

AMENDED BY STAFF 12-18-86
CITY PLANNING COMMISSION

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

APPLICANT Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816
 OWNER Sacramento Regional Foundation - 1900 Point West Dr, Ste 128, Sacto 95815
 PLANS BY Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816
 FILING DATE 11-7-86 ENVIR. DET. 12-8-86 REPORT BY SD:sg
 ASSESSOR'S PCL. NO. 295-040-22

- APPLICATION:**
- A. Negative Declaration
 - B. PUD Schematic Plan Amendment to add two residential units
 - C. Tentative Map
 - D. Special Permit to develop 26 zero-lot-line units in the University Park PUD
 - E. Amend condition of approval of P-8312 to add two residential units
 - F. Variance to have driveways less than 20 feet deep
 - G. Subdivision Modification to create revise frontage lots (withdrawn)

LOCATION: 120+ feet southwest of University Avenue and Breckenwood Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop 26 zero-lot-line units, a park site and a private lot for access, and a private pool on 4.9+ acres in the University Park PUD.

PROJECT INFORMATION:

1974 General Plan Designation: Residential PUD
 1968 West Arden Community
 Plan Designation: East Ranch PUD Schematic Plan - single family, cluster, community recreation
 Existing Zoning of Site: R-1A(PC) (PUD)
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1A	Front:	Determined	12'
South: Vacant; ARP-F	Side(Int):	by	0'
East: Residential; R-1A(PC)	Side(St):	the	0'
West: Vacant; R-1A(PC)	Rear:	C.P.C.	25'

Parking Required: 26 spaces
 Parking Provided: 52 spaces
 Property Dimensions: Irregular
 Property Area: 4.9+ acres
 Density of Development: 7.4 d.u. per acre net
 Topography: Flat
 Street Improvements: To be provided

Utilities:		To be provided	
Exterior Building Materials:		Horizontal wood siding & wood trim	
Unit Sizes:	Area	Bedroom/Bath	Height
Plan 1	1,620 sq.ft.	2/2	1 story/22 ft.
Plan 2	1,525 sq.ft.	3/2	1 story/22 ft.
Plan 3	1,740 sq.ft.	3/2.5	2 story/27 ft.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 3, 1986, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval for the tentative map subject to conditions.

BACKGROUND INFORMATION: The subject site is a portion of the East Ranch PUD which was approved for a mixture of residential and office uses (P-7892). The project was opposed during the hearing process by residents of the area. The Conditional Negative Declaration was appealed. The Council subsequently denied the appeal and approved the project in November of 1977. In 1978, the applicant submitted a revised project involving a 32+ acre portion of East Ranch PUD which had been approved for 512 apartment units (P-8312). The revision, known as University Park, was intended to address neighborhood concerns expressed during the original hearings regarding traffic, air quality and noise. The negative declaration on the revised project was appealed. The City Council directed the Planning Commission to again address traffic, air quality and noise mitigation measures in the environmental determination. The revised plan was finally approved on February 13, 1979 for 163 residential units and 100,000 square feet of office space. On February 8, 1980, 139 condominium units and a two-story office building were approved on the north side of University Avenue (P-8862). The subject site is the remaining residential piece within the PUD and is located south of University Avenue.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan. The 1968 West Arden Community Plan designates the site as East Ranch PUD. That schematic plan indicates single family cluster housing and community recreation for the site. The site is surrounded by single family cluster houses and a park to the north, standard single family to the east, the American River to the south and single family cluster housing to the west.

The applicant proposes two more units than permitted in the approval of P-8312. This requires a schematic plan amendment and an amendment of the special permit conditions of approval. Staff believes that two additional residential units will not significantly impact the traffic, air quality and noise in the area. In addition, the owner in 1979, offered to dedicate 1.4 acres located under power lines along Howe Avenue to the City for a park. This piece is being deeded to the City at the December 16, 1986 City Council hearing. At the time the offer was made, parkland dedication fees were not a standard requirement of residential map approval. Staff, therefore, supports the requested amendment to the schematic plan and conditions of approval.

B. Design

The applicant is proposing 26 single family detached zero-lot-line and attached residential units. The proposed density of 7.4 units per net acre conforms to the density designated in the East Ranch PUD and with the R-1A zoning designation. A private road serving interior lots is proposed to take access from University Avenue. A pool is located on the eastern portion of the site. The road and pool area are to be commonly owned and maintained by a homeowners' association. A 25 foot landscaped setback is proposed along the University Avenue frontage to achieve consistency with the non-buildable setback which already exists along University Avenue. Privacy fences along University Avenue must, therefore, be located behind the 25 foot setback line. This will present maintenance problems in staff's opinion. Staff recommends that the 25 foot landscaped setback be made part of the commonly owned lot (Lot A). It can then be owned and maintained by the homeowners' association. This will create some lots with two side yard 0-setbacks. The Fire Department has no objection to this situation. Potential owners will be aware of this fact when they purchase. It has been staff's experience that many people do not wish to maintain a large lot and therefore purchase a zero lot line home or townhouse with a homeowners' association.

Detailed landscaping and irrigation plans shall be submitted for the setback area prior to issuance of building permits. These plans shall indicate a four foot high berm and a landscaping treatment generally consistent with the cluster housing north of University Avenue.

Lot 26 is irregularly shaped with a great deal of wasted space. Staff recommends that the rear portion of lot 26 be added to lot 22. This will expand the outdoor area of lot 22 and make lot 26 more regular in shape.

The applicant proposes three floor plans and elevations. There is one two-story model and two one-story models. Because of height requirements along the river parkway, the two story units are located north of the private street. Single story units are located along the parkway and adjacent to existing residential dwellings. Staff recommends that an equal number of each one-story unit be distributed along the private street. Building materials are to be horizontal wood siding on all elevations and medium shake roof. Front windows are small paned. Staff finds the floor plans and elevations acceptable and compatible with surrounding cluster townhouses and single family dwellings.

C. Variance

The applicant proposes driveways less than 20 feet in length. The site is encumbered by its irregular shape and the river parkway height regulations. In addition, there is 26 feet of backout space onto the private driveway. Staff, therefore, supports the variance request.

D. Subdivision Modification

As the project is proposed, a subdivision modification is necessary to create reverse frontage residential lots which front onto University Avenue and the private street. Staff's recommended redesign, placing the landscaped setback in the ownership of the homeowners' association makes the subdivision modification unnecessary. Staff recommends that the request be withdrawn.

E. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon 0.2912 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends that the Commission:

- A. Ratify the negative declaration;
- B. Recommend approval of the schematic plan amendment to add two units to the University Park PUD;
- C. Recommend approval of the tentative map, subject to conditions which follow;
- D. Approve the special permit, subject to conditions and based upon findings of fact which follow;
- E. Approve the amendment of conditions of approval of special permit P-8312 to add two units, based upon findings of fact which follow; and
- F. Approve the variance to create driveways less than 20 feet long, based upon findings of fact which follow.

Conditions - Tentative Map - The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements along University Avenue pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. 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.

4. 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;
5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
6. Meet all County Sanitation District requirements;
7. A homeowners' association with CC and R's shall be developed which will provide for private maintenance of roads, sewer, and water drainage, parking and landscaping to the satisfaction of the City Engineer;
8. The private street shall be a uniform width;
9. Private street section improvement plans shall be reviewed and approved by the Public Works Director;
10. Indicate levee reference line on final map;
11. Redesign the map to make the 25 foot landscaped setback part of Lot A to be owned and maintained by the homeowners' association;
12. Dedicate the private road as a public utility easement and adequate space back of curb for public utilities;
13. Indicate easement across Lot A for lots 1 and 19 to gain access to the rear yard;
14. redesign the map to extend the rear of lot 22 to the 25 foot setback (Lot A);

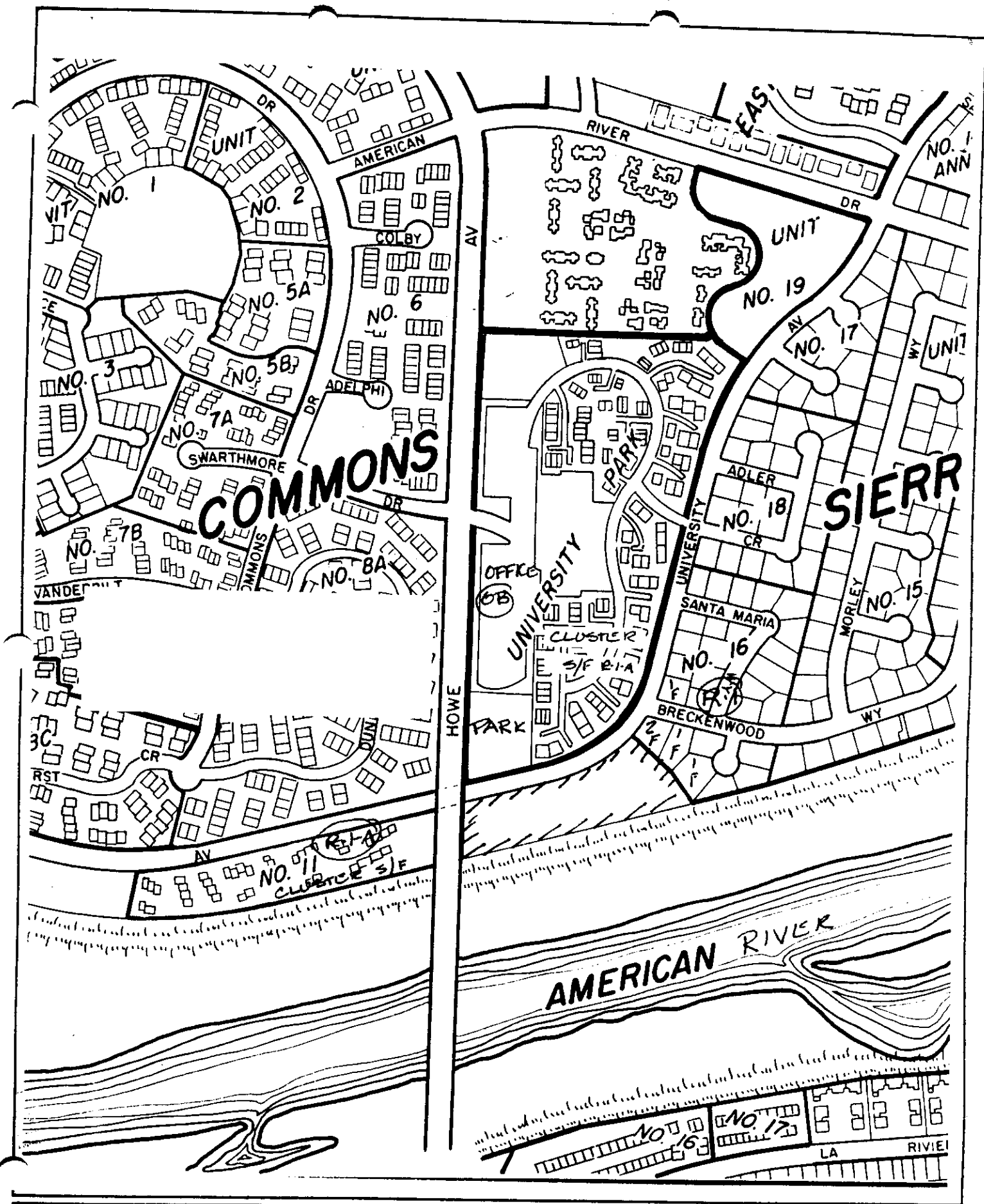
Conditions - Special Permit

1. Roofing material shall be medium shake wood or similar material. Horizontal wood siding shall be used on all elevations of the unit.
2. Rear yard setbacks along the river parkway shall be a minimum of 25 feet from the reference line.
3. The applicant shall comply with Section 24 of the Zoning Ordinance relating to the American River Parkway corridor.
4. Detailed landscaping and irrigation plans shall be submitted to the Planning Director for review and approval for the 25 foot setback along University Avenue. Plans shall indicate berming and lawn and tree elements consistent with the cluster housing north of University Avenue.

5. Fencing along University Avenue shall be of redwood or a material acceptable to the Planning Director. Gates shall be installed for access to the rear of lots 1 and 19. Plans shall be approved prior to issuance of building permits.
6. An even number of single story units (plan 1 and plan 2) shall be distributed throughout the site.
7. Applicant shall install a six foot high masonry wall adjacent to the duplex on parcel 01 (see exhibit A).
8. Lot 26 shall contain a one-story structure as per the original Special Permit for University Park Complex.

