

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, Box 2511, Sacramento, CA 95811		
OWNER	Western Title Insurance Co., 919 -8th Street, Sacramento, CA 95814		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95814		
FILING DATE	8/19/83	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	9/12/83	EIR	ASSESSOR'S PCL. NO. 031-020-66

- APPLICATION:
1. Environmental Determination
 2. Rezone 1.3± acres from Single Family (R-1) to Townhouse (R-1A) (Sec. 13)
 3. Tentative Map (P83-275)
 4. Special Permit to develop 12 halfplex units (Sec. 7-C)

LOCATION: West of Rush River Drive, 110± feet south of Little River Way

PROPOSAL: The applicant is requesting the necessary entitlements to divide 11.6± vacant acres into 48 single family lots and 12 halfplex lots.

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
Proposed Zoning:	R-1A, corner lots
Surrounding Land Use and Zoning:	
North:	Single Family; R-1
South:	Single Family R-1 and R-1A
East:	Single Family; R-1 and R-1A
West:	School Site; R-1
Property Dimensions:	950' x 530'
Property Area:	11.6± acres
Density of Development:	5.2 du/ac gross/6.5 du/ac net
Square Footage of Buildings:	Unit 2056, A & B, 1,056; Unit 2392, A, 1,164 & B, 1,228
Topography:	Flat
Street Improvements/Utilities:	To be provided
Exterior Halfplex Colors:	Earth tones
Exterior Halfplex Materials:	Wood siding, shingle roofs
Height of Halfplexes:	16 feet-one story
North/South Lot Orientation:	88%

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 7, 1983, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the 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:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. File the necessary segregation requests and fees to segregate existing assessments;

APPLC. NO. P83-275

MEETING DATE September 22, 1983

CPC ITEM NO. 12

10

001395

3. 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;
4. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
5. The minimum lot pad shall be three and one-half feet, and the minimum gutter grade shall be +2.0 feet;
6. Pay Pocket Bridge fees;
7. All halfplex development shall not exceed a maximum lot coverage of 40 percent. A minimum setback of 12-1/2 feet for street side yard and 20 feet for front yard shall be maintained in all halfplex development;
8. Dedicate to the City right of access from Circle A to the school site to the west.

BACKGROUND INFORMATION: The subject site is a portion of Greenmont Subdivision which was approved by the City Council on July 18, (1978) (P-8220). A revised map, which increased the single family lot yield from 316 to 347, was approved on April 10, 1979 (P8526). The northern portion of the subdivision has been recorded. The subject site has not yet been recorded.

STAFF EVALUATION: Staff has the following concerns and comments with regard to the project:

1. The applicant is requesting to subdivide 11.6± vacant acres in order to develop 60 single family residential units which consist of 48 standard units and 12 halfplexes. A rezoning from R-1 to R-1A accompanies the request. This is necessary in order for the applicant to develop the corner lots with halfplexes. Since duplexes are allowed on corner lots zoned R-1, this request will neither increase density nor alter the residential character of the neighborhood. Staff has no objection to the request for rezoning.
2. A special permit is also required for halfplex development. Staff has some serious concerns regarding floor plans and elevations submitted by the applicant. For example: (see staff's Exhibits A through A-3).
 - a. Lots 28A and B both have 12 and one-half setbacks. Unit B has a very small rear yard (354 sq. ft.);
 - b. The rear yards of lots 54A and B are small and awkwardly shaped. Access to the rear yard of Unit A has little correlation to what usable rear yard area there is. A great deal of yard area face a long, blank wall;
 - c. Unit B on Lot 1 has only 264 square feet of rear yard;
 - d. The rear yards of Lots 27A and B are small and awkwardly shaped. Access to the rear yard of Unit B has little correlation to what usable rear yard area there is. A great deal of yard area faces a long, blank wall;
 - e. Unit B on Lot 15 has a 350 square foot rear yard;

- f. The yard area of Unit 40A is actually along the side of the structure and faces a long, blank wall and access to this area has no correlation to the rear yard of Unit B; also, does not correspond to the location of the yard itself;
- g. Two floor plans, each with three elevations, have been submitted. This should be adequate for 12 units. However, there is no variation of building or roofing material.

