

CITY PLANNING COMMISSION

927 - 10th Street

- SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 "J" Tribute Road, Sacramento, CA 95815				
OWNER	Feature Homes, Inc., 2500 Vallejo Street, Santa Rosa, CA 95405				
PLANS BY	Morton & Pitalo, Inc., 1767 "J" Tribute Road, Sacramento, CA 95815				
FILING DATE	2-14-82	50 DAY CPC ACTION DATE		REPORT BY:	
NEGATIVE DEC.	3-1-82	EIR		ASSESSOR'S PCL. NO.	117-630-01,16,17,26,43,44,

52

- APPLICATION:
1. Negative Declaration
 2. Rezone from Single Family (R-1) to Townhouse (R-1A)
 3. Tentative Map
 4. Special Permit to develop 14 halfplex units
 5. Subdivision Modification to waive water and sewer services

LOCATION: Various corner lots on Narrow Gauge Way, Arroyo Vista Drive and Iron Horse Way (Valley Hi Community area)

PROPOSAL: The applicant is requesting the necessary entitlements to develop 14 halfplex units on seven corner lots in Valley Hi Unit #13 Subdivision.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1968 Valley Hi Community Plan Designation: Low Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant Lot

Surrounding Land Use and Zoning:

North: Vacant Lot and Single Family; R-1
South: Vacant Lots; R-1
East: Vacant Lots; R-1
West: Vacant Lots and Single Family; R-1

Parking Required: 14 spaces
Parking Provided: 21 spaces
Ratio Required: 1:1
Ratio Provided: 1:1.5
Property Dimensions: Irregular
Property Area: 1.21 acres
Building Coverage: 40 percent
Square Footage of Building: Unit A-877
Unit B-697
Topography: Flat
Street Improvements: Existing
Utilities: To be provided
School District: Elk Grove Unified School District

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: At the February 24, 1982 meeting the Subdivision Review Committee, by a vote of eight ayes and one abstention, recommended approval of the tentative map and subdivision modification to waive sewer and water services.

APPLC. NO. P-82-027

MEETING DATE March 11, 1982

CPC ITEM NO. 8

002742

000742

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. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and the proposed parcels. These services must be paid for and installed at the time of obtaining building permits.
2. 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 filing the final map.
3. Pay off any existing assessments that may be on the property.

Informational Item: The tentative map should be titled "Resubdivision of Valley Hi Unit #13," with specific lots called out.

STAFF EVALUATION: Staff has the following comments regarding these proposals:

1. The applicant is proposing to develop 14 halfplex units on various corner lots (see Exhibit "A") in the tentatively approved subdivision known as "Valley Hi Unit #13." Staff does not oppose the proposed halfplex use as the halfplexes will be located on corner lots only. Corner lots can be developed with duplex units. The proposed halfplex does not represent a more intense land use than currently permitted in the R-1 zone. The halfplexes provide an alternate housing type and different ownership arrangement.
2. The Planning and Community Services Departments have determined that 0.018 acres of land are required for parkland dedication purposes and that fees are to be charged in-lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be submitted and dated within 90 days prior to filing the final map with the City Council. The required fees shall be used to develop parks in the surrounding area.
3. The proposed halfplexes submitted by the applicant indicate only one floor plan and three similar elevations. The applicant has indicated that the elevations will be constructed out of stucco and wood siding. In order to eliminate a monotonous design, staff feels that the applicant should submit two or three different elevations. The elevations should be different in exterior design and style of roof line so that the three corner lots on the north and four corner lots on the south (see Exhibit "A") will have variation in design and style.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Negative Declaration;

- 2. Approval of the Rezoning from R-1 to R-1A;
- 3. Approval of the Tentative Map to create 14 halfplex lots subject to the conditions listed below;
- 4. Approval of the Special Permit to allow 14 halfplex units subject to the conditions and based on Findings of Fact which follow;
- 5. Approval of the Subdivision Modification to waive water and sewer services.

Conditions - Tentative Map

*brick + stucco
lighting fixtures
shake roofs on homes on
lots 61 +
103
adjacent to
existing homes*

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

- a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and the proposed halfplex lots. These services must be paid for and installed at the time of obtaining building permits;
- b. 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 filing the final map;
- c. Pay off any existing assessments that may be on the property.

Conditions - Special Permit










- a. The applicant shall submit two or three different elevations so that all units will not appear monotonous with the same designs on four corner lots at the south end and three corner lots at the north end (see Exhibit "A"). The staff shall review and approve these plans prior to issuance of building permits;
- b. The applicant shall utilize earth-tone colors on the exterior elevations and different materials for each halfplex unit - brick, stucco and wood siding.

see 103 of 61 + 103
Findings of Fact - Special Permit

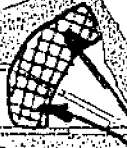
- a. The project, as conditioned, is based on sound principles of land use in that the proposed halfplex units are compatible with the surrounding single-family dwellings;
- b. The project, as conditioned, will not be detrimental to the public health, safety, or welfare or be injurious to the surrounding properties in that:
 - 1) the proposal will not significantly alter the characteristics of the area;
 - 2) the proposed project has adequate setback requirements;

- c. The project, as conditioned, is consistent with the 1974 General Plan which encourages a variety of housing types;
- d. The project, as conditioned, is consistent with the 1968 Valley Hi Community Plan which designates the site for residential uses.

VALLEY COMMUNITY PLAN

-  LIGHT DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  OFFICE BUILDINGS
-  SHOPPING - COMMERCIAL
-  HIGHWAY COMMERCIAL
-  INDUSTRIAL
-  PARKS OR OPEN SPACE
-  SCHOOLS
-  FIRE STATIONS

