

# CITY PLANNING COMMISSION

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

APPLICANT	Keith Macomber, 6355 Riverside Boulevard, Suite N, Sacramento, CA 95831				
OWNER	Faszer & Giordano, 6355 Riverside Boulevard, Suite N, Sacramento, CA 95831				
PLANS BY	Jerry Faszer, 6355 Riverside Boulevard, Suite N, Sacramento, CA 95831				
FILING DATE	3-7-84	50 DAY CPC ACTION DATE		REPORT BY:	WW:bw
NEGATIVE DEC.	3-12-84	EIR		ASSESSOR'S PCL. NO.	030-650-67, 68

APPLICATION: 1. Environmental Determination  
2. Special Permit to develop two halfplex units

LOCATION: Southeast corner of Shoreside Drive and Lookout Court (Lake Greenhaven Shores, Unit No. 5).

PROPOSAL: The applicant is requesting the necessary entitlement for halfplex development on two lots containing 0.31 acres.

PROJECT INFORMATION:

General Plan Designation: Residential  
1977 North Pocket Community  
Plan Designation: Residential - 4-6 du/gross acre  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

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

Property Area: 0.3± acres  
Street Improvements/Utilities: Existing  
Building Height: 24 feet (2 stories)  
Square Feet of Unit A: 3,319  
Square Feet of Unit B: 3,268  
Exterior Materials of Structure: Brick and wood siding, stucco of natural earth tones.  
Roofing Material: Wood shake

BACKGROUND INFORMATION: On November 26, 1980 the Planning Commission approved a special permit, rezoning and tentative map entitlements in order to develop two halfplex units on the subject property (P-9217). In addition, the Commission rezoned three other parcels to R-1A for future halfplex development. Since the special permit was not extended, it expired on November 26, 1982.

The applicant has submitted a new special permit application with basically the same design, materials and height (24 feet). A building permit was erroneously issued to the owner in February 1983. This permit, however, has been voided until a new special permit is approved by the Commission.