Findings of Fact

1. The project is based upon sound principles of land use in that:
 - a. two additional units will not adversely affect traffic, air quality or noise in the area;
 - b. the applicant is giving a 1.4+ acre park site to the City; and
 - c. elevations and floor plans are adequate and compatible with surrounding properties.
2. The project will not be detrimental to public health, safety or welfare or result in a nuisance to surrounding property in that:
 - a. the density is consistent with the zoning and the schematic plan;
 - b. landscaping treatment will be consistent with existing landscaping on University Avenue; and
 - c. the landscaped setback will be owned and maintained by a homeowners' association.
3. Granting the variance does not constitute a special privilege extended an individual applicant in that:
 - a. the site is irregular in shape; and
 - b. the American River Parkway requires an unusually large rear yard setback.
4. The request does not constitute a use variance in that residential uses are allowed in the R-1A zone.
5. The variance does not constitute a disservice to public welfare or to surrounding property in that there is 26 feet of backout space onto the private driveway.
6. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses by the 1974 General Plan and the proposed zero-lot-line units conform with the plan designation.

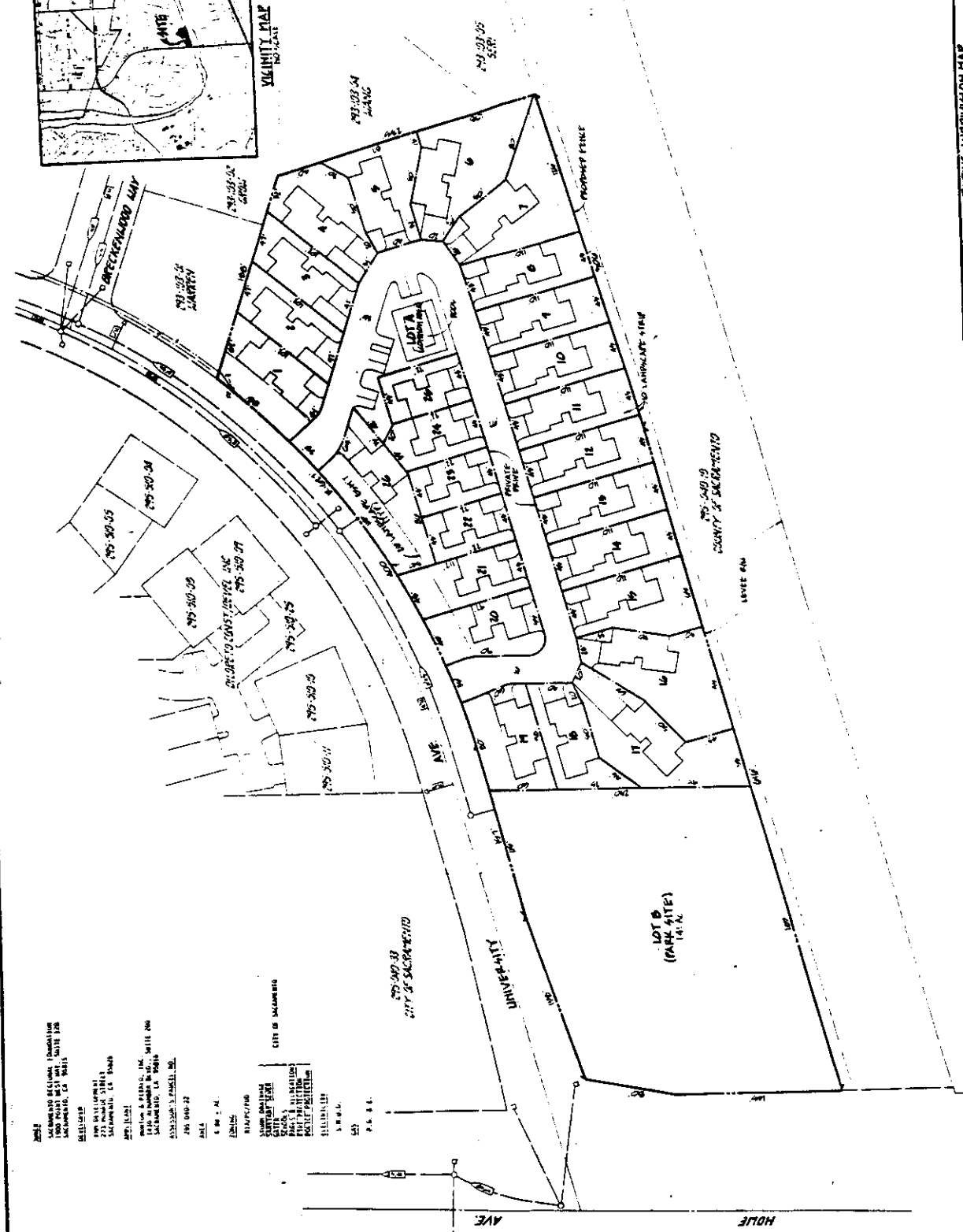
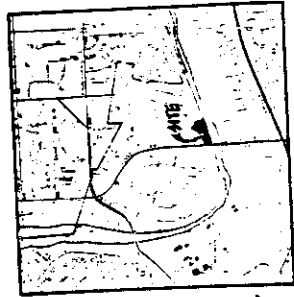


VICINITY - LAND USE - ZONING

P86-443

12-18-86

STW 11



MORTON & PITALO, INC.
 CIVIL ENGINEERING
 PLANNING SURVEYING
 225 MARKET STREET
 SACRAMENTO, CA 95811
 TEL: 555-1234
 FAX: 555-5678
 PROJECT NO. 12345
 DATE: 12-18-86



