

City Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: Special Permit to develop 74 halfplex units in proposed R-1A zone (P83-215)

LOCATION: West of Windbridge Drive and Flowerwood Way, east and south of drainage canal and Durfee Way

This item was originally considered by the Planning Commission on July 28, 1983. A rezoning to R-1A and a tentative map were also considered by the Commission; however, these entitlements were approved and transmitted to the City Council. The special permit was continued to allow the applicant time to submit additional plans for the halfplex units. The original plans included a single floor plan for every corner lot.

Subsequent to the July 28 Commission meeting, the applicant submitted one additional floor plan with three variations of the exterior elevations (Exhibits B-1 to B-4). The additional floor plan will result in two different floor plans with three variations of exterior elevations for each floor plan.

The additional floor plan and elevations are an improvement; however, staff believes that one additional floor plan is necessary in order to provide a greater variety in design for the overall subdivision. A variety is especially needed in areas where there is a cluster of halfplex units. Three floor plans would avoid duplication of structures that are basically the same in size and bulk.

The applicant feels that the two floor plans, with six different elevations and a variety in exterior colors, would achieve the desired variation. Attached Exhibit C submitted by the applicant indicates the plans for each individual lot.

STAFF RECOMMENDATION

Staff recommends that the special permit be approved, subject to the following conditions and based on Findings of Fact:

Conditions

*Two floor plans, six elevations, and color variations*

1. *An additional elevation and floor plan (3 total)* shall be submitted by the applicant for staff review and approval prior to recordation of the final map; *(amended by CPC)*
2. Driveways shall be located away from the corner radius to the satisfaction of the Traffic Engineer.

Findings of Fact

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1. The project is based on sound principles of land use in that a variety of floor plans and elevations will be provided, and halfplexes are compatible to surrounding single family use.

Findings of Fact (cont'd.)

2. The project will not be injurious to surrounding properties in that adequate parking and landscaping will be provided.
3. The project is consistent with the Pocket Plan which designates the site for residential use.

