

City Planning Commission  
Sacramento, California

Members in Session

Subject: A. Negative Declaration  
B. Special Permit Time extension to develop six "petite homes"  
and one halfplex in the Single Family Alternative (R-1A) zone.

Location: 2840 Taft Street

Background Information

On September 20, 1988, the City Council approved a rezone from Standard Single Family (R-1) to Single Family Alternative (R-1A) and a tentative map to divide 1.0+ vacant acres into six "petite" home lots and one duplex lot. On August 11, 1988, the Planning Commission approved a special permit to develop six "petite homes" and one halfplex unit in the Single Family Alternative (R-1A) zone.

Staff's Evaluation

The applicant has submitted a site plan depicting variable setbacks for the six single family homes previously approved and the corner lot halfplex unit. The halfplex plans indicate an 18 foot front yard building setback and driveway depth (front and side street driveways). The minimum required driveway depth for residential development is 20 feet. A five foot setback is proposed along the south property line and seven feet seven inches is proposed along the east property line which will not provide an adequate usable rear yard area for the units. Staff recommends the site plan for the halfplex lot be redesigned to meet driveway, setback and lot coverage requirements prior to issuance of building permit for the unit.

Staff has reviewed the elevations of the single family dwellings and the halfplex ensuring compliance to the previously approved special permit. The previously approved special permit required the elevations of half (3 units) to have horizontal masonite siding mixed with the units containing vertical plywood siding. A mix of two or more exterior building materials, including wood, stucco and brick or decorative block, shall be shown on exterior elevations. The applicant has submitted only one elevation for the single family units for staff review. The following modifications are recommended:

1. Metal sectional raised panel garage doors should be installed on all units to provide continuity with the grid window and for durability.
2. The front door should be metal or a solid core wood door with six panels to carry through the continuity of the garage and window grid.
3. The masonite horizontal lap siding should be wrapped on the right side elevation to the chimney (Exhibit D).
4. The applicant should use the masonite horizontal lap siding on the three sides (north, east and west) of the chimneys (Exhibit D).
5. In order to provide some variation in the elevations of the six units, staff recommends alternating the roof lines of the garages with a gable (Exhibit B) and a dutch gable (Exhibit E). To provide further variation staff recommends utilizing four inch, six inch and eight inch siding. Two units should be constructed with four inch siding, two units with six inch siding and two units with eight inch siding.

APPLC. NO. P88-267

MEETING DATE January 24, 1991

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6. The roof material should be a laminated dimensional shingle or a wood shake with a minimum life expectancy rating of at least 25 years. If the laminated dimensional shingle roof material is used the roof color should be compatible with the color of the main unit.
7. All front yards should be required to be landscaped as part of the building permit. Staff recommends that one street tree be planted per lot per the City Arborist guidelines for street trees. A street tree can be obtained through the Parks and Community Development Services Department at no charge to the developer.

Environmental Determination: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

Recommendation: Staff recommends that the Planning Commission take the following action:

- A. Ratify the Negative Declaration; and,
- B. Approve the Special Permit Time Extension for six petite homes and one halfplex unit subject to conditions and based upon findings of which follow.

Conditions

1. Metal sectional raised panel garage doors shall be installed on all units to provide continuity with the grid window and for durability.
2. The front door shall be a metal or a solid core wood door with six panels to carry through the continuity of the garage and window grid.
3. The masonite horizontal lap siding shall be wrapped on the right side elevation to the chimney.
4. The applicant shall use the masonite horizontal lap siding on the three sides (north, east and west) of the chimneys.
5. The applicant shall utilize a gable or dutch gable roof line on the garages of every other unit.
6. The applicant shall utilize four inch, six inch and eight inch siding on the units. Two units shall be constructed with four inch siding, two units with six inch siding and two units with eight inch siding.
7. The roof material shall be a laminated dimensional shingle or a wood shake with a minimum life expectancy rating of at least 30 years. If the laminated dimensional shingle roof material is used the roof color shall be compatible with the color of the main unit.
8. Front yards shall be landscaped. Detailed landscape plans shall show one street tree per parcel with living ground cover and automatic sprinkler system.
9. A revised site plan for the halfplex lot shall be reviewed and approved by the Planning Director prior to issuance of building permits. The plans shall indicate 40% lot coverage, minimum 20 foot front yard setback, 12.6 foot side yard setback and adequate useable rear yard area. The rear yard area shall be determined by a 15 foot rear yard or rear yard substitution as allowed by the Zoning

Ordinance. Each unit shall have its entrance, including driveways, off different streets. Each driveway shall be a minimum of 20 feet in depth.

