



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PLANNING DIRECTOR'S MODIFICATION
(P90-169)

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

APPLICATION: Planning Director's Modification of a Plan Review for a 14 unit single family subdivision.

LOCATION: East side of Lacam Circle adjacent to Southern Pacific Railroad tracks

SUMMARY: The applicant is requesting a modification of the plan review in order to make some minor modifications to the originally approved design of the fourteen units.

BACKGROUND INFORMATION: On June 28, 1990, the Planning Commission approved a Plan Review for a fourteen unit single family subdivision on 2.73± acres in the Single Family Review (R-1R) zone.

ANALYSIS: The approved materials for the proposed units was stucco exteriors with wood trim and a brick wainscoating was to be used on seven of the units to the bottom of the windows. The applicant has requested the following modifications to the original approval:

- 1) The applicant is requesting to use a variation of 4", 6" and 8" horizontal wood siding on the front, rear and side elevations of twelve of the units instead of stucco.
- 2) On units 2 and 3 the applicant has requested that horizontal wood siding be used on the front elevations but T1-11 be allowed on the rear and sides of these two units only instead of stucco.

P90-169

- 3) The plans which were submitted and approved indicated that the same roof line would be used on all fourteen units. The applicant has requested that we allow a variation of Hip, Gable, Clipped Gable and Dutch roof styles within the subdivision.

Staff has recommended the following changes with the applicant and the applicant has agreed to include these changes in the design of the units:

- 1) The brick wainscoting should be used on all of the odd numbered lots starting at Lot 1 ending at Lot 11 and also on Lot 14; and
- 2) The applicant should use a 25 year laminated dimensional composition shingle roof instead of the approved composition shingle;

RECOMMENDATION: Staff recommends that the Planning Director approve the requested modifications subject to the following conditions:

Conditions:

1. On Lots 2 and 3 the applicant will use a 4", 6" or 8" horizontal wood siding on the front elevation and T1-11 on the sides and rear;
2. On Lots 1 and 4-14 the applicant will use a mix of 4", 6" and 8" horizontal wood siding on the front, rear and side elevations;
3. Brick wainscoting shall be used on all of the odd numbered lots starting at Lot 1 ending at Lot 11 and also on Lot 14.
4. A 25 year laminated dimensional composition shingle roof shall be used on all fourteen lots within the subdivision.
5. The applicant shall submit a revised masterplan indicating the following prior to obtaining a final inspection on any of the fourteen units:
 - a) The actual front, rear and side setbacks for all fourteen units indicating what has actually been constructed;

- b) Each lot shall be listed stating which elevation is being constructed, what roof style is being utilized, what exterior building materials are being used and the color schemes being used on the siding and roof.

- 6) The applicant shall comply with all of the conditions of the original Development Plan Review as indicated in Exhibit A, attached.

Report Prepared By:



Dawn T. Holm, Planner

5/3/91
Date

Recommendation Approved By:

for 

Marty Van Duyn, Planning Director

5/3/91
Date

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Allied Langdon Engineering, P.O. Box 2077, Citrus Heights, CA 95611		
OWNER	Christensen Estates Joint Venture, 9100 Voula Road, Wilton, CA 95693		
PLANS BY	Allied Langdon Engineering, P.O. Box 2077, Citrus Heights, CA 95611		
FILING DATE	04/06/90	ENVIR. DET.	Negative Declaration
		REPORT BY	DTH
ASSESSOR'S PCL. NO.	021-0365-025-0000		

APPLICATION: A. Negative Declaration
B. Plan Review for fourteen single family residences on 2.73± vacant acres in the Standard Single Family Review (R-1R) zone.

LOCATION: East Side of Lacam Circle

PROPOSAL: The applicant is requesting the necessary entitlements to develop fourteen 1,380 square foot, single family residences on individual parcels.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Zoning of Site:	R-1R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; R-1
South:	Vacant; R-1
East:	Railroad Tracks and Industrial; M-2
West:	Single Family; R-1R

Property Dimensions:	156' x 792'
Property Area:	2.73± acres
Density of Development:	5.86 d.u. per gross acre
Parking Required:	Single Car Garage Per Unit
Parking Provided:	Two Car Garage Per Unit
Square Footage of the Units:	1,380 square feet
Height of Building:	One story
Building Colors:	Earthtones (ivory, tan, and grey)
Roof Materials:	Composition
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION:

On December 1, 1988 the Planning Commission voted six ayes, two absent (one vacant seat) to recommend to the City Council approval of the Tentative Map for fourteen single family lots on the east side of Lacam Circle, approximately 250 feet east of 79th Street. The City Council on January 31, 1989 approved the tentative map for this project.