Respectfully submitted,



Howard Yee  
Principal Planner

HY:bw  
Attachments

001921

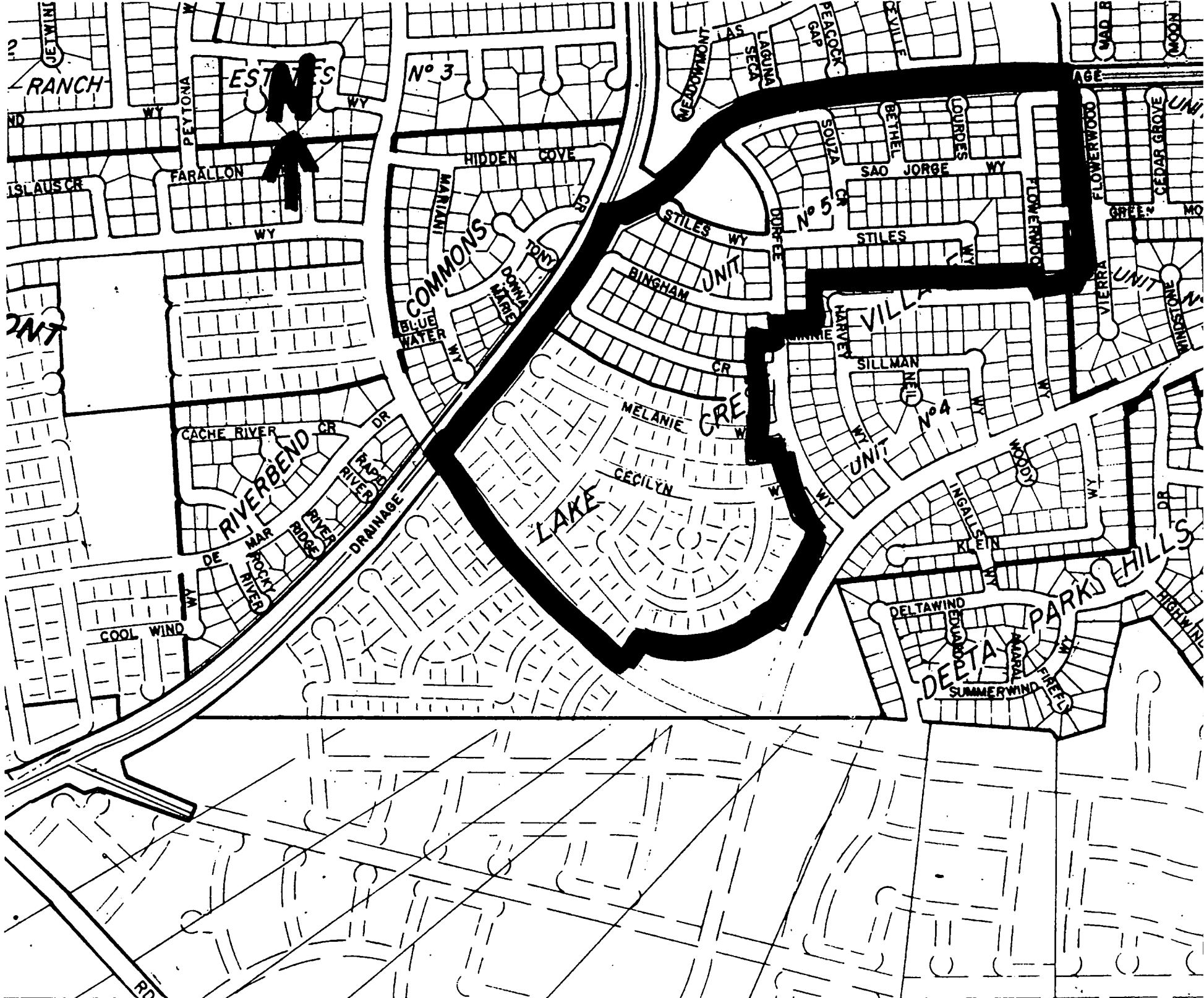
P83-215

28 JULY 1983  
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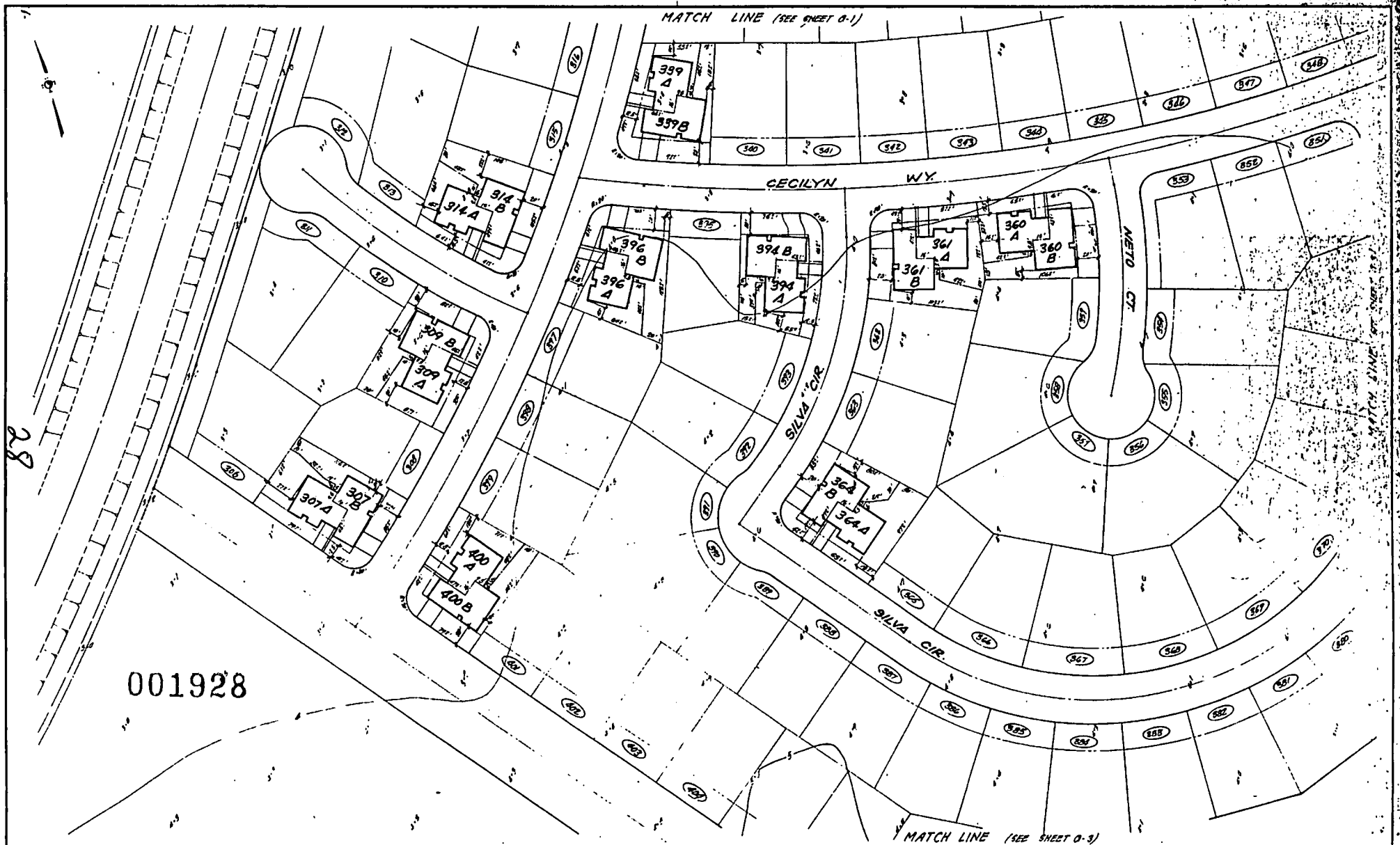
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28 JULY 1983

8-25-83

No. 2011



001928

REVISIONS	DATE	BY

BENCH MARK  
SEE SHEET 0-1

FIELD BOOK  
SCALE  
1" = 40'