Staff requests that the halfplex units be redesigned so that units more appropriately suit the lots for which they are proposed. In addition, staff requests additional decorative building materials such as brick, slumpstone and stucco be used. Staff also requests that the roofing material be of wood shakes or a similar material.

3. Redesign of the units may necessitate minor changes in the lotting pattern. No units will be added, however, and these changes can be considered a minor modification of the tentative map. The final map must accurately reflect any changes in the lotting pattern.
4. The proposed subdivision design achieves an 88% north/south lot orientation. This exceeds the City's 80% lot orientation requirement.
5. The Planning and Community Services Departments have determined that 0.846 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required dedication. The applicant shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from Single Family (R-1) to Townhouse (R-1A);
3. Approval of the Tentative Map, subject to conditions;
4. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow.

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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. 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. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- e. The minimum lot pad shall be three and one-half feet, and the minimum gutter grade shall be +2.0 feet;
- f. Pay Pocket Bridge fees;
- g. All halfplex development shall not exceed a maximum lot coverage of 40%. A minimum setback of 12 and one-half feet for street side yard and 20 feet for front yard shall be maintained in all halfplex development;
- h. Dedicate to the City right-of-access from Circle A to the school site;
- i. Redesign the map to reflect any changes in the original lotting pattern.

Conditions - Special Permit

- a. Roofing material shall be wood shingles or similar material;
- b. A variety of decorative building materials, such as brick, slumpstone and stucco shall be used;
- c. Site plans shall be revised prior to issuance of building permits to address concerns expressed in the body of this report. Plans shall be subject to review and approval of the Planning Director.

Findings of Fact - Special Permit

- a. The halfplex development is based upon sound principles of land use in that it will not alter the residential character of the neighborhood or increase density of development;
- b. The project, as conditioned, will not be detrimental to public health, safety or welfare in that:
 - 1) adequate outdoor living area will be provided;
 - 2) adequate street setbacks will be provided.
- c. The proposed project is consistent with the 1974 General Plan and the 1976 South Pocket Specific Plan which designate the site for residential development.

