

STAFF REPORT CORRECTED 6-14-84
CITY PLANNING COMMISSION

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

APPLICANT	Winncrest Homes, 9985 Folsom Blvd., Sacramento, CA 95827		
OWNER	Placer Savings & Loan, 385 Nevada Street, Auburn, CA		
PLANS BY	Spink Corp., P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	5-11-84	50 DAY CPC ACTION DATE	6-14-84
REPORT BY:	SC:bw		
NEGATIVE DEC.	5-23-84	EIR	ASSESSOR'S PCL. NO. See*

- APPLICATION:
1. Negative Declaration
 2. Rezone 7.5± acres from Single Family (R-1) to Townhouse (R-1A) zone (Sec. 13)
 3. Tentative Map to divide 37 corner lots into 74 halfplex lots (Sub. Ord.)
 4. Special Permit to create 74 halfplexes (Sec. 7 & 15)
 5. Subdivision Modification to waive separate water and sewer services

LOCATION: Various corner lots in Lakecrest Village Unit No. 4

PROPOSAL: The applicant is requesting the necessary entitlements to develop 74 halfplex units on various corner lots in an existing subdivision.

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 and under construction

Surrounding Land Use and Zoning:

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

Parking Required: 74 spaces
Parking Provided: 7+ spaces
Property Dimensions: Varied
Property Area: 7.5± acres
Density of Development: 4.6± units per acre for entire development
Square Footage of Lots: Varied
Square Footage of Buildings: 1,950 to 2,392
Height of Structures: 16 feet; one-story
Topography: Flat
Street Improvements: Existing
Utilities: To be provided
Exterior Building Colors: Gray, tan, brown, goldenrod, white
Exterior Building Materials: Wood and brick

*APN: 031-601-02; 031-602-01,02; 031-603-02,03; 031-605-01,11,13,22;
031-606-09,10; 031-607-05,07; 031-608-04,10,11,17; 031-609-12,21;
031-610-01,15,16,22,26,30,32,38,39,47,49,50,57,62,63,71,76

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 30, 1984, by a vote of 6 ayes and 3 absent, the Subdivision Review Committee recommended approval of this 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. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and lots 38B, 39B, 26B, 76B, 98B, 100B, 121B, 124B, 125A and 110B, 68B, 99B; These services must be paid for and installed at the time of obtaining building permits.
- b. Extend sewer and water laterals and services to lots 39B, 26B, 76B, 98B, 99B, 100B, 125A and 110B prior to filing the final map. (Will require special backfill specification);
- 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.

- Informational Items:
- 1) Redesign all 2392B units so that driveway is located outside of the radius of the corner to the satisfaction of the City Traffic Engineer;
 - 2) Garage doors must be a minimum of 20 feet behind property line.

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site is located in the South Pocket area in a neighborhood which is currently being developed with single family structures and duplexes on corner lots. The applicant's proposal will allow for the individual ownership of each duplex unit which will not increase the density of the development or alter the character of the neighborhood since duplexes are allowed on corner lots in the City.
2. As proposed, the halfplex structures will be located on corner lots and each unit will have a different street frontage. This is consistent with the design criteria for the South Pocket Community Plan and, therefore, staff has no objections to this proposal.
3. The applicant has submitted three separate floor plans with three different elevations for each floor plan. The proposed building materials consist of wood and brick siding with shake roofs. Staff has no objections to these designs. Staff does, however, recommend that varied floor plans, elevations and exterior materials be used for units on adjacent corner lots as indicated on the site plans.
4. The applicant's proposal was reviewed by the City Traffic Engineer who indicated that some of the units will require redesign so that the driveway will not be located in the corner radius. In addition to this concern, the Traffic Engineer also requires that each driveway be a minimum of 20 feet long. These comments were noted as informational items during the Subdivision Review Committee hearing.
5. The Planning and Community Services Departments have determined that 0.6512 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 90 days prior to filing the final map.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezone from R-1 to R-1A;
3. Approval of the Tentative Map, subject to conditions which follow;
4. Approval of the Special Permit, subject to the following conditions and based upon Findings of Fact to follow.
5. Approval of the Subdivision Modification to defer water and sewer connections.

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:

- a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and lots 38B, 39B, 26B, 76B, 98B, 99B, 100B, 121B, 124B, 125A and 110B, 68B. These services must be paid for and installed at the time of obtaining building permits.
- b. Extend sewer and water laterals and services to lots 39B, 26B, 76B, 98B, 99B, 100B, 125A and 110B prior to filing the final map. (Will require special backfill specification).
- 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.

Informational Items: 1) Redesign all 2392B units so that driveway is located outside the radius of the corner to the satisfaction of the City Traffic Engineer;
2) Garage doors must be a minimum of 20 feet behind property line.

Conditions - Special Permit

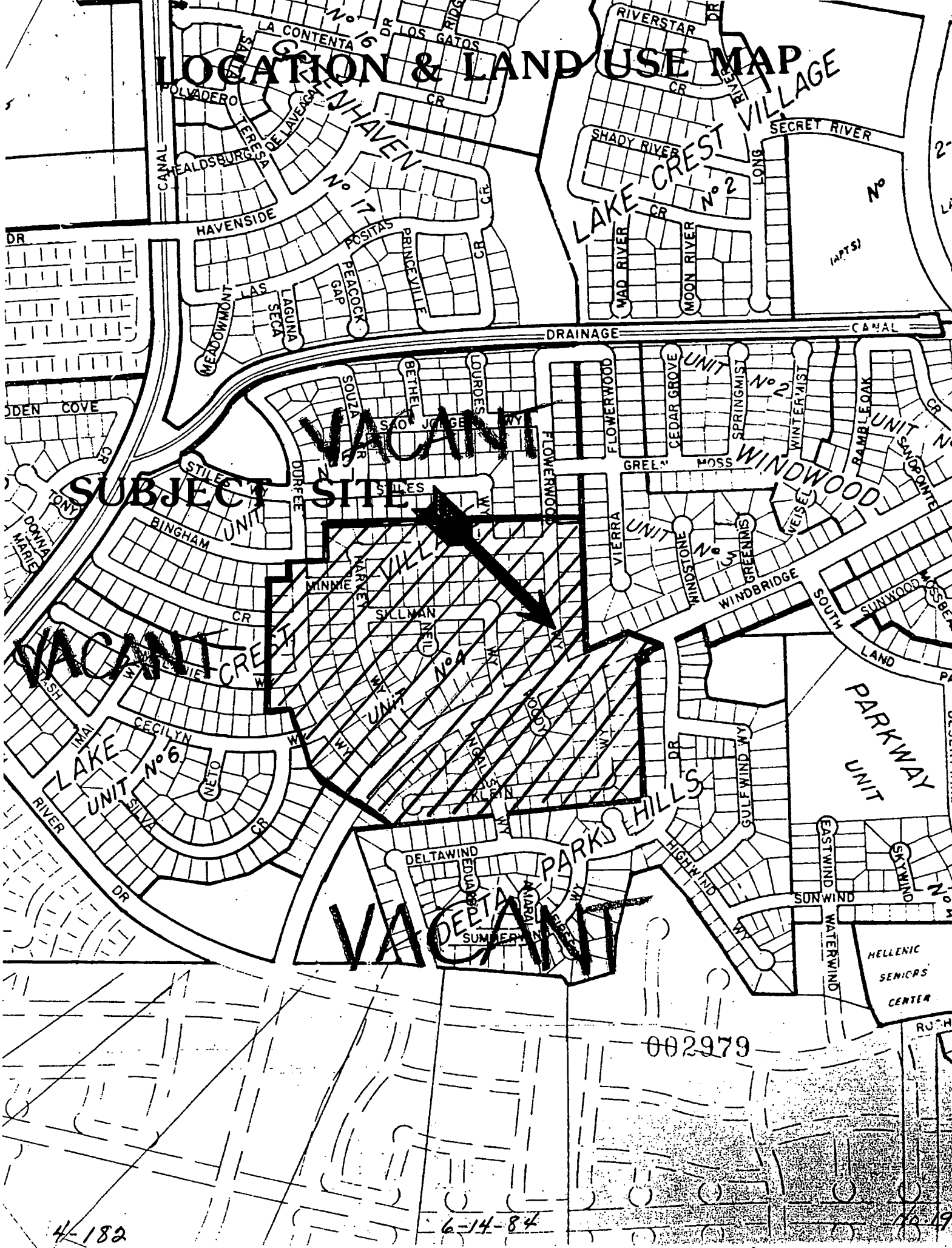
- a. The applicant shall redesign all units where the driveway is located in the corner radius to the satisfaction of the Traffic Engineer prior to issuance of a building permit. All driveways shall be a minimum of 20 feet in depth;
- b. The applicant shall adhere to the attached site plans. Varied exterior materials shall be utilized on adjacent halfplex structures. Plans shall be submitted to the Planning Director prior to issuance of a building permit.

Findings of Fact - Special Permit

- a. The proposed halfplex development is based upon sound principles of land use in that similar housing types are located in this area and duplexes are allowed on corner lots within the City;
- b. The proposed project, as conditioned, will not be detrimental to the public health, safety and welfare or result in the creation of a nuisance in that the use is compatible with adjacent residential uses;
- c. The proposal is consistent with the General Plan and the South Pocket Community Plan in that each plan designates the site for residential development.