TITLED
 85 - 8 000
 LUTON & PITALO

TENTATIVE SUBDIVISION MAP
 UNIVERSITY
 ESTATES

MORTON & PITALO, INC.
 CIVIL ENGINEERING
 PLANNING SURVEYING

SHEET NO. 1
 OF 1

NO.	DESCRIPTION	REVISIONS

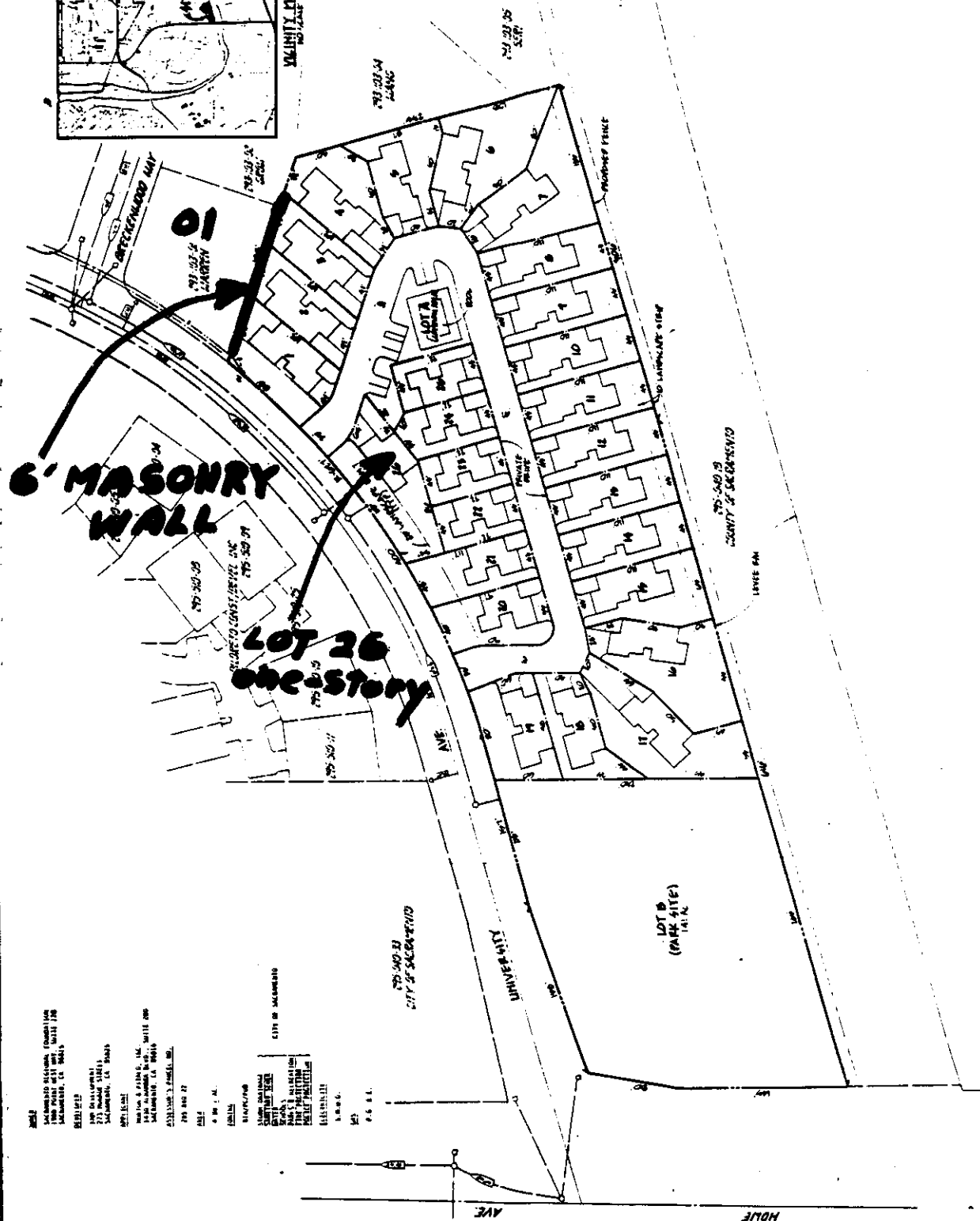
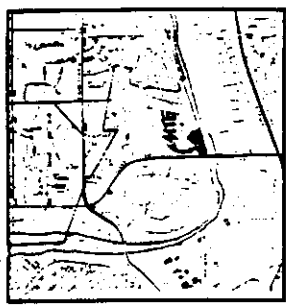
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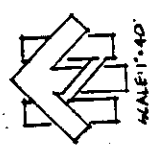
Sheet 11

EXHIBIT "A"