10. Construction activities shall be limited to regular working hours. Dust control and noise attenuation measures are to be implemented in accordance with County Environmental Health Department requirements.
11. The special permit time extension will expire one year from the date of approval by the Planning Commission. A new special permit will be required if the building permits are not issued and construction begun within this one year extension.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. it is residential use in the Single Family Alternative (R-1A) zone; and
  - b. it is compatible with the surrounding mixture of land uses which consist of a church, single family and warehousing.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare in that:
  - a. adequate parking is provided;
  - b. adequate landscaping is provided; and
  - c. variable setbacks and elevations will enhance the surrounding residential uses.
3. The proposed project is consistent with the City's General Plan which designates the site as residential.

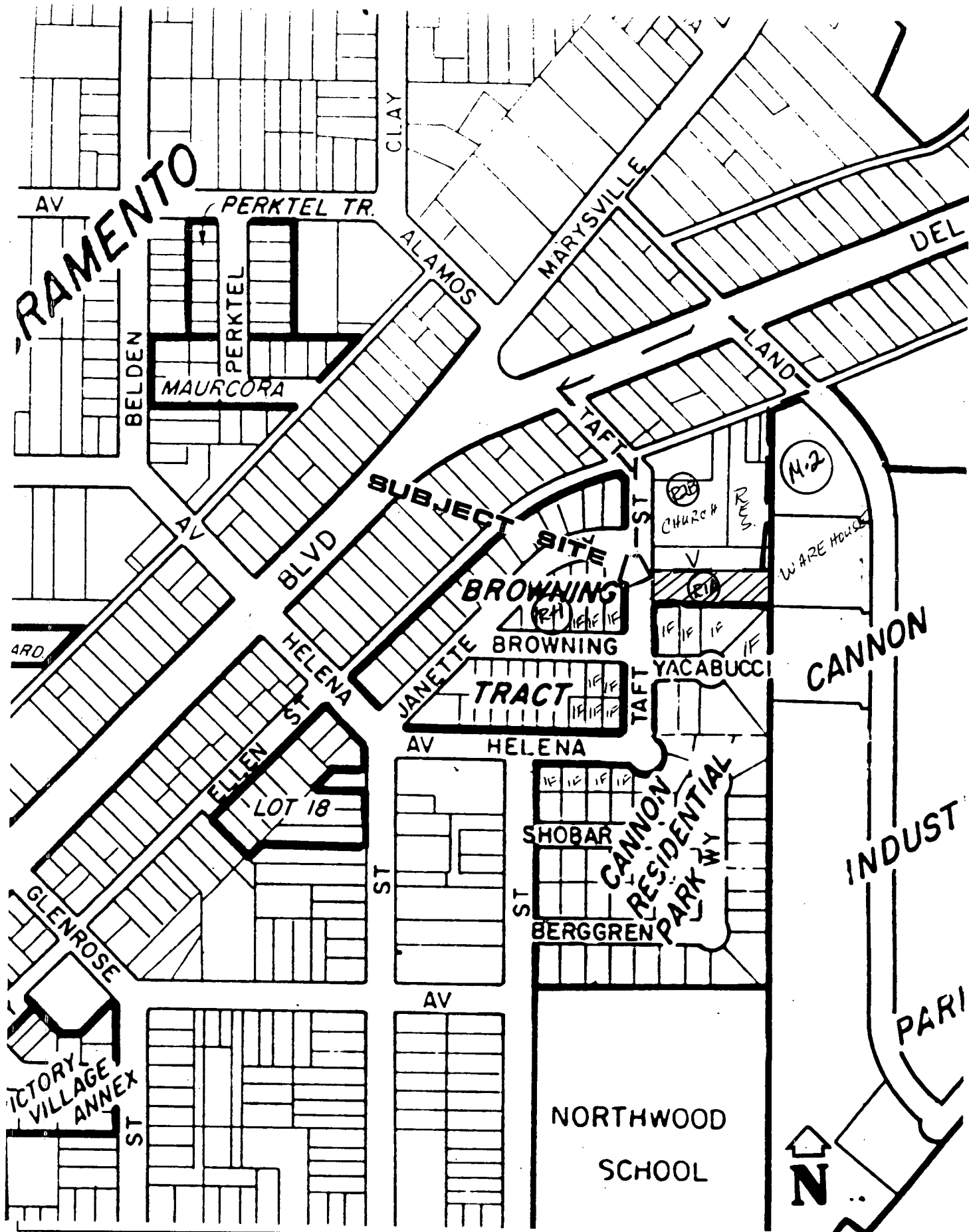
Respectively submitted.