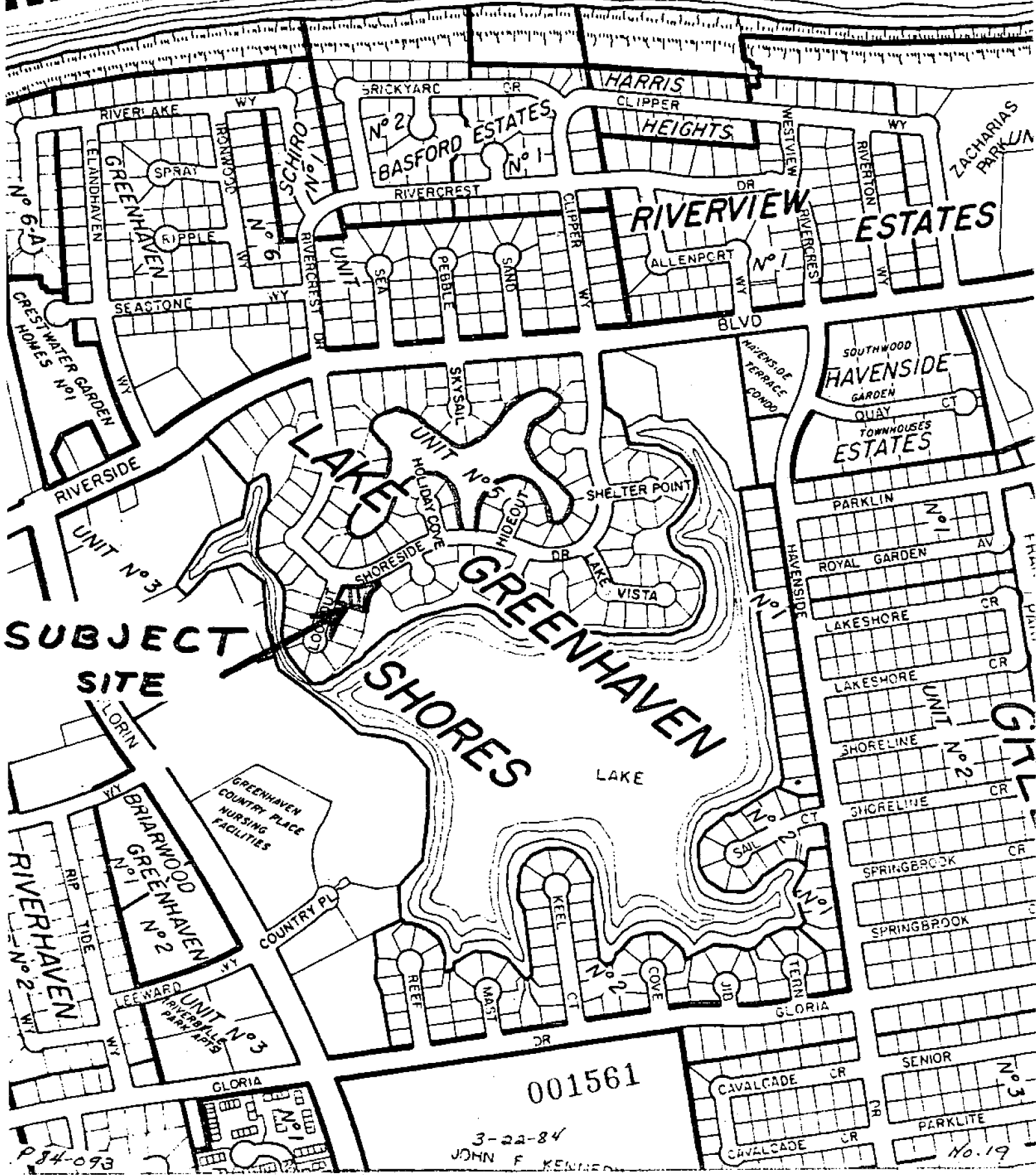
001559

APPLC. NO. P84-093

MEETING DATE March 22, 1984

CPC ITEM NO. 19

RIVER



SUBJECT SITE

LAKE GREENHAVEN SHORES

GREENHAVEN COUNTRY PLACE NURSING FACILITIES

BASFORD ESTATES

RIVERVIEW ESTATES

HAVENSIDE ESTATES

BRIARWOOD GREENHAVEN

001561

3-22-84 JOHN F. KENNEDY

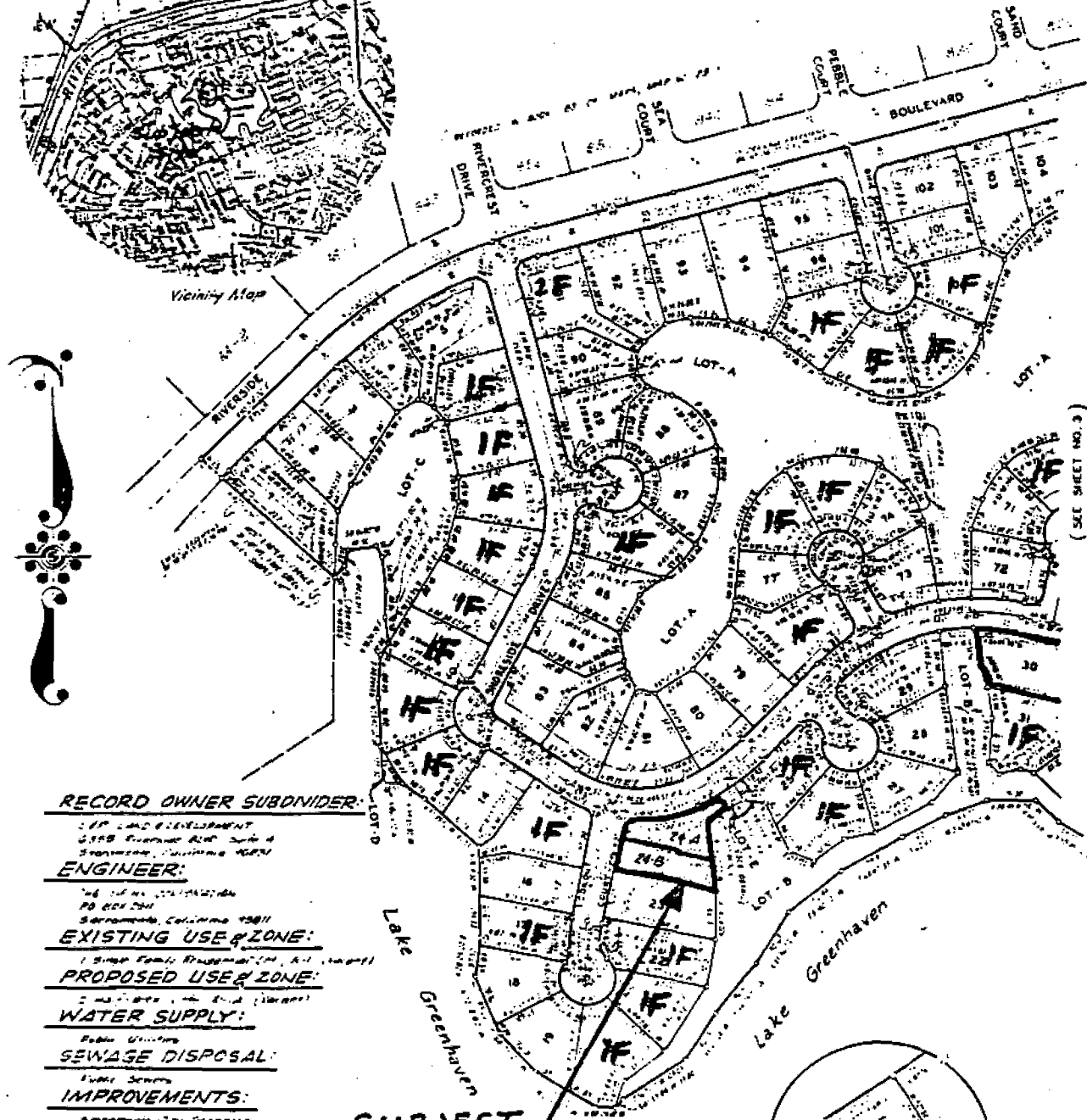
84-098 B60-88

TENTATIVE MAP OF  
 LOT 24  
 OF

# LAKE GREENHAVEN SHORES UNIT No. 5

PORTION OF PROJECTED SECTIONS 27, 28, 33, & 34,  
 T8N., R. 4E., M.D.B. & M

CITY OF SACRAMENTO, CALIFORNIA  
 OCT., 1980 SCALE 1" = 100'



