

# CITY PLANNING COMMISSION

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

**APPLICANT** CNA Engineering - 2550 Valley Road #5, Sacramento, CA 95821  
**OWNER** L & P Land & Development - 6355 Riverside Blvd., Sacramento, CA 95831  
**PLANS BY** CNA Engineering - 2550 Valley Road #5, Sacramento, CA 95821  
**FILING DATE** 7-11-86 **ENVIR. DET.** 8-4-86 **REPORT BY** SD:sa  
**ASSESSOR'S-PCL. NO.** 031-980-58,59

**APPLICATION:** A. Negative Declaration.

B. Tentative Map

C. Special Permit for development in the R-1A zone (Section 2-B-4)

**LOCATION:** Rush River Drive, south of Gloria Drive

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop 22 zero-lot line 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: Single family; R-1	Front:	Determined	23'
South: Single family; R-1	Side(Int):	by	0'
East: Single family; R-1	Side(St):	the	10'
West: Vacant; R-1	Rear:	Commission	10'

Parking Required: 22 spaces  
Parking Provided: 44 spaces  
Property Dimensions: Irregular  
Property Area: 2+ acres  
Density of Development: 9.2 d.u. per acre net  
Square Footage of Units: 1,350 sq. ft, 1,450 sq. ft.  
Height of Building: 1 story, 16 ft.  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Shiplap siding  
Roof Material: Medium shake

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On July 30, 1986, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

BACKGROUND INFORMATION: On December 20, 1983, the City Council approved a tentative map known as Greenhaven 18, 19 and 20, a subdivision of 197 single family and 94 halfplex units. The halfplexes included 28 interior lots on both sides of Rush River Drive, for which the applicant had no plans. Staff expressed concerns with the design flexibility of interior lots and recommended that the lotting pattern be approved when the applicant had specific plans.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses and for light density residential uses in the 1974 General Plan and 1976 South Pocket Community plan. The site is surrounded by single family development and vacant land designated for light density residential development. The applicant proposes 22 zero-lot line units on 2+ vacant acres.

B. Design

The subject site consists of Lots A and B of Greenhaven 18, 19 and 20, which front along Rush River Drive. Street improvements have been installed. The applicant proposes 11 units on each side of the street. Lot widths are generally 45 to 48 feet.

The applicant initially proposed 28 halfplex units. When staff again expressed a concern regarding the design flexibility of 35 foot wide lots, the applicant revised the plans. The applicant now proposes two floor plans. Unit 1350 has three bedrooms, two baths and a two car garage. Unit 1452 has three bedrooms (or two and a den), two baths, a family room and a two car garage. Both units have living area facing the street which provides a view of the road for security purposes. Roofing material is medium shake. Staff finds the elevations attractive. For variety on the streetscape, staff suggests one more elevation for each floor plan. The revised plans will require relocation of some services.

To provide for adequate outdoor living area, staff requests that rear and side yards be a minimum of 10 feet in width. This may require some front setbacks to be slightly reduced from what is proposed. Staff finds that front setbacks staggered from 20 to 25 feet will be acceptable since the curvature of the street enhances the staggering effect of the setbacks.

C. Parkland Dedication

The Planning and Community Services Divisions have determined the parkland dedication in-lieu fees are appropriate. Fees will be based upon .2464 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will have no significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the negative declaration.
- B. Recommend approval of the tentative map, subject to conditions which follow.
- C. Approve the special permit, subject to conditions and based upon findings of fact which follow.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. 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.
2. Relocate services and abandon existing services as necessary. May require one foot minimum street overlay.

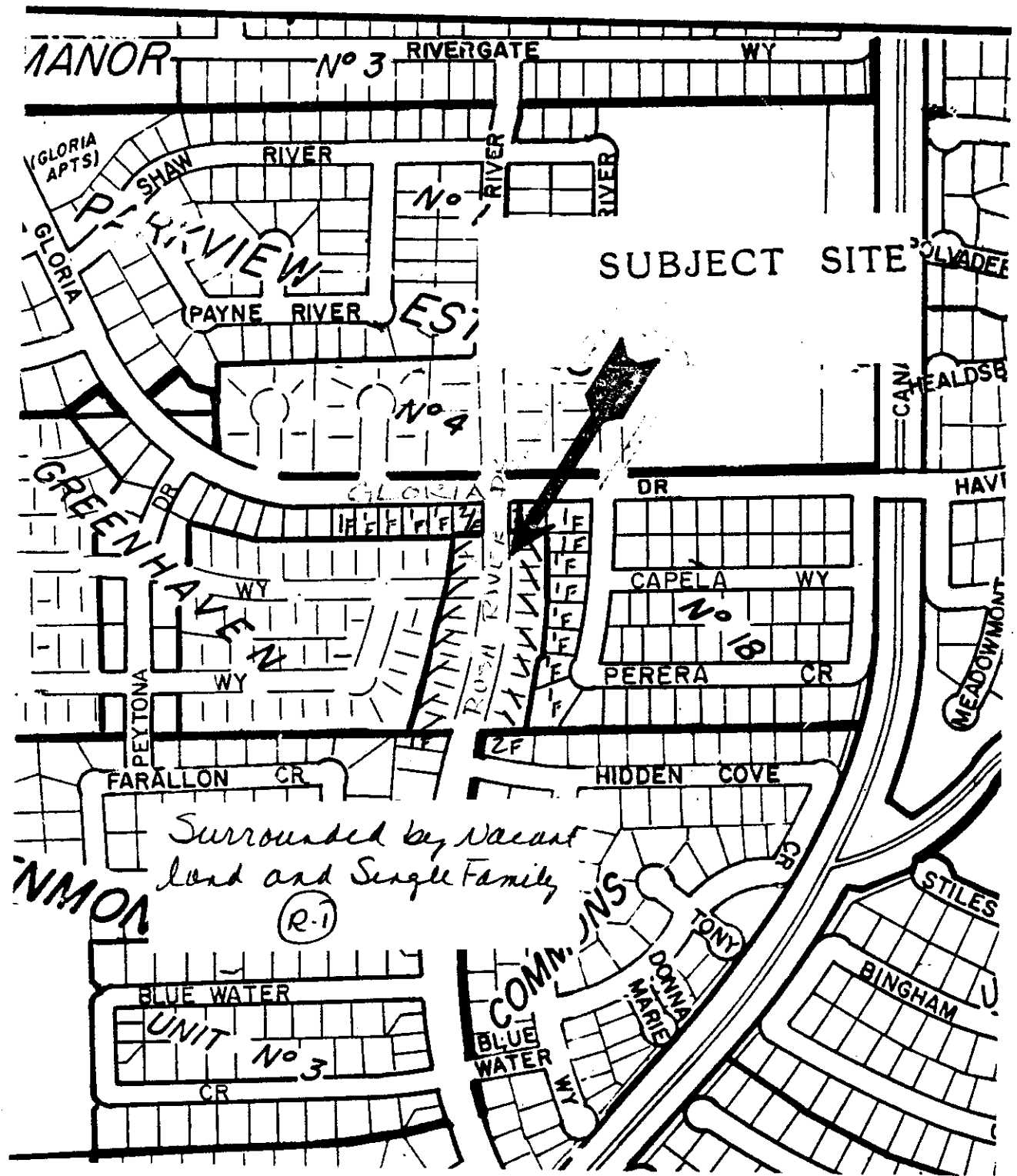
Conditions - Special Permit

1. Each unit shall have the following minimum setbacks:
  - a. front-staggered setbacks between 20 and 25 feet
  - b. side - 10 feet
  - c. rear - 10 feet
2. A master plan indicating all setbacks shall be submitted to staff for review and approval.
3. The applicant shall submit an additional elevation for each unit for review and approval of the Planning staff prior to issuance of building permits.
4. Roofing material shall be medium wood shake.

Findings of Fact

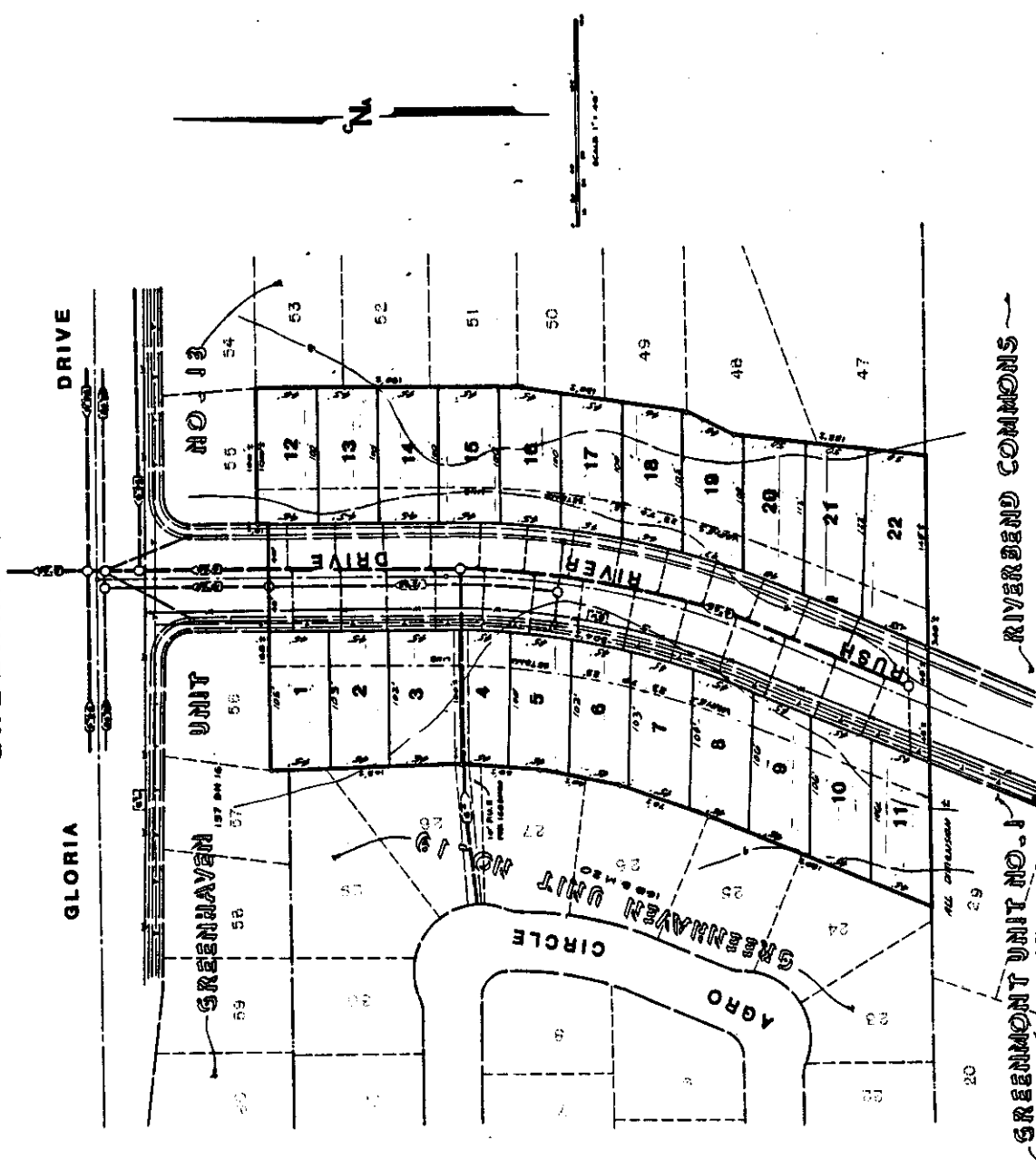
1. The project is based upon sound principles of land use in that the lots are wide enough to allow for design flexibility.
2. The project will not be detrimental to public health, safety or welfare nor result in the creation of a nuisance in that:
  - a. each unit has two stall garages;

- b. adequate setbacks are provided; and
  - c. a view of the street is provided for security purposes.
3. 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 zero-lot line units conform with the plan designation.



# VICINITY - LAND USE - ZONING

# TENTATIVE MAP & SITE PLAN FOR GREENHAVEN UNIT NO. 21



**OWNER:**  
L.P. Land & Development  
2650 Valley Rd. #2  
Sacramento, CA 95834

**SUBDIVIDER:**  
REZA SHAH  
2650 Valley Rd. #2  
Sacramento, CA 95834

**ENGINEER:**  
CNA ENGINEERING, INC.  
2650 VALLEY RD. #2  
SACRAMENTO, CA 95834  
TEL: (916) 488-8749

**PRESENT ZONING:**  
R-1A

**PRESENT USE:**  
RESIDENT

**PROPOSED ZONING:**  
R-1A

**PROPOSED USE:**  
22 Cottages, each 2,000 sq. ft. ±

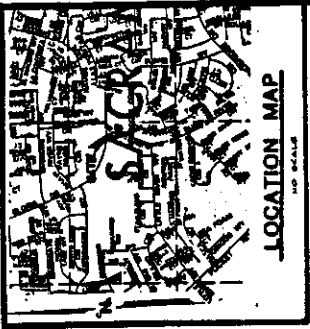
**NUMBER OF LOTS:**  
33

**AREA:**  
8.58 AC. ± (NET)

**SCHOOL DISTRICT:**  
CITY OF SACRAMENTO

**WATER:**  
CITY OF SACRAMENTO

**SEWER DISPOSAL:**  
CITY OF SACRAMENTO

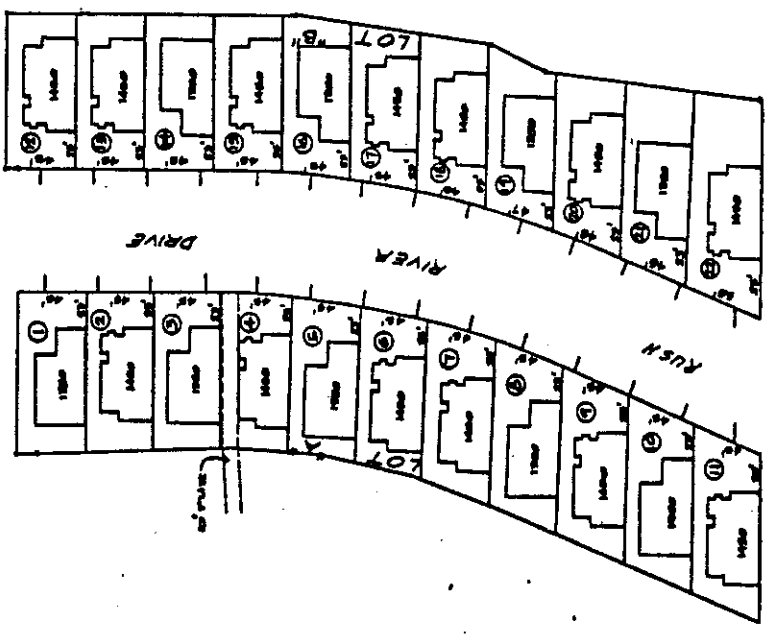


<p>DATE: 1/11 SCALE: 1" = 40'</p>	
<p>TENTATIVE MAP &amp; SITE PLAN FOR <b>GREENHAVEN UNIT NO. 21</b> CITY OF SACRAMENTO STATE OF CALIFORNIA</p>	
<p>CNA ENGINEERING, INC. CIVIL ENGINEERING, LAND SURVEYING, PLANNING, STRUCTURAL DESIGN 2650 VALLEY RD. #2 SACRAMENTO CA 95834 TEL: (916) 488-8749</p>	
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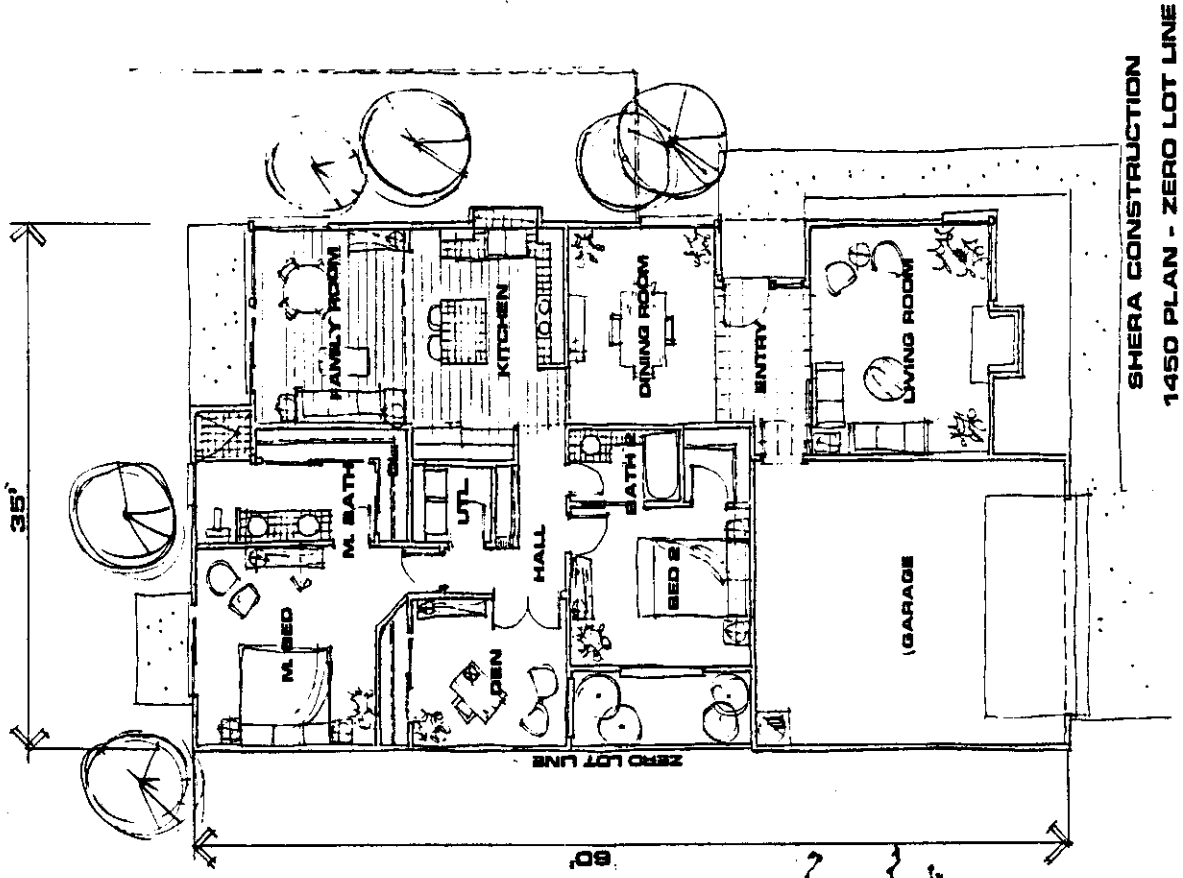
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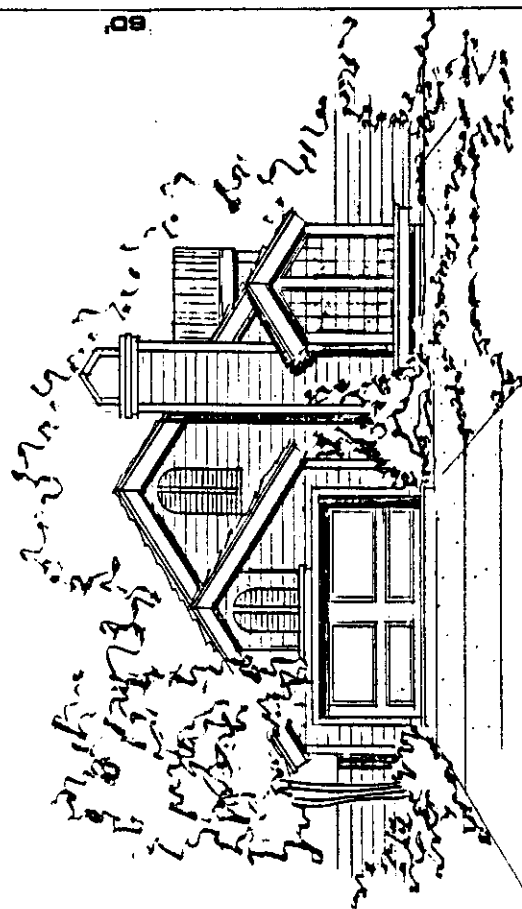


22 ZERO LOT LINE LOTS

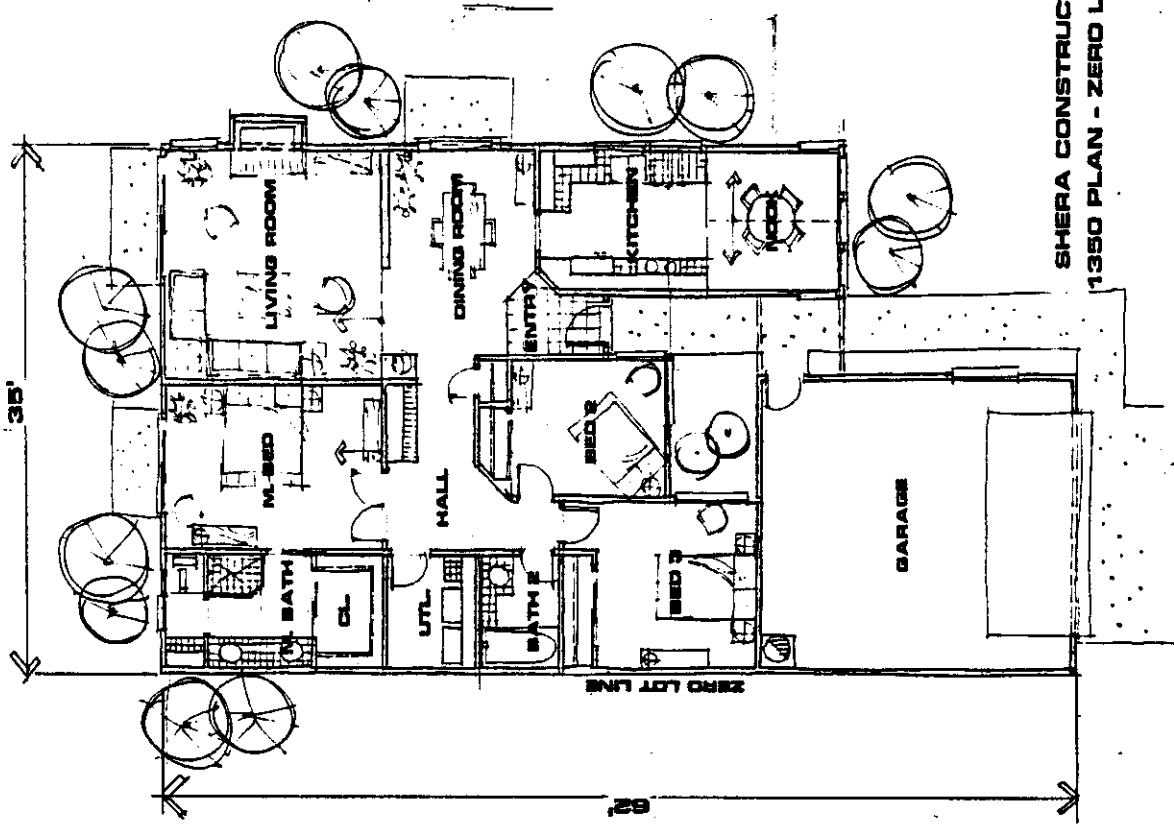
SITE PLAN



SHERA CONSTRUCTION  
1450 PLAN - ZERO LOT LINE







SHERA CONSTRUCTION  
 1350 PLAN - ZERO LOT LINE

