

City Planning Commission
Sacramento, California

Members in Session

Subject: A. Negative Declaration.

B. Special Permit Modification to change the elevations and floor plans to develop standard single family homes.

Location: Bridgecreek Drive, west of Truxel Road.

Background: The Commission previously considered the request at their May 14, 1987 regular meeting. The request was continued so that the applicant can prepare an alternative to the four, two-story homes along the north side of Bridgecreek Drive which contained rear-facing windows on the second story.

Applicant's Proposal: The applicant has informed staff that they have withdrawn their plans to construct the four, two-story homes (Model 1740) on lots along the north side of Bridgecreek Drive. The applicant proposes to construct Model 1203 (one-story) or Model 1690 (two-story with rear bathroom window) on the four lots in question.

Staff find that this modification to delete Model 1470 along the north side of Bridgecreek Drive an acceptable solution.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301).

RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Ratify the Negative Declaration.
- B. Approve the special permit modification subject to conditions and based upon findings of fact which follow.
- C. Withdraw the variance to reduce front yard setback.

Conditions - Special Permit - Variance

- 1. The roof material shall consist of wood shingles or wood shakes.
- 2. No homes shall be constructed on lots along the north side of Bridgecreek Drive which have second-story, rear-facing windows (Model 1470) except that opaque bathroom windows shall be permitted (Model 1690).
- 3. Minimum setbacks shall be as follows:

Model 1203 Lots:	20 ft. front; 5 ft. interior; 10 ft. rear
Model 1470 Lots:	22 ft. front; 5 ft. interior; 23 ft. rear
Model 1690 Lots:	20 ft. front; 5 ft. interior; 18.5 ft. rear

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May 28, 1987

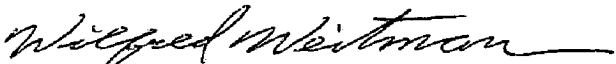
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Findings of Fact - Special Permit Variance

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. adequate solar access is provided;
 - b. varied and interesting streetscape will be created.
2. The project, as conditioned, will not be detrimental to surrounding property in that:
 - a. it is compatible with surrounding residential uses;
 - b. varied setbacks, building materials and outside elevations are provided;
 - c. adequate on-site parking is provided.
3. Granting the variance would not constitute a special privilege extended to an individual applicant in that any applicant facing similar circumstances (substandard lot size) would be granted a variance.
4. Granting the variance would not be injurious to public health, safety or welfare in that setback, height and area regulations are consistent with the R-1A zone.
5. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for low density residential by the South Natomas Community Plan and the proposed single family dwellings are consistent with the plan designation.

Respectfully submitted,



Wilfred Weitman,
Senior Planner

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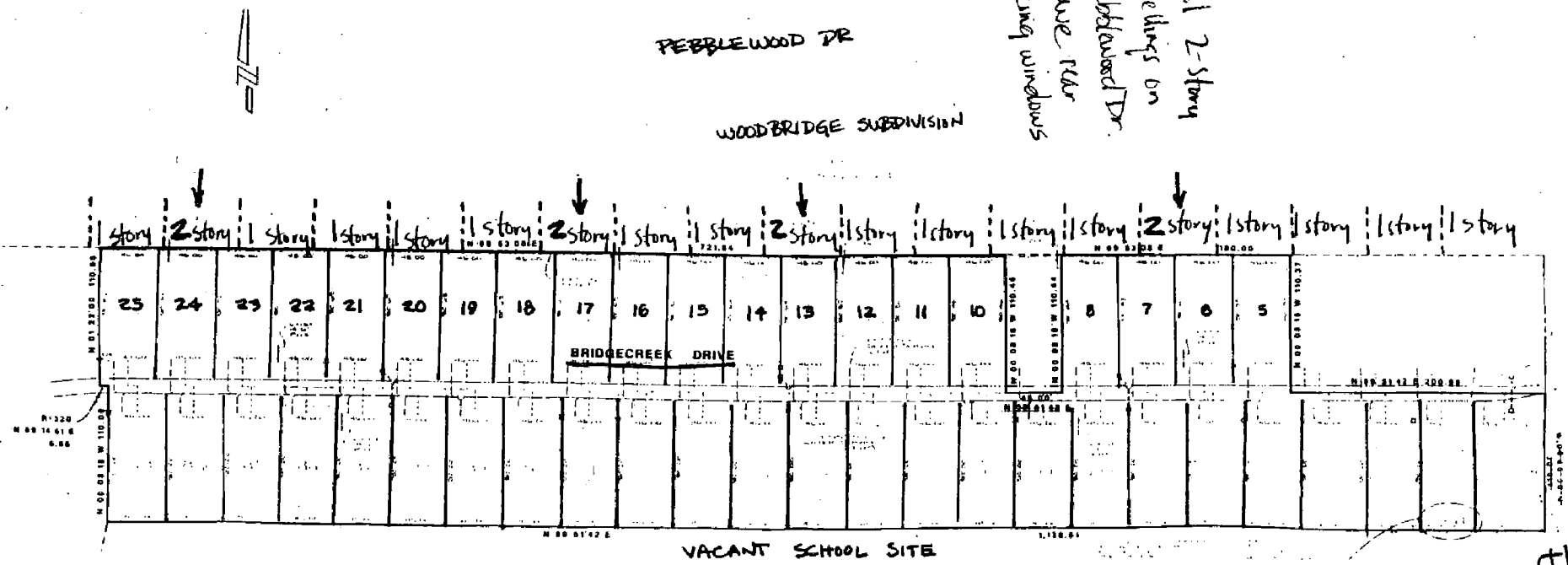


Exhibit A