



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

December 16, 1992

SPECIAL PERMIT MODIFICATION
(P92-319)

APPLICATION: Planning Director's Modification of a Special Permit to modify the approved elevations for seven single family residences on 1.7± acres in the Single Family Alternative (R-1A) zone.

LOCATION: 64th Street, Sabo Drive and Stoner Drive

SUMMARY: The applicant is requesting a special permit modification for the construction of eight single family units in the Keri Lynn Estates subdivision. The original approval contained two story units. The applicant is requesting a modification of the special permit to allow single story units.

BACKGROUND INFORMATION: On May 10, 1988, the City Council approved the tentative map (Keri Lynn Estates) and rezone from R-1 to R-1A for the subject site. The proposal also included special permit approval by the Planning Commission. On August 18, 1990, the City Council approved a time extension for the tentative map. The map has been recorded, and the applicant is ready to obtain Building Permits.

APPLICANT'S PROPOSAL: The applicant is requesting a modification of the special permit to allow single story units for the subdivision rather than the approved two story units. Staff has no objection to the applicant's request. The proposed square footage of the units are 1,210 and 1,225 square feet. The exterior materials consist of horizontal wood siding and a composition shingle roof. There are three different front elevations proposed.

APPLICATION NO. P92-319

STAFF ANALYSIS: Staff has no objection to the applicant's proposal. The City Council, on the tentative map time extension, required Design Review staff approval of the development prior to the issuance of Building Permits. Design Review has reviewed and approved the elevations for the subdivision. The setbacks should be as submitted on the revised plans. The front setback for Lots 1, 2, 3, and 4 shall be a minimum of 20 feet. The rear setback shall be no less than 12 feet. The front setback for Lots 6, 7, and 8 should be a minimum of 25 feet. Several of the lots exceed the 40 percent lot coverage. The applicant should either apply for a Planning Director's Variance to exceed the lot coverage or reduce the lot coverage to less than 40 percent.

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit Modification to modify the approved elevations for the Keri Lynn Estates subdivision subject to conditions and based upon findings of fact which follow.

Conditions

1. The elevations shall be as per the plans approved by Design Review staff.
2. The front setback for Lots 1, 2, 3, and 4 shall be a minimum 20 feet, with a rear setback a minimum of 12 feet.
3. The front setback for Lots 6, 7, and 8 shall be a minimum of 25 feet.
4. The applicant shall apply for a Planning Director's Variance for those lots which exceed the 40 percent lot coverage or reduce the lot coverage to meet the Zoning Ordinance requirements.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the modifications to the elevations of the single family residences are compatible with the surrounding residential developments.
2. The project, as conditioned, will not be detrimental to the public welfare in that adequate open space and parking is provided.
3. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na).

Report Prepared By:

Cindy Gnos
Cindy Gnos, Associate Planner

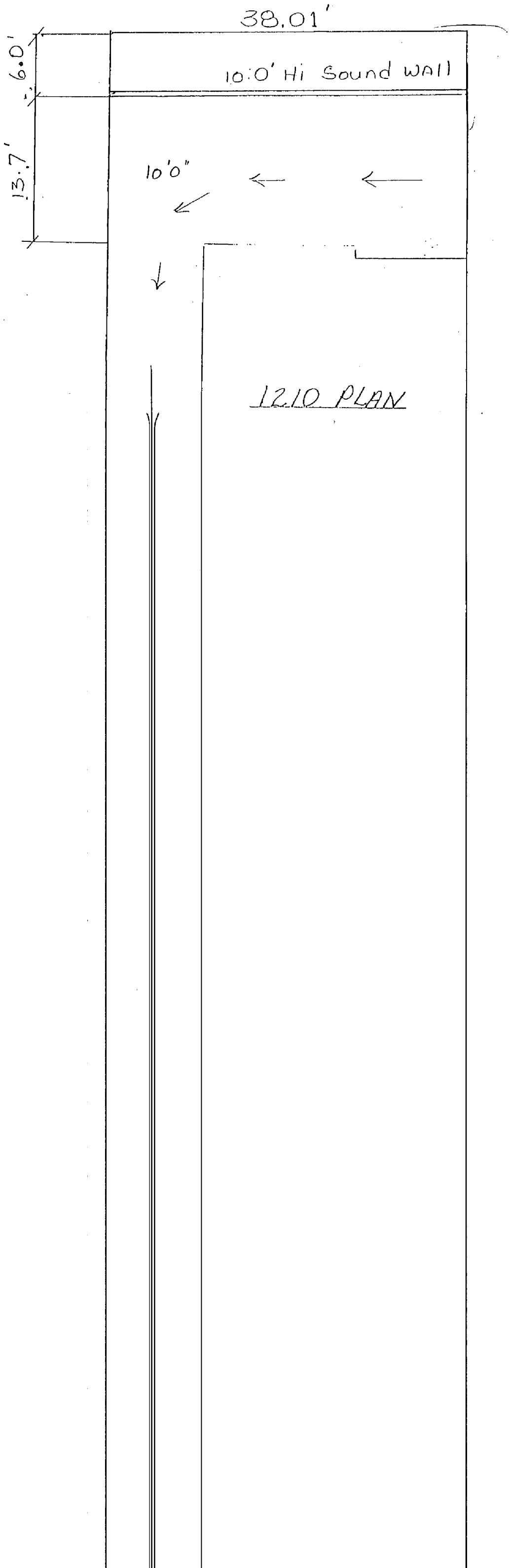
12-16-92
Date

Recommendation Approved By:

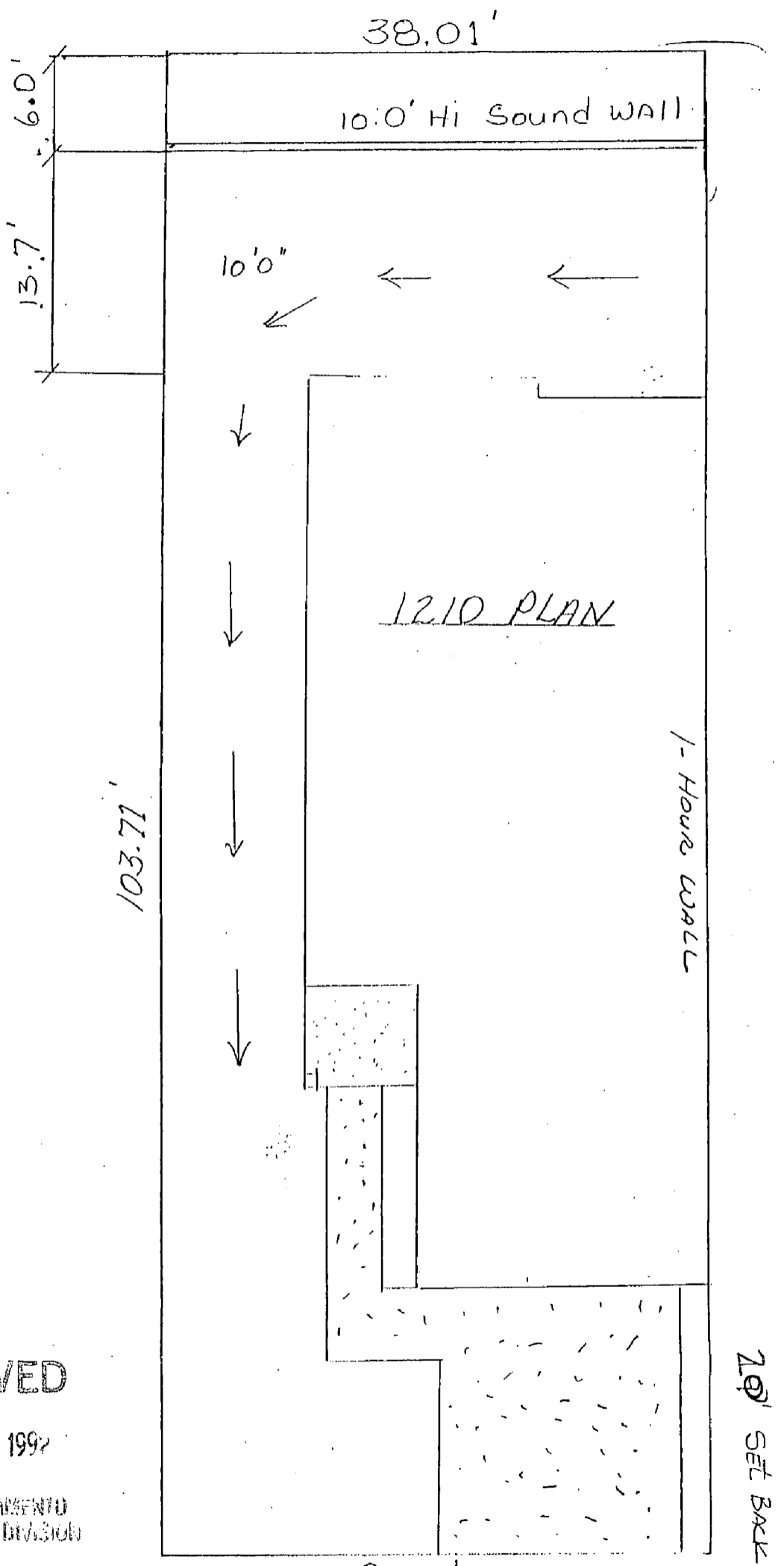
Gary Stonehouse
Gary Stonehouse, Planning Director

12-18-92
Date

KERI LYNN ESTATES PHASE I
ENVISION BLDGS 488-8455
1210 PLAN



KERI LYNN ESTATES PHASE I
ENVISION BLDGS 488-8455
1210 PLAN



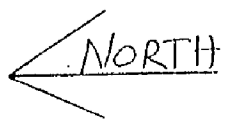
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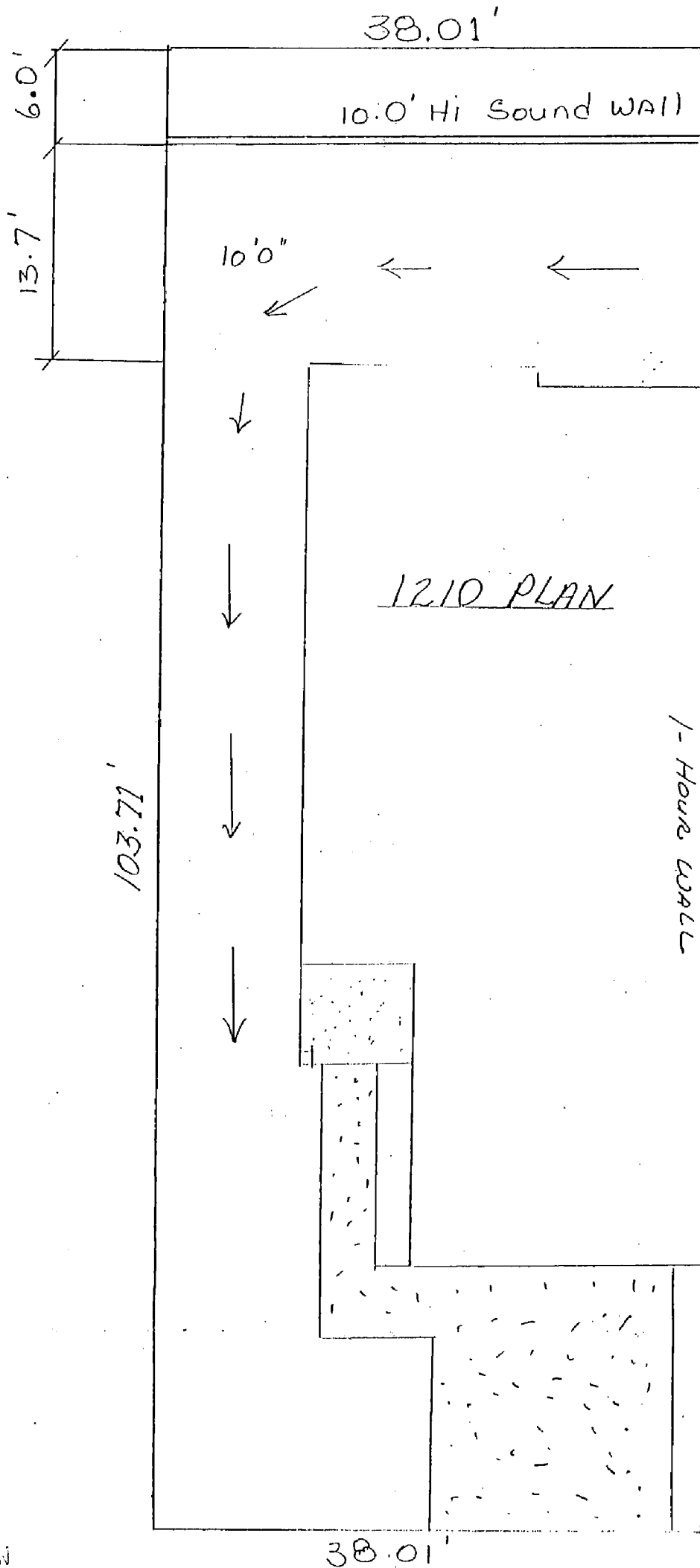
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STONER DR.