P-83275

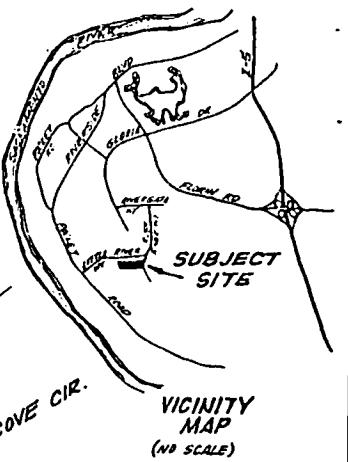
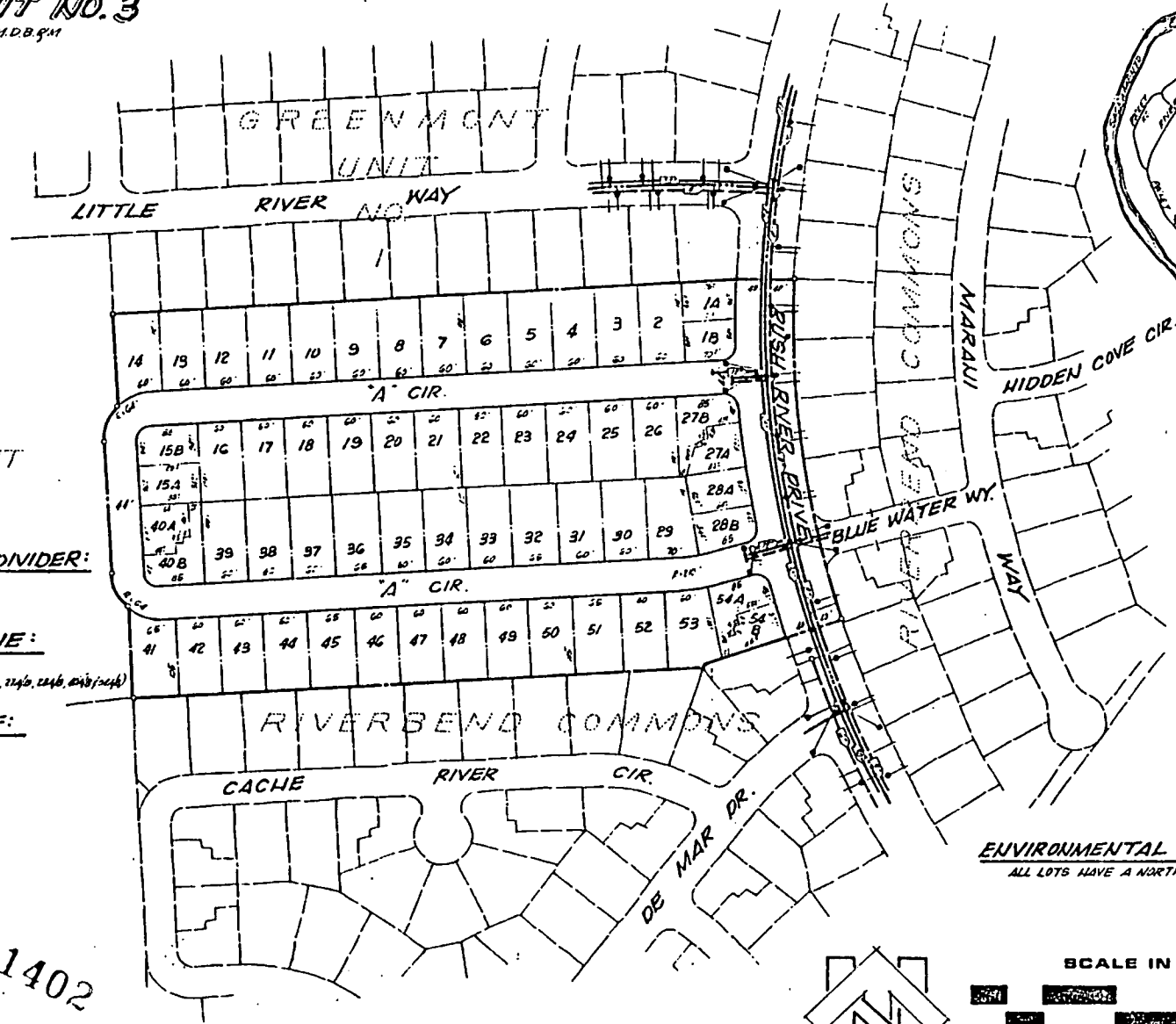
SEPT. 22 1983

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No. 12

TENTATIVE MAP OF GREENMONT UNIT NO. 3

UNITS 2 PORTION OF SEC 34, T1N, R4E, MDB, PM
CITY OF SACRAMENTO, CALIFORNIA
AUGUST 1983



LOT A
GREENMONT
UNIT
NO.

RECORD OWNER & SUBDIVIDER:

WESTERN TITLE INS. CO
919 8TH ST
SACTO, CALIF 95814

PROPOSED USE & ZONE:

15 R-1 SINGLE FAMILY LOTS
12 R-1A HALF-PLEX LOTS (LOTS 14B, 15AB, 16AB, 17AB, 18AB)
60 TOTAL LOTS

EXISTING USE & ZONE:

VACANT, R1 (SINGLE FAMILY)

WATER SUPPLY:

PUBLIC UTILITIES

SEWAGE DISPOSAL:

PUBLIC SEWERS

ACREAGE:

1.51 ac gr
0.81 ac net

DENSITY:

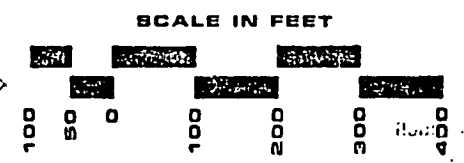
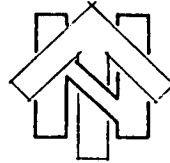
52 du./ac. gr.
6.8 du./ac. net

A.P.N.:

031-029-66

001402

ENVIRONMENTAL CONSIDERATION:
ALL LOTS HAVE A NORTH-SOUTH ORIENTATION



THE SPINK CORPORATION
ENVIRONMENTAL PLANNING, ENGINEERING
ARCHITECTURE, SURVEYING, MAPPING SYSTEMS

JOB NUMBER: 7440-010
AREA CODE: PRT-14

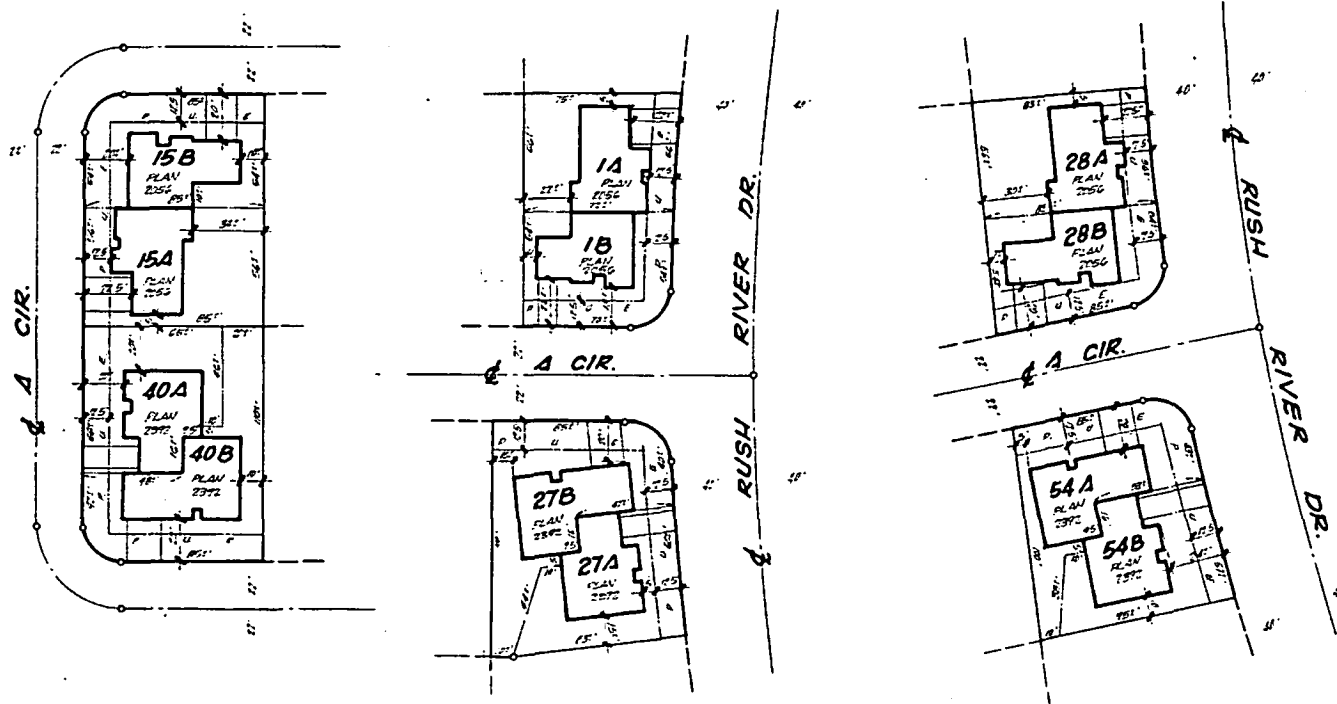
TENTATIVE MAP

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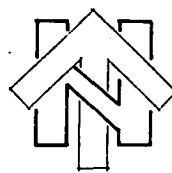
SCHEMATIC SITE PLANS OF PROPOSED HALF-PLEX LOTS FOR: GREENMONT UNIT NO. 3

ING A PORTION OF SAC 914, T7N, R 4E, M. DB I/M.
TY OF SACRAMENTO, CALIFORNIA
AUGUST 1983

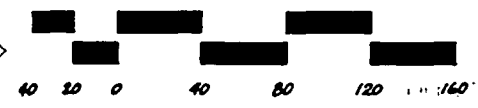
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SCALE IN FEET



