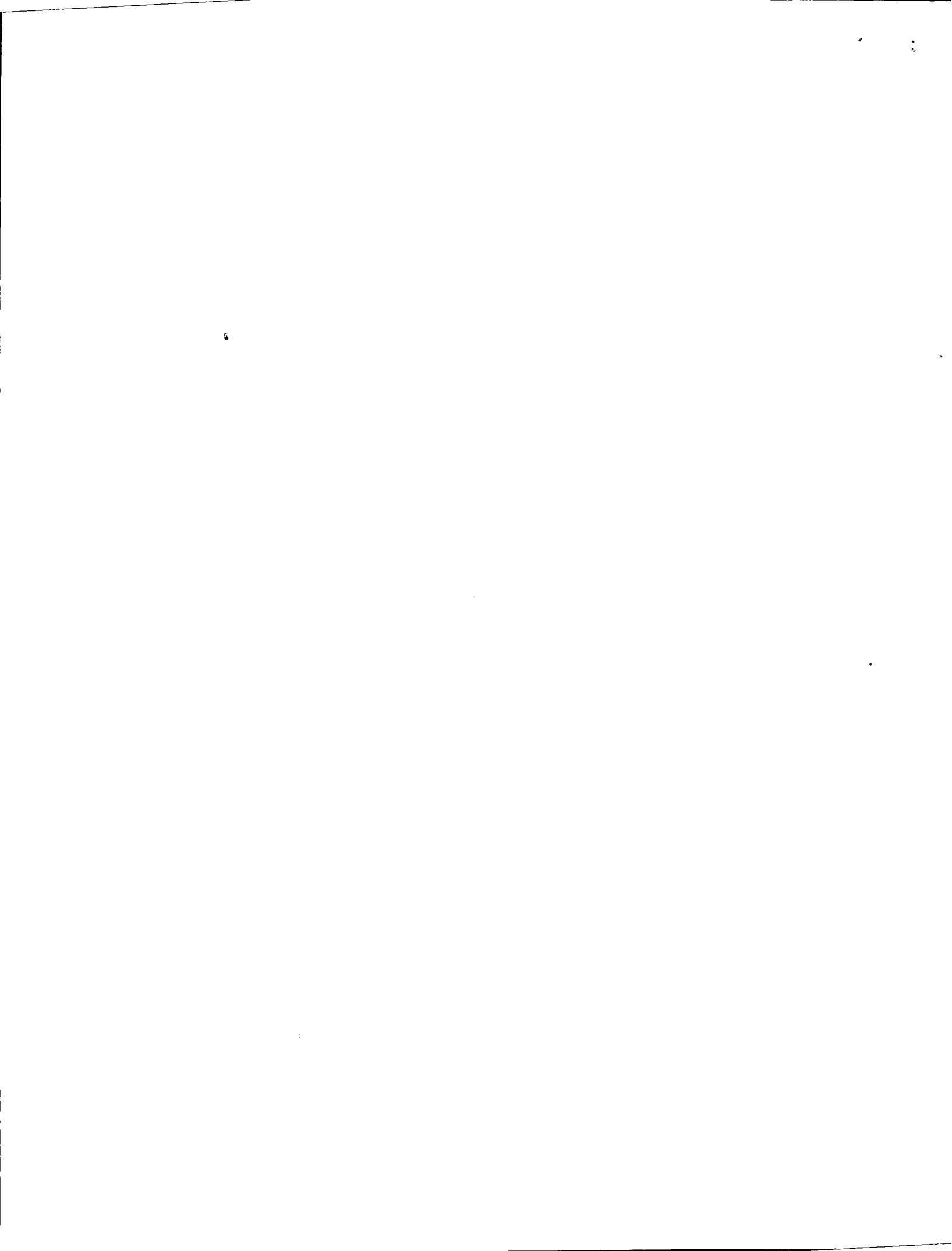
- A. Environmental Determination: Categorical Exemption (Section 15305a);**
- B. Approved the PUD Guidelines Amendment to increase lot coverage for four halfplex lot pairs from 40% to 45%.**

These actions were made based upon the following findings of fact and subject to the following conditions:

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**FINDINGS OF FACT**

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15305a of the CEQA Guidelines.
- B. PUD Guidelines Amendment: The PUD Guidelines Amendment to increase lot coverage for four halfplex lots from 40% to 45% is **approved** based on the following findings of fact:
  - 1. The PUD Guidelines, as amended, conform to the General Plan and the South Natomas Community Plan;
  - 2. The PUD Guidelines, as amended, meet the purposes and criteria stated in the City Zoning Ordinance Sections 8A and 8B in that the PUD assures that the proposed development is of high quality design and of long lasting benefit to the community and the city; and
  - 3. Development of the PUD will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD ensures that development will be well-designed, and that the proposed uses do not create a negative impact on adjacent uses.