**RECORD OWNER SUBDIVIDER:**  
 LEP LAND DEVELOPMENT  
 5195 Franklin Blvd. Suite A  
 Sacramento, California 95811

**ENGINEER:**  
 THE SPINK CORPORATION  
 PO BOX 2541  
 Sacramento, California 95811

**EXISTING USE & ZONE:**  
 Single Family Residential (SF-1, SF-2, SF-3)

**PROPOSED USE & ZONE:**  
 Single Family Residential (SF-1, SF-2, SF-3)

**WATER SUPPLY:**  
 Public Utility

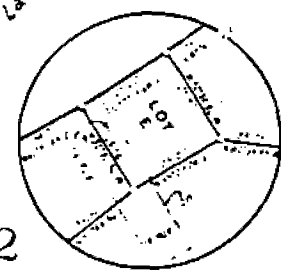
**SEWAGE DISPOSAL:**  
 Public Sewer

**IMPROVEMENTS:**  
 Sacramento City Ordinance

**ACREAGE:**  
 1.4000 sq. ft. net

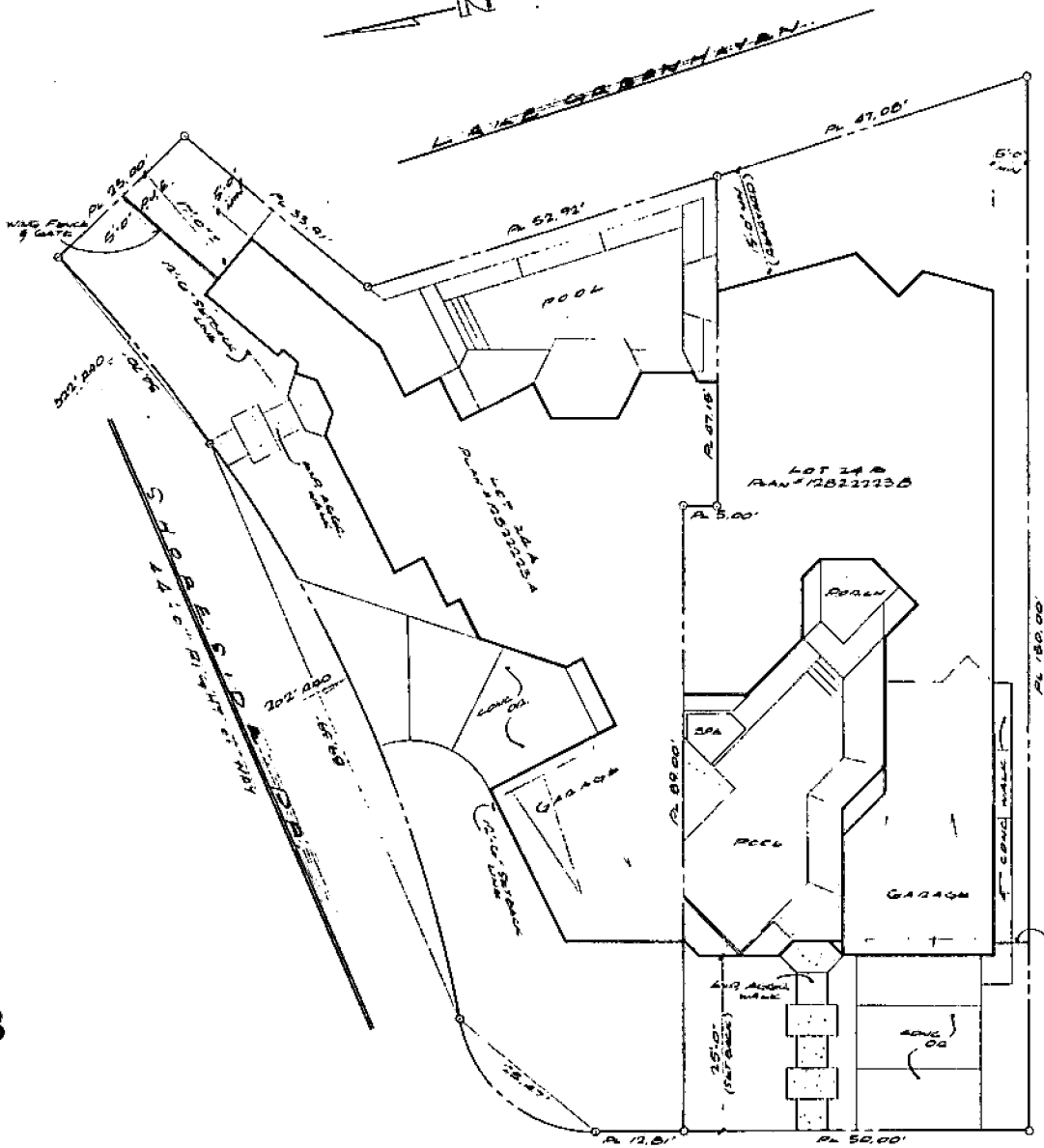
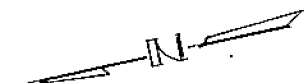
**A.P.N.:**  
 010-040-24

**SUBJECT SITE**



001562

**THE SPINK CORPORATION**  
 ENVIRONMENTAL PLANNING · ENGINEERING  
 ARCHITECTURE · SURVEYING · MAPPING · SYSTEMS  
 700 F STREET, SACRAMENTO, CALIFORNIA 95811 PHONE 554-4470



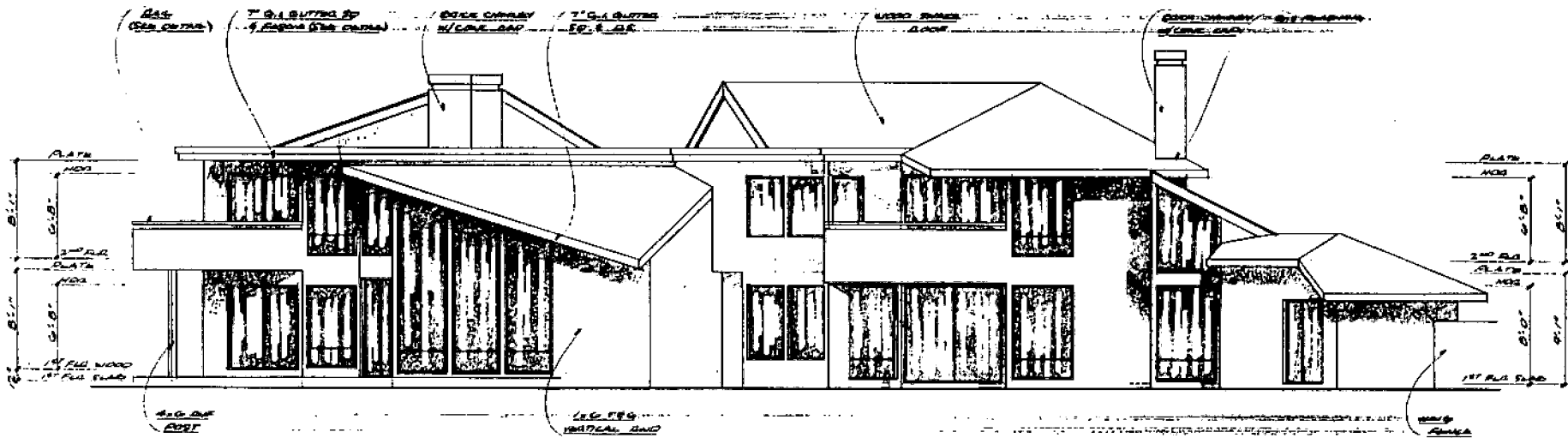
DESCRIPTION:  
LOT 24 B  
PLAN # 282273B  
MARK GOSBURN AVENUE  
CITY OF SACRAMENTO