SUBJECT SITE



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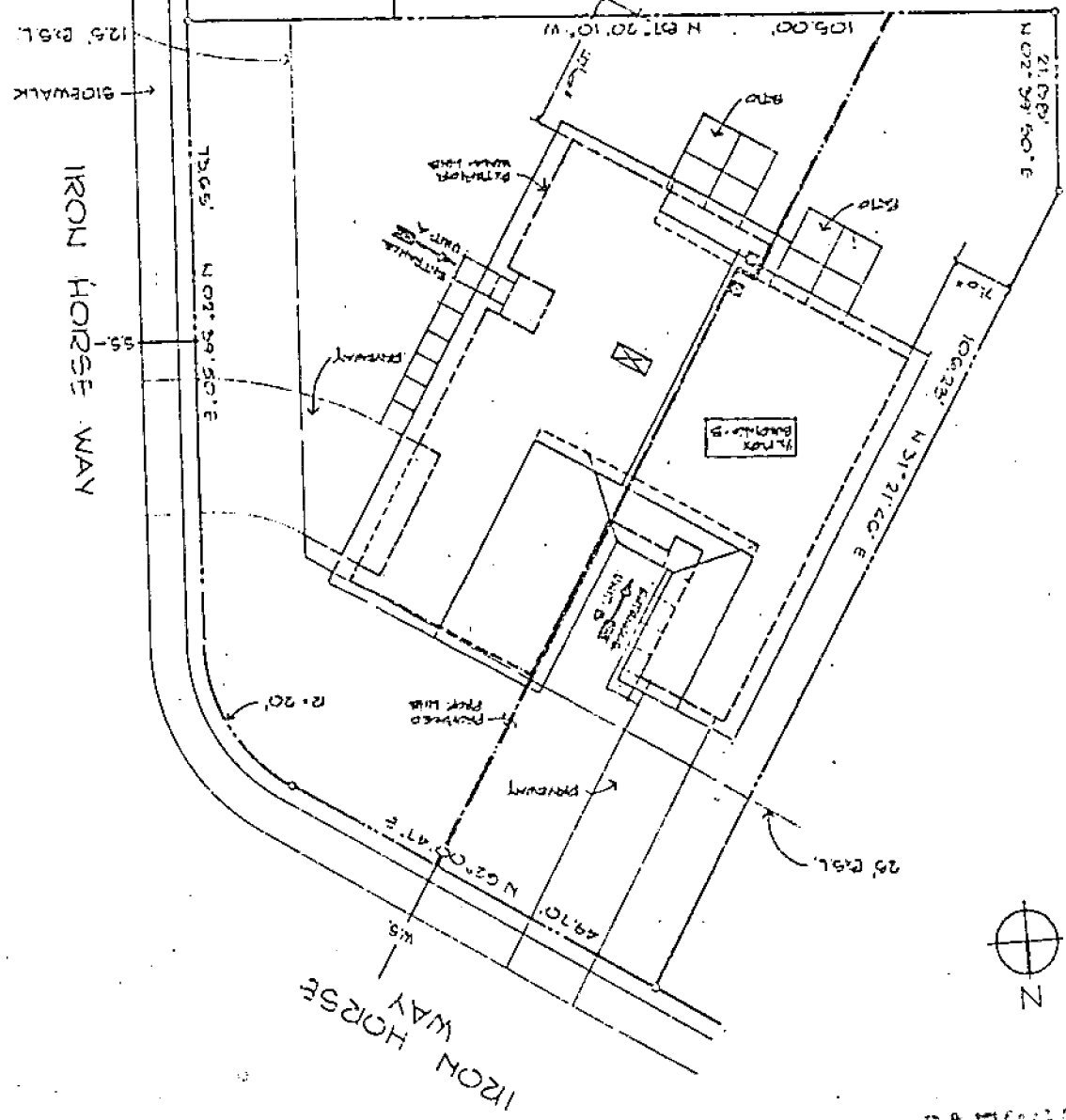
2500 VALLEJO STREET
SANTA ROSA, CA. 95403 (707) 544-0333

FEATURE HOMES, INC.

VALLEY HI UNIT NO. 13
LOT NO. 77
SACRAMENTO, CALIFORNIA
A.P.N. 117-030-17

77

SITE PLAN



002748

1" = 10'-0"

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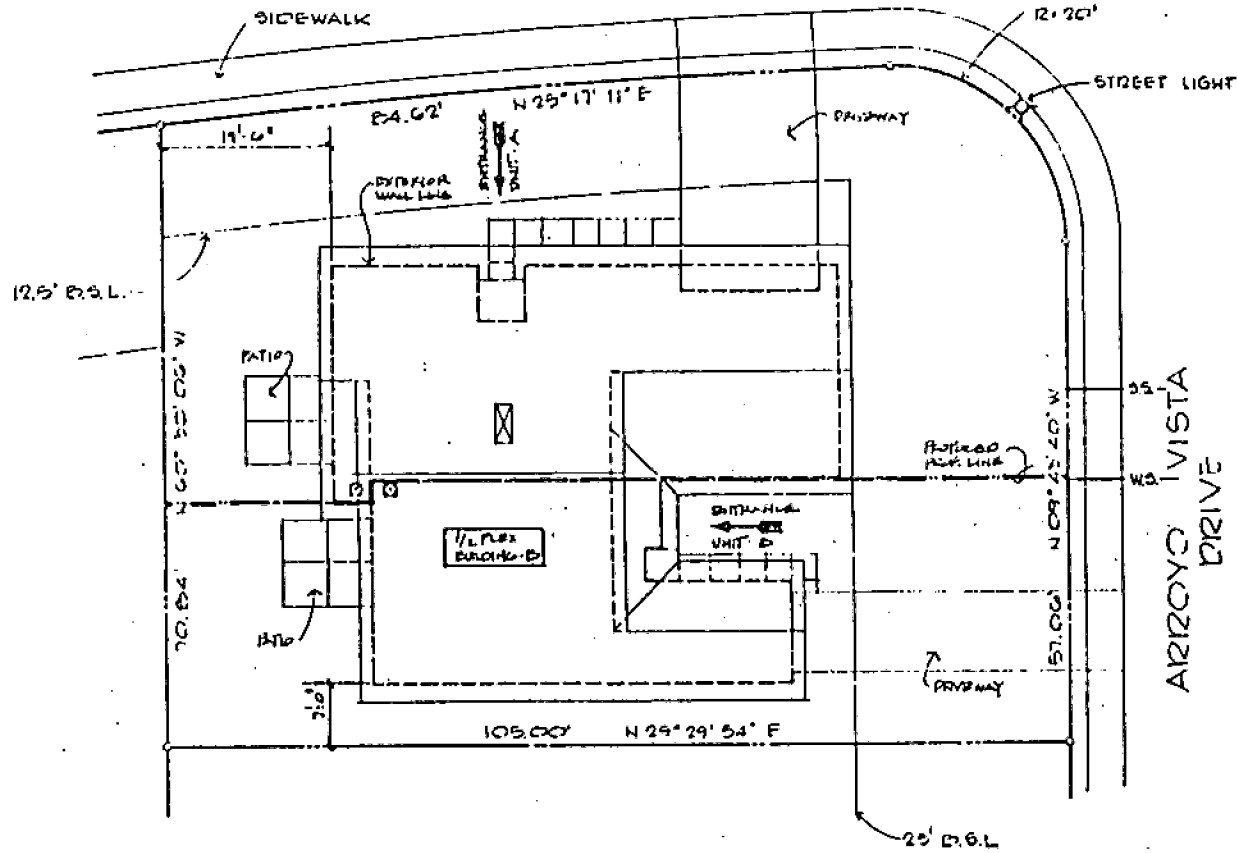
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112



0053PT
NARROWGAUGE

WAY



VALLEY HI UNIT NO 13
 LOT NO. 112
 SACRAMENTO, CALIFORNIA
 A.P.N. 117-030-52

SITE PLAN

1" = 10'-0"

002750

2/A-C

FEATURE HOMES, INC.

