

# CITY PLANNING COMMISSION

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

**APPLICANT** CNA Engineering, Inc., 2575 Valley Road, Sacramento, CA 95821  
**OWNER** Reza Shera, 7200 Fair Oaks Blvd., Carmichael, CA 95608  
**PLANS BY** CNA Engineering, Inc., 2575 Valley Road, Sacramento, CA 95821  
**FILING DATE** February 5, 1987 **ENVIR. DET.** CAT. Ex 15315 **REPORT BY** DJH:SC  
**ASSESSOR'S-PCL. NO.** 031-110-.1.7.8.14.15.22.23

- APPLICATION:**
- A. Tentative Map to divide 7 corner lots totaling 1.4+ vacant acres for halfplex development in the Townhouse (R-1A) Zone
  - B. Special Permit for halfplex development in the R-1A Zone

**LOCATION:** Various corner lots, Parkview Estates Unit 4

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct seven corner lot halfplexes, containing a total of 14 units in the R-1A Zone.

**PROJECT INFORMATION:**

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1A	Front	Determined	25 ft. min.
South: Single Family; R-1	Side(Int):	by	5 ft. min.
East: Vacant; R-1A	Side(St):	the	12.5 ft. min.
West: Vacant; R-1A	Rear:	Commission	15 ft. min.

Parking Required: 7 spaces  
 Parking Provided: 14 spaces  
 Property Dimensions: 75 ft. x 115 ft.  
 Property Area: 7 lots total 1.4+ acre  
 Density of Development: 9 d.u. per acre  
 Square Footage of Building: Unit 1= 1,310 sq. ft.; Unit 2= 1,450 sq. ft.  
 Height of Building: Two stories, 28 feet  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Exterior Building Materials: Masonite, stucco, wood frame trim  
 Roof Material: Medium Cedar Shake or concrete tile roofing  
 Elevations: 4 different exterior elevations, Elevations A,B,C & D

**BACKGROUND INFORMATION:** On July 3, 1984 the City Council approved a tentative map and rezoning to R-1A to divide 6.7+ acres into 19 single family lots and 7 corner lots for future halfplex development (P84-138). The applicant is requesting authority to create 7 halfplex corner lots and a special permit to construct two story halfplex units.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of seven corner lots containing a total of 1.4+ vacant acres in the Townhouse (R-1A) Zone. The site is designated "Residential" by the General Plan and "Low Density Residential" by the 1976 South Pocket Community Plan. Surrounding land uses are vacant to the north, east and west of the subject seven lots with single family dwellings to the south. Zoning is mixed between R-1A and R-1 (Refer to Zoning Exhibit).

B. Design

The applicant proposes seven halfplex structures (14 units). One floor plan is proposed with modifications to the second story for elevations C and D. Four elevations are proposed that use a mix of stucco, wood siding, masonite and wood trim. Roof material will be medium wood shake shingle on Elevations A,B and C with concrete or ceramic tile on Elevation D. The interior unit, Unit 1, will have 1,310 square feet of living area and a two car garage. The exterior unit, Unit 2, will have 1,450 square feet of living area and a two car garage. Both units will have two story construction with 3 bedrooms on the second story. Height of the halfplexes will be 28 feet. Materials and design are compatible with the existing single family dwellings located south across Gloria Drive.

The proposed halfplex units meet the minimum setbacks from property lines required in the R-1A Zone. Staff observes that the existing halfplex units on the south side of Gloria Drive are single story in height. The proposed halfplex units will be the first two story halfplex units in the area of Gloria Drive and Rush River. Several other neighborhoods in the Pocket Area developed corner lots with two story halfplex units with positive results. Staff notes that minimum setbacks are exceeded and a greater amount of rear yard and side yard is provided with the two story design than a single story halfplex.

The halfplex units backing up to each other proposed for Lots 7, 8, 14, 15, 22, and 23 have their rear elevations visible from Gloria Drive especially the second story. On the 4 elevations proposed, stucco is the exterior material used on the rear of the units. Staff would support modification to the rear of the units, especially the second story, to be designed similar in accent, trim and architectural amenities as the street frontage. The rear of the seven halfplex units will be visible from Gloria Drive. With modifying the second story rear elevation to continue the architectural style and materials of the front of the units, the proposed halfplex should provide interest and not appear so massive or monotonous as viewed from Gloria Drive.

C. Landscaping

Staff has not reviewed proposed landscaping for the units. All the lots face Gloria Drive which provides direct southern exposure. Opportunities are available for tree and shrubbery planting to screen and provide a visual breakup of the two story structures. Staff recommends that detailed landscaping and irrigation plans be reviewed and approved by the Planning Director prior to issuance of building permits. Use of deciduous trees could add color to the streetscape and accent the buildings.

D. Fencing

Fencing of lots shall comply with the requirements of the City Fence Ordinance. In addition, each rear yard should be fenced to provide maximum potential use and reduce irregular, non-usable yard area.

E. Final Elevation Selection

At the time of submission, the applicant did not indicate which of the four elevations were to be used on each lot. Staff recommends that no two similar elevations be constructed adjacent to each other. As viewed from Gloria Drive, each halfplex, as viewed in succession, would provide a different elevation. Prior to issuance of building permits, the Planning staff shall review all seven elevations to assure no repetition of elevations occurs. The applicant did not indicate which of the four elevations were to be used on each lot. Staff recommends that no two similar elevations be constructed adjacent to each other. As viewed from Gloria Drive, each halfplex, as viewed in succession, would provide a different elevation. Prior to issuance of building permits, the Planning staff shall review all seven elevations to assure no repetition of elevations occurs. The applicant shall submit a master site plan showing elevations for seven lots.

F. Tentative Map - Subdivision Review

On February 25, 1987, the City Subdivision Review Committee reviewed the proposed project and voted four ayes, one absent, to approve the project subject to conditions which follow.

G. Agency Review: The project was reviewed by Traffic Engineering, Engineering, Building Inspection, the Water Division, Fire, Police, Community Services, Sacramento City Unified School District, City-County Health Department, Pacific Bell, SMUD and P.G.&E. The following comments were received:

1. Engineering:

- a) Separate sewer and water services to be purchased and installed at time of obtaining building permit.
- b) Pay off existing assessments or file necessary segregation request and pay fees;
- c) Pay Parkland Dedication fees, if any;
- d) Monument new lot lines.

ENVIRONMENTAL DETERMINATION: This project is exempt from Environmental Review pursuant to State EIR guidelines (CEQA Section 15315).

RECOMMENDATION: Staff recommends the Commission take the following actions:

1. Recommend approval of the tentative map subject to conditions by adopting the attached resolution.

2. Approval of the special permit subject to Conditions and based upon Findings of Fact which follow:

Special Permit - Conditions

1. The applicant shall comply with the following halfplex criteria:
  - a) Each unit shall have its entrance, including driveway, off different streets;
  - b) Each unit shall have an enclosed garage and a driveway of at least 20 feet long and eight feet wide;
  - c) Exterior siding materials and roofing materials shall be consistent with the quality and compatible with the appearance of single family homes in the subdivision.
  - d) Rear and side yard areas are shaped to maximize their potential use;
  - e) Landscaping of the front and street side yard areas shall be installed to complement the adjacent properties and view from Gloria Drive.
2. The applicant shall submit a master plan showing elevation styles for 7 lots not repeating the same elevation in sequence as viewed from Gloria Drive.
3. The second story rear elevation shall be modified to be constructed of material similar to the front elevation,. Stucco will not be allowed unless Elevation C and D are used, which are stucco exterior models. Both Elevations C and D have Spanish tile roofing.
4. Detailed landscaping and irrigation plans shall be reviewed and approved by the Planning Director prior to issuance of building permits for each lot.

Tentative Map - Conditions:

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. 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;
3. Locate existing sewer and water services;
4. Relocate lot lines for Lot 15 and possibly lot 1 to assure that existing water and sewer services are provided to each lot (services shall not be permitted to cross lot lines);
5. Monument new property lines.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that:  
The proposed use will not alter or disturb the residential character of the area.
2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a nuisance in that:
  - a) The design of the project is compatible with the surrounding residential area;
  - b) The project is consistent with City criteria for halfplex developments; and
  - c) Adequate landscaping will be provided.
3. The proposed tentative parcel map and special permit are consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for low density residential use by the 1976 South Pocket Community Plan and the proposed halfplex in the Townhouse (R-1A) zone conform with the plan designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF MARCH 12, 1987

ADOPTING FINDINGS OF FACT AND  
APPROVING A TENTATIVE MAP FOR  
PROPERTY LOCATED AT VARIOUS CORNER  
LOTS, PARKVIEW ESTATES UNIT NO. 4-  
GLORIA DRIVE AND RUSH RIVER DRIVE  
(P87-077)

APN: 031-110-1,7,8,14,15,22,23

WHEREAS, the City Planning Commission, on March 12, 1987, held a public hearing on the request for approval of a tentative map for property located at various corner lots, Parkview Estates Unit 4, Gloria Drive and Rush River Drive

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15315);

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive natural heating and cooling opportunities; and

WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED by the City Planning Commission of the City of Sacramento that:

1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provision for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses in the 1976 South Pocket Community Plan and the proposed map conforms with that designation.
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
  - a. Pay off existing assessments, or file the necessary segregation request and fees to segregate existing assessments;
  - b. 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;
  - c. Locate existing sewer and water services;
  - d. Relocate lot line for Lot 15 and possibly Lot 1 to assure that existing water and sewer services are provided to each lot (services shall not be permitted to cross lot lines);
  - e. Monument new property lines.

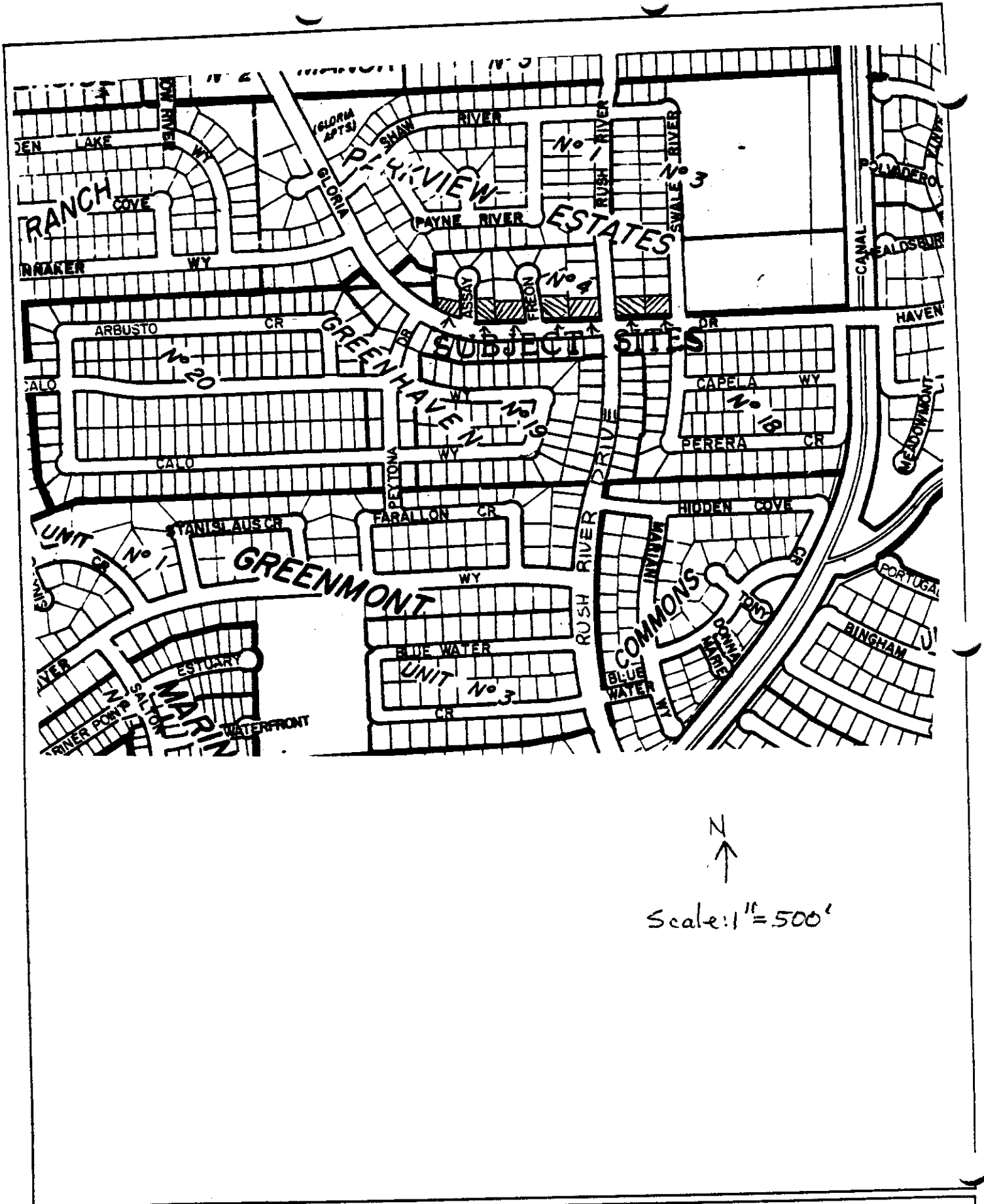
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CHAIR

ATTEST:

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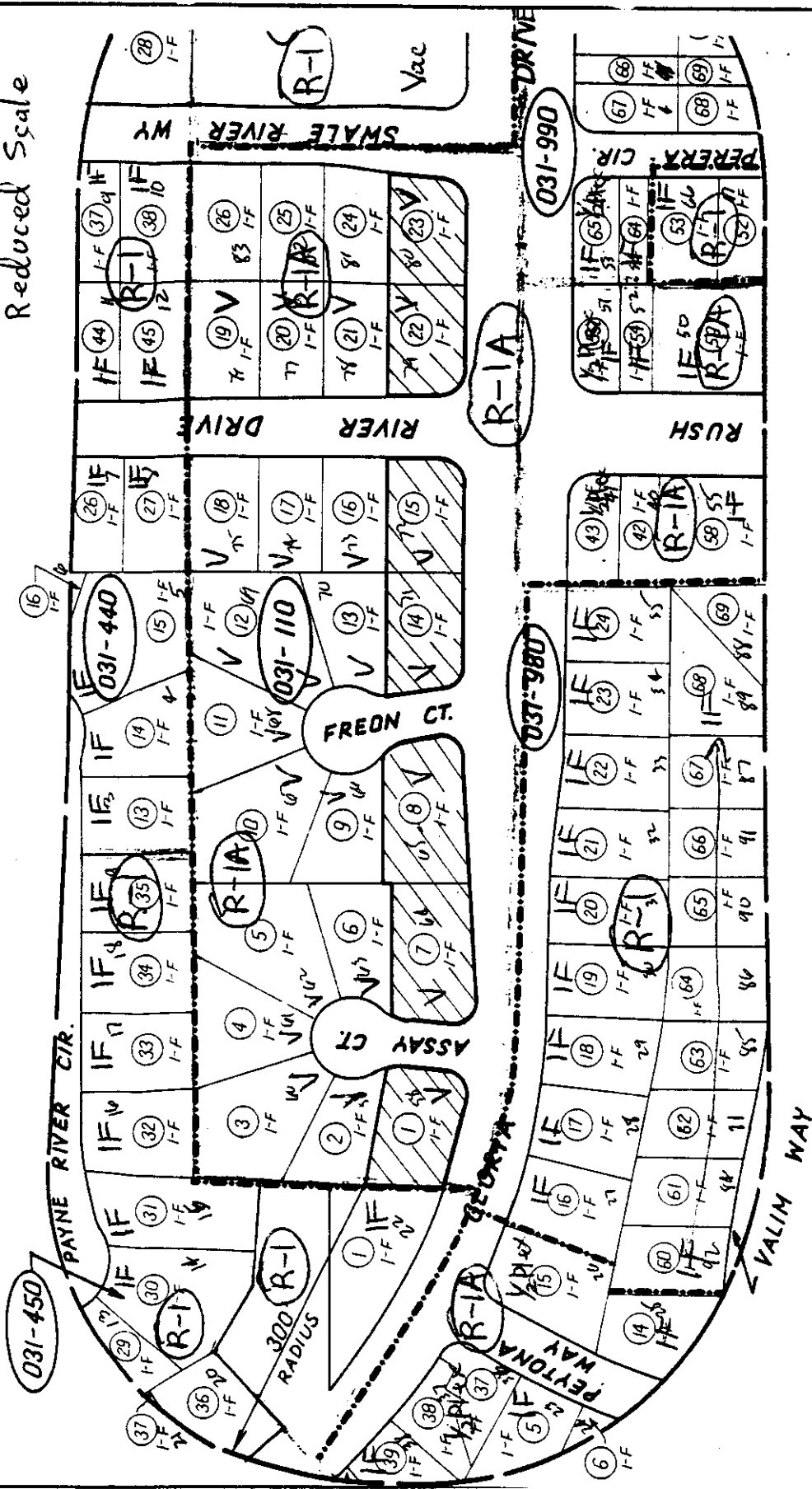
SECRETARY TO CITY PLANNING COMMISSION



# VICINITY MAP

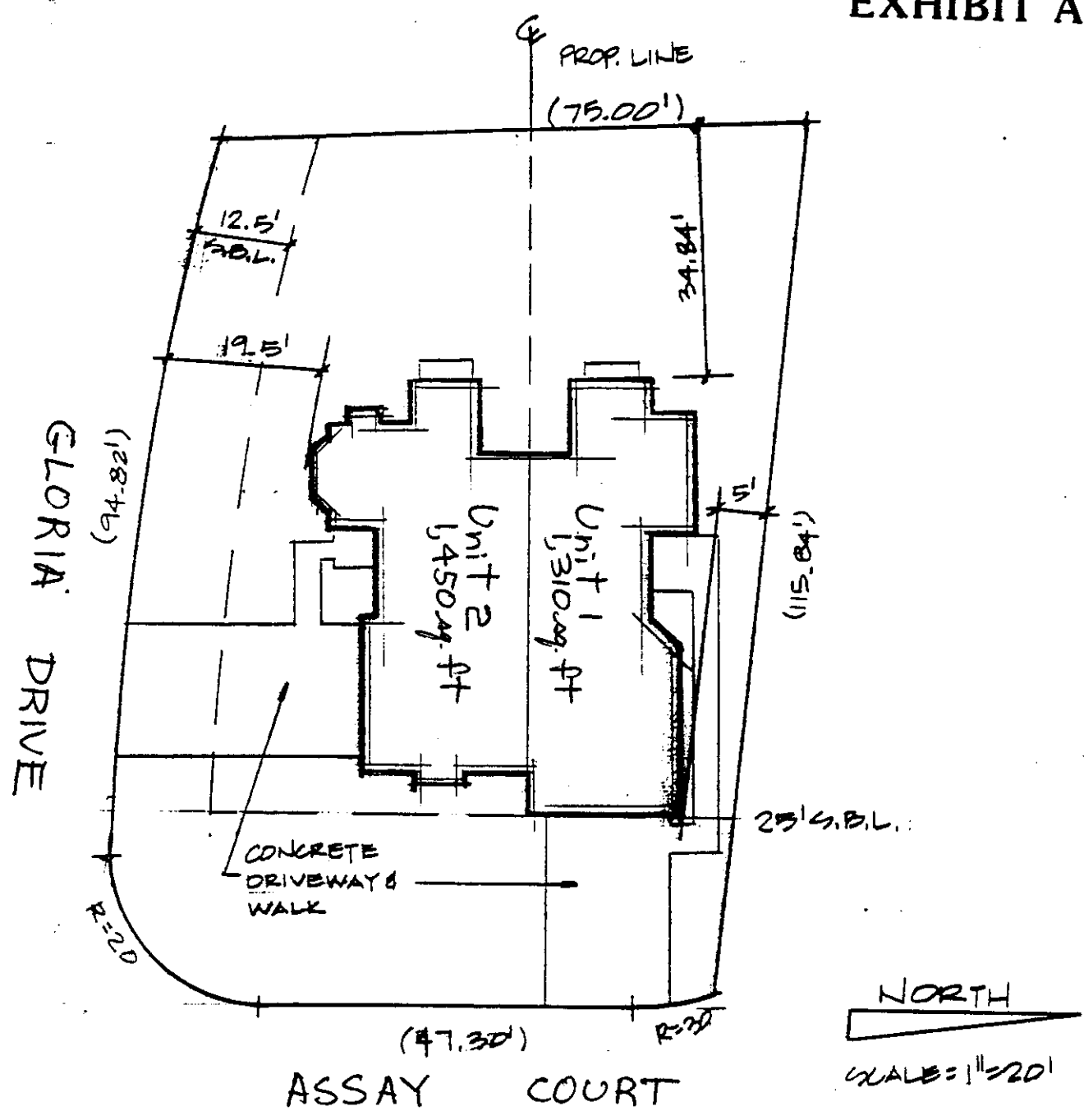


N ↑  
Reduced Scale



# LAND USE & ZONING MAP

# EXHIBIT A



PARKVIEW ESTATES

CITY OF SACRAMENTO

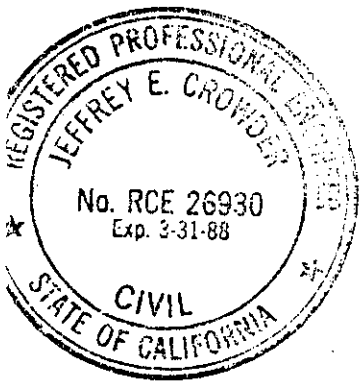
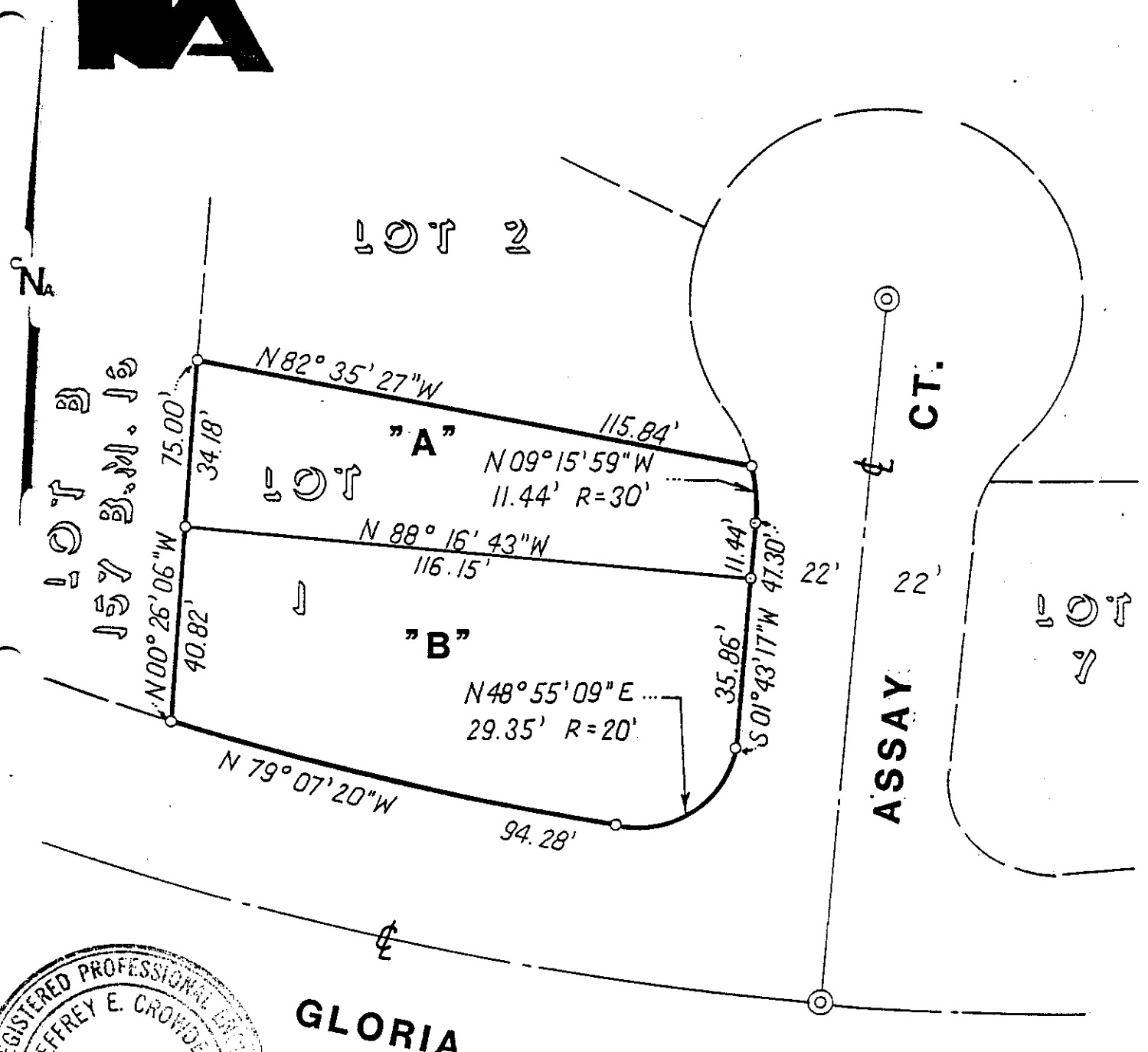
LOT # 1