HALF PLEX SITE PLANS

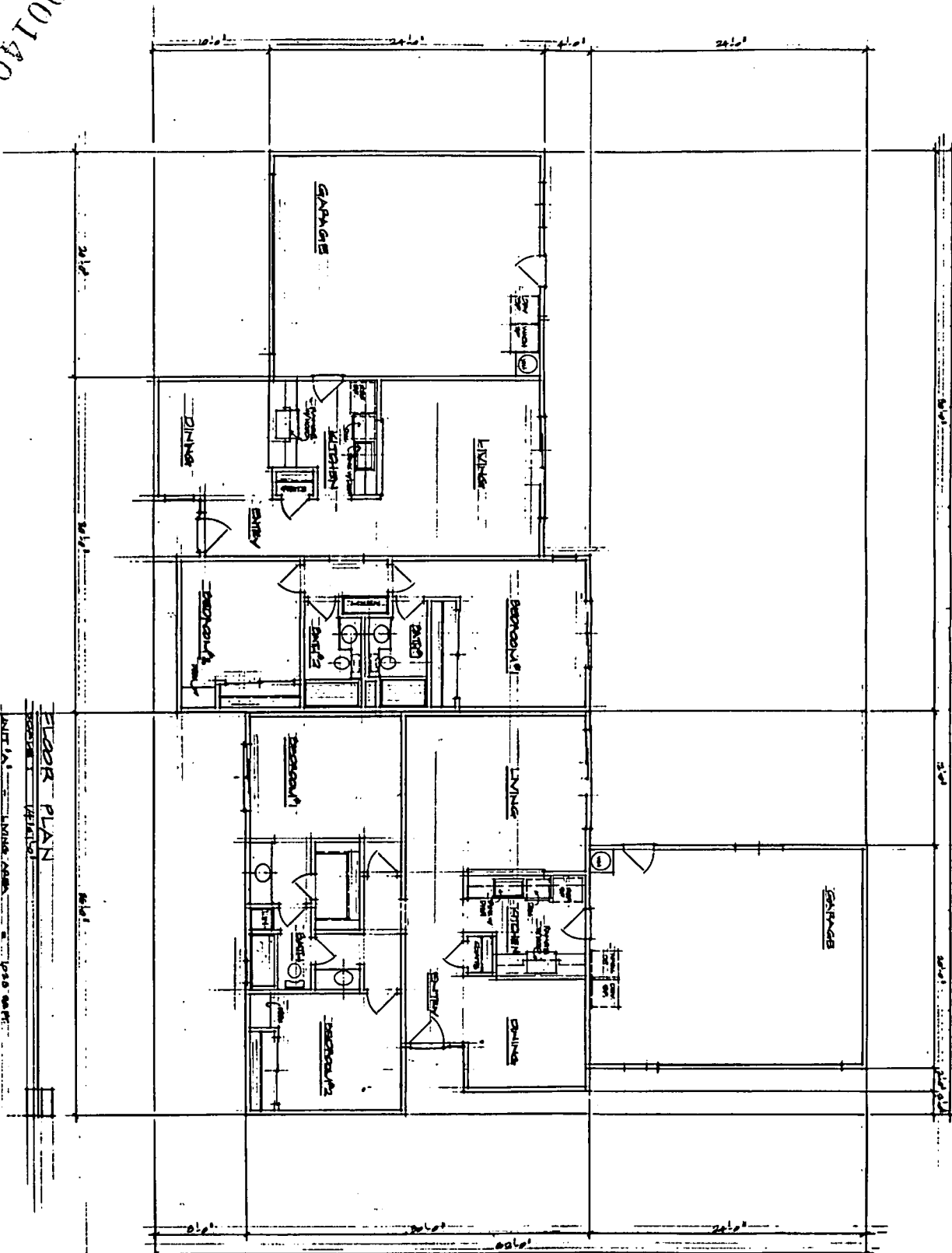
THE SPINK CORPORATION
 ENVIRONMENTAL PLANNING ENGINEERING
 ARCHITECTURAL SURVEYING-MAPPING SYSTEMS
707 441-1100

