

CITY PLANNING COMMISSION

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

APPLICANT The Spink Corporation, P O Box 2511, Sacramento, CA 95831
OWNER L & P - Pacific Teichert, 6355 Riverside Blvd., Suite 6, Sac., CA 95831
PLANS BY Applicant & Donald Joseph Co., 2210 16th Street, Sacramento, CA 95831
FILING DATE 10/31/86 ENVIR. DET. Req. Dec 11/24/86 REPORT BY JP/vf
ASSESSOR'S PCL. NO. Portion of 031-103-01-through 09,11,12; and 031-112-06,08,11,12

APPLICATION: A. Negative Declaration
B. Special Permit to develop halfplex units in the R-1A-PUD zone

LOCATION: The north and south sides of Lake Front Drive, south side of Rush River Drive, south side of Pocket Road, and west of Greenhaven Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to develop 234 halfplex units on 117 corner lots in five subdivisions located in the LPPT PUD (aka Riverlake)

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Pocket Community
Plan Designation: Lot Density Residential
Existing Zoning of Site: R-1 and R-1A PUD
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Hellenic & Asian Centers, Vacant; R-A, R-3, R-4 PUD, H
South: River, Agricultural and with Residences; A
East: Vacant; Single Family; R-1, R-1A, R-2A, R-3 PUD
West: Vacant; R-1, R-2BR

Parking Required: 234 Spaces
Parking Provided: 234 Spaces
Property Dimensions: Irregular
Property Area: Portion of 248+ acres
Topography: Flat
Street Improvements &
Utilities: Existing and Under Construction

BACKGROUND INFORMATION:

The subject corner lots are located in five single family subdivisions in the LPPT PUD (P86-165). On June 11, 1985, the City Council approved a Tentative Map to subdivide 42.5+ acres into 138 single family lots known as Dutra Bend (P85-164); the Council approved a map to divide 73.5+ acres into 165 single family lots known as Cobble Shores (P85-420); and on September 30, 1985, the Council approved a Tentative Map to divide 23 acres into 101 lots to be known as Handover Bend (P86-299). On November 13, 1986, the Planning Commission recommended approval of a rezoning to R-1A PUD and Tentative Map to divide 63 corners into halfplex lots for these three subdivisions (P86-397, Exhibit A). The Planning Commission, on November 13, 1986, also recommended approval of the Lot 4 of Riverlake (P86-395, Exhibit B) and Stillwater (P86-396, Exhibit C) subdivisions including

Tentative Map and rezone to R-1A PUD on the 49 corner lots of the subdivisions. It is anticipated that the items heard by the Planning Commission on November 13, will be heard by the City Council in late December or January.

Project Evaluation: Staff has the following comments regarding this proposal:

A. Land Use and Zoning:

The subject site consists of 117 corner lots in five single family subdivisions located on a portion of 248+ vacant acres in the LPPT PUD, (Exhibits A-C). All sites are currently zoned Single Family (R-1 PUD) but are currently in the process of being rezoned to the Townhouse (R-1A) zone. Surrounding land uses are the Hellenic and Asian Centers to the north; the Sacramento River and Agricultural Land with residences to the south; single family residential to the east and vacant land to the west. The site is designated for Low Density Residential uses in the 1978 South Pocket Community Plan and for Single Family Residential on the LPPT PUD Schematic Plan. The applicant is requesting a special permit to develop custom halfplex units on the 117 corners zoned R-1A. The proposed use is consistent with the Community Plan and Schematic Plan and Use Designations.

B. Design:

The applicant proposes that the 117 corner lots in the five subdivisions be constructed with either custom single family residences or custom halfplexes. Some of the corners will be developed by the applicant and others will be sold for development by others. The applicant requested, at the November 13, 1986 Planning Commission Hearing, that these corners be rezoned to R-1A as proposed halfplex units may not meet all the requirements for halfplexes in the R-1 zone and the applicant desires the opportunity to take advantage of the design flexibility allowed in the R-1A zone.

Staff had no objection to the rezoning to R-1A and Special Permit to develop custom halfplexes on the 117 corner lots as long as minimum setback standards and minimum usable yard area standards are developed for the custom halfplexes. The purpose of the minimum requirements are to allow future buyers of the corner lots and adjacent single family lots to know what the minimum corner lot setbacks will be and to assure that there is adequate setbacks for light, air, safety and privacy between the single family residences and custom halfplex units.

Planning Staff met with the applicant to determine minimum setback and outdoor patio area standards for the custom halfplexes. (Exhibit D). The applicant has also prepared exhibits to show how these building setbacks would work for various halfplex types. Staff finds the proposed setbacks to be appropriate for the custom halfplexes while providing for the privacy of adjacent property owners. Staff recommends that each proposed halfplex unit be subject to Planning Staff review and approval to assure that the appropriate setbacks are met and that the design and materials are compatible with adjacent single family uses.

The proposed reduction in setbacks applies only to halfplex development on the

corner lots of these five subdivisions. The applicant or future owners shall be required to apply for a separate special permit for a single family home on a corner lot if the side and/or rear yard setbacks of the proposed single family residence do not meet Zoning Ordinance requirements.

Environmental Determination: The Environmental Coordinator has determined that the proposed project will not have a significant impact on the environment and has file a Negative Declaration.