S I T E P L A N  
SCALE 1/8" = 1'-0"  
SCALE BAR: 0 5 10 15 20

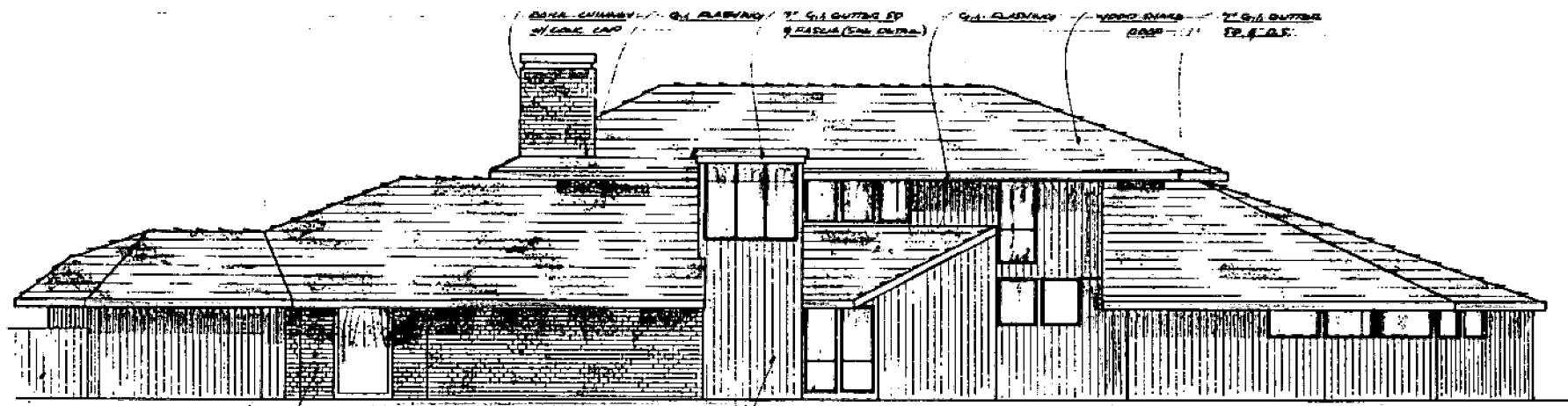
001563

LOOKOUT CT  
44'-0" RIGHT OF WAY

Professional seal area with the name 'Diaz' and other illegible text.

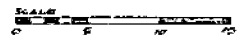


R & A ELEVATION



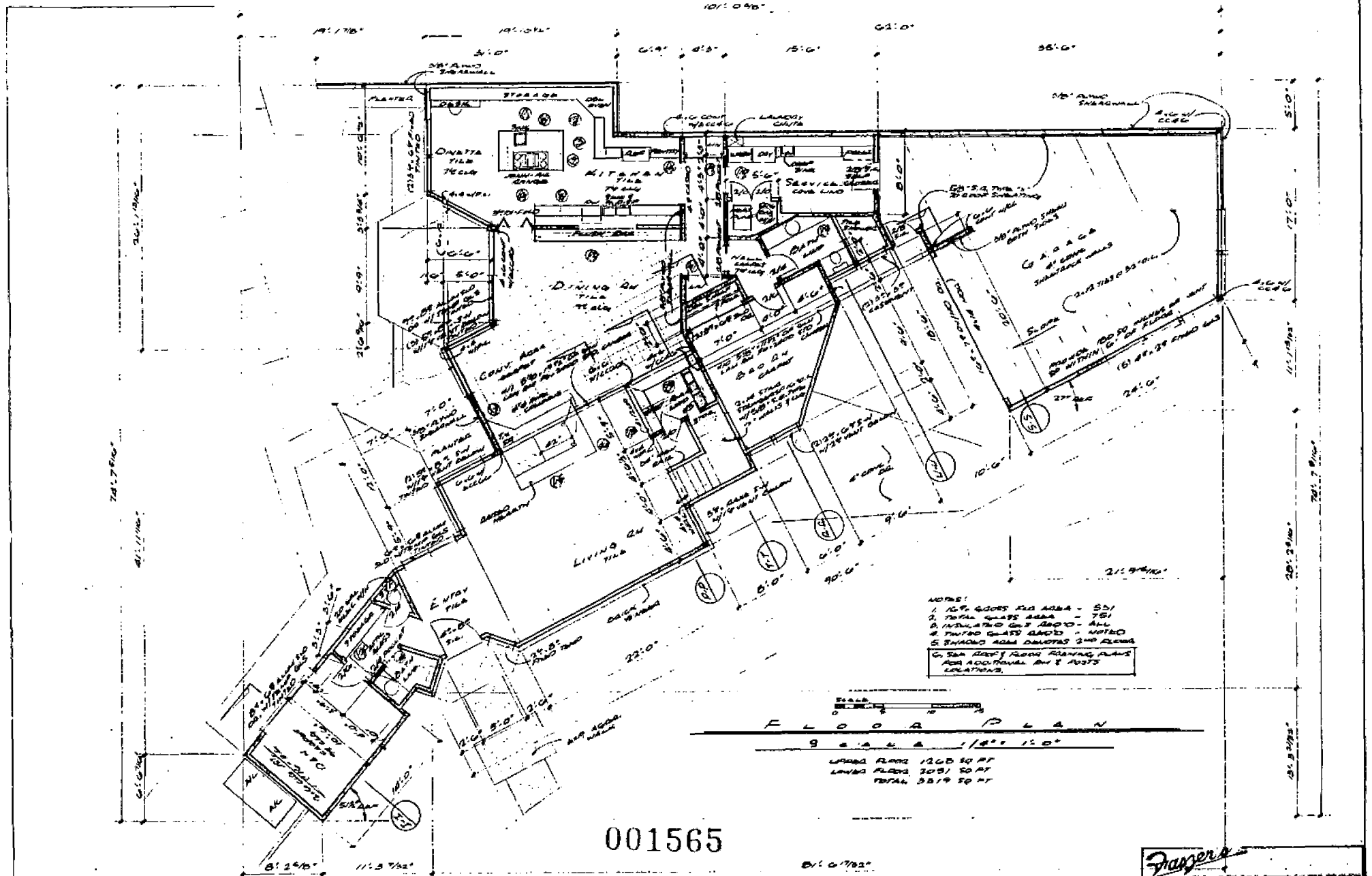
SIDE ELEVATION

SCALE 1/8" = 1'-0"



001564

**Frager's** RESIDENTIAL PLANS  
 12022733A



NOTES:  
 1. 10% GOOD RIG AREA - S/I  
 2. TOTAL GLASS AREA - 751  
 3. INSULATED GLASS UNITS - ALL  
 4. TINTED GLASS UNITS - NOTED  
 5. SHADOW AREA DIMENSIONS 2ND FLOOR  
 6. SEE ARCH ROOM PLANNING PLANS FOR ADDITIONAL DR & DOOR LOCATIONS.