**CITY OF SACRAMENTO**  
ENGINEERING DEPARTMENT

DESIGNED BY: S. HEVIZ  
CHECKED BY: R. SMITH  
DATE

LAKE CREST VILLAGE UNIT NO. 6  
**GRADING PLAN**

**THE SPINK CORPORATION**  
ENGINEERS-PLANNERS

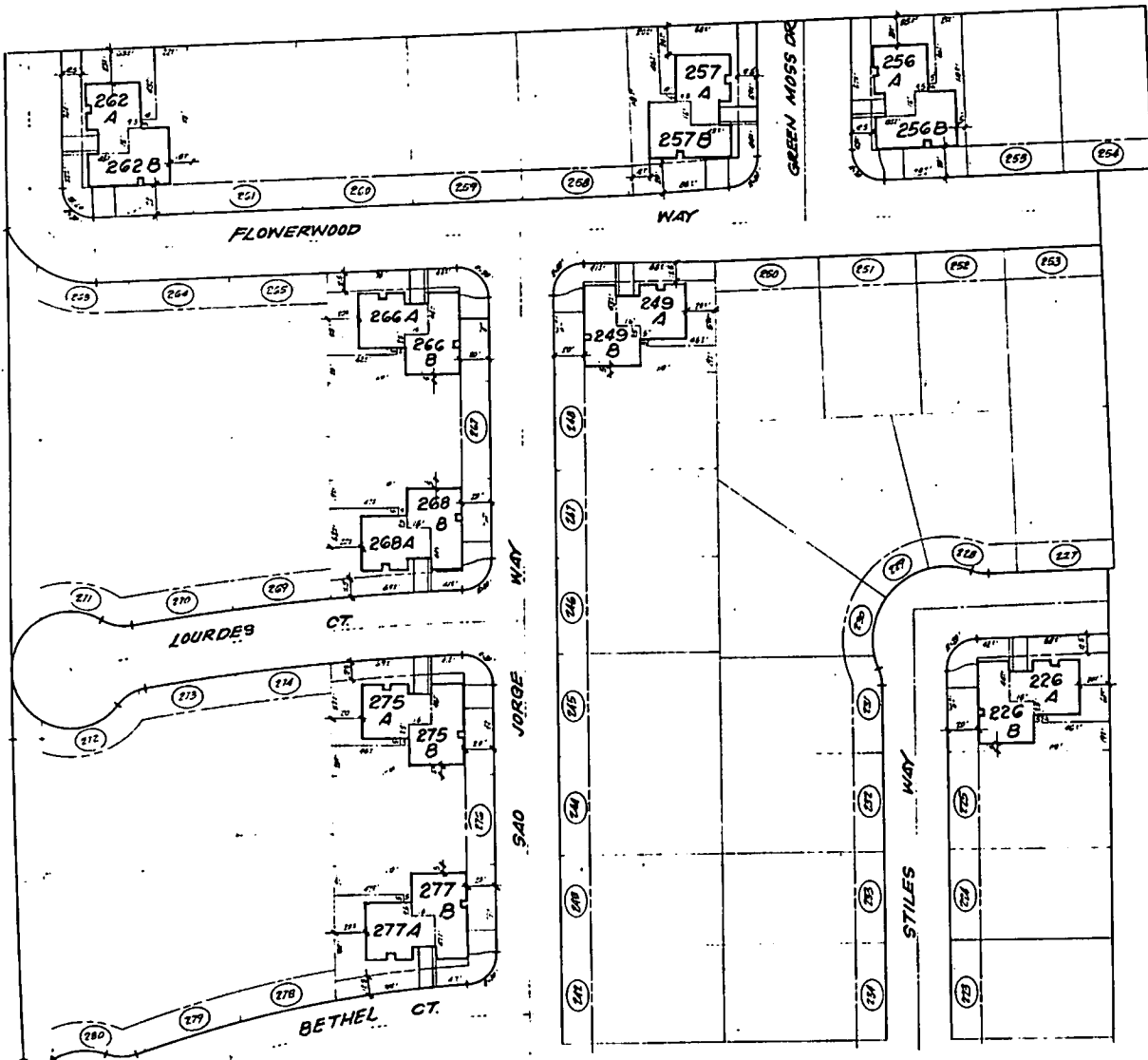
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PS-215

No. 20

2-27  
8-25-83

No. 11



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28 JULY 1983

03-215

REVISIONS			BENCH MARK DESCRIPTION:	FIELD BOOK SCALE HORIZ. VERT.
NO.	DESCRIPTION	DATE BY		

**CITY OF SACRAMENTO**  
ENGINEERING DEPARTMENT

DRAWN BY: \_\_\_\_\_ DESIGNED BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_ R. C. E. \_\_\_\_\_ DATE: \_\_\_\_\_

LAKE CREST VILLAGE UNIT NO. 5


**THE SPINK CORPORATION**  
 ENVIRONMENTAL DESIGN CONSULTANTS  
 ENGINEERS-PLANNERS-SURVEYORS  
 1207 F STREET SACRAMENTO, CALIFORNIA

