

# CITY PLANNING COMMISSION

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

APPLICANT	H. C. Elliott, Inc. - 11093 Sun Center Drive, Rancho Cordova, CA 95670		
OWNER	H. C. Elliott, Inc. - 11093 Sun Center Drive, Rancho Cordova, CA 95670		
PLANS BY	H. C. Elliott, Inc. - 11093 Sun Center Drive, Rancho Cordova, CA 95670		
FILING DATE	8/6/84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	8/13/84	EIR	ASSESSOR'S PCL. NO. *see below

**APPLICATION:** A. Negative Declaration  
B. Special Permit for halfplex development (Sec. 2-B-3a)

\*APN: 225-920-08,09,11,12,14,15,20,21,25,26,28,29,32,33,37,  
38,39,48,49,50,5,59,60,61,63,64,66,67,68,69,70,73,74,75,76,  
77,78,80,81,82,83; 225-930-03,04,07,08,13,14,19,20,22,23,26,  
27,32,33.

**LOCATION:** Various lots in Woodgate West Unit II

**PROPOSAL:** The applicant is requesting the necessary entitlement to construct halfplex units on interior and corner lots in Woodgate West Unit I Subdivision.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
1978 South Natomas Community  
Plan Designation: Residential (4-21; 7 avg)  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Vacant

**Surrounding Land Use and Zoning:**

North: Single Family; R-1; R-1A  
South: Vacant; R-1  
East: Single Family; R-1  
West: Single Family; R-1; R-1A

Parking Required: 1/unit  
Parking Provided: 1/unit  
Property Dimensions: Irregular  
Property Area: 8+ acres  
Square Footage of Building: 870 Unit I; 930 Unit II  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Colors: Earth tones  
Exterior Building Materials: Wood, stucco, synthetic stone  
Height of Structures: One-story, 15 feet

**BACKGROUND INFORMATION:** On November 13, 1979, the City Council approved a rezoning and tentative map to develop 59+ acres with 177 single family units, 108 halfplex units and 24 duplex units known as Woodgate West. The northern portion, the subject site, was recorded. The applicant is now requesting special permit approval for halfplex development.

PROJECT EVALUATION: Staff has the following concerns and comments:

- A. The subject site consists of 56 interior and corner lots within Woodgate West Unit I currently zoned R-1A. The site is designated for residential uses in the General Plan and the 1978 South Natomas Community Plan. The site is surrounded by single family and halfplex units and vacant land designated residential. Within the Woodgate West Subdivision itself, standard single family units are under construction. The proposed halfplexes are compatible with relevant plans, existing zoning and surrounding development.
- B. The previous approval included a special permit for halfplex development which has since expired. Approval was not based upon specific plans. The following conditions were placed on the special permit, however:
1. All corner lots that are designated for halfplexes or renter duplexes shall be designed with individual driveways off of each street frontage.
  2. On interior halfplex lots where garages are located adjacent to each other, they shall be offset from one another by at least two to five feet.
  3. Prior to issuance of building permits, the proposed elevations, site plans and floor plans shall be submitted to the Planning Department for review and approval.
- C. The applicant has submitted one floor plan and three elevations for both the interior and corner lots. The units consist of two bedrooms, one bath (870 sq. ft.), and two bedrooms, two bath (930 sq. ft.). Each unit has a one-car garage. The front elevations are broken up into garage, living space, garage, living space. Staff finds these elevations acceptable for the interior lots with the stipulation that, if garages are located adjacent to one another, (as might be necessary on some narrow lots) they be offset a minimum of two to five feet.

Staff finds, however, these plans unacceptable for corner lots. The intent of facing one garage on each street frontage is to create the appearance of standard single family construction. Staff has consistently recommended, and the Commission supported, this design. These units do not create the illusion of standard single family construction. Staff recommends that the corner lot units be redesigned with a garage on each frontage. These plans can be reviewed and approved at staff level prior to issuance of building permits.