PROJECT EVALUATION: Staff has the following comments:A. Land Use and Zoning

The subject site is 2.78± vacant acres located in the Standard Single Family Review (R-1R) zone. The General Plan designates the site for Low Density Residential (4-15 du/na). The site is surrounded by single family uses in the R-1 zone to the west, vacant land in the R-1 zone to the north and south and the Southern Pacific Railroad main line and industrial uses in the Heavy Industrial (M-2) zone to the east.

B. Applicant's Proposal

The applicant is requesting a plan review in order to construct fourteen 1,380 square foot single story residential units. The same basic floor plan of three bedrooms, two bathrooms and a two car garage is being proposed on all fourteen units. Two different elevations are being proposed with five different exterior and trim colors consisting of earthtones (ivory, tans and grays). The applicant is proposing a brick wainscoting to the bottom of the windows on some of the units (see Exhibit B, Elevation A).

C. Site Plan/Building Design

Planning Staff has met with the applicant regarding the proposed single family residences. The following comments were discussed with the applicant:

1. The applicant should revise the floor plans in order to allow full view of the front door;
2. The front doors on the units should be panelled metal with a minimum of six panels;
3. The garage doors should be metal sectional roll up doors;
4. The residences should be staggered a minimum of five feet from each other along the street and the proposed elevations should also be alternated;
5. Front lawns should be fully landscaped with at least one five gallon tree to be planted on each lot;
6. No mechanical equipment, such as air conditioning units, should be visible from the street; and
7. The applicant should utilize the five following color schemes:
 - a) Cloud Gray with True Gray Trim
 - b) Ivory with Camel Gold Trim

- c) Aspin with Aztec Gold Trim
- d) Blue Gray with a blue trim at least two shades darker
- e) Camel Gold with a tan trim at least two shades darker

The master site plan which was submitted shows a twenty foot front setback on Lot 1, the zoning ordinance requires a minimum twenty-five foot setback, therefore, the applicant will need to submit a revised master plan to staff for approval prior to issuance of building permits. ~~A twelve foot high solid wall was required to be constructed along the eastern property line as a condition of the approved tentative map, upon a site inspection staff noted that the wall has not yet been constructed.~~ *As part of the tentative map approval the existing 12-foot high sound barrier along Lots 1 to 13 was required to be repaired, upon a site inspection staff noted that the sound barrier had not yet been repaired.* Staff recommends that the ~~wall~~ *sound barrier* be completed prior to issuance of building permits for these units. *(Amended by Staff)*

The applicant is aware of these concerns and has been working with staff on the building elevations and site plan design. Staff, therefore, has no objections to the proposed development.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Section, Building, Fire, Police, and the Water and Sewer Division. No comments have been received.

ENVIRONMENTAL DETERMINATION:

The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration;
- B. Approve the Plan Review subject to conditions and based on findings of fact which follow.

