

CITY PLANNING COMMISSION

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

APPLICANT	L & P Land & Development, Inc., 6355 Riverside Blvd., Sacramento, CA 95831		
OWNER	L & P Land & Development, Inc., 6355 Riverside Blvd., Sacramento, CA 95831		
PLANS BY	Spink Corporation, 720 'F' Street, Sacramento, CA 95814		
FILING DATE	9-8-83	50 DAY CPC ACTION DATE	REPORT BY: JM:bw
NEGATIVE DEC.	9-22-83	EIR	ASSESSOR'S PCL. NO. 031-002-63

- APPLICATION:
1. Environmental Determination
 2. Rezone 16± vacant acres from Single Family (R-1) to Townhouse (R-1A) zone
 3. Tentative Map
 4. Special Permit to develop 94 halfplex units
 5. Variance to allow front yard setback less than 25 feet
 6. Variance/Subdivision Modification to allow lots of less than 100 feet in depth.

LOCATION: East and west sides of Rush River Drive, 100± feet south of Spinnaker Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop 197 single family lots and 94 halfplex lots and units.

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:

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

North/South Lot Orientation: 82%
 Property Dimensions: Irregular
 Property Area: 52± acres
 Density of Development: 5.6 units per gross acre
 Square Footage of Lot(s): 6,000 ± square feet average
 Topography: Flat to sloping
 Street Improvements: To be provided
 Utilities: Available to site

SUBDIVISION REVIEW COMMITTEE RECOMMENDATIONS: On October 12, 1983 the Subdivision Review Committee recommended approval of the tentative map, subject to conditions. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

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1. Provide standard subdivision improvements, including 12 feet of pavement along the north side of the off-site portion of Gloria Drive, pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the Director of Public Works;
3. Name the streets to the satisfaction of the Planning Director;
4. Pay off existing fees or file the necessary segregation requests and fees to segregate existing assessments;
5. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
6. 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;
7. Off-site right-of-way dedication required for the north side of Gloria Drive, subject to review and approval of the Director of Public Works;
8. Minimum lot pad elevation = +3.5 feet; minimum gutter grade = +2.0 feet;
9. Pay Pocket Bridge fees;
10. Any phasing shall be approved by the Director of Public works;

BACKGROUND INFORMATION: On November 21st the Commission approved the necessary entitlements to allow the development of 203 single family lots on the subject site known as Zepher Ranch Estates (P-7988). The current project consists of a request to develop 197 single family lots and 94 halfplex lots.

STAFF EVALUATION: The staff has the following comments:

1. Staff has no objection to the proposed single family lotting pattern or the intended halfplex lots on the corner locations. The single family lots vary in size from an average 55' x 100' to 71' x 100'. The lotting pattern for the corner halfplex lots will be reviewed by staff at the time of building permit approval.

However, staff does have a concern relative to the interior halfplex lots along Rush River Drive. Interior halfplex units are more difficult to design, and staff finds that it is inappropriate to approve tentative lot widths at this time. Therefore, staff recommends that no lotting pattern be approved for lots 175 - 188. In addition, staff does not oppose the rezoning of any of the corner or interior halfplex sites at this time.
2. The applicant has requested that design review of the proposed halfplex lots be subject to staff review. This is to allow design flexibility and solar orientation of the proposed units.

- a. Provide standard subdivision improvements, including 12 feet of pavement along the north side of the off-site portion of Gloria Drive, pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the Director of Public Works;
- c. Name the streets to the satisfaction of the Planning Director;
- d. Pay off existing fees or file the necessary segregation requests and fees to segregate existing assessments;
- e. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- f. 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;
- g. Off-site right-of-way dedication required for the north side of Gloria Drive, subject to review and approval of the Director of Public Works;
- h. Minimum lot pad elevation = +3.5 feet; minimum gutter grade = +2.0 feet;
- i. Pay Pocket Bridge fees;
- j. Any phasing shall be approved by the Director of Public works;
- k. Merge lots 175 through 181 into one parcel and lots 182 through 188 into one parcel;
- l. ~~Revise the street design for the proposed north/south street adjacent to the canal to comply with the parkway design requirements of the Pocket Community Plan. (deleted by staff)~~

Special Permit Conditions

The applicant shall submit site plans and elevations for each lot developed for halfplex use. The plans shall be reviewed and approved by the Planning Director prior to issuance of a building permit. These plans shall adhere to the following design criteria:

- a. The roofs shall consist of shake or similar material;
- b. The roofs shall be designed in a variety of styles;
- c. The exterior surface of these units shall vary in color and material;
- d. The halfplex structures on corner lots shall be designed with garages and driveways located on each street frontage;
- e. The landscaping shall be compatible to surrounding single family dwellings.