002976

LOCATION & LAND USE MAP

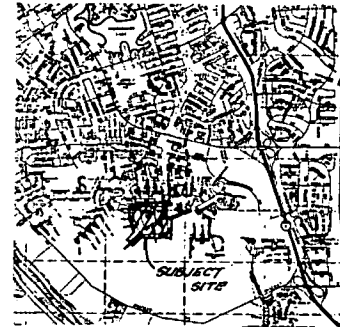
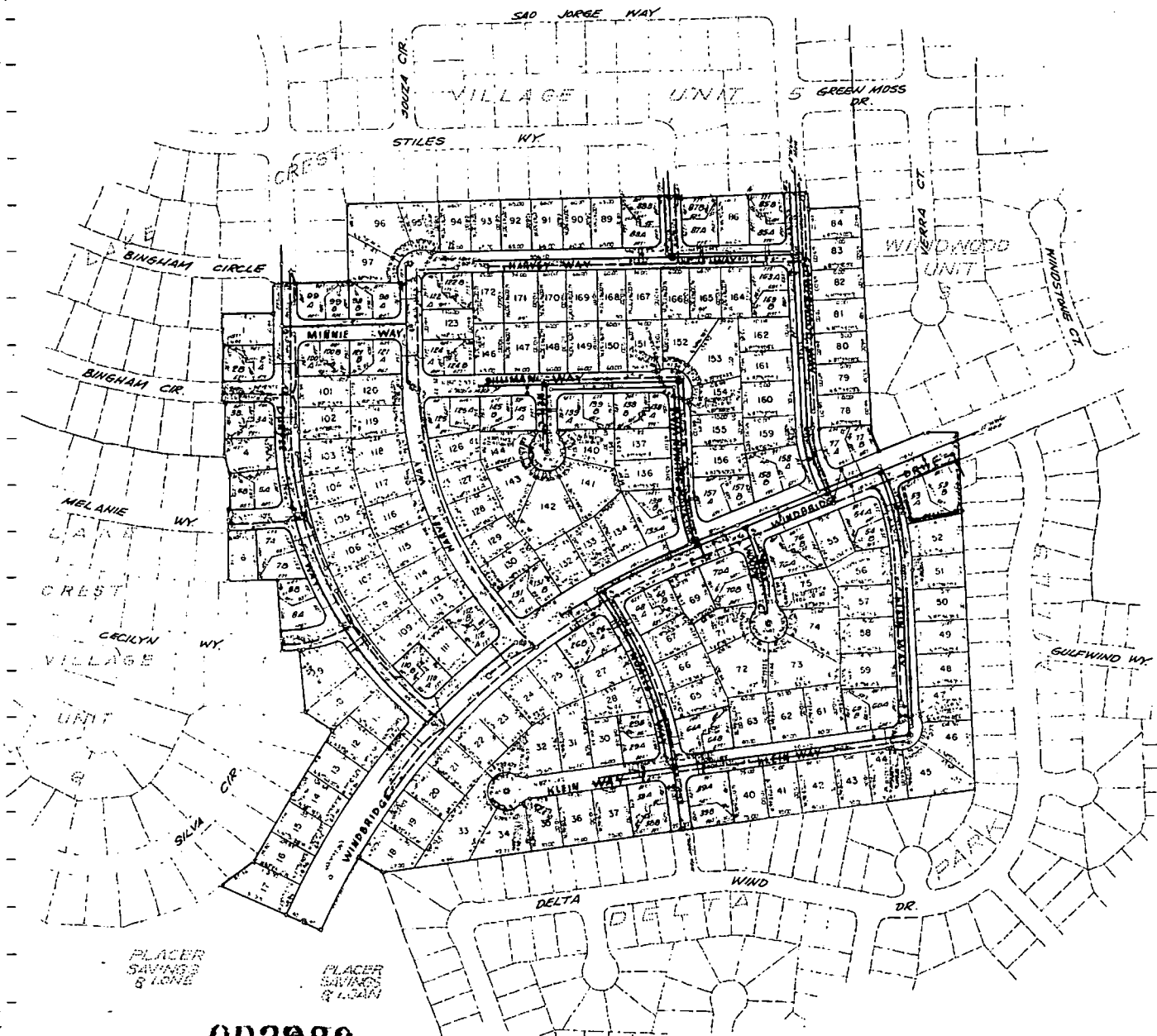


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VICINITY
(NOT TO SCALE)

RECORD OWNER:

PLACER SAVINGS & LOAN
525 WILSON ST.
ALBANY, CALIFORNIA 95709

SUBDIVIDER:

WIND CREST PARTNERS
2005 25TH AVE
SACRAMENTO, CALIFORNIA

ENGINEER:

THE SMOKE COPY
1400 25TH
SACRAMENTO, CALIFORNIA 95811

PRESENT USE & ZONE:

UNCLAS: RA (RESIDENTIAL)

PROPOSED USE & ZONE:

36 HALF ACRE LOTS R 1A
(RESIDENTIAL)

SCHOOL DIST.:

SACRAMENTO CITY UNIFIED SCHOOL DIST
125 2000 COLLEGE BLVD

WATER SUPPLY:

MILK UTILITIES

SEWAGE DISPOSAL:

MILK UTILITIES

ACREAGE:

3.71 ACRES

A.P.N.:

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PLACER SAVINGS & LOAN
PLACER SAVINGS & LOAN

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SCALE IN FEET



MAY 1984

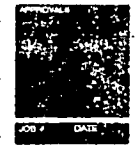


720
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SAOR
CA 95833
916-442-2222

- ARCHITECTURE
- ENVIRONMENTAL
- PLANNING
- SURVEYING
- SYSTEMS

TENTATIVE
VILLAGE UNIT
VARIOUS CORNER
LOTS
LAKE CREST
VILLAGE UNIT #4
CITY OF SACRAMENTO, CALIF.

- ARCHITECT RESERVES THE COPYRIGHT TO ALL DRAWINGS AND DESIGNATIONS
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATIONS OF ALL DIMENSIONS
- DIMENSION TAKES PRECEDENCE OVER SCALE
- ANY DIVERSION FROM DRAWINGS OR SPECIFICATIONS SHALL REQUIRE ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION



JOB # DATE

SCALE

DRAWN BY

CHECKED BY

CITY

6-14-84

084-182

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6-14-84

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REVISIONS		
NO.	DESCRIPTION	DATE BY


BENCH MARK	ELV.	FIELD BODY
DESCRIPTION		

CITY OF SACRAMENTO
ENGINEERING DEPARTMENT

SCALE: _____
 HORIZ. _____
 VERT. _____

DRAWN BY: _____ DESIGNED BY: _____ CHECKED BY: _____
 APPROVED BY: _____ R.C.E. DATE: _____

LAKE CREST VILLAGE UNIT NO. 4

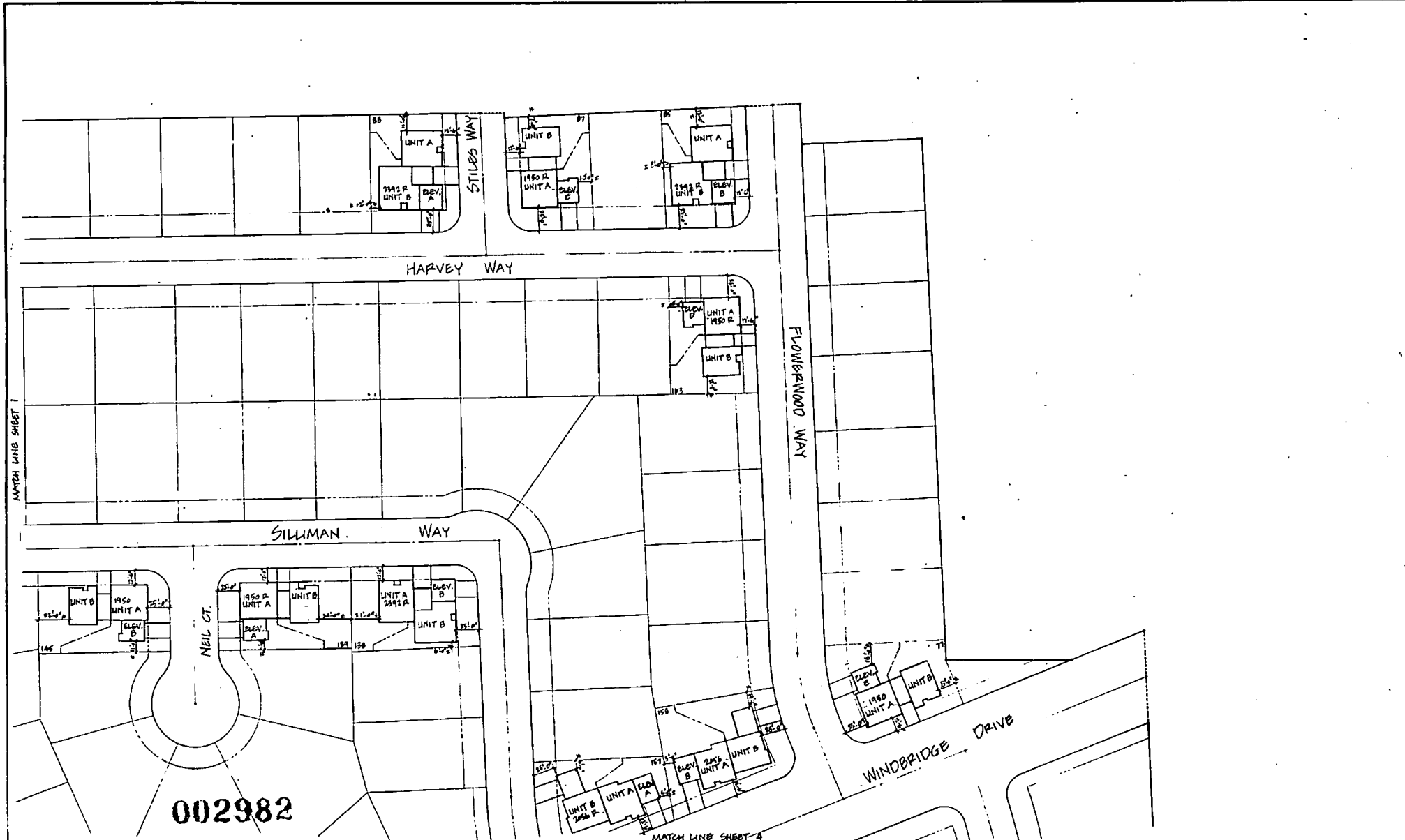

THE SPRING COPPES
 ENGINEERS, INC.
 2204 J STREET
 SACRAMENTO, CALIF. 95811

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6-14-84

No. 19



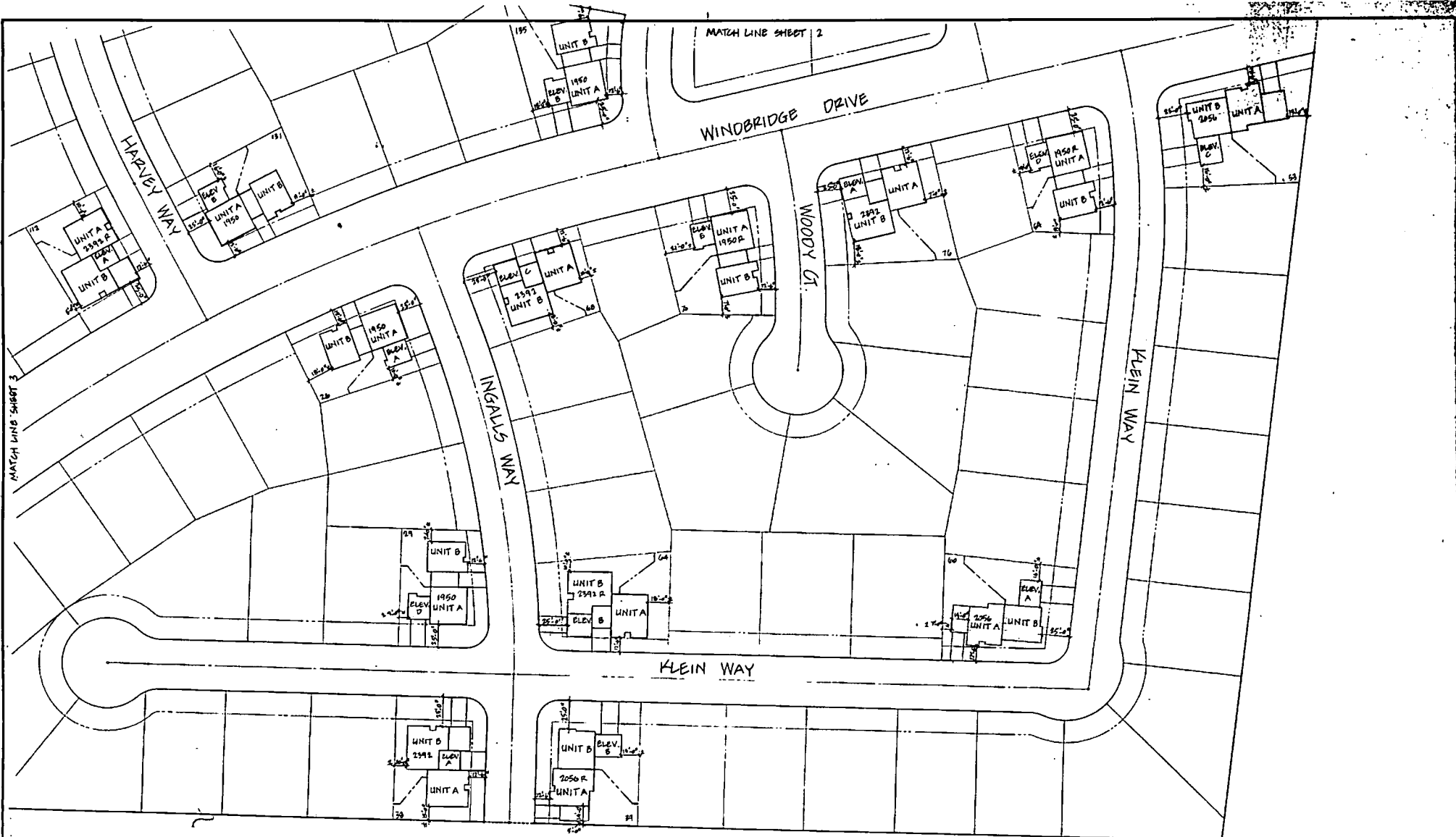
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REVISIONS NO. DATE DESCRIPTION BY		BENCH MARK ELEV. DESCRIPTION	PROJECT NO. 002982 SCALE HORIZ. VERT.	CITY OF SACRAMENTO ENGINEERING DEPARTMENT DESIGNED BY APPROVED BY	CHECKED BY DATE	LAKE CREST VILLAGE UNIT NO. 4		2 4
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REVISIONS			BENCH MARK DESCRIPTION	ELEV.	FIELD BOOK
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CITY OF SACRAMENTO
ENGINEERING DEPARTMENT

DESIGNED BY: _____ CHECKED BY: _____
 APPROVED BY: _____ R.C.E. _____ DATE: _____

LAKE CREST VILLAGE UNIT NO. 4

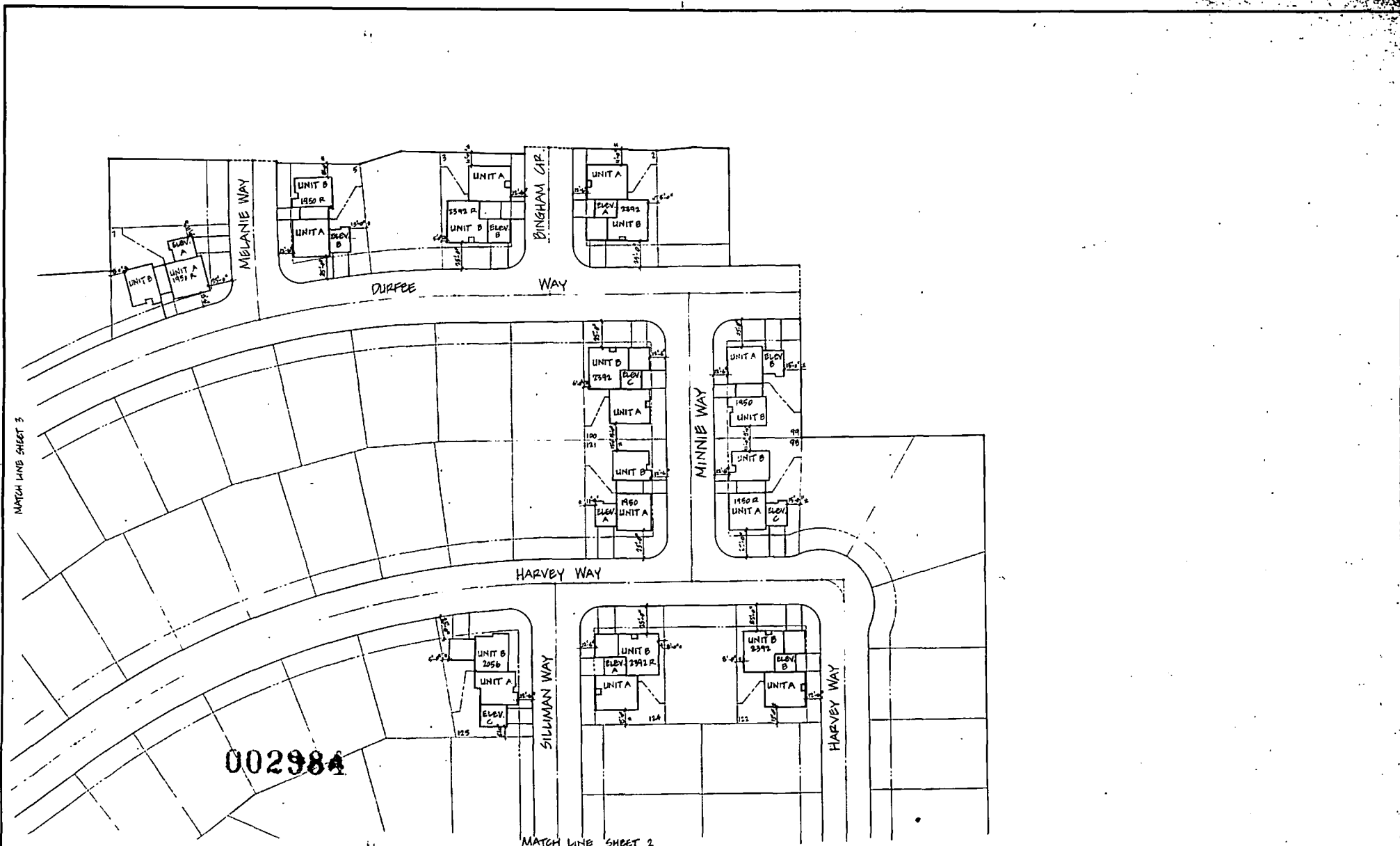

THE SPINK CORPORATION
 ENVIRONMENTAL DESIGN CONSULTANTS
 ENGINEERS - PLANNERS - SUPERVISORS
 720 F STREET, SACRAMENTO, CALIFORNIA

SHEET: 4
 OF: 4

P84-182

6-14-89

No. 19




002984

REVISIONS			BENCH MARK	
NO.	DESCRIPTION	DATE	DESCRIPTION	ELEVATION

CITY OF SACRAMENTO
ENGINEERING DEPARTMENT

DRAWN BY: _____ DESIGNED BY: _____ CHECKED BY: _____
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LAKE CREST VILLAGE UNIT NO. 4

