

# CITY PLANNING COMMISSION

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

APPLICANT North American Enterprises, P O Box 5400, Walnut Creek, CA 94596  
OWNER Applicant  
PLANS BY Jaime, 801 Walnut Drive, Oakley, CA 94561  
FILING DATE 12/5/86 ENVIR. DET. EX15061 (b)(1) REPORT BY LV/vf  
ASSESSOR'S PCL. NO. 021-0364-2,4,5,6,7 021-0365-2,6,7

APPLICATION: Plan review for single family detached homes.

LOCATION: Northeast and Southeast Lacam Circle and 79th Street.

PROPOSAL: The applicant is requesting the necessary entitlements to develop eight single family detached homes.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1965 Colonial Community  
Plan Designation: Light Density Residential  
Existing Zoning of Site: R-1-R  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family Residential; R-1	Front:	25'	25'
South: Single Family Residential; R-1-R	Side (Int):	5'	5'
East: Vacant; R-1-R	Side (St):		
West: Single Family Residential; R-1-R	Rear:	15'	28'

Parking Required: 8 spaces  
Parking Provided: 8 spaces  
Property Dimensions: 52'+ x 102'+  
Property Area: 1.0+ acres  
Square Footage of Building: 1662  
Height of Building: 1 story  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: T-1-11 Siding, Stucco  
Roof Material: Composition Shingles  
Color: Earth Tones

BACKGROUND:

The subject sites are part of the Colonial Terrace subdivision. A tentative map and subdivision modification to create a remnant parcel for this subdivision were approved by the City Council on February 14, 1978 (P8026) subject to the following conditions:

1. Provide standard subdivision improvements;
2. Provide standard water mains and hydrants;
3. Prepare a sewer and drainage study to the satisfaction of the City Engineer;
4. Lacam Circle shall be fully improved;
5. Name all streets to the satisfaction of the Planning Director;
6. Provide a 12-foot high sound barrier consisting of masonry wall and/or mound that will be parallel to the easterly property line and 150 feet to the east, adjacent to the easterly edge of the Congressional Grant line; and
7. Parcel A shall be designated as a buildable lot for a single family dwelling unless it is enlarged in the future to the minimum requirements of the Zoning Ordinance.
8. Congressional Grant use to be landscaped, subject to staff approval.

The above conditions were satisfied per the final map check approvals.

PROJECT EVALUATION: Staff has the following comments:

Land Use/Zoning:

The eight subject sites are vacant and are zoned Single Family Residential Review (R-1-R). Surrounding land uses are single family residential to the north, west, south and vacant (Congressional Grant area) to the east.

A. Proposal:

The applicant proposes to develop eight vacant parcels with single family residential homes. See LAND USE/ZONING for location of each parcel.

These parcels average 52 feet wide and 103 feet in depth. The 1,662 square foot single family residences are located on each site to provide adequate setbacks. The eight proposed residences will include enclosed garages and three bedrooms and two bathrooms according to floor plans submitted.

B. Design:

The applicant proposes two different models, A and B. The exterior building materials proposed for Model A includes stucco siding, and composition shingles. The exterior building materials proposed for Model B includes vertical T-1-11 siding. Both Models A and B propose a composition shingle roof.

Staff finds the proposed exterior building materials and design to be compatible with the surrounding single family residences which have T-1-11 siding and composition shingle roofs. Staff recommends the proposed composition shingle roof be constructed of heavy butt composition shingle.

C. Interdepartmental Review:

This project was reviewed by the building department which had the following comments:

These plans are acceptable to the Building Department.

ENVIRONMENTAL DETERMINATION:

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061 (b)(1)).

