

CITY PLANNING COMMISSION

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

APPLICANT	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811
OWNER	Placer Savings & Loan, P.O. Box 871, Auburn, CA
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811
FILING DATE	8-8-86
ENVIR. DET.	Neg. Dec. filed 9-29-86
REPORT BY	CV:ldc
ASSESSOR'S PCL. NO.	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)
 - C. 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	Side(Int):	determined	5' 14"
East: Vacant: R-1, R-1A, A-OS	Side(Ext):	by Planning Commission	12.5' - 16'
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

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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).

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APPLC. NO. P86-315 **MEETING DATE** September 11, 1986 **ITEM NO.** 10

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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2. ~~V&A&B&C&D&E&F&G&H&I&J&K&L&M&N&O&P&Q&R&S&T&U&V&W&X&Y&Z&AA&AB&AC&AD&AE&AF&AG&AH&AI&AJ&AK&AL&AM&AN&AO&AP&AQ&AR&AS&AT&AU&AV&AW&AX&AY&AZ&BA&BB&BC&BD&BE&BF&BG&BH&BI&BJ&BK&BL&BM&BN&BO&BP&BQ&BR&BS&BT&BU&BV&BW&BX&BY&BZ&CA&CB&CC&CD&CE&CF&CG&CH&CI&CJ&CK&CL&CM&CN&CO&CP&CQ&CR&CS&CT&CU&CV&CW&CX&CY&CZ&DA&DB&DC&DD&DE&DF&DG&DH&DI&DJ&DK&DL&DM&DN&DO&DP&DQ&DR&DS&DT&DU&DV&DW&DX&DY&DZ&EA&EB&EC&ED&EE&EF&EG&EH&EI&EJ&EK&EL&EM&EN&EO&EP&EQ&ER&ES&ET&EU&EV&EW&EX&EY&EZ&FA&FB&FC&FD&FE&FF&FG&FH&FI&FJ&FK&FL&FM&FN&FO&FP&FQ&FR&FS&FT&FU&FV&FW&FX&FY&FZ&GA&GB&GC&GD&GE&GF&GG&GH&GI&GJ&GK&GL&GM&GN&GO&GP&GQ&GR&GS>&GU&GV&GW&GX&GY&GZ&HA&HB&HC&HD&HE&HF&HG&HH&HI&HJ&HK&HL&HM&HN&HO&HP&HQ&HR&HS&HT&HU&HV&HW&HX&HY&HZ&IA&IB&IC&ID&IE&IF&IG&IH&II&IJ&IK&IL&IM&IN&IO&IP&IQ&IR&IS&IT&IU&IV&IW&IX&IY&IZ&JA&JB&JC&JD&JE&JF&JG&JH&JI&JJ&JK&JL&JM&JN&JO&JP&JQ&JR&JS&JT&JU&JV&JW&JX&JY&JZ&KA&KB&KC&KD&KE&KF&KG&KH&KI&KJ&KK&KL&KM&KN&KO&KP&KQ&KR&KS&KT&KU&KV&KW&KX&KY&KZ&LA&LB&LC&LD&LE&LF&LG&LH&LI&LJ&LK&LL&LM&LN&LO&LP&LQ&LR&LS<&LU&LV&LW&LX&LY&LZ&MA&MB&MC&MD&ME&MF&MG&MH&MI&MJ&MK&ML&MM&MN&MO&MP&MQ&MR&MS&MT&MU&MV&MW&MX&MY&MZ&NA&NB&NC&ND&NE&NF&NG&NH&NI&NJ&NK&NL&NM&NN&NO&NP&NQ&NR&NS&NT&NU&NV&NW&NX&NY&NZ&OA&OB&OC&OD&OE&OF&OG&OH&OI&OJ&OK&OL&OM&ON&OO&OP&OQ&OR&OS&OT&OU&OV&OW&OX&OY&OZ&PA&PB&PC&PD&PE&PF&PG&PH&PI&PJ&PK&PL&PM&PN&PO&PP&PQ&PR&PS&PT&PU&PV&PW&PX&PY&PZ&QA&QB&QC&QD&QE&QF&QG&QH&QI&QJ&QK&QL&QM&QN&QO&QP&QQ&QR&QS&QT&QU&QV&QW&QX&QY&QZ&RA&RB&RC&RD&RE&RF&RG&RH&RI&RJ&RK&RL&RM&RN&RO&RP&RQ&RR&RS&RT&RU&RV&RW&RX&RY&RZ&SA&SB&SC&SD&SE&SF&SG&SH&SI&SJ&SK&SL&SM&SN&SO&SP&SQ&SR&SS&ST&SU&SV&SW&SX&SY&SZ&TA&TB&TC&TD&TE&TF&TG&TH&TI&TJ&TK&TL&TM&TN&TO&TP&TQ&TR&TS&TT&TU&TV&TW&TX&TY&TZ&UA&UB&UC&UD&UE&UF&UG&UH&UI&UJ&UK&UL&UM&UN&UO&UP&UQ&UR&US&UT&UU&UV&UW&UX&UY&UZ&VA&VB&VC&VD&VE&VF&VG&VH&VI&VJ&VK&VL&VM&VN&VO&VP&VQ&VR&VS&VT&VU&VV&VW&VX&VY&VZ&WA&WB&WC&WD&WE&WF&WG&WH&WI&WJ&WK&WL&WM&WN&WO&WP&WQ&WR&WS&WT&WU&WV&WW&WX&WY&WZ&XA&XB&XC&XD&XE&XF&XG&XH&XI&XJ&XK&XL&XM&XN&XO&XP&XQ&XR&XS&XT&XU&XV&XW&XX&XY&XZ&YA&YB&YC&YD&YE&YF&YG&YH&YI&YJ&YK&YL&YM&YN&YO&YP&YQ&YR&YS&YT&YU&YV&YW&YX&YY&YZ&ZA&ZB&ZC&ZD&ZE&ZF&ZG&ZH&ZI&ZJ&ZK&ZL&ZM&ZN&ZO&ZP&ZQ&ZR&ZS&ZT&ZU&ZV&ZW&ZX&ZY&ZZ~~. (staff deleted)