2500 VALLEJO STREET
 SANTA ROSA, CA. 95405 (707) 544-0333

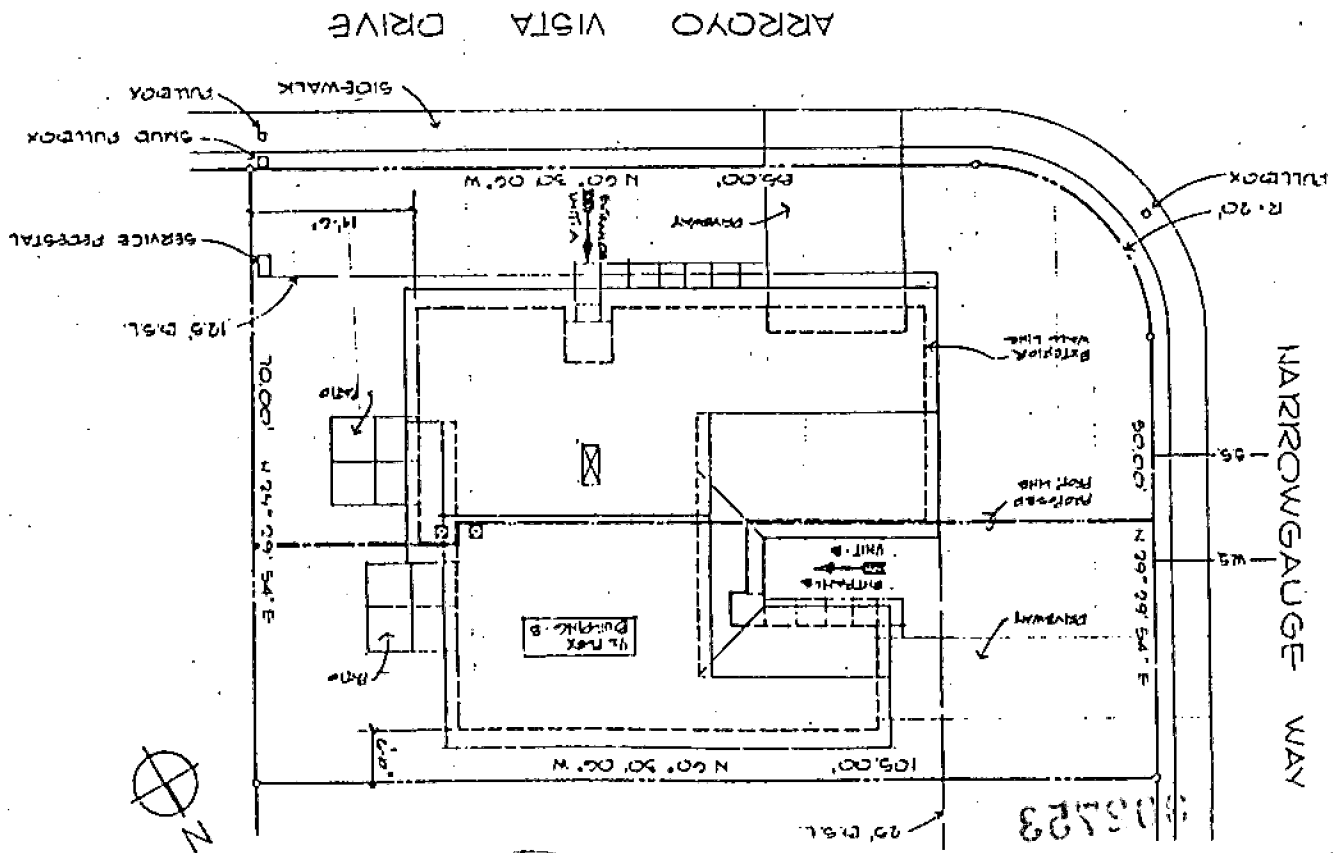
21A-C

VALLEY HI UNIT NO. 13
LOT NO. 103
SACRAMENTO, CALIFORNIA
A.P.N. 117-030-45

SITE PLAN

1" = 10'-0"