# CNA ENGINEERING INC.

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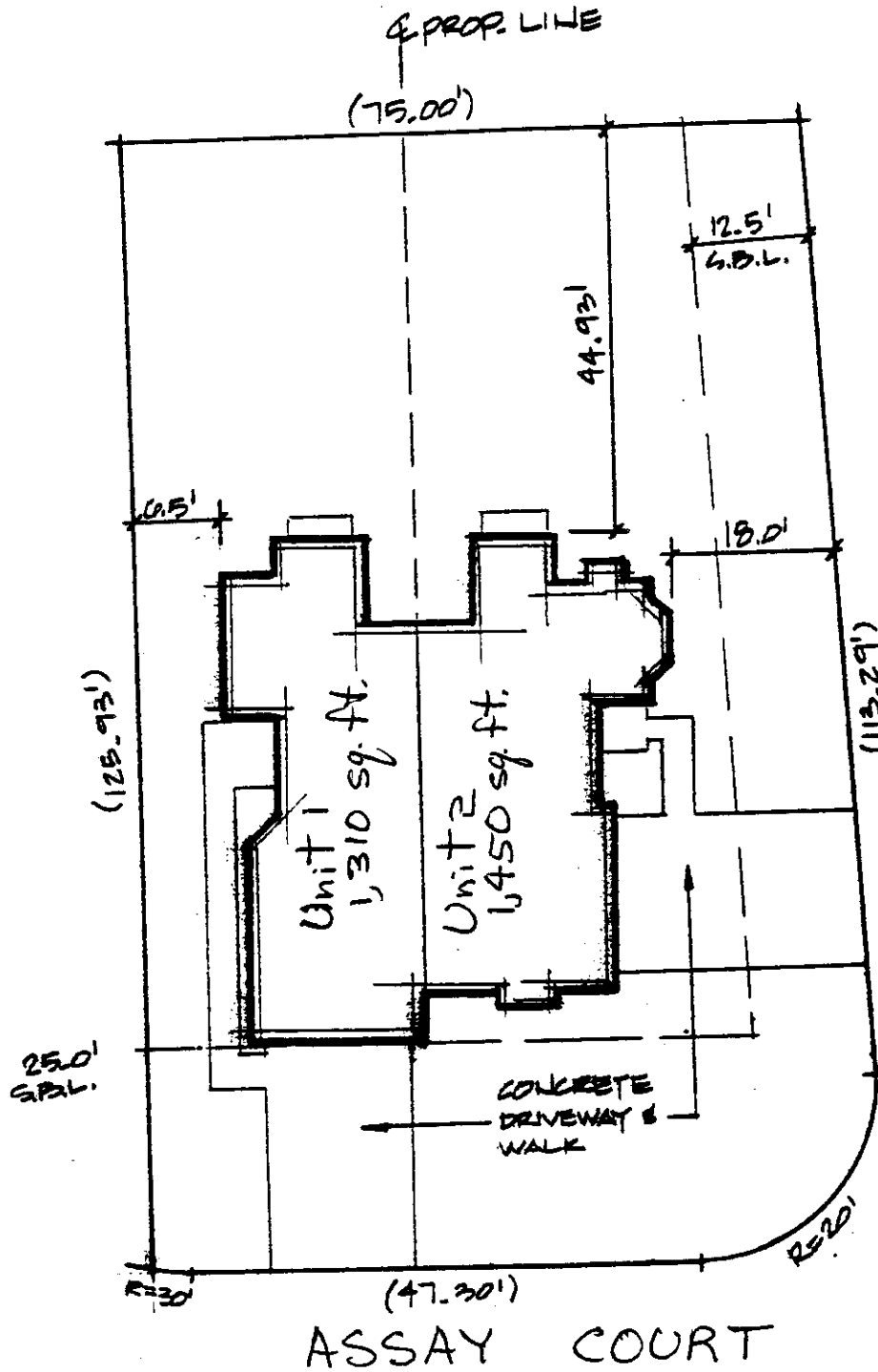


## GLORIA

## DRIVE

APPROVED BY:  J.C.A.	CERTIFICATE OF COMPLIANCE EXHIBIT FOR LOT 1 OF PARKVIEW ESTATES UNIT NO.4, 166 B.M. 14	DATE: 01-28-1987	DRAWN BY: H.K.
		SCALE: 1" = 30'	SHT. 1 OF 7

EXHIBIT B



GLORIA DRIVE  
(113.29')

ASSAY COURT

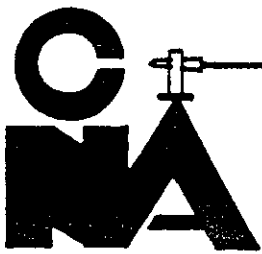
NORTH  
SCALE = 1" = 20'

PARKVIEW ESTATES

CITY OF SACRAMENTO

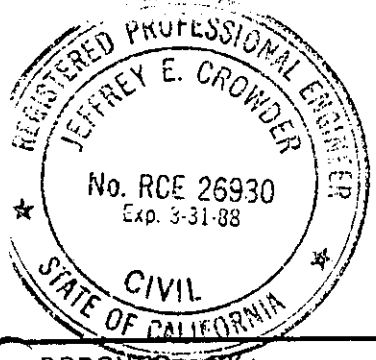
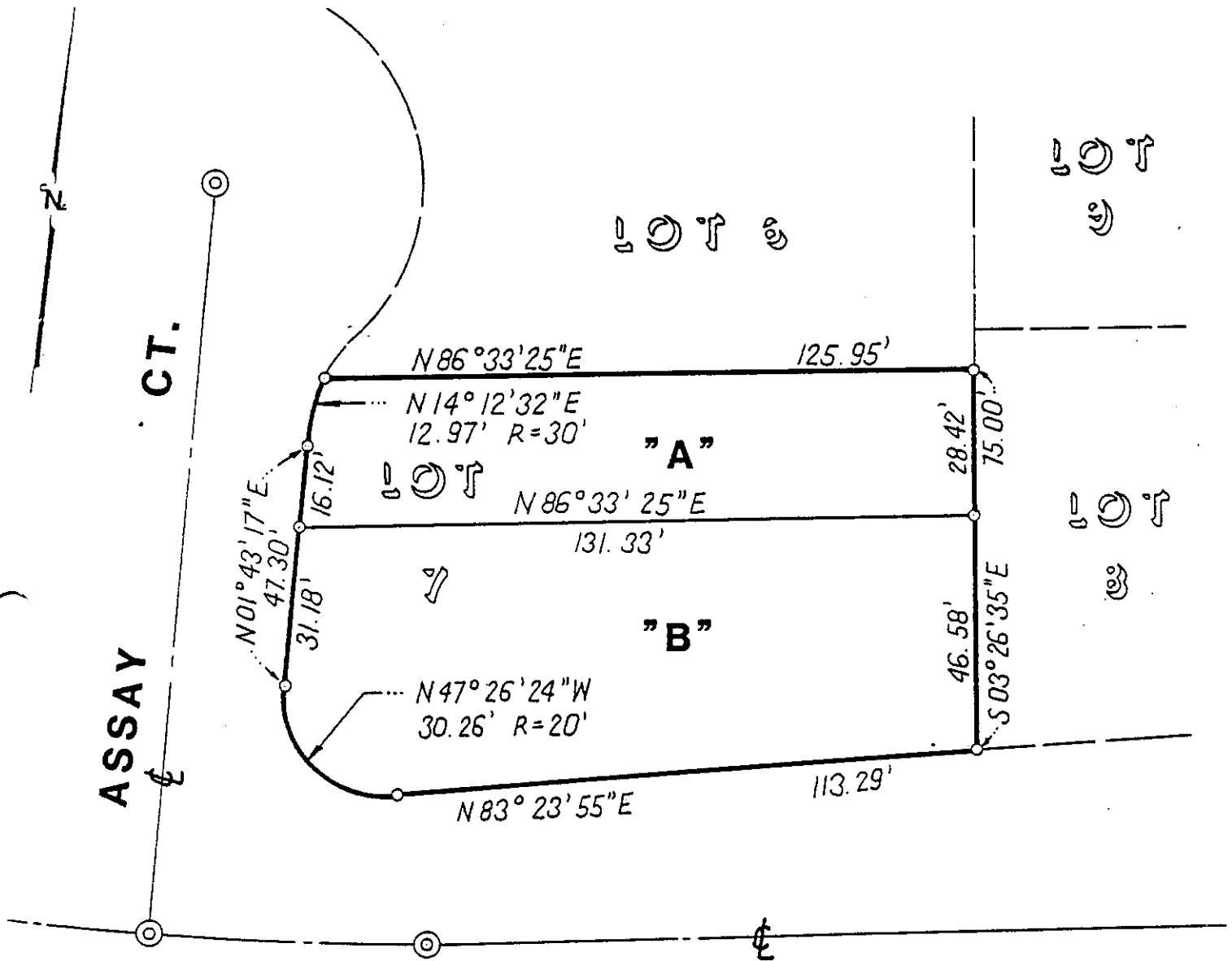
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# CN ENGINEERING INC.

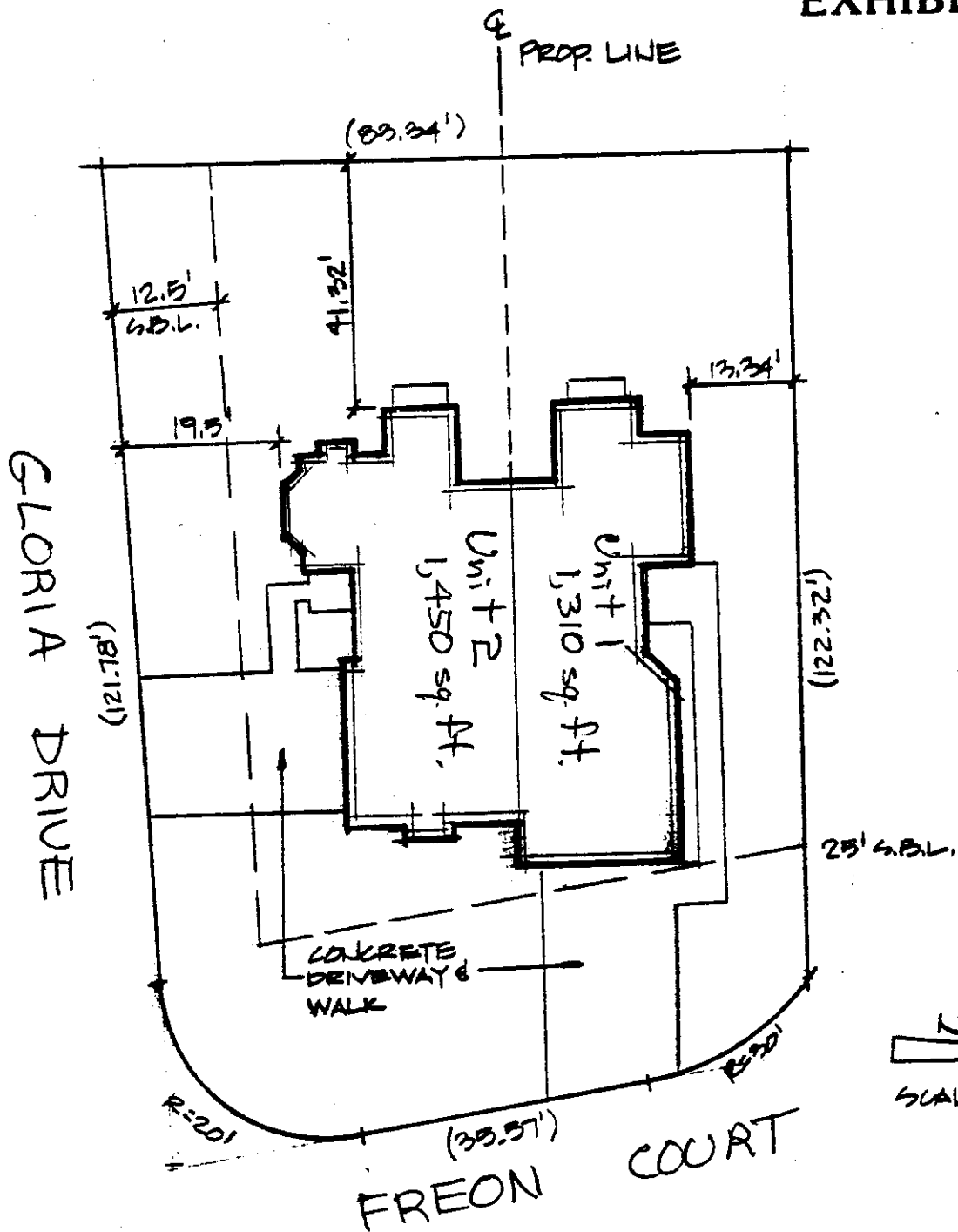
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**GLORIA DRIVE**

