

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.

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.

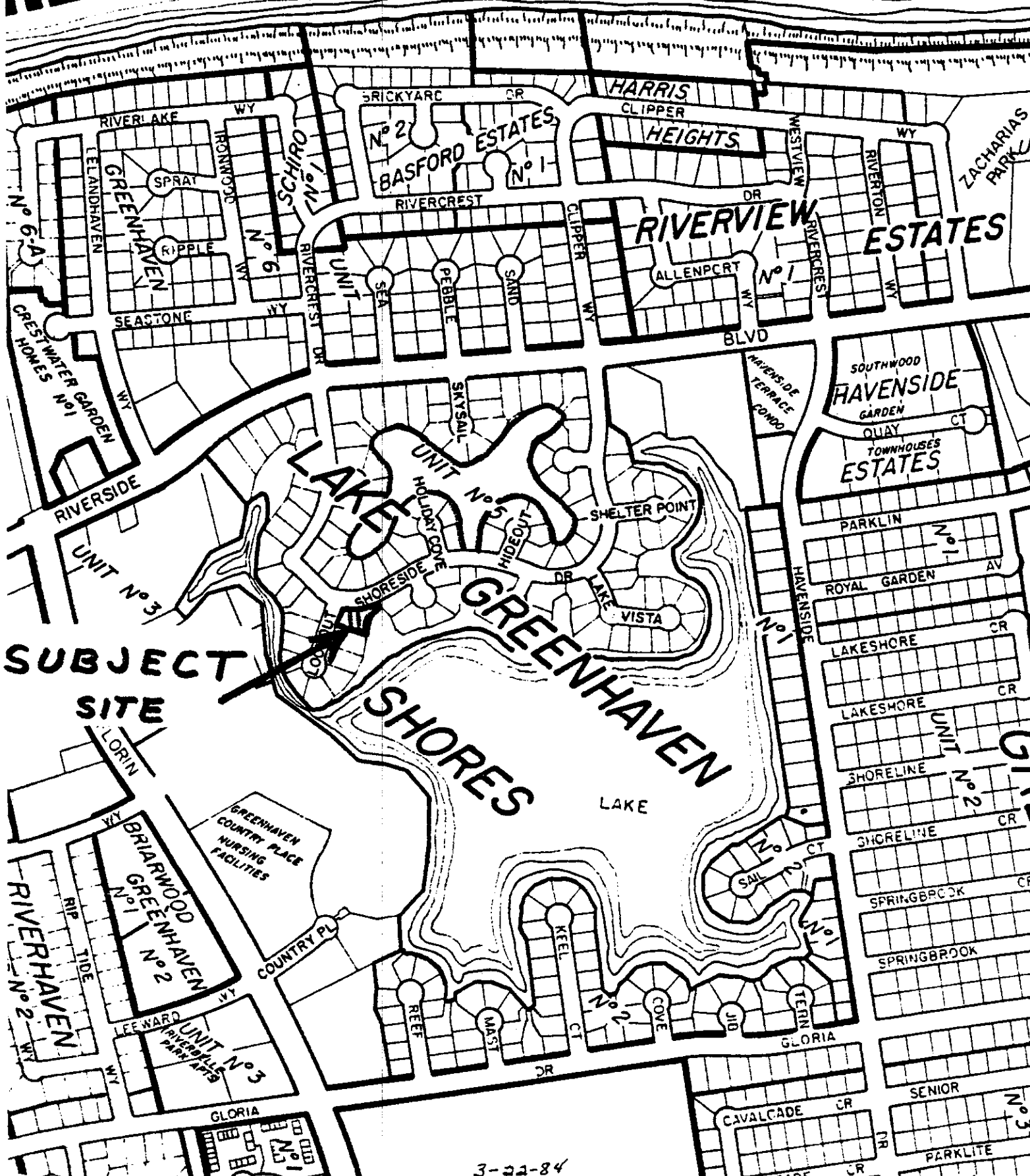
STAFF RECOMMENDATION: Staff recommends the following:

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.