Staff's primary concern is to insure that the proposed units will be compatible to the surrounding neighborhood. Staff therefore recommends certain design considerations relative to roof types, location of driveways, and exterior materials, be imposed as a condition of approval. Each plan shall be subject to staff review and approval prior to issuance of building permits. Staff notes that this review procedure has been utilized for approximately four such projects in the Pocket Area with success.

3. The Planning and Community Services Departments have determined that 4.0 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to the filing of the final map.
4. The applicant has requested a variance to allow the front yard setback to be a minimum of 20 feet. Per the applicant's stated intent, the variance is to allow variation in front yard setback. Staff has no opposition to the concept of front yard setback variations; in fact, staff usually requires this variation in patio home and halfplex projects. However, the proper procedure to provide for this variation is through an amendment of the Zoning Ordinance. There is no hardship or difficulty to warrant the granting of a variance to reduce the front yard setback as requested.
5. Staff has no objection to the requested variance/subdivision modification to create lots of less than 100 feet in depth as the affected lots satisfy all other dimension requirements of both the Zoning and Subdivision Ordinances.
6. *Staff notes that a portion of the tentative map adjacent to the canal may need to be revised in accordance with the parkway provisions of the Pocket Community Plan. The tentative map has been conditioned to insure compliance. (deleted by staff)*

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezone of 16± acres from Single Family (R-1) to Townhouse (R-1A);
3. Approval of the Tentative Map, subject to conditions which follow;
4. Approval of the Special Permit to develop 94 halfplex units, subject to conditions and based upon Findings of Fact which follow;
5. Denial of the Variance to allow front yard setbacks less than 25 feet, based upon Findings of Fact which follow; *(Withdrawn)*
6. Approval of the Variance/Subdivision Modification to allow lots of less than 100 feet in depth.

Tentative Map Conditions

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

Findings of Fact - Special Permit

- a. The proposed halfplex development is based on sound principles of land use in that the corner units will have different street orientation similar to single family structures in the area, and duplex units are allowed on corner lots in the Single Family (R-1) zone;
- b. The proposed development, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the design of the structures will be compatible with the surrounding single family residential development;
- c. The proposed project is consistent with the General Plan and the Pocket Community Plan which designate the site for residential uses.

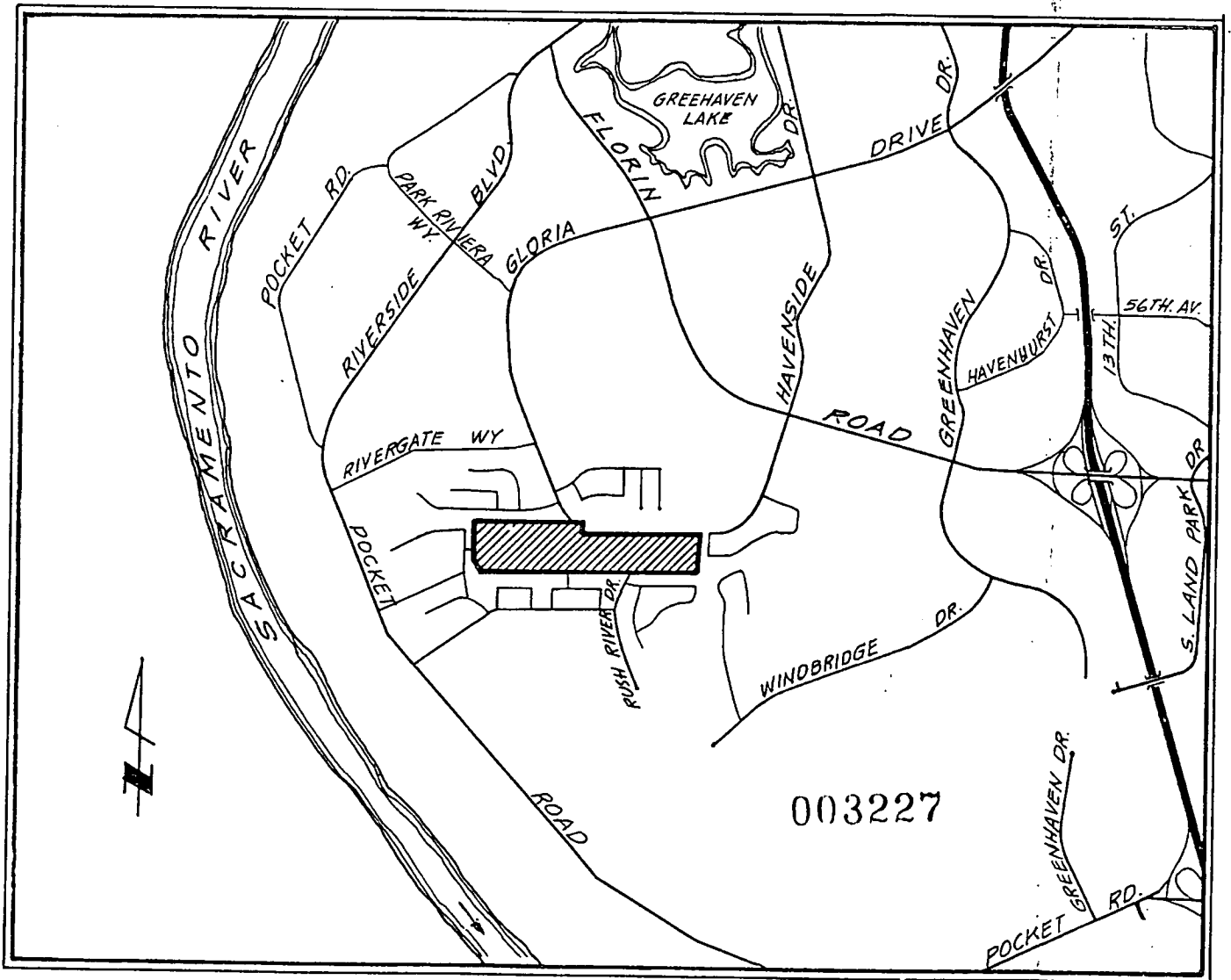
Findings of Fact - Variance to reduce the front yard setback