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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

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DATE (P98-139)

Exhibit 1A      PUD Guidelines Amendment language  
Exhibit 1B      Halfplex Elevations



**Exhibit 1A PUD Guidelines Amendment language****B. City of Sacramento Zoning Code Design Guidelines****1. Single Family Detached Residential Development Criteria**

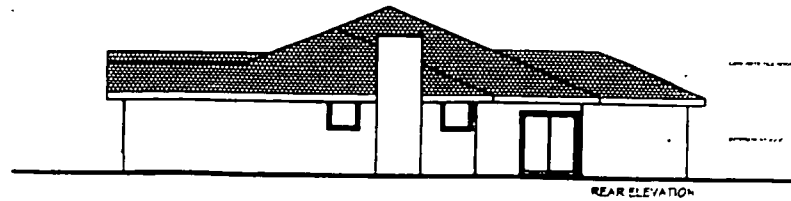
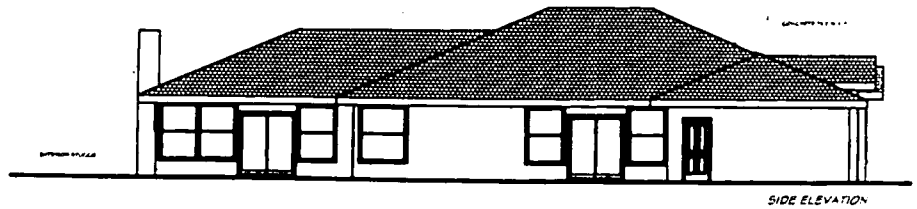
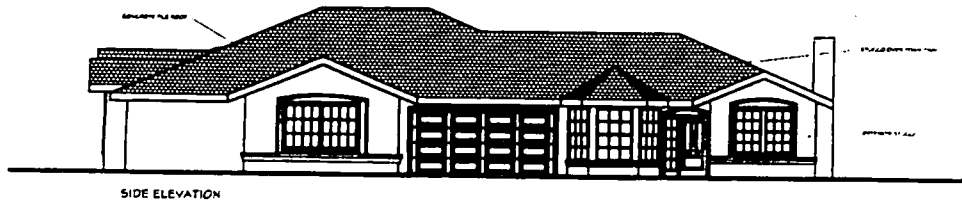
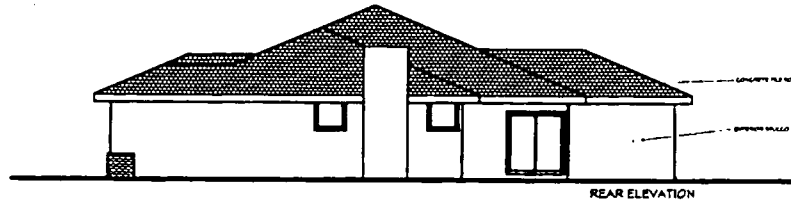
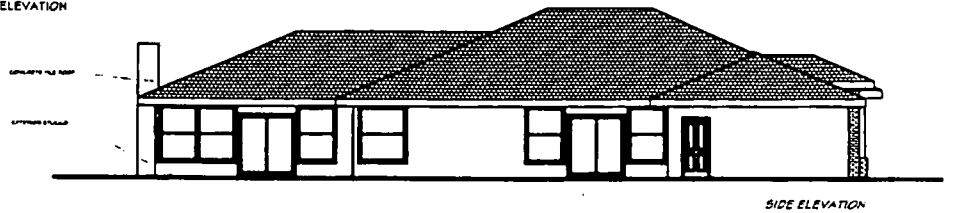
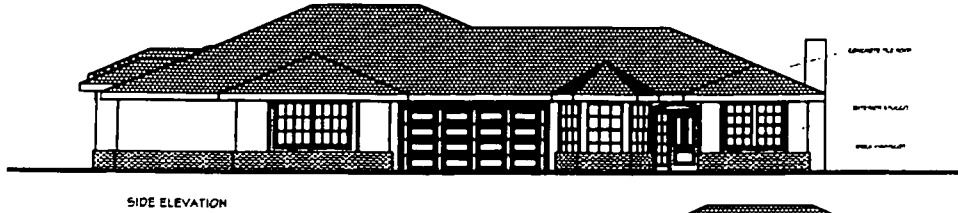
- a. Front yard setback: 25 feet
- b. Side yard setback: 5 feet (interior side)  
12.5 feet (street side)
- c. Rear yard setback: 15 feet
- d. Maximum lot coverage: 40%
- e. Minimum lot square footage: 5,200 sq. ft. (interior)  
6,200 sq. ft. (corner)
- f. Maximum building height: 35 feet