Recommendation: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit to develop halfplex units on corner lots in the R-1A-PUD zone subject to conditions and based upon Findings of Fact which follow:

Conditions

1. Halfplex units on the 117 R-1A PUD zoned corner lots in the Dutra Bend, Cobble Shores, Riverlake Lot 4, Handover Bend and Stillwater Subdivisions of the LPPT PUD which do not meet the minimum setback requirements of the City Zoning Ordinance shall be subject to the following regulations (See also Exhibit D):
 - a. For these corner lots, the following definitions shall apply:
 - Main Indoor Living Space: Living, dining and/or family room. Does not include bedrooms of halfplex unit;
 - Rear Yard: The yard area between the halfplex structure and the property line where the main indoor living space is parallel to the property line;
 - b. The minimum rear yard setback shall be 7.5 feet for the first floor and 15 feet for the second floor;
 - c. The minimum side yard setback shall be 5 feet for the first and second floors;
 - d. Each halfplex unit shall maintain one outdoor patio of not less than 140 square feet (open to air) behind its minimum rear yard setback directly adjacent to its main indoor living space. The minimum depth of the outdoor living patio shall be 15 feet measured from the rear property line;
 - e. Minimum front yard setback may be reduced to 20 feet;
 - f. Minimum street side yard setback shall be 12.5 feet;
 - g. Minimum driveway length requirement shall be 20 feet;
 - h. Maximum building coverage of the corner lot (the two halfplex lots combined) shall be 40 percent;

- i. Site plans and building elevations for halfplex units proposed for these corner lots shall be subject to Planning Staff review and approval prior to issuance of building permits;
 - j. The issuance of the first building permit for a halfplex and construction of said halfplex shall establish the special permit use for the 117 corner lots in these five subdivisions.
2. The reduction in building setbacks for the 117 corner lots applies only to halfplex development. The applicant or future owners shall be required to apply for a separate special permit for a single family home on an R-1A-PUD zoned corner lot if the side and/or rear yard setbacks of the proposed single family residence do not meet Zoning Ordinance requirements. The front yard setback of a single family residence on a corner lot may be reduced to 20 feet subject to Planning Director review and approval.
 3. The applicant shall discuss the requirements for corner lots in the Riverlake C.C. and R'S for these five subdivisions.

Findings of Fact

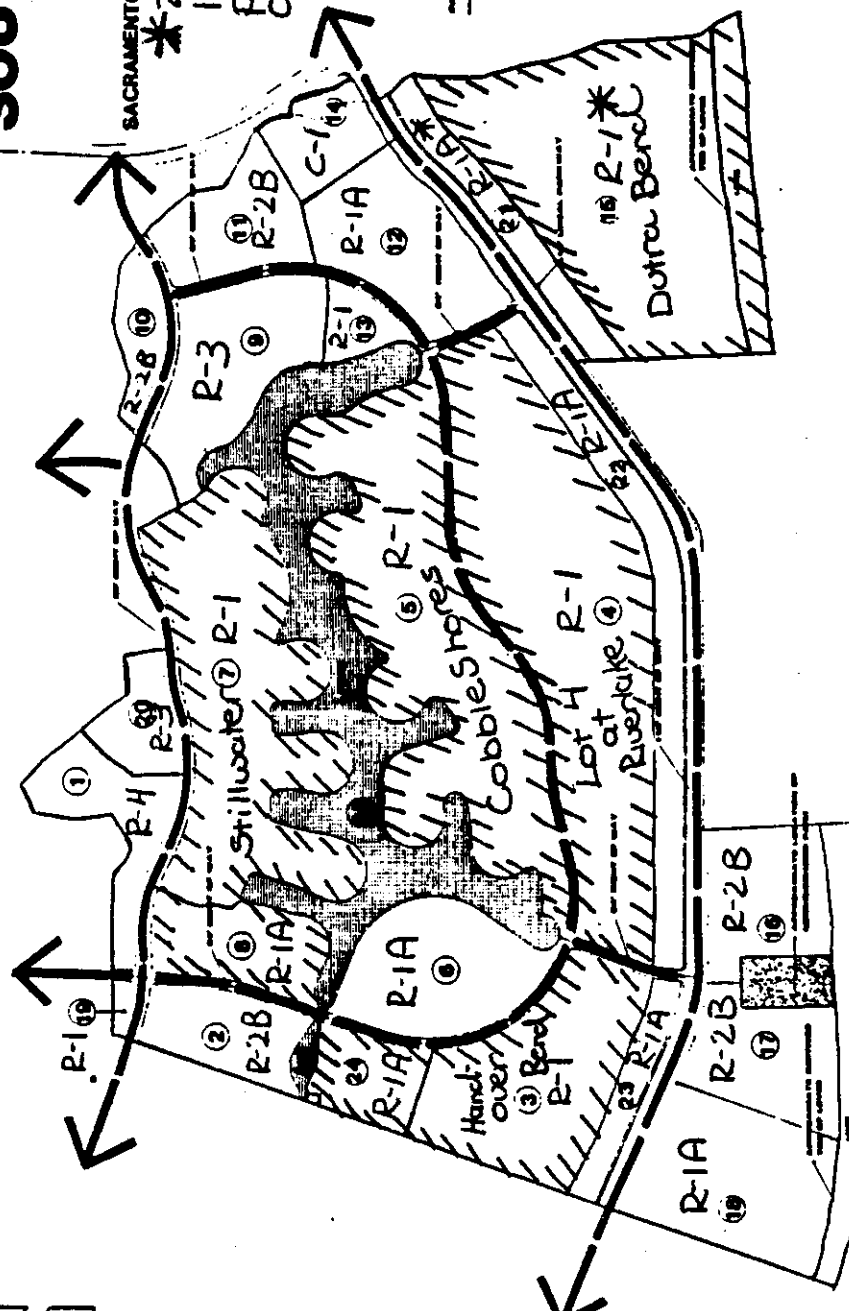
1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed custom halfplex units will provide for a housing type which is compatible with adjacent single family residential land uses in terms of density and design;
 - b. adequate outdoor living area will be provided for each halfplex unit.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that:
 - a. adequate building setbacks will be provided;
 - b. the custom halfplexes will provide a variety of building elevations for the development.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Low Density Residential Use by the 1978 South Pocket Community Plan and the proposed halfplex use conforms with the plan designation.

SOUTH POCKET

L.P.P.T.