Plot PLAN
lot #1

KERI LYNN ESTATES PHASE I
ENVISION BLDGS 488-8455
1210 PLAN



10' SET BACK LINE

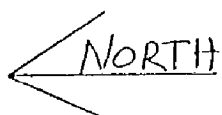
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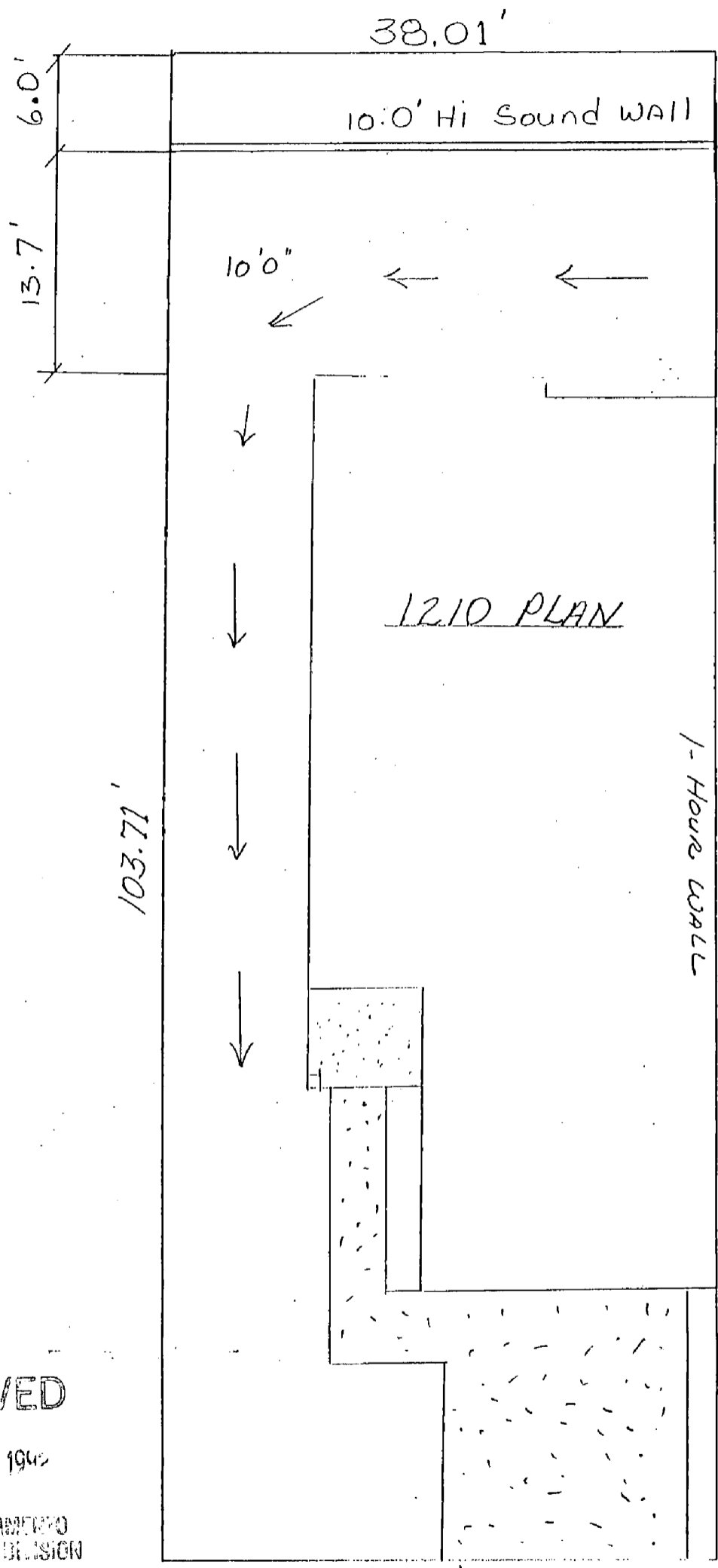
STONER DR.



