

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Placer Savings & Loan, 385 Nevada Street, Auburn, CA 95603		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	3-23-84	50 DAY CPC ACTION DATE	REPORT BY FG:bw
NEGATIVE DEC	4-3-84	EIR	ASSESSOR'S PCL. NO. (New) Por. 031-020-03

- APPLICATION:
1. Negative Declaration
 2. Tentative Map to divide 11.6± vacant acres into 74 zero lot line lots
 3. Special Permit to develop 74 zero lot line units (Sec. 7) (P84-126)

LOCATION: South side of Rush River Drive, adjacent to and east of the drainage canal.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 11.6± vacant acres into 74 zero lot line lots and develop 74 zero lot line units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1A (Townhouse)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; R-1, R-1A
South:	Vacant; A
East:	Vacant; R-2B-R
West:	Drainage Canal, Residential; R-1

Parking Required:	74 spaces (one space per unit)
Parking Provided:	74 spaces
Property Dimensions:	Irregular
Property Area:	11.6± acres
Density of Development:	6.3 units per acre
Square Footage of Lot:	Average, 6,828 sq. ft. in size
Square Footage of Buildings:	906 to 1,274
Height of Structures:	One-story (no scale)
Topography:	Flat
Street Improvements:	To be provided
Utilities:	Available to site
Exterior Building Colors:	Unknown
Exterior Building Materials:	Unknown

BACKGROUND INFORMATION: The subject site is a portion of an original subdivision approved on April 17, 1979 (P-8499). The subject site was set aside for an alternative housing type due to the City Council's concern regarding the repetitive nature of the single family development occurring in the Pocket area. On October 4, 1983, the City Council approved a rezoning of the site to R-1A to allow the development of the site for zero lot line units.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 11, 1984, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the tentative map, subject to the following conditions which shall be satisfied 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. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. 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;
4. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director or comply with Title 24 requirements of the Uniform Building Code;
5. Pay Pocket Bridge fees;
6. Minimum lot pad elevation = +3.5 feet;
7. Minimum gutter elevation = +2.0 feet.

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

1. The subject site is located in the South Pocket Community Plan area. The Community Plan designation for this site is low density residential and the General Plan designates the site as residential. The applicant proposes to divide 11.6± vacant acres into 74 zero lot line lots and develop 74 zero lot line units. The proposed density of the project is consistent with the existing Community Plan. The housing units will range in size from 906 to 1,274 square feet. The applicant also intends to stagger all front yard setbacks to promote a varied site design and visual contrast within the neighborhood.
2. The requested special permit and the tentative map are necessary for the subdivision of the parcel and the development of the zero lot line development. The zero lot line development will allow the location of the structure on the property line. The side of the structure which is located on the property line will be developed with a solid wall and, therefore, no openings will be provided on this side of the dwelling. Separation of the units in the zero lot line development is generally accomplished by a 10-foot setback between units.
3. Staff has no objections to the concept of developing the site with zero lot line units, however, staff does have some concerns over the design of the structure. The applicant's preliminary plans indicate that the basic floor plan will be nearly identical with garage fronts facing the street. This development pattern creates a monotonous streetscape and adversely affects the design of the neighborhood. Due to the lack of living area oriented toward the street, residents would be prevented from monitoring neighborhood activity which might pose a security problem. The applicant's elevation and floor plans lack a scale for measurement which makes correlating the plans and the tentative map difficult. Staff recommends that the applicant submit an elevation and floor plan which orients more of the dwelling unit living area toward the front of the site.

In addition, floor plans and elevations shall include dimensions and specific material types.

4. There are several adjacent vacant parcels located on the south side of the subject site. These parcels are long and narrow; also, the property lines are at odd angles to the subject site. These properties will be difficult to develop individually. They will have to combine sites to allow more flexibility in design. The applicant has provided two stub streets to the south; however, the stub street are located near the corner of adjacent properties which will not allow individual properties to develop on its own.

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

STAFF DETERMINATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map, subject to conditions which follow;
3. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow.