RECOMMENDATION: Staff recommends the following action:

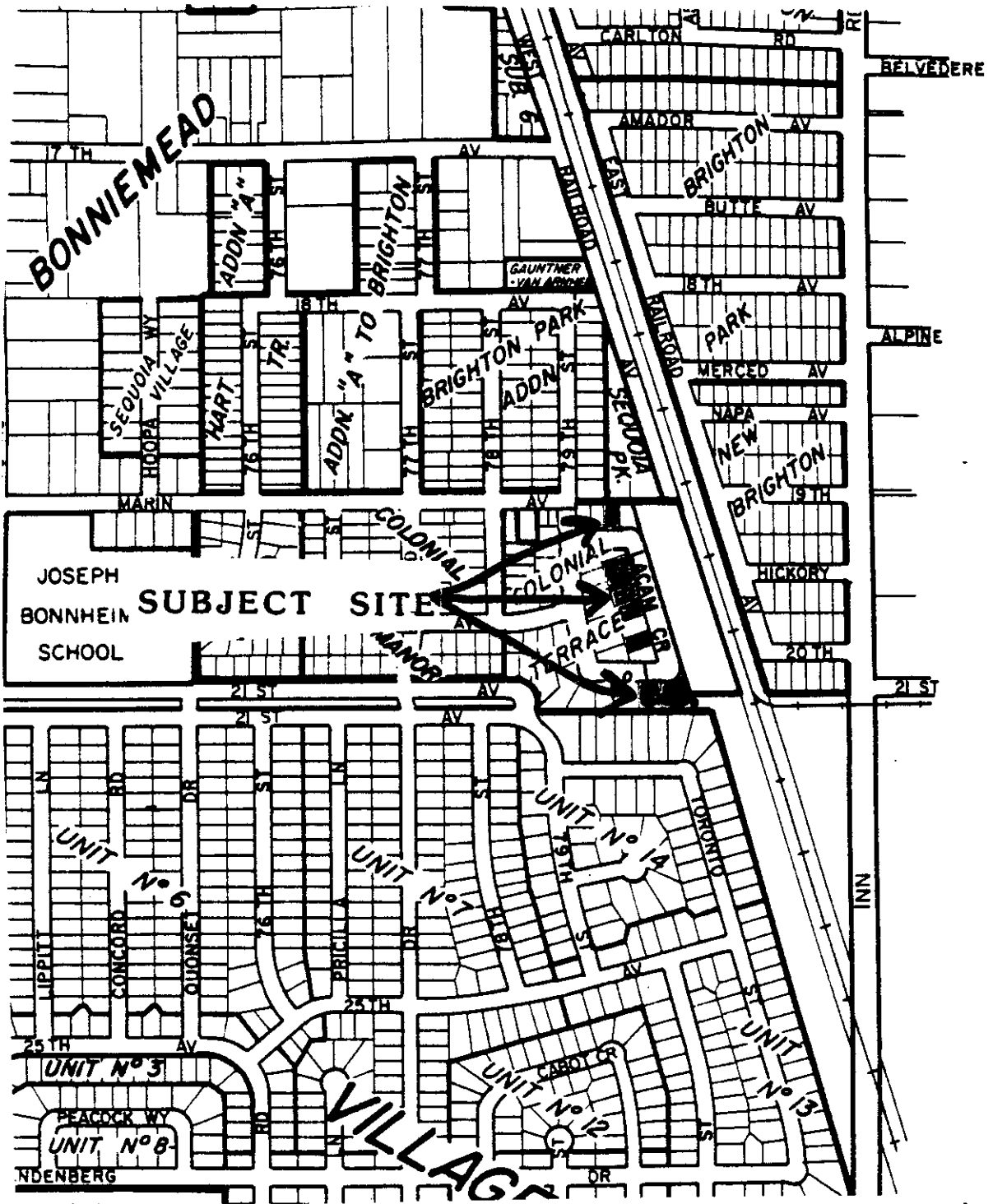
Approval of the R-Review based upon the conditions and findings of fact which follow:

CONDITIONS:

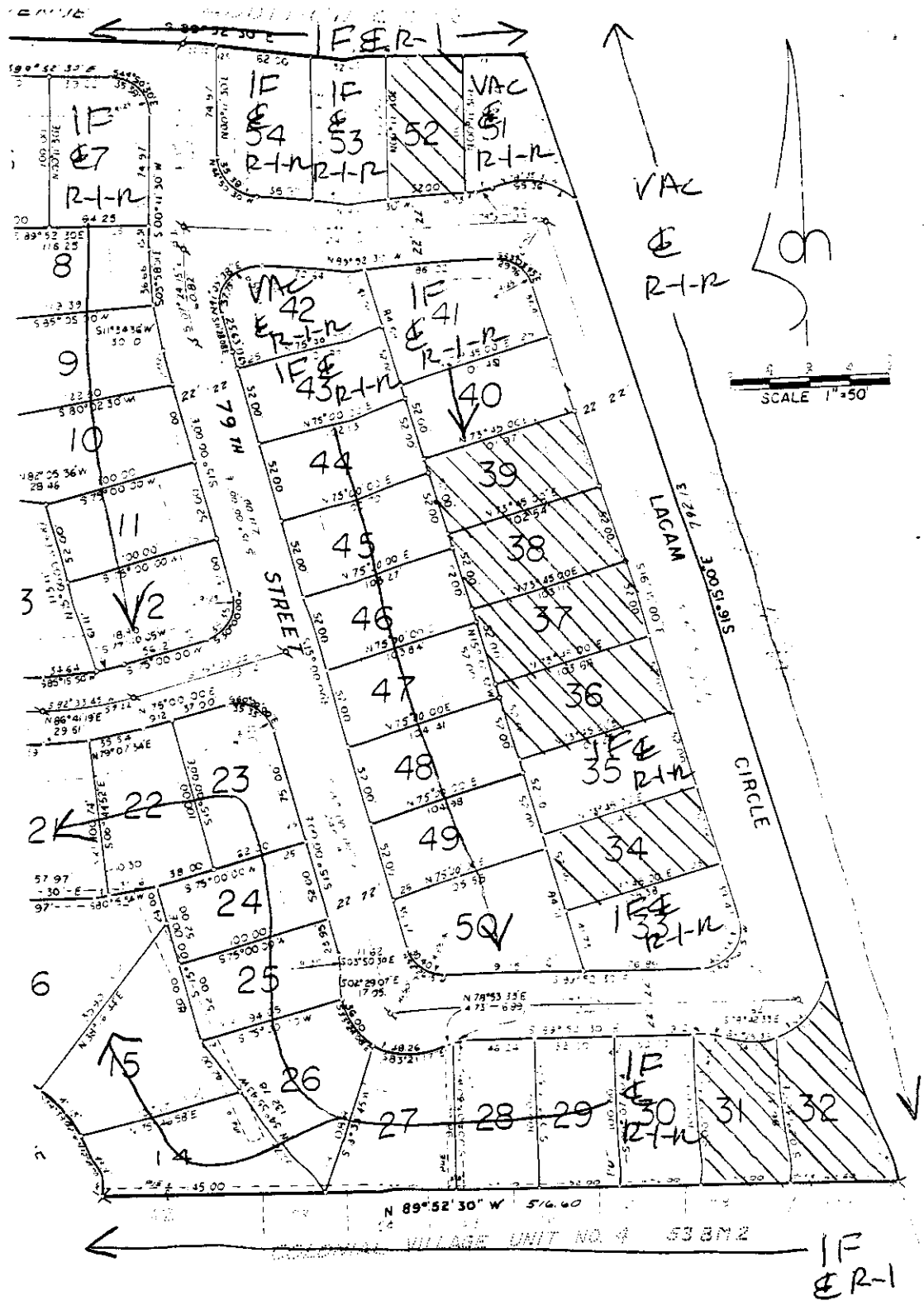
The roofs shall be constructed of heavy butt composition shingles. Shingle sample shall be reviewed and approved by the Planning Director.