The variance, if granted, would constitute a special privilege extended to one property owner in that there is no practical difficulty or hardship which warrants the granting of the variance.

Findings of Fact - Variance to allow lots less than 100 feet in depth

- a. The variance does not constitute a special privilege extended to one property owner in that the granting of the variance is warranted given the existing parcel size and designated land use;
- b. The variance does not constitute a use variance in that single family uses are proposed and are permitted;
- c. The variance does not constitute a disservice to the public in that the applicant will maintain the required setbacks and lot coverage requirements.

003224



VICINITY MAP

NO SCALE

0027

14

10-27-83

P83-301

No. 10

83-301

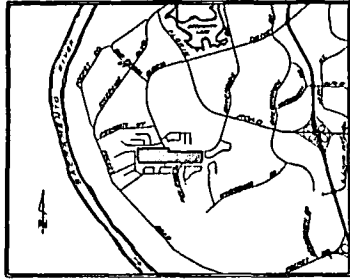
10-27-83

no. 11

TENTATIVE MAP OF GREENHAVEN UNIT NO. 18, 19 & 20

CITY OF SACRAMENTO CALIFORNIA

SEPTEMBER 1983



VICINITY MAP

NOTES:

INTERIOR HALF FLEX LOTS
EXACT LOT LINES TO BE ESTABLISHED AT THE TIME OF THE SPECIAL PERMIT APPROVAL.

CORNER HALF FLEX LOTS
LOT LINES TO BE ESTABLISHED UPON STAFF REVIEW OF THE BUILDING PLANS.

RECORD OWNER & SUBDIVIDER
L. & P. LAND AND DEVELOPMENT, INC.
6315 RIVERSIDE BOULEVARD, SUITE C
SACRAMENTO, CA 95811

EXISTING USE (R-1)

PROPOSED USE
R1 SINGLE FAMILY RESIDENTIAL LOTS
44 1/2-FLEX LOTS (O DENOTES 1/2-FLEX LOTS)
441 TOTAL LOTS

EXISTING ZONE (R-1)

PROPOSED ZONE (R-1 & R-1-A)

