

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Greenhaven Partners Ltd., 2600 Campus Drive, Suite 200, San Mateo, California 94403				
OWNER	Richard F. and Carolyn B. Bader, 2617 K Street, Suite 6, Sacramento, California 95816				
PLANS BY	Murray Smith & Associates, 3110 Gold Canal Dr., Rancho Cordova, California 95670				
FILING DATE	April 15, 1992	ENVIR. DET.	15305(a)	REPORT BY	SLY
ASSESSOR'S PCL. NO.	031-00070-047				

APPLICATION: Variance Time Extension to reduce the minimum driveway depth from 20 feet to seven feet on 9.57± vacant acres in the Single Family Alternative (R-1A) zone.

LOCATION: Northeast Corner of Pocket Road and Greenhaven Drive

PROPOSAL: The applicant is requesting the necessary entitlements to reduce the minimum driveway depth from 20 feet to seven feet for 14 half-plex units.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Pocket Community Plan Designation:	Low Density Residential (7-15 du/na)
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Condominiums; R-1A
South:	Single Family; R-1A
East:	Condominiums; R-1A
West:	Retail & Multi-Family; C-1(PUD) & R-3-R

Property Dimensions:	Irregular
Property Area:	9.57± gross acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Square Footage of Units -	Plan 1: 1,114 square feet
	Plan 2: 1,465 square feet
Height of Buildings:	2 Stories
Exterior Building Materials:	Undetermined
Roof Material:	Undetermined

APPLC. NO. P92-096

MEETING DATE June 11, 1992

ITEM NO. 11

002227

BACKGROUND INFORMATION: On May 14, 1991, the City Council approved a General Plan Amendment of 9.57 ± acres from Community/Neighborhood Commercial and Offices to Low Density Residential (4-15 du/na), Pocket Community Plan Amendment from Commercial/Shopping to Low Density Residential (7-15 du/na), a rezoning from Shopping Center - Review (SC-R) to Single Family Alternative (R-1A) and a Tentative Map to subdivide the property into 58 petite single family lots, 14 half-plex lots and one parcel as a private street (73 total) (P90-442). On March 28, 1991, the Planning Commission approved a Special Permit for the 72-unit development, a Variance to reduce driveway depths, and a variance to increase the wall height along Pocket Road. The Variances have a one year time limit to be activated by securing building permits. The Zoning Ordinance has since been amended to eliminate the need for a variance for wall heights greater than six feet when the wall requirement is a mitigation measure of the Negative Declaration. Therefore the applicant only needs a time extension for the Variance that allows a reduction in driveway depths.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is an irregularly shaped parcel totaling 9.57 ± vacant acres in the (R-1A) zone. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the Pocket Community Plan designate the site as Low Density Residential (7-15 du/na). The surrounding land use and zoning includes condominiums, zoned R-1A, to the north and east; single family residential, also zoned R-1A, to the south; and retail and multiple family, zoned C-1(PUD) and R-3-R, to the west.

B. Applicant's Proposal

The applicant is requesting an one year time extension for an existing Variance to reduce the minimum driveway depth from 20 feet to seven feet for 14 half-plex units (see Exhibits A and B).

C. Staff Analysis

The Single Family Alternative Zoning (R-1A) allows flexibility of setbacks. A master site plan should be submitted which indicates the building footprints on all the parcels. The site plans indicate a minimum 15 foot front building setback, with most of the garages setback to 18 feet. The half-plex lots will have driveways approximately seven feet, to maximize the useable yard area of the lot. The seven foot deep driveway has been reviewed by Traffic Engineering Division staff, who feels that this length is workable. Seven feet will be a deterrent for people parking in the driveway and projecting into the public right-of-way. Driveways should either be 18 to 20 feet deep or less than eight feet. Automatic roll-up garage doors should be provided.

Staff supports the approval of the Variance Time Extension to reduce the minimum driveway depth from 20 feet to seven feet in that the lesser driveway lengths will not result in automobiles overhanging into the private streets.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development, Building Inspections, the Fire Department, Heritage Place Homeowners Association, and the Air Quality Maintenance District. No comments were received.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, 15305{a}).