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		SCALE: 1"=30'	SHT. 2 OF 7

EXHIBIT C



PARKVIEW ESTATES

CITY OF SACRAMENTO

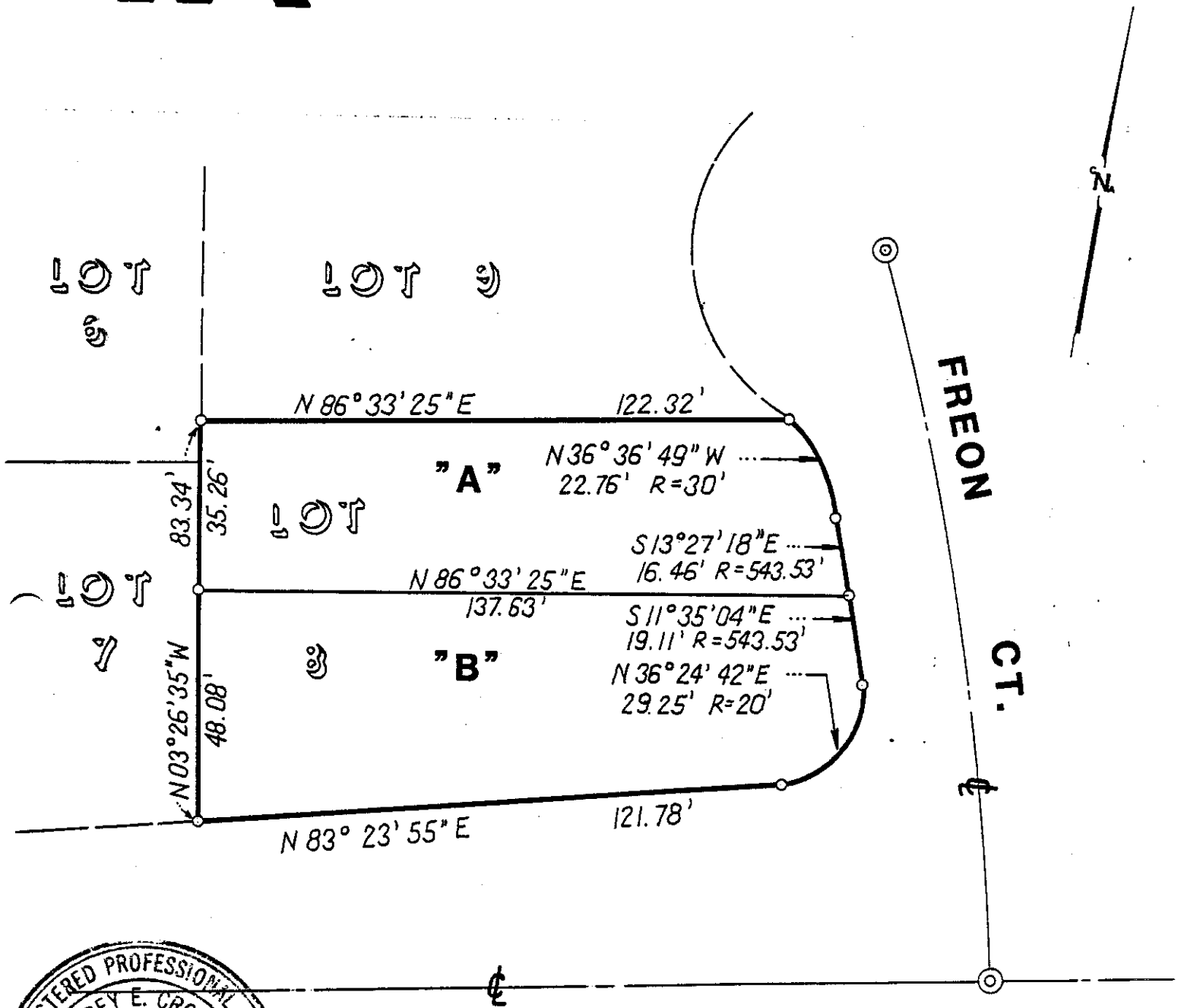
LOT #8





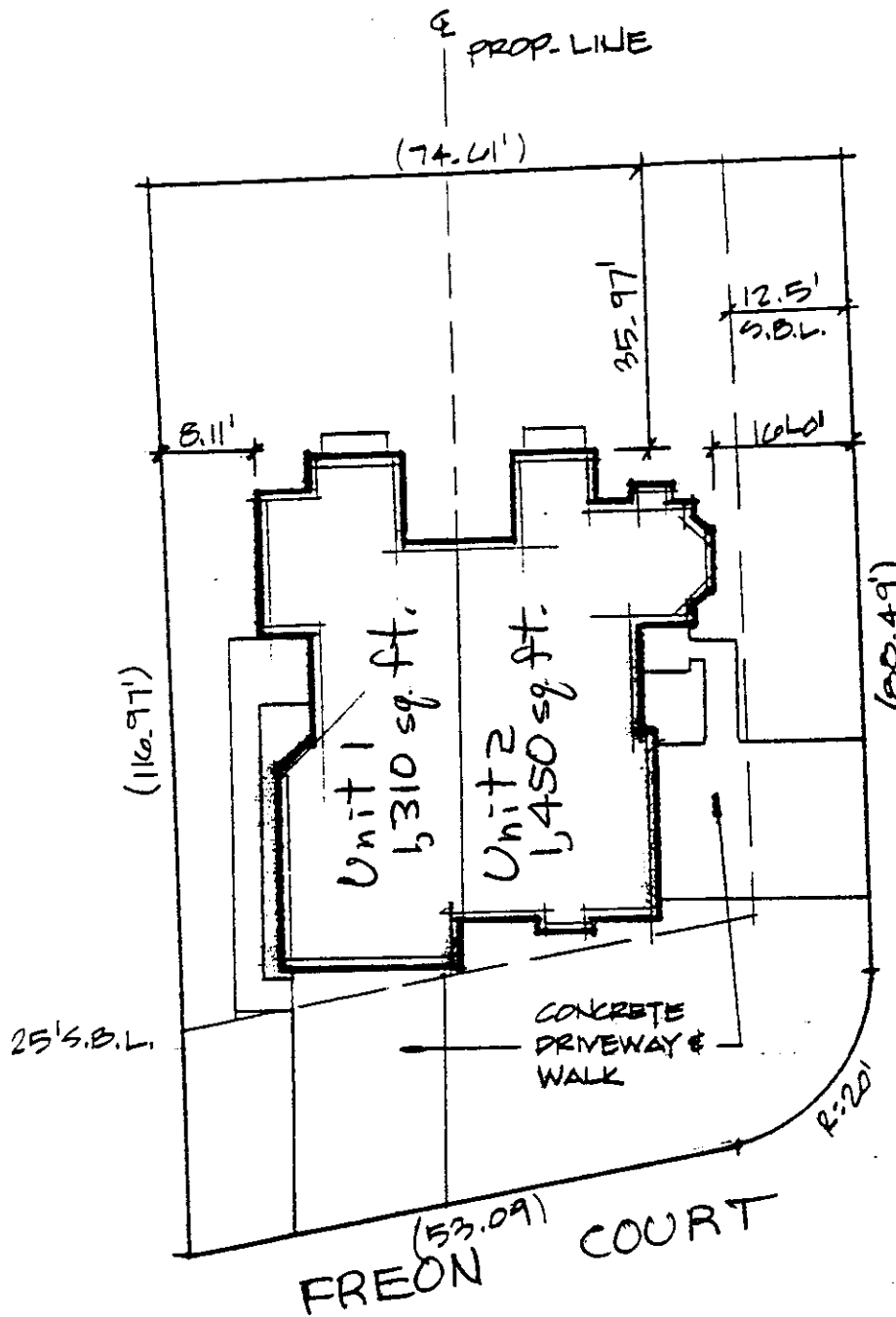
# CNA ENGINEERING INC.

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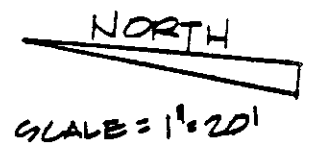
**GLORIA DRIVE**

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		SCALE: 1" = 30'	SHT. 3 OF 7



GLORIA DRIVE

(60.49')



PARKVIEW ESTATES

CITY OF SACRAMENTO

LOT # 14

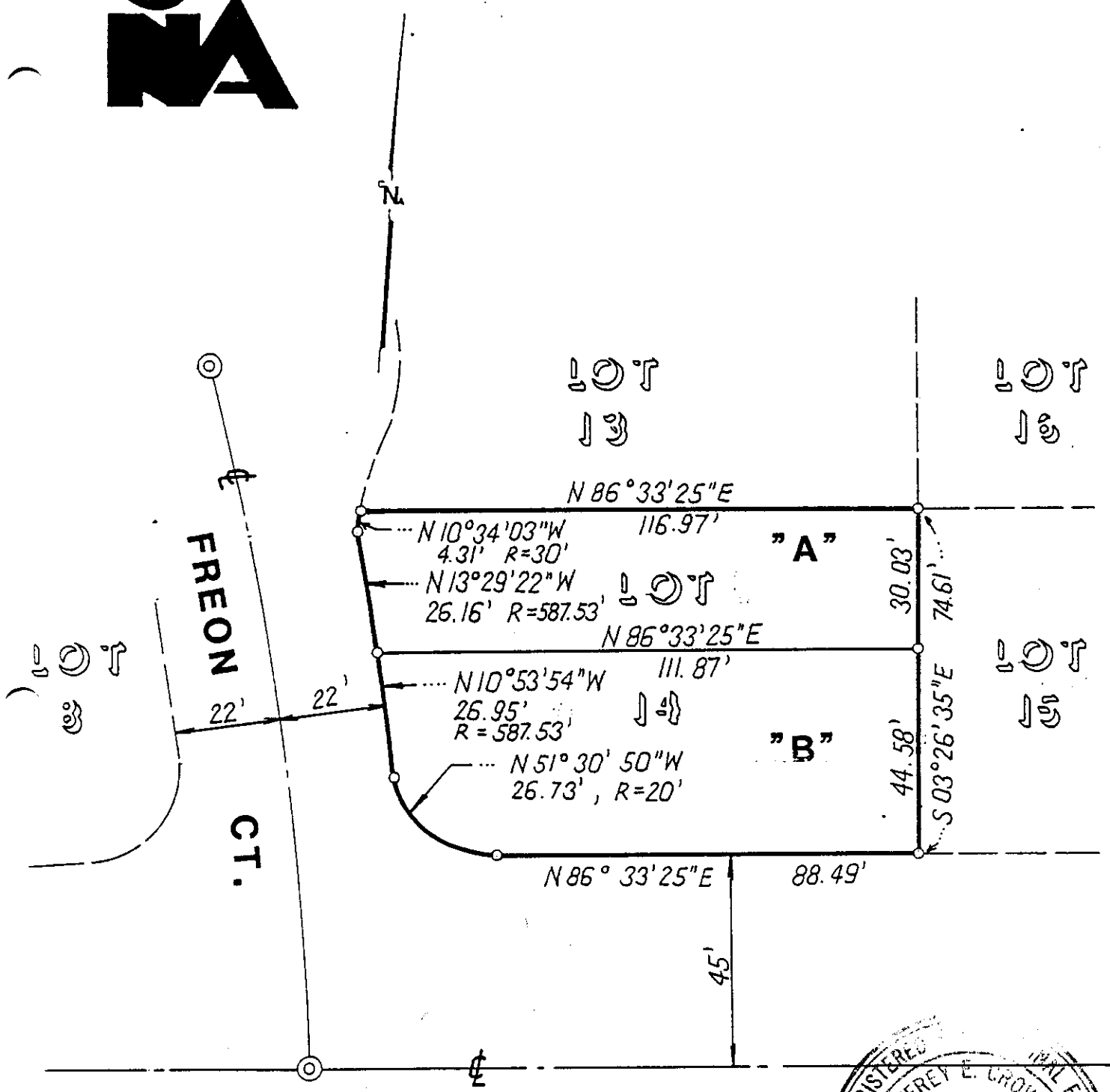






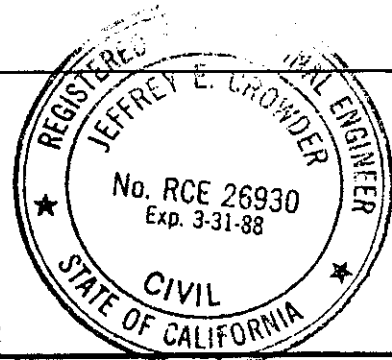
# CNA ENGINEERING INC.

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GLORIA

DRIVE



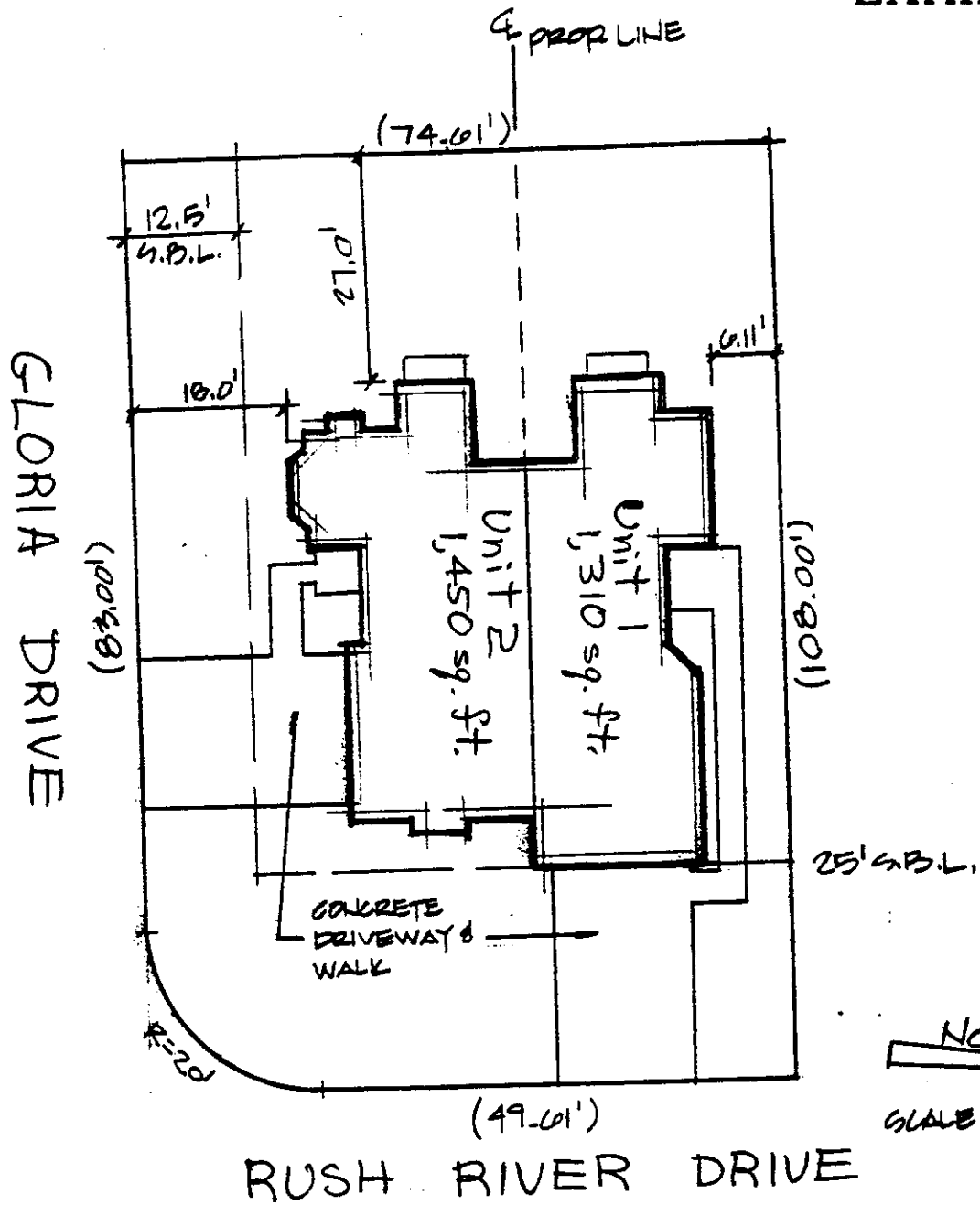
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P-87-077