Plot PLAN

1" = 10' Lot # 102

KERI LYNN ESTATES PHASE I
ENVISION BLDGS 488-8455
1210 PLAN



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CITY PLANNING DEVISION

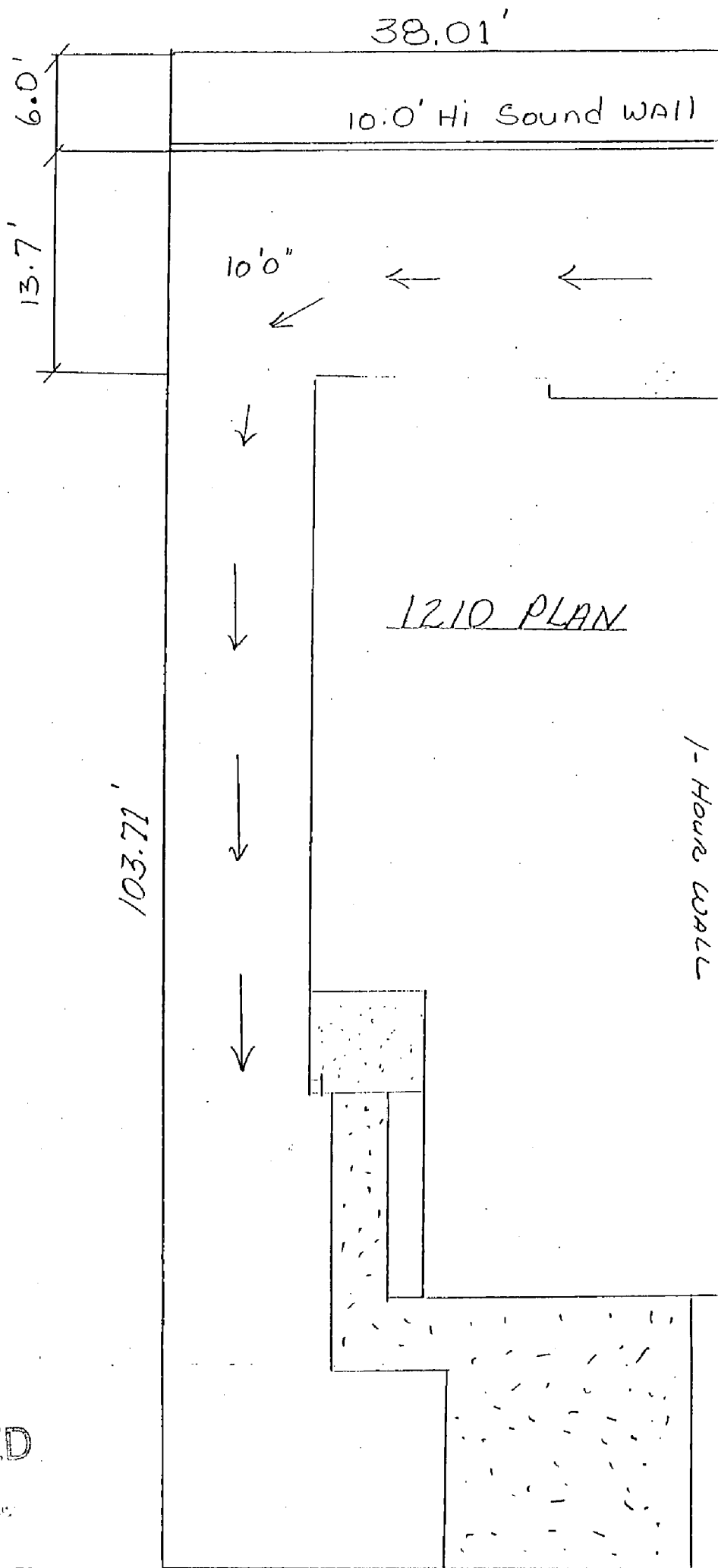
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STONER DR.