Joy Patterson  
Senior Planner

*Joy Patterson*  
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Report Prepared By:

Jeanne Corcoran  
Junior Planner

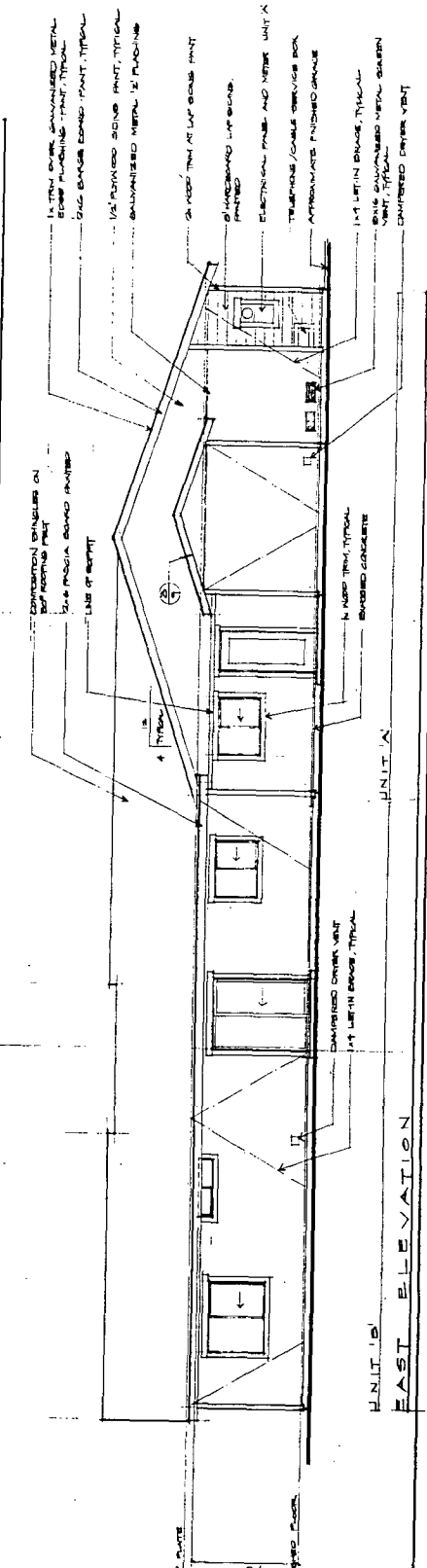
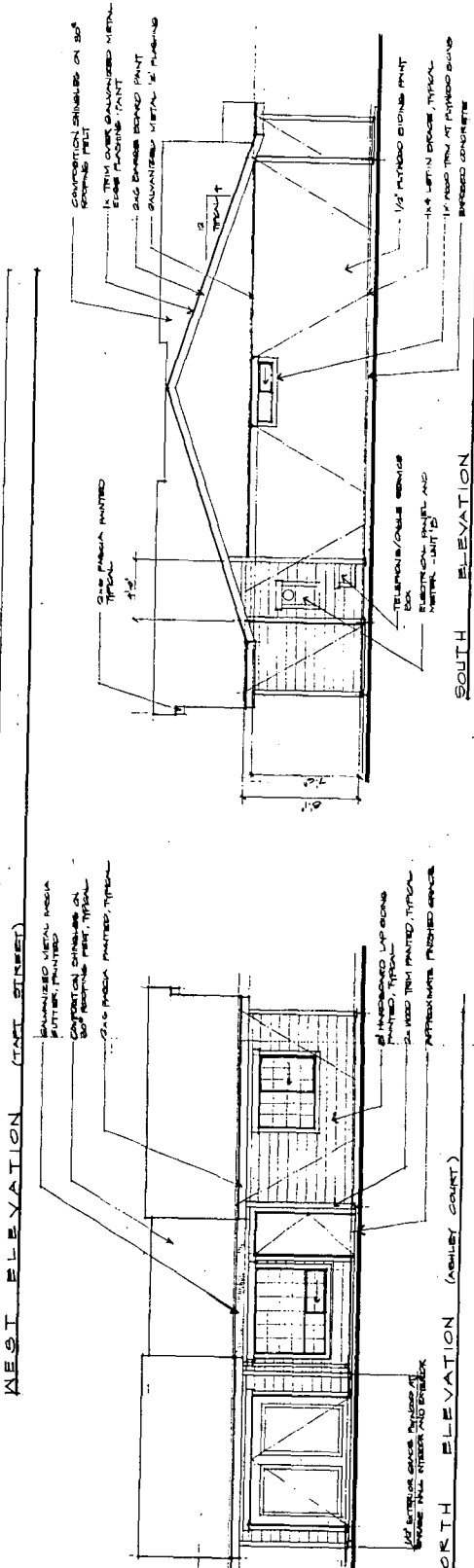
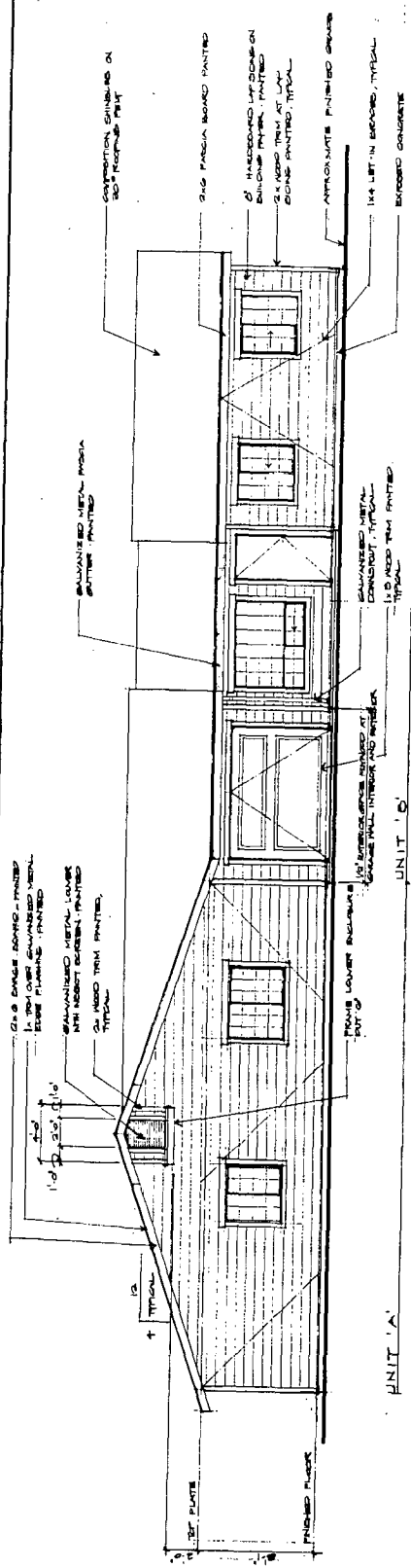