FLOOR PLAN

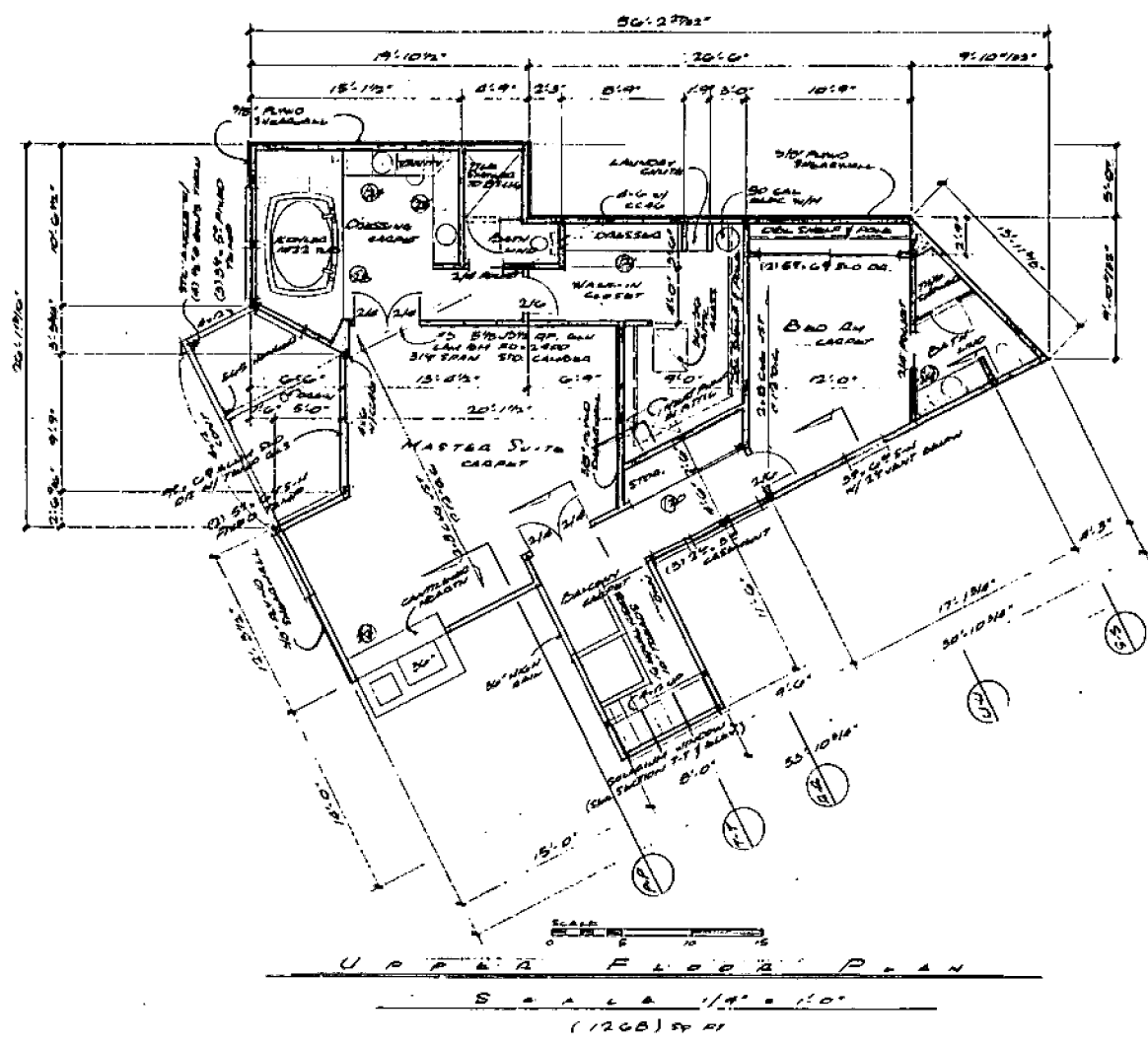
UPPER FLOOR 1265 SQ FT  
 LOWER FLOOR 2051 SQ FT  
 TOTAL 3316 SQ FT

001565

*Frager*

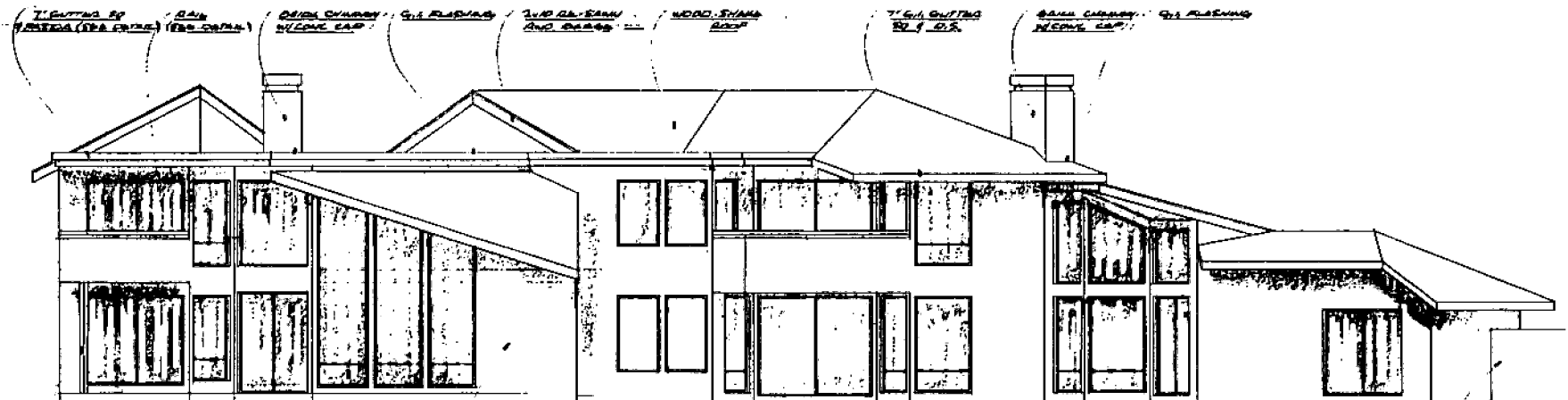
1275 PLYMOUTH ST. SUITE 200, BOSTON, MASS 02118  
 ARCHITECTS

DATE: 11/19/87  
 DRAWING NO: 001565-A