← NORTH

Plot PLAN
lot #3

KERI LYNN ESTATES PHASE I
ENVISION BLDGS 488-8455
1210 PLAN

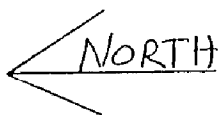


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Plot PLAN

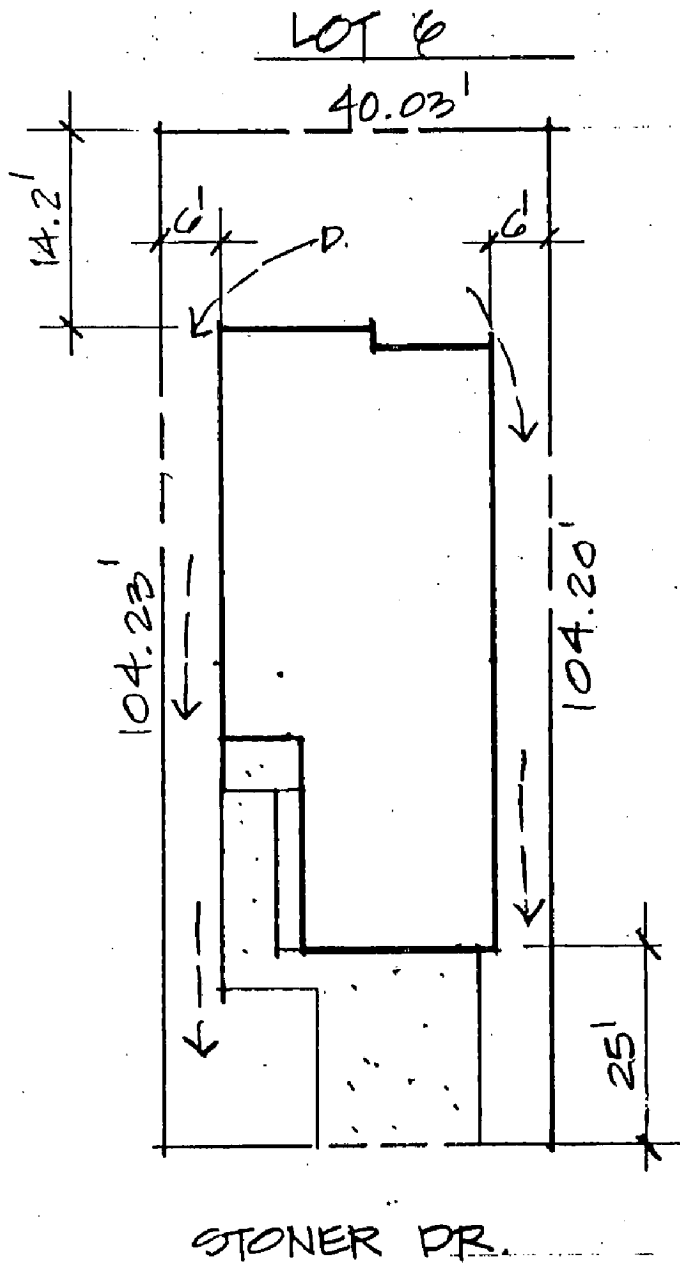
1" = 10'
Lot #4

JEFFREY GLORIOSO

417 CROW CANYON
FOLSOM, CA 95630
(916) 988-0464

1225 PLAN - ENVISION BLDG'S
KERI LYNN EST. SACTO.

9/29/91



PLOT PLAN
1"=20'



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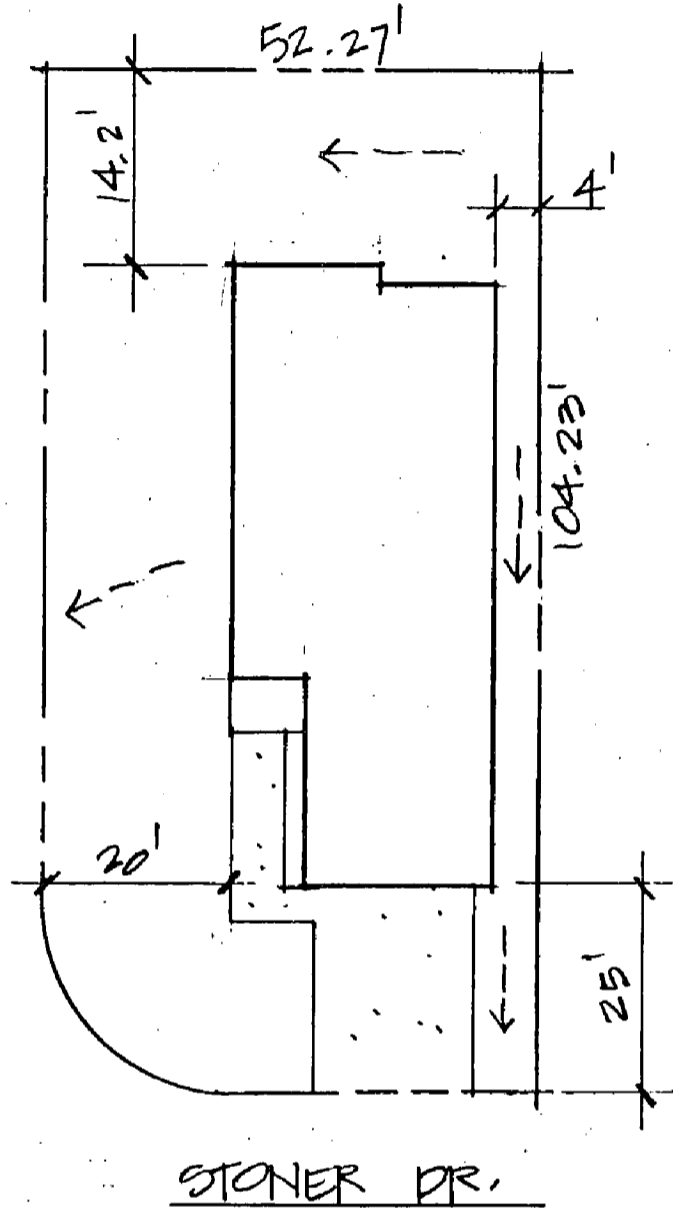
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JEFFREY GLORIOSO

1225 PLAN - ENVISION BLDGS
KERI LYNN EST. SACTO.
4/29/91

LOT 7

417 CROW CANYON
FOLSOM, CA 95630
(916) 988-0464



PLOT PLAN

1"=20'