SACRAMENTO CALIFORNIA

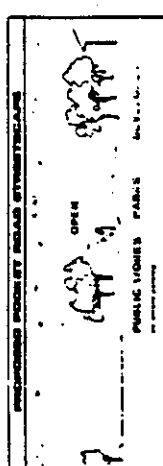
*Zoning for sites 15 and 21 have previously been approved under P85-164 (Dutra Ranch)



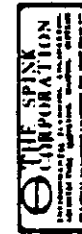
SITE INFORMATION

NO.	DESCRIPTION	ACRES	STATUS
1	Hand Over	0.15	APPROVED
2	R-2B	0.15	PENDING
3	R-1A	0.15	PENDING
4	R-1A	0.15	PENDING
5	R-1	0.15	PENDING
6	R-1A	0.15	PENDING
7	Stillwater	0.15	PENDING
8	R-1A	0.15	PENDING
9	R-3	0.15	PENDING
10	R-2B	0.15	PENDING
11	R-2B	0.15	PENDING
12	R-1A	0.15	PENDING
13	R-1	0.15	PENDING
14	C-1	0.15	PENDING
15	R-1	0.15	APPROVED
16	R-1	0.15	APPROVED
17	R-2B	0.15	PENDING
18	R-2B	0.15	PENDING
19	R-1A	0.15	PENDING
20	R-2B	0.15	PENDING
21	R-1	0.15	APPROVED
22	R-1A	0.15	PENDING
23	R-1A	0.15	PENDING
24	R-1A	0.15	PENDING
25	R-1A	0.15	PENDING
26	R-1A	0.15	PENDING
27	R-1A	0.15	PENDING
28	R-1A	0.15	PENDING
29	R-1A	0.15	PENDING
30	R-1A	0.15	PENDING
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35	R-1A	0.15	PENDING
36	R-1A	0.15	PENDING
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98	R-1A	0.15	PENDING
99	R-1A	0.15	PENDING
100	R-1A	0.15	PENDING

**SCHMATIC PLAN
LAND USE
EXHIBIT**



LAND PLANNERS
ANTHONY M. BUZZARDO
AND ASSOCIATES INC.
2000 UNIVERSITY AVENUE
SACRAMENTO, CALIFORNIA 95811



**TENTATIVE MAP FOR HALF-PLEX LOTS FOR
APPROVED TENTATIVE MAPS#
HANDOVER BEND, DUTRA BEND &
COBBLE SHORES AT RIVERLAKE
CITY OF SACRAMENTO
CALIFORNIA**

APPROVED TENTATIVE MAP NO. 1
AT RIVERLAKE
PROPOSED 42 HALF-PLEX LOTS
42 HALF-PLEX LOTS

APPROVED TENTATIVE MAP NO. 2
AT RIVERLAKE
PROPOSED 42 HALF-PLEX LOTS
42 HALF-PLEX LOTS

APPROVED TENTATIVE MAP NO. 3
AT RIVERLAKE
PROPOSED 42 HALF-PLEX LOTS
42 HALF-PLEX LOTS

APPROVED TENTATIVE MAP NO. 4
AT RIVERLAKE
PROPOSED 42 HALF-PLEX LOTS
42 HALF-PLEX LOTS

APPROVED TENTATIVE MAP NO. 5
AT RIVERLAKE
PROPOSED 42 HALF-PLEX LOTS
42 HALF-PLEX LOTS

APPROVED TENTATIVE MAP NO. 6
AT RIVERLAKE
PROPOSED 42 HALF-PLEX LOTS
42 HALF-PLEX LOTS

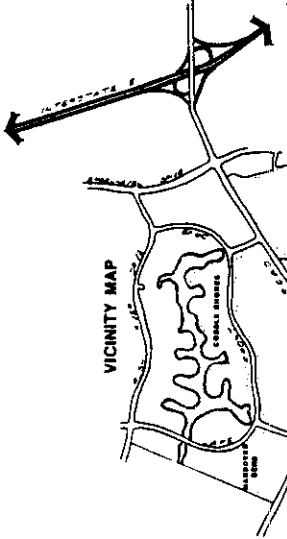
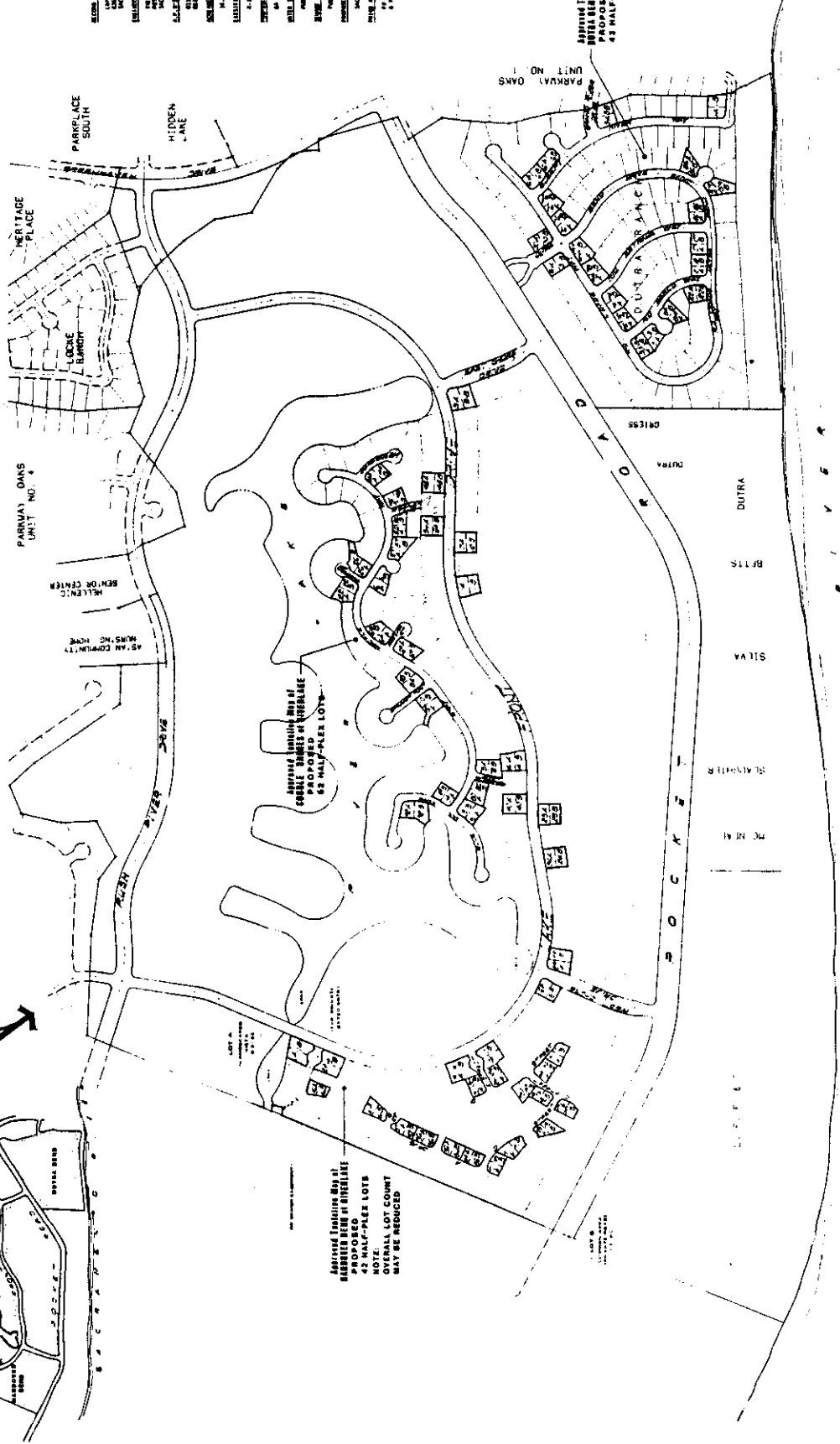
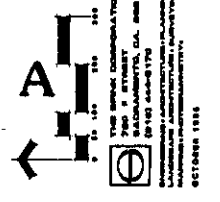
APPROVED TENTATIVE MAP NO. 7
AT RIVERLAKE
PROPOSED 42 HALF-PLEX LOTS
42 HALF-PLEX LOTS