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item 15

EXHIBIT E



PARKVIEW ESTATES

CITY OF SACRAMENTO

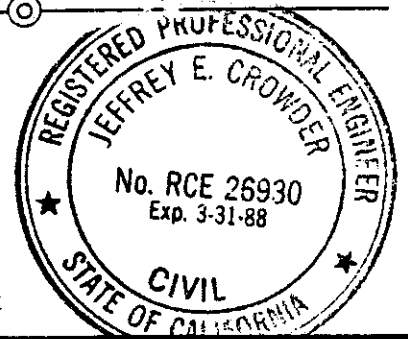
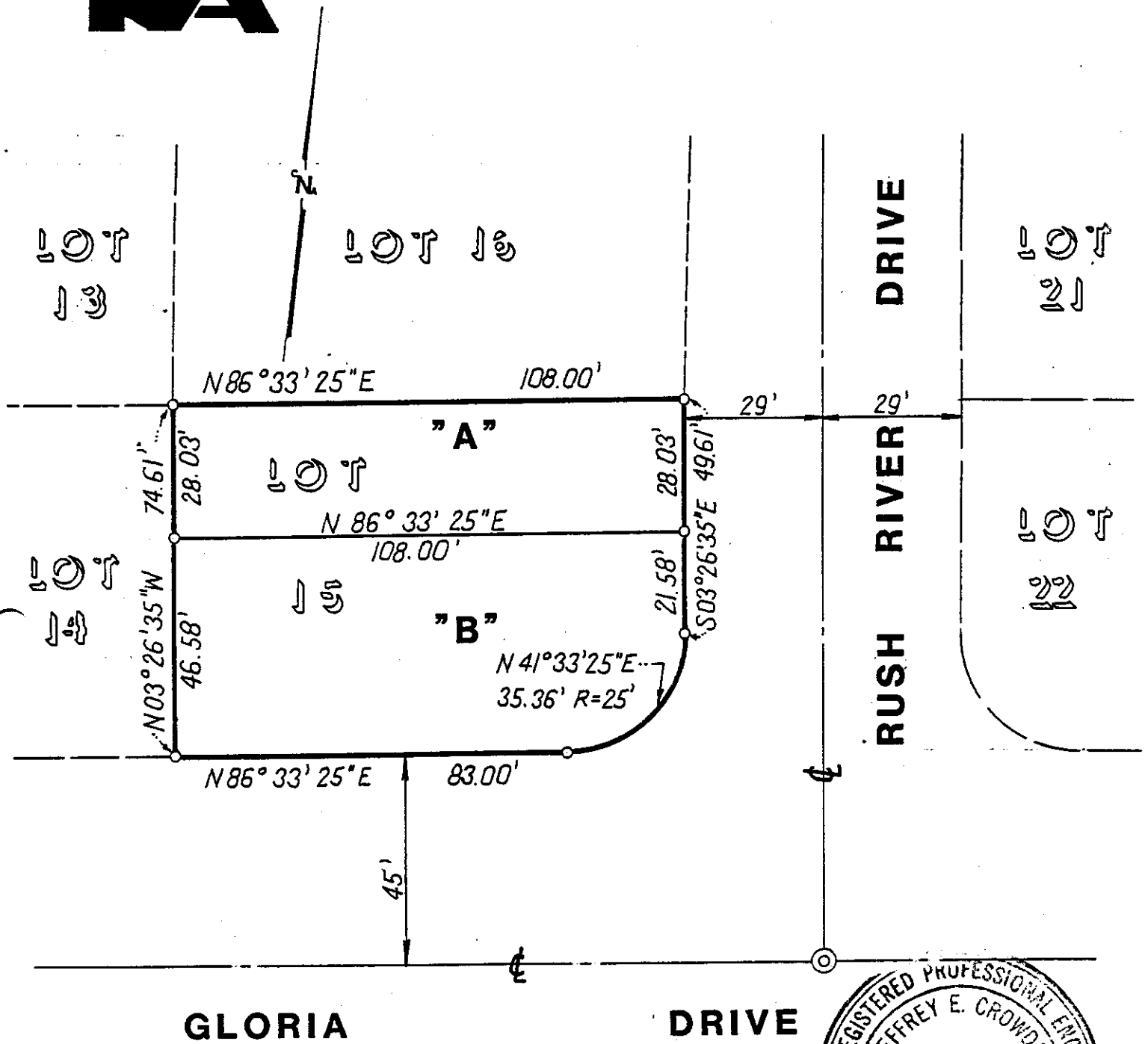
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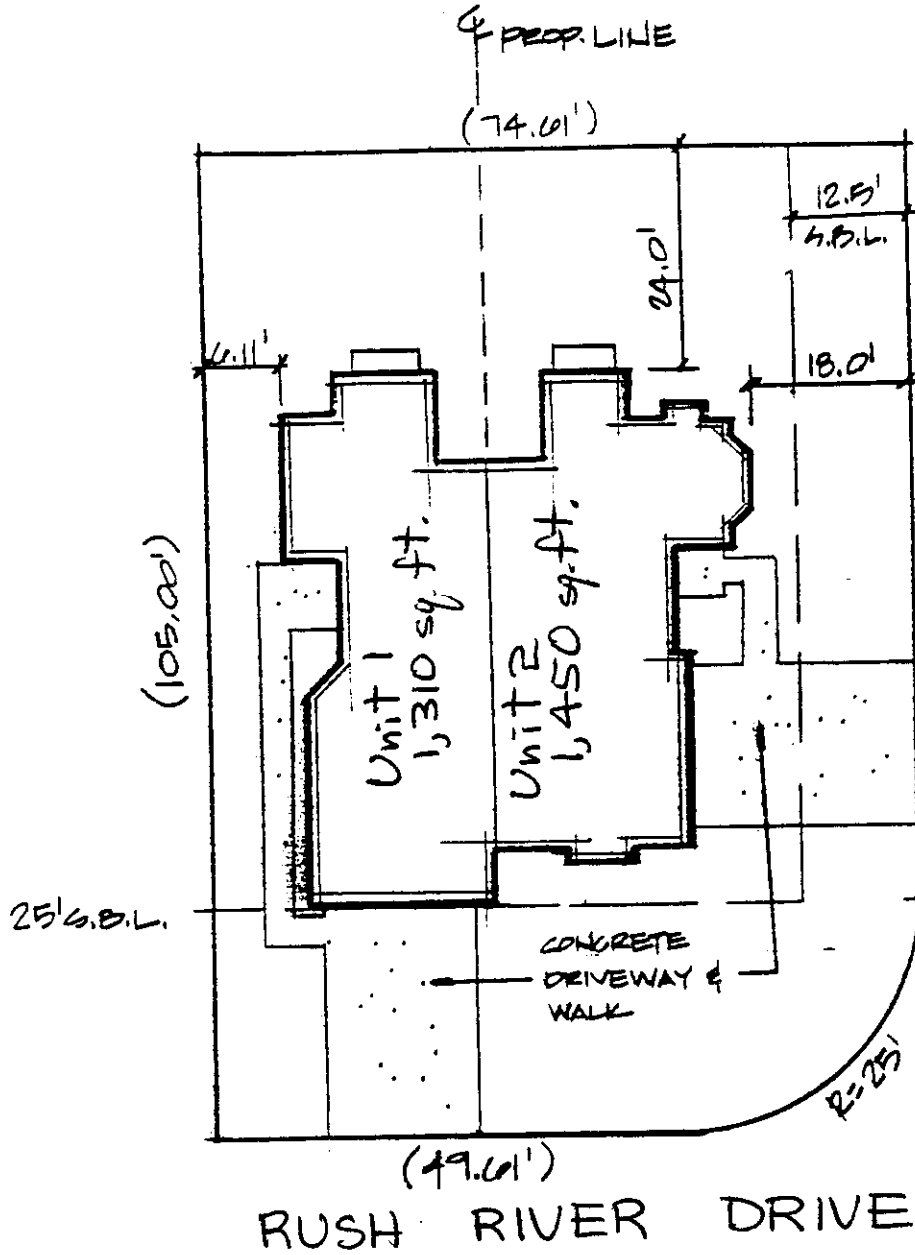
# CNA ENGINEERING INC.

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		SCALE: 1" = 30'	SHT. 5 OF 7

EXHIBIT F



GLORIA DRIVE

NORTH  
SCALE: 1" = 20'

PARKVIEW ESTATES

CITY OF SACRAMENTO

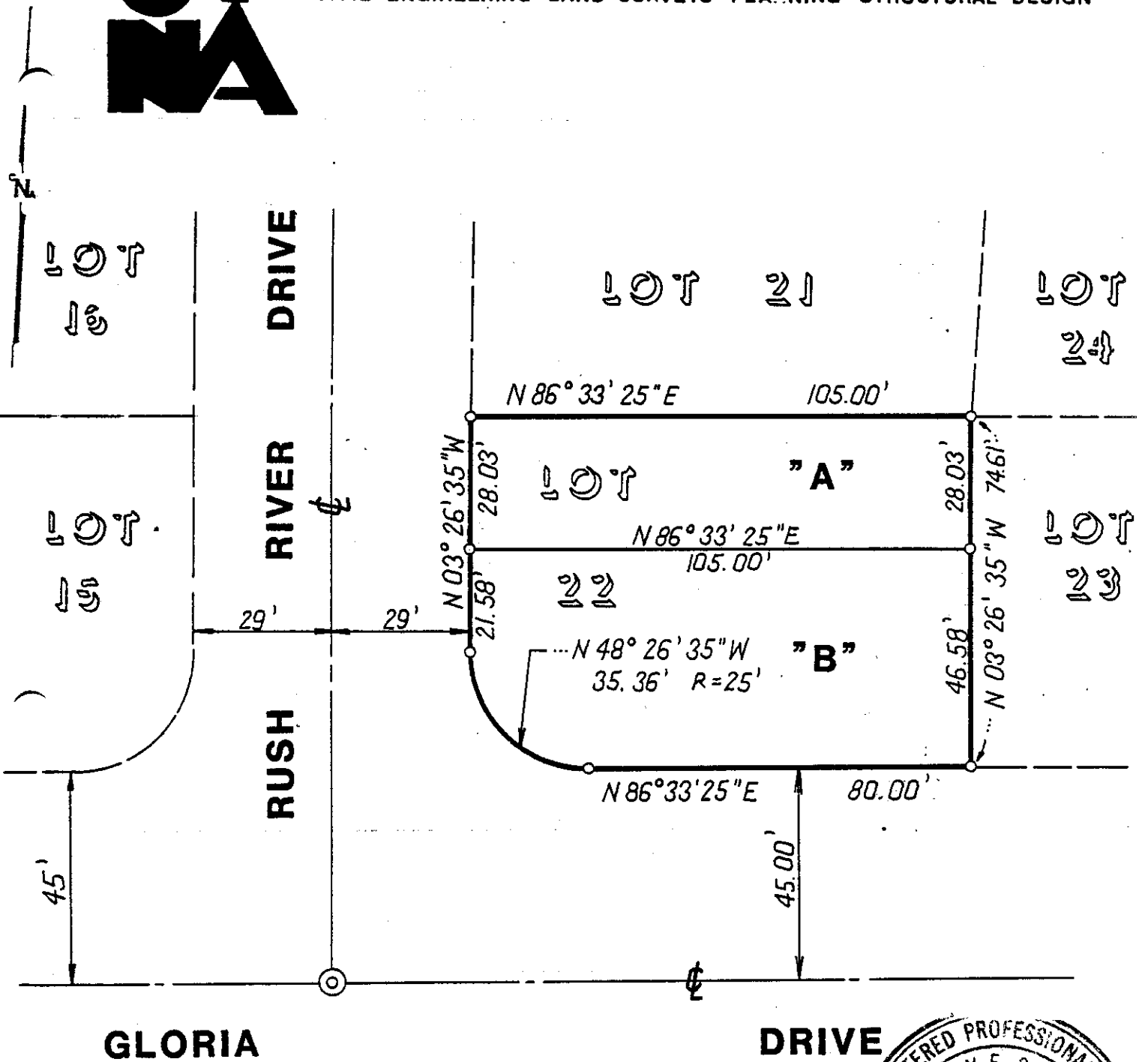
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# CNA ENGINEERING INC.