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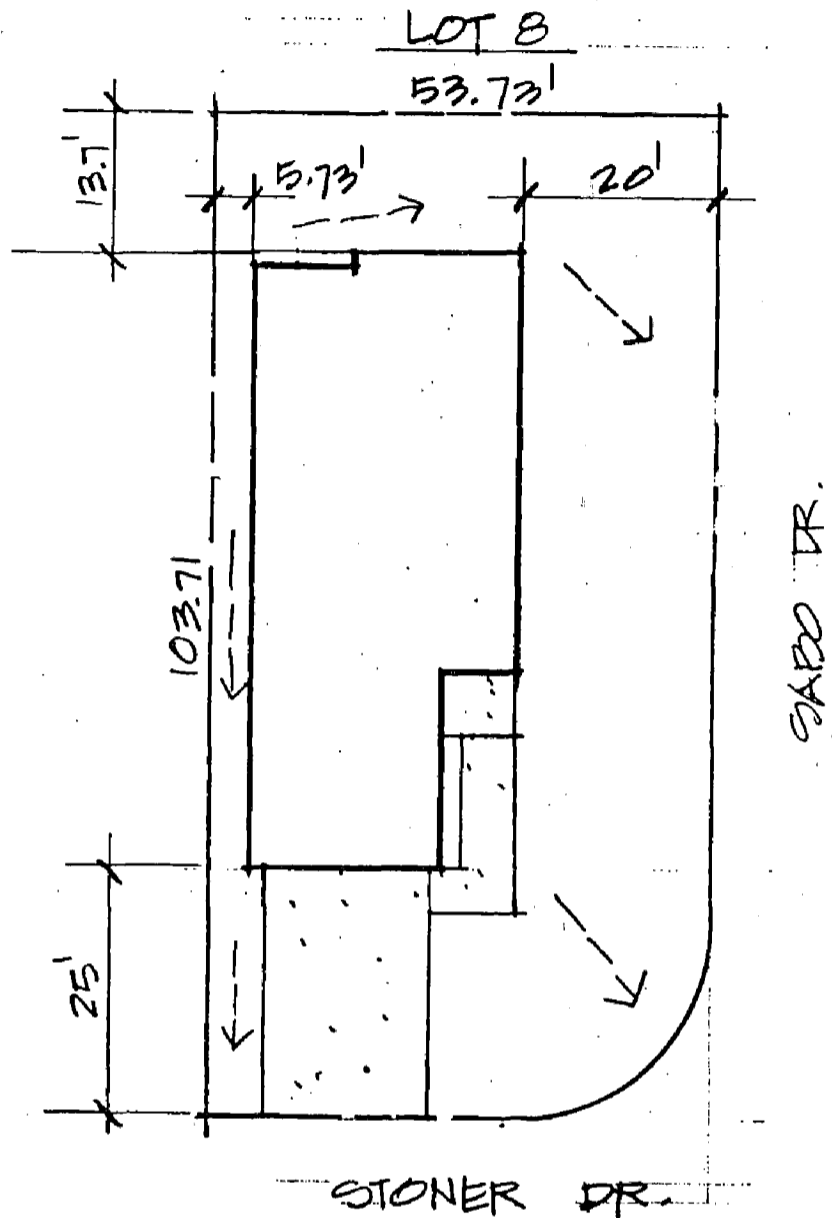
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JEFFREY GLORIOSO

417 CROW CANYON
FOLSOM, CA 95630
(916) 988-0464

1225 PLAN - ENVISION BLDR'S
KERI LYNN EST - SACTO
4/29/91



PLOT PLAN

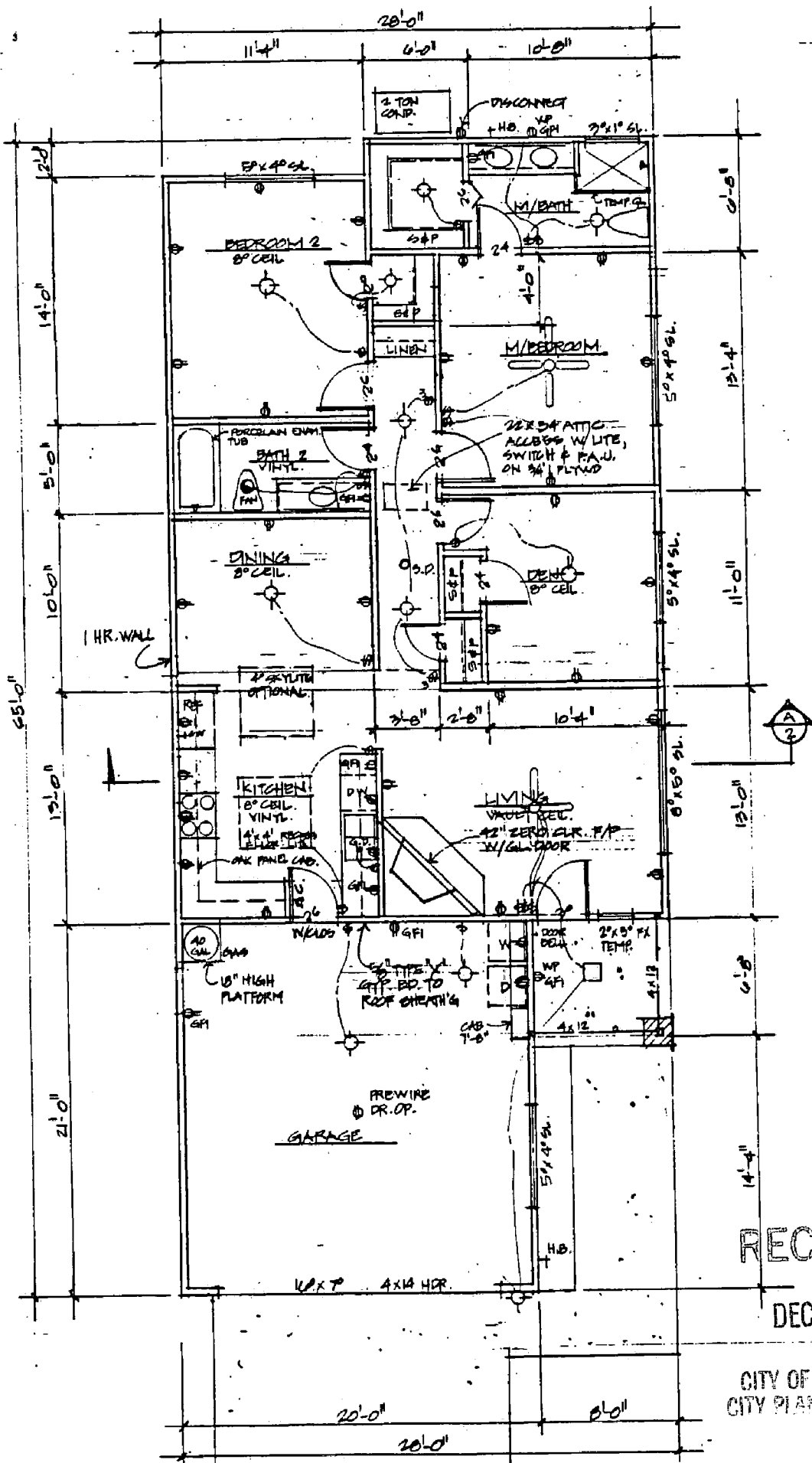
1" = 20'