DATE: 12/15/80
 SHEET NO. 11
 PROJECT: UNIVERSITY ESTATES



SCALE: 1" = 40'
 PREPARED BY: MORTON & PITALO, INC.
 CHECKED BY: J. J. PITALO
 DATE: 12/15/80

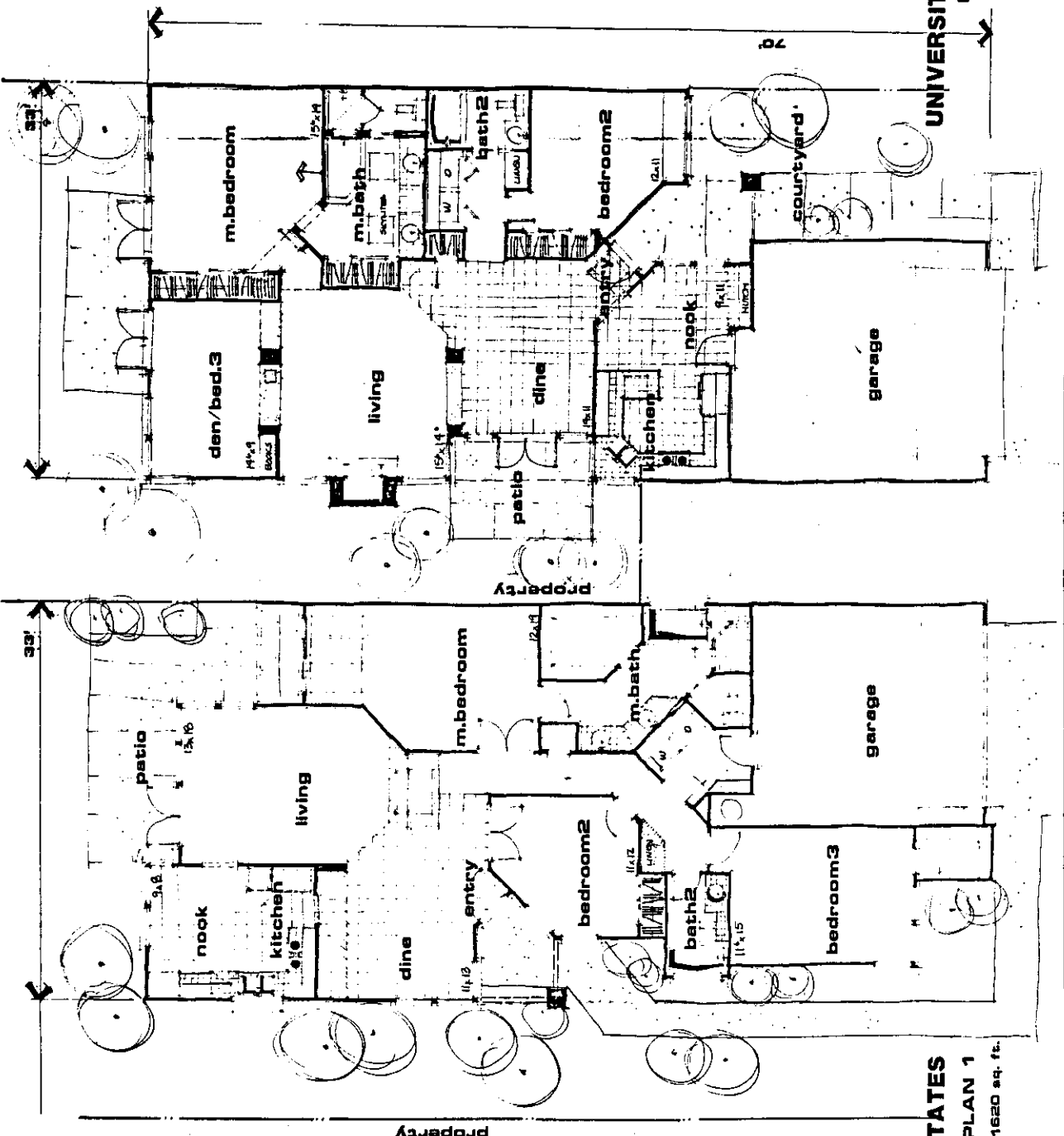


TENTATIVE SUBDIVISION MAP UNIVERSITY ESTATES	
MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING	REGISTERED MAIL
SCALE: HORIZONTAL: 1" = 40' VERTICAL: 1" = 10'	FIELD NO. 11 SHEET NO. 11 OF 11
DATE OF PLAN: 12/15/80 DRAWN BY: J. J. PITALO CHECKED BY: J. J. PITALO	PROJECT NO. 11
NO. 11 DESCRIPTION: UNIVERSITY ESTATES	FILE NO. 11

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12-18-80

Sheet 11



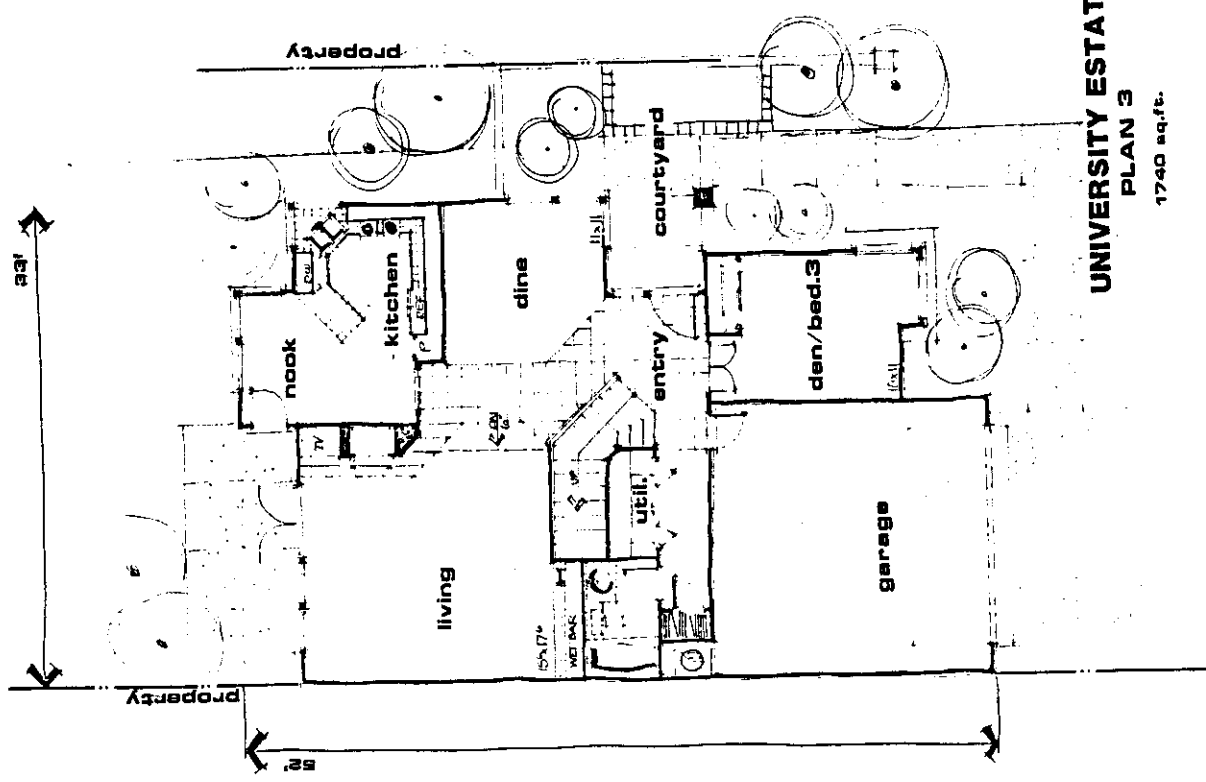
UNIVERSITY ESTATES
 PLAN 2
 1525 sq. ft.

UNIVERSITY ESTATES
 PLAN 1
 1620 sq. ft.

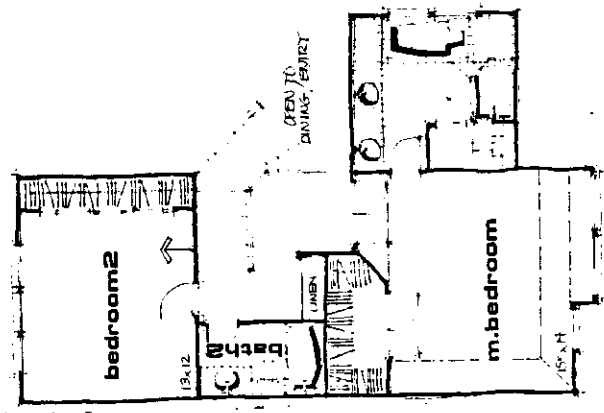
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12-18-86

Item 11



UNIVERSITY ESTATES
PLAN 3
 1740 sq.ft.



CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816				
OWNER	Sacramento Regional Foundation - 1900 Point West Dr, Ste 128, Sacto 95815				
PLANS BY	Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816				
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 - F. Variance to have driveways less than 20 feet deep
 - G. Subdivision Modification to create revise frontage lots (withdrawn)

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PROJECT INFORMATION:

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1968 West Arden Community
Plan Designation: East Ranch PUD Schematic Plan - single family, cluster, community recreation
Existing Zoning of Site: R-1A(PC)(PUD)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
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South: Vacant; ARP-F	Side(Int):	by	0'
East: Residential; R-1A(PC)	Side(St):	the	0'
West: Vacant; R-1A(PC)	Rear:	C.P.C.	25'

Parking Required: 26 spaces
Parking Provided: 52 spaces
Property Dimensions: Irregular
Property Area: 4.9+ acres
Density of Development: 7.4 d.u. per acre net
Topography: Flat
Street Improvements: To be provided

Utilities:		To be provided	
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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 3, 1986, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval fo the tentative map subject to conditions.