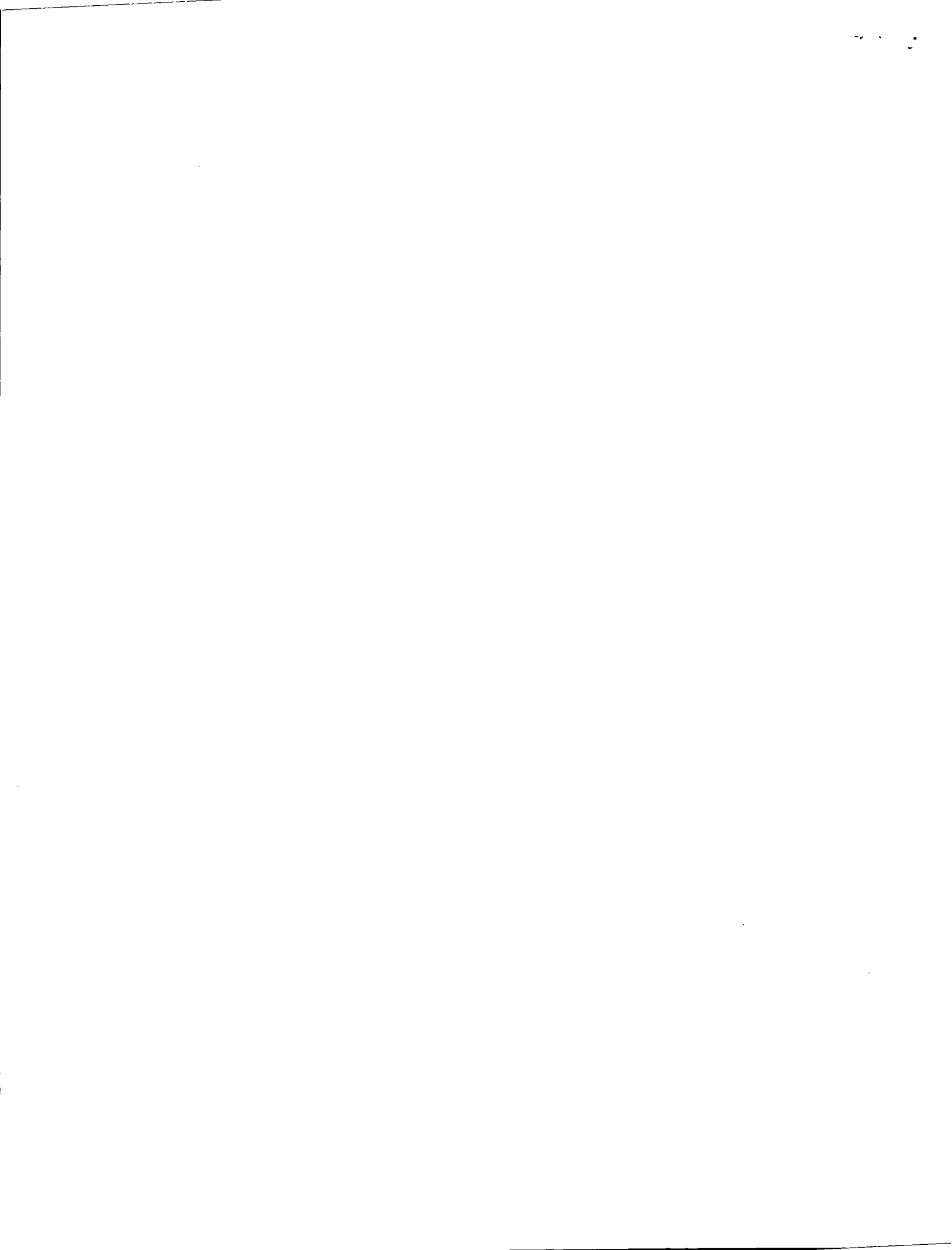
**2. Halfplex Unit Development Criteria**

- a. Halfplex units will only be allowed on corner lots with separate entrances and driveways to each unit.
- b. The halfplex lots and structures(s), combined, shall meet the minimum setback requirements for the R-1 zone (items 1a-1d above, except that the maximum lot coverage requirement for halfplexes shall be 45%).
- c. Each unit shall have an enclosed garage and a driveway of at least 20 feet long and 8' wide. The enclosed garage shall be a minimum 10' wide and 20' deep.