APPROVED TENTATIVE MAP NO. 8
AT RIVERLAKE
PROPOSED 42 HALF-PLEX LOTS
42 HALF-PLEX LOTS

APPROVED TENTATIVE MAP NO. 9
AT RIVERLAKE
PROPOSED 42 HALF-PLEX LOTS
42 HALF-PLEX LOTS

APPROVED TENTATIVE MAP NO. 10
AT RIVERLAKE
PROPOSED 42 HALF-PLEX LOTS
42 HALF-PLEX LOTS

EXHIBIT A



NOTES:
 * APPLICANT MUST PROVIDE A VOUCHER FOR THE FRONT YARD SETBACK.
 * APPLICANT MUST PROVIDE A VOUCHER FOR THE SIDE YARD SETBACK.
 * APPLICANT MUST PROVIDE A VOUCHER FOR THE REAR YARD SETBACK.
 * APPLICANT MUST PROVIDE A VOUCHER FOR THE FRONT PORCH SETBACK.
 * APPLICANT MUST PROVIDE A VOUCHER FOR THE SIDE PORCH SETBACK.
 * APPLICANT MUST PROVIDE A VOUCHER FOR THE REAR PORCH SETBACK.
 * APPLICANT MUST PROVIDE A VOUCHER FOR THE FRONT DRIVEWAY SETBACK.
 * APPLICANT MUST PROVIDE A VOUCHER FOR THE SIDE DRIVEWAY SETBACK.
 * APPLICANT MUST PROVIDE A VOUCHER FOR THE REAR DRIVEWAY SETBACK.

APPROVED TENTATIVE MAP NO. 1
AT RIVERLAKE
PROPOSED 42 HALF-PLEX LOTS
42 HALF-PLEX LOTS
OVERALL LOT COUNT
MAY BE REDUCED

APPROVED TENTATIVE MAP NO. 1
AT RIVERLAKE
PROPOSED 42 HALF-PLEX LOTS
42 HALF-PLEX LOTS

EXHIBIT B

TENTATIVE SUBDIVISION MAP LOT 4 OF RIVERLAKE

SECTION 1: THE PUBLIC UTILITIES COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PUBLIC UTILITIES TO THE PROPERTY TO BE SUBDIVIDED.

SECTION 2: THE PUBLIC UTILITIES COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PUBLIC UTILITIES TO THE PROPERTY TO BE SUBDIVIDED.

SECTION 3: THE PUBLIC UTILITIES COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PUBLIC UTILITIES TO THE PROPERTY TO BE SUBDIVIDED.

SECTION 4: THE PUBLIC UTILITIES COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PUBLIC UTILITIES TO THE PROPERTY TO BE SUBDIVIDED.

SECTION 5: THE PUBLIC UTILITIES COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PUBLIC UTILITIES TO THE PROPERTY TO BE SUBDIVIDED.