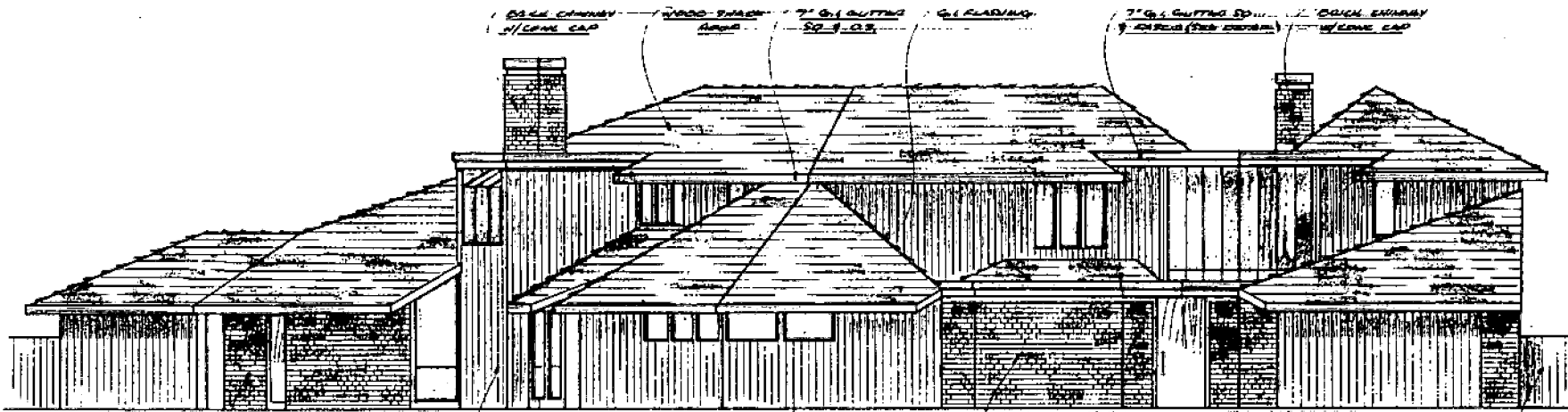
001566

*Frazier's*  
 RESIDENTIAL PLANS  
 1208 97 R1  
 (1208) 97 R1



NOTES:  
VERTICAL AND

REAR ELEVATION

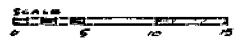


NOTES:  
VERTICAL AND

LOOK OUT ELEVATION

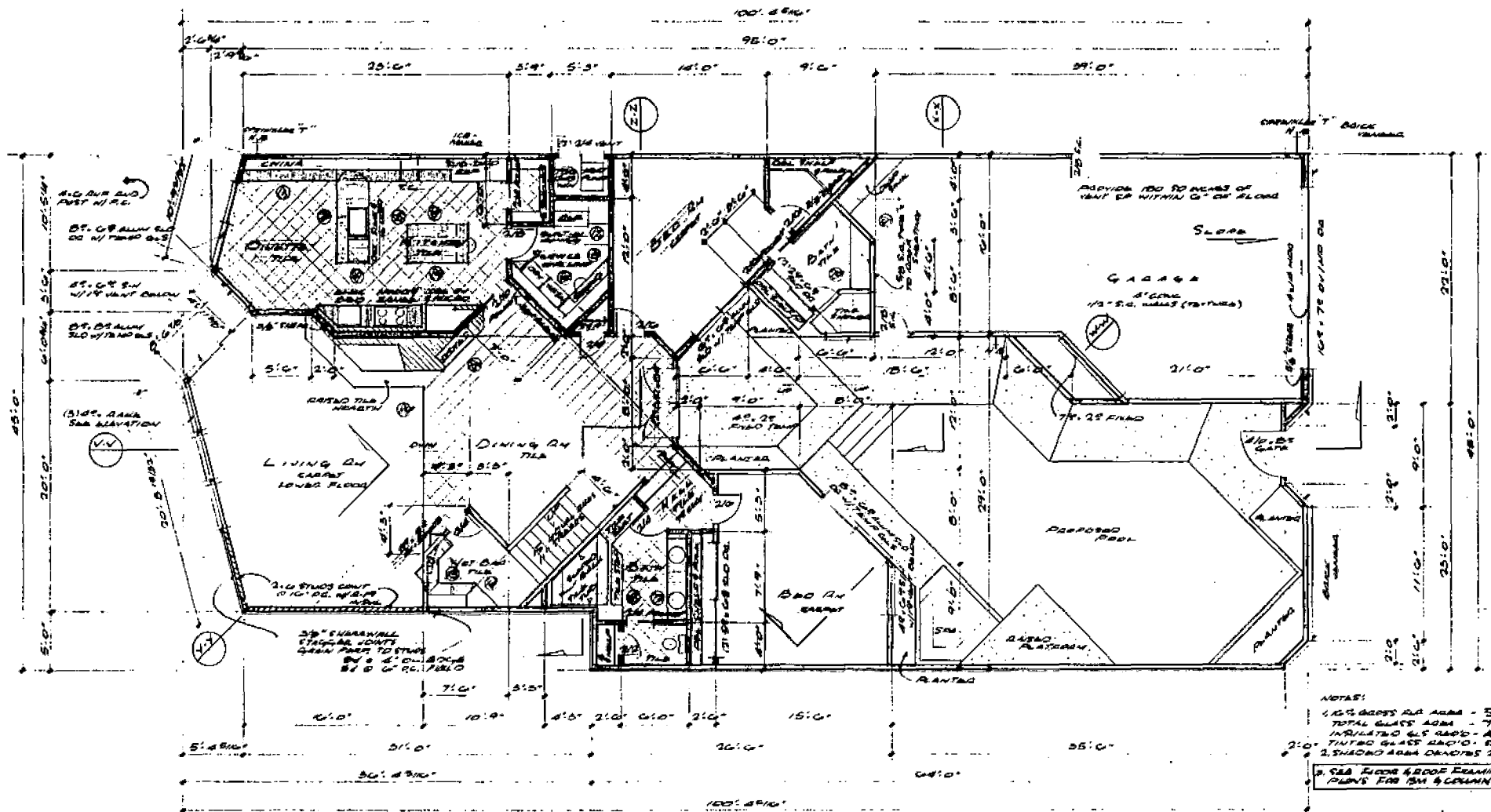
001567

SCALE 1/8" = 1'-0"



