

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

PLANNING DIRECTOR'S

SPECIAL PERMIT MODIFICATION

FOR REDUCED SETBACKS - BRISAS DEL RIO

(P87-286)

LOCATION: Northeast corner of Orchard Lane and Garden Highway

APN: 274-0030-066

ZONING: R-1A

BACKGROUND INFORMATION: On July 23, 1987, the Planning Commission approved the necessary entitlements to develop 101 single family petite homes in the R-1A zone to be known as Brisas Del Rio. The R-1A zoning allowed a variation from the standard single family setbacks. Front building setbacks were to be primarily 20 feet with Plan 1 allowed to have a 12-1/2 foot setback for the bedroom bay window. Rear setbacks would be generally 15 feet or more; however, kitchen nook bay windows were allowed to go down to 12-1/2 feet. In order to review and evaluate the proposed setback variations, a master plan indicating building setbacks is required to be submitted and approved by staff prior to issuance of building permits.

PROJECT PROPOSAL: The applicant is requesting to modify the special permit to allow for some minor reductions in the rear and front setbacks on two of the development's building plans. The minor reductions are needed in order for the applicant to place the specific models on the lots that were approved in the subdivision.

PROJECT EVALUATION: Staff has worked with the applicant to reach an agreement on which required setbacks are appropriate. The minor reductions occur only on specific models and only on specific lots. Staff agrees to allow a 17'6" front setback on the models that have the two posts extending into the setback. These models will also be allowed to have an 11' 7-3/4" rear setback. Also, staff has had the applicant revise the overall master plan by re-orienting buildings and relocating specific models to meet the setbacks that staff has agreed to. Staff has reviewed and approved the setbacks and unit layouts per the

P87-286

001380

overall master plan. Each subsequent building permit in terms of setbacks and lot coverage must adhere to the approved overall master plan.

RECOMMENDATION: Staff recommends that the special permit modification be approved subject to the following condition:

The applicant shall adhere to the approved overall master plan. All subsequent building permit approvals shall be based on the approved overall master plan in terms of building setback and lot coverage.

Report Prepared by:

Price Walker
Price Walker, Associate Planner

12/21/88
Date

Approved by:

Wesley Weitzer
For Marty Van Duyn, Planning Director

12-21-88
Date