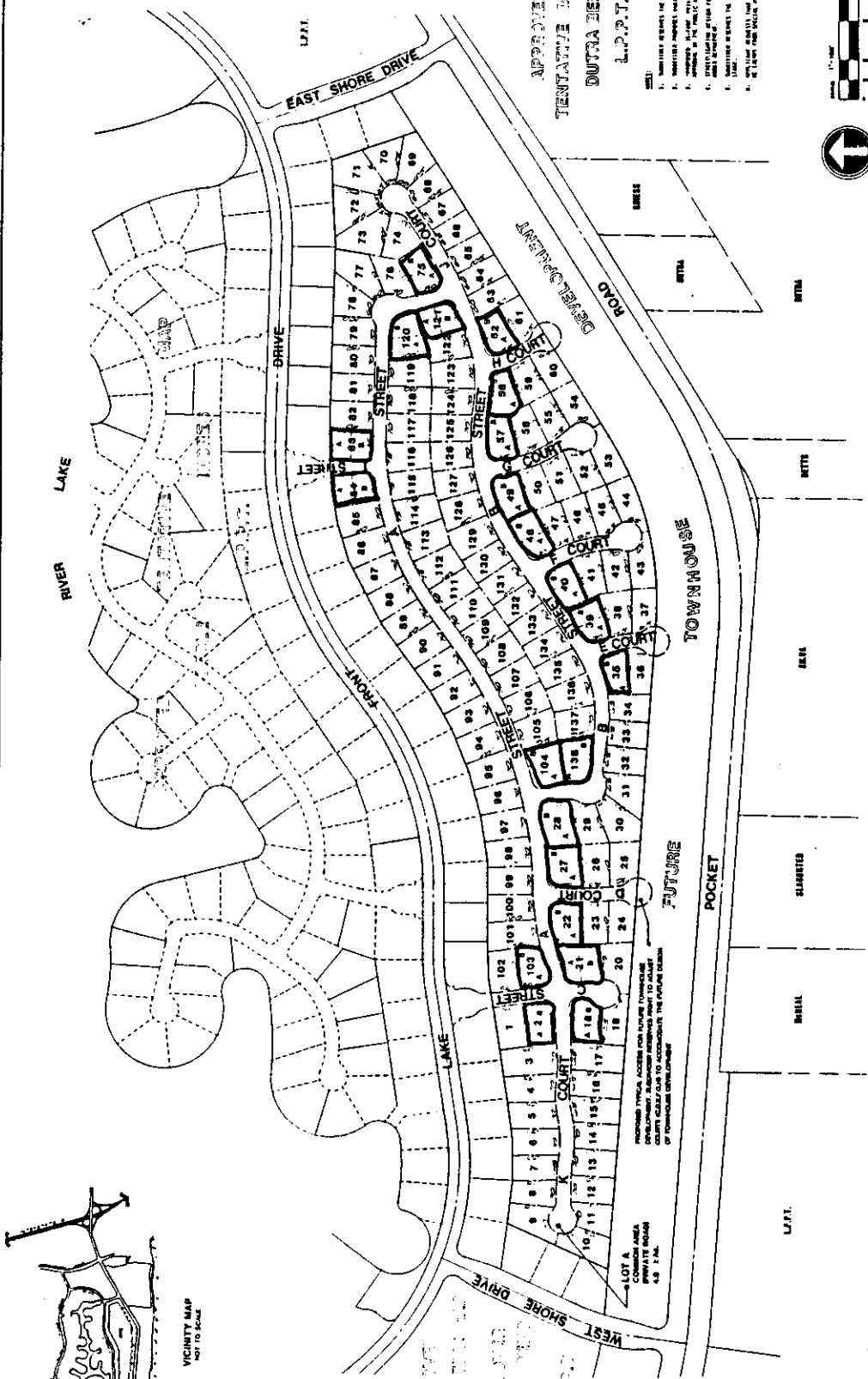
SECTION 6: THE PUBLIC UTILITIES COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PUBLIC UTILITIES TO THE PROPERTY TO BE SUBDIVIDED.

SECTION 7: THE PUBLIC UTILITIES COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PUBLIC UTILITIES TO THE PROPERTY TO BE SUBDIVIDED.

SECTION 8: THE PUBLIC UTILITIES COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PUBLIC UTILITIES TO THE PROPERTY TO BE SUBDIVIDED.

SECTION 9: THE PUBLIC UTILITIES COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PUBLIC UTILITIES TO THE PROPERTY TO BE SUBDIVIDED.