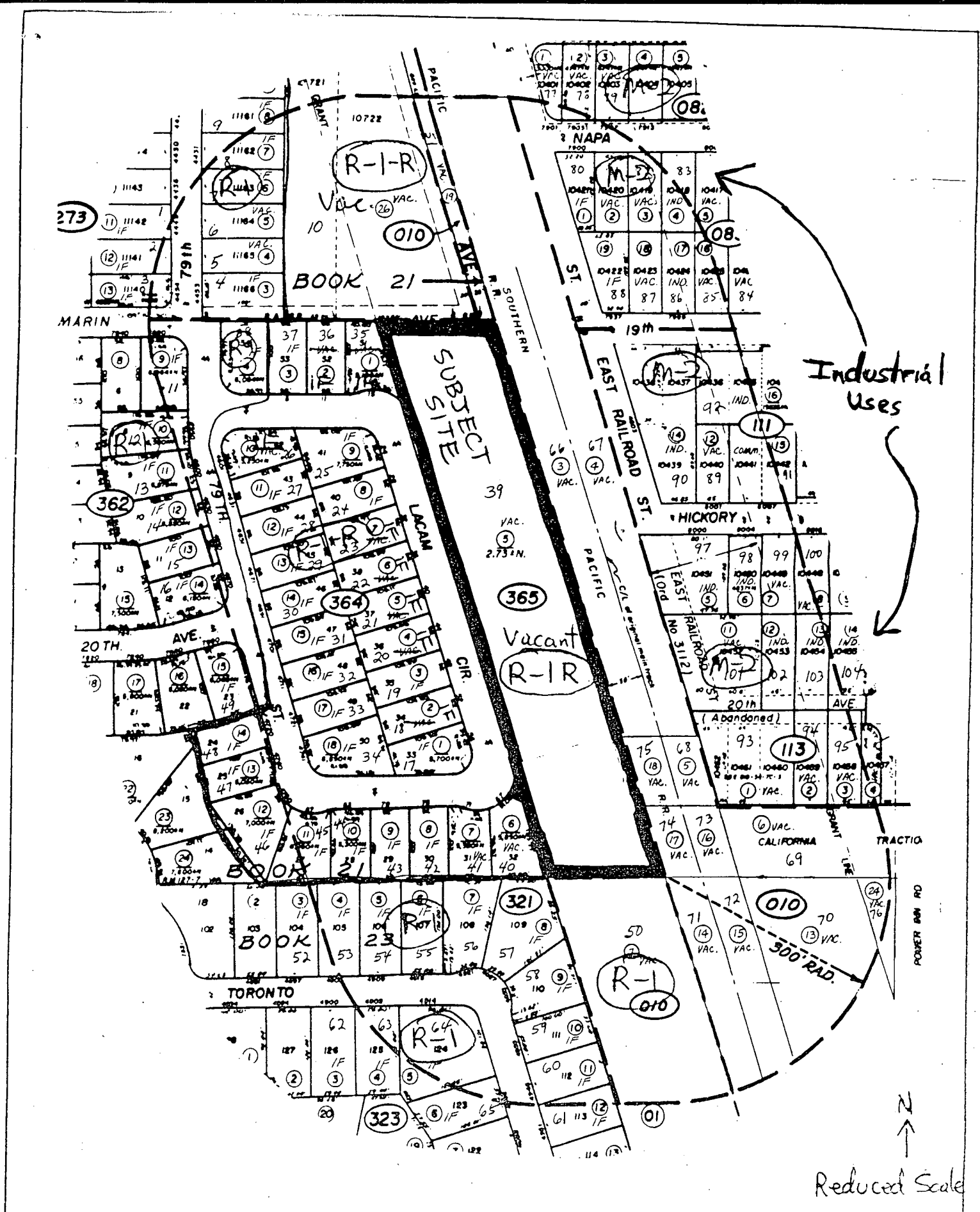
Conditions:

1. The design of the units shall include the following:
 - a) The front doors shall be panelled metal with a minimum of six panels;
 - b) The garage doors shall be metal sectional roll up doors;
 - c) The applicant shall utilize the five following color schemes or submit to planning staff a revised set of colors for review and approval by staff:
 - (1) Cloud Gray with True Gray Trim
 - (2) Ivory with Camel Gold Trim
 - (3) Aspin with Aztec Gold Trim

- (4) Blue Gray with a blue trim at least two shades darker
 - (5) Camel Gold with a tan trim at least two shades darker
2. The applicant shall include the following on a master plan which shall be submitted for review and approval by planning staff prior to issuance of building permits:
 - a) The residences shall be staggered a minimum of five feet from each other along the street;
 - b) The proposed elevations shall be alternated along the street and there shall be an even mix of the approved color schemes;
 - c) No mechanical equipment, such as air conditioning units, shall be visible from the street; and
 - d) Front lawns shall be fully landscaped with at least one five gallon tree to be planted on each lot;
 3. The twelve foot high sound wall *barrier* which was required as a condition of the tentative map shall be completed prior to issuance of the building permits for the construction of the fourteen single family residences; and *(Amended by Staff)*
 4. The applicant shall contact the City Planning Department for a site inspection upon completion of the first unit.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that the design and number of proposed units are compatible with the surrounding uses.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, nor result in the creation of a nuisance, in that adequate on-site parking and landscaping is provided.
3. The project is consistent with the General Plan which designates the site for Low Density Residential (4-15 du/na), and the proposed project conforms with the plan designation.