WATER SUPPLY PUBLIC UTILITIES

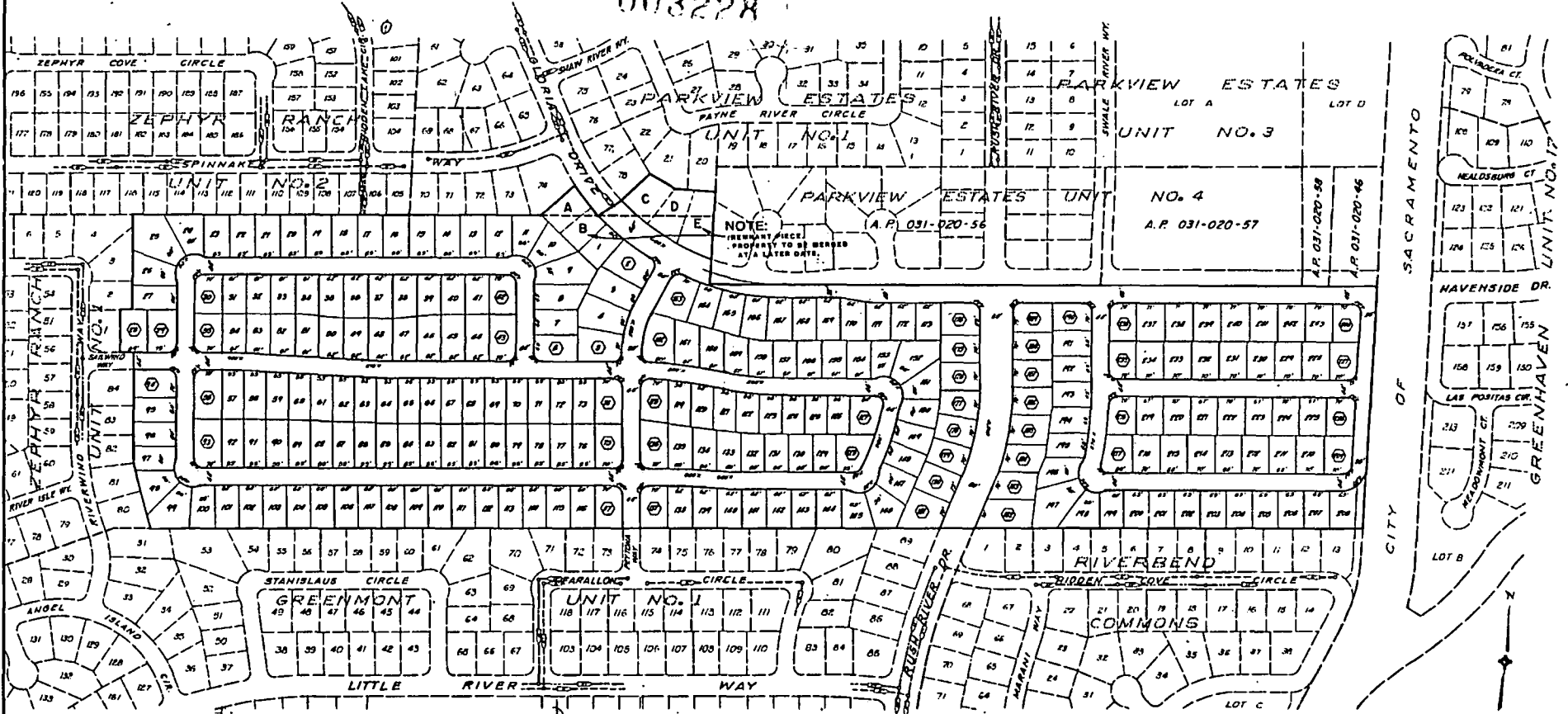
SEWER DISPOSAL PUBLIC SERVICES

PROPOSED IMPROVEMENTS SACRAMENTO CITY STANDARDS

ACREAGE 34 ACRES ± GROSS

ASSESSOR'S PARCEL NO. 031-020-63, 64 & 65

003228



NOTE:
PERMANENT PIECE
PROPERTY TO BE BLENDED
AT A LATER DATE.

A.P. 031-020-56

NO. 4
A.P. 031-020-57

A.P. 031-020-58
A.P. 031-020-46

BUILDING PLACEMENT SHALL BE VARIED FROM 15 FT. TO 30 FT. AT THE SETBACK LINE TO PROVIDE A VISUAL MIX OF FRONTAGES ALONG ALL STREETS.

NOTE: IT IS THE INTENT OF THE SUBDIVIDER TO DEVELOP THE PROJECTS INCORPORATED IN THIS MAP IN NOT LESS THAN 3 PHASES. THE EXACT LOCATION OF THE LIMITS FOR EACH PHASE WILL BE DETERMINED AT A FUTURE DATE. AS THE LIMIT LINES WILL BE DETERMINED UPON POSSIBLE REQUIREMENTS FOR THE IMPROVING OF MAJOR STREET IMPROVEMENTS SHOULD THEY BE CONDITIONED BY THE APPROVAL OF THIS MAP AND THE COOPERATION RECEIVED FROM ADJACENT PROPERTY OWNERS.

THE SPINK CORPORATION
ENVIRONMENTAL PLANNING - ENGINEERING
ARCHITECTURE - SURVEYING - MAPPING - EITELING
1807 STREET, SACRAMENTO, CALIFORNIA 95811

SCALE: 1" = 100'
REVISED DATE: OCT. 3, 1983