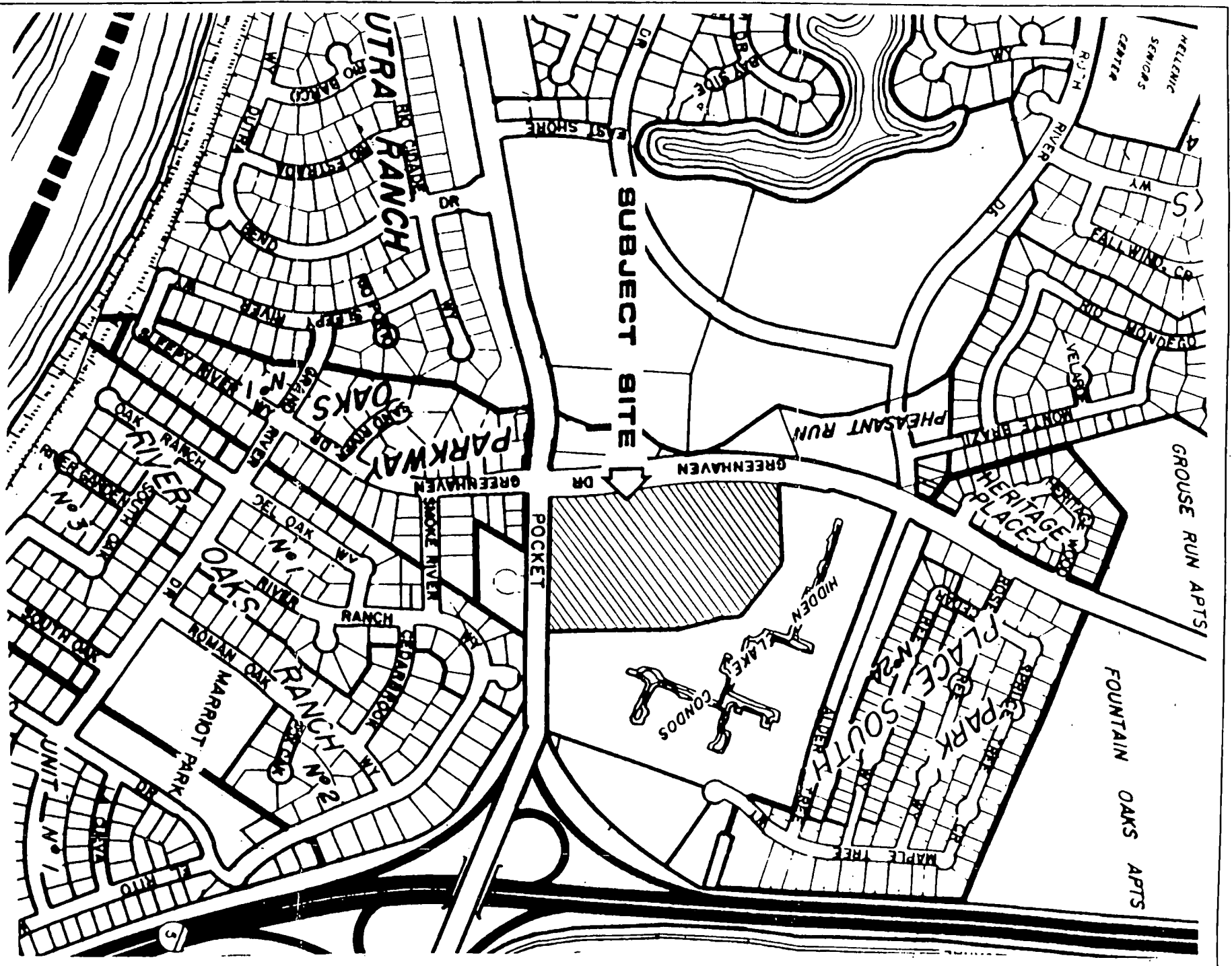
RECOMMENDATION: Staff recommends the Planning Commission approve the Variance Time Extension to reduce the minimum driveway depth from 20 feet to seven feet subject to the conditions and based upon the findings of fact which follow.

Conditions:

1. A master site plan shall be submitted which indicates the building footprints on all the parcels for review and approval of the Planning Director prior to the issuance of Building Permits.
2. Automatic roll-up garage doors shall be provided for each unit.

Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that the variance would be and has been granted to other property owner facing a similar circumstance.
2. Granting the variance request does not constitute a use variance in that a half-plex is allowed in the R-1 zone.
3. Granting the request will not be injurious to public welfare nor to property in the vicinity in that the lesser driveway lengths will not result in automobiles overhanging into the private streets.
4. The proposed use is consistent with the General Plan and the Pocket Community Plan which designate the subject site for Low Density Residential (4-15 du/na) and Residential (7-15 du/na), respectively.