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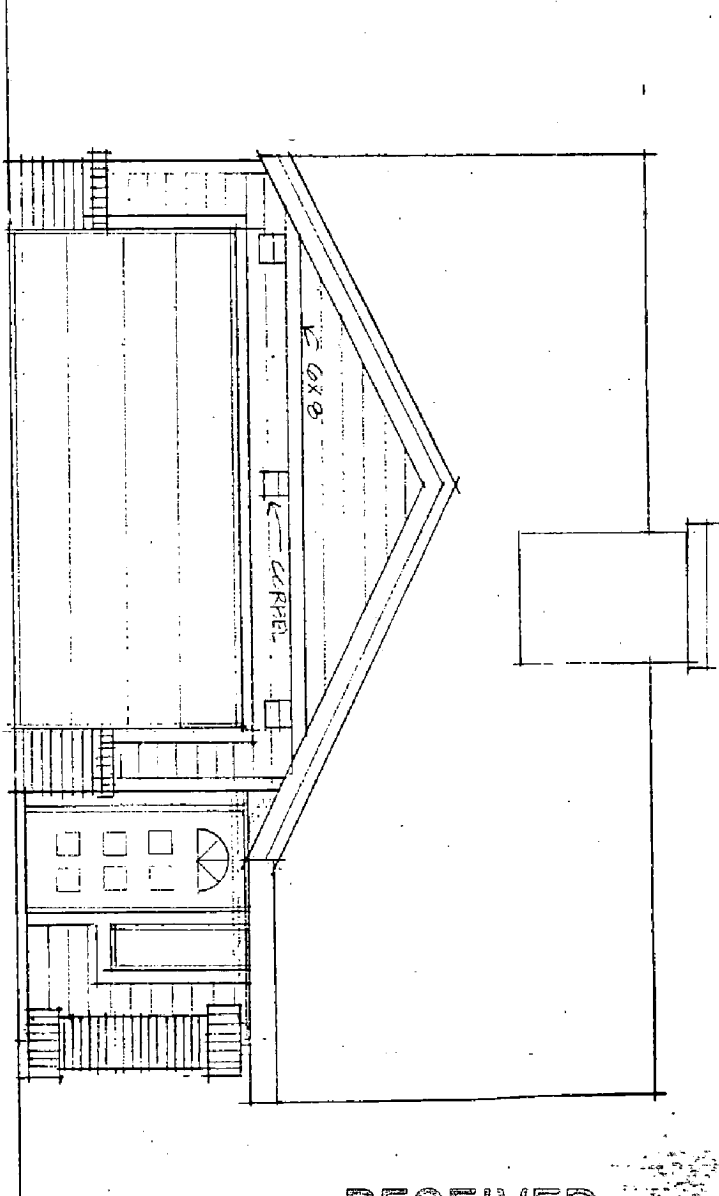
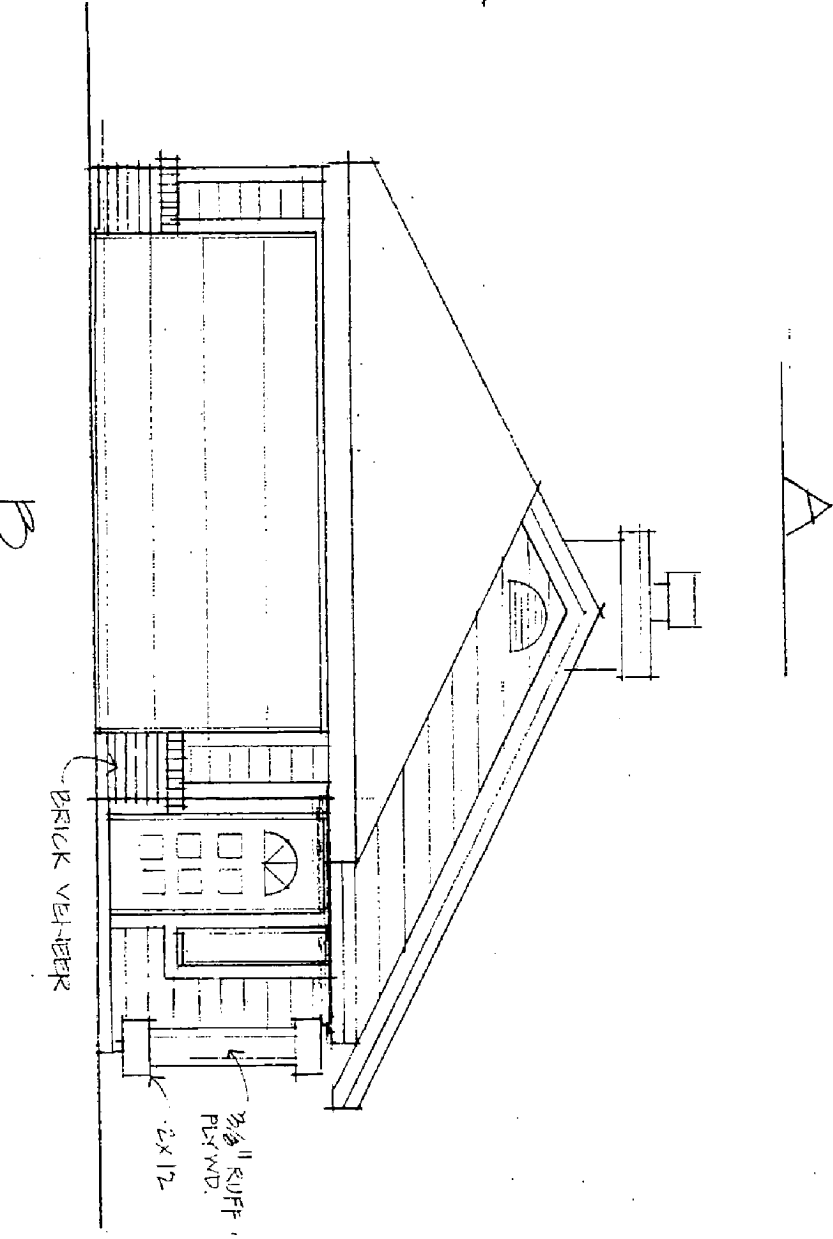
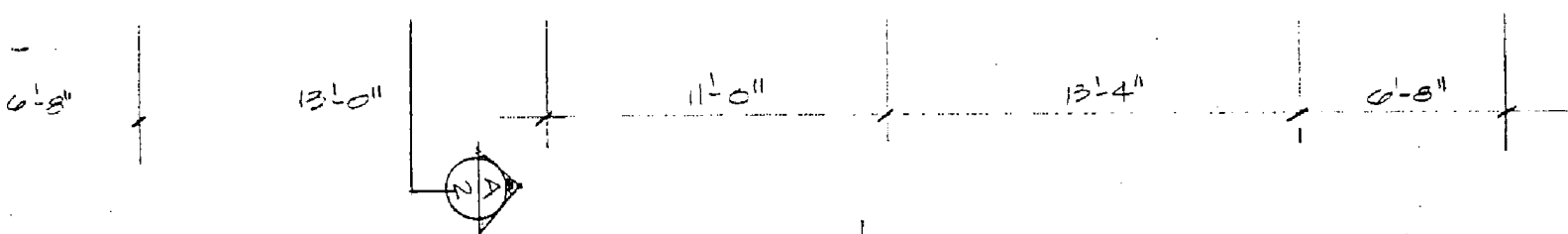
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FLOOR PLAN