*Frazier's* RESIDENTIAL PLANS  
 170 Huron St. Suite 6, Searsville, Cal. 94552-8111  
 NAME: FRANZ ELEVATION  
 NO: 150728 B 3/2





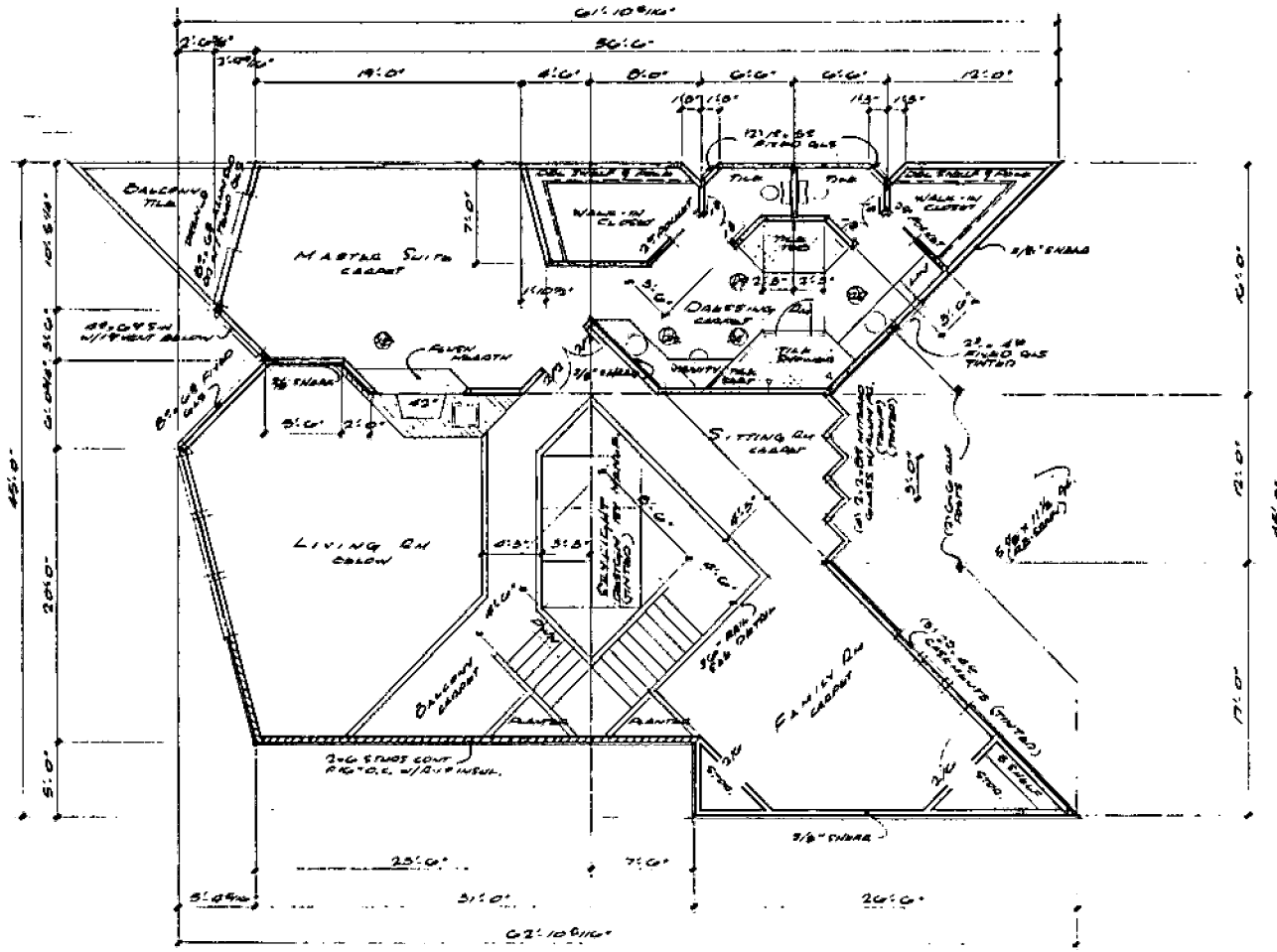
001568

FLOOR PLAN

SCALE 1/4" = 1'-0"

LOWER FLOOR - 2082  
 UPPER FLOOR - 1226  
 TOTAL - 3268

**Frager & Co.**  
 RESIDENTIAL PLANS  
 1300 Avenue of the Stars, Suite 200, New York, N.Y. 10020  
 Telephone: (212) 688-1100



UPPER FLOOR PLAN

SCALE 1/8" = 1'-0"

UPPER FLOOR = 1226 SQ. FT.

