

# CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Covington Homes, Northern Calif., 1111 Howe Ave., Suite 205, Sacto., CA 95825		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	4-19-84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC	5-1-84	EIR	ASSESSOR'S PCL. NO. 226-070-57 (new pgs. 32,33)

- APPLICATION:
1. Conditional Negative Declaration
  2. Amendment of North Sacramento Community Plan to reduce three housing types to one housing type
  3. Rezone 32± acres in R-1A (Townhouse) zone to R-1 (Single Family) zone
  4. Tentative Map (P84-150)
  5. Variance to create lots with substandard depth
  6. Variance to allow 33% of the units to encroach up to five feet into the front yard setback
  7. Subdivision Modification to create four lots less than 100 feet in depth
  8. Subdivision Modification to create 30 reverse frontage lots

LOCATION: Northwest corner of Main Avenue and Sully Street

PROPOSAL: The applicant is requesting the necessary entitlements to resubdivide 42.7± acres (gross) into 209 single family lots for single family development.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1984 North Sacramento Community Plan Designation: Residential (4-8 du/net ac.)  
Existing Zoning of Site: R-1 and R-1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; A and R-1  
South: Vacant; R-2 and County  
East: Vacant; R-1  
West: Vacant; M-1 and R-1

Parking Required: 1 space per dwelling unit  
Property Dimensions: Irregular  
Property Area: 42.7± gross acres  
Density of Development: 6.3 dwelling units/net acre  
Square Footage of Lots: Varies  
Topography: Flat  
Street Improvements/Utilities: To be provided  
Solar Access: 61% north/south lot orientation

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 9, 1984, by a vote of five ayes, one no and three absent, the Subdivision Review Committee recommended approval of the tentative map and subdivision modifications, subject to the following conditions, which the applicant shall satisfy prior to filing the final map unless a different time for compliance is specifically noted:

APPLC. NO. P84-150

MEETING DATE May 24, 1984

CPC ITEM NO. 15

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, including curb, gutter and sidewalk along off-site parcel frontage on Sully Street and 12-foot lane on the east side of Sully Street;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. 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;
4. 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;
5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 regulations of the Uniform Building Code;
6. Place the following note on the final map: "No building permits will be issued until the sewer lift station being constructed as part of the Main Avenue A/D is operational;
7. Revert the existing subdivision to acreage or file the current map as a Resubdivision of Village Gardens North, one through 5';
8. Show the sewer lift station site as dedicated on the previous map;
9. Prepare a circulation study for the review and approval of the City Traffic Engineer;
10. Show phasing pattern on the final map.
11. An easement for bus shelter purposes be granted to the City of Sacramento on Sully Street at a location approximately 50 feet south of the curb return of 'D' Street. (Regional Transit has an executed agreement and \$5,000 from former developer for a shelter here. The easement shall be 7' x 12'.)

Informational Items: 1) The applicant shall check with the County Sanitation District and meet all requirements; 2) Twelve-inch water main extension required along Main Avenue and Sully Street.

BACKGROUND INFORMATION: On December 16, 1980, the City Council approved a change of zone (A to R-1 and R-1A), tentative map and a special permit for halfplex units and patio homes. The final map for Village Garden North (Units 1-5) was recorded on June 3, 1983.

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

1. The subject site is located in the North Sacramento Community Plan area. The present community plan designation for this site is residential (4-8 du/net acre); and, since the site is larger than 30+ acres in size, the project must include three housing types. The General Plan designates the site for residential use. The proposed density of the project is consistent with the existing community plan.

2. The applicant's plan indicates that the site would be resubdivided to create 209 lots for the construction of single family detached houses. As previously mentioned, the community plan calls for three housing types (e.g. single family detached, duplex, halfplex, patio home, etc.) for a project of this size. The applicant is therefore requesting a community plan amendment to reduce from three to one the number of housing types required for this project. The North Sacramento Community Plan, which was adopted earlier this year, is the result of numerous study sessions and community meetings at which staff and the North Sacramento Citizens' Advisory Committee reviewed ideas and opinions from various sectors of the community. From this information, it was determined that in order to provide a more diverse housing stock and to allow a greater mix of compatible densities in the area, projects greater than 30 acres in size should provide three or more housing types. Staff supports this Community Plan policy.
3. The applicant is requesting to rezone 32± acres to R-1. The site is presently zoned R-1 and R-1A. Rezoning the entire site to R-1 does not provide the flexibility or zones which are compatible with the development of the three housing types previously mentioned. Staff recommends that the existing zoning be maintained.
4. The applicant is requesting a variance and subdivision modification to create four lots less than 100 feet deep. These lots would be 90 feet in depth; however, the required minimum lot size would be maintained by providing 60 and 80 foot lot widths. In addition, due to the design of the subdivision, 30 reverse frontage lots would be created for which a subdivision modification is also requested. Staff cannot support these requests and recommends the subdivision be redesigned.
5. The applicant also requests variances to allow 33% of the housing units (69 lots) to encroach up to five feet into the front yard setback. The applicant has not indicated what circumstances necessitate the granting of a variance. The site does not contain any unusual features which would create a hardship on project development. Staff cannot support a variance request which would amount to the granting of a special privilege to the property owner.
6. As proposed, the applicant's plans indicate dual street frontage for 30 lots along Sully Street and Main Avenue. The applicant proposes to develop these sites with back-on lots which is contrary to the residential design criteria that the City Council is currently reviewing for development adjacent to major streets.

Staff recommends that the map as submitted be redesigned to utilize a front-on lot design with lot widths of 70 feet. The larger lots could accommodate an on-site 10-foot wide turnaround to eliminate backing out onto Sully Street and Main Avenue. A similar solution was recently required by the City Council for the redesign of the Glenwood Park, Unit No. 6 which is located on Main Avenue directly south of the subject site.

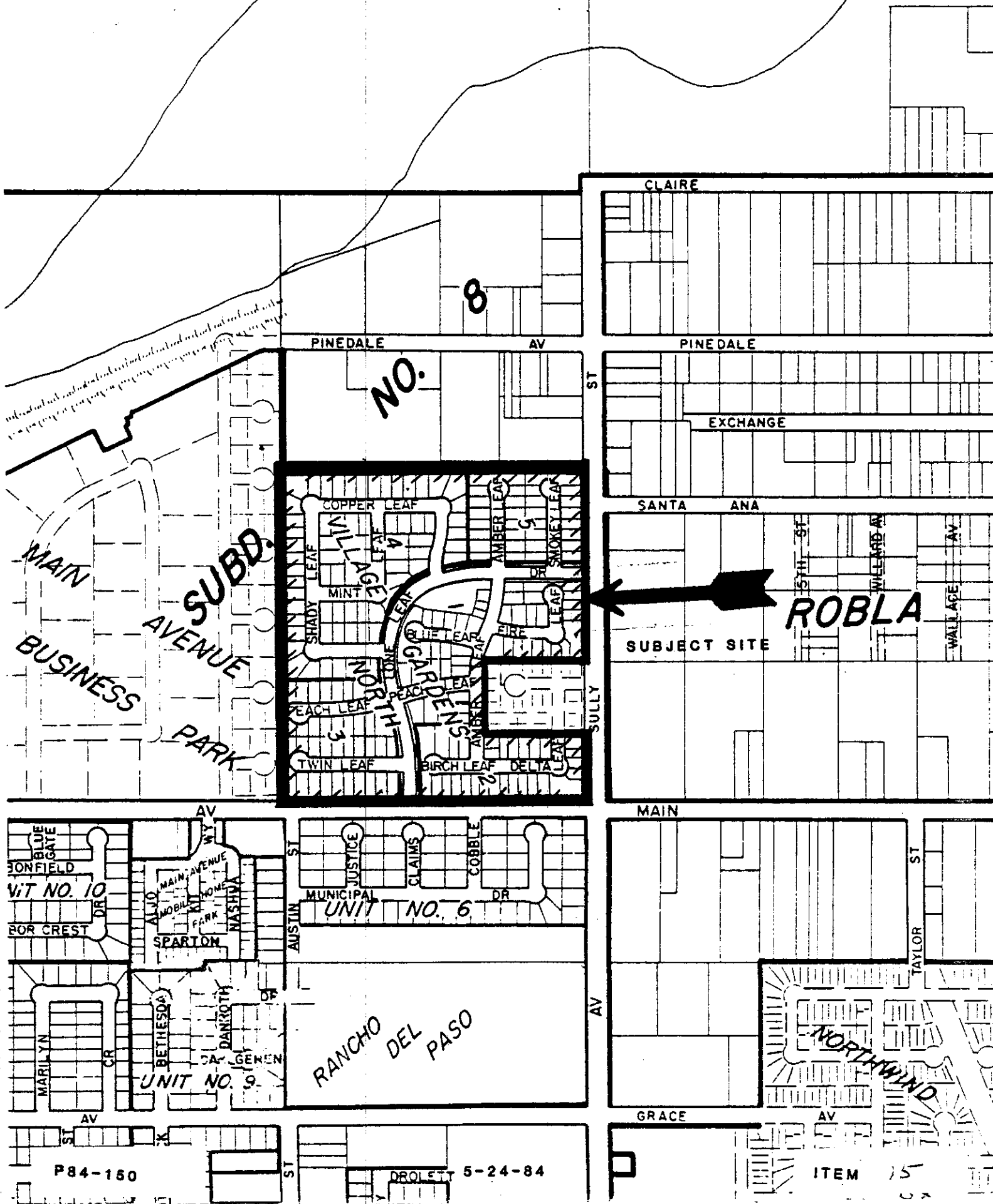
STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the Rezone;
3. Denial of the Tentative Map
4. Denial of the Variances, based on Findings of Fact which follow;
5. Denial of the Subdivision Modifications.

Findings of Fact - Variance

- a. The variance to allow 33% of the units to encroach up to five feet into the front yard setback would be a privilege extended to this applicant in that the lots are deep enough to allow compliance with front yard setback requirements;
- b. The variance to create four lots with substandard depth would be a privilege extended to this applicant in that the lots and/or tentative map could be redesigned to create lots with standard depths.

# VICINITY MAP





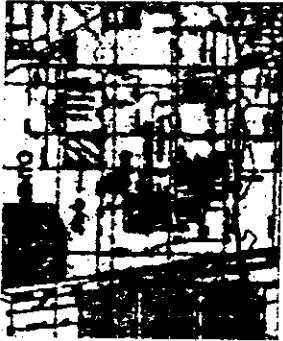
**THE SPINK CORPORATION**  
 1000 WEST 10TH AVENUE  
 DENVER, COLORADO 80202  
 PHONE 352-3711

VISIBILITY  
 SANDWICHED AS LANE  
**NORTH**  
**VILLAGE GARDEN**  
 REVISIONS MAP  
 TENTATIVE MAP

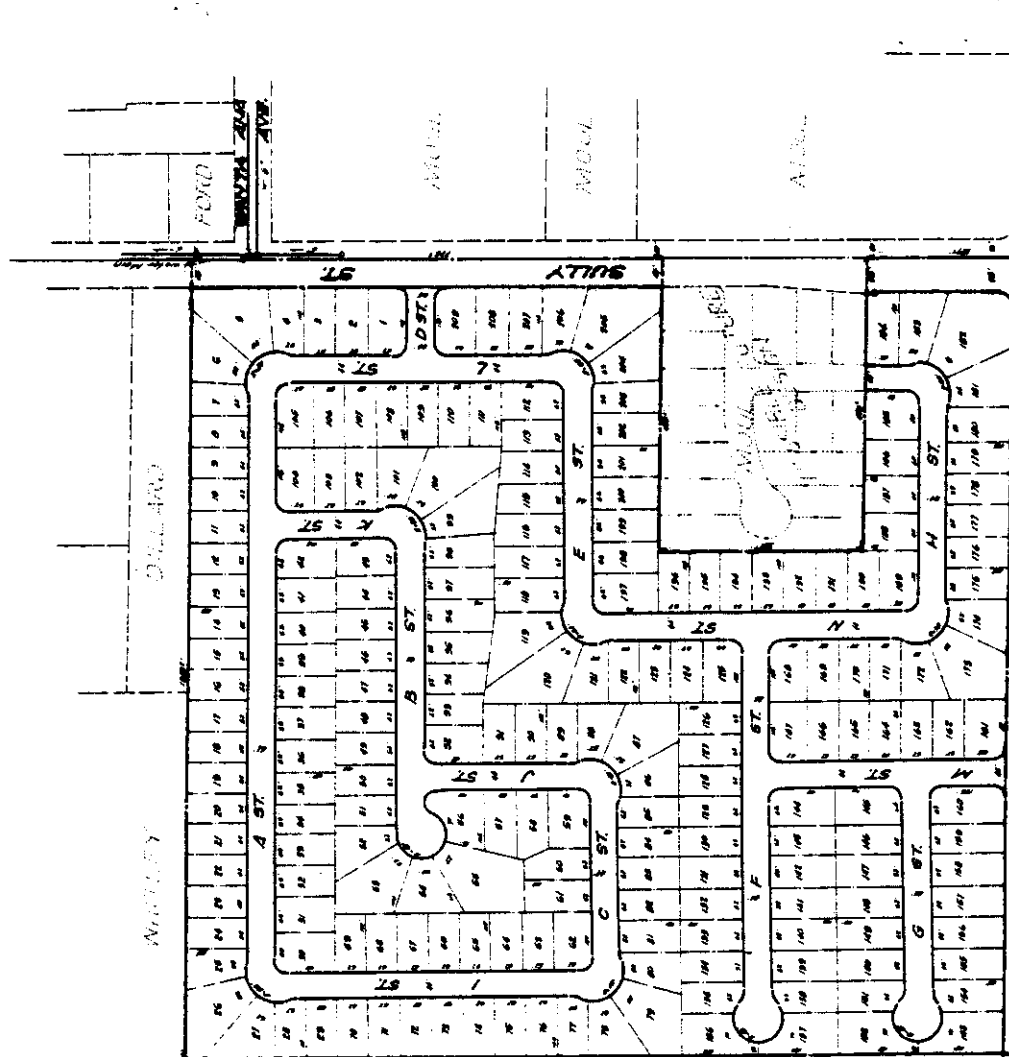
ADDRESS: 1000 WEST 10TH AVENUE  
 DENVER, COLORADO 80202  
 PHONE: 352-3711



# TENTATIVE MAP



VISIBILITY MAP



**RECORD OWNER SUBDIVIDER:**  
 THE SPINK CORPORATION  
 1000 WEST 10TH AVENUE  
 DENVER, COLORADO 80202

**ENGINEER:**  
 J. W. SPINK  
 1000 WEST 10TH AVENUE  
 DENVER, COLORADO 80202

**PRESENT USE & ZONE:**  
 RESIDENTIAL  
 R-1 (SINGLE-FAMILY-10, 15, 20)

**PROPOSED USE & ZONE:**  
 R-1 (SINGLE-FAMILY-10, 15, 20)

**ACREAGE:**  
 2.176 ac. (Includes 0.040 ac. off-site)

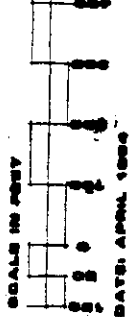
**WATER SUPPLY:**  
 PUBLIC UTILITY

**SEWER DISPOSAL:**  
 PUBLIC SEWER

**A.P.U.:**  
 1000 WEST 10TH AVENUE  
 DENVER, COLORADO 80202

**DENSITY:**  
 20 U.P.S. / AC.

**ENVIRONMENTAL CONSIDERATION:**  
 20 U.P.S. / AC. in North North West



SCALE IN FEET  
 DATE: APRIL 1988

**Storage Breakdown:**  
 97.11 ac. gross (includes 4.00 ac. off-site)  
 Net Area - 120.00 ac. (100.00 ac. off-site)  
 July 87 - 120.00 ac. (100.00 ac. off-site)  
 Net Area - 120.00 ac. (100.00 ac. off-site)  
 Net Area - 120.00 ac. (100.00 ac. off-site)

**Notes:**  
 Show All Survey Measurements  
 Correctly under center

# LAND USE AND ZONING