**VICINITY, LAND USE & ZONING MAP**



# EXHIBIT B ELEVATIONS

REVISIONS	BY

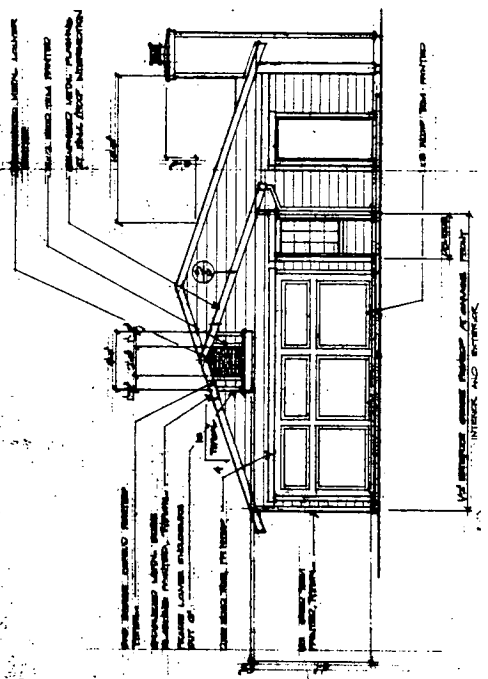


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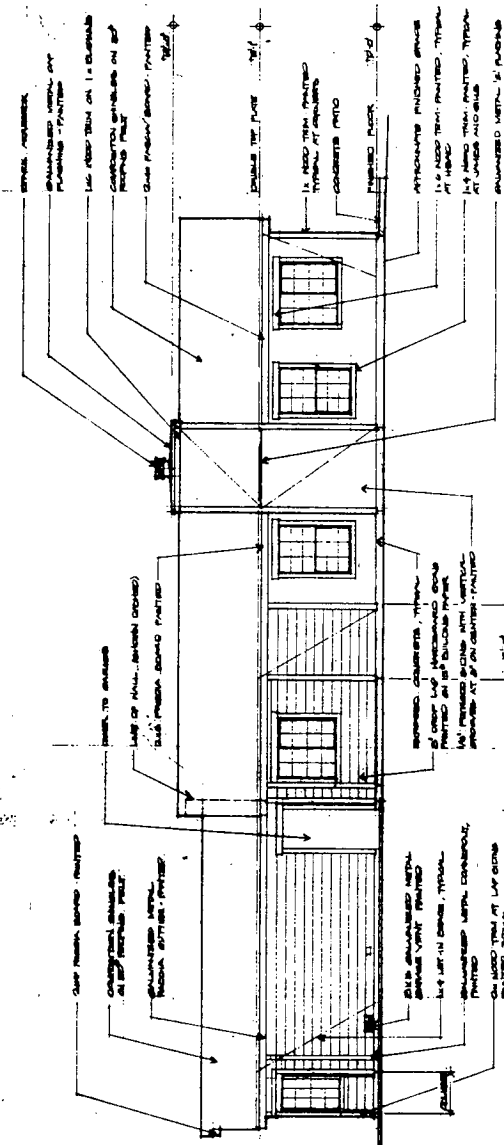
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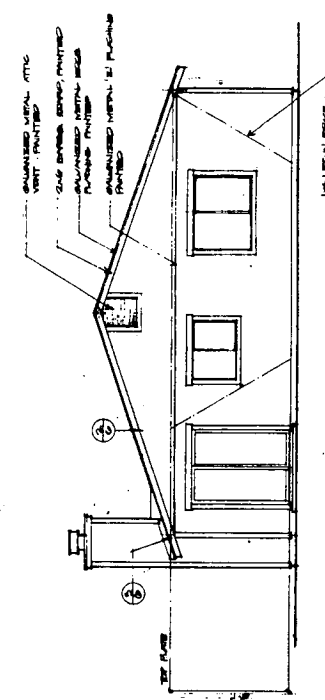
# EXHIBIT B ELEVATIONS