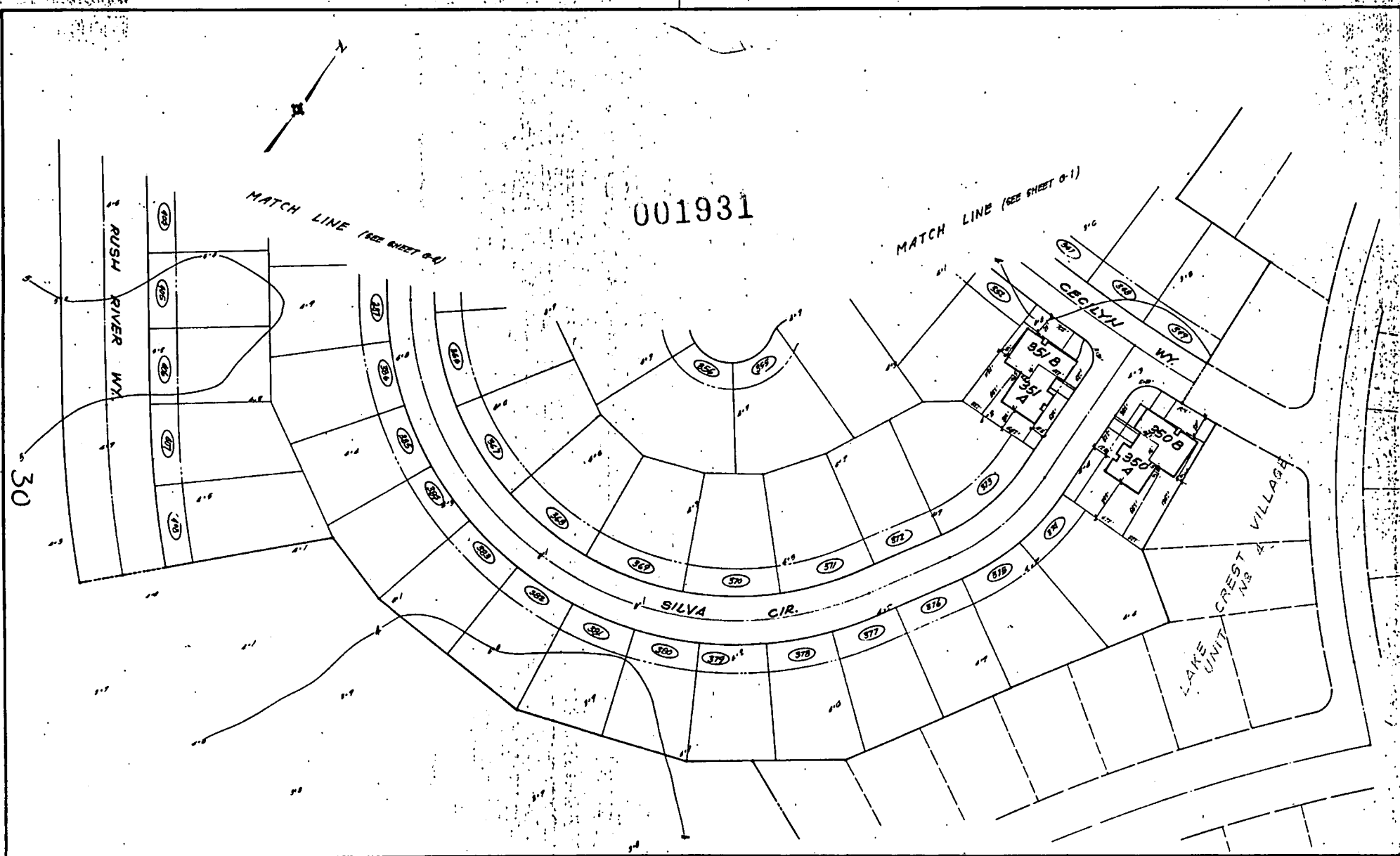
SHEET  
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P83-215

28 JULY 1983  
8-25-83

No. 20  
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MATCH LINE (SEE SHEET 0-4)

MATCH LINE (SEE SHEET 0-1)

RUSH RIVER WY.

CECILYN WY.

SILVA CIR.

LAKE CREST VILLAGE UNIT NO. 6

REVISIONS		
NO.	DESCRIPTION	DATE BY

BENCH MARK DESCRIPTION	ELV.
SEE SHEET NO. 1	

FIELD BOOK	
SCALE	1" = 40'

**CITY OF SACRAMENTO**  
**ENGINEERING DEPARTMENT**

DRAWN BY: B. GARCIA    DESIGNED BY: M. HENZ    CHECKED BY: R. SMITH

APPROVED BY: \_\_\_\_\_    R. C. E.    DATE: \_\_\_\_\_

LAKE CREST VILLAGE UNIT NO. 6  
**GRADING PLAN**

**THE SPINK CORPORATION**  
 ENGINEERS PLANNERS SURVEYORS  
 122 N. STREET TREATMENT PLANT

Sheet: **G-3**  
 of 3

001932

LAKE CREST VILLAGE UNIT NO. 5

MELANIE WAY

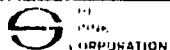
MIMI WAY

CECILIA WAY

MATCH LINE (SEE SHEET 0-4)

CITY OF SACRAMENTO  
ENGINEERING DEPARTMENT

LAKE CREST VILLAGE UNIT NO. 6  
GRADING PLAN



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REVISIONS			BENCH MARK		FIELD BOOK
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DRAWN BY: B. GARCIA    DESIGNED BY: B. HENZ    CHECKED BY: R. SMITH  
 APPROVED BY: \_\_\_\_\_    R. D. E. \_\_\_\_\_    DATE: \_\_\_\_\_

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28 JULY 1983

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No. 24-11

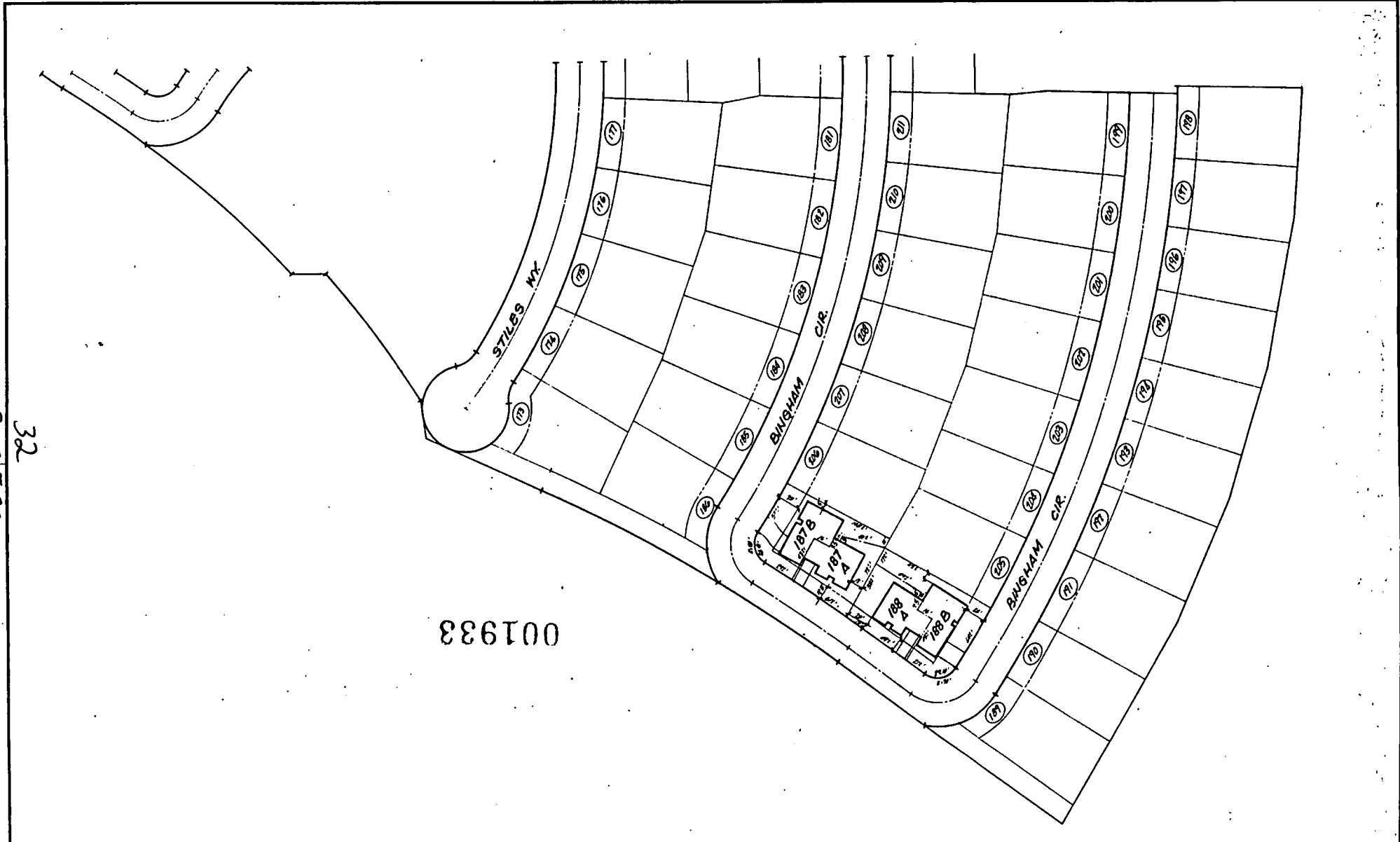


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28 JULY 1983

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REVISIONS			BENCH MARK DESCRIPTION:	FIELD BOOK
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**CITY OF SACRAMENTO  
ENGINEERING DEPARTMENT**

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 APPROVED BY: \_\_\_\_\_ R. C. E. DATE: \_\_\_\_\_

LAKE CREST VILLAGE UNIT NO 5


**THE SPINK CORPORATION**  
 ENVIRONMENTAL DESIGN CONSULTANTS  
 ENGINEERS - PLANNERS - SURVEYORS  
 720 F STREET, SACRAMENTO, CALIFORNIA