Conditions - Tentative Map

The applicant must satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

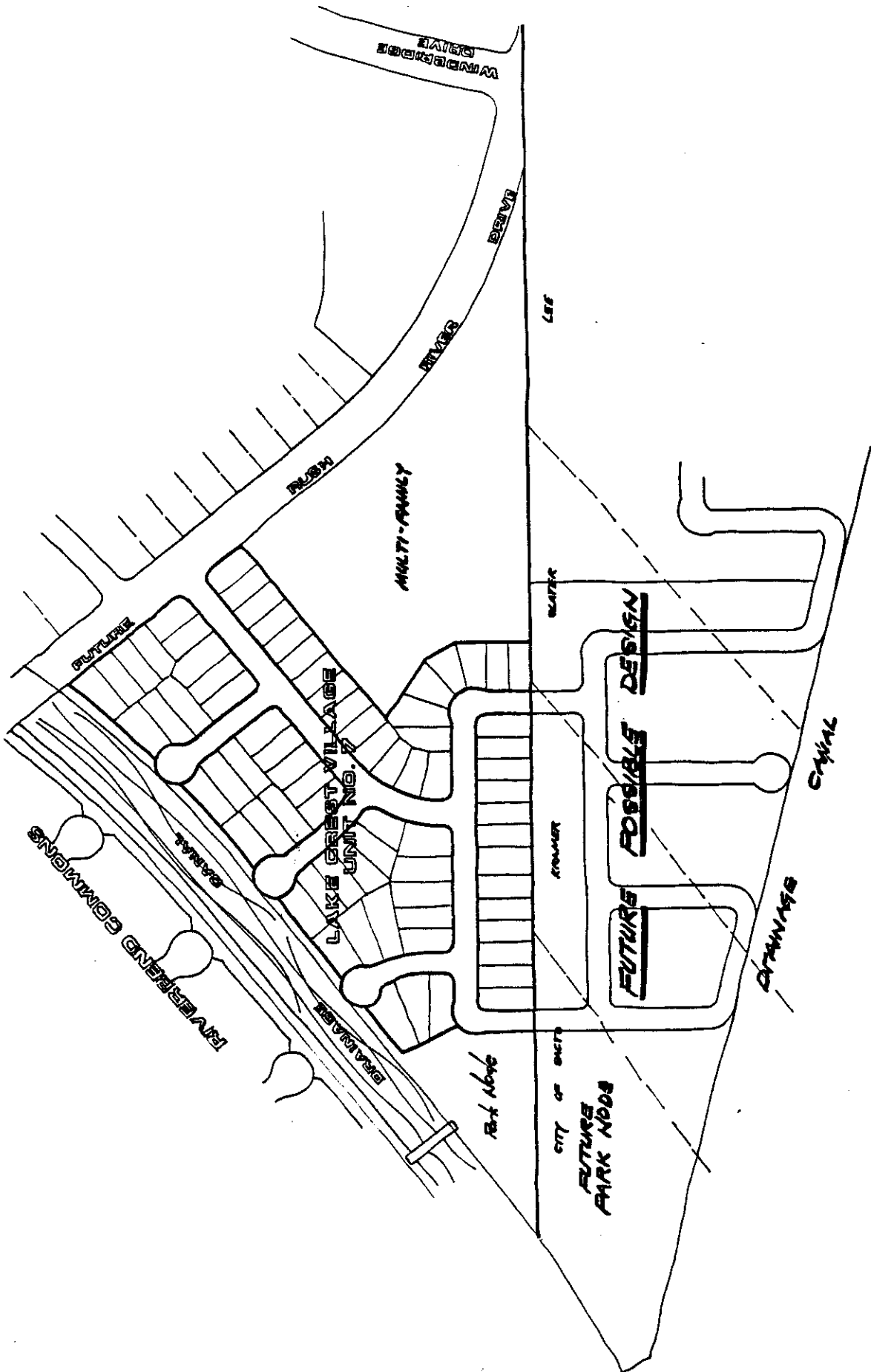
- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific location for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- d. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director or comply with Title 24 requirements of the Uniform Building Code;
- e. Pay Pocket Bridge fees;
- f. Minimum lot pad elevation = +3.5 feet;
- g. Minimum gutter elevation = +2.0 feet.