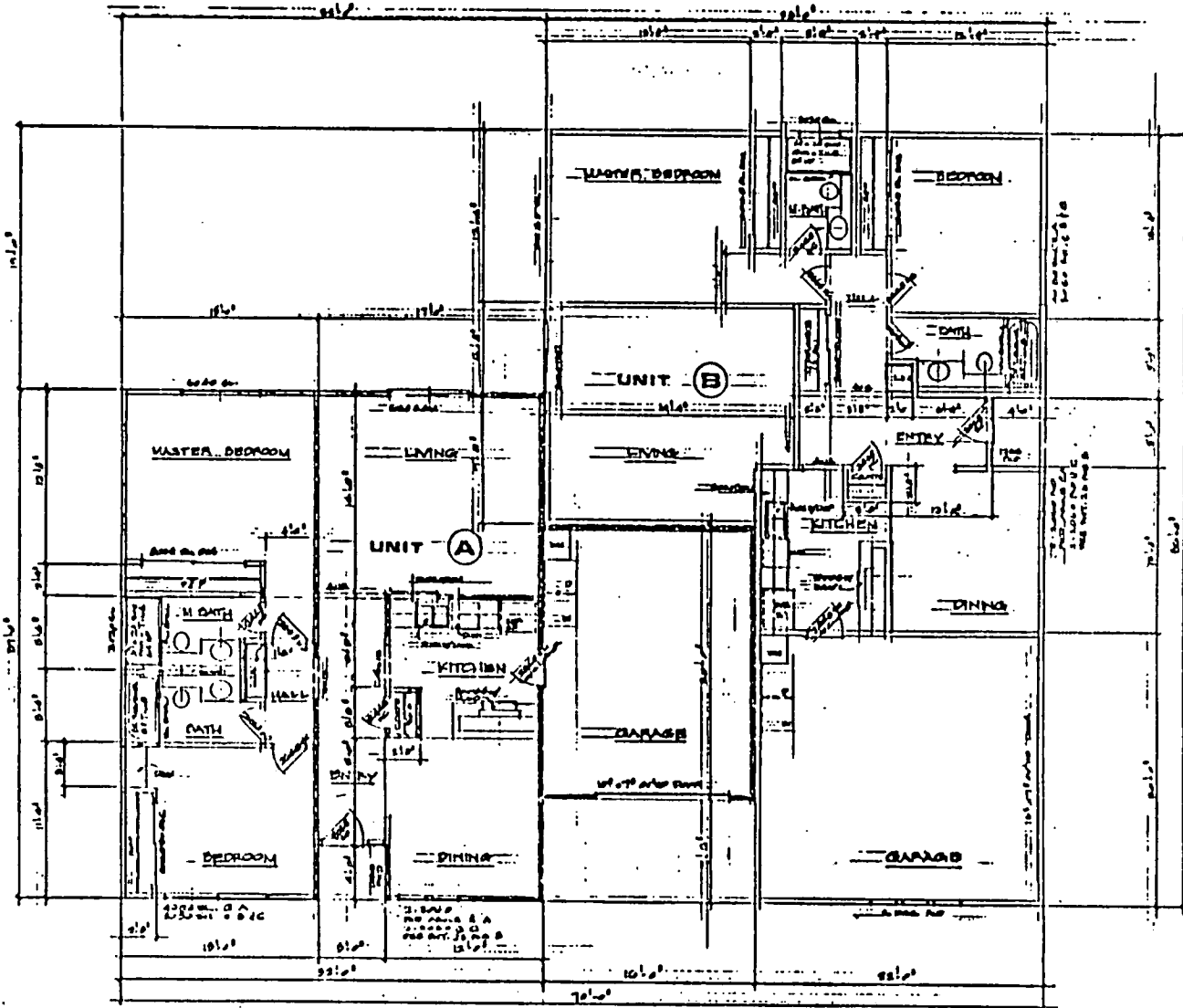


 THE STATE OF CALIFORNIA
 ENGINEER
 No. _____
 Exp. _____

P84182

Dec 15, 1983
6-14-84

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FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 UNIT 'A' LIVING AREA 6'-0" x 8'-0"
 UNIT 'B' LIVING AREA 6'-0" x 8'-0"

P 84182

UNIT 2392 FLOOR PLAN

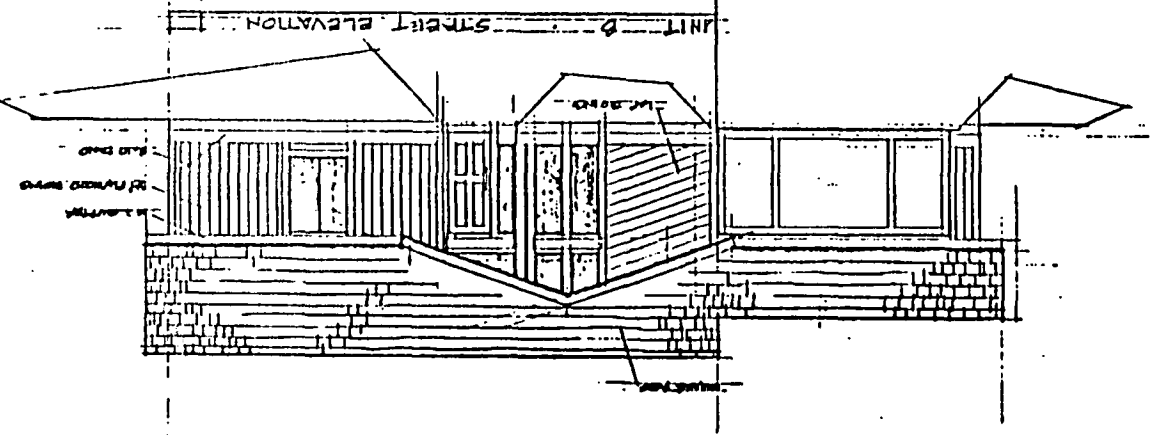
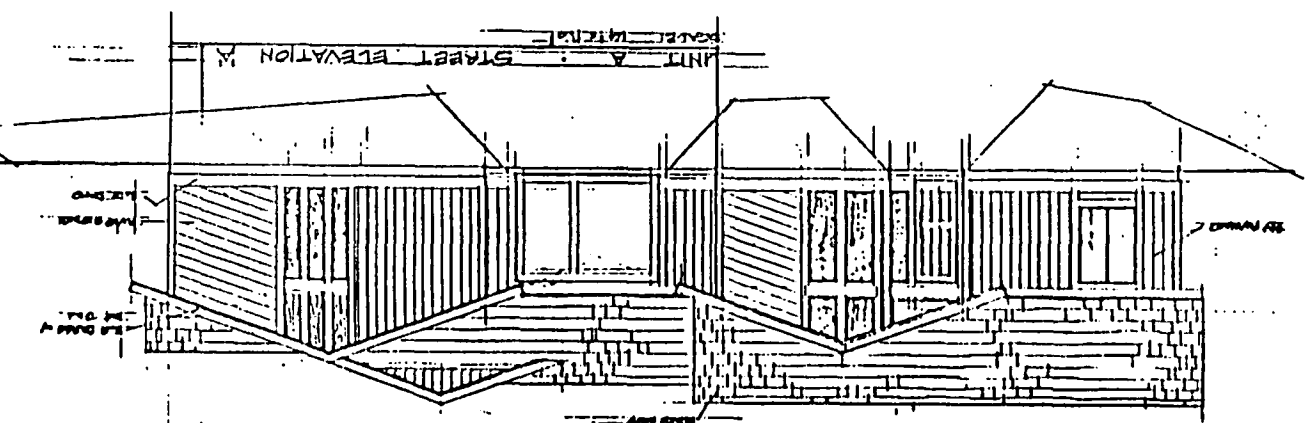
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 CHARLOTTE, NC
 P.O. BOX 10000

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UNIT 2392 ELEVATION A

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No. 19

Dec 15, 1983
6-14-84

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