



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration

Room 300 449-5571

Building Inspections

Room 200 449-5716

Planning

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PLANNING DIRECTOR'S MODIFICATION OF SPECIAL PERMIT (P87-329)

Request: The applicant requests modification of the Special Permit to change the exterior materials of the four halfplex lots.

Location: Northwest and southwest corner of Axios River Court and Pocket Road

APN: 031-1010-09 and 16

BACKGROUND:

On August 27, 1987, the Planning Commission approved a Special Permit (P87-329) to develop two corner lots with halfplexes (total of four units). The exterior materials consisted of wood, stucco, brick trim and a wood shake roof. Attached is the original staff report approved by the Commission.

Subsequently, the homeowners in the neighborhood appealed the Commission's action. The applicant has met with the homeowners to work out an agreeable material change to the exterior of the two buildings.

STAFF COMMENTS:

The owner of the subject corner lots has submitted a letter and revised elevations indicating the following changes:

1. To use used brick across the entire front of tudor, or as agreed upon by Homeowners Association and the owner.
2. To use double front entry doors on one side and single door with sidelights on the other side.
3. To use different color schemes on each project.

Staff has no objection to these changes in material and design. Mr. Sam Cochran, spokesman for the Parkway Oaks #5 Homeowners Association has agreed to these changes. Mr Cochran, who is also the appellant, has agreed to withdraw the appeal.

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RECOMMENDATIONS: Staff recommends approval of the Modification subject to the following conditions:

1. The halfplex structures shall be constructed per the revised elevations which includes:
 - (a) Lot 16A and B - Stucco and brick siding
 - (b) Lot 9A and B - wood and brick siding
 - (c) Different color schemes shall be used on each project.
2. Double front entry doors shall be provided on one side and a single door with sidelights shall be provided on the other side of the halfplex on each project.
3. Sliding glass doors shall be added in the family room of Unit B and the den of Unit A (Commission condition).
4. The tentative map shall be redesigned to locate the structure on Lot 16 as close as possible to Pocket Road and make rectangular usable yards.
5. Applicant shall comply with conditions of the tentative map.

By: 
Will Weitman, Senior Planner

WW:vf
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