FINDINGS OF FACT:

1. The R-Review, as conditioned, is based upon sound principles of land use in that:
  - a) The project is compatible with surrounding land uses which consist of single family residential;
  - b) Adequate off-street parking is provided.
2. The R-Review, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that:
  - a) The proposed design and exterior building materials are compatible with the surrounding neighborhood;
  - b) Adequate setbacks are proposed.
3. The Plan Review, as conditioned, is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential use by the 1974 General Plan and the proposed single family residence conforms with the plan designation.



VICINITY MAP



# LAND USE & ZONING MAP

EN-10-18

1-8-87

#31

# SITE PLAN

## SITE PLAN

	<u>SQ. FT</u>
<u>LOT AREA</u>	<u>5317.52</u>
<u>HOUSE AREA</u>	<u>1202-</u>
<u>GARAGE</u>	<u>460</u>
<u>DRIVEWAY</u>	<u>406</u>
<u>WALKWAYS</u>	<u>60</u>

SCALE 1" = 20'

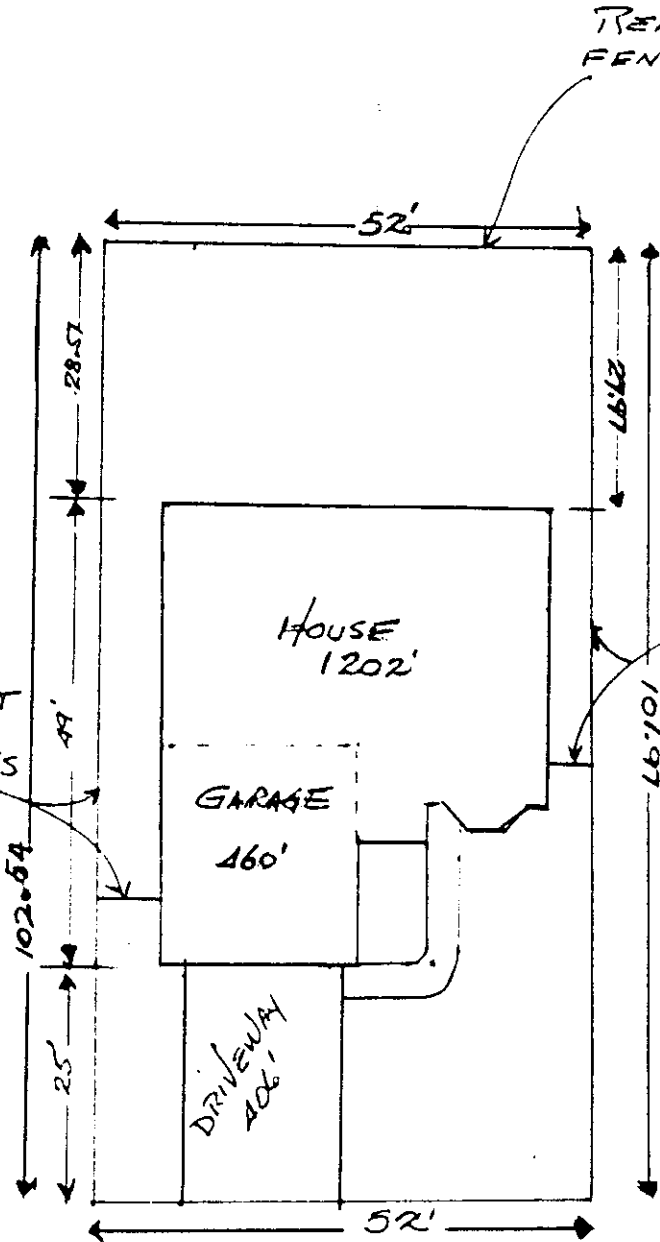
### LOT DIMENSIONS

FRONT & REAR 52' EACH  
 SIDES 101.97  
 & 102.54

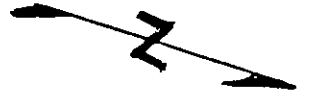
SIDE & FRONT  
 FENCES

REAR  
 FENCE

SIDE &  
 FRONT  
 FENCES

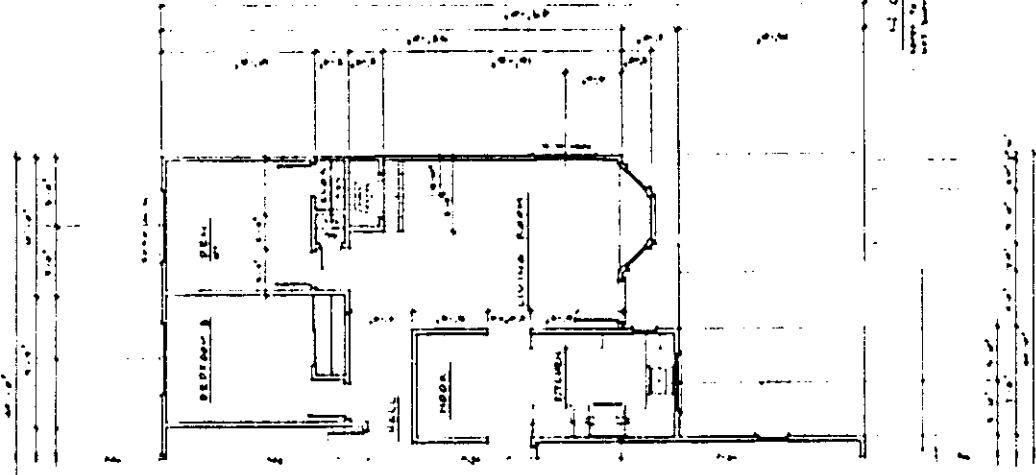


LACAM CIRCLE



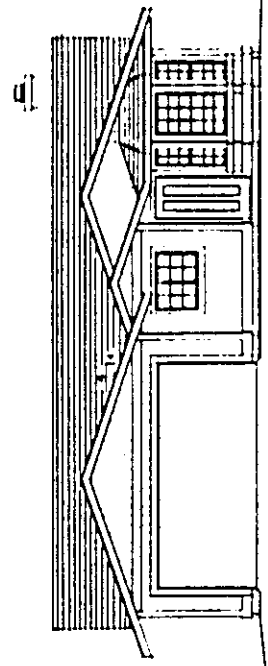
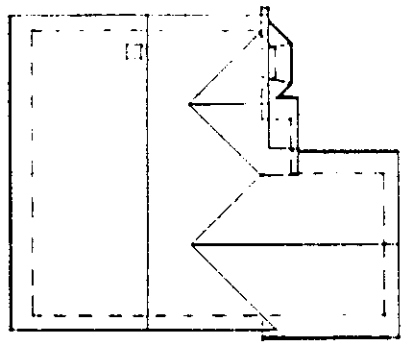
# FLOOR PLANS ELEVATIONS

5



NOTES  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES  
 2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE

FLOOR PLAN 'B'