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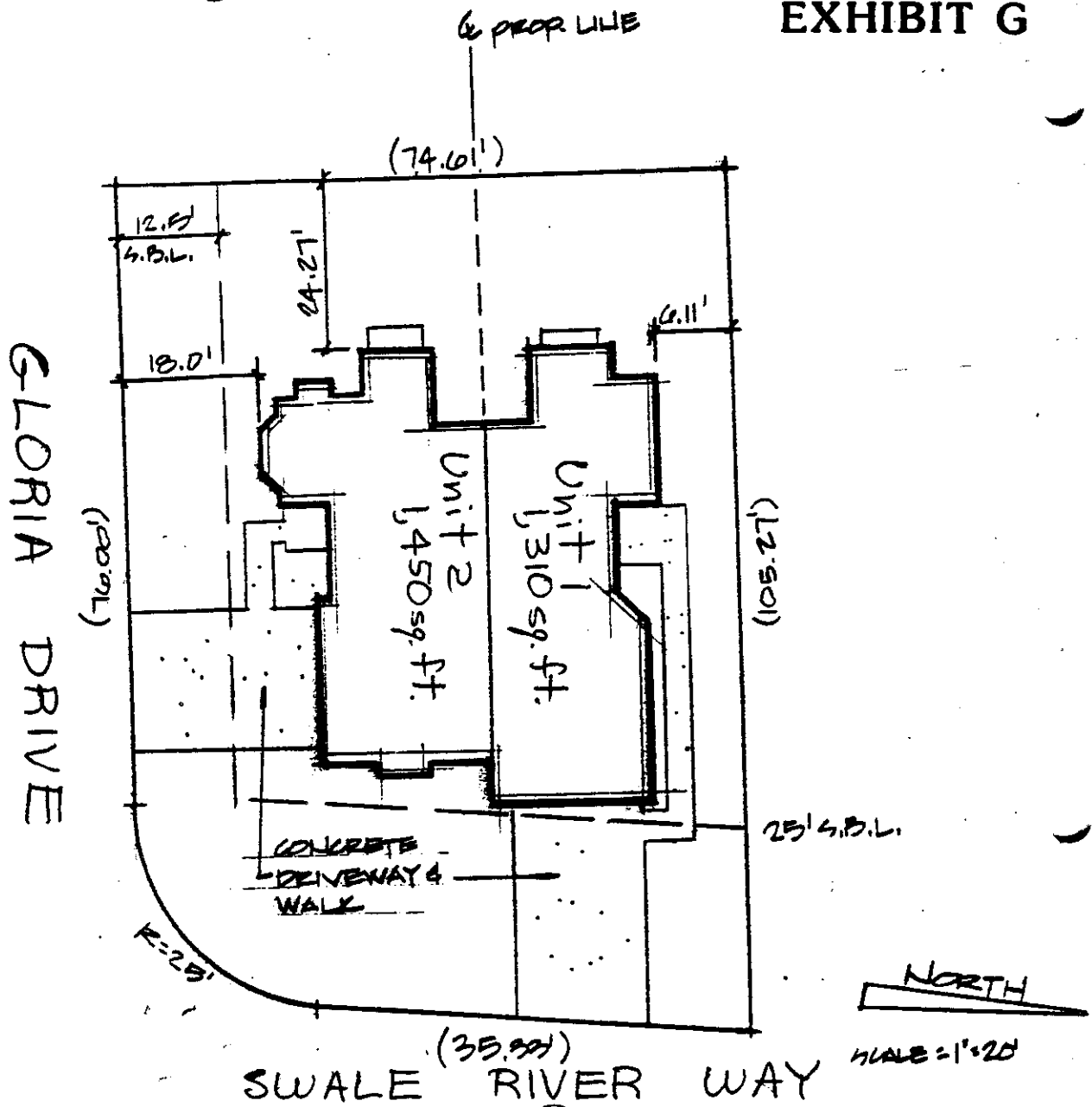
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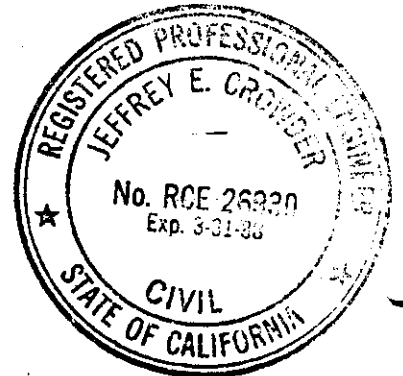
EXHIBIT G



PARKVIEW ESTATES #4

CITY OF SACRAMENTO

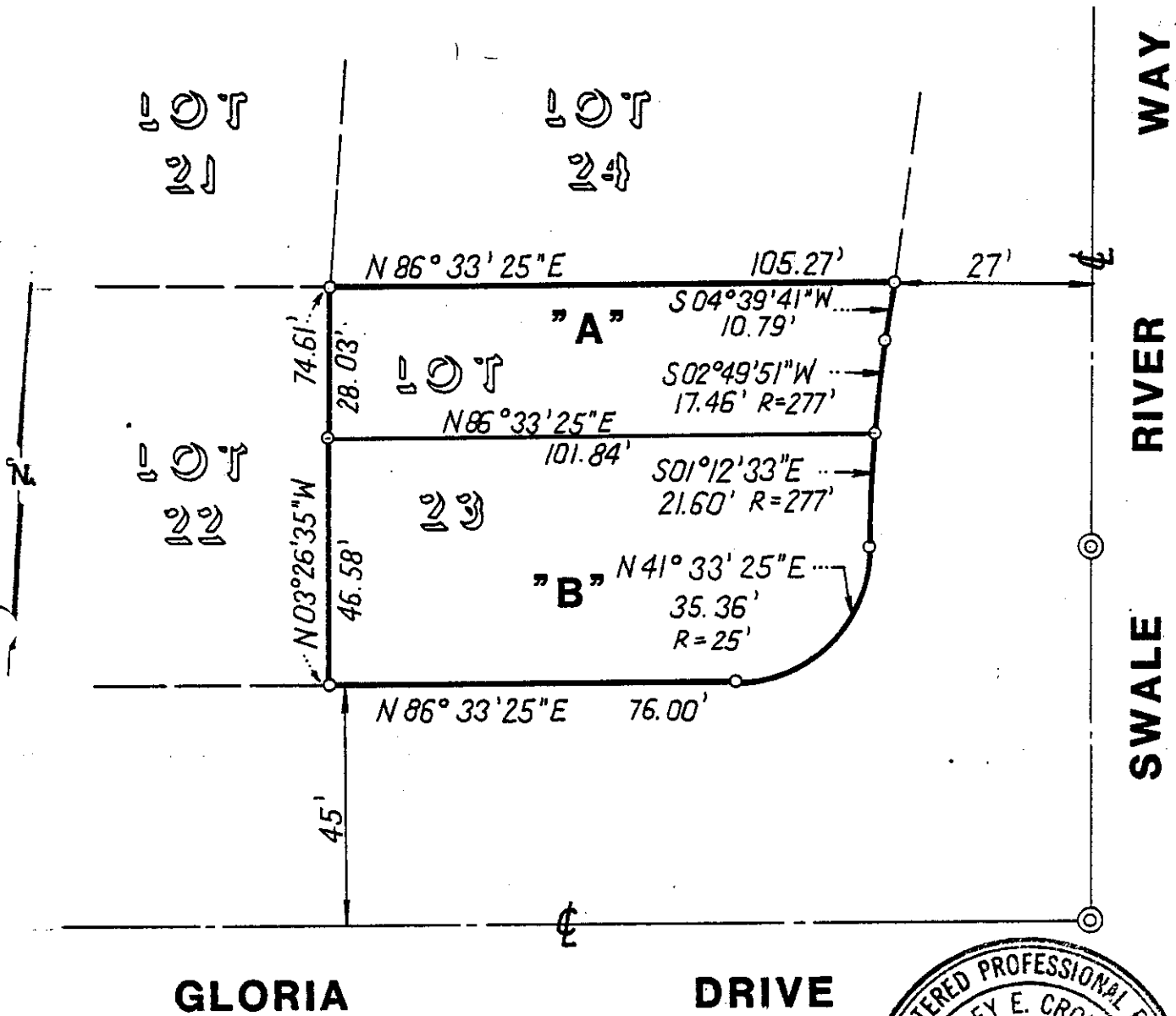
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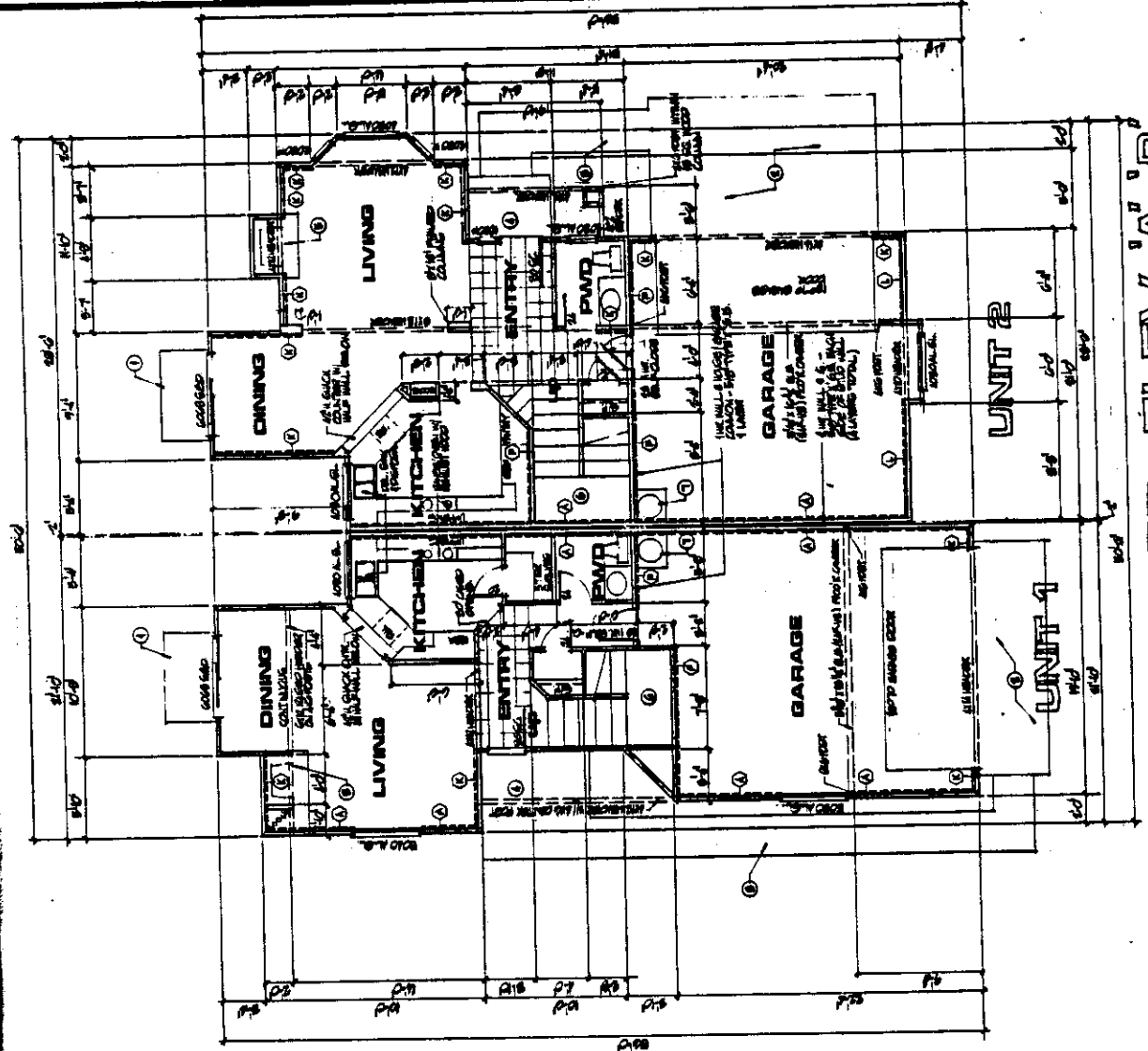


APPROVED BY: <u>J. C. A.</u>	CERTIFICATE OF COMPLIANCE EXHIBIT FOR LOT 23 OF PARKVIEW ESTATES UNIT NO. 4, 166 B.M. 14	DATE: 01-27-1987	DRAWN BY: H.K.
		SCALE: 1" = 30'	SHT. 7 OF 7

1ST FLOOR PLAN

# EXHIBIT H FLOOR PLANS

- NOTES:
1. FIVE UNITS
  2. UNITS CONTAINING
  3. UNITS CONTAINING
  4. UNITS CONTAINING
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  7. UNITS CONTAINING



1ST FLOOR - ELEV. 'A', 'B'

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GENERAL NOTES:

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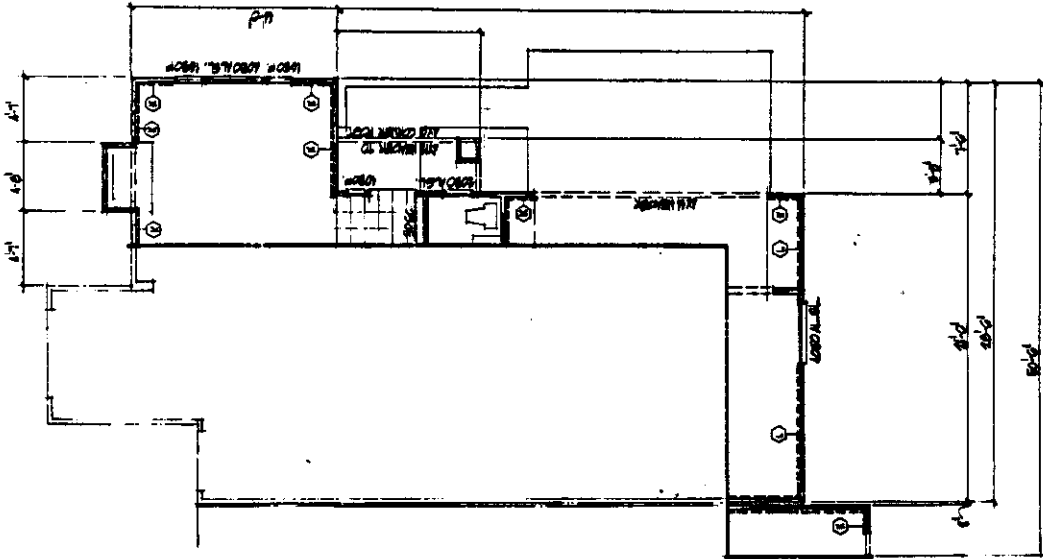
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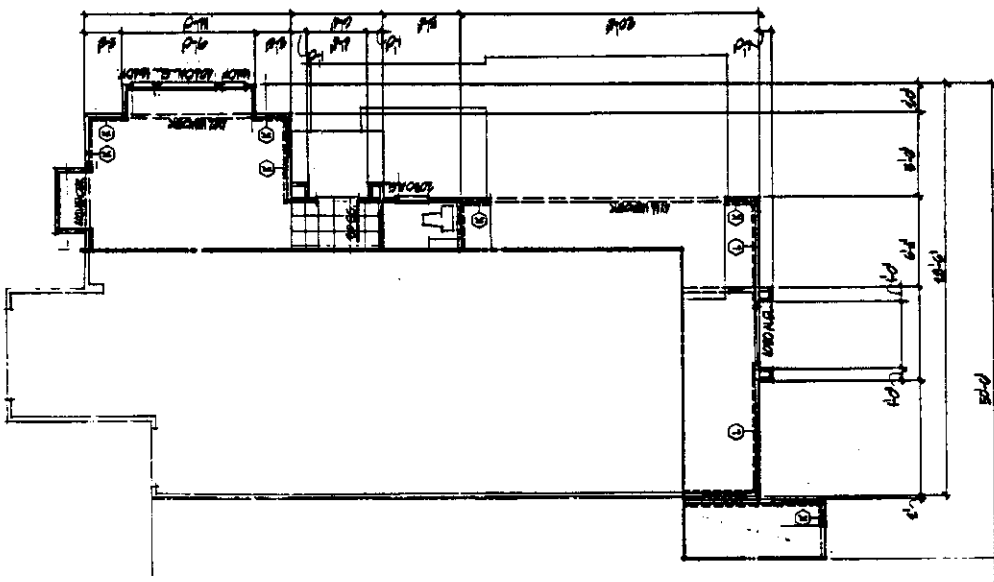



