

CITY PLANNING COMMISSION

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

APPLICANT	Charles F. Kerr, 15 Dumfries Court, Sacramento, CA 95831				
OWNER	Charles F. Kerr, 15 Dumfries Court, Sacramento, CA 95831				
PLANS BY	Charles F. Kerr, 15 Dumfries Court, Sacramento, CA 95831				
FILING DATE	9-10-87	ENVIR. DET.	EX 15061(b)(1)	REPORT BY	PW-sc
ASSESSOR'S-PCL. NO.					

APPLICATION: Plan Review to allow the construction of a single family residence on 0.23+ vacant acres in the Single Family-Review (R-1R) zone.

LOCATION: 25 Porto Santo Court

PROPOSAL: The applicant is requesting the necessary entitlements to construct a single family residence.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1979 Pocket Community Plan Designation: Low Density Residential
Existing Zoning of Site: R-1R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family Halfplex; R-1A	Front:	25'	25'
South: Single Family Residential; R-1A	Side(Int):	5'	8.5'
East: Single Family Residential, Vacant; R-1R, R-1A	Side(St):	5'	10'
West: Single Family Halfplex; R-1A	Rear:	15'	26'

Parking Required: 1 spaces
Parking Provided: 3 spaces
Property Dimensions: 90' x 113'
Property Area: 0.23+ acres
Density of Development: 4.2 d.u. per acre
Height of Building: 20.5'
Square Footage of Building: 2,650'
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Woodsiding, brick, stucco
Roof Material: Cedar shakes

PROJECT HISTORY: In 1980, the City Council approved the necessary entitlements for a 76-unit halfplex development known as Casa Do Rio (P-9021). Unique features of the development included tree pockets located within the public rights-of-way, an attractive masonry wall with landscaping, curved driveways and variations in setback. In 1985, the City Council approved the necessary entitlements to resubdivide 36 of the halfplex parcels into 21 lots for single family residential development. Included in the approval was the rezoning of six lots from R-1A to R-1R. It also included modifications to the existing Covenants, Conditions and Restrictions (CC & R's) to achieve compatibility with the existing halfplex units.

PROJECT EVALUATION: Staff has made the following evaluation:

- A. The subject site is a 90 foot by 113 foot, vacant, interior lot located in the Single Family-Review (R-1R) zone. The 1979 Pocket Community Plan designates the site for low density residential use. Surrounding land uses to the north and west are halfplex development. A single family residence is under construction on the lot adjacent to the south. Across Porto Santo Court to the east is a single family residence and a vacant lot.
- B. As stated, six lots in the Casa do Rio subdivision were previously rezoned to R-1R. The R-Review zone designation requires that the structures proposed for these six lots, all adjacent to existing halfplex units, have the review and approval of the Planning Commission for design compatibility prior to issuance of building permits.

The applicant is proposing to construct a single story, 2,650 square foot single family residence. The front elevation will have primarily horizontal wood siding with brick columns as accents only. The side and rear elevations have stucco; but these areas are not easily visible from the public street. Roof materials are medium cedar shakes. Color for the proposed residence is gray. All of the above features are consistent with the design guidelines of the revised CC&R's.

Surrounding structures in the Casa do Rio subdivision are constructed with horizontal wood siding and cedar shake roofs. Only one unit in the subdivision has a two-story design. The proposed dwelling is compatible in material and design with the other structures in the subdivision.

Staff has discussed this project with a representative of the Casa do Rio Architectural Control Committee. The Committee has no objections to the new dwelling. Essentially, the design criteria was restated which follows:

- o horizontal wood siding along street frontages
- o brick accents only
- o cedar shakes
- o stucco not visible from street
- o 1800 square foot minimum size
- o use of earth tone colors
- o architecturally compatible with existing halfplex units

Staff concludes that this project meets this criteria and is compatible with the surrounding residential units.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15061(b)(1)).

STAFF RECOMMENDATION: Staff recommends that the Commission take the following actions:

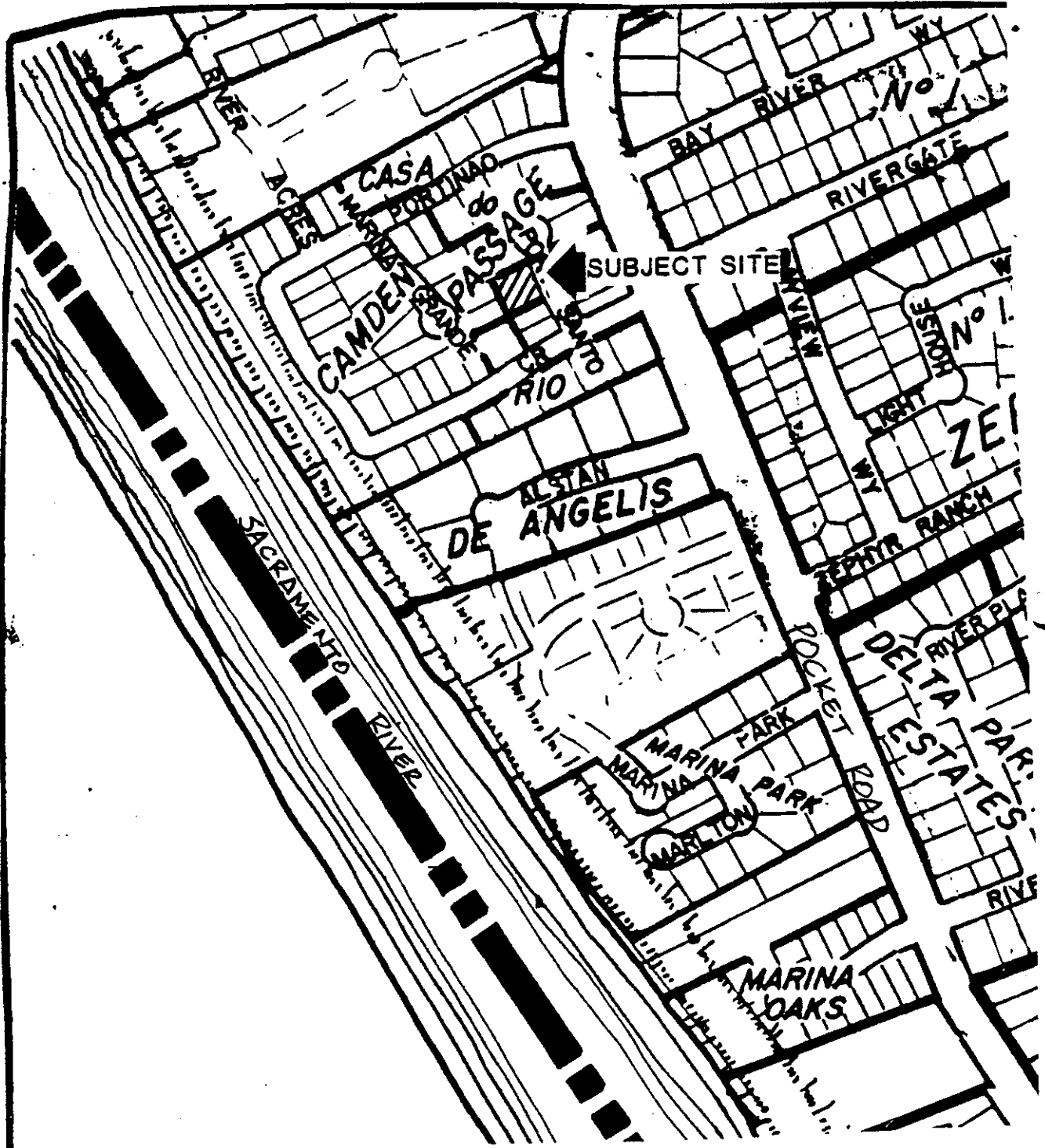
Approve the Plan Review subject to conditions and based upon findings of fact which follow:

Conditions: Plan Review

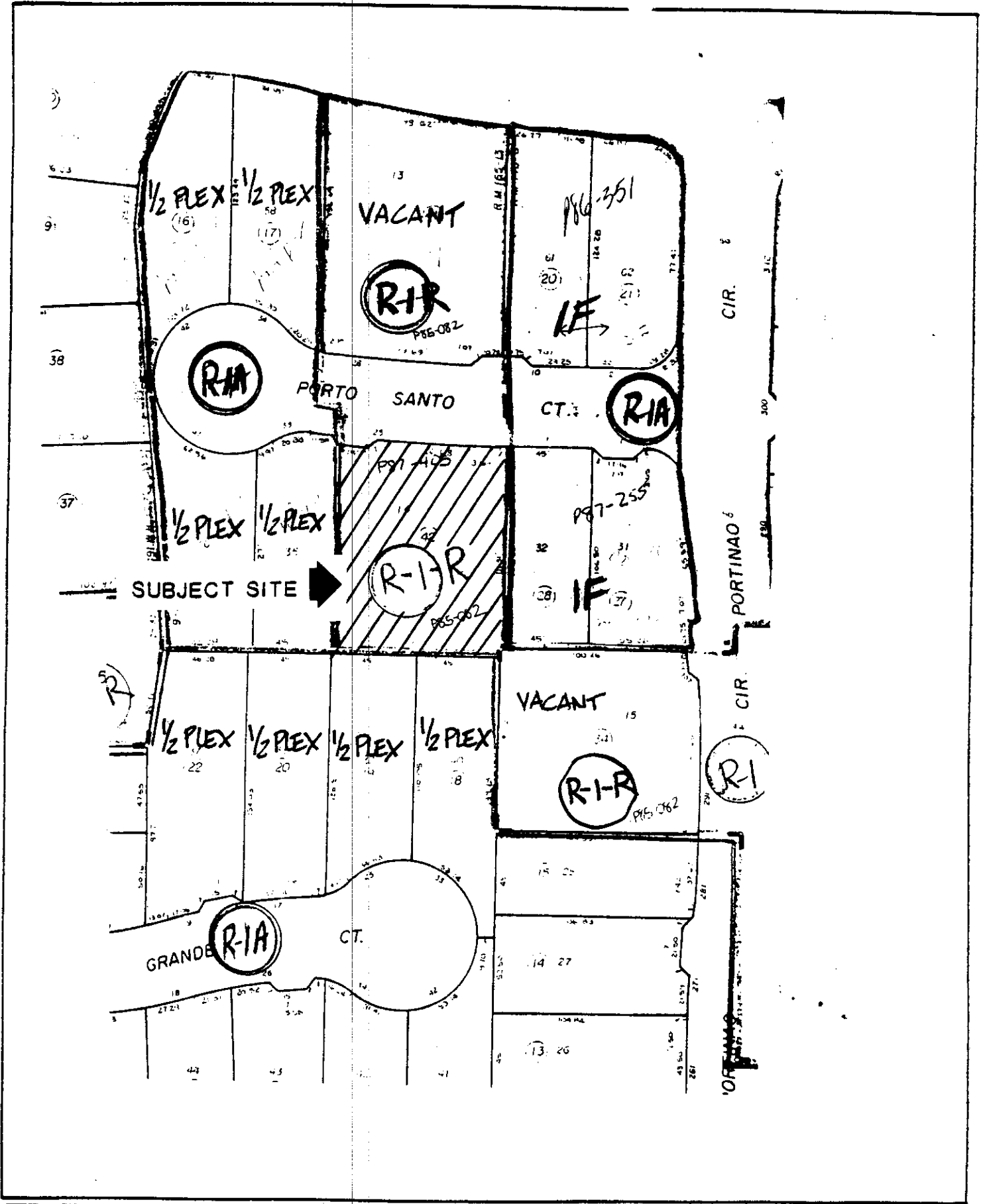
The applicant shall conform to the attached plans and any deviation from plans shall be subject to Planning Director review prior to issuance of building permits.

Findings of Fact - Plan Review

1. The project is based upon sound principles of land use, in that:
 - a. The proposed project's design will be compatible with the surrounding residential uses.
2. The project, as proposed, will not be injurious or detrimental of public health, safety or welfare, nor to property in the vicinity of the project.
3. The proposed project is found to be consistent with the City's Discretionary Land Use Policy, in that the 1979 Pocket Community Plan designates the site for residential use and the proposed single family residence conforms with the plan designation.



VICINITY MAP



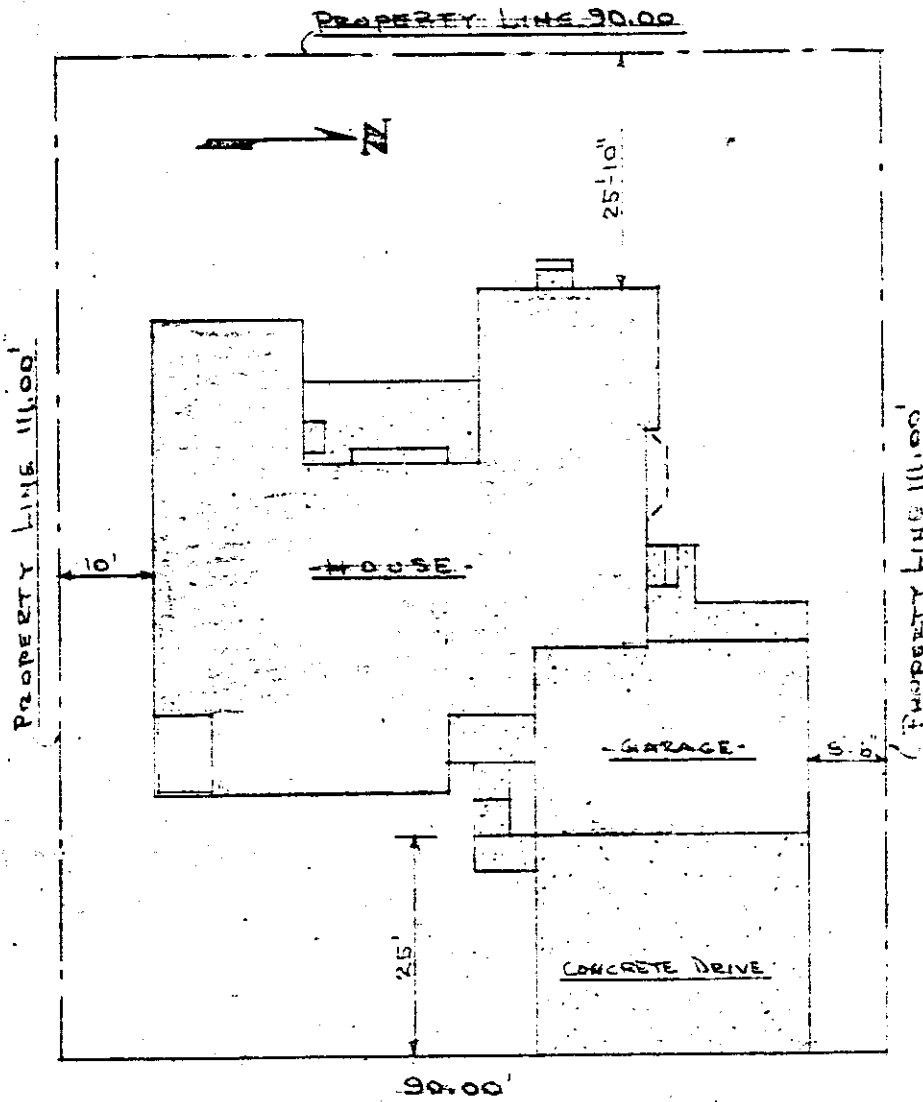
LAND USE & ZONING MAP

P87-405

10/8/87

ITEM NO. 24

SITE PLAN



LOT 14 CASA DE RIO

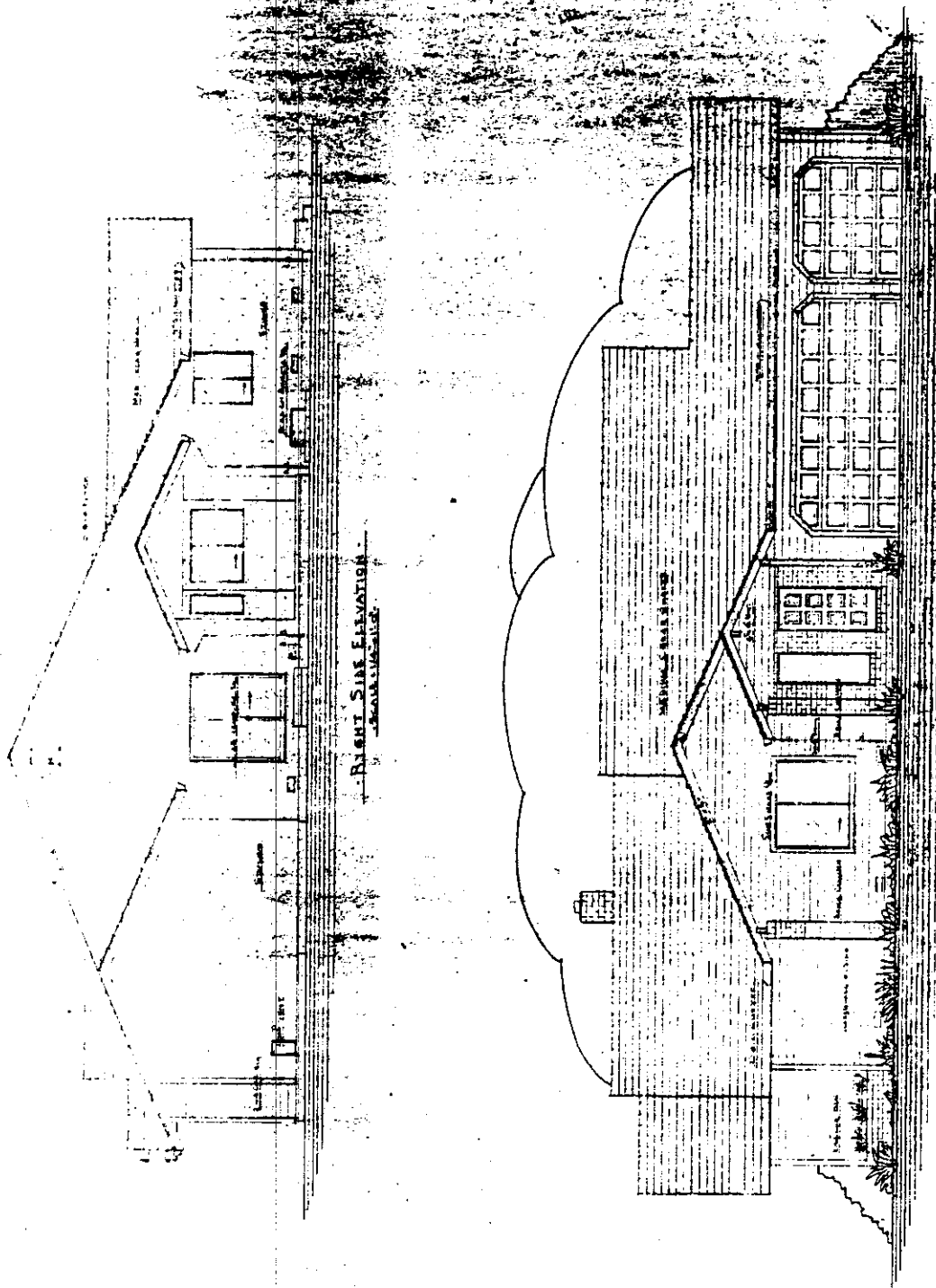
25 PORTO SANTO CT.

• PLOT PLAN •

SCALE 1/4" = 1'-0"

Charles F. New
J. L. ...
Alda Letra

FRONT & SIDE ELEVATIONS



CHARLES F. KEENE - GENERAL CONTRACTOR
- 1000 W. 41ST ST. -
- CHICAGO, ILL. -

Charles F. Keene
Allen & Paul

REAR & SIDE ELEVATIONS

②

Rev. 7/1/87
M. J. [Signature]