JOB NUMBER: 7440-010
 AREA CODE: PKT-14

No. 12

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001404



FLOOR PLAN

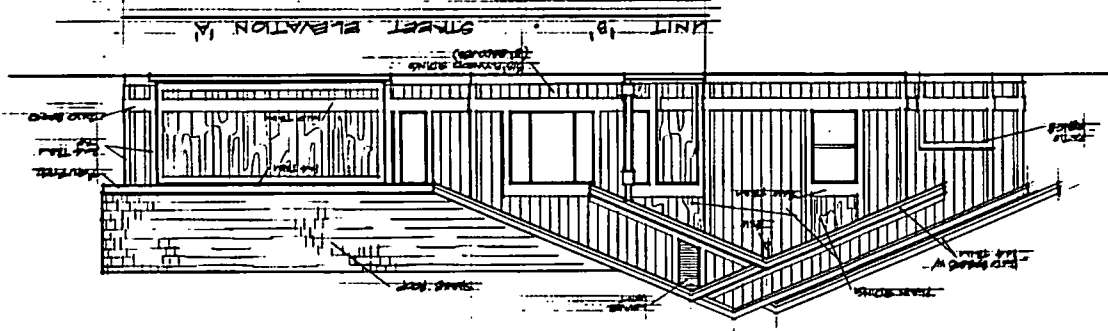
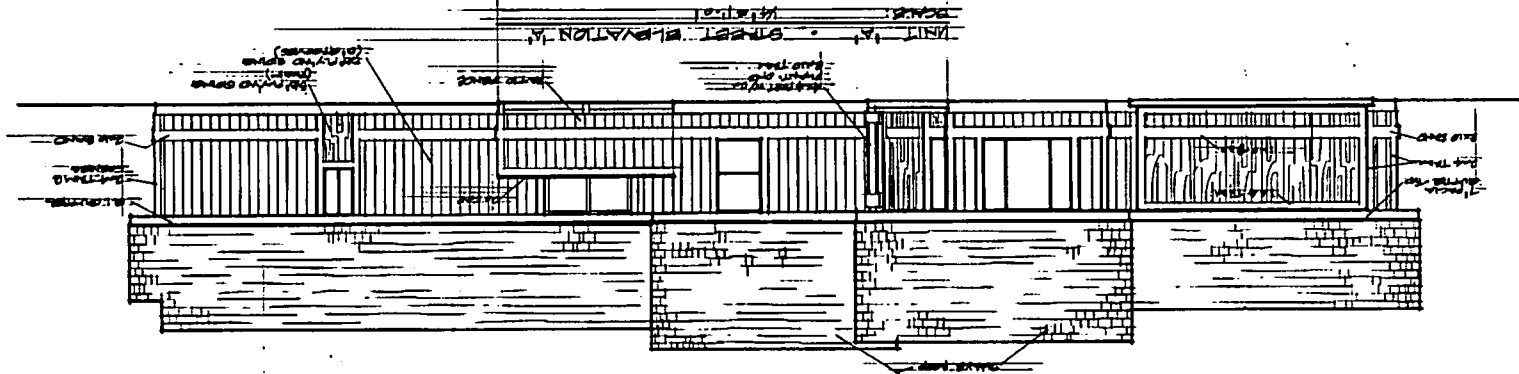
UNIT 1A LIVING AREA 1,050 SQ. FT.
 UNIT 1B LIVING AREA 1,050 SQ. FT.
 GARAGE 1,050 SQ. FT.