RIVER



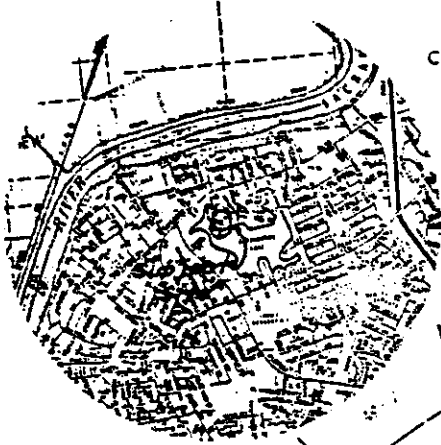
TENTATIVE MAP OF
LOT 24
OF

LAKE GREENHAVEN SHORES UNIT No. 5

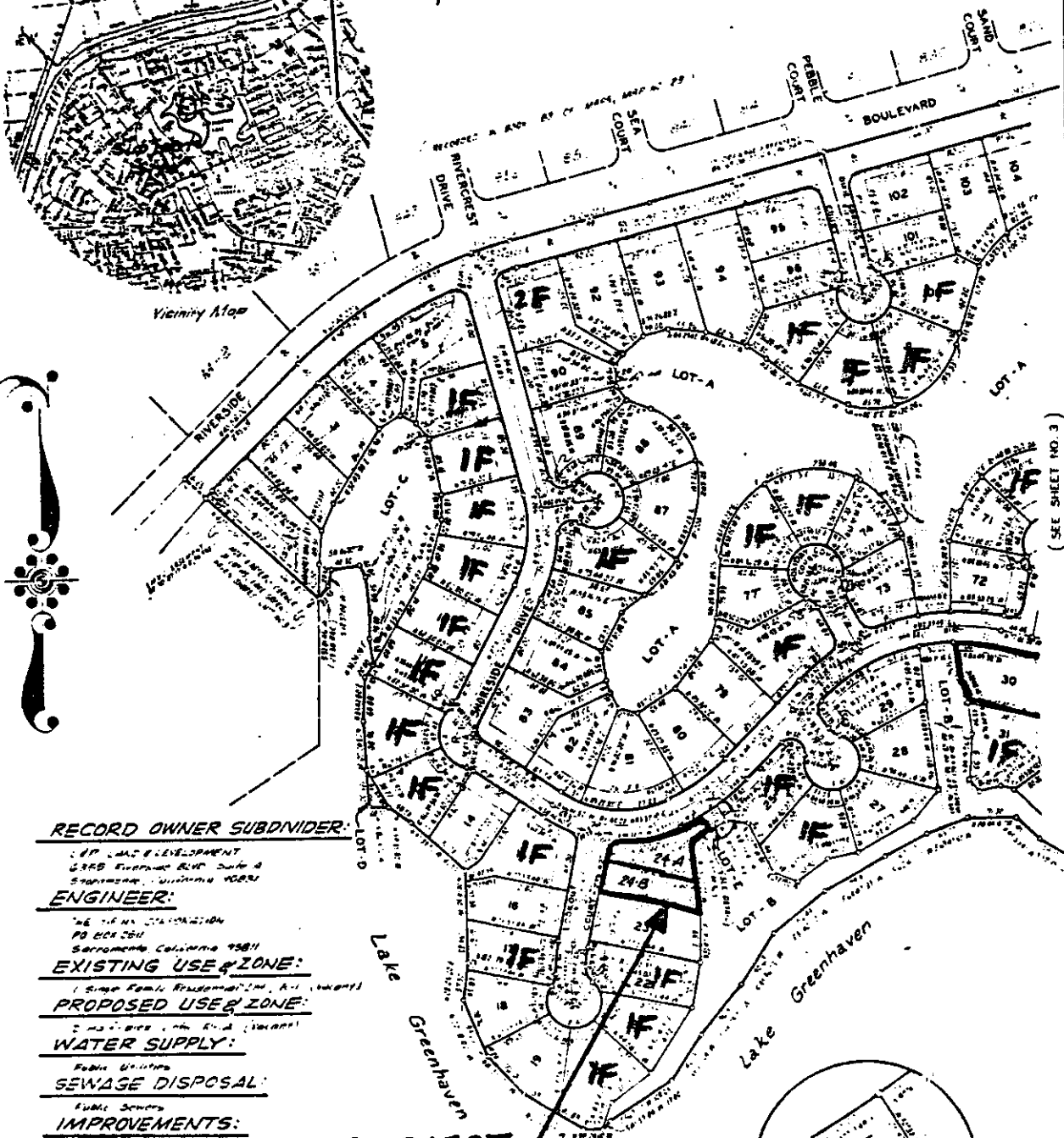
PORTION OF PROJECTED SECTIONS 27, 28, 33, & 34.
T8N, R. 4E., M.D.B.&M

CITY OF SACRAMENTO, CALIFORNIA

OCT, 1980 SCALE 1" = 100'



Vicinity Map



RECORD OWNER SUBDIVIDER:

1. J.P. LAND DEVELOPMENT
2. J.R.B. DEVELOPMENT CO. &
3. STOPPING POINTS, SACRAMENTO, CALIF.

ENGINEER:

THE SPINK CORPORATION
PO BOX 284
SACRAMENTO, CALIFORNIA 95811

EXISTING USE & ZONE:

1. Single Family Residential (SF) (R-1) (unzoned)

PROPOSED USE & ZONE:

2. Multi-Family (MF) (R-1) (unzoned)

WATER SUPPLY:

Public Utilities

SEWAGE DISPOSAL:

Public Sewers

IMPROVEMENTS:

Sacramento City Ordinances

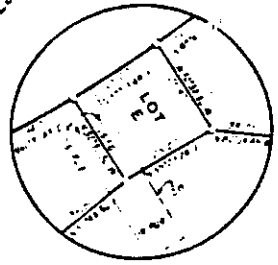
ACREAGE:

4.000' sq ft app

A.P.N.:

130-040-24

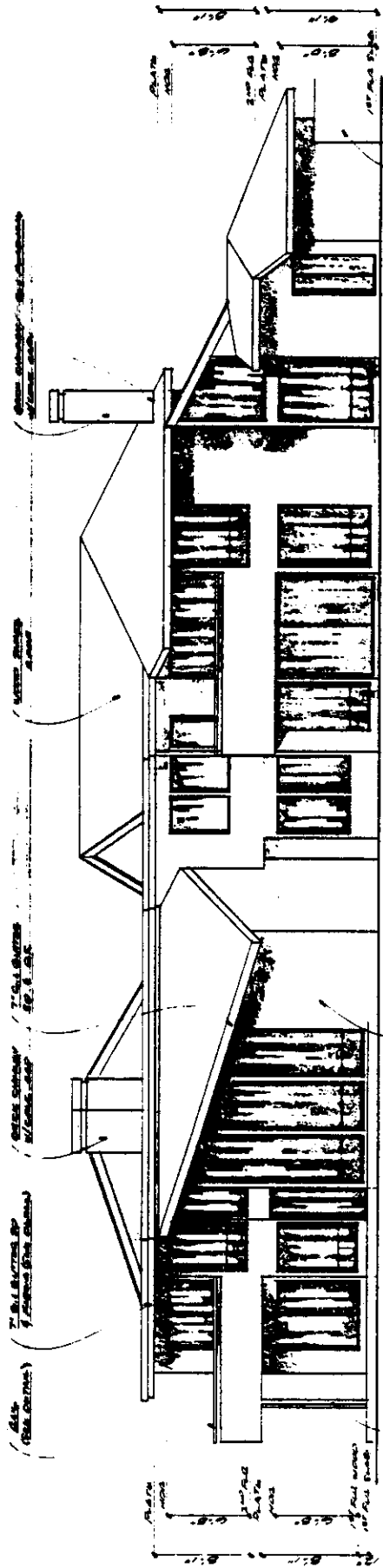
SUBJECT SITE



Detail

THE SPINK CORPORATION
ENVIRONMENTAL PLANNING ENGINEERING
ARCHITECTURE SURVEYING MAPPING SYSTEMS
100 F STREET SACRAMENTO CALIFORNIA 95811 PHONE (916) 444-0174

(SEE SHEET NO. 3)



1" PALE SLATE

1" PALE SLATE

1" PALE SLATE

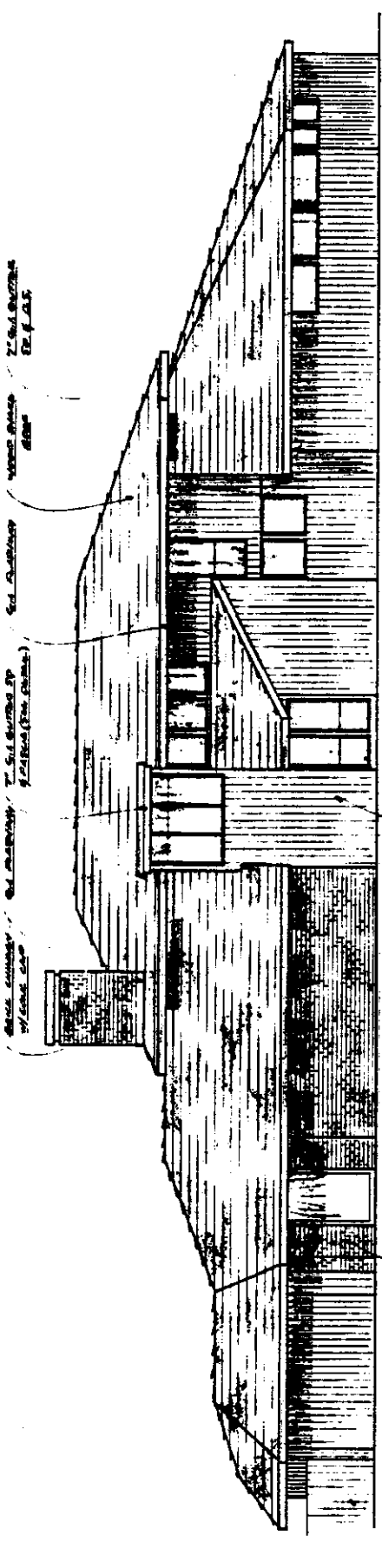
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R A A C E L E V A T I O N