1ST FLOOR PLAN - ELEV. 'C', 'D'

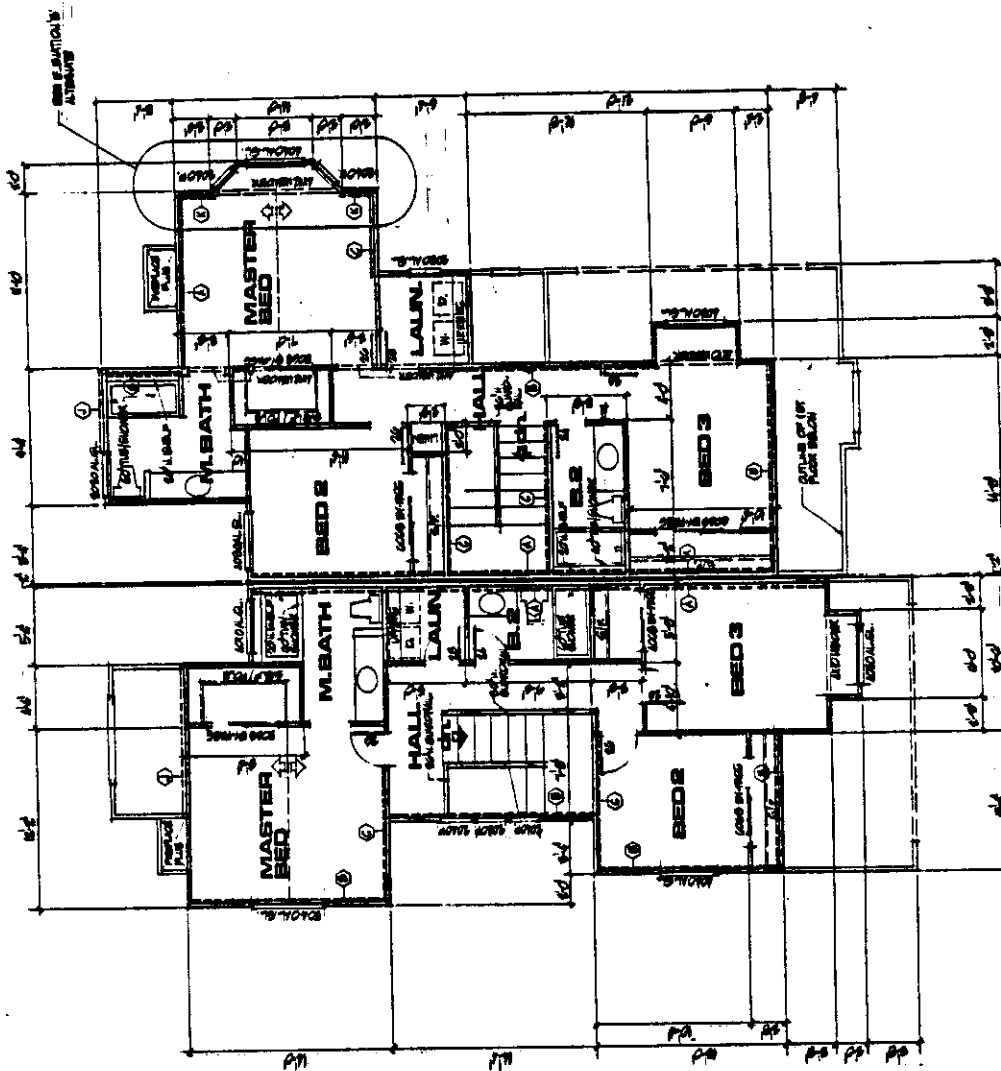
XL	



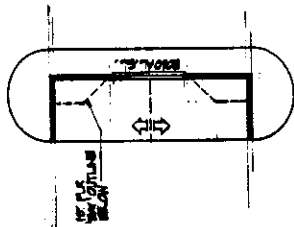
1ST FLOOR  
ELEV. 'D'



1ST FLOOR  
ELEV. 'C'

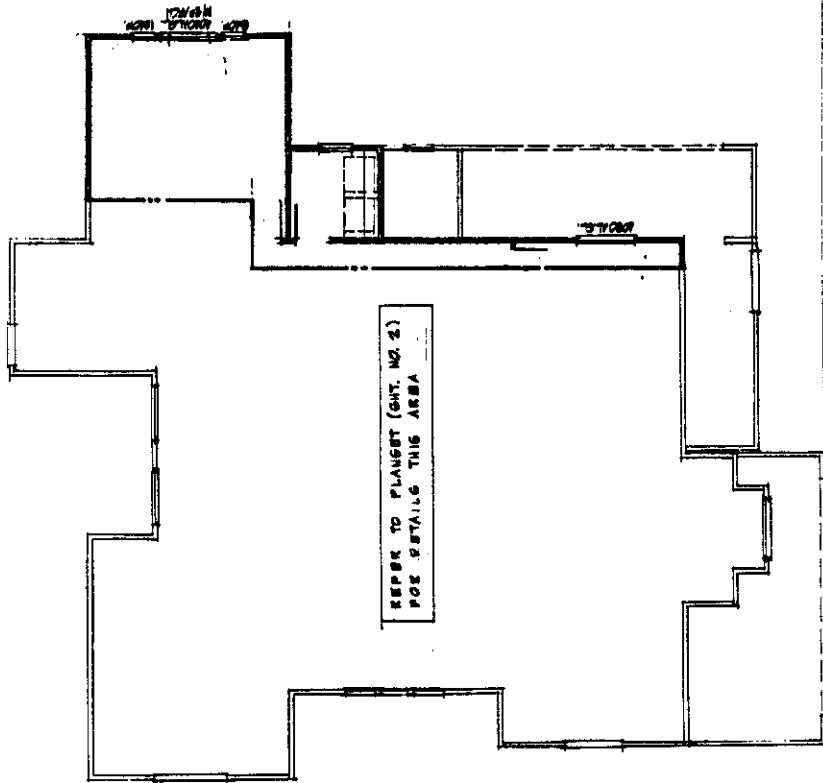
2ND FLOOR - ELEV. 'A'



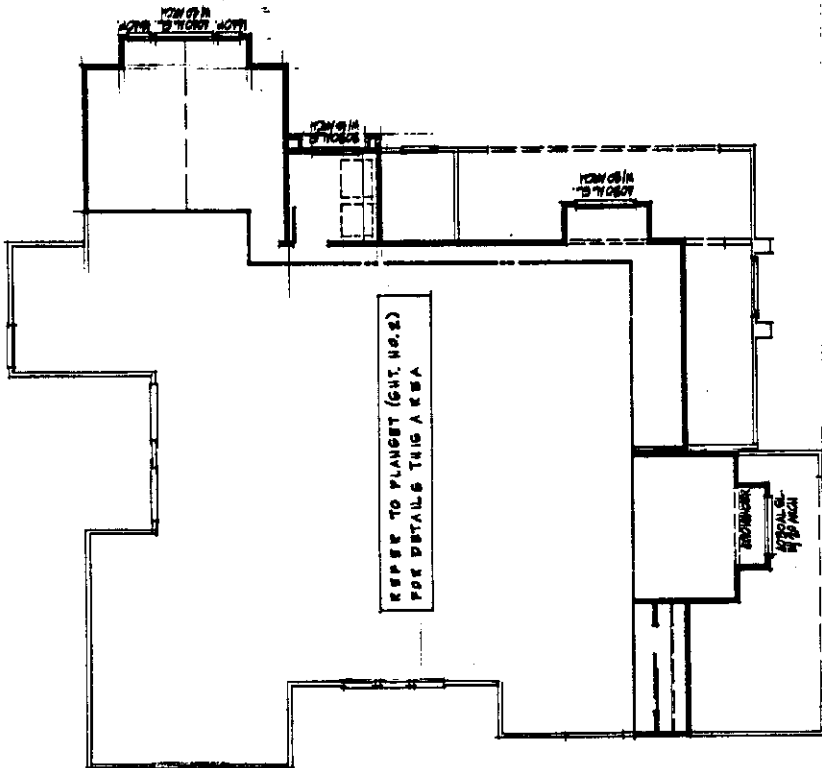
ELEV. 'B'


2ND FLOOR - ELEV. 'C', 'D'


2X



2ND FLOOR — (UNIT 2 ONLY)  
ELEV. 'D'



2ND FLOOR — (UNIT 1 & UNIT 2)  
ELEV. 'C'

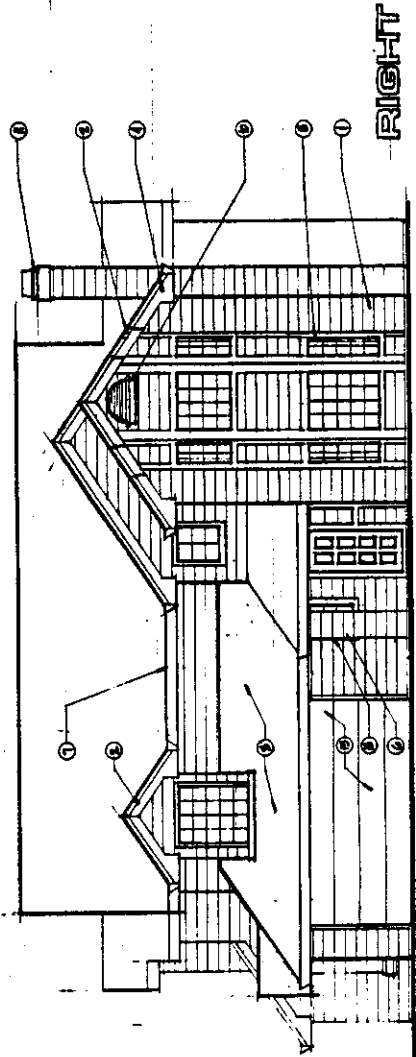
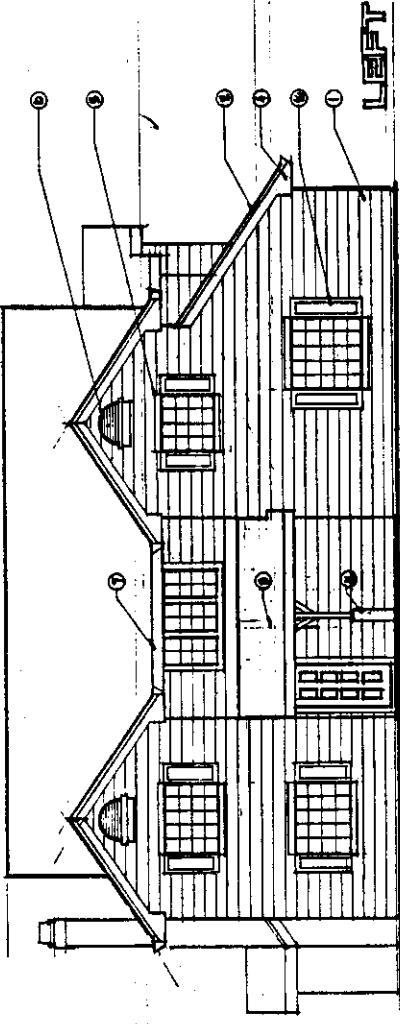
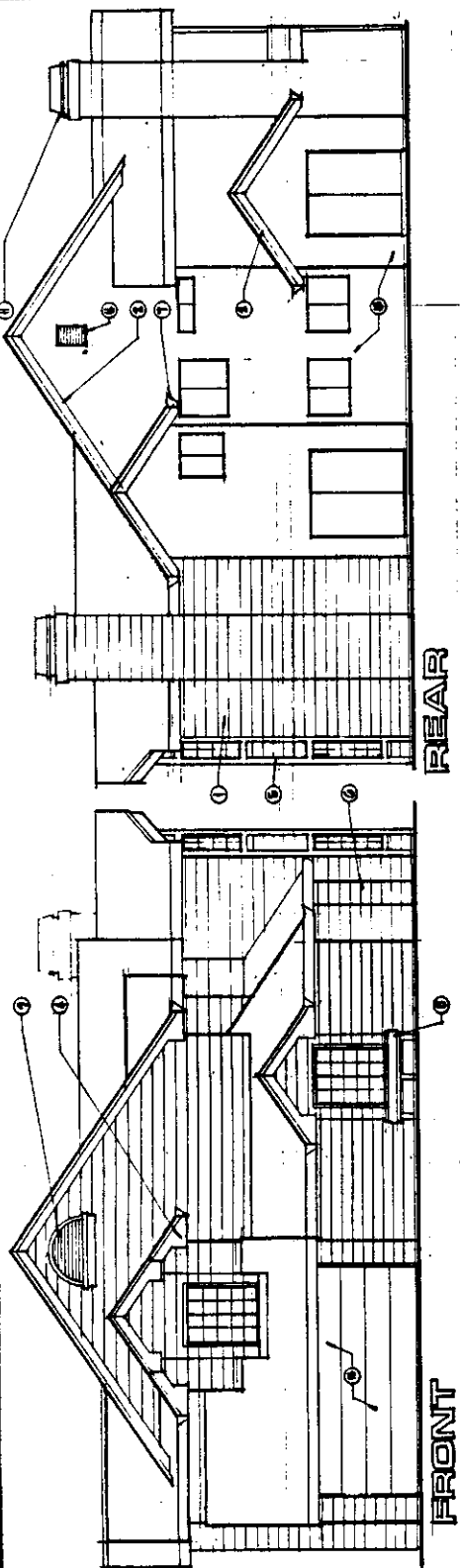
NO.	
DATE	
BY	
REVISION	