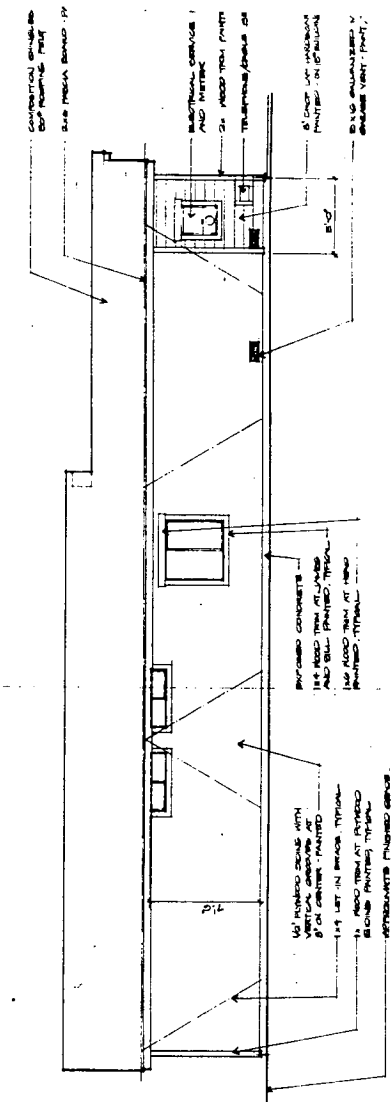
FRONT ELEVATION  
FOR ADDITIONAL VIEW SEE FRONT SIDE ELEVATION



RIGHT SIDE ELEVATION



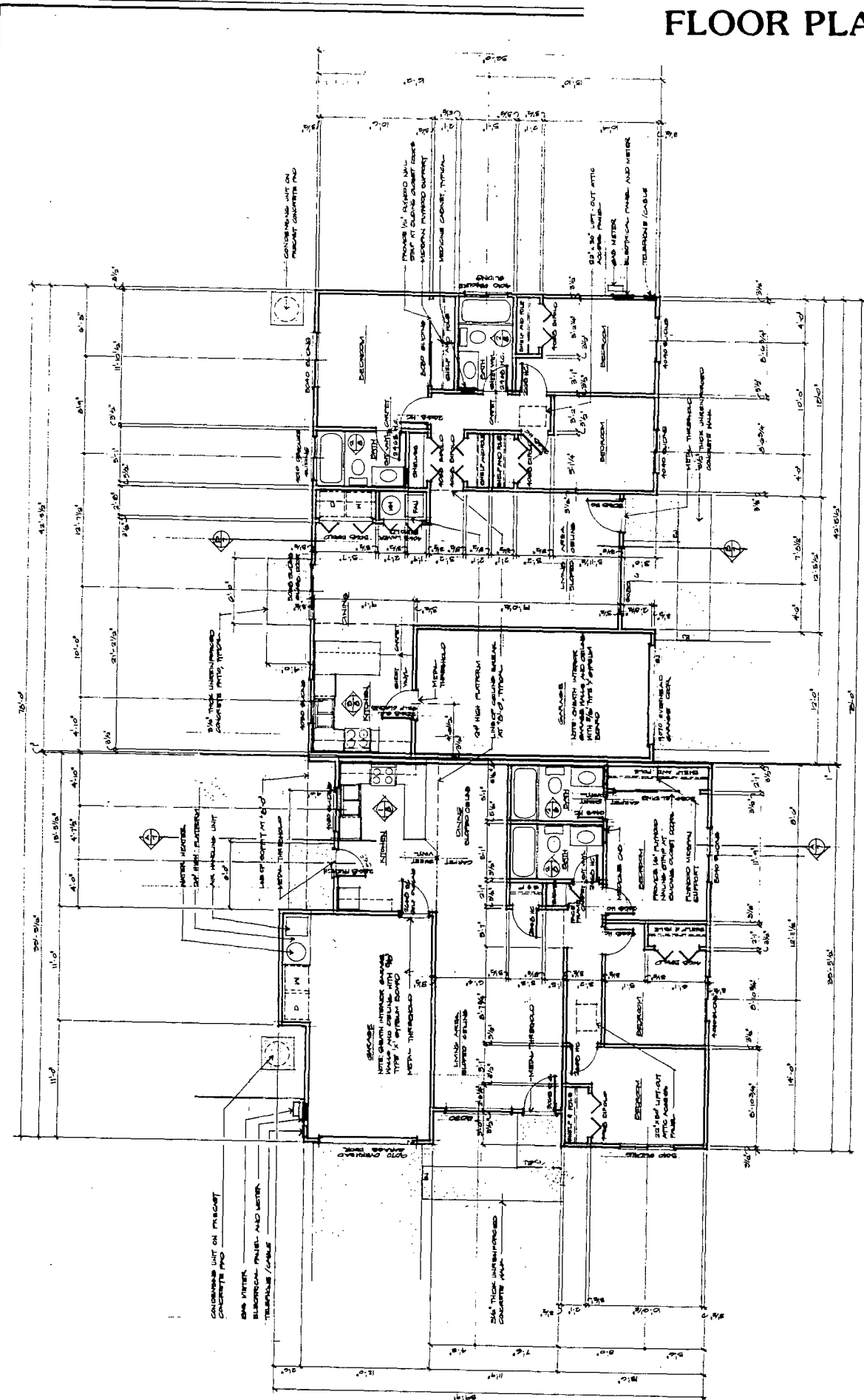
REAR ELEVATION  
FOR ADDITIONAL VIEW SEE LEFT SIDE ELEVATION