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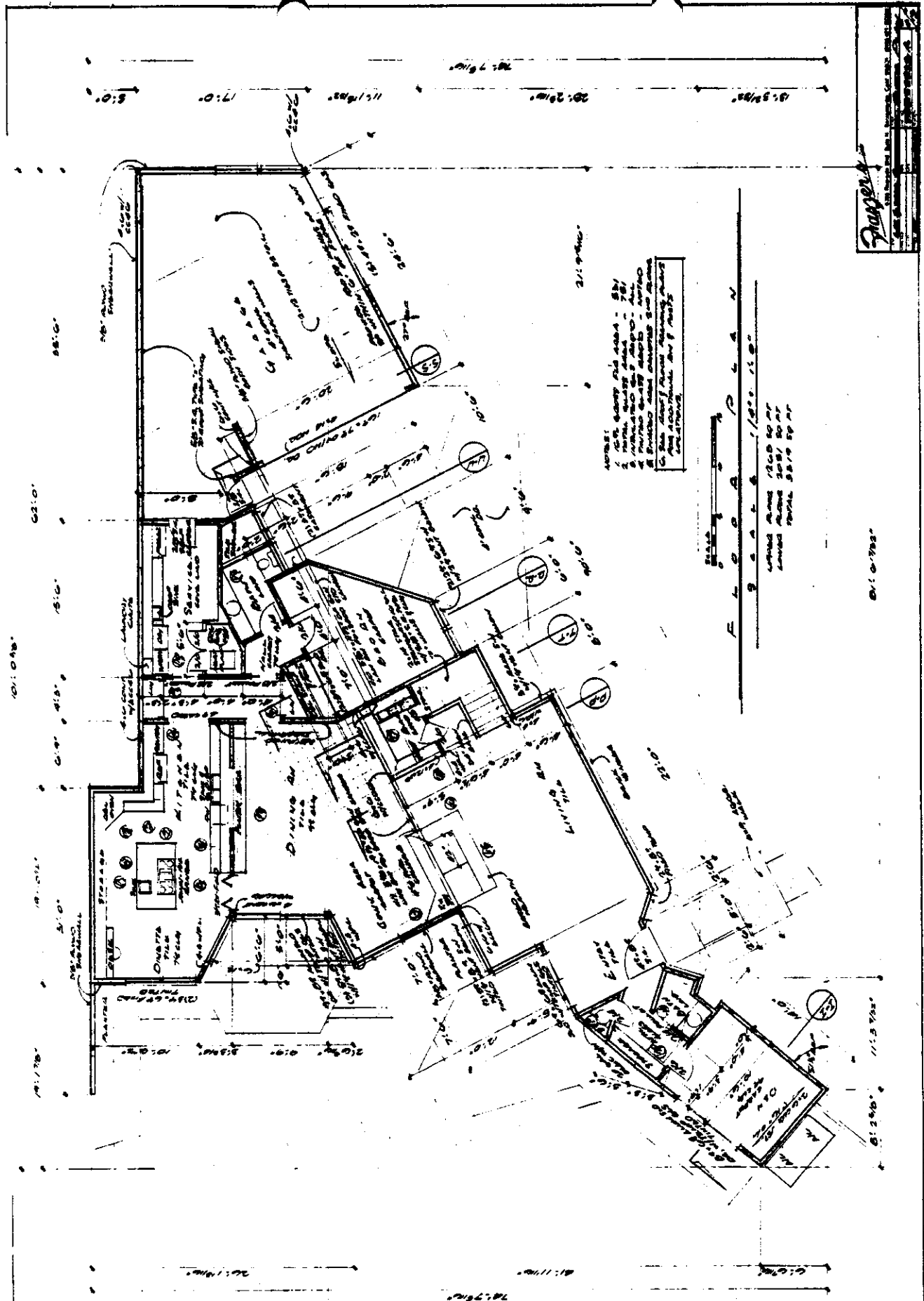
1" PALE SLATE

Progeny's RESIDENTIAL PLANS
 1000 S. 10th St., Suite 100, Phoenix, AZ 85001
 (602) 944-1111
 FAX: (602) 944-1112
 www.progenyplans.com