Conditions - Special Permit

- a. The applicant shall provide at least one additional floor plan and elevation that is designed with the living area located towards the front of the site;
- b. All elevations and floor plans shall be submitted to the staff for review and approval prior to issuance of building permits.

Findings of Fact - Special Permit

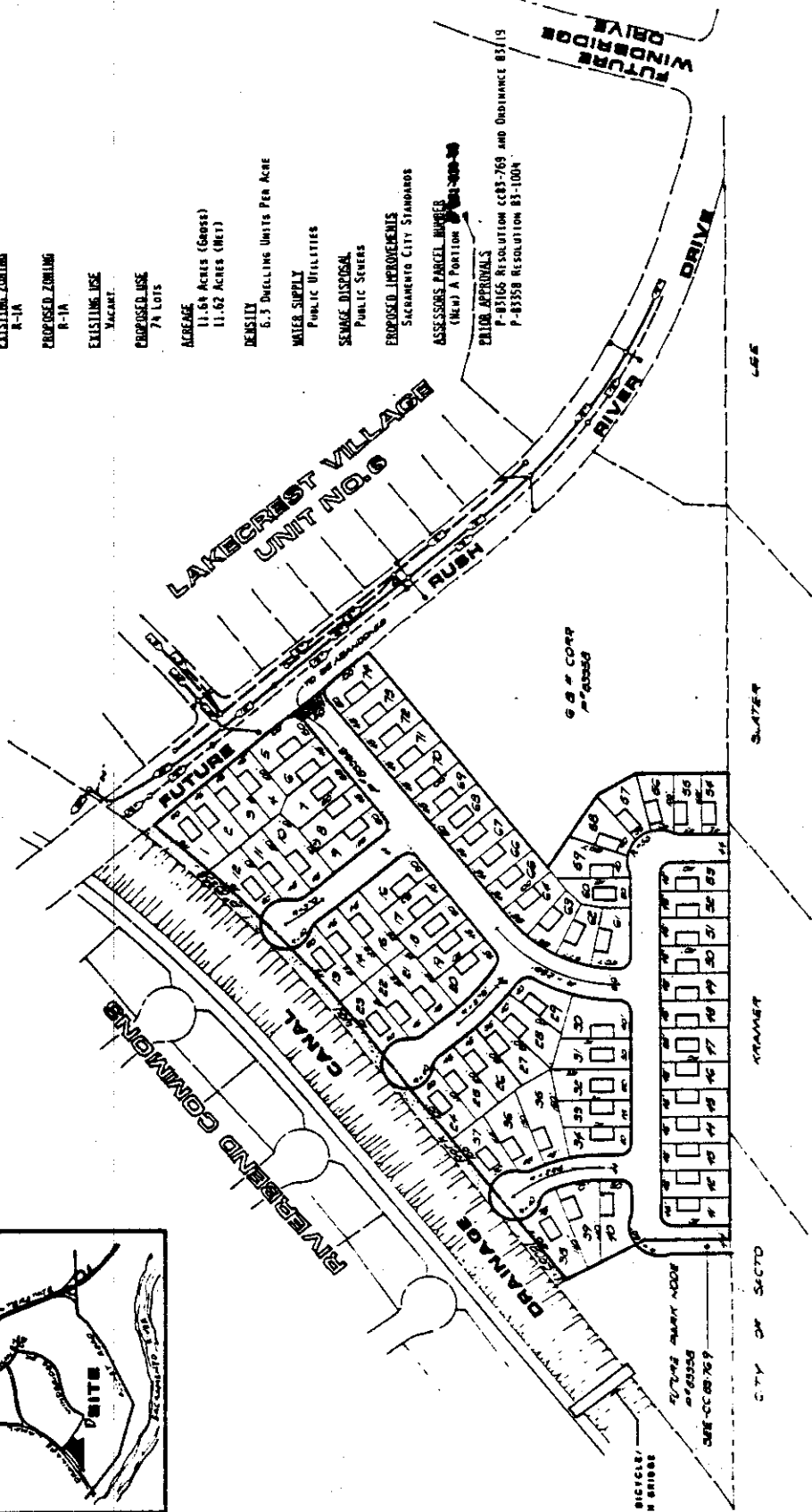
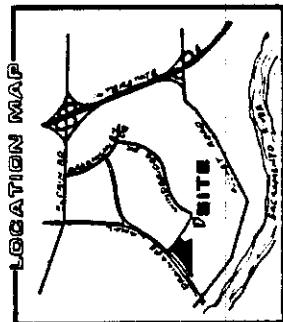
- a. The project, as conditioned, is based upon sound principles of land use in that it provides for a housing type which is compatible with adjacent residential land uses in terms of density and design;
- b. The project, as conditioned, will be consistent with the South Pocket Community Plan to: "Provide for a wide range of residential styles and densities which are compatible with each other";
- c. The project, as conditioned, will be consistent with the General Plan goal to: "Provide safe, stable and attractive areas in which to live and to allocate residential, commercial, industrial and other land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community";
- d. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance because the project will adhere to the development standards of the Townhouse zone which stipulates design and density criteria.