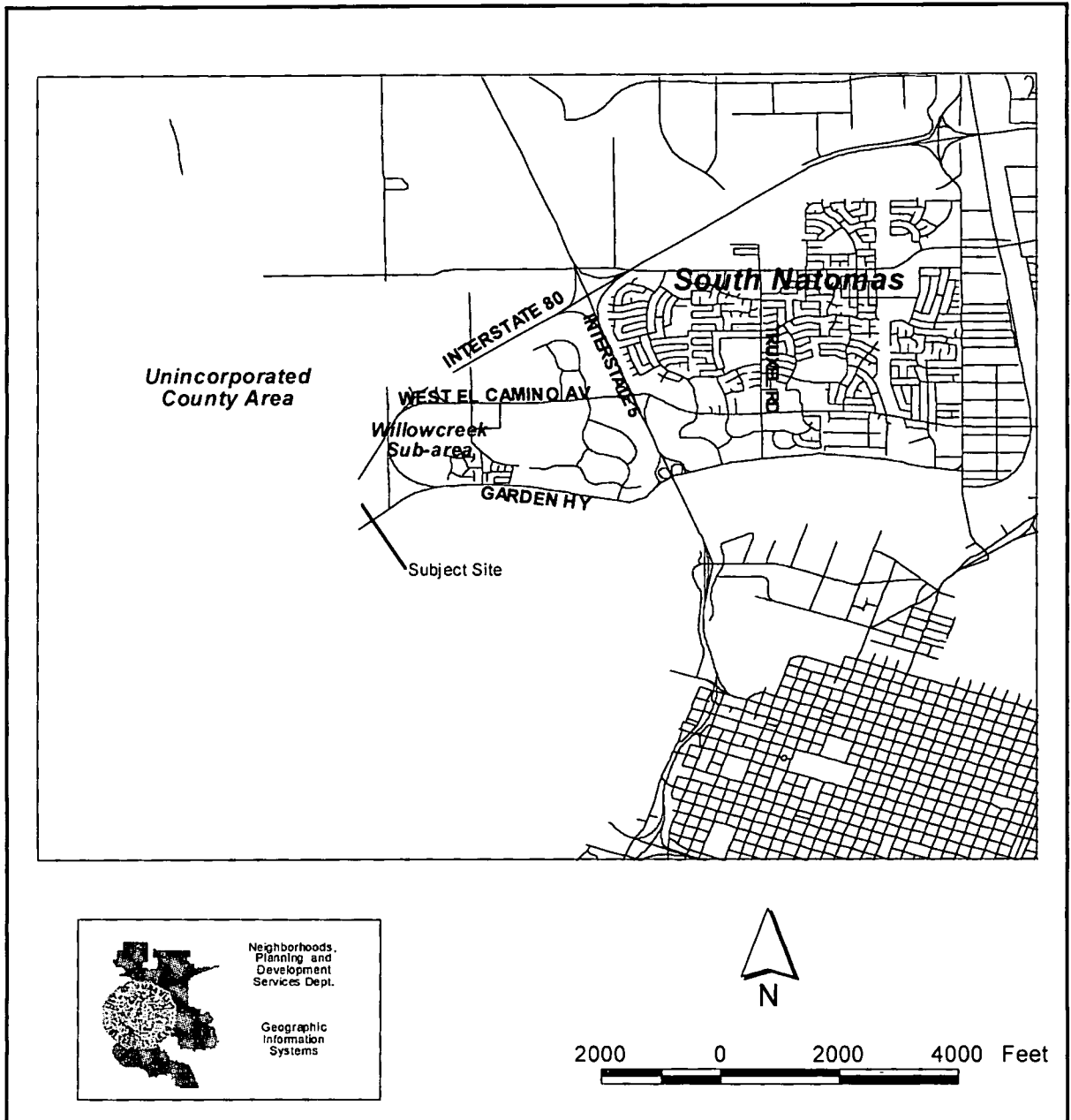
Exhibit 1B Halfplex Elevations







Attachment 2 Vicinity Map





Attachment 3 Land Use & Zoning Map