SECTION 10: THE PUBLIC UTILITIES COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PUBLIC UTILITIES TO THE PROPERTY TO BE SUBDIVIDED.



APPROVED
TENTATIVE MAP OF
DUTRA BEACH
L.P.P.T.

1. THE PUBLIC UTILITIES COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PUBLIC UTILITIES TO THE PROPERTY TO BE SUBDIVIDED.
2. THE PUBLIC UTILITIES COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PUBLIC UTILITIES TO THE PROPERTY TO BE SUBDIVIDED.
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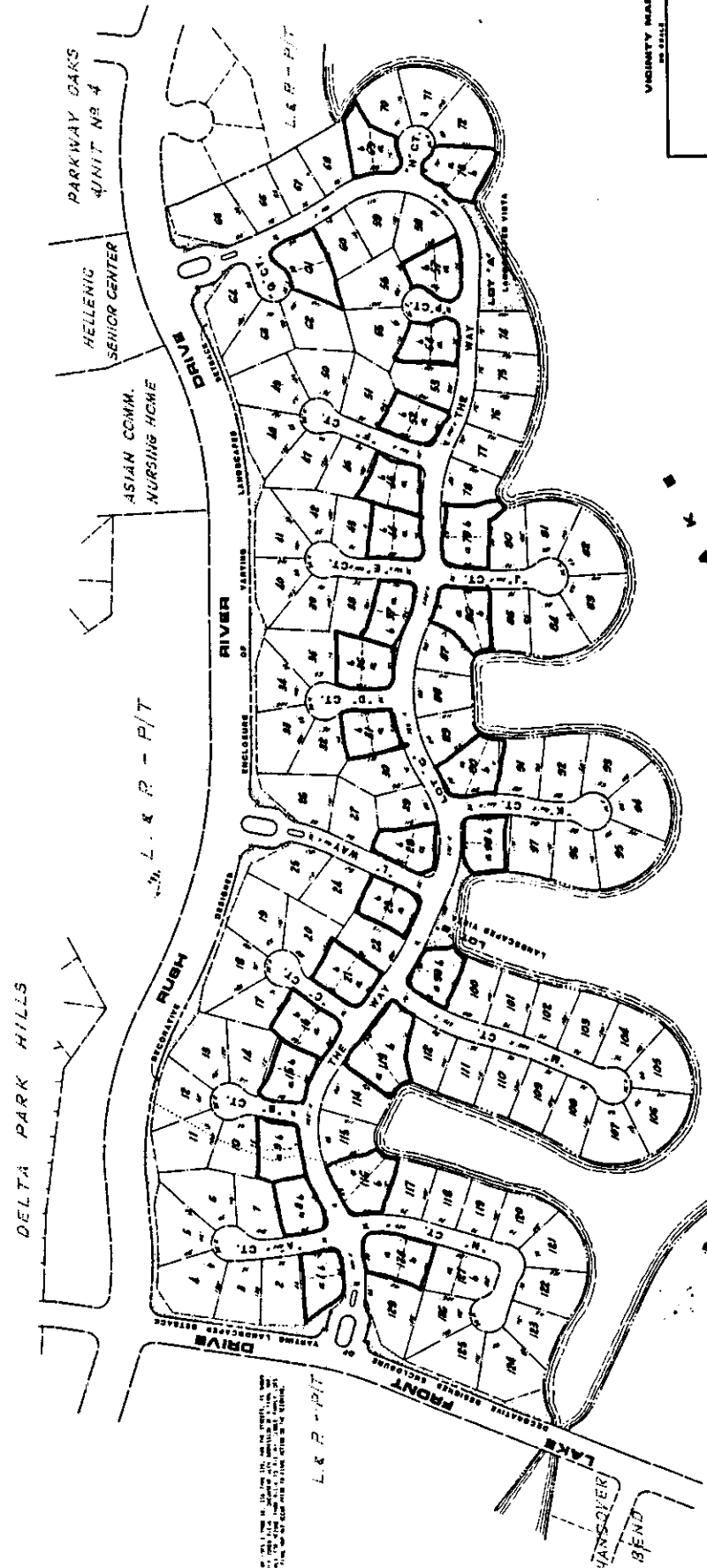
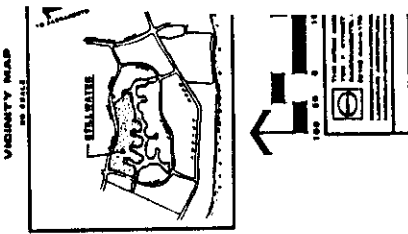
THE PUBLIC UTILITIES COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PUBLIC UTILITIES TO THE PROPERTY TO BE SUBDIVIDED.