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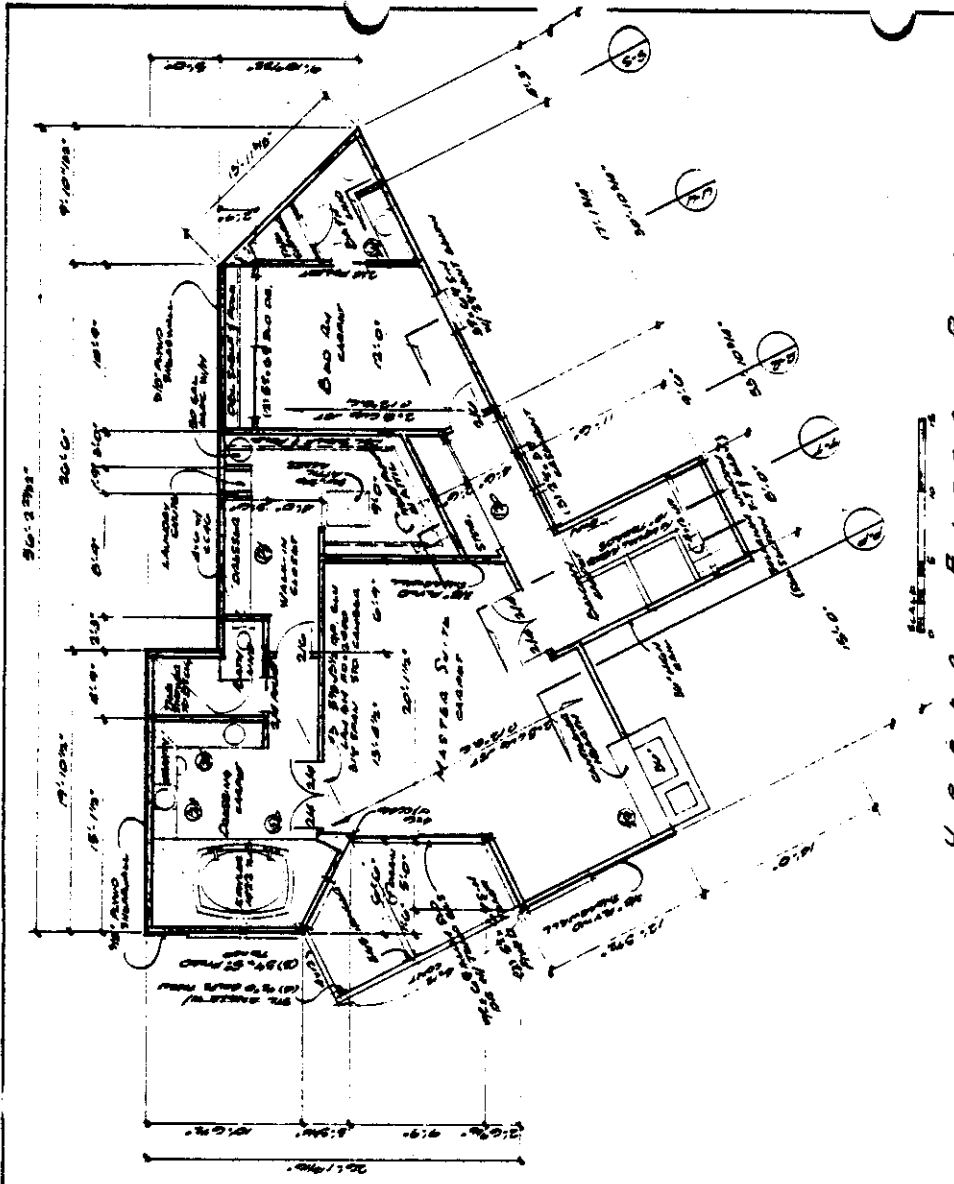