BACKGROUND INFORMATION: The subject site is a portion of the East Ranch PUD which was approved for a mixture of residential and office uses (P-7892). The project was opposed during the hearing process by residents of the area. The Conditional Negative Declaration was appealed. The Council subsequently denied the appeal and approved the project in November of 1977. In 1978, the applicant submitted a revised project involving a 32+ acre portion of East Ranch PUD which had been approved for 512 apartment units (P-8312). The revision, known as University Park, was intended to address neighborhood concerns expressed during the original hearings regarding traffic, air quality and noise. The negative declaration on the revised project was appealed. The City Council directed the Planning Commission to again address traffic, air quality and noise mitigation measures in the environmental determination. The revised plan was finally approved on February 13, 1979 for 163 residential units and 100,000 square feet of office space. On February 8, 1980, 139 condominium units and a two-story office building were approved on the north side of University Avenue (P-8862). The subject site is the remaining residential piece within the PUD and is located south of University Avenue.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

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Lot 26 is irregularly shaped with a great deal of wasted space. Staff recommends that the rear portion of lot 26 be added to lot 22. This will expand the outdoor area of lot 22 and make lot 26 more regular in shape.

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C. Variance

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As the project is proposed, a subdivision modification is necessary to create reverse frontage residential lots which front onto University Avenue and the private street. Staff's recommended redesign, placing the landscaped setback in the ownership of the homeowners' association makes the subdivision modification unnecessary. Staff recommends that the request be withdrawn.

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The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon 0.2912 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends that the Commission:

- A. Ratify the negative declaration;
- B. Recommend approval of the schematic plan amendment to add two units to the University Park PUD;
- C. Recommend approval of the tentative map, subject to conditions which follow;
- D. Approve the special permit, subject to conditions and based upon findings of fact which follow;
- E. Approve the amendment of conditions of approval of special permit P-8312 to add two units, based upon findings of fact which follow; and
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5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
6. Meet all County Sanitation District requirements;
7. A homeowners' association with CC and R's shall be developed which will provide for private maintenance of roads, sewer, and water drainage, parking and landscaping to the satisfaction of the City Engineer;
8. The private street shall be a uniform width;
9. Private street section improvement plans shall be reviewed and approved by the Public Works Director;
10. Indicate levee reference line on final map;
11. Redesign the map to make the 25 foot landscaped setback part of Lot A to be owned and maintained by the homeowners' association;
12. Dedicate the private road as a public utility easement and adequate space back of curb for public utilities;
13. Indicate easement across Lot A for lots 1 and 19 to gain access to the rear yard;
14. redesign the map to extend the rear of lot 22 to the 25 foot setback (Lot A);

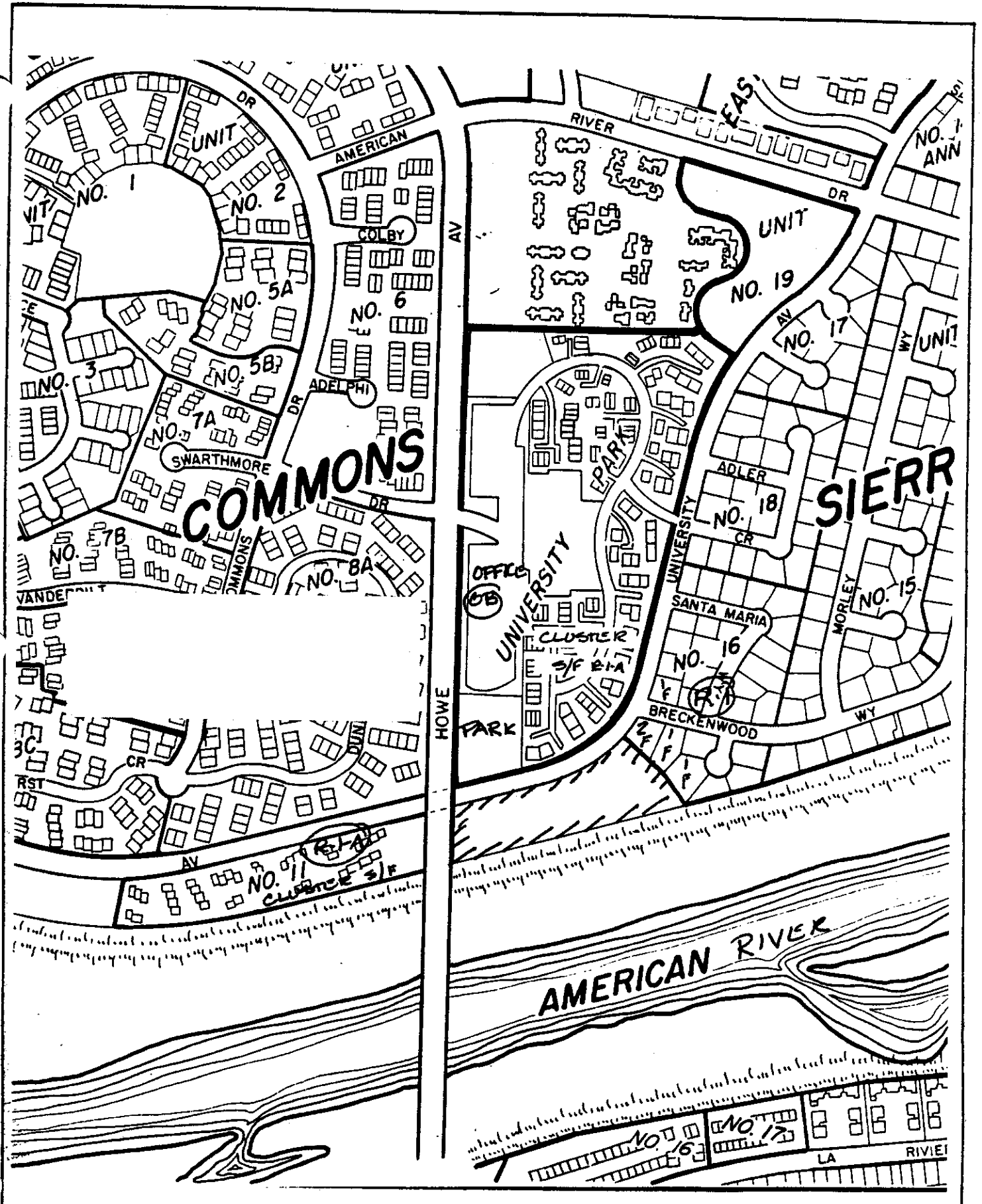
Conditions - Special Permit

1. Roofing material shall be medium shake wood or similar material. Horizontal wood siding shall be used on all elevations of the unit.
2. Rear yard setbacks along the river parkway shall be a minimum of 25 feet from the reference line.
3. The applicant shall comply with Section 24 of the Zoning Ordinance relating to the American River Parkway corridor.
4. Detailed landscaping and irrigation plans shall be submitted to the Planning Director for review and approval for the 25 foot setback along University Avenue. Plans shall indicate berming and lawn and tree elements consistent with the cluster housing north of University Avenue.