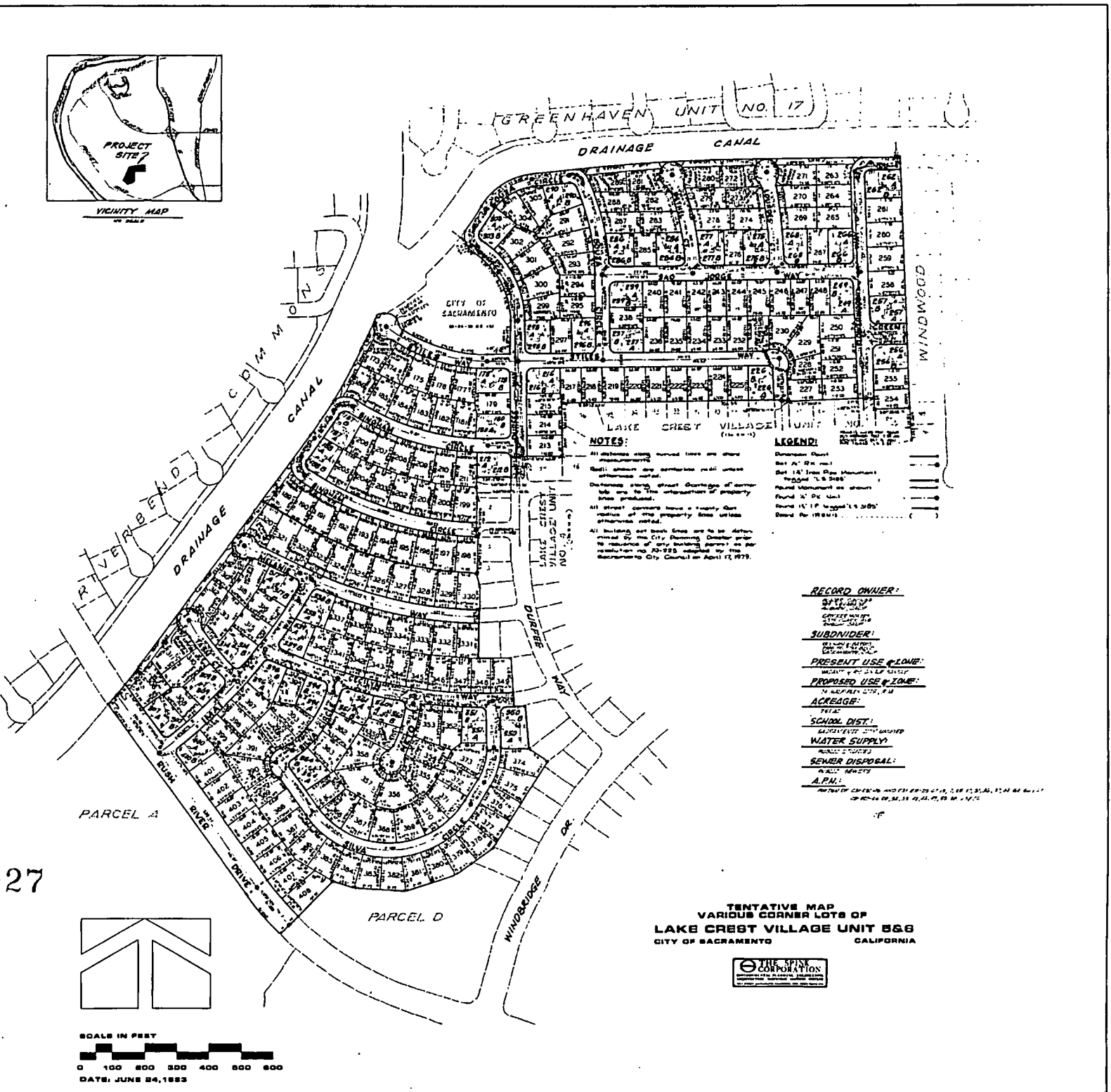
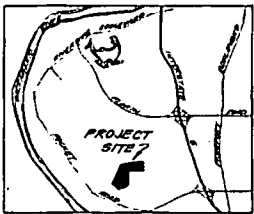
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28 JULY 1983

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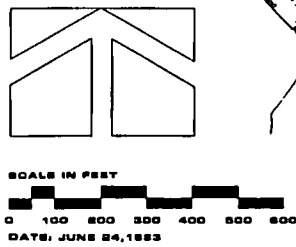


**NOTES:**  
 All distances along curved lines are chord measurements.  
 Small letters and numbers refer to adjacent lots.  
 Distances along street frontages of corner lots are to the intersection of property lines produced.  
 All street corners have a right-of-way radius of 100 feet unless otherwise noted.  
 All building setbacks from lines are to be determined by the City Planning Director prior to issuance of any building permit as per regulations no. 20-925 adopted by the Sacramento City Council on April 15, 1979.

**LEGEND:**  
 Dimension Chain  
 84' 0" (24' x 30')  
 147' (30' x 30' x 30' x 30')  
 15' (30' x 30')  
 15' (30' x 30')  
 15' (30' x 30')

- RECORD OWNER:**  
SUNBELT
- SUBDIVIDER:**  
SUNBELT
- PRESENT USE & ZONE:**  
RESIDENTIAL
- PROPOSED USE & ZONE:**  
RESIDENTIAL
- ACREAGE:**  
1.21
- SCHOOL DIST.:**  
SACRAMENTO CITY DISTRICT
- WATER SUPPLY:**  
SACRAMENTO CITY DISTRICT
- SEWER DISPOSAL:**  
SACRAMENTO CITY DISTRICT
- A.P.N.:**  
001-21-010-001-001-001

