



DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

September 8, 1992

SPECIAL PERMIT MODIFICATION  
(P92-237)

**APPLICATION:** Planning Director's Modification of a Special Permit to modify the approved plans for Lemon Hill Estates subdivision consisting of 8.1± partially developed acres in the Single Family Alternative (R-1A) zone.

**LOCATION:** North side of Lemon Hill Avenue, 2000 feet east of Stockton Boulevard

**SUMMARY:** The applicant is requesting a modification of the special permit for the development of the homes for Lemon Hill Estates. The modification includes new floor plans, elevations, and master site plan.

**BACKGROUND INFORMATION:** The subdivision includes 59 single family residences. The subdivision (P88-424) was approved by City Council on January 31, 1989. The proposal also included a special permit for the development of the single family residences. On June 4, 1990, staff modified conditions relating to the materials to be used and the number of one and two story. The map has been recorded and ten of the units built.

**APPLICANT'S PROPOSAL:** The applicant is requesting a modification of the special permit to change the floor plans and elevations of the proposed subdivision to answer to the market. The applicant indicates that the originally approved homes had entrances which were not visible from the street, only a 20 foot deep rear yard, and zero lot line. The applicant has submitted new site plans, floor plans, and elevations which address these market concerns. The applicant has submitted three new plans. One of the plans is

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single story containing approximately 1,119 square feet. The other two plans are two story, containing 1,472 and 1,702 square feet. The single story is a three bedroom unit and the two stories contain four and five bedrooms. The previous modification, which was approved by staff, included 20 single story units and 39 two story units. The proposed modification results in 38 two story units and 21 single story units.

STAFF ANALYSIS: Staff has no objection to the applicant's proposal. The modification to the building design includes all the front doors facing the street with differing floor plans. The exterior materials proposed are consistent with the staff approved modification. The exterior siding includes horizontal masonite siding with a laminated dimensional composition shingle roof. The site plan changes include most of the units meeting the five foot side yard setback requirements. The site plan indicates approximately twelve of the units will be zero-lot-line with the remaining side yard setbacks a minimum of four feet. The site plan also indicates nine feet to be the minimum area between residences. Staff has no objection to the modified master plan.

RECOMMENDATION: Staff recommends the Planning Director approve the Modification of the Special Permit to modify the approved plans for the Lemon Hill Estates subdivision subject to conditions and based upon findings of fact which follow.

Conditions

1. The setbacks shall be developed as per the submitted site plan.
2. The design of the units shall be per the submitted plans and satisfying the previously approved design conditions:
  - a. The roof material shall be 25 year laminated dimensional composition shingles; and
  - b. The siding for the front elevations shall consist of masonite with brick or stone trim.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the modifications to the building design are compatible with the surrounding structures and satisfy market demands.
2. The project, as conditioned, will not be detrimental to the public welfare in that adequate setbacks are provided.

- 3. The project is consistent with the General Plan and South Sacramento Community Plan which designate the site for residential uses.

Report Prepared By:

Cindy Gnos 9-8-92  
Cindy Gnos, Associate Planner Date

Recommendation Approved By:

Gary L Stonehouse 9-9-92  
Gary Stonehouse, Planning Director Date