LEFT SIDE ELEVATION

REVISIONS BY

# EXHIBIT C FLOOR PLANS



UNIT A  
 3270 SQUARE FEET  
 UNIT B  
 1076 SQUARE FEET  
 FLOOR PLAN

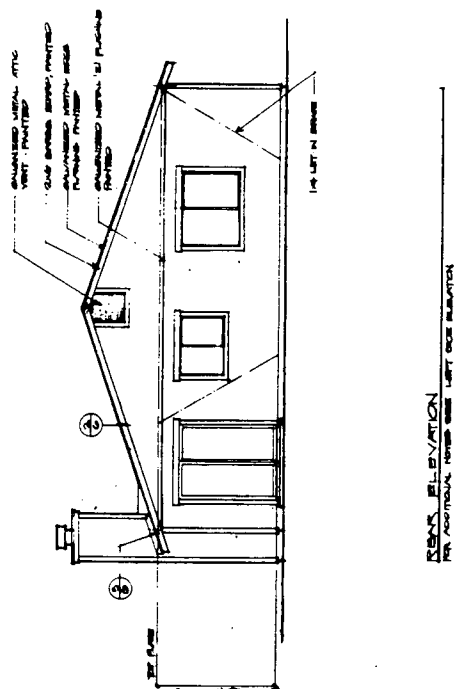
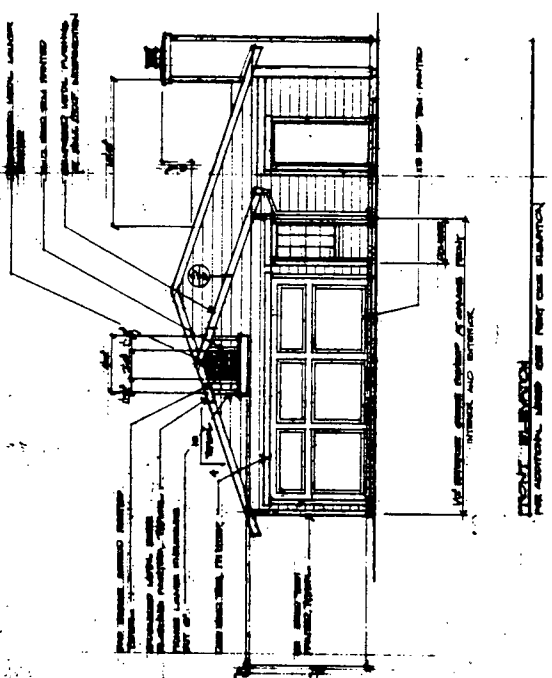