1210 SQ. FT.

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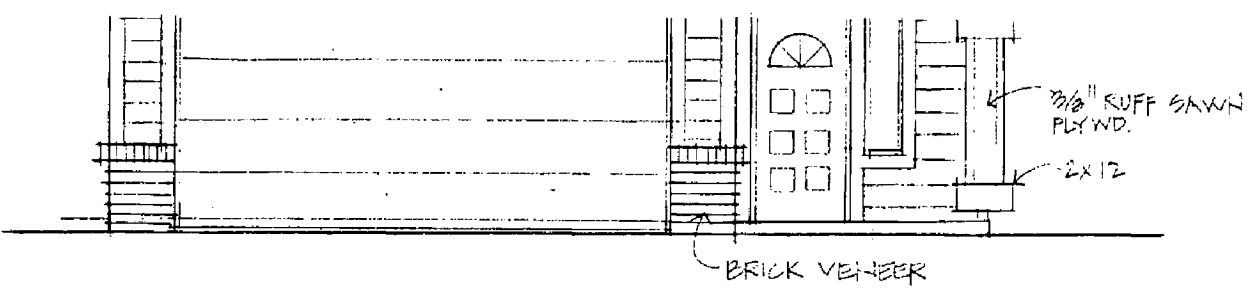


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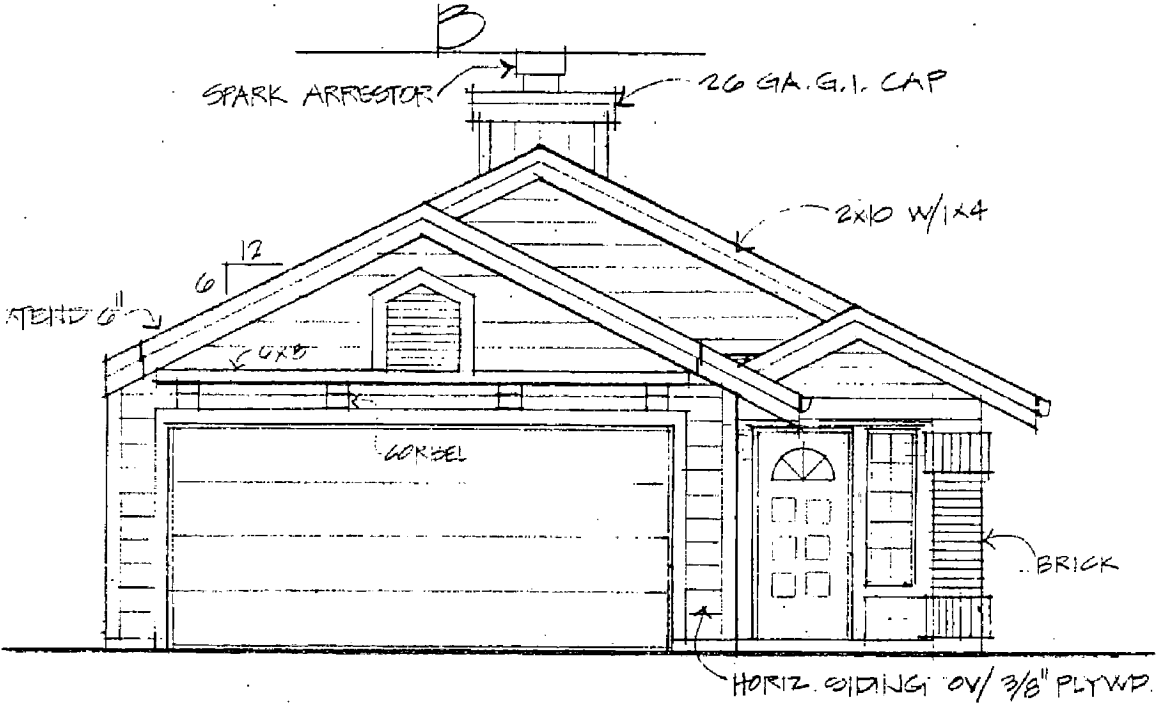
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103.71'



ZERO - 7
LOT LINE

FRONT ELEVATION - C



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