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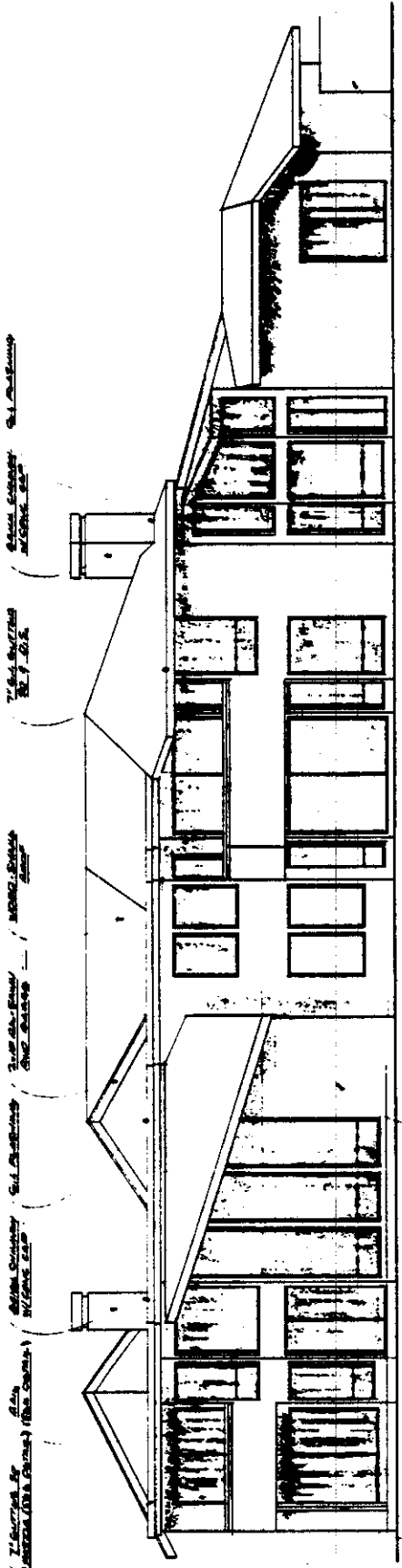
SCALE: 1/8" = 1'-0"

UNITED STATES GOVERNMENT
 ARCHITECTURAL SERVICE
 WASHINGTON, D.C.



UPPER FLOOR PLAN
 (1/200) BY M

Prager
 RESIDENTIAL PLANS
 1400 WEST CHERRY ST. SUITE 200
 DENVER, CO 80202
 TEL: 333-1111



BASE CHIMNEY 12" DIA. x 12" H. (SEE PLAN)