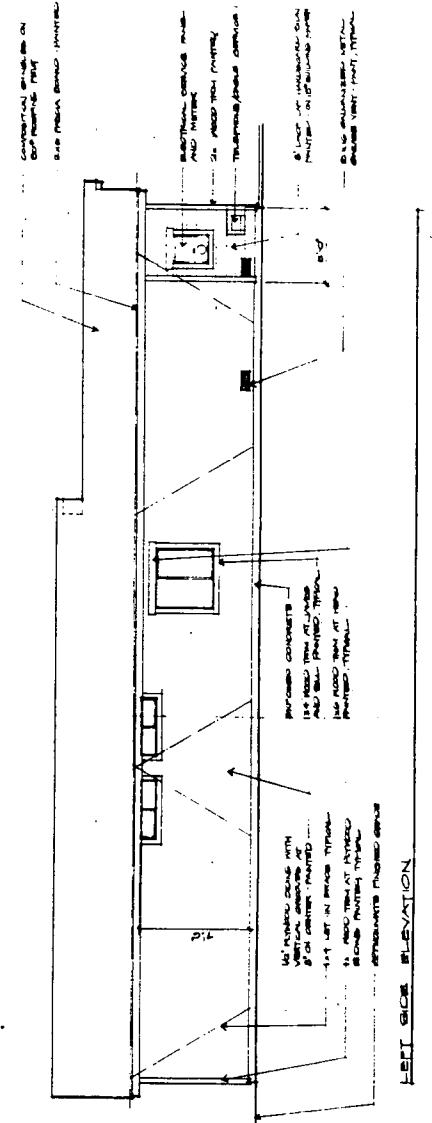
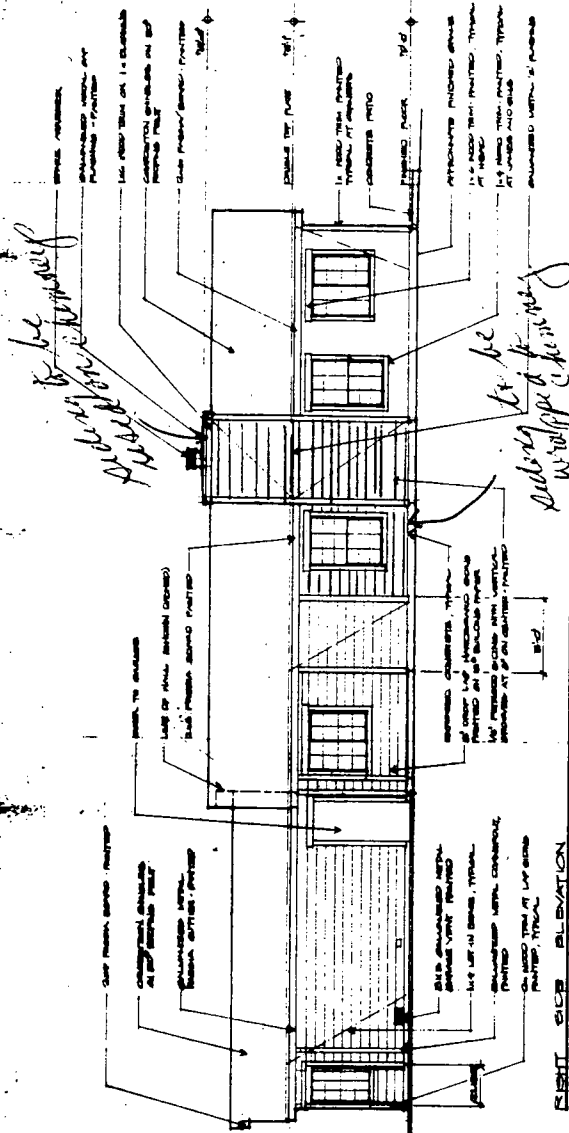
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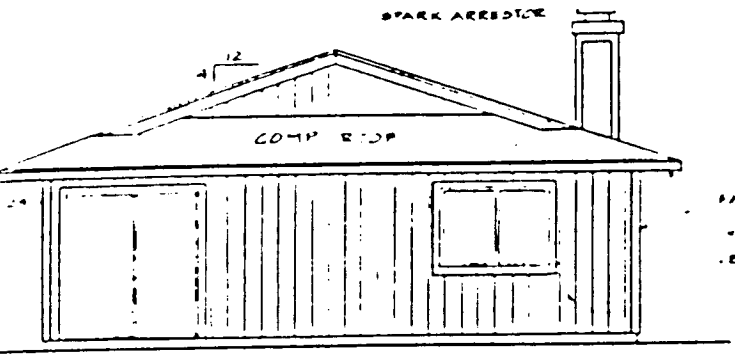
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# EXHIBIT D