TENTATIVE MAP  
 VARIOUS CORNER LOTS OF  
 LAKE CREST VILLAGE UNIT 8&6  
 CITY OF SACRAMENTO CALIFORNIA



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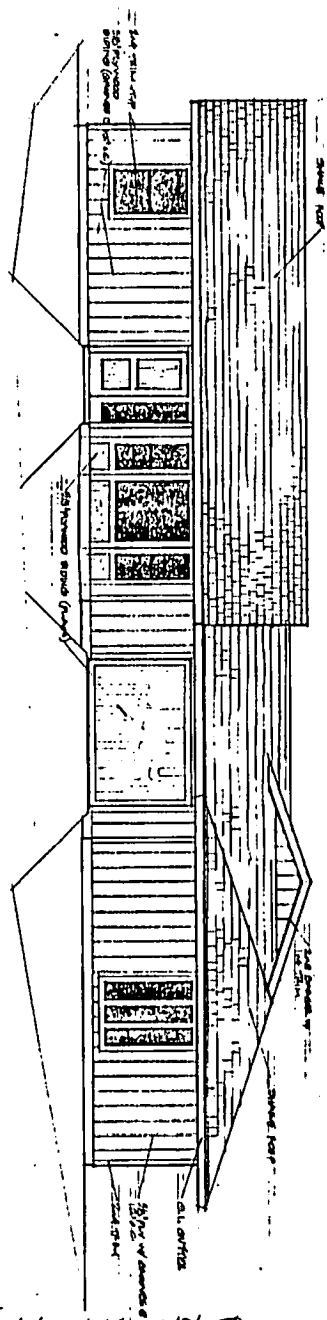




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UNIT A STREET ELEVATION 1/4" = 1'-0"



UNIT B STREET ELEVATION 1/4" = 1'-0"

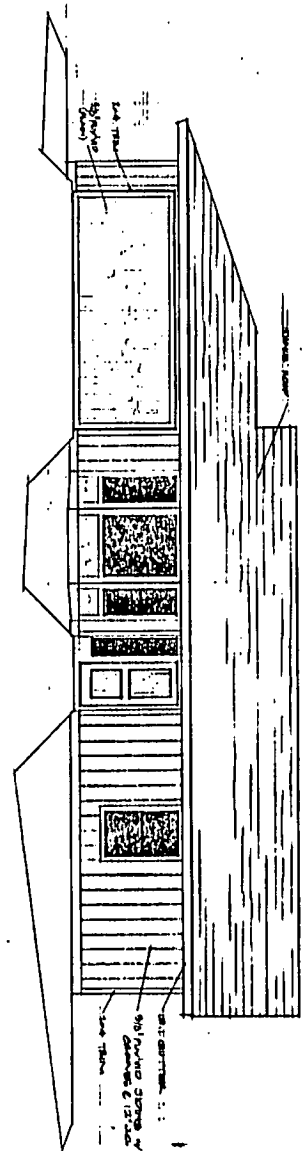


EXHIBIT A-3

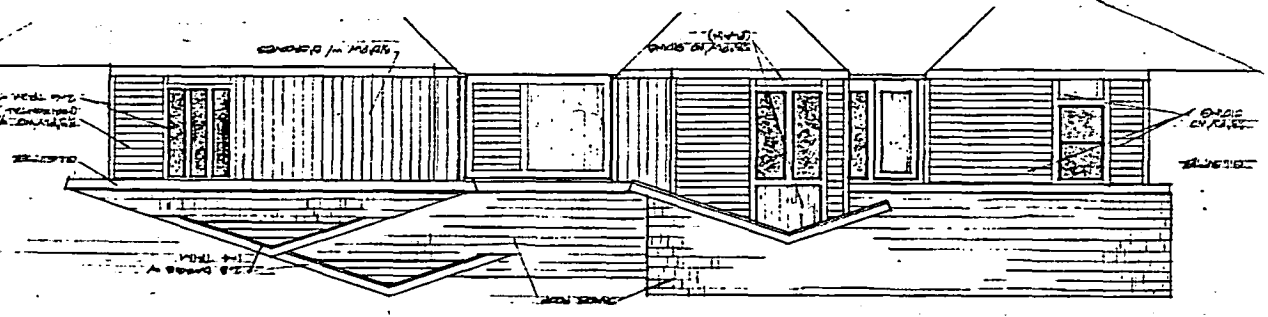
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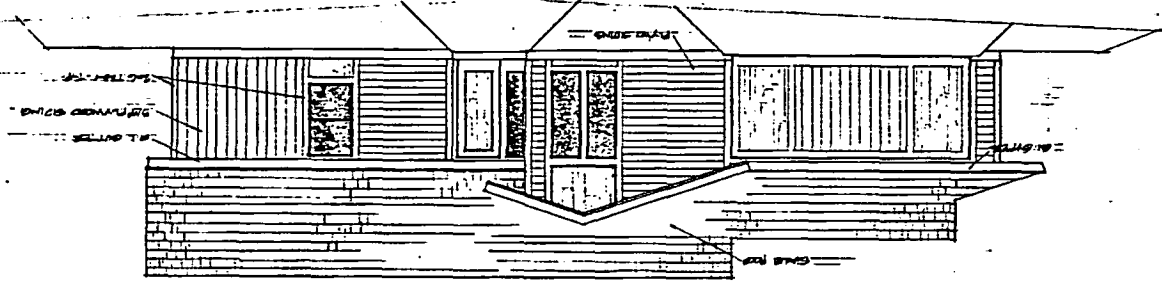
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EXHIBIT A-4