002752



103

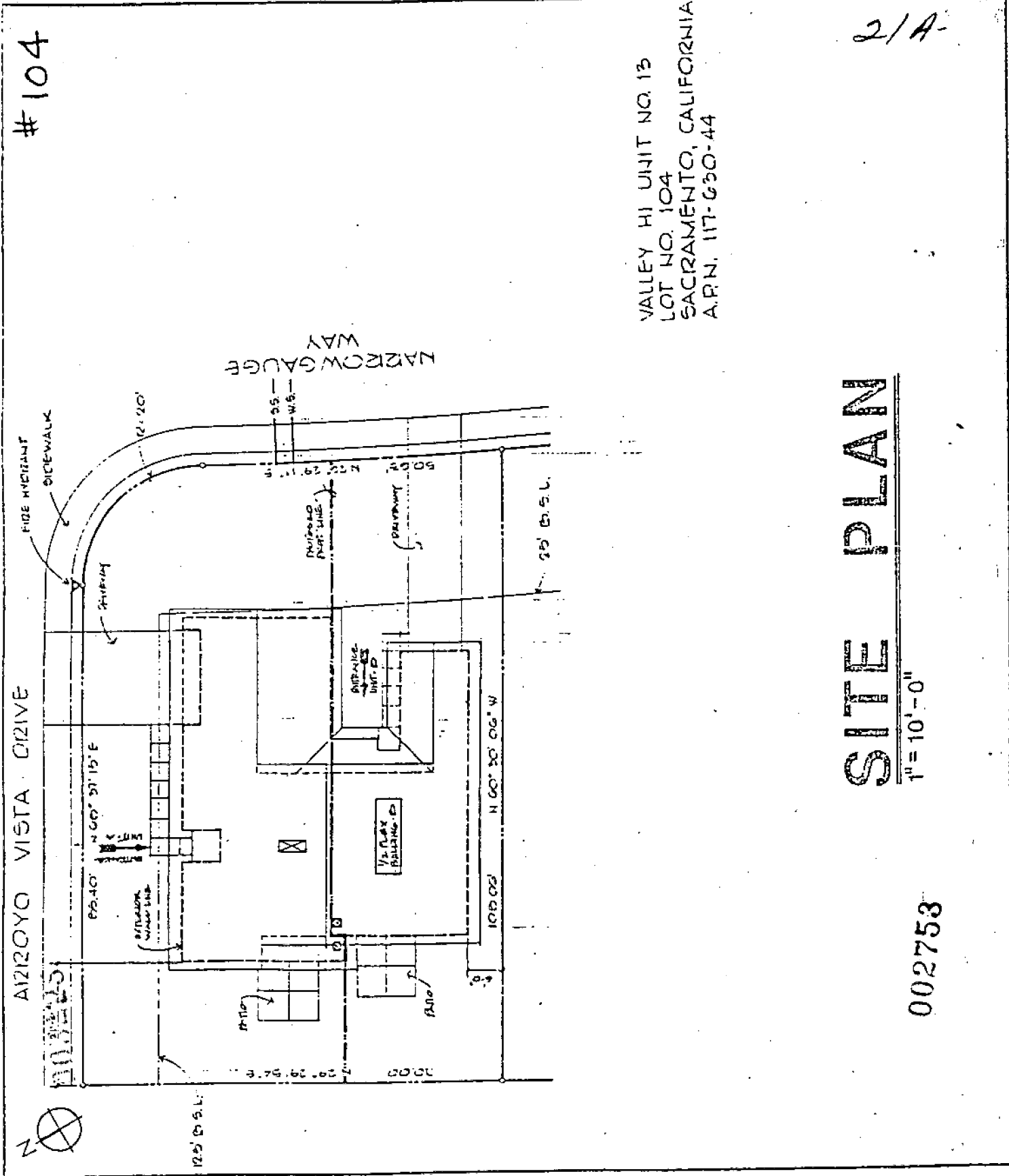
FEATURE HOMES, INC.
 2500 VALLEJO STREET
 SANTA ROSA, CA. 95405 (707) 544-0333

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D 22028

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104

VALLEY HI UNIT NO. 13
LOT NO. 104
SACRAMENTO, CALIFORNIA
A.P.N. 117-630-44

2/A

FEATURE HOMES, INC.
2500 VALLEJO STREET
SANTA ROSA, CA. 95405
(707) 544-0333

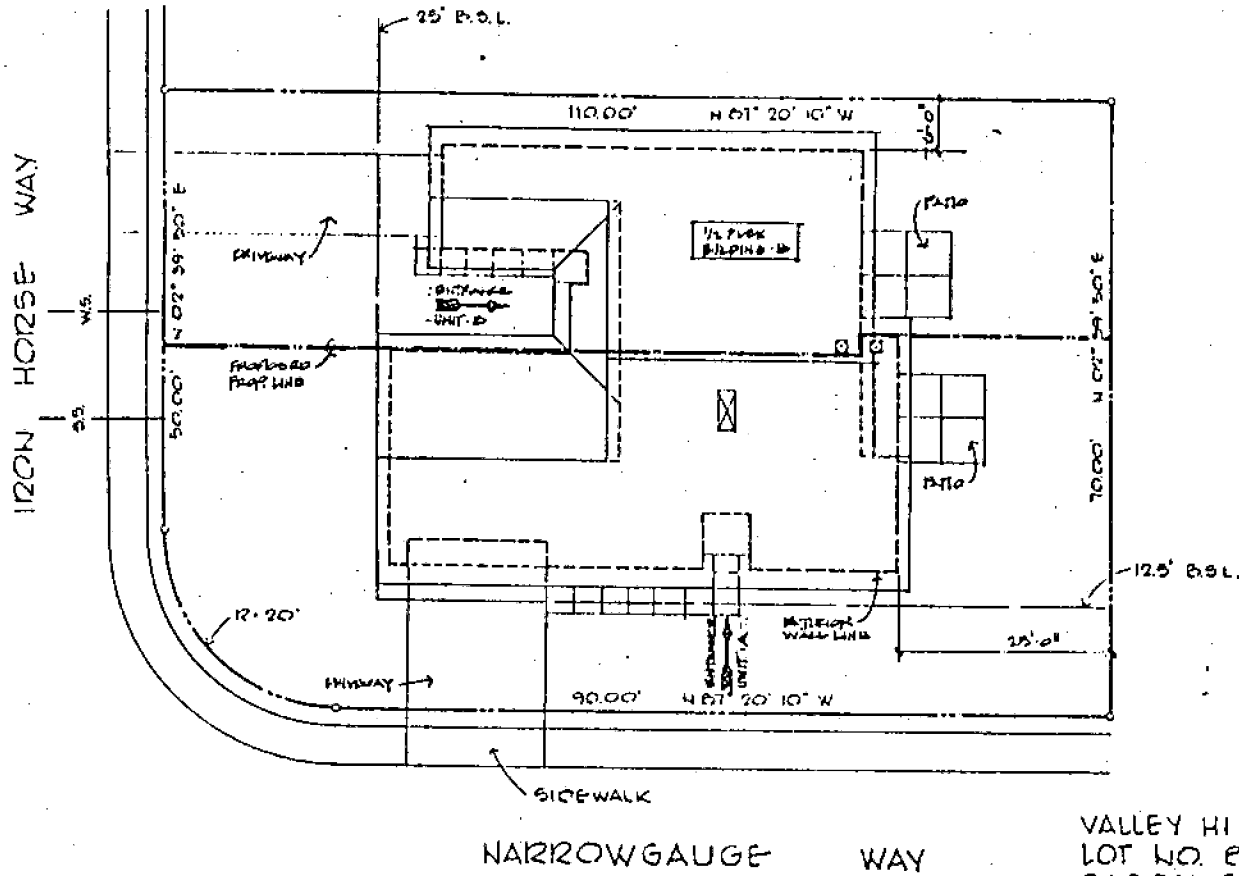
SITE PLAN

1" = 10'-0"

002753

005420

86



VALLEY HI UNIT NO. 13
 LOT NO. 86
 SACRAMENTO, CALIFORNIA
 A.P.N. 117-030-20

SITE PLAN

1" = 10'-0"

002751

2/A

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FEATURE HOMES, INC.

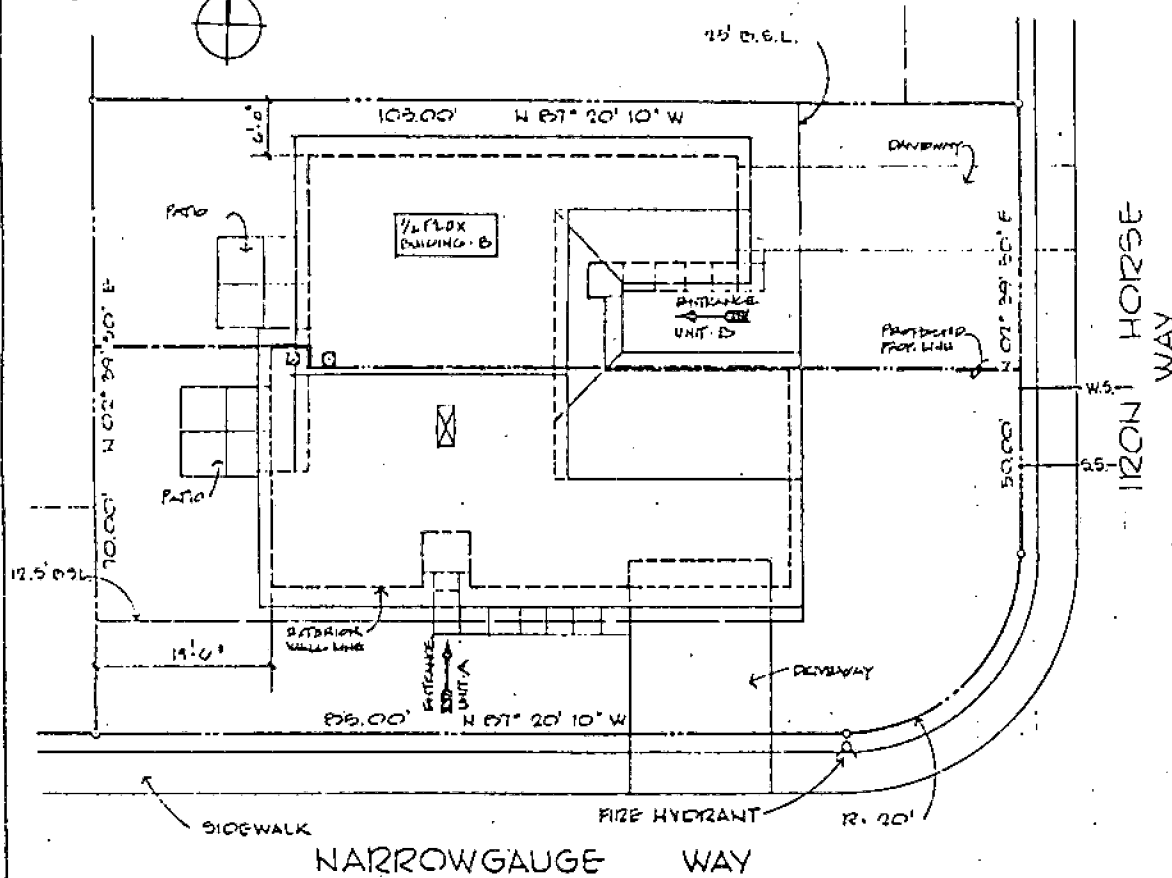
2500 VALLEJO STREET
 SANTA ROSA, CA. 95403 (707) 544-0133