P92-096

VICINITY MAP

JUNE 11, 1992

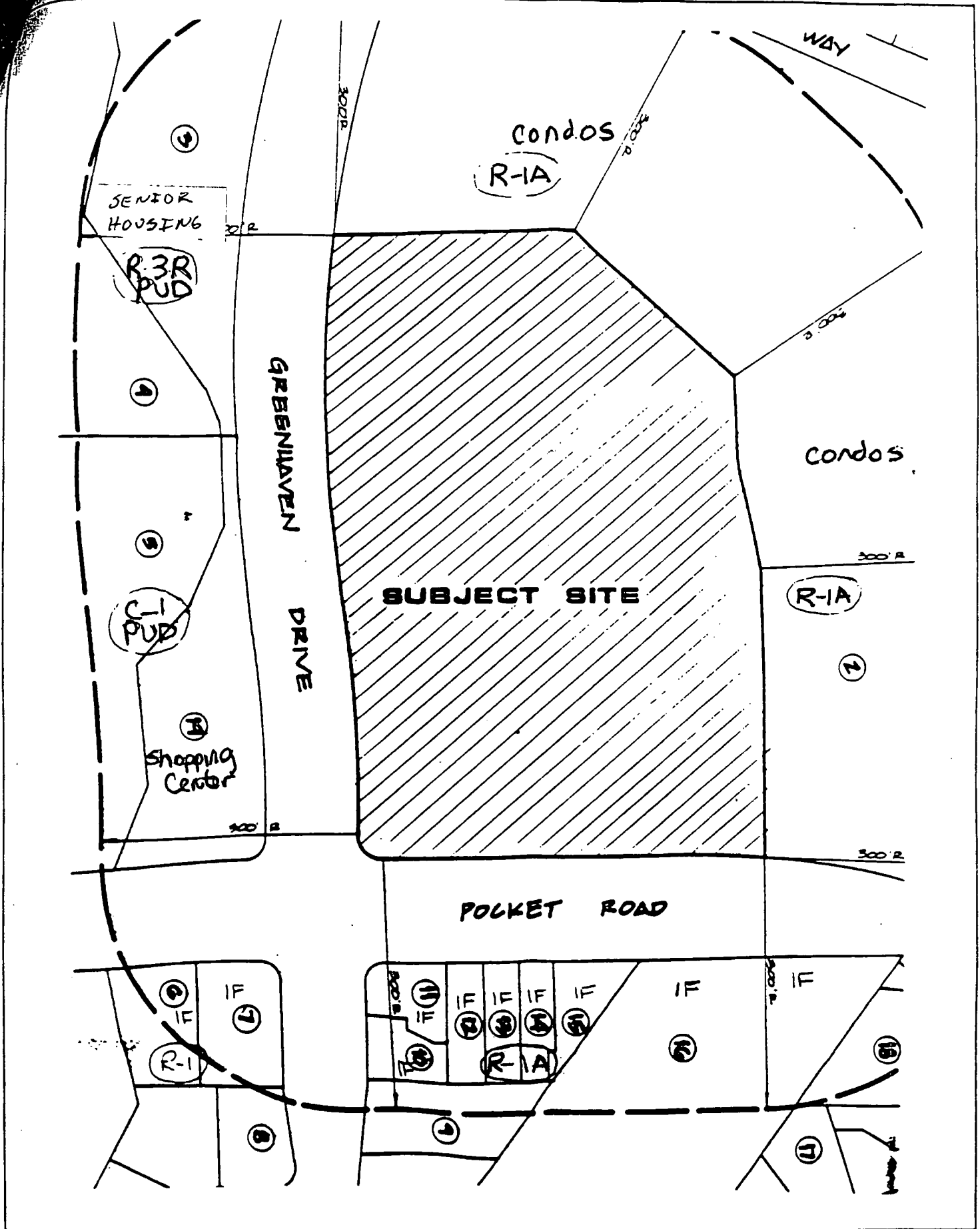
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P 92 096

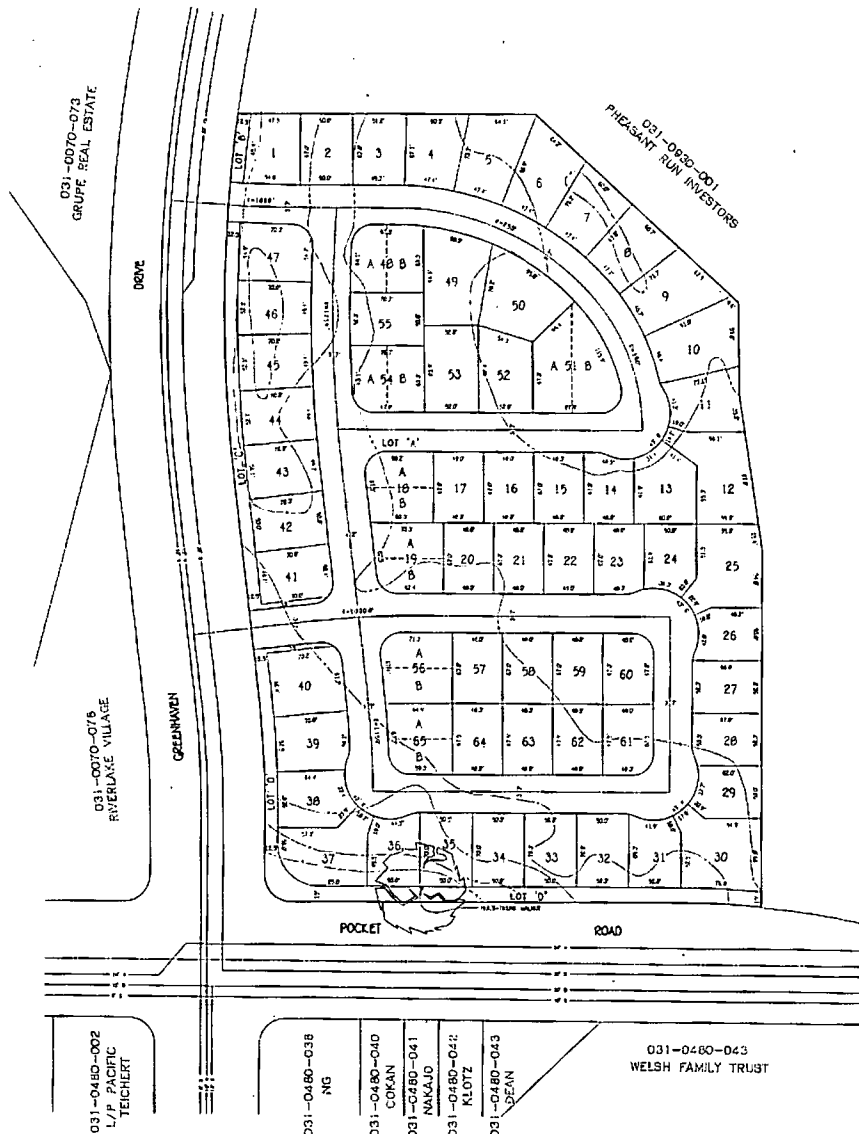
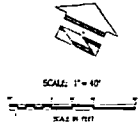


LAND USE & ZONING MAP

EXHIBIT - A

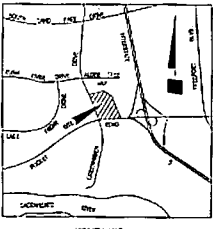
REVISED TENTATIVE SUBDIVISION MAP GREENHAVEN HOMES

POR. SEC. 2, T.7N., R.5E., M.D.B. & M.
CITY OF SACRAMENTO, CALIFORNIA
APRIL, 1991 SCALE 1"=40'
MURRAY SMITH & ASSOCIATES ENG., INC.



OWNER	RENEE E. AND CAROL A. RAY 2017 S. 25th ST. #201 SACRAMENTO, CA 95811 TEL: 942-7377
ADDRESS	COMMUNITY PARTNERS, LTD. 124 PROSPECTOR AVENUE, #201 SAN JOSE, CA 95128 TEL: 415-351-1000
PLANNED	WENNY WEN & ASSOCIATES 2112 25th AVENUE, #201 SACRAMENTO, CA 95811 TEL: 942-431-1111
PREPARED BY	AS ORDERED BY THE CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS
DESIGN USE	RESIDENTIAL
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
DESIGN ZONING	R-10
PROPOSED ZONING	R-10
ADDRESS MAPS NO.	631-0020-017
BOUNDARY MAPS	CITY OF SACRAMENTO
BOUNDARY MAPS	CITY OF SACRAMENTO
WATER SUPPLY	CITY OF SACRAMENTO
SEWER	CITY OF SACRAMENTO
WATER PROTECTION	CITY OF SACRAMENTO
WATER SERVICE	SACRAMENTO CITY IMPROVEMENT DISTRICT
ELECTRICAL SERVICE	PG&E
LAND SERVICE	PG&E
WATER	1.5" ACROSS 2000 7.5" ACROSS 10"
NO. OF LOTS	60 (EXCEPT 10 LOTS)

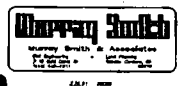
NOTE: THIS PRELIMINARY MAP IS SUBJECT TO MULTIPLE FINAL MAPS.



P92-096

JUNE 11, 1991

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MP 92 096

(100) POR. SEC. 2, T. 7 N., R. 4 E., M.D.B. & M.

ALDER TREE WY.

WY.

031-93

GREENHAVEN DR.

(58)

1" = 100'

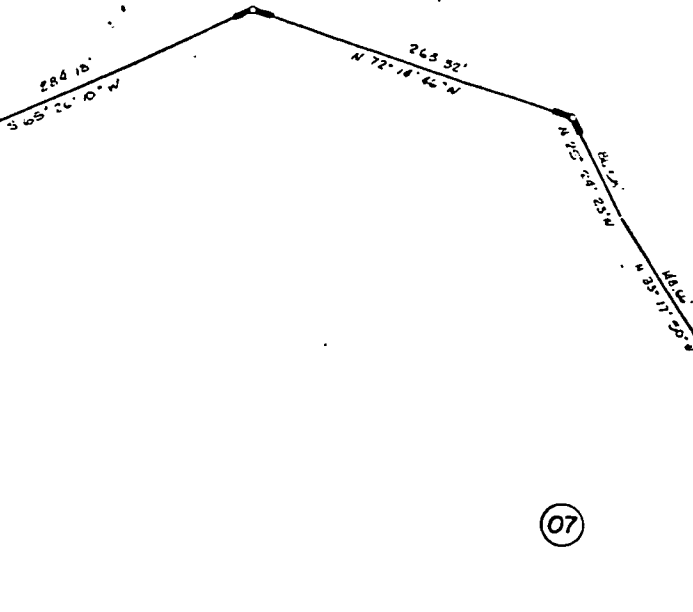
(1) 16.12 ± N

(2) 24.37 ± N

(07)

MAPLE TREE WY.

INTERSTATE 5



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(07)

Hidden Lake, R.M. Bk. 156, Pg. 19

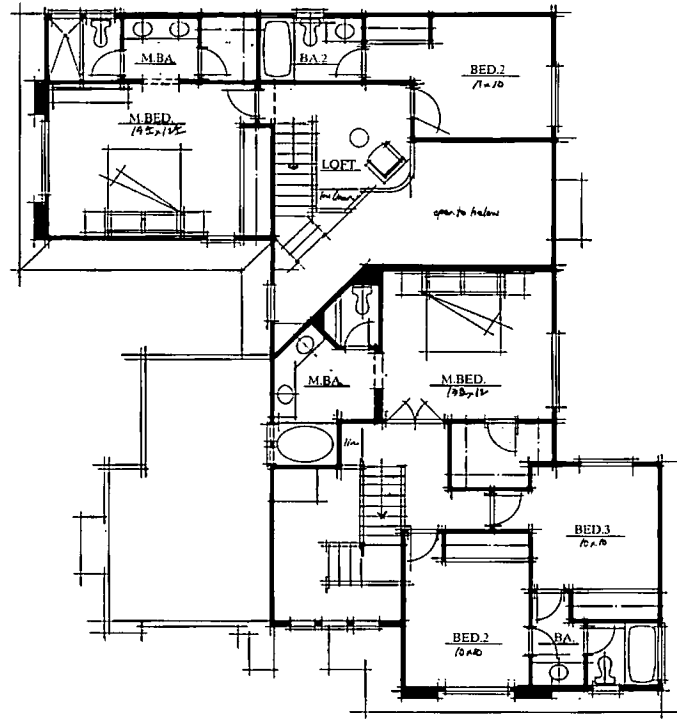
POCKET

(48) RD.

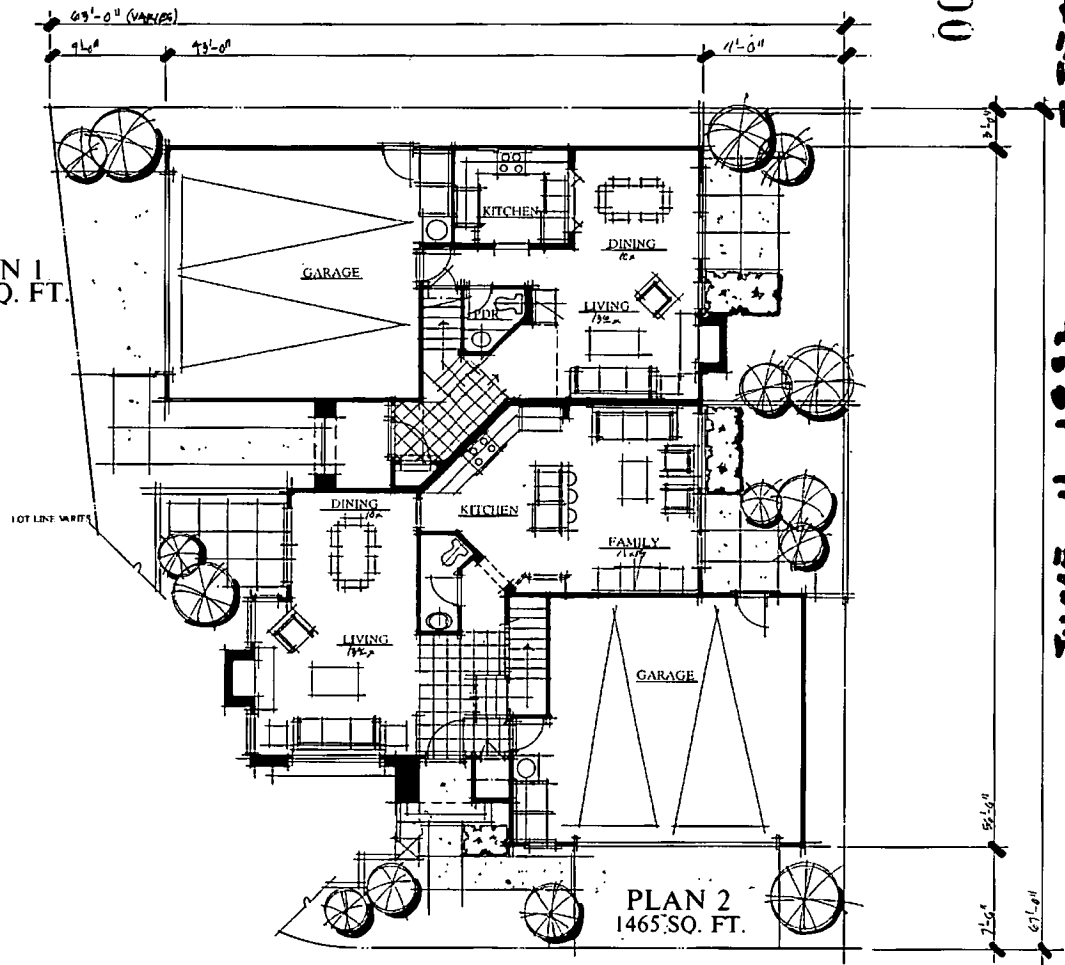
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Assessor's Map Bk. 031, Pg. 93
County of Sacramento, Calif.

P 92 n 96

EXHIBIT - B



**PLAN 1
1114 SQ. FT.**



**PLAN 2
1465 SQ. FT.**

002234

June 11, 1996

PROMETHEUS HOMES

GREENHAVEN

DUPLEX

8/14/81
BASSENIAN
PLANNING & DESIGN
LACONI
 Architectural and Land Planning
 1000 Colonial Dr., Suite 100
 Irvine, CA 92714
 Telephone 714 453-8888

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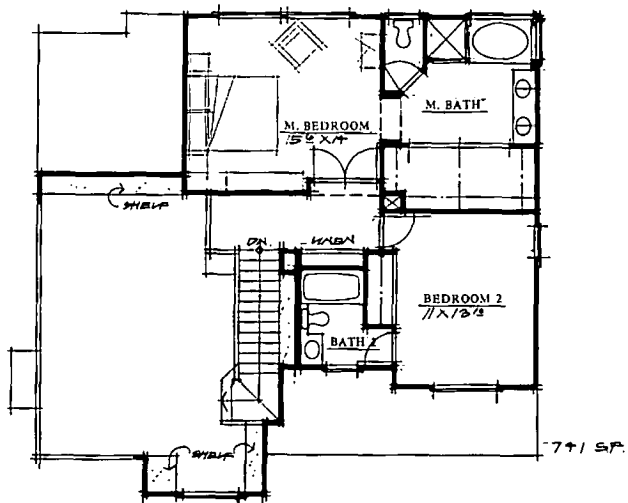
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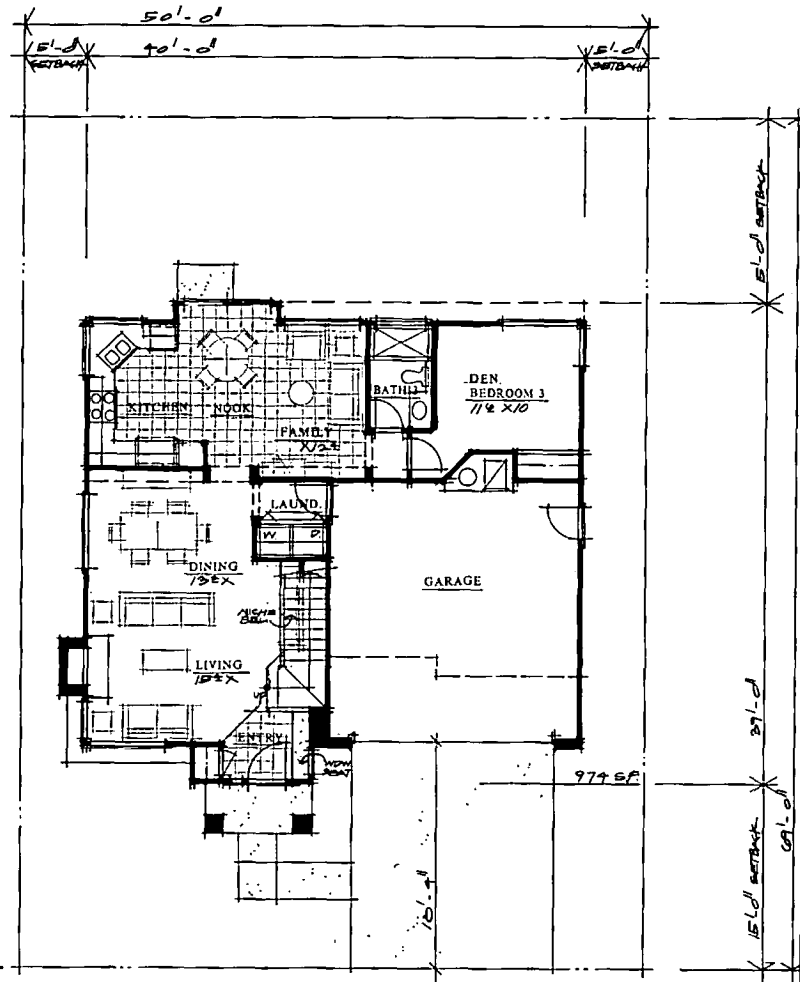
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PLAN 2 1715 SQ. FT.



GREENHAVEN

PROMETHEUS HOMES

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REV. 8-14-01
BASSENIAN LACON
 ARCHITECTS
 1000 10th Street, Suite 100
 St. Louis, MO 63102
 Phone: 314.433.1000
 Fax: 314.433.1001
 E-mail: info@bassebian.com

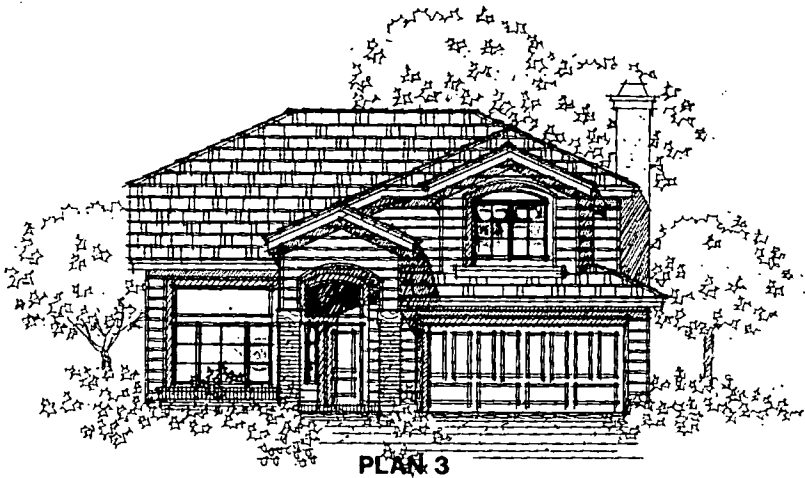
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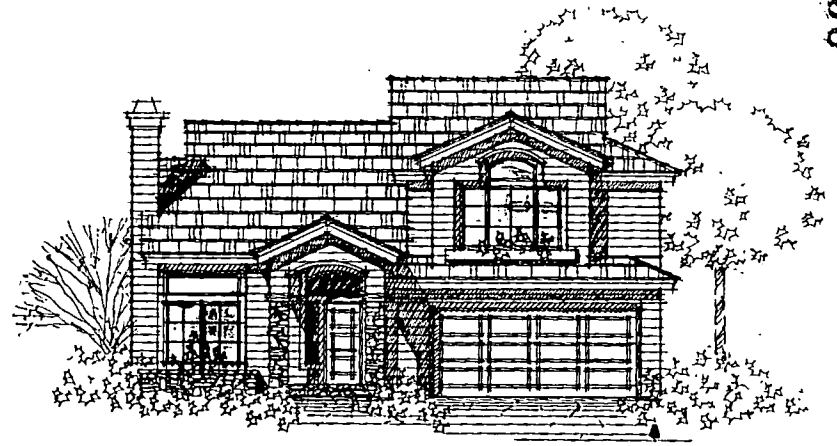
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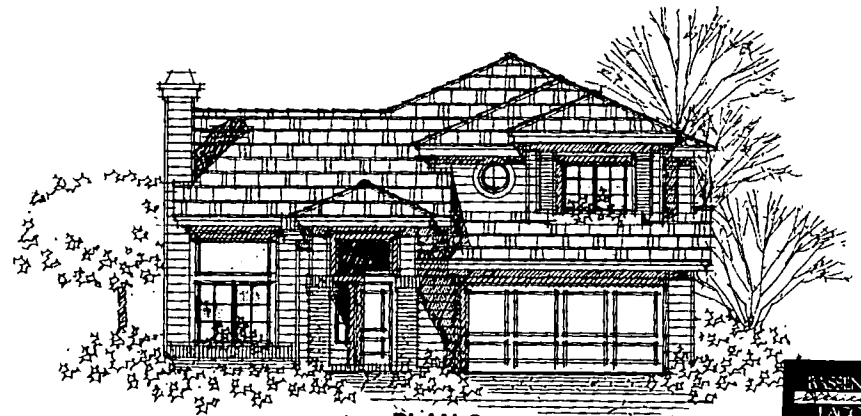
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PLAN 3



PLAN 1



PLAN 2

PROMETHEUS HOMES

GREENHAVEN

8-14-01

RASSENAN
TACONI

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P 92

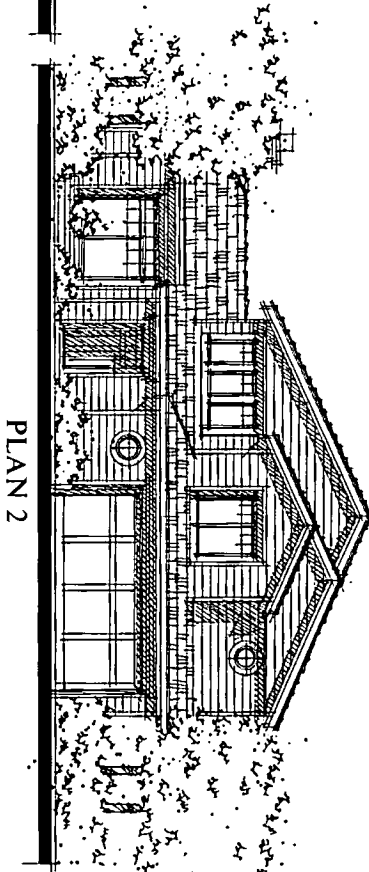
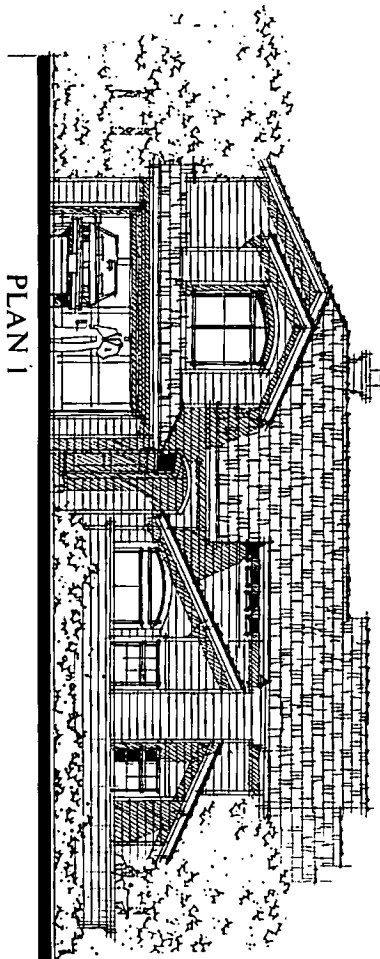
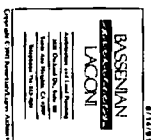
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EXHIBIT - C

PROMETHEUS HOMES

GREENHAVEN

DUPLEX



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