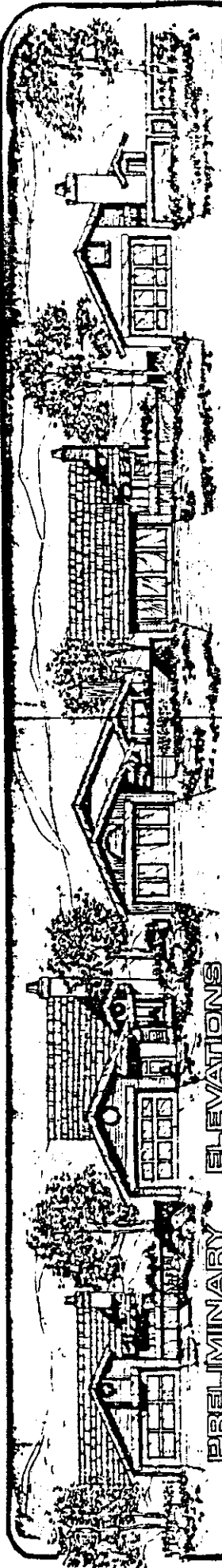




TENTATIVE MAP

- RECORD OWNER
PLUCER SERVICES & LOAN
385 MAYADA STREET
AUBURN, CALIFORNIA 95603
- EXISTING ZONING
R-1A
- PROPOSED ZONING
R-1A
- EXISTING USE
VACANT
- PROPOSED USE
74 LOTS
- ACREAGE
11.64 ACRES (GROSS)
11.62 ACRES (NET)
- DENSITY
6.7 DWELLING UNITS PER ACRE
- WATER SUPPLY
PUBLIC UTILITIES
- SEWER DISPOSAL
PUBLIC SEWERS
- PROPOSED IMPROVEMENTS
- SACRAMENTO CITY STANDARDS
- NEW "A" PORTION
- ASSESSORS PARCEL NUMBER
(NEW "A" PORTION)
- EDITORIAL APPROVALS
P-83166 RESOLUTION 6687-769 AND ORDINANCE 83119
P-83358 RESOLUTION 83-1004