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#76



VALLEY HI UNIT NO. 13
 LOT NO. 76
 SACRAMENTO, CALIFORNIA
 APN. 117-030-16

SITE PLAN

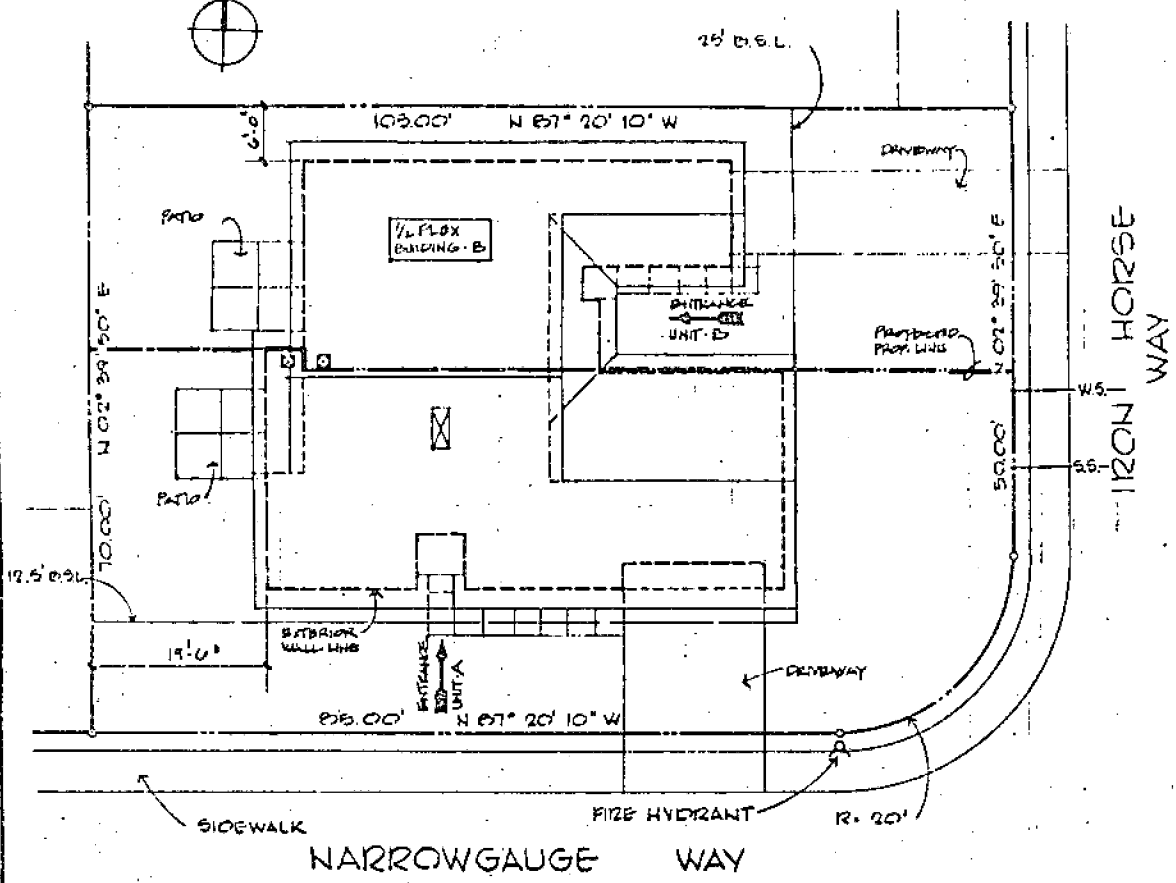
1" = 10'-0"

002749

FEATURE HOMES, INC.

2300 VALLEJO STREET
 SANTA ROSA, CA. 95403 (707) 544-0333

#76



VALLEY HI UNIT NO 13
 LOT NO. 76
 SACRAMENTO, CALIFORNIA
 APN. 117-030-10

SITE PLAN

1" = 10' - 0"

FEATURE HOMES, INC.

2500 VALLEJO STREET
 SANTA ROSA, CA. 95405 (707) 544-0333

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Item No. 8

002754

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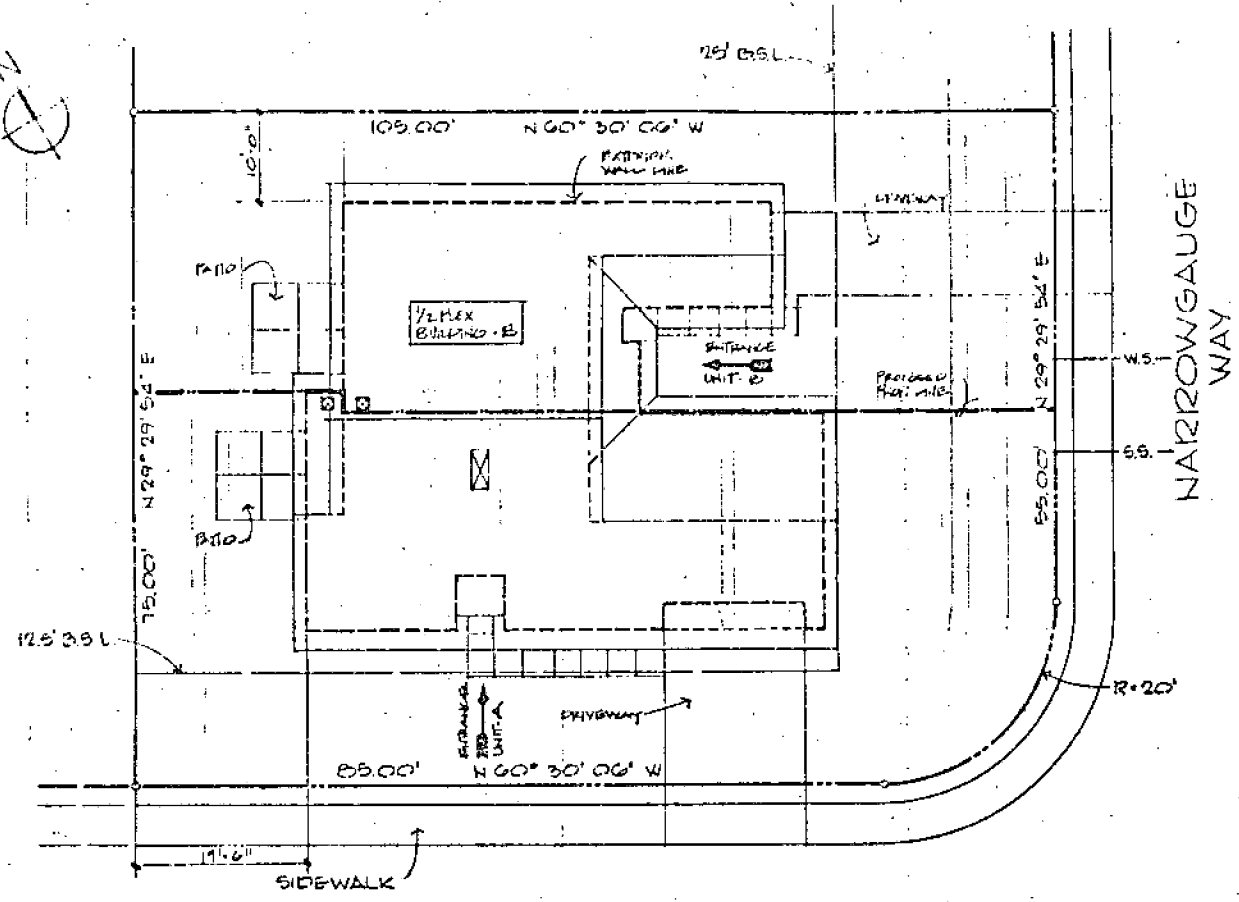
#61