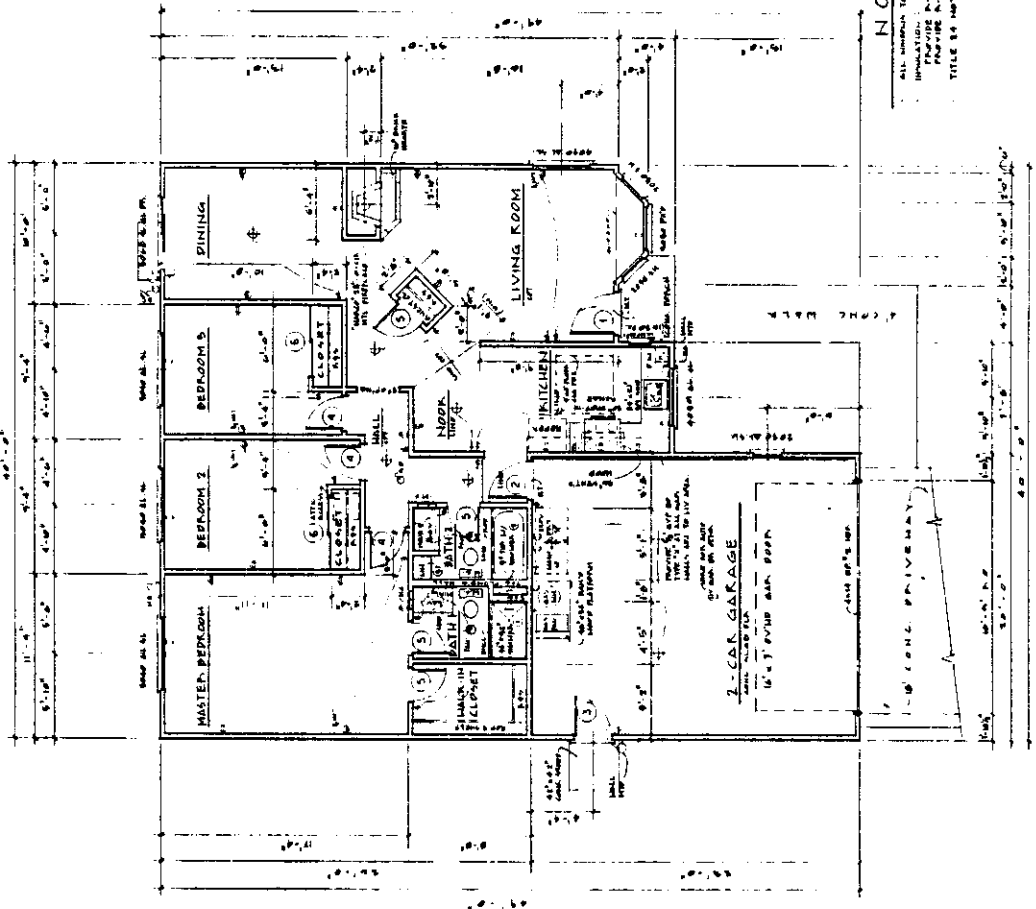
FRONT ELEVATION 'B'

# FLOOR PLANS

FLOOR INTERIOR

PLAN NO. 1202

Date	12/10/74
Scale	1/8" = 1'-0"
Drawn by	J. H. ...
Checked by	J. H. ...
Project No.	1202
Sheet No.	2



### NOTES

ALL WINDOWS TO BE INSULATED (I.W.)  
 INSULATED 2-1/2" MIN. G.E.T. WALLS  
 FINISHING 2-1/2" MIN. G.E.T. WALLS  
 FINISHING 2-1/2" MIN. G.E.T. WALLS  
 TITLE IS NOTE: FIN. AREA: 1,100 S.F.  
 FIN. AREA: 1,100 S.F.  
 FIN. AREA: 1,100 S.F.

SCALE: 1/8" = 1'-0"

### ROOM FINISH SCHEDULE

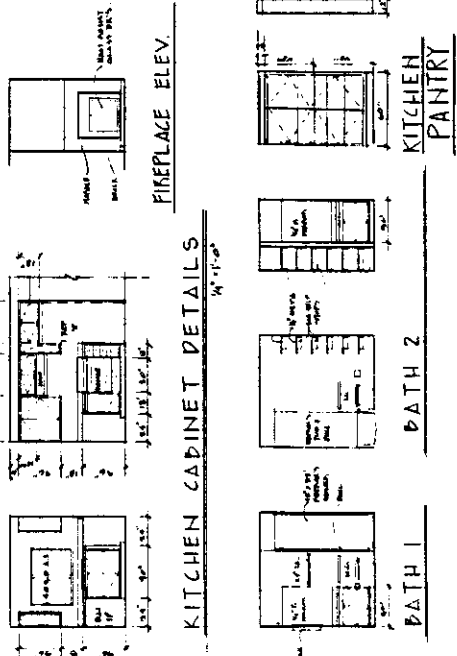
ROOM	FLOOR	WALLS	C.EILING	FINISHES
LIVING ROOM	CARPET	PAINT	PAINT	PAINT
DINING ROOM	CARPET	PAINT	PAINT	PAINT
KITCHEN	CARPET	PAINT	PAINT	PAINT
BEDROOM 1, 2, 3	CARPET	PAINT	PAINT	PAINT
BATH 1 & 2	CARPET	PAINT	PAINT	PAINT
CLOSETS (TYPICAL)	CARPET	PAINT	PAINT	PAINT