LAND USE & ZONING MAP

P90-169

6-28-90

Item # 19

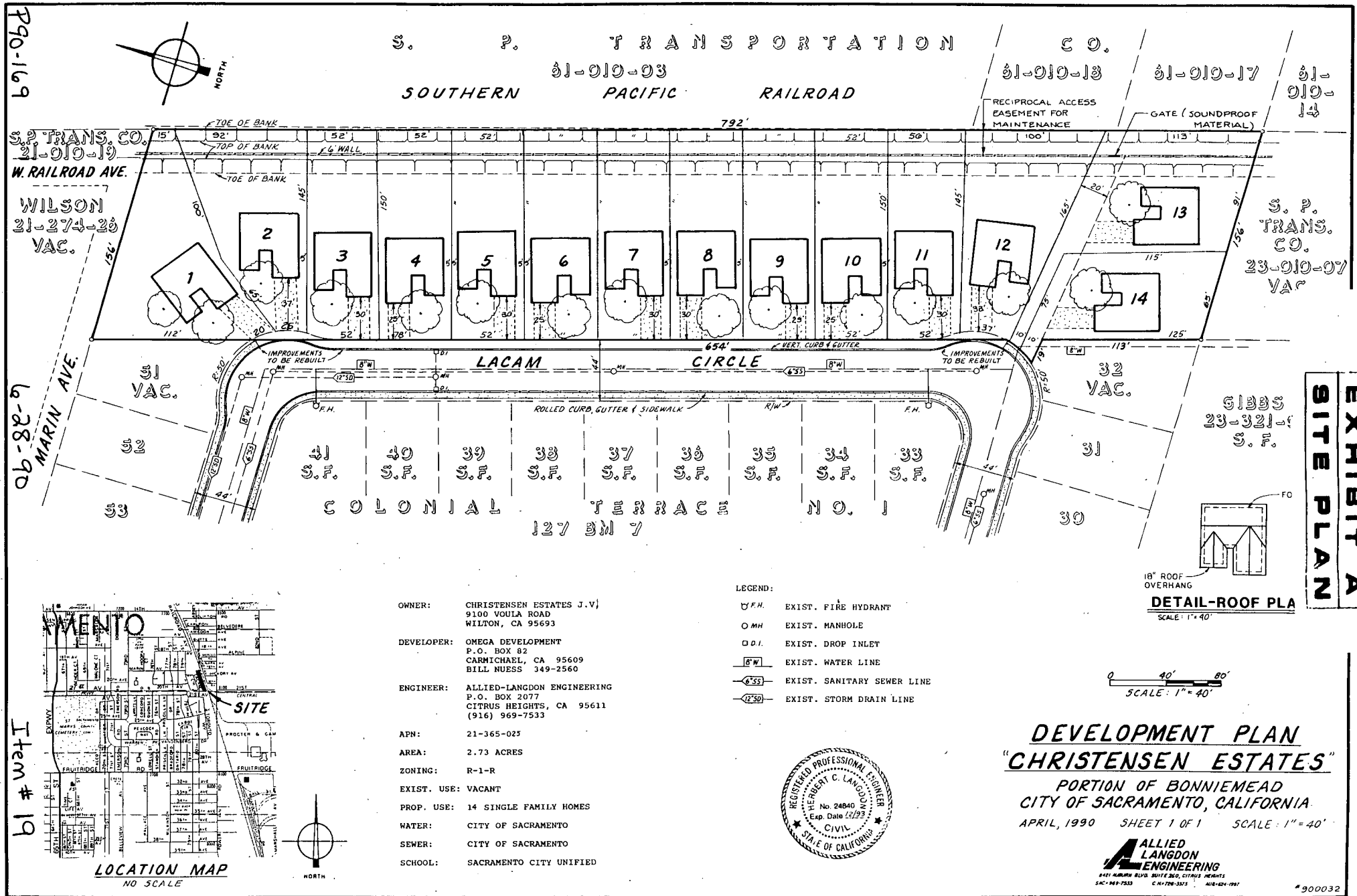
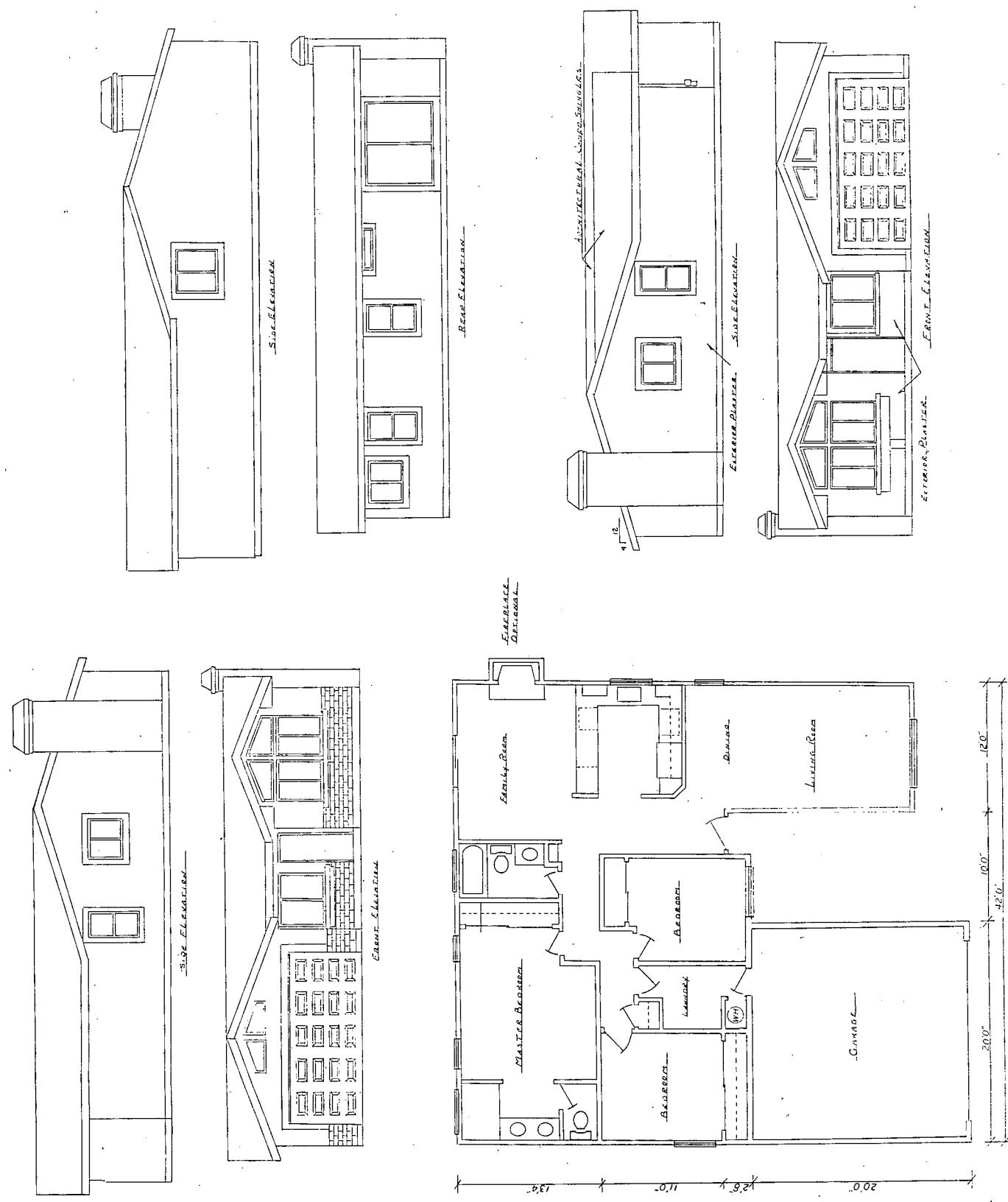


EXHIBIT B
FLOOR PLAN / ELEVATIONS

CHRISTENSEN ESTATES
FLOOR PLAN & ELEVATIONS
SCALE 1/8" = 1'

4900032



790-169

6-28-90

Item # 19

Revised 6-24-90