



CITY OF SACRAMENTO

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210

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

April 13, 1982

APPROVED
BY THE CITY COUNCIL

APR 20 1982

OFFICE OF THE
CITY CLERK

*intent to
grant appeal
subj to conditions
based on F. of F.
due 5-6-82*

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of a condition of approval of a special permit to allow the development of 14 halfplex units (P-82-027)

LOCATION: Various corner lots on Narrowgauge Way, Arroyo Vista Drive & Iron Horse Way

SUMMARY:

The Planning Commission approved a special permit to allow 14 halfplex units subject to certain conditions. Several neighbors are appealing the condition of approval that relates to the use of shake roofs on certain units.

BACKGROUND INFORMATION:

The applicant's original proposal was to utilize a composition type roof on all halfplex structures. Because of concerns expressed by neighbors at the public hearing, the Planning Commission required the use of shake roofs on four of the halfplex units (on Lots 61 and 103). The Commission required the use of shake roofs on these units because they were adjacent to existing single family dwellings. The remaining lots are vacant at the present time.

The neighbors suggested that all halfplex units be designed with shake roofs because the existing dwellings in the area were built with shake roofs. Also, shake roofs would be more compatible with the neighborhood. Therefore, condition "c" (Page 3 of Planning Commission report) was appealed to the City Council.

RECOMMENDATION:

The Planning Commission recommends that the appeal be denied based on findings of fact due on May 6, 1982.

21D

City Council

-2-

April 13, 1982

If the Council agrees with the appellant, the proper action would be to approve the appeal subject to conditions and findings of fact due on May 6, 1982.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P-82-027

April 20, 1982
District No. 7

NOTICE OF APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

DATE: 3-22-82

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of March 11, 1982 when: (Date)

~~Re~~ Rezoning Application _____ Variance Application _____
 Special Permit Application _____

was: Granted Denied by the Commission

GROUNDS FOR APPEAL: See Attached

PROPERTY LOCATION: Arroyo Vista Drive & Narrow Gauge Way
PROPERTY DESCRIPTION: _____

ASSESSOR'S PARCEL NO. 117 - 630 - 0416, 17, 26, 43, 44, 52

PROPERTY OWNER: Feature Homes

ADDRESS: 2500 Vallejo St, Santa Rosa, CA 95405

APPLICANT: Morton & Pitalo, Inc

ADDRESS: 1767 J. Tribute Road, Sacto, Calif 95815

APPELLANT: Piedmont Station Homeowners Assoc. c/o Charles S. Patton
(SIGNATURE)

ADDRESS: 8194 Candy Dancer Way, Sacto, Calif 95823
President

FILING FEE: \$60.00 RECEIPT NO. 129

FORWARDED TO CITY CLERK ON DATE OF: _____

P-82-027

PIEDMONT STATION HOMEOWNERS ASSOCIATION

21D

City Council
915 I Street
Sacramento, CA
95814

Dear Council Members:

On March 11th at 5:30 PM, at a meeting of the City Planning Commission, Feature Homes presented its intention of building half-plexes in the development known as Piedmont Station. At that time the President of the Piedmont Station Homeowners Association, Caren Patton, expressed concern of our group over the proposed appearance of the new buildings. In particular we protested the intention of Feature Homes to roof the half-plexes with material other than wooden shake shingles. Feature Homes argued that the shake roofs would be too expensive for them, and the matter was decided in their favor.

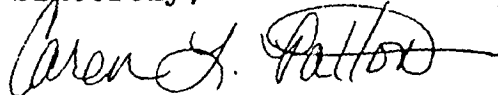
Our neighborhood has a unique appearance and the shake roofs on every house are an integral part of that appearance. This is something that we would like to see preserved in the new additions. We feel that the value of our properties will be decreased if the new buildings are not in keeping with the character of the development. Roofing the half-plexes with wooden shakes will make them more attractive to prospective buyers, while maintaining the traditional look of the neighborhood.

At the time that we bought our houses the salesman told us that Feature Homes had permission to build duplexes within the development but had chosen not to exercise that option. Now we feel that if they are going to build something other than single-family-homes when we were led to believe that they would not, the least they can

do is to make them appear as similar to the other houses as possible. We feel that Feature Homes is approaching the matter from a purely financial aspect, and as an out-of-town company they have less reason to be concerned about the good of the community. Feature Homes stated at the Planning Commission meeting that it would cost them an extra \$1000 per unit to put on shake roofs, but since they are only building seven units it does not seem like such a large amount to spend to preserve the quality of the neighborhood. The extra cost will undoubtedly be passed on to the purchasers in any case.

We appreciate the City Council taking our appeal into consideration. Whatever the outcome we would appreciate being notified of your decision.

Sincerely,



Caren L. Patton
President

John J. Wentworth
 Andrew Schaefer
 Joyce A. Padilla
 Verena Padilla
 Judith M. Carter
 Edith R. Nesmon
 James Suedtke
 Louise E. Clark
 Dorothy J. Montero
 Margaret S. Wedge
 Kristen L. Ferruccio
 Daniel C. Ferruccio
 Matthew B. Thomas
 Shirley Y. Thomas
 Sandra S. Berens
 Maggie Zelenka
 Christy R. Clark
 Kathryn B. Clark
 Debbie M. Ramirez
 Ted Niskio
 Rosalie Ingle

Bill Lee
 Matthew D. Paul
 Cynthia L. Paul
 Celia Wong
 Cindy Wong
 Sam Kawasaki
 Jack Kawasaki
 Louis F. Alsh
 Linda N. Clark
 Edwin Evans
 William
 Paul Ph
 Steven
 Jackie H. Junk
 Maxine Hance
 Patricia Johnson
 Elden E. Fillion
 Dale M. Fillion
 Evelyn Evans
 Mr & Mrs. Gregory Patton