

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5000
FAX 916-264-7046

ADMINISTRATIVE REVIEW FOR A

POST SUBDIVISION MODIFICATION AND A MODIFICATION OF A SPECIAL PERMIT

FILE: P91-027

PREVIOUS FILE NUMBERS: P93-132

PROJECT ADDRESS: South of Morrison Ave., 40' west of Disk Drive

APN: 