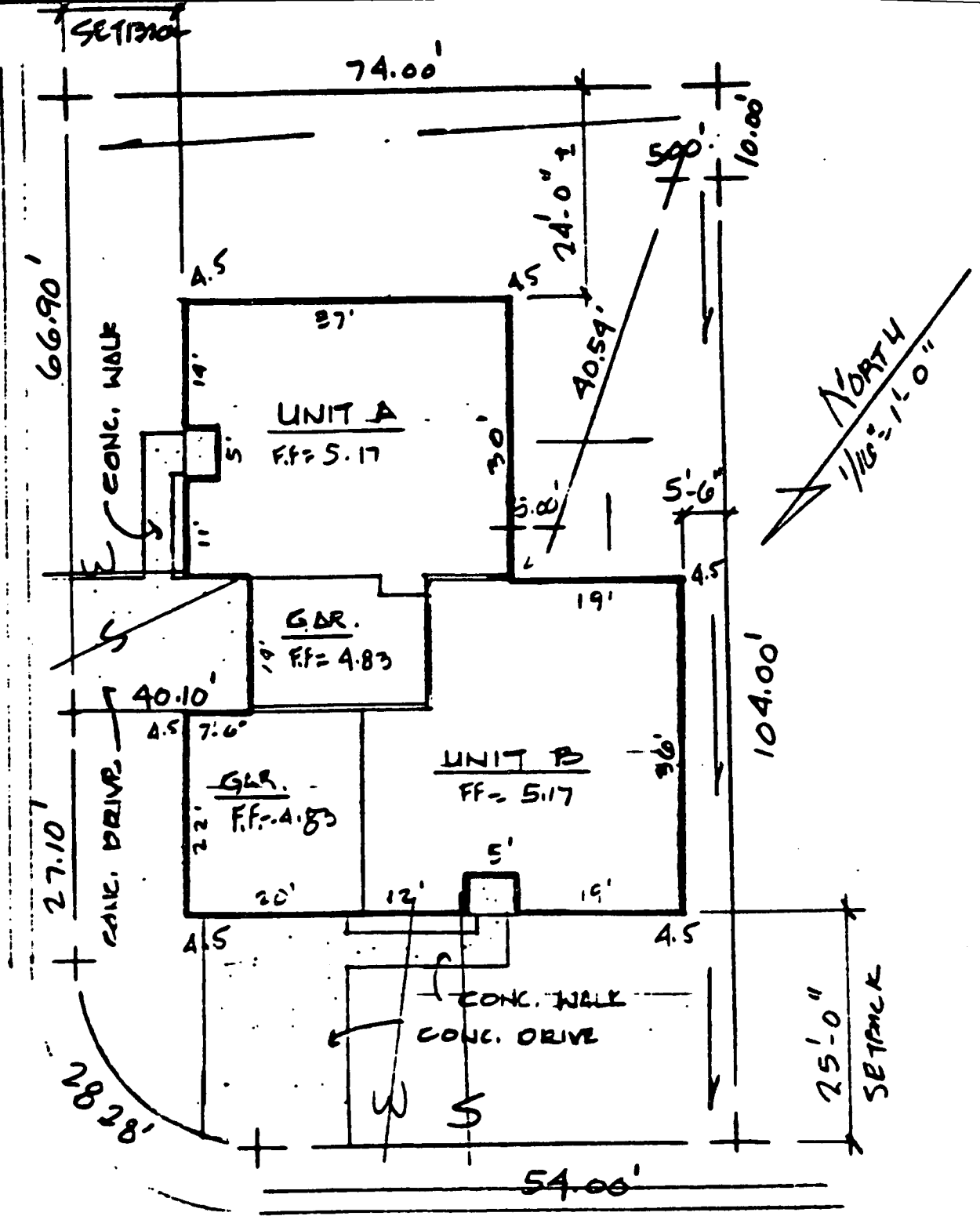
- 3. The applicant shall comply with the following halfplex criteria:
 - a. Each unit shall have its entrance, including driveway, off different streets
 - b. Each unit shall have an enclosed garage and a driveway of at least 20 feet long and eight feet wide.
 - c. Exterior siding materials and roofing materials shall be consistent with the quality, and compatible with the appearance of single family homes in the subdivision. Roofing material shall be wood shake.
 - d. Rear and side yard areas are shaped to maximize their potential use.

Findings of Fact:

- i. The project, as conditioned, is based upon sound principles of land use in that:
 - the proposed use will not alter or disturb the residential character of the area.
- 2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a nuisance in that:
 - a. the proposed structure will be halfplex units;
 - b. adequate landscaping will be provided; and
 - c. three different building elevations will provide adequate architectural variation.
- 3. The proposed rezone and proposed halfplexes are consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for low density residential use by the 1976 South Pocket community Plan and the proposed Townhouse Zone and proposed halfplexes conform with the plan designation.

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HONEY WAY



WINDBRIDGE DRIVE

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00210 C.V. #9

WINDBRIDGE	LOT #	PLAN NO
SACRAMENTO	56	2260
9-11-86		ELEV. A

P86815

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