UNIT A STREET ELEVATION C



UNIT B STREET ELEVATION D



001941

PAN 2392

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P83-215

8-25-83

No. 11









\*\* AMENDED STAFF REPORT 7/28/83  
**CITY PLANNING COMMISSION**

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Crockers Homes, 6375 Clark Ave., Dublin, CA Placer Savings, 385 Nevada Street, Auburn, CA		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	6/27/83	50 DAY CPC ACTION DATE	REPORT BY: PB:mm
NEGATIVE DEC.	Exempt 7/18/83 EIR	ASSESSOR'S PCL. NO.	*

- APPLICATION:
1. Environmental Determination
  2. Rezone 37 existing corner lots totaling 7.5± acres in Lake Crest Village Units 5 & 6 from Single Family (R-1) to Townhouse (R-1A)
  3. Tentative Map to divide 7.5± vacant acres into 74 halfplex lots
  4. Special Permit to develop 74 halfplex units (P83-215)

LOCATION: West of Windbridge Drive & Flowerwood Way; east and south of drainage canal; Durfee Way.  
\*APN: 031-810-05,07,15,17,26,27,31,36,37,44,54,56,67; 031-820-06,08,34,35,42,46,49,55,58,63; Portions of 031-020-76

PROPOSAL: The applicant is requesting the necessary entitlements to develop 74 halfplex units on corner lots in Units 5 and 6 of Lake Crest Village Subdivision.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning:	R-1 (Single Family)
Existing Land Use:	Vacant
Surrounding Land Use and Zoning:	
North:	Vacant; R-1
South:	Vacant; R-1
East:	Vacant; R-1
West:	Vacant; R-1
Property Area:	7.4 acres total
Parking Required:	74 spaces
Parking Provided:	148 spaces
Ratio Required:	1 space per unit
Ratio Provided:	2 spaces per unit
Property Dimensions:	Varies
Square Footage of Building(s):	Unit A: 1,484; Unit B: 1,636
Height of Structure:	One story
Topography:	Flat
Street Improvements:	To be provided
Utilities:	Available to site
Percentage North/South Oriented Structures and Lots:	21 percent (17 of 74 lots)

001917

APPLIC. NO. P83-215

MEETING DATE July 28, 1983

CPC ITEM NO. 20-41

22 8-25-83

BACKGROUND INFORMATION

The original subdivision for Lake Crest Village Units No. 5 and 6 was approved by the City Council on April 17, 1979 (P8499) and September 15, 1981 (P9395). The applicant is requesting rezoning, tentative map and special permit for the corner lot within the subdivision. It should be noted that the final map for Unit 6 has not been recorded to date, although the applicant indicated it is imminent.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 13, 1983 by a vote of 6 ayes, 3 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the following 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:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code for Lake Crest Village, Unit 6;
- b. Pay off any existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
- c. 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;
- d. Provide separate sewer and water services to each lot and extend mains as required.
- \*\* e. *Special Permit shall be approved prior to recordation of the final map.*

STAFF EVALUATION: Staff has the following comments and concerns:

- 1. The subject sites are located in an area designated for single family residences, generally located east of the drainage canal and west of Flowerwood Way. The present R-1 zoning of the properties would allow a duplex on these corner lots. The requested R-1A zoning to allow two halfplex units would not increase the density of the development. The proposed halfplex units would enable individual ownership of each side. Therefore, staff has no objection to the proposed project.
- 2. The Planning and Community Services Departments have determined that 0.8288 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 filing the final map.
- 3. The proposed project was reviewed by the Sacramento City Unified School District. They indicated that the proposed development would yield the following public school students; 9 elementary, 2 middle, and 4 high school. He also indicated that the Board can no longer guarantee that students will be housed in the facilities in the immediate neighborhood.

001918

4. For subdivisions of more than 20 units, the General Plan requires 80-percent structure or lot orientation. In this case, only 17 units (21-percent) of the units can be oriented south. The 80-percent policy cannot be satisfied in this case because of the common wall construction and the orientation of the lots. Also, the existing lot pattern makes it difficult to achieve. It should be noted, however, the new State Energy Building Standards are now in effect for single and two family dwelling units.

In order to comply with the structure orientations of the 17 lots (Lots 180A, 188B, 237A, 257 A & B, 266B, 268B, 275B, 277B, 284B, 286B, 296B, 298B, 314A, 207A, 364A and 400B), staff suggests that final elevation and floor plans be submitted to the Planning Department for review and approval prior to issuance of any building permits.

5. The applicant is proposing a single floor plan and elevation for all 37 structures (74 units). Staff has a concern with the use of only one plan because there will be a lack of variety for the neighborhood. In some cases there will be groups or clusters of corner lots with the same structure. Staff believes that a minimum of three-four different elevations and floor plans should be utilized to allow a greater variety. Also, a variety of roof styles and building material should be incorporated into the design.
6. Traffic Engineering has expressed concern about the driveways being too close to the corner radius which causes visibility problems. Staff suggests that the units with the driveway too close to the intersection be redesigned to resolve this problem.

STAFF RECOMMENDATION: Staff recommends that the project be continued to August 25, 1983 in order to allow the applicant additional time to design additional elevations and floor plans.

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P83-215

~~July 28, 1983~~

Item No. 20 //

8-25-83