### WINDOW SCHEDULE

NO.	SIZE	TYPE	QTY
1	3'-0" x 5'-0"	SLIDING ALUMINUM W/SCREEN	1
2	3'-0" x 5'-0"	SLIDING ALUMINUM	1
3	3'-0" x 5'-0"	SLIDING ALUMINUM	1
4	3'-0" x 5'-0"	SLIDING ALUM. W/SCREEN	2
5	3'-0" x 5'-0"	SLIDING ALUMINUM W/SCREEN	1
6	3'-0" x 5'-0"	SLIDING ALUMINUM W/SCREEN	1
TOTAL			7

### DOOR SCHEDULE

NO.	SIZE	TYPE	QTY
1	3'-0" x 6'-8"	SOLID CORE (SEE SPECIFICATIONS)	1
2	3'-0" x 6'-8"	SOLID CORE SELF-CLOSING	1
3	3'-0" x 6'-8"	6-1/2" CORE PINE	1
4	3'-0" x 6'-8"	6-1/2" CORE PINE	1
5	3'-0" x 6'-8"	6-1/2" CORE PINE	1
6	3'-0" x 6'-8"	6-1/2" CORE PINE	1
7	3'-0" x 6'-8"	6-1/2" CORE PINE	1
TOTAL			7



10-0-88

1-8-80

431

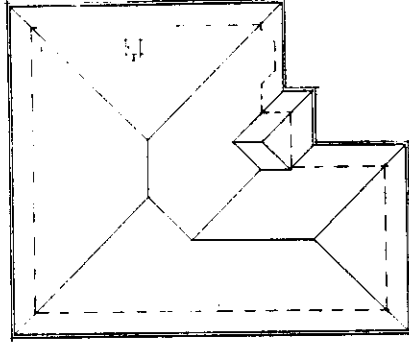


# ELEVATIONS

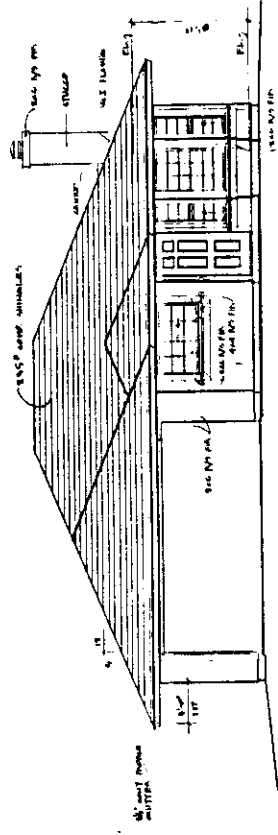
ELEVATION  
ROOF PLAN

PLAN NO 1  
2

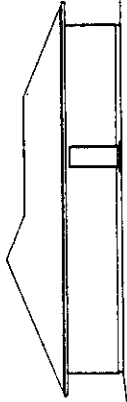
DATE	NO.
10/1/50	3
BY	
FOR	



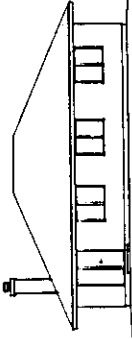
ROOF PLAN



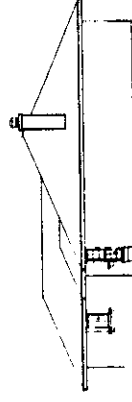
FRONT ELEVATION PLAN "A"



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION