

CITY PLANNING COMMISSION

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

APPLICANT Norman Hampton, 7533 Westgate Drive, Citrus Heights, CA 95610
OWNER Ed D. Luten, 724 Lindsay Avenue
PLANS BY Hampton Engineering, 7533 Westgate Drive, Citrus Heights, CA 95610
FILING DATE 4/18/86 **ENVIR. DET.** 5/12/86 **REPORT BY** SD:bw
ASSESSOR'S-PCL. NO. 250-210-06,07

APPLICATION: A. Negative Declaration

- B. Rezone 2+ acres from Single Family (R-1) to Townhouse (R-1A) (Sec. 13)
- C. Tentative Map (P86-156)
- D. Special Permit for development in the R-1A zone

LOCATION: 620 Hayes Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop 20 zero lot line units in the R-1A zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento Community Plan Designation: Residential (7-15 du/ac)
Existing Zoning of Site: Vacant
Existing Land Use of Site: R-1

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: Single Family; R-1
East: Single Family; R-1
West: Single Family; R-1

Setbacks: Determined by the Commission
Parking Required: 20 spaces
Parking Provided: 20+ spaces
Property Dimensions: 330' x 264'
Property Area: 2+ acres
Density of Development: 12 du/ac net
Topography: Flat
Street Improvements/Utilities: To be provided
Exterior Building Materials: Wood, stucco

Unit Sizes:	Plan #	Sq. Footage	Bed/Bath	Height
	1	917	2/2	1 story
	2	1,016	3/2	1 story
	3	1,174	3/2	2 story
	4	1,392	3/2-1/2	2 story

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 7, 1986, by a vote of six ayes, one no and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions.

APPLC. NO. P86-156 **MEETING DATE** May 22, 1986 **ITEM NO** 10

PROJECT EVALUATION: Staff has made the following findings:

- A. Land Use: The subject site is designated for residential uses in the 1974 General Plan. It is designated for seven to 15 residential units per acre in the 1984 North Sacramento Community Plan. The site is surrounded by single family development located primarily on large lots in the R-1 zone. The applicant proposes zero lot line units at a density of 12 units per acre.
- B. Design: The applicant proposes interior lots 31 feet in width. Although lots as narrow as 34 feet wide have been approved in the past, the developer with similar size units has experienced difficulty in situating units on those lots. The project's streetscape is also dominated by garages with very little living space facing the street. More recently, staff has supported lots no less than 40 feet in width, and then only when it has been demonstrated that the proposed units will fit on the lots with reasonable setbacks.

The proposed units have minimal window exposure for street surveillance. Additionally, nothing is presented to the street frontage but a row of garage doors, resulting in an uninteresting and less safe streetscape.

Staff has suggested expanding interior lots to 40 feet. This will allow for greater design flexibility for a more interesting streetscape and allow more window exposure for street surveillance. This would net 10 units per acre, well within the density range of the community plan. Finally, the density would be more compatible with surrounding single family development. The applicant wishes to pursue the project as submitted. Staff, therefore, cannot support the request.

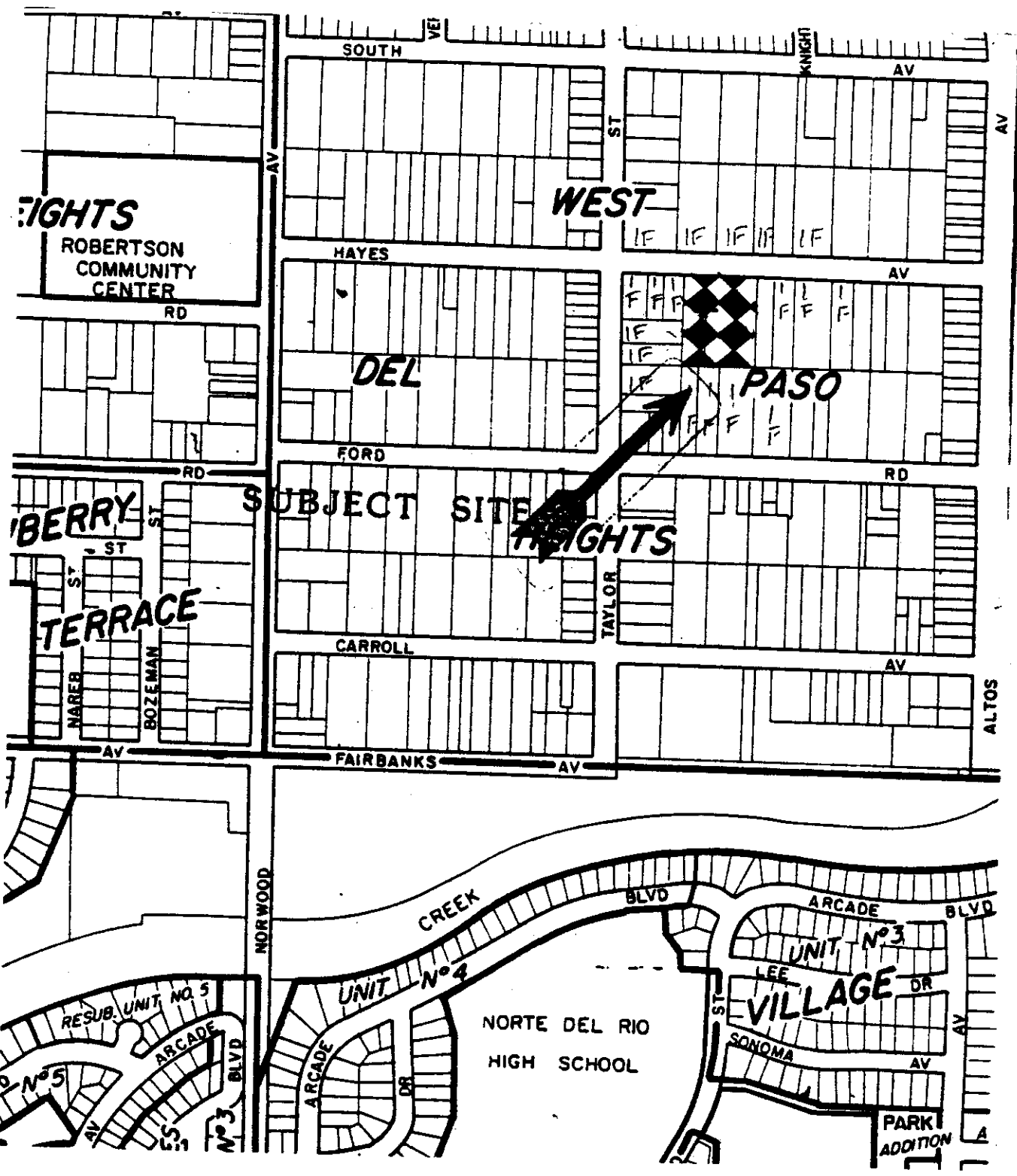
ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment; a negative declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Recommend denial of the Rezone from Single Family (R-1) to Townhouse (R-1A);
- C. Recommend denial of the Tentative Map;
- D. Deny the Special Permit, based upon the following Findings of Fact:

Findings of Fact

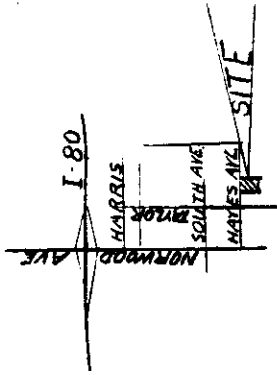
- 1. The project, as submitted, is not based upon sound principles of land use, in that it is not compatible with surrounding development.
- 2. The project, as submitted, will be detrimental to public safety and welfare, and result in the creation of a nuisance, in that:
 - a. minimal window exposure is provided for street surveillance purposes;
 - b. the narrow lots will create an uninteresting streetscape and a long row of garage doors.



VICINITY - LAND USE - ZONING

TENTATIVE MAP HAYES COURT

FORTIONS OF LOTS 20 & 21 WEST DEL PASO HEIGHTS
(AMENDED PLAT) 12 B.M. 52
CITY OF SACRAMENTO, CALIFORNIA
APRIL, 1986



VICINITY MAP
1" = 2200'

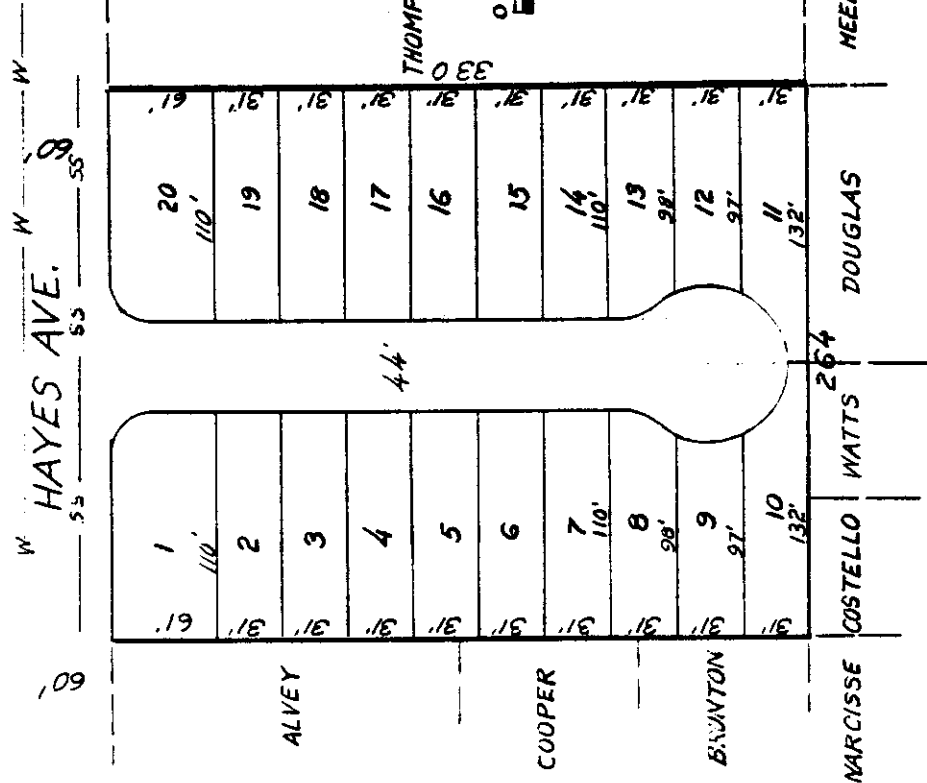
OWNER: DAN LOMBOS
724 LINDSAY AVE.
SACRAMENTO, CA 95838
ENGINEER: HAMPTON ENGINEERING
7533 WESTGATE DRIVE
CITRUS HEIGHTS, CA 95610
(916) 961-8741

NOTES:

1. BUILDING SETBACK LINES SHALL CONFORM TO CITY REQUIREMENTS.
2. 20 HALF-FLEX LOTS PROPOSED ON 2 ACRES
3. AVERAGE HALF-FLEX LOT SIZE 3630 SF.
4. WATER, SEWER & STORM DRAIN BY CITY OF SACRAMENTO
5. PRESENT USE: VACANT
6. PRESENT ZONING: RI PROPOSED R1A
7. SCHOOL DISTRICT: SACRAMENTO UNIFIED

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APN 250-210-06,07





PLAN 1A

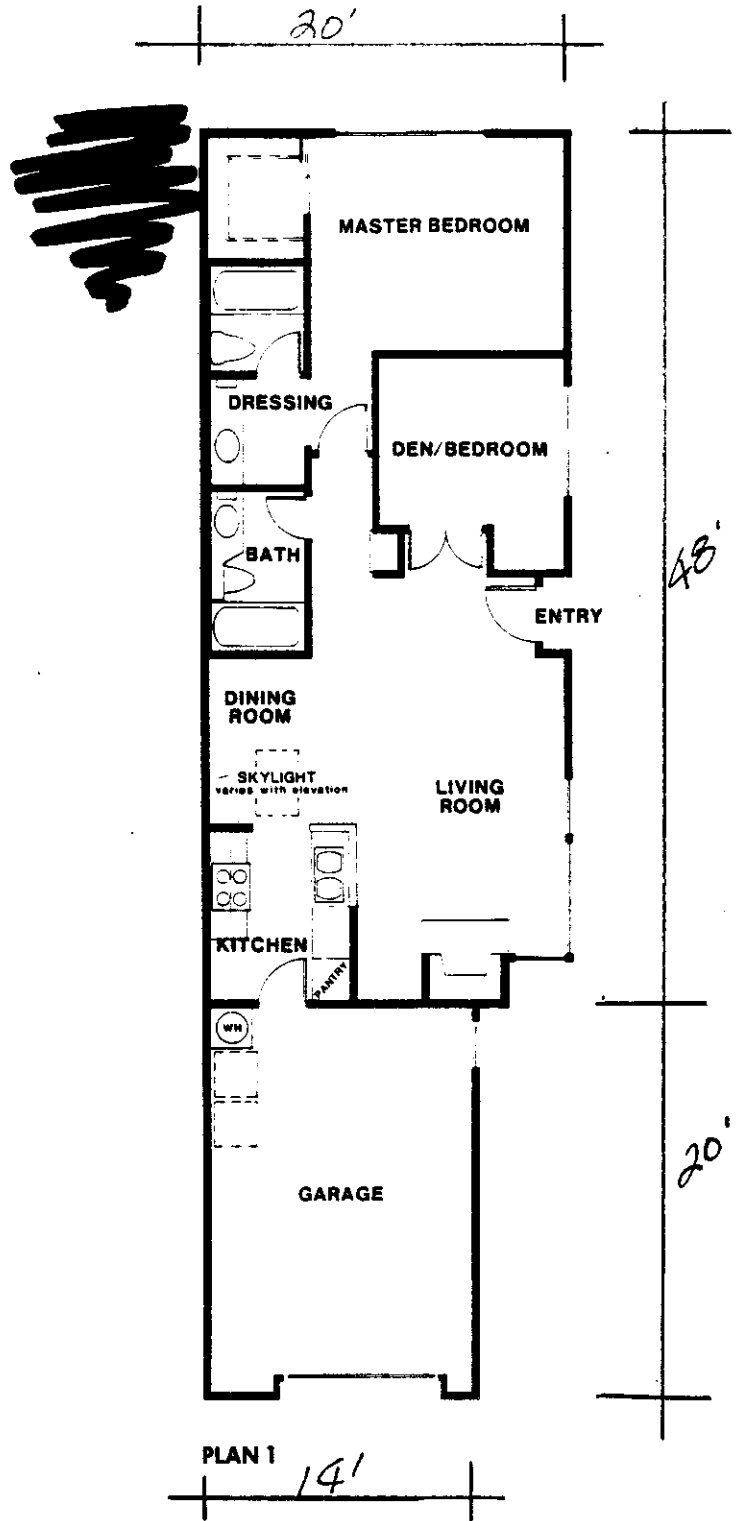


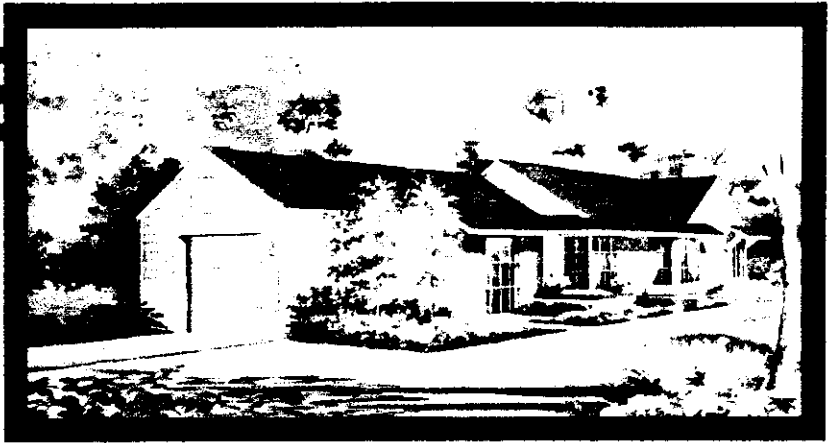
PLAN 1B



PLAN 1C

■ Due to design configuration and architectural theme, vaulted ceilings and window locations vary with elevations. Artist's conception; elevations may vary from illustrations. Landscaping not included.





PLAN 2A

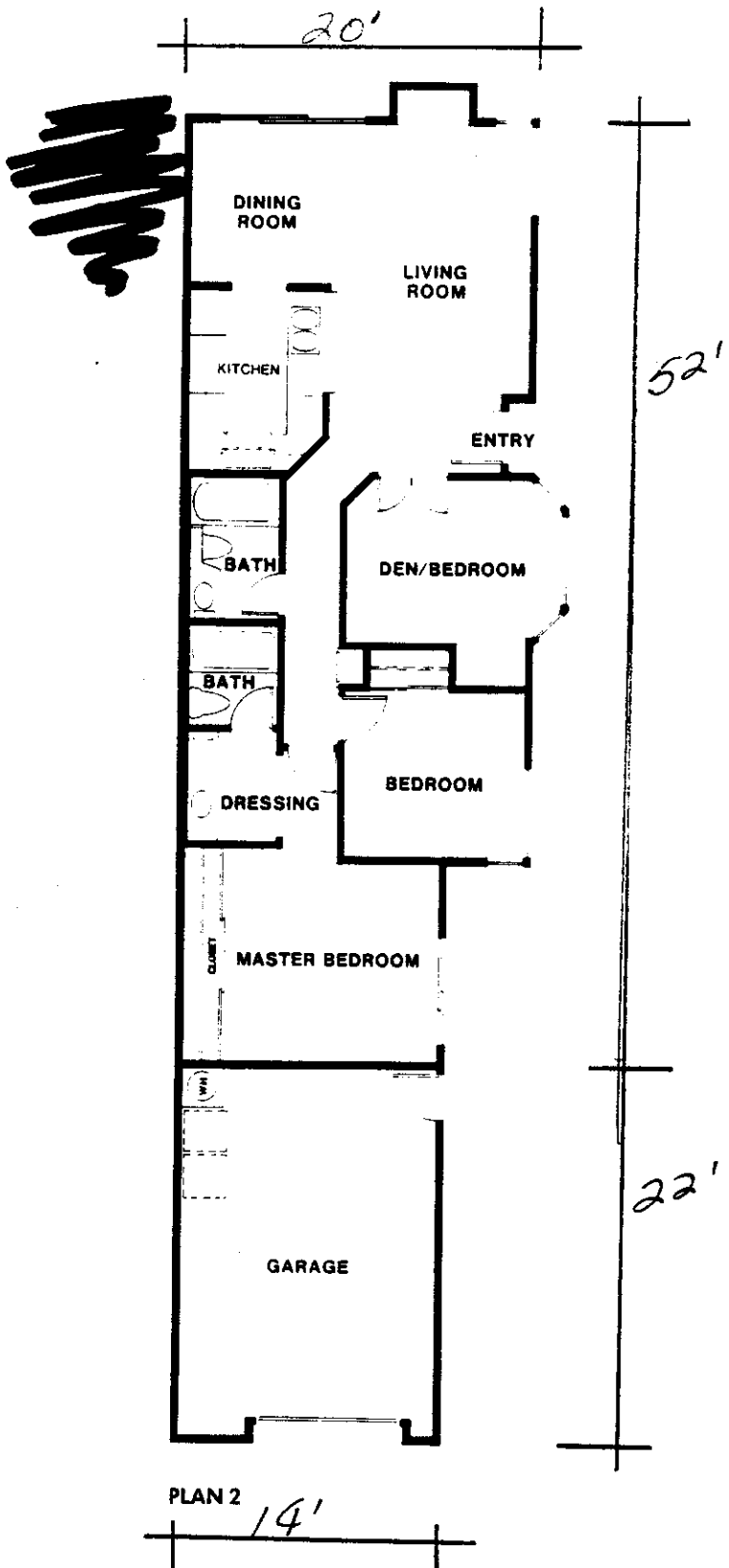


PLAN 2B



PLAN 2C

■ Due to design configuration and architectural theme, vaulted ceilings and window locations vary with elevations. Artist's conception; elevations may vary from illustrations. Landscaping not included.





PLAN 3A

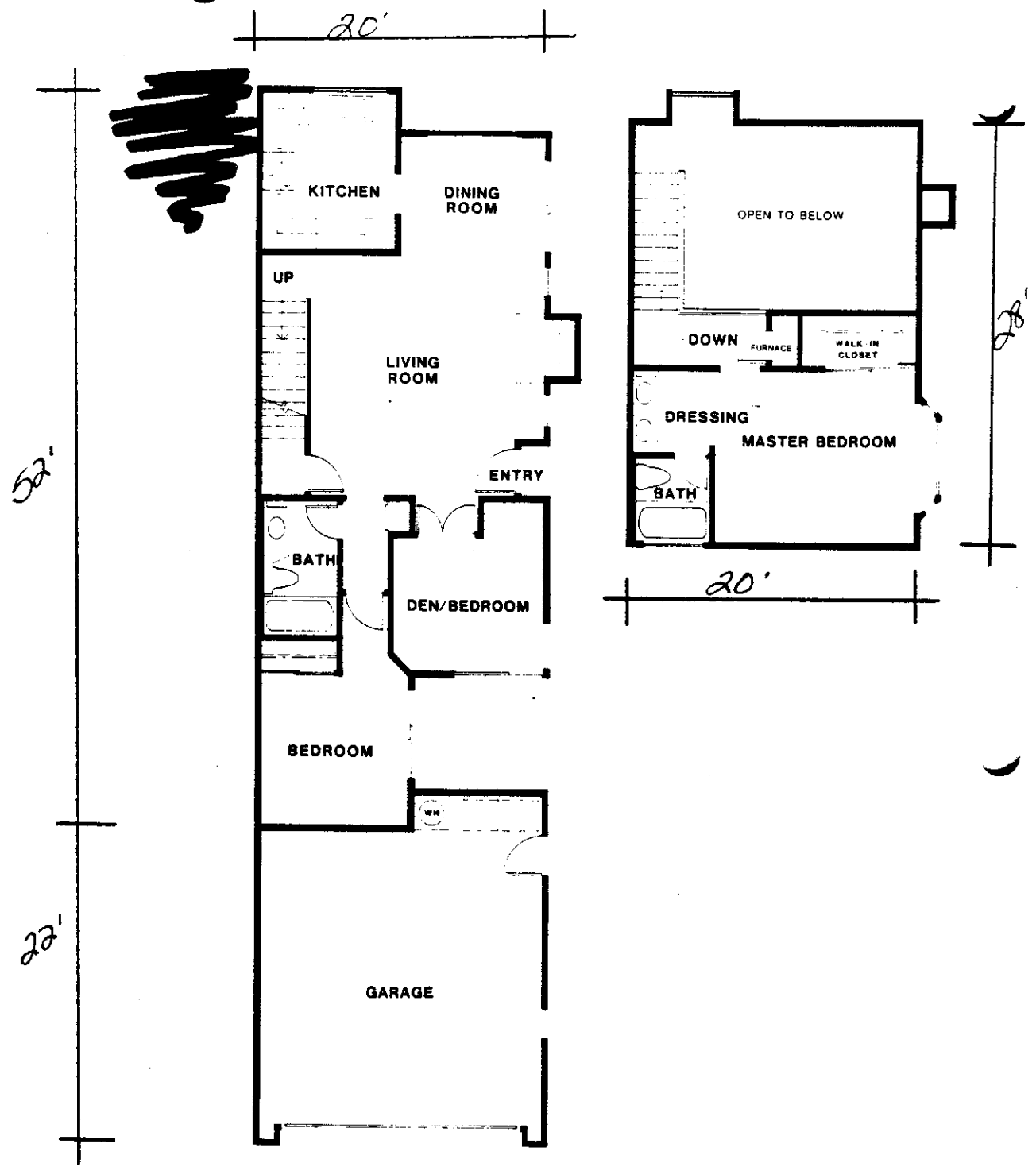


PLAN 3B



PLAN 3C

• Due to design configuration and architectural theme, vaulted ceilings and window locations vary with elevations. Artist's conception; elevations may vary from illustrations. Landscaping not included.



PLAN 3



PLAN 4A



PLAN 4B



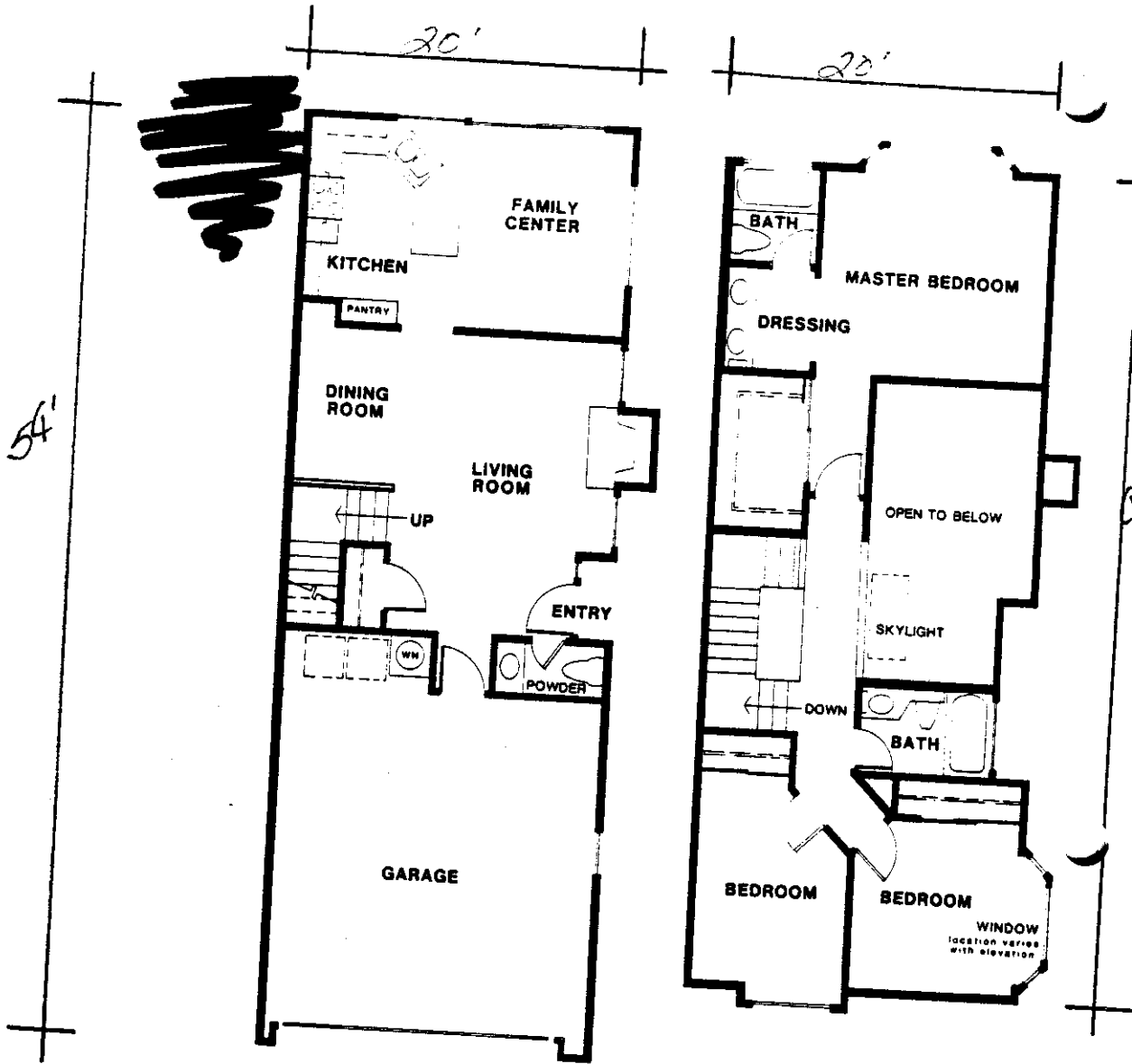
PLAN 4C

• Due to design configuration and architectural theme, vaulted ceilings and window locations vary with elevations. Artist's conception; elevations may vary from illustrations. Landscaping not included.

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5-22-86

No. 18



PLAN 4