PRELIMINARY ELEVATIONS

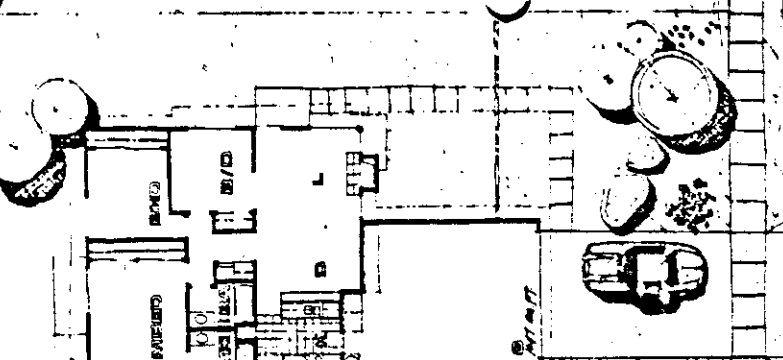
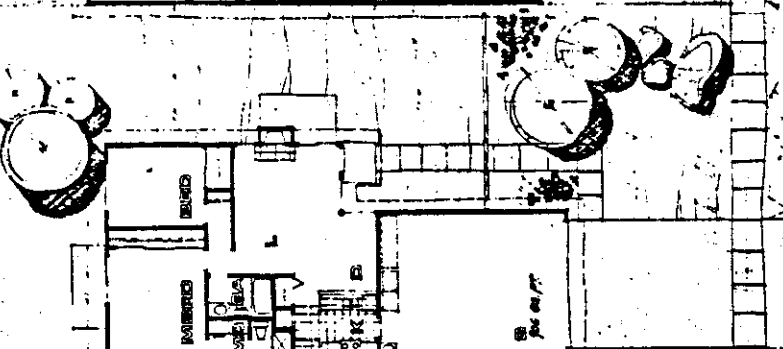
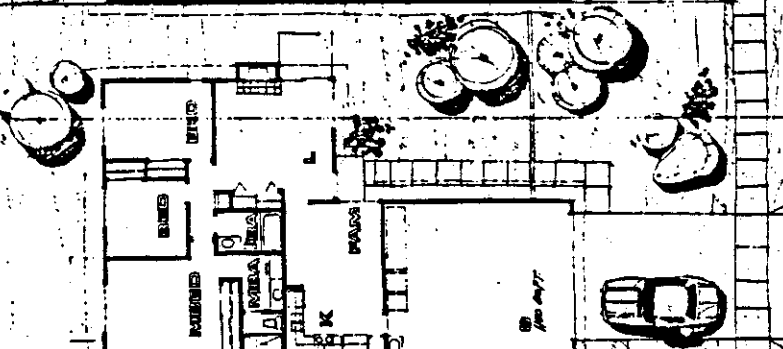
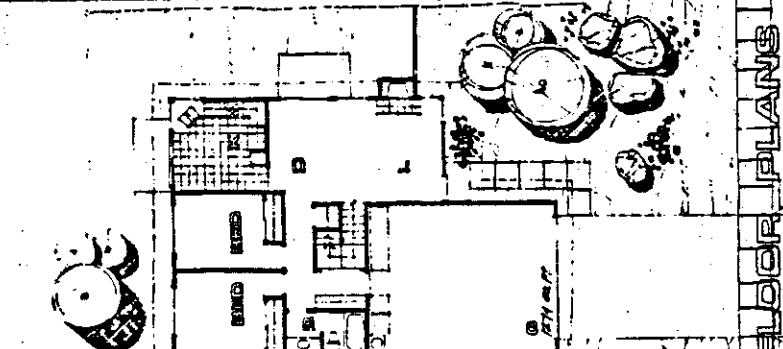
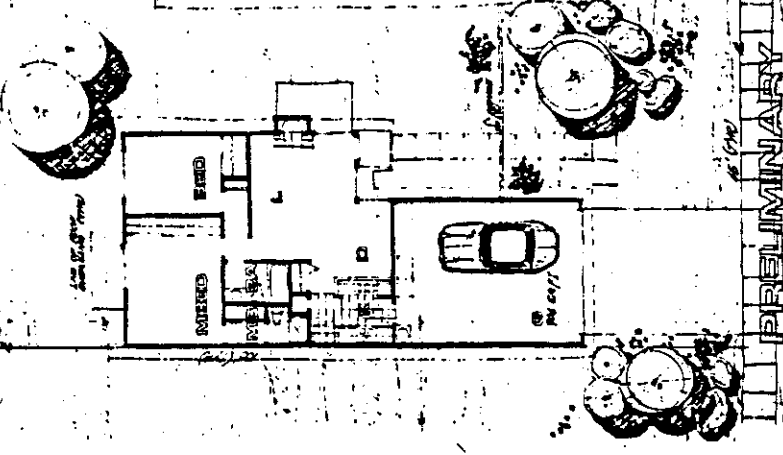
PLAN 1

PLAN 4

PLAN 3

PLAN 1

PLAN 2



PRELIMINARY FLOOR PLANS

RIDGEPOINT ZERO LOT SINGLE FAMILY HOMES BY SHT1
 PACIFIC SCENE, INC. BUZARD HENNING & ASSOCIATES

ARCHITECTS