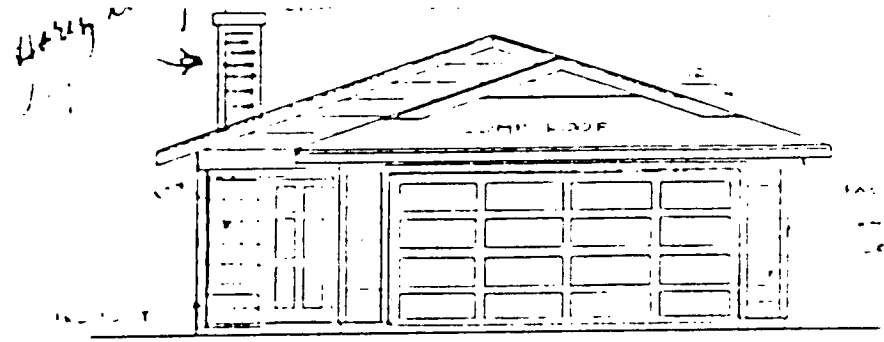
## STAFF EXHIBIT





REAR ELEVATION

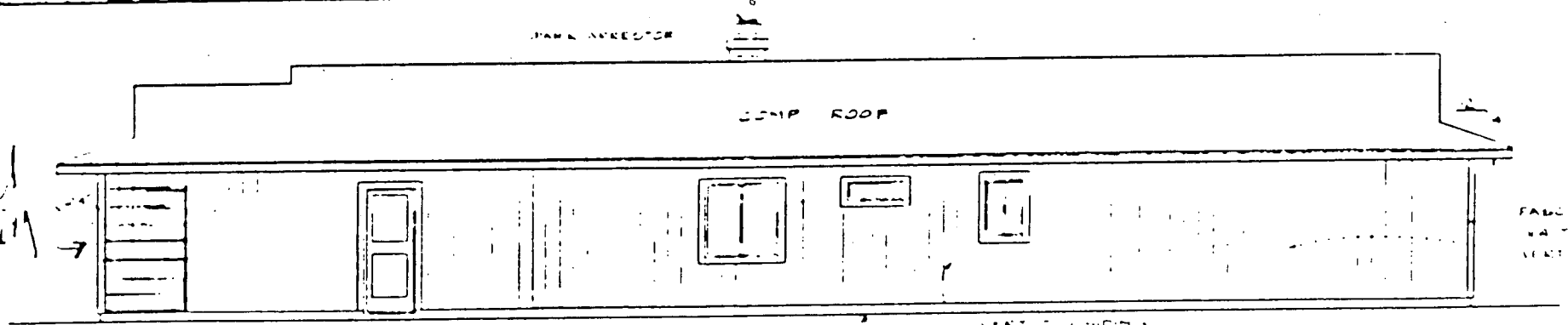
FASCIA LITTER  
1/4 TRIM  
VERT. SIBORA



FRONT ELEVATION

*Handwritten note:* Hatch

*Handwritten note:* Horizontal siding



RIGHT ELEVATION

FASCIA LITTER  
1/4 TRIM  
VERT. SIBORA

*Handwritten signature:* Dutch  
Hester Rony

**EXHIBIT E**

ELEVATION "B"

SCALE