5. Fencing along University Avenue shall be of redwood or a material acceptable to the Planning Director. Gates shall be installed for access to the rear of lots 1 and 19. Plans shall be papproved prior to issuance of building permits.
6. An even number of single story units (plan 1 and plan 2) shall be distributed throughout the site.

Findings of Fact

1. The project is based upon sound principles of land use in that:
 - a. two additional units will not adversely affect traffic, air quality or noise in the area;
 - b. the applicant is giving a 1.4⁺ acre park site to the City; and
 - c. elevations and floor plans are adequate and compatible with surrounding properties.
2. The project will not be detrimental to public health, safety or welfare or result in a nuisance to surrounding property in that:
 - a. the density is consistent with the zoning and the schematic plan;
 - b. landscaping treatment will be consistent with existing landscaping on University Avenue; and
 - c. the landscaped setback will be owned and maintained by a homeowners' association.
3. Granting the variance does not constitute a special privilege extended an individual applicant in that:
 - a. the site is irregular in shape; and
 - b. the American River Parkway requires an unusually large rear yard setback.
4. The request does not constitute a use variance in that residential uses are allowed in the R-1A zone.
5. The variance does not constitute a disservice to public welfare or to surrounding property in that there is 26 feet of backout space onto the private driveway.
6. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses by the 1974 General Plan and the proposed zero-lot-line units conform with the plan designation.

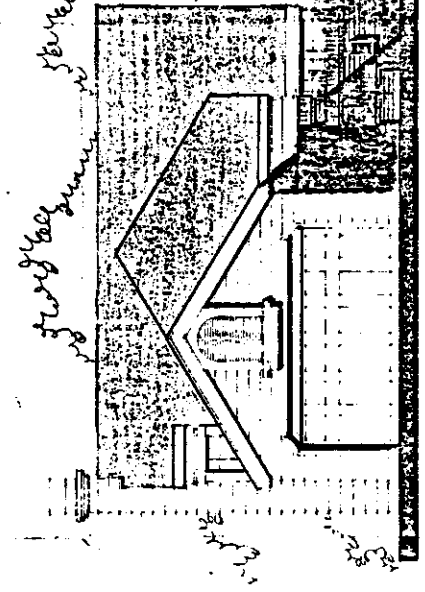
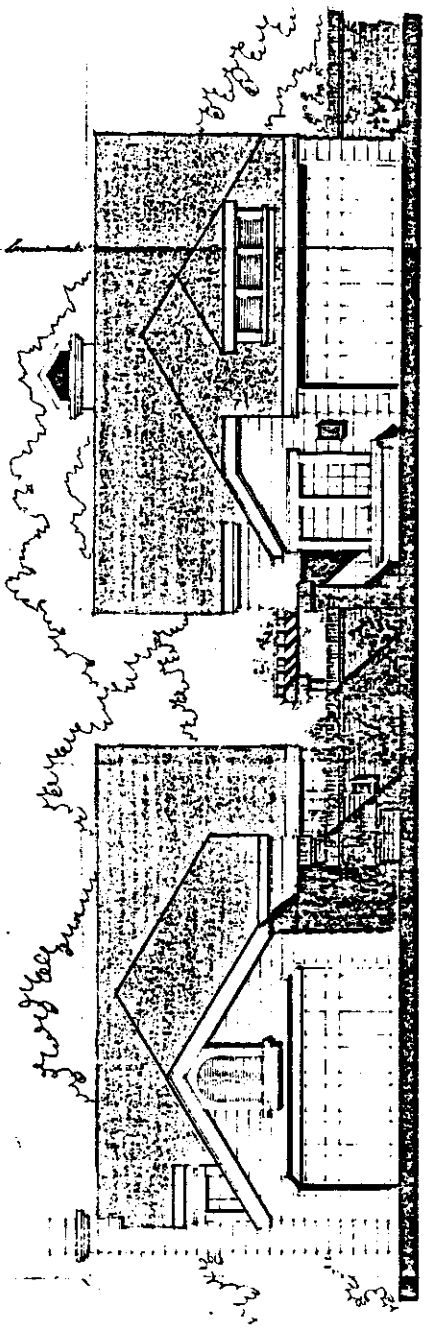
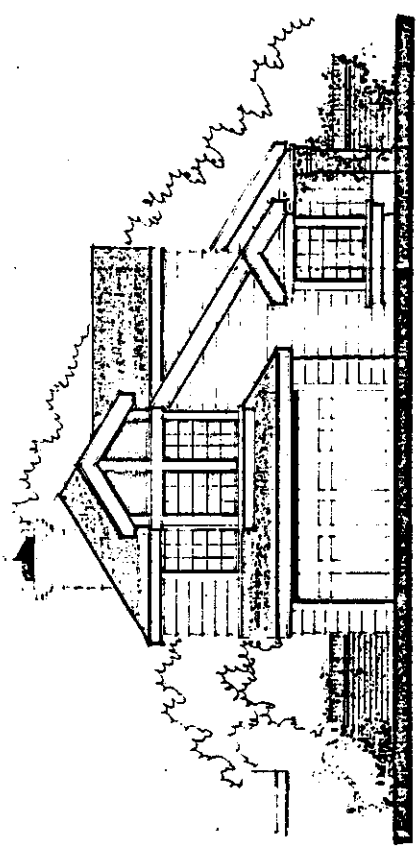