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ARROYO VISTA DRIVE

VALLEY HI UNIT NO 13
LOT NO. 01
SACRAMENTO, CALIFORNIA
A.R.N. 117-030-01

SITE PLAN

1" = 10'-0"

002755

002755

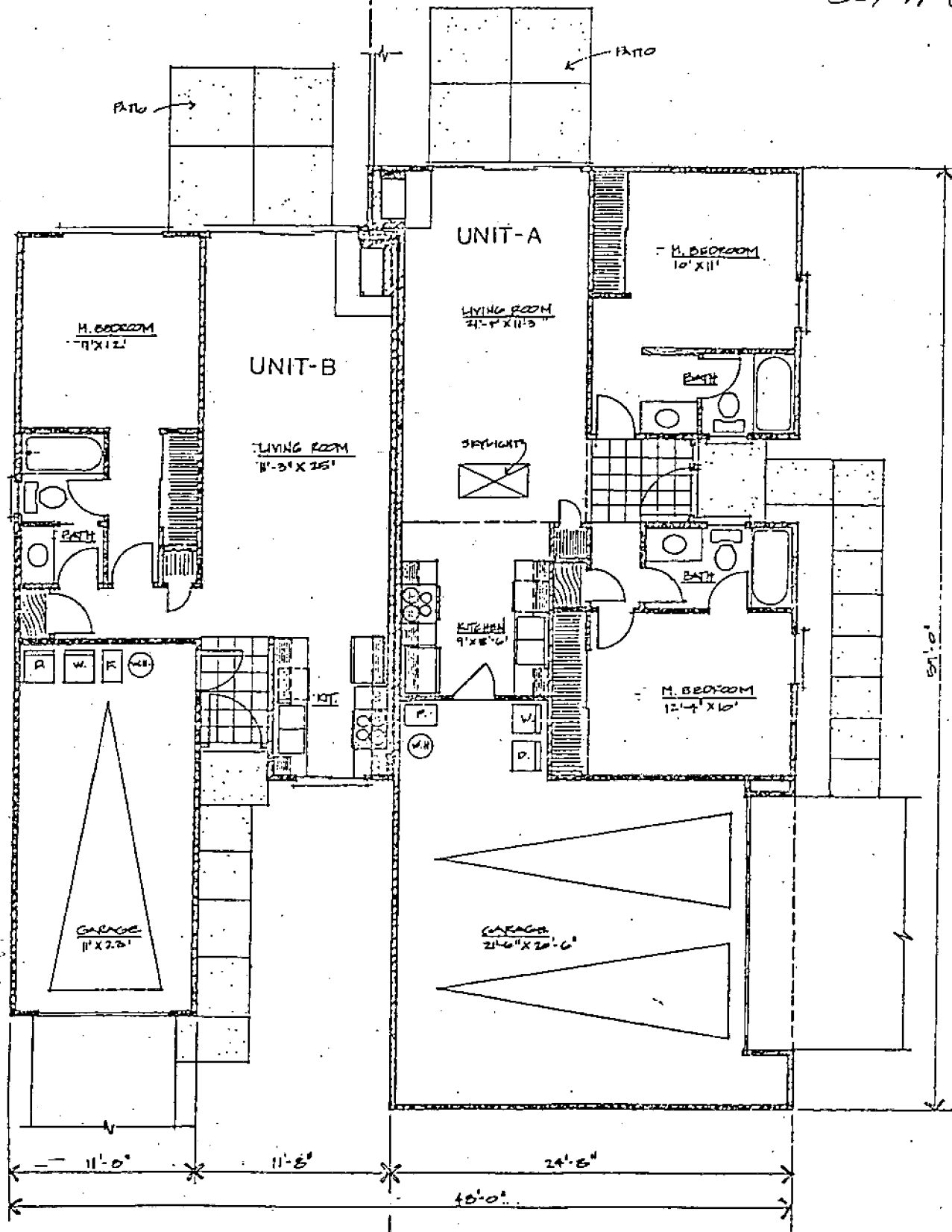
002755

002755

FEATURE HOMES, INC.

2500 VALLEJO STREET
SANTA ROSA, CA. 95405 (707) 544-0333

21A-C



FLOOR PLAN
1/4" = 1'-0"

UNIT - A 877 SQ. FT.
UNIT - B 897 SQ. FT.

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1/2 PLEX



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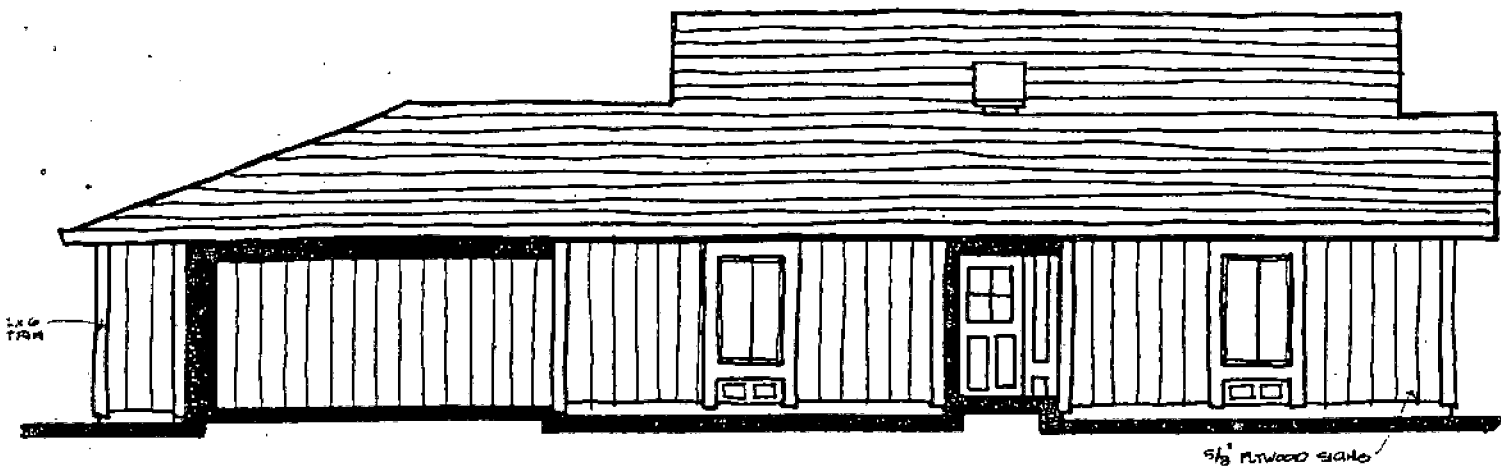
No. 8

FEATURE HOMES, INC.
2500 VALLEJO STREET
SANTA ROSA, CA. 95403 (707) 544-0330

1/16/02

002756

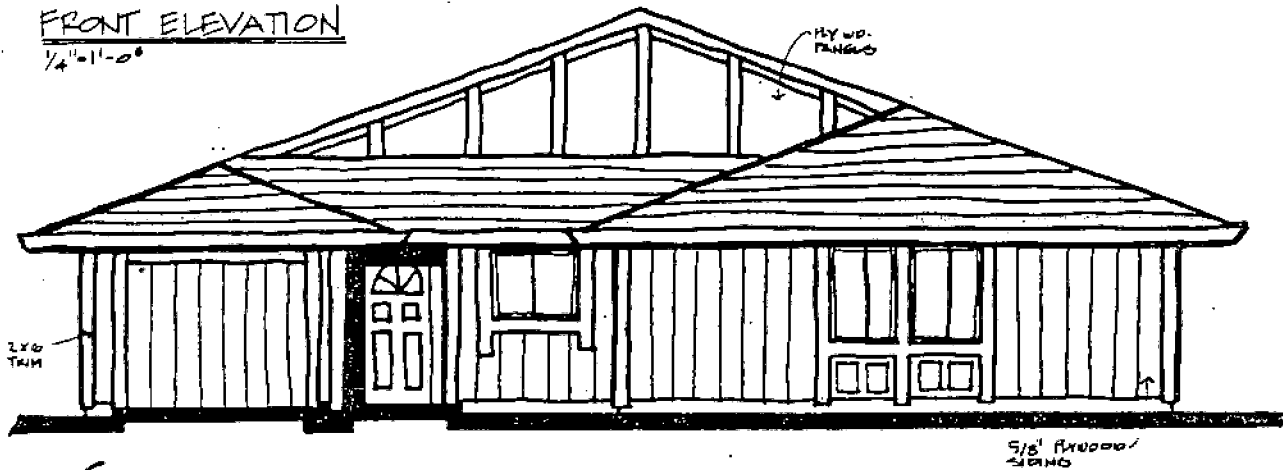
15



C.

FRONT ELEVATION

1/4" = 1'-0"



C.

SIDE ELEVATION

1/4" = 1'-0"

FEATURE HOMES, INC.

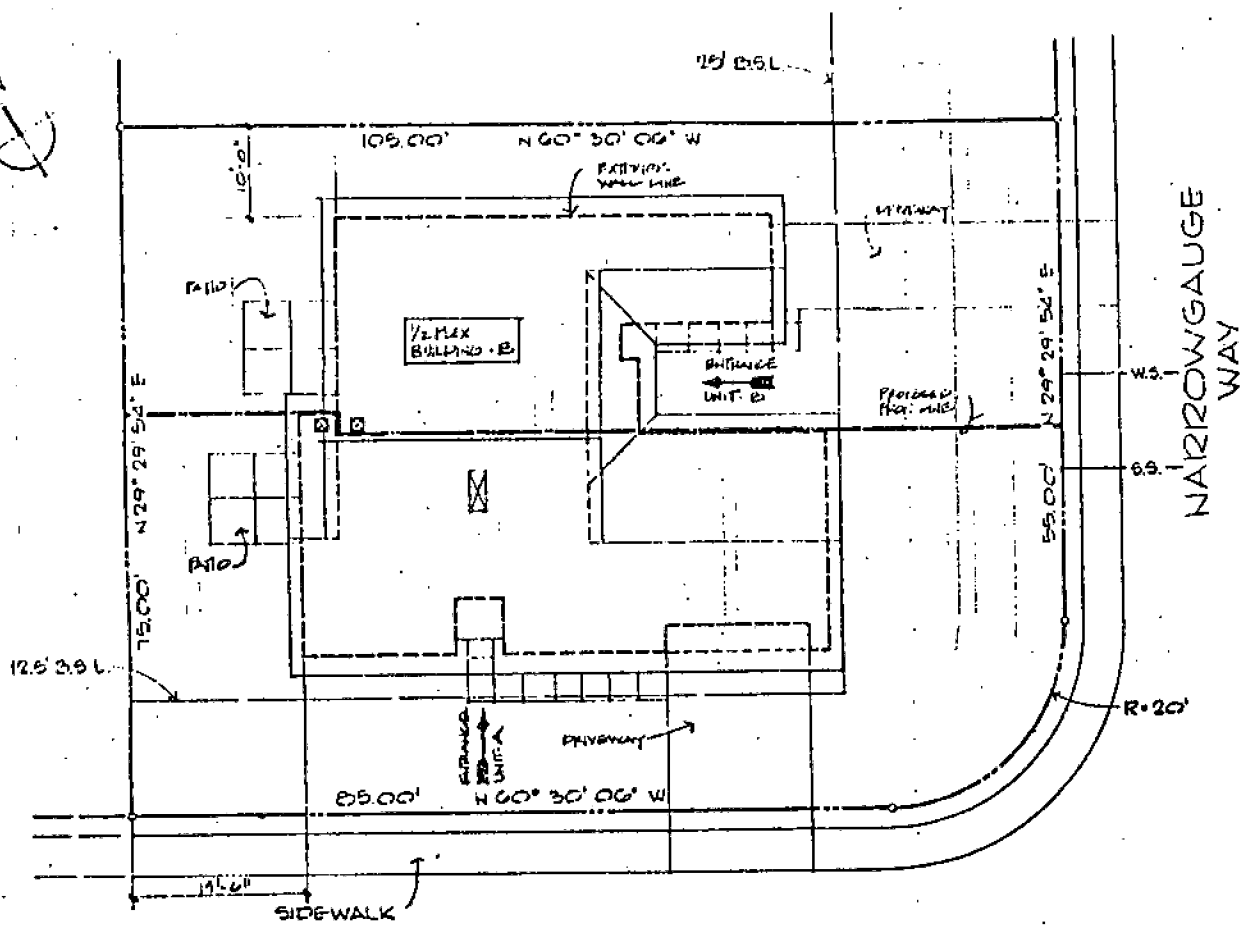
002758

1/2 PLEX-B

2/20/62

D 82027

#61



ARROYO VISTA DRIVE

NARROWGAUGE WAY

VALLEY HI UNIT NO 13
 LOT NO. 01
 SACRAMENTO, CALIFORNIA
 A.P.N. 117-030-01

SITE PLAN

1" = 10'-0"