P86-432

12-4-86

25

EXHIBIT C



- GENERAL NOTES:**
1. THE CITY OF SACRAMENTO HAS REVIEWED THIS MAP AND HAS GRANTED A TENTATIVE MAP TO THE SUBDIVIDER.
 2. THE SUBDIVIDER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.
 3. THE SUBDIVIDER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.
 4. THE SUBDIVIDER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.
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 7. THE SUBDIVIDER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.
 8. THE SUBDIVIDER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.
 9. THE SUBDIVIDER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.
 10. THE SUBDIVIDER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.

TENTATIVE SUBDIVISION MAP
STILLWATER
 AT RIVERLAKE
 CITY OF SACRAMENTO, CALIFORNIA
 OCTOBER, 1988

Corner Lot Setbacks

R-1A Zone LP/P/T (Riverlake) PUD

Valid for: **Dutra Bend** **Riverlake Lot 4** **Stillwater**
Cobble Shores **Handover Bend**

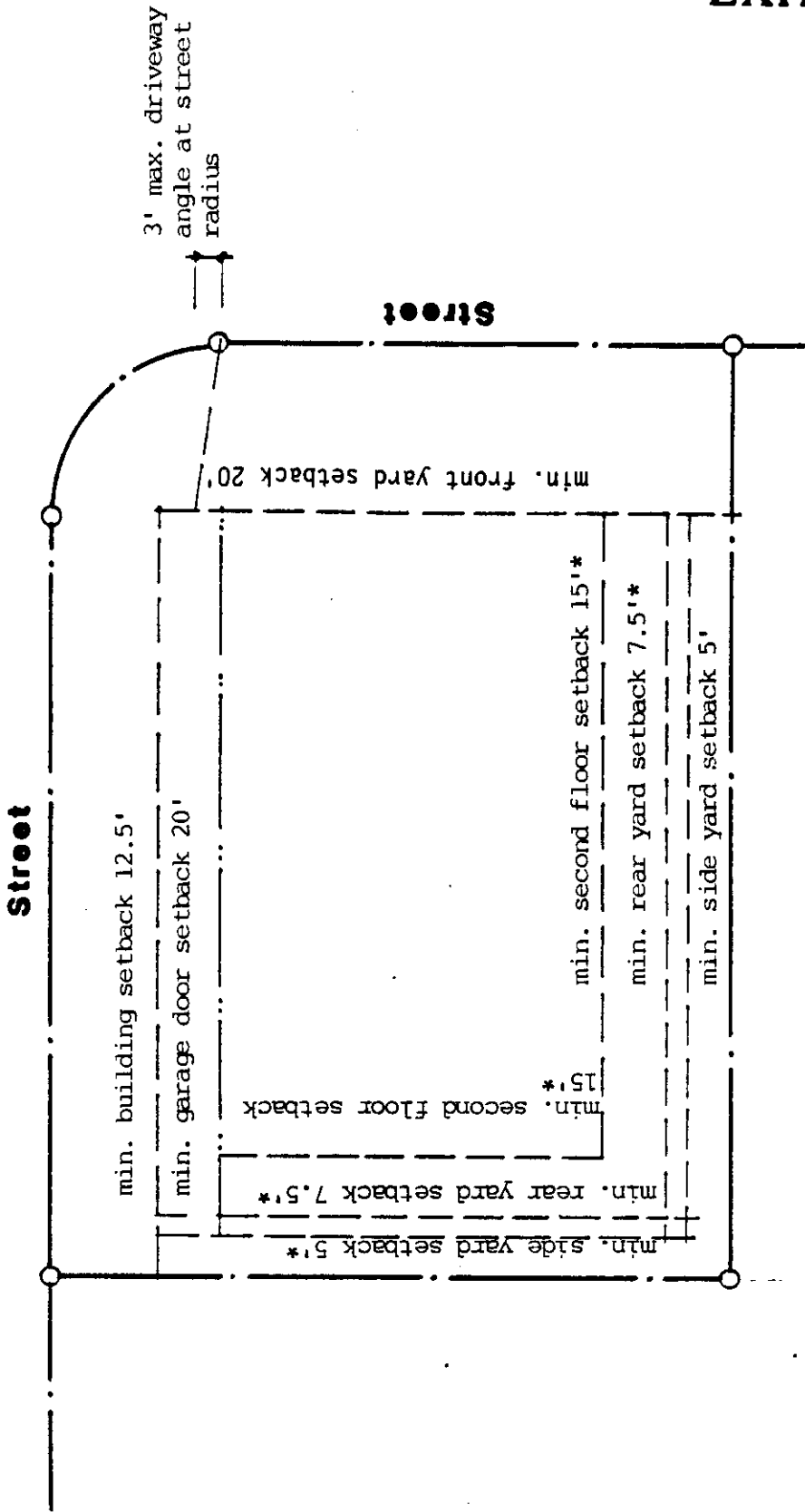


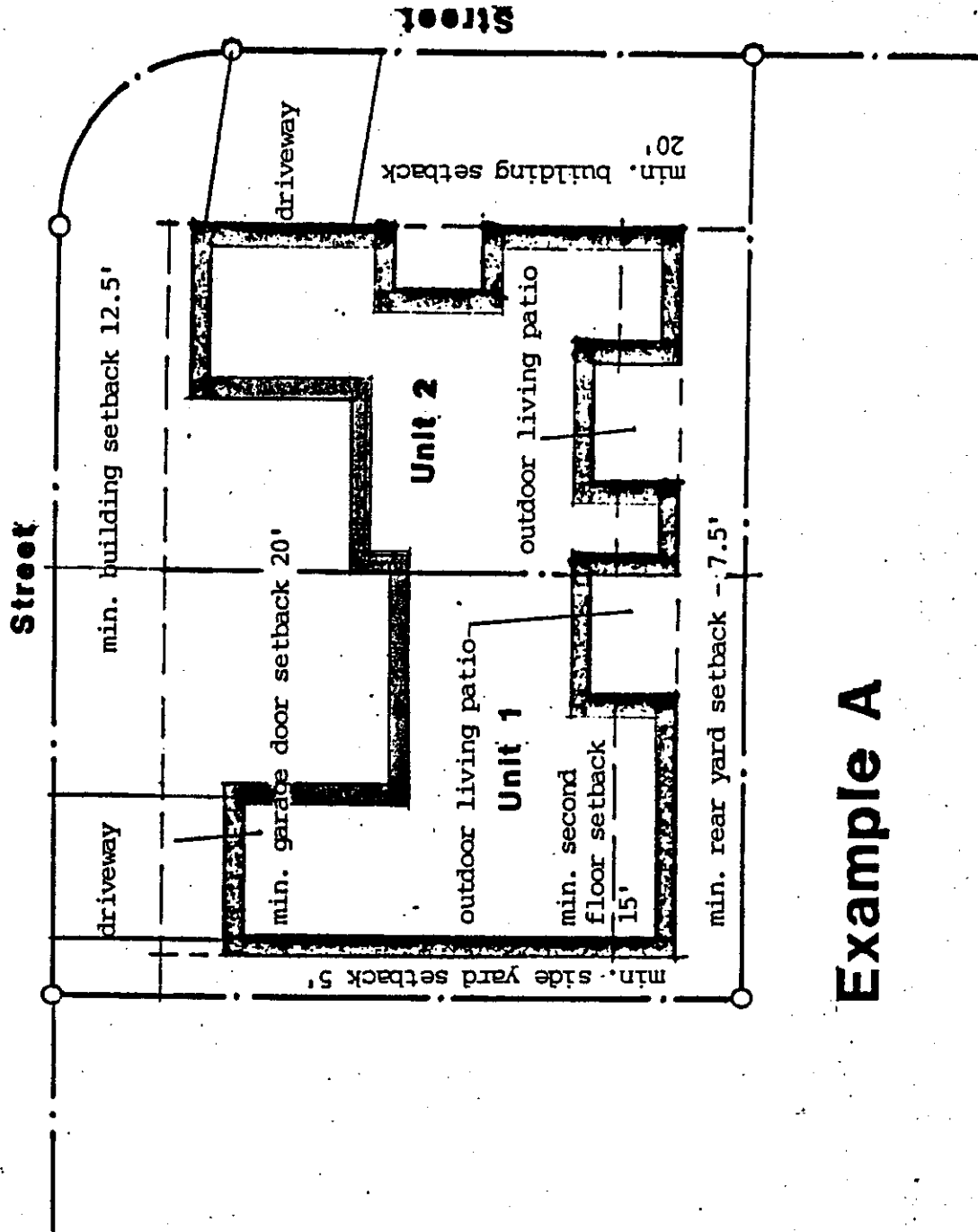
EXHIBIT D

* Minimum when the residence faces main indoor living space parallel to property line. Each property shall maintain (1) outdoor living patio of not less than 140 square feet (open to air) behind its minimum rear yard setback directly adjacent to its main indoor living space. The minimum depth of the outdoor living patio shall be 15' from the property line.

For these corner lots the rear yard shall be defined as the yard between the structure and the property line where the main indoor living space is parallel to the property line.