001569

RESIDENTIAL PLANS	
1/4" = 1'-0"	FLOOR PLAN
1/4" = 1'-0"	120222250
1/4" = 1'-0"	1/2"

TENTATIVE MAP OF  
 LOT 24  
 OF  
**LAKE GREENHAVEN SHORES UNIT No. 5**

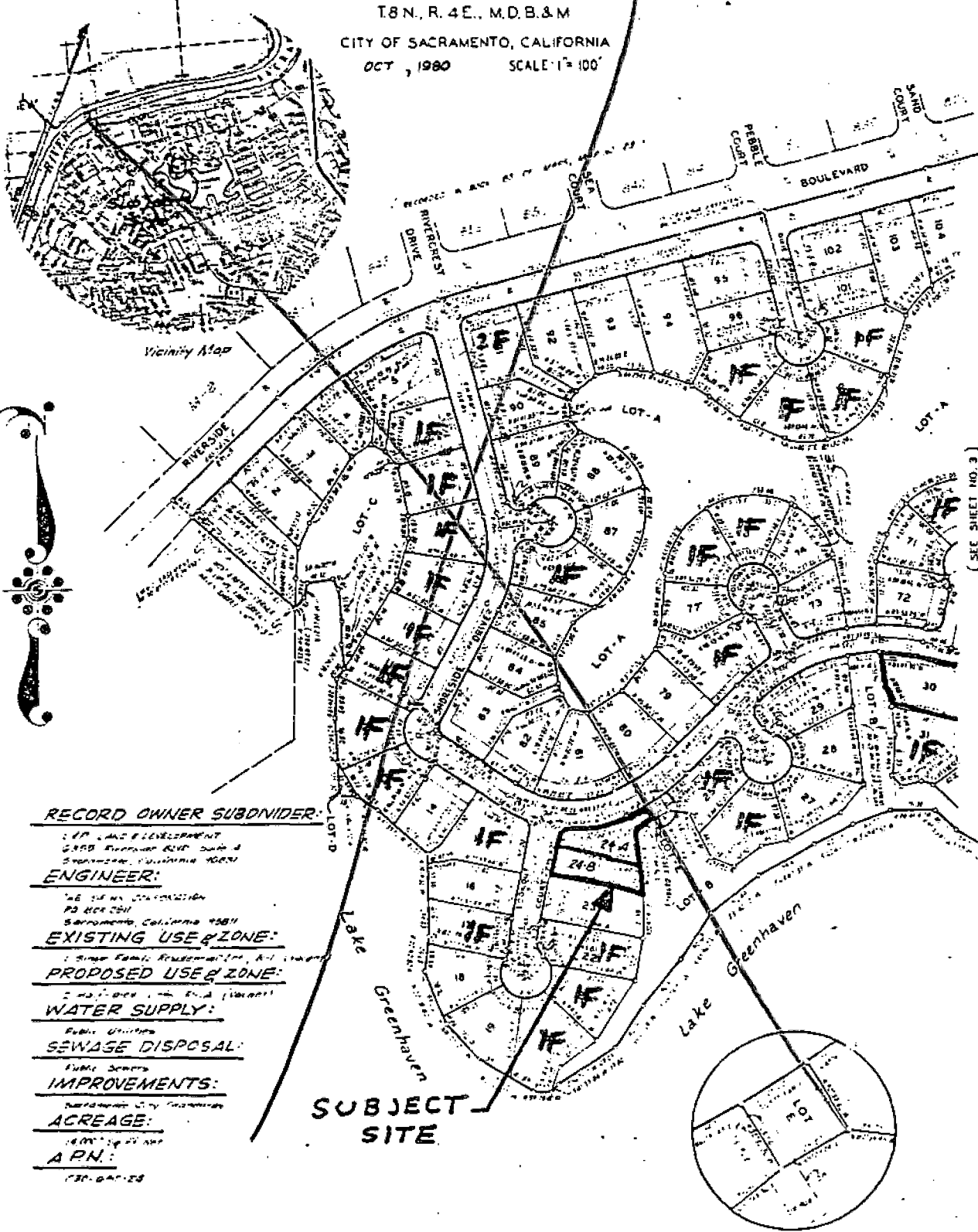
PORTION OF PROJECTED SECTIONS 27, 28, 33, & 34

T8N., R. 4E., M.D.B.&M

CITY OF SACRAMENTO, CALIFORNIA

OCT, 1980

SCALE: 1" = 100'



**RECORD OWNER SUBDIVIDER:**

1. L.P. LAND DEVELOPMENT  
 2. S.F. BUCKNER & CO. INC.  
 SACRAMENTO, CALIFORNIA 95811

**ENGINEER:**

THE SPINK CORPORATION  
 PO BOX 2011  
 SACRAMENTO, CALIFORNIA 95811

**EXISTING USE & ZONE:**

1. Single Family Residential (R-1) (City)

**PROPOSED USE & ZONE:**

1. Single Family Residential (R-1) (City)

**WATER SUPPLY:**

Public Utilities

**SEWAGE DISPOSAL:**

Public Sewers

**IMPROVEMENTS:**

San Francisco City Ordinances

**ACREAGE:**

1.000 ± sq ft

**A.P.N.:**

120-047-02

**SUBJECT SITE**

(SEE SHEET NO. 3)

**THE SPINK CORPORATION**  
 ENVIRONMENTAL PLANNING - ENGINEERING  
 ARCHITECTURE - SURVEYING - MAPPING - SYSTEMS  
 1007 SPLETT - SACRAMENTO, CALIFORNIA 95811

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

1. The subject site consists of a corner lot zoned R-1A, with frontage on Lake Greenhaven. The tentative map to subdivide this property for halfplex development has been finalized by the applicant. Each unit will contain approximately 3,200 square feet, with three bedrooms. The exterior materials consist of brick and wood siding with a wood shake roof.
2. The Zoning Ordinance permits duplexes to be constructed on corner lots without any special entitlements. The proposed halfplexes, therefore, do not represent a more intense land use than currently permitted, but only a different ownership arrangement. Also, the proposal will not change the density and will provide a compatible housing type in the area.
3. A property owner across the street from the subject property has indicated to staff that the proposed large two-story halfplex structure will block their view of Lake Greenhaven. Staff indicated to that person that there is no regulation in the Zoning Ordinance that addresses "blocking views of lakes." The ordinance allows a maximum height of 35 feet. The height proposed is 24 feet.

Staff inspected the area and found that the owner objecting to the height also has frontage on a lagoon portion of Lake Greenhaven. Staff has no objection to the applicant's building height or design.

The proposed structure is compatible with the height and design of other residential structures around Lake Greenhaven.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, based on Findings of Fact.

Findings of Fact:

- a. The project is based on sound principles of land use in that:
  - 1) the proposal will not increase potential density of units on the site;
  - 2) the proposal will not alter the character of the area.
- b. The project will not be injurious to property in the vicinity in that it will encourage individual unit ownership.
- c. The project is in conformance with the 1974 General Plan and the 1977 North Pocket Community Plan which designate the site residential.

001560