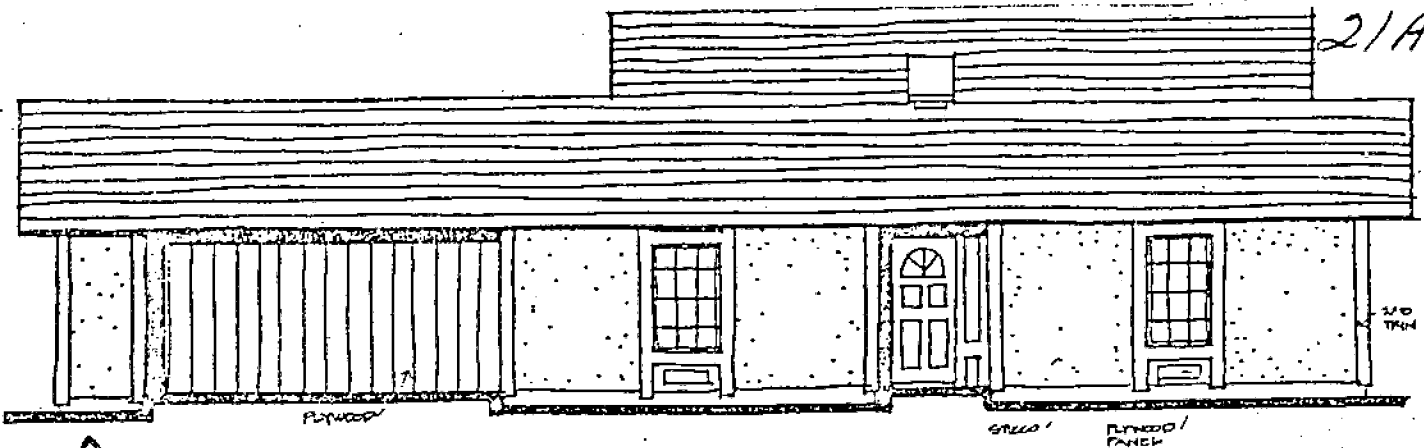
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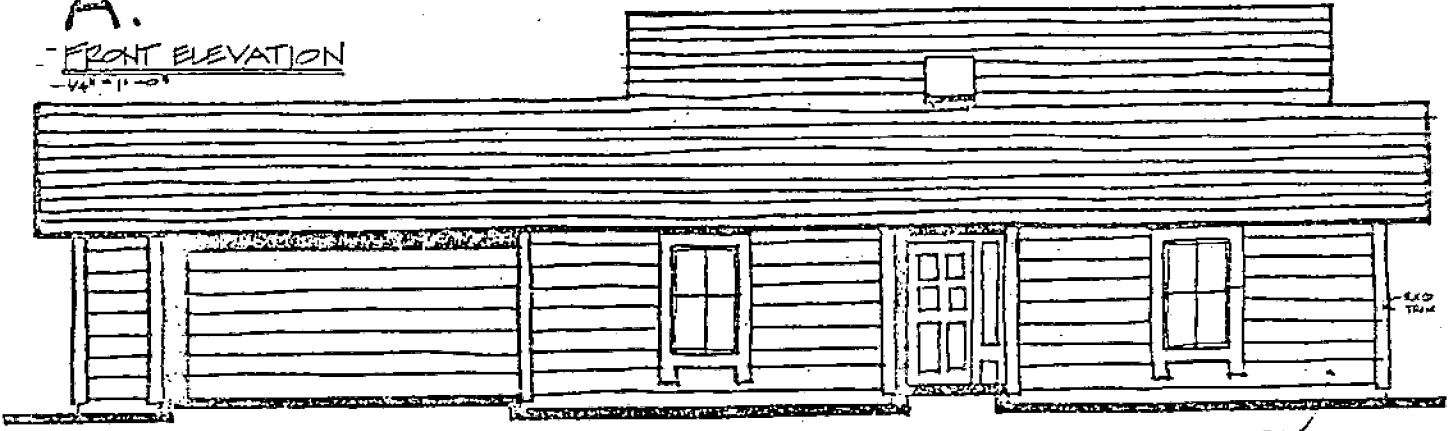
FEATURE HOMES, INC.

2500 VALLEJO STREET
 SANTA ROSA, CA. 95405 (707) 544-0333

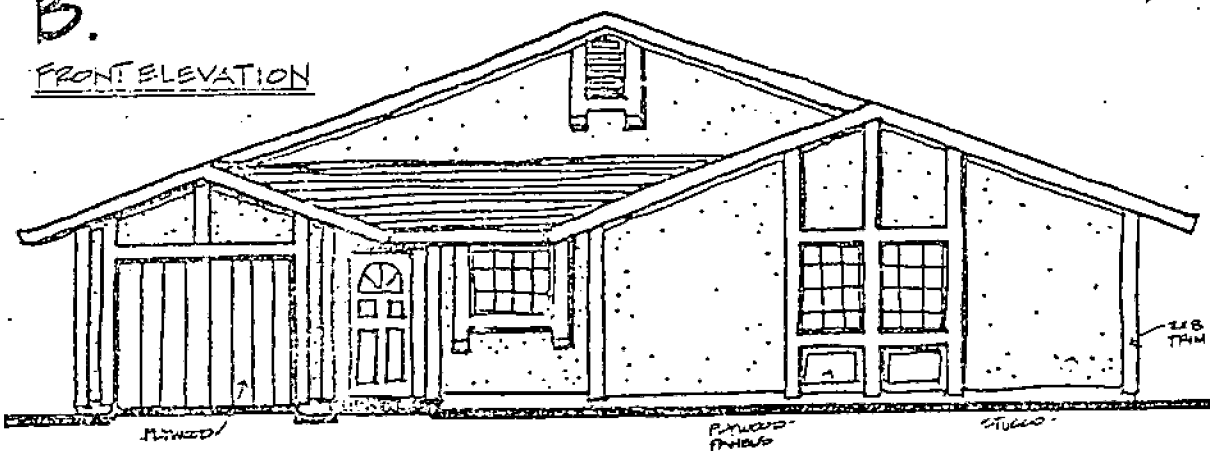
21A-C



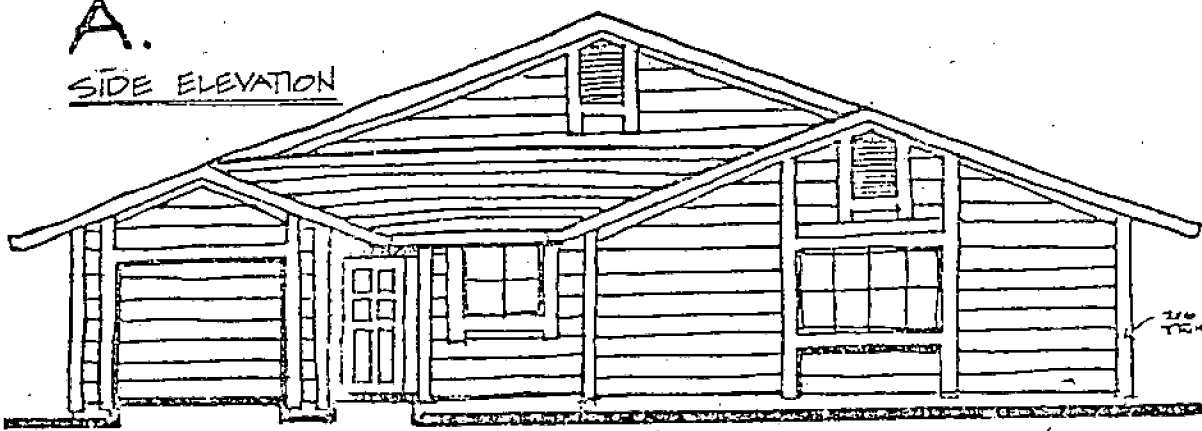
A.
FRONT ELEVATION
-44'-11"-03



B.
FRONT ELEVATION



A.
SIDE ELEVATION



B.
SIDE ELEVATION

FEATURE HOMES, INC.

2500 VALLEJO STREET
LITA ROSA, CA. 95105 (707) 549-0333

002757

1/2 PLEX-B

1/15/82

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