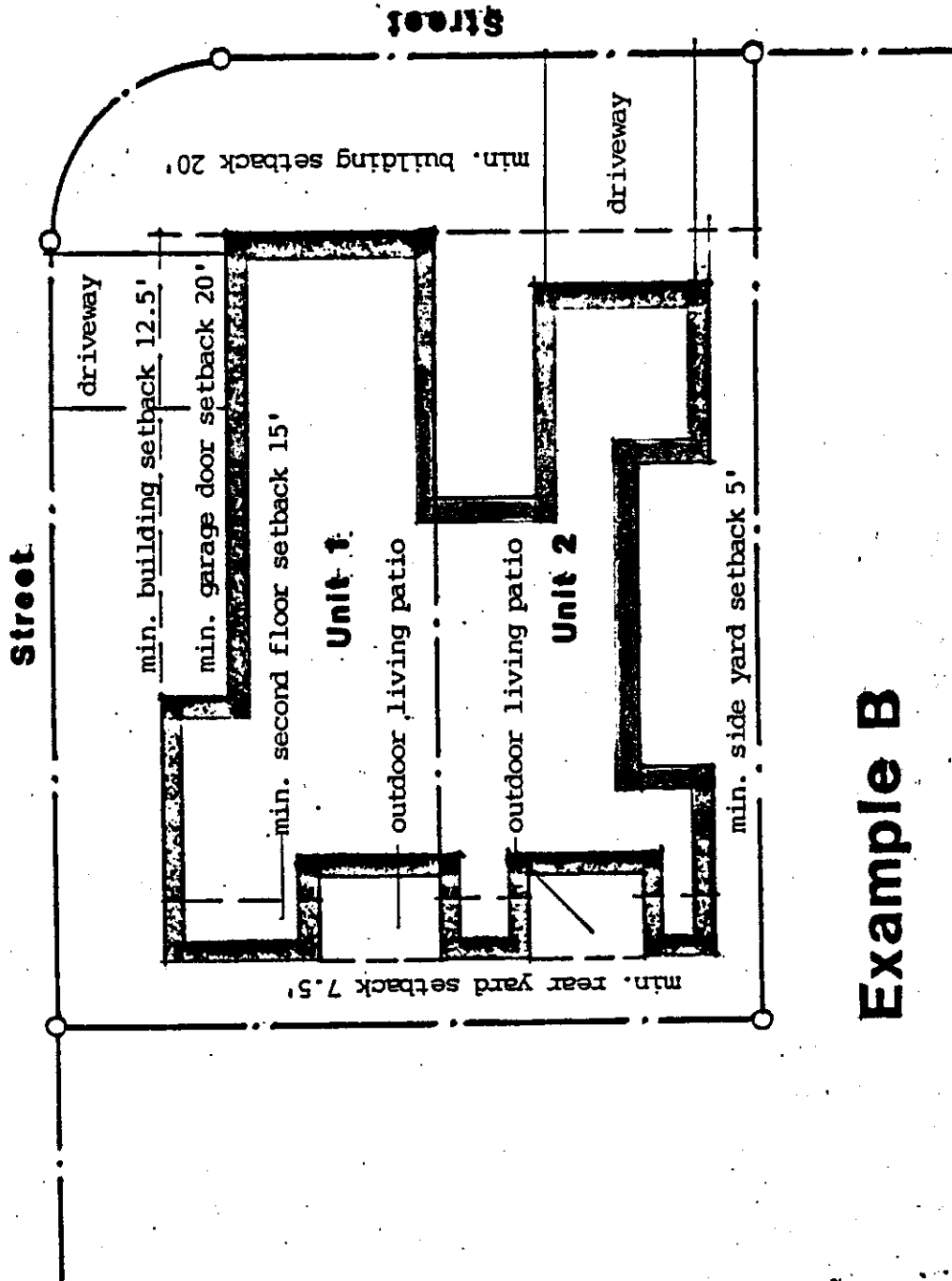
Maximum lot coverage is 40%

EXHIBIT E



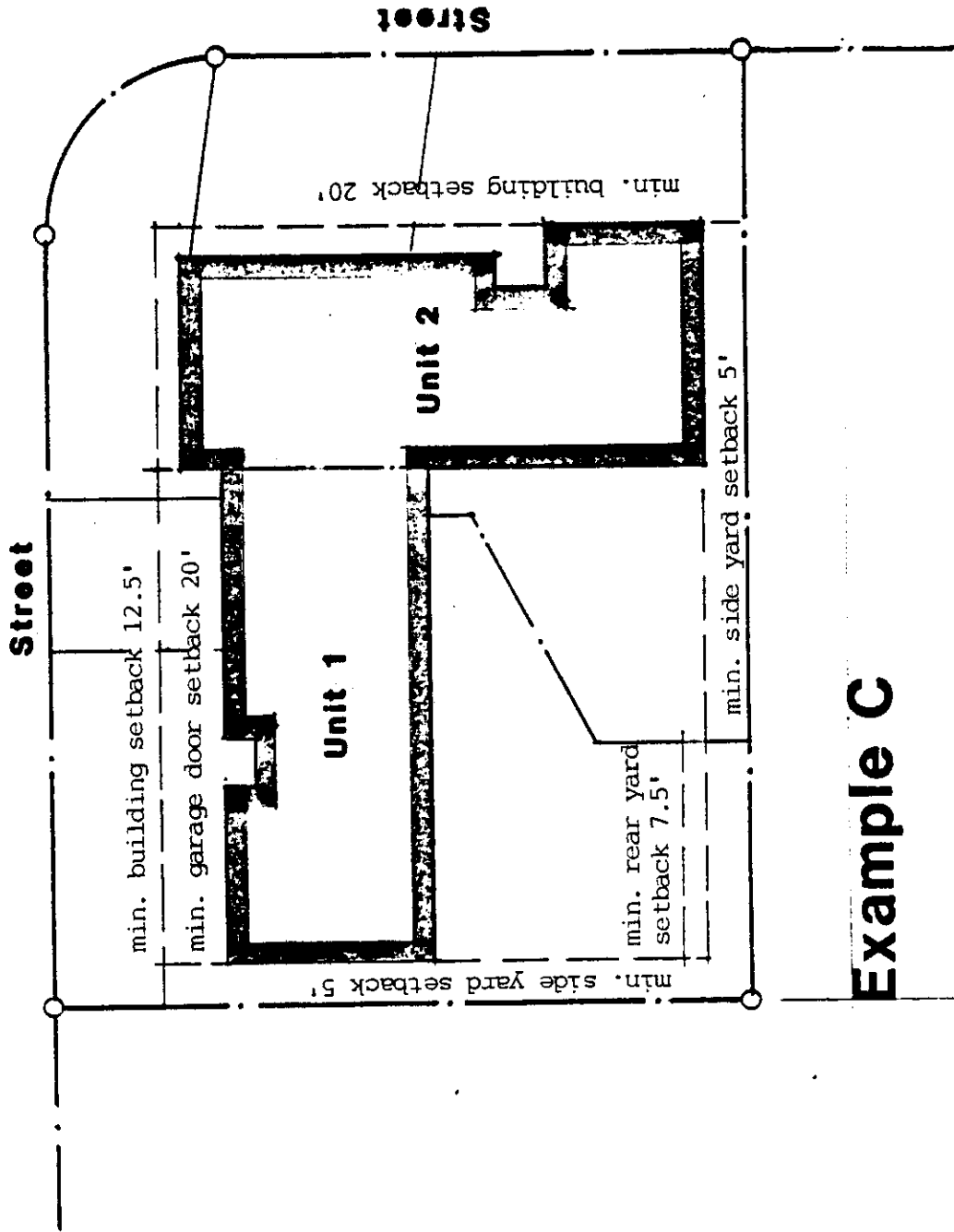
Example A

EXHIBIT F



Example B

EXHIBIT G



Example C