# ELEVATION A

7A

## EXHIBIT I ELEVATIONS

- NOTES:
- ① 1/2" HORIZONTAL, 1/2" x 1/2" HORIZONTAL BOARD
  - ② 1/2" HORIZONTAL BOARD
  - ③ 1/2" HORIZONTAL BOARD
  - ④ 1/2" HORIZONTAL BOARD
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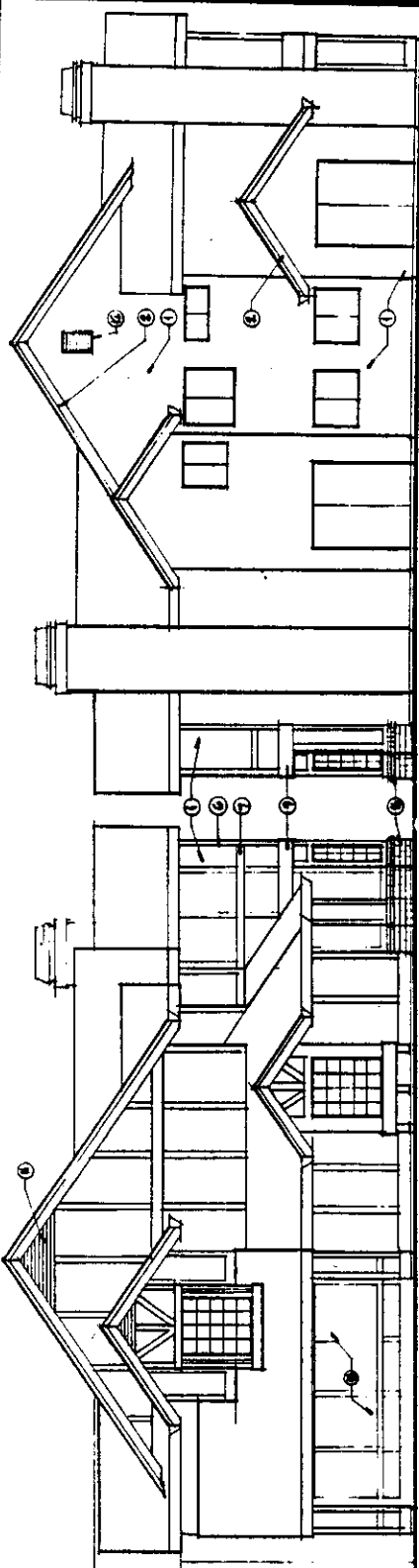
NO.	

# ELEVATION B

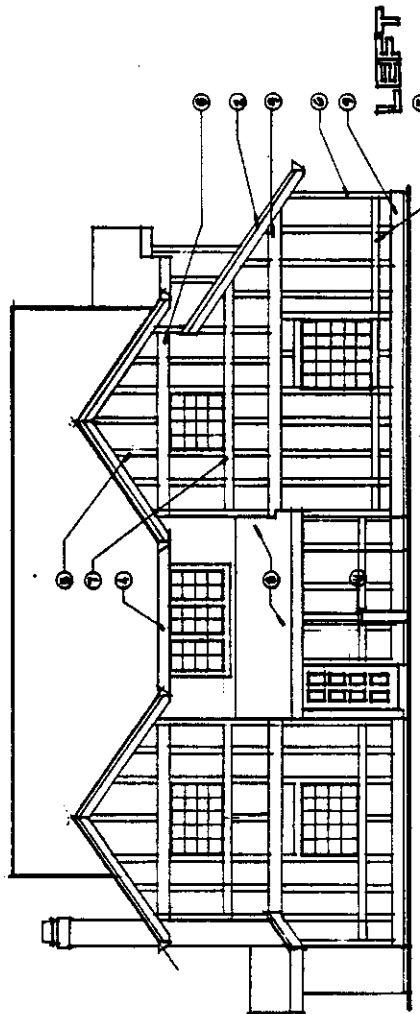
7B

**NOTES:**

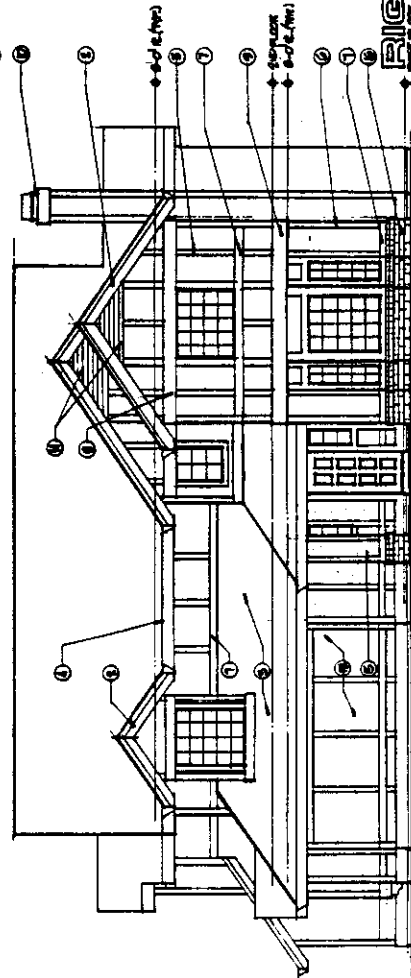
- 1 PILEO INTERLOCK
- 2 6" SHIMS TO 1" 118  
TUB SHIM
- 3 BRICK ORDM. GAWNE
- 4 TREATOR ON MASONRY  
TILE
- 5 2" VERTICAL TIM
- 6 2" CORNER TIM
- 7 2" VERTICAL BAND
- 8 2" HORIZONTAL BAND
- 9 2" HORIZONTAL BAND
- 10 BRICKWORK
- 11 2" SHIMS TO 1" 118  
TUB SHIM
- 12 2" VERTICAL TIM
- 13 2" HORIZONTAL BAND
- 14 2" HORIZONTAL BAND
- 15 BRICK WORKER MASONRY



**REAR**



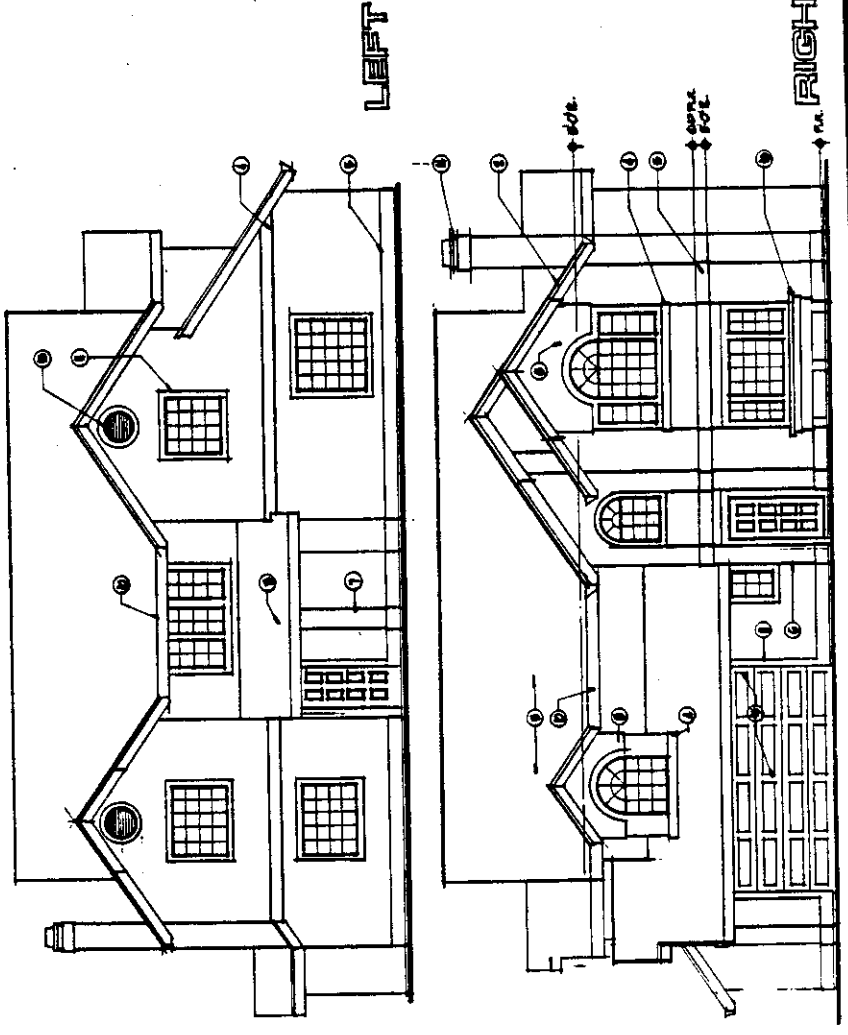
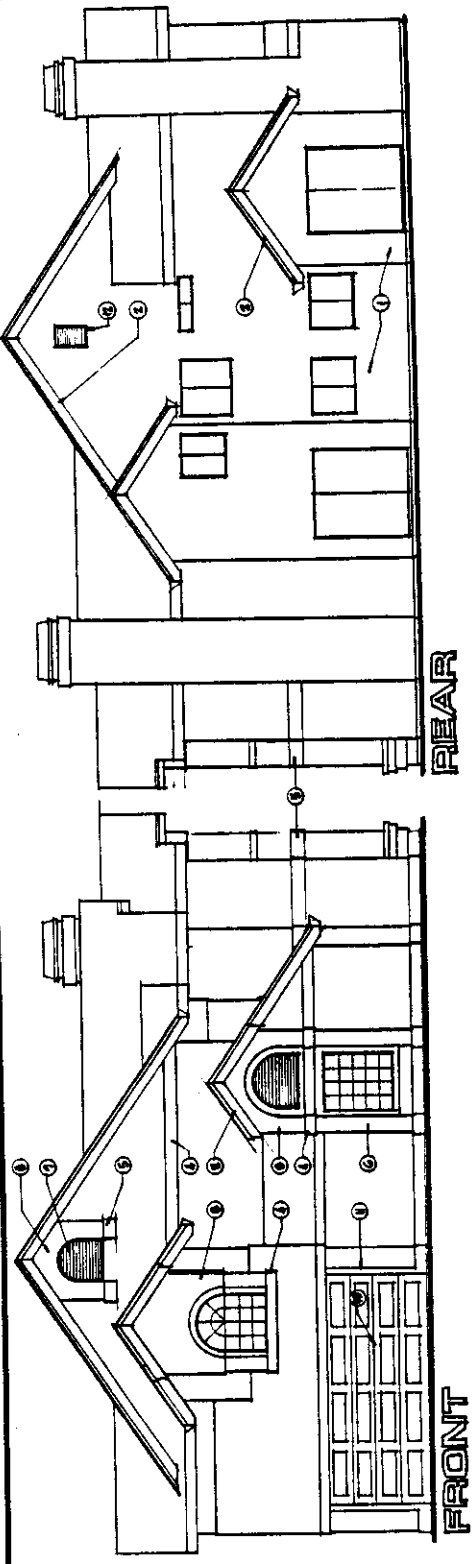
**LEFT**



**RIGHT**


# ELEVATION 'G'


- NOTES:**
- ① GUTTER INTERIOR
  - ② 4" X 6" BRICK 18" W/ 4" TYP.
  - ③ BRICK 4" X 6" TYP. (SEE PLAN)
  - ④ 4" X 6" BRICK GROUND
  - ⑤ 4" X 6" BRICK GROUND (SEE PLAN)
  - ⑥ 4" X 6" BRICK GROUND (SEE PLAN)
  - ⑦ 4" X 6" BRICK 18" W/ 4" TYP.
  - ⑧ 4" X 6" BRICK 18" W/ 4" TYP.
  - ⑨ 4" X 6" BRICK 18" W/ 4" TYP.
  - ⑩ 4" X 6" BRICK 18" W/ 4" TYP.
  - ⑪ 4" X 6" BRICK 18" W/ 4" TYP.
  - ⑫ 4" X 6" BRICK 18" W/ 4" TYP.
  - ⑬ 4" X 6" BRICK 18" W/ 4" TYP.
  - ⑭ 4" X 6" BRICK 18" W/ 4" TYP.
  - ⑮ 4" X 6" BRICK 18" W/ 4" TYP.
  - ⑯ 4" X 6" BRICK 18" W/ 4" TYP.
  - ⑰ 4" X 6" BRICK 18" W/ 4" TYP.
  - ⑱ 4" X 6" BRICK 18" W/ 4" TYP.
  - ⑲ 4" X 6" BRICK 18" W/ 4" TYP.
  - ㉑ 4" X 6" BRICK 18" W/ 4" TYP.



NOTES:

- ① BRICK WOODWORK
- ② 2x8 STUDS ON 16" CENTER STUDS
- ③ 2x8 STUDS ON 16" CENTER STUDS
- ④ 2x8 STUDS ON 16" CENTER STUDS
- ⑤ 2x8 STUDS ON 16" CENTER STUDS
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