UNIT 2056 FLOOR PLAN

WINN CONSTRUCTION
 1106 FOLSOM BLVD
 SACRAMENTO, CA
 PH. 916-306-3276

2056

UNIT 2056 ELEVATION 1



001406

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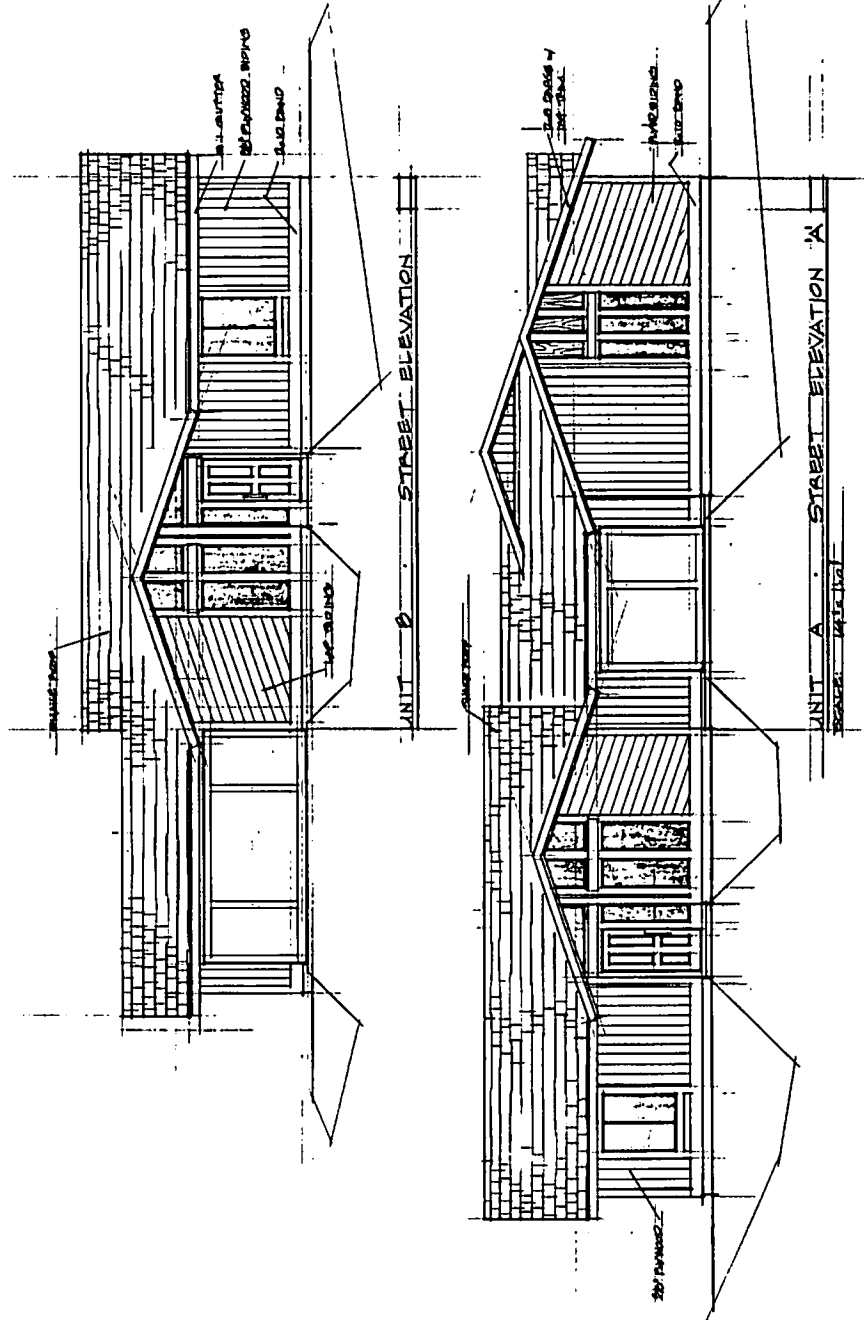
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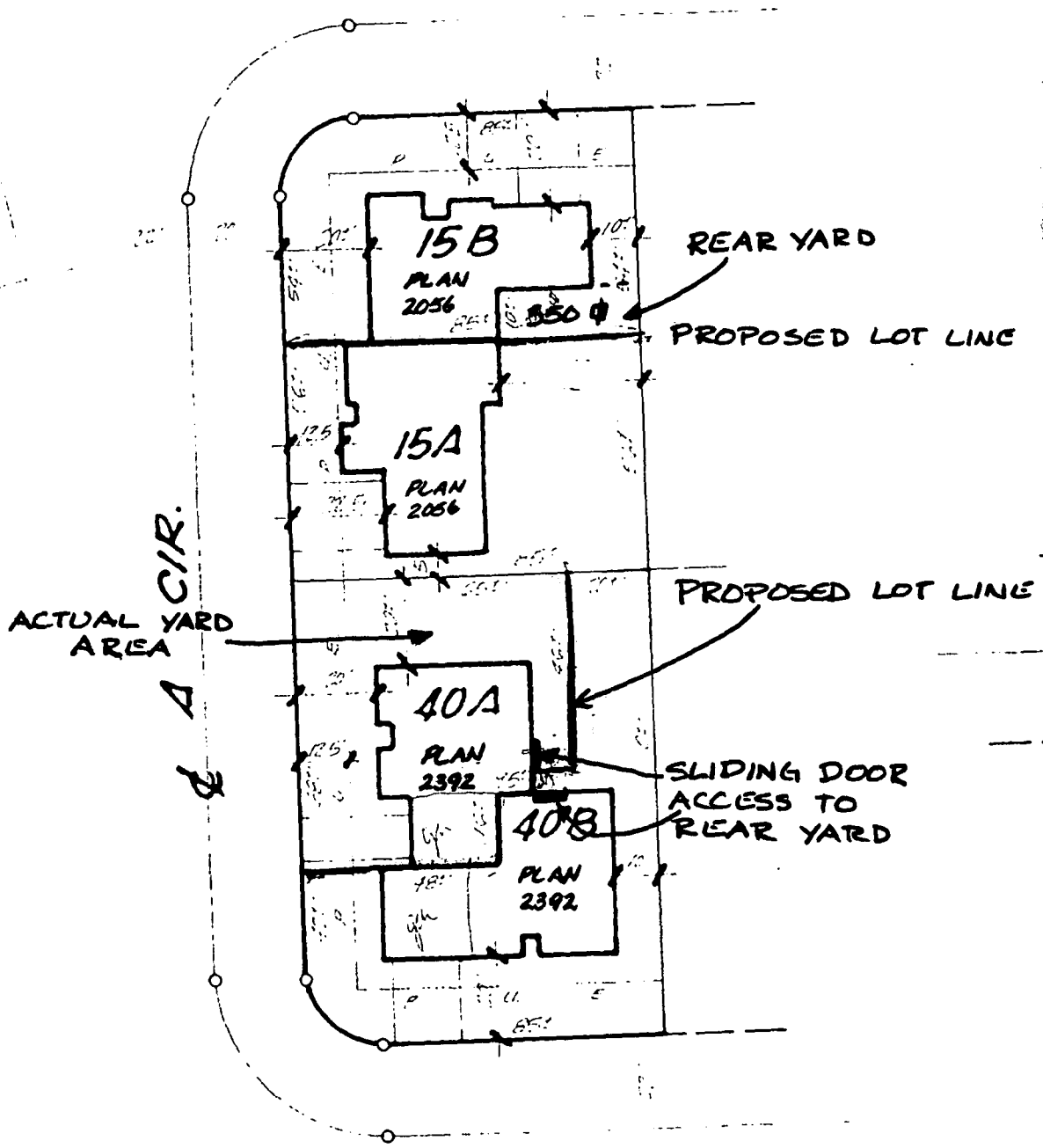


UNIT 2392 ELEVATION A

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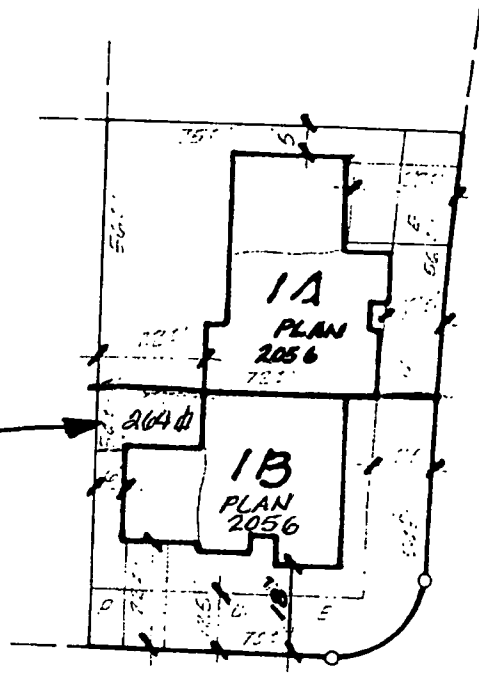
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001412

7

REAR YARD



A CIR.

RIVER DR.

RUSH

♀

001414

SLIDING DOOR ACCESS TO REAR YARD.

PROPOSED LOT LINE