VICINITY - LAND USE - ZONING

986-443

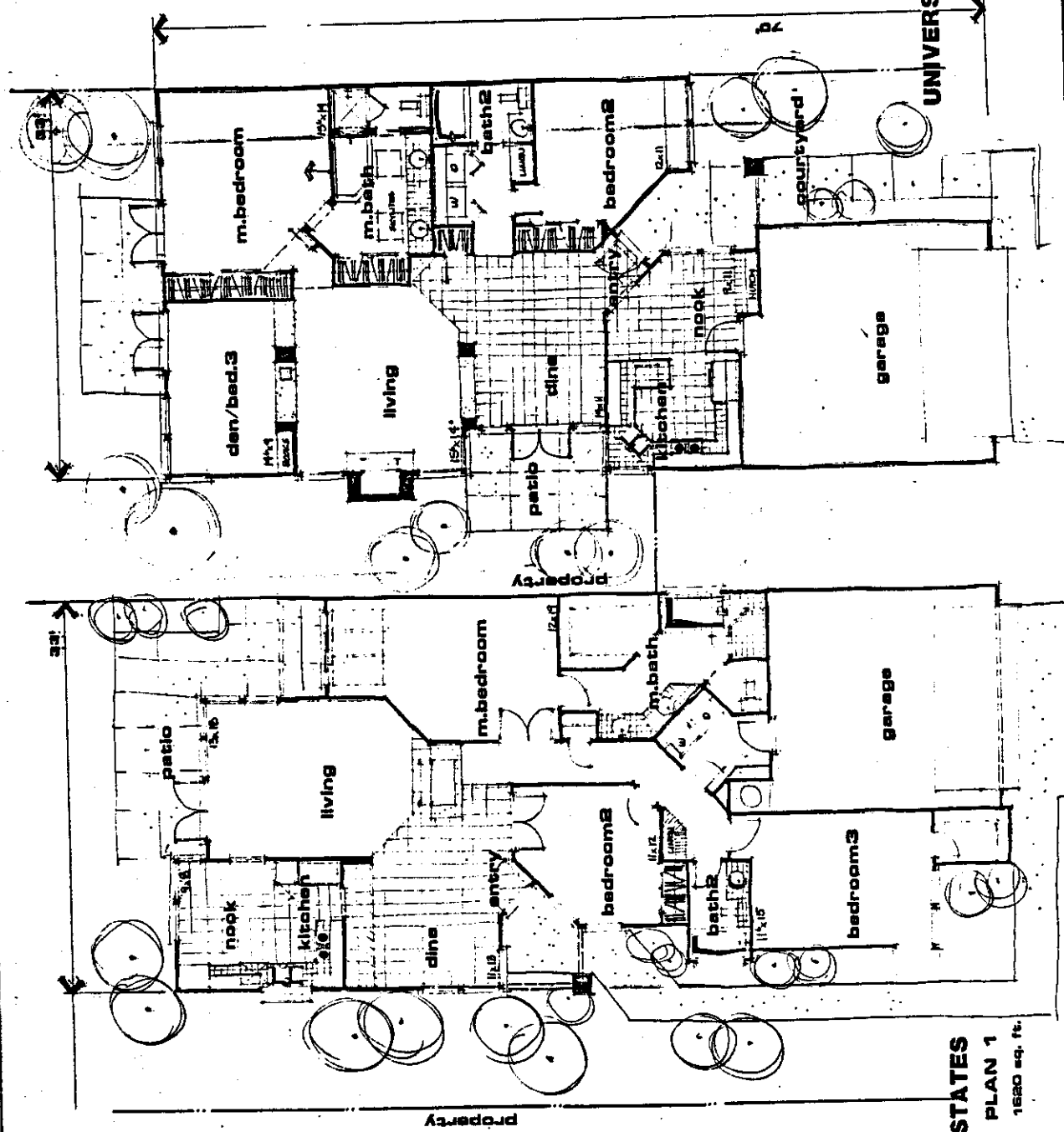
12-18-86

Item 11



**UNIVERSITY ESTATES
CHARACTER ELEVATION**

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UNIVERSITY



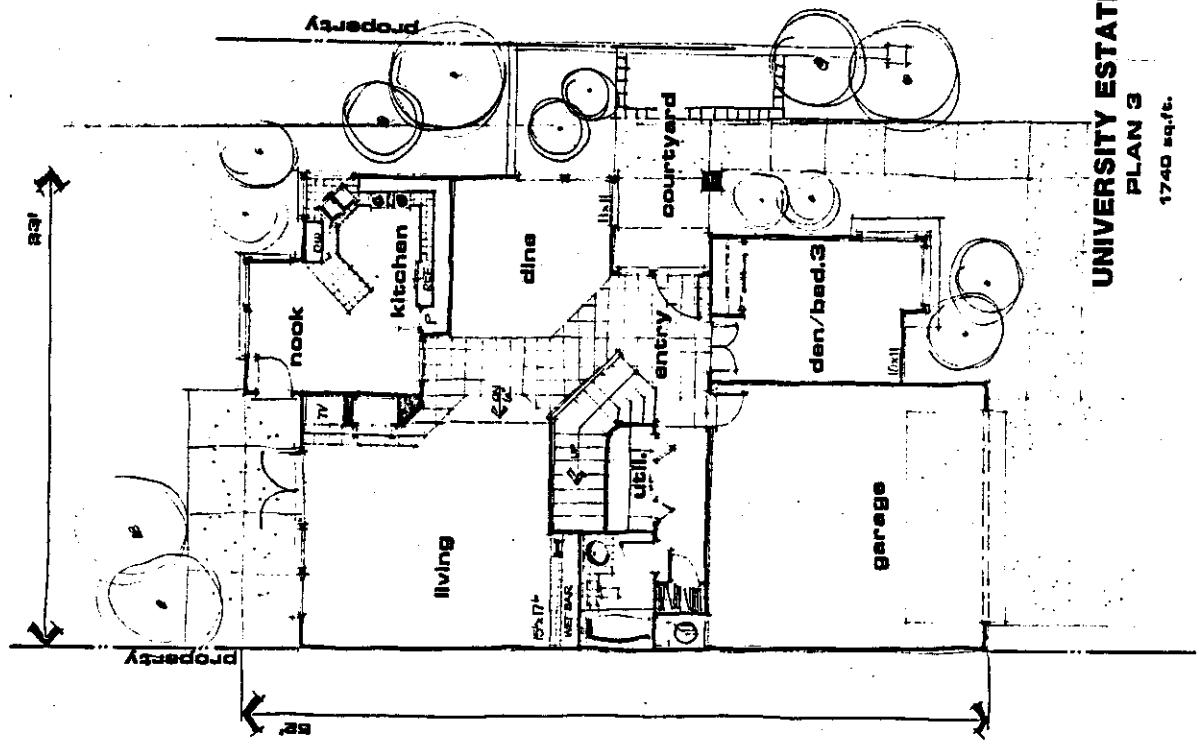
UNIVERSITY ESTATES
 PLAN 2
 1525 sq. ft.

UNIVERSITY ESTATES
 PLAN 1
 1525 sq. ft.

P86-443

12-18-86

Item 11



UNIVERSITY ESTATES
 PLAN 3
 1740 sq. ft.