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FRONT ELEVATION

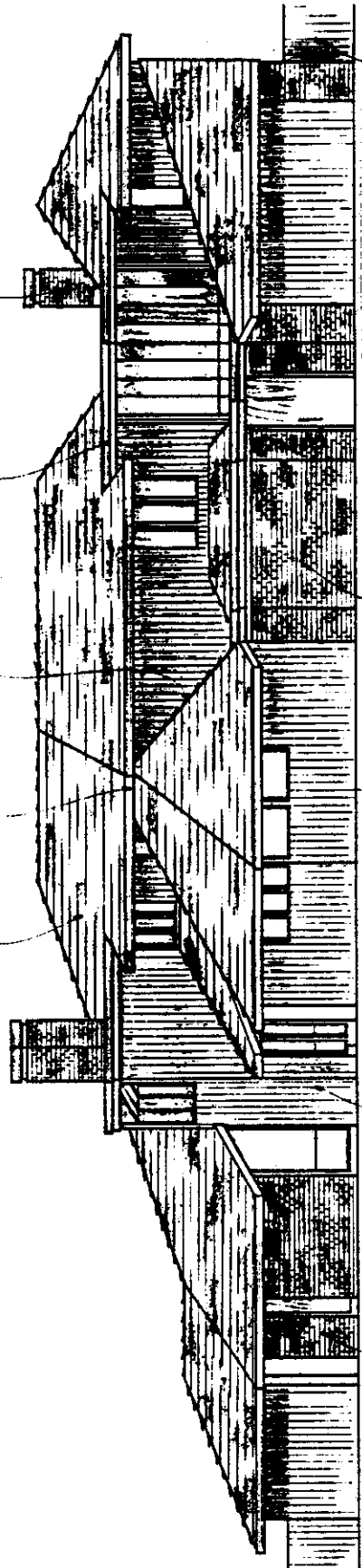
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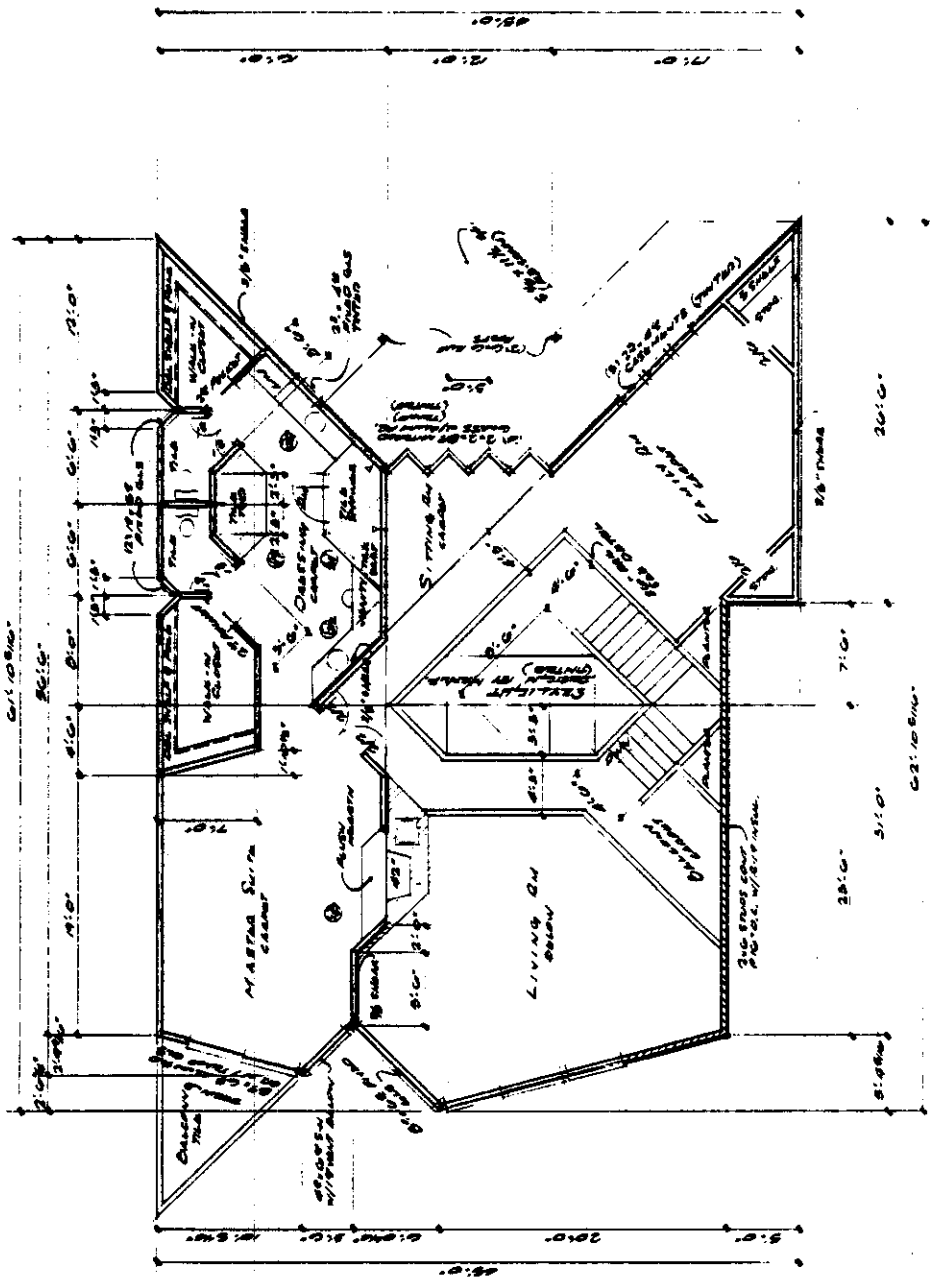
BASE CHIMNEY 12" DIA. x 12" H. (SEE PLAN)

RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RESIDENTIAL PLANS
 ARCHITECT: L. GARDNER JR.
 PROJECT: 100-100-100
 SHEET: 100-100-100-100



UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 UPPER FLOOR = 1226 SQ. FT.