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

STAFF RECOMMENDATION: Staff recommends that the Commission take the following actions:

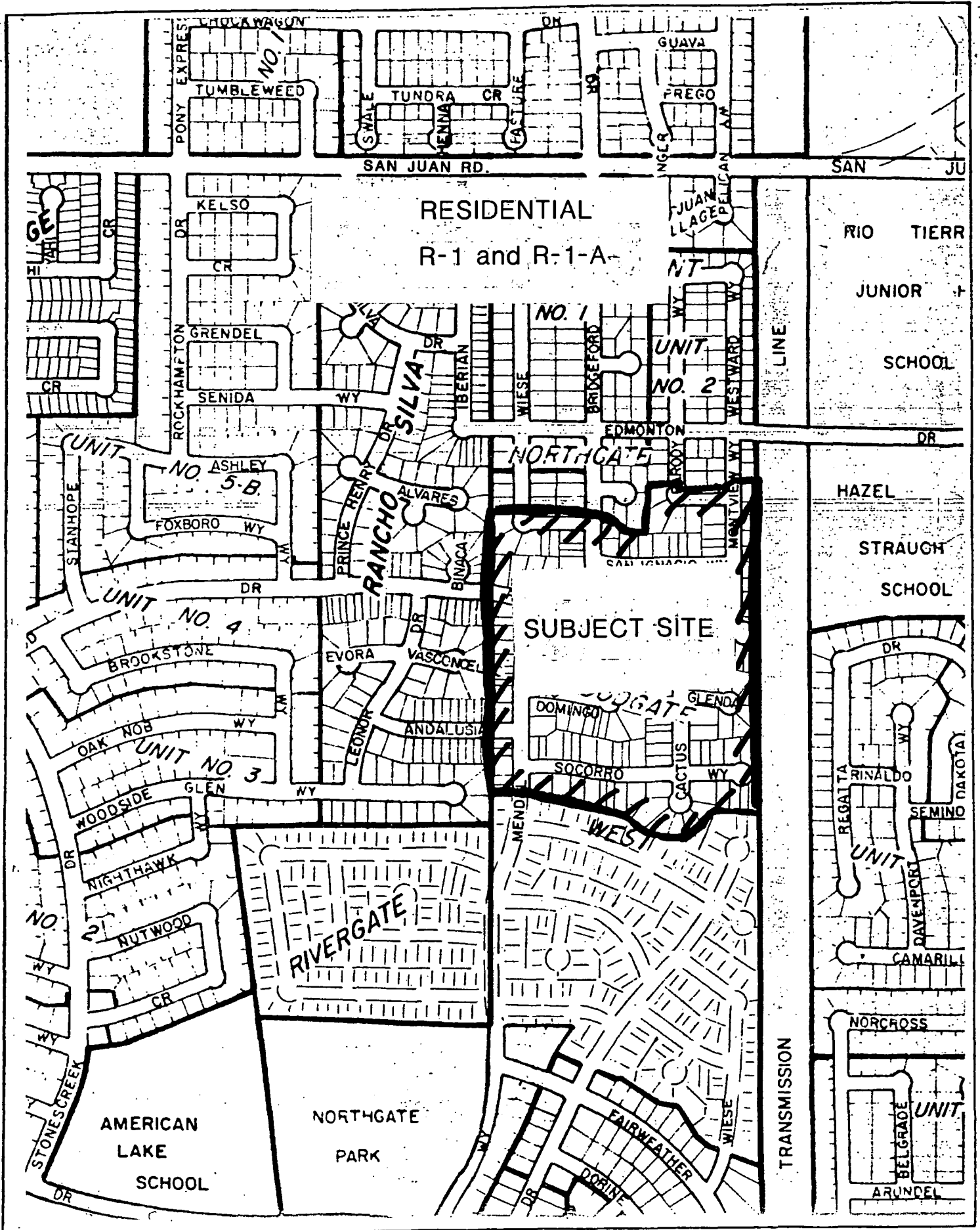
- A. Ratify the Negative Declaration;
- B. Approve the Special Permit, subject to conditions and based upon Findings of Fact which follow:

Conditions:

- 1. Prior to issuance of building permits, the applicant shall submit revised plans for corner lot units indicating one garage on each frontage. Plans shall be reviewed and approved by staff.
- 2. To assure adequate garage offset, the applicant shall submit interior lot site plans for staff review and approval prior to issuance of building permits.

Findings of Fact

- 1. The project, as conditioned, is based upon sound principles of land use, in that:
  - a. corner lots will have a garage on each street frontage to give the appearance of standard single family construction;
  - b. interior units will have staggered garages to enhance their appearance.
- 2. The project is not detrimental to public health, safety, welfare or surrounding property, in that the use is compatible with surrounding residential uses.
- 3. The project is in harmony with the 1974 General Plan and the 1978 South Natomas Community Plan which designate the site for residential purposes.



VICINITY - LAND USE - ZONING

# MAP OF WOODGATE WEST UNIT NO. 1

A PORTION OF SECTION 24, T.9N., R.4E., M.D.M.  
CITY OF SACRAMENTO, CALIFORNIA

JULY 1981

SCALE: 1"=100'

DARKENED LOTS  
DENOTE SITES

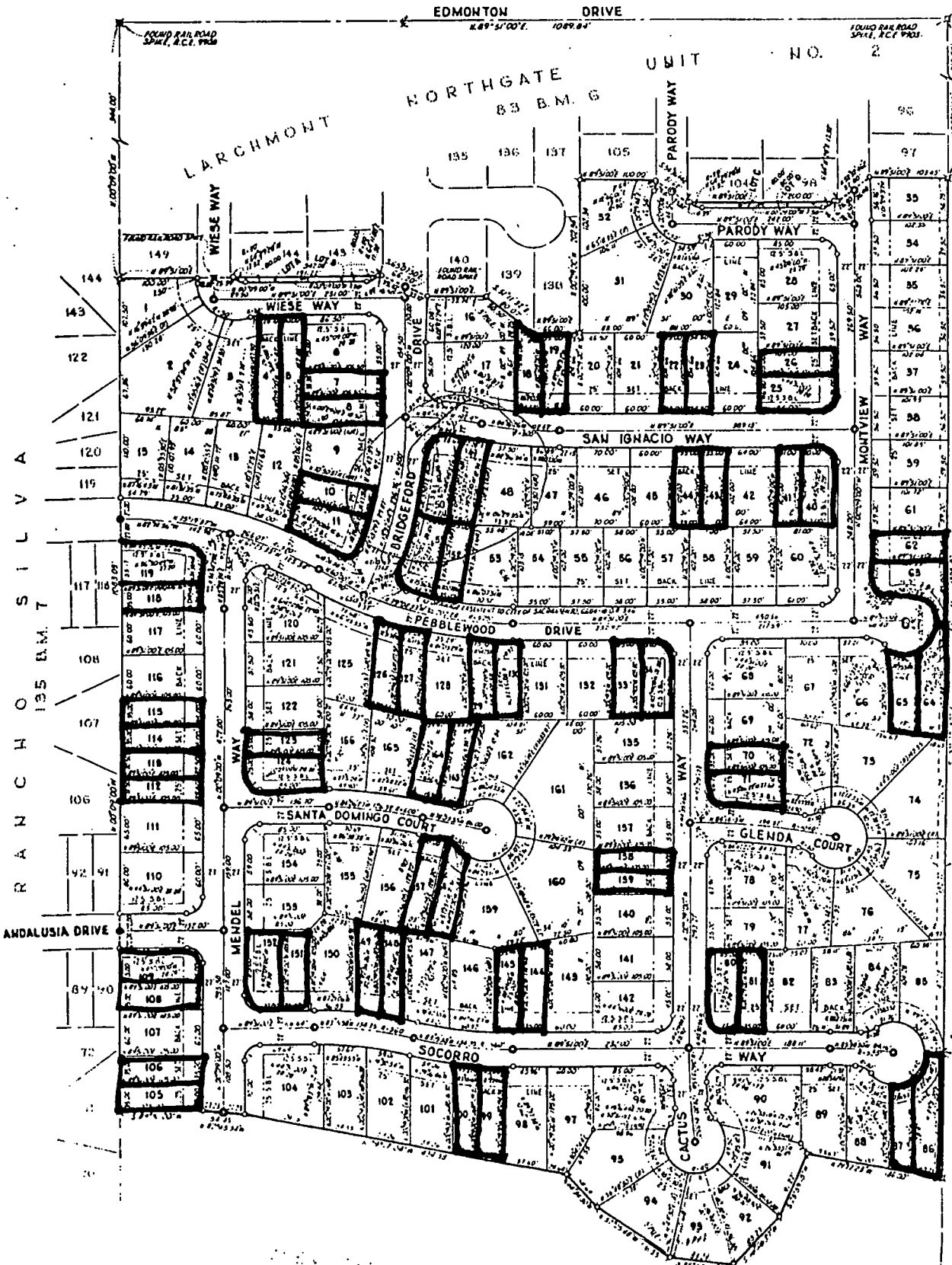
ANY UNCOVERED WORK SHOULD BE HALTED AND A QUALIFIED ARCHITECTOLOGIST CONSULTED TO DEVELOP, IF NECESSARY, FURTHER MITIGATION MEASURES TO REDUCE ANY ARCHITOLOGICAL IMPACT TO LESS THAN A SIGNIFICANT LEVEL.

THE CITY OF SACRAMENTO BUILDING INSPECTION DEPARTMENT.

THIS SUBDIVISION CONTAINS AN AREA OF 30.076 ACRES GROSS MORE OR LESS.

LOTS A, B, C & D ARE TO BE DEEDED TO ADJACENT LANDOWNERS UPON RECORDATION OF THIS MAP.

- ⊗ ... SET 1/4" IRON PIPE
- ⊗ ... FOUND MONUMENT
- ⊗ ... FOUND P.K. NAIL 1/4" LD.
- ⊗ ... SET 1/2" REBAR, R.C.E.



RANCH O SILVA 135 B.M. 7

UNIT NO. 2

UNIT NO. 3

UNIT NO. 4

UNIT NO. 5

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003196

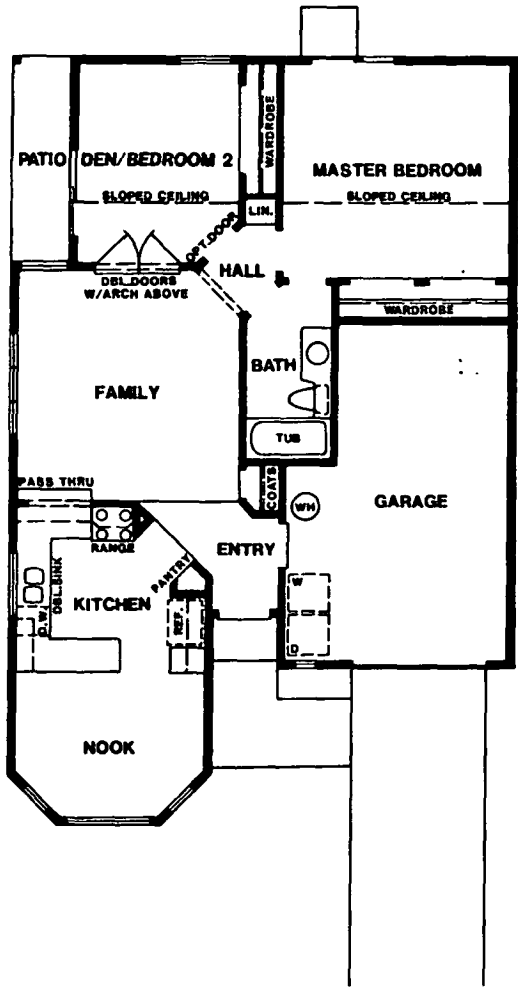
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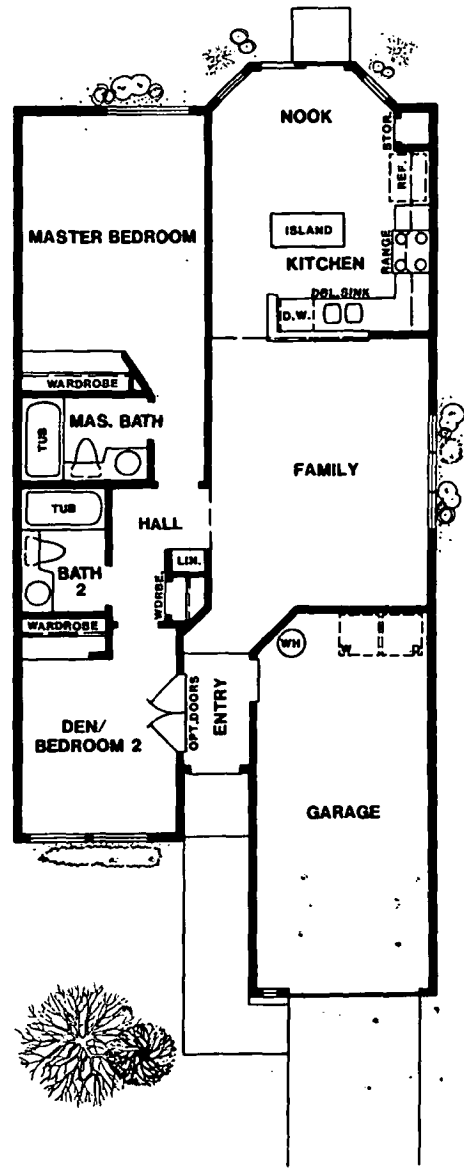
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No. 21



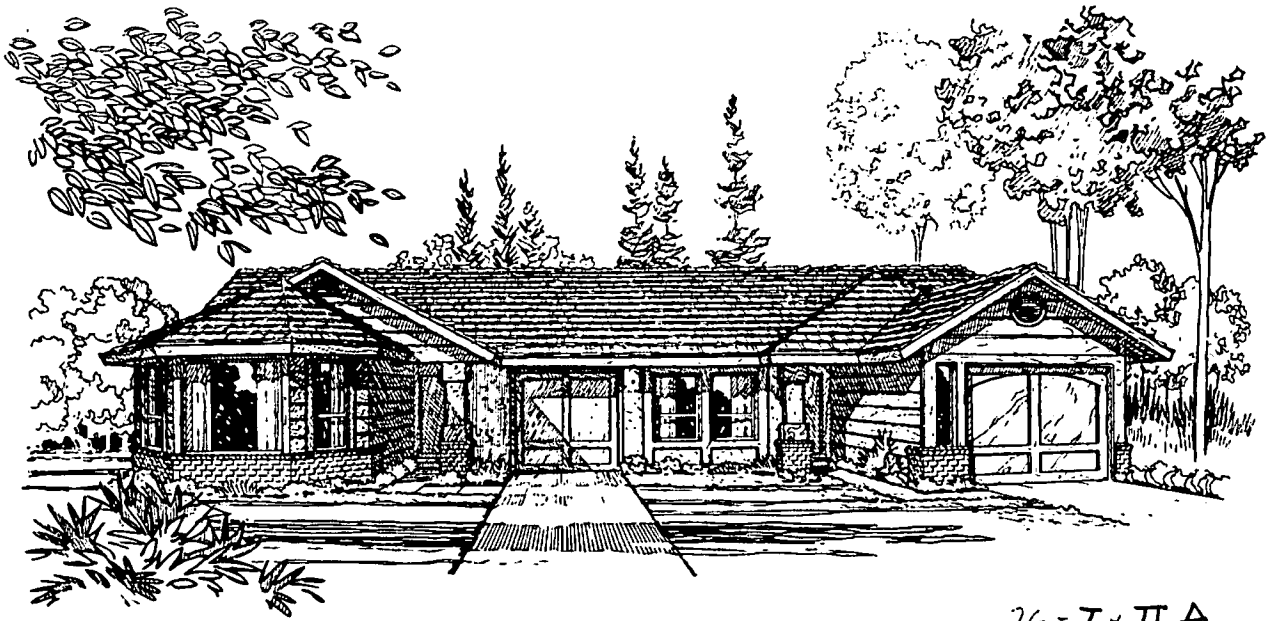
26-I



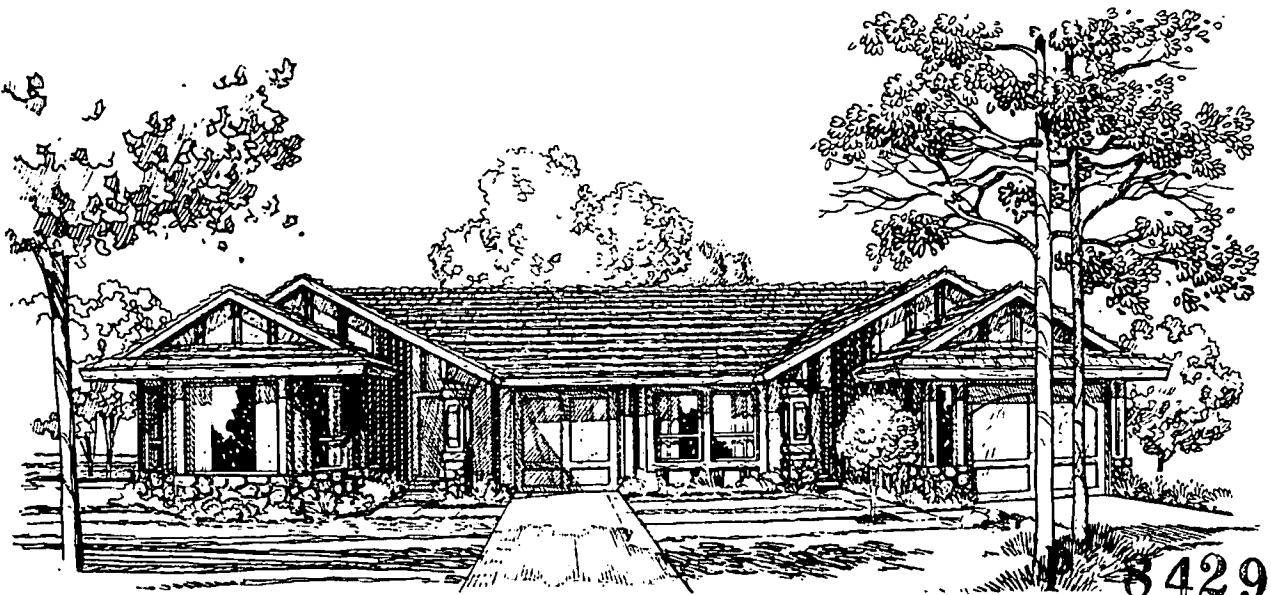
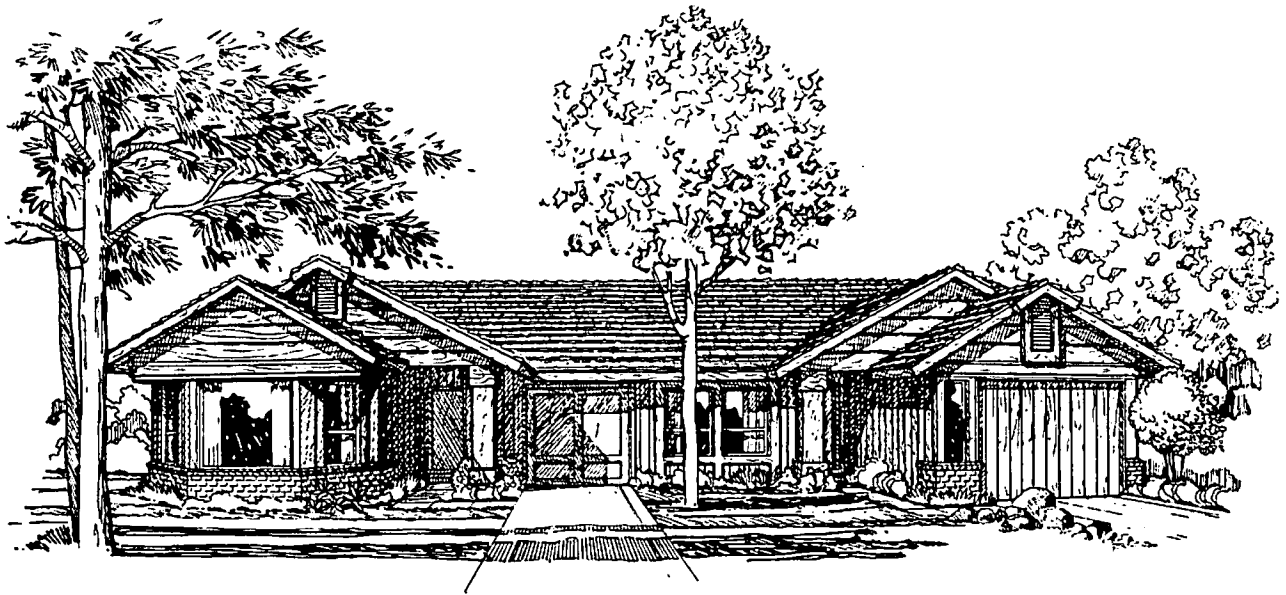
26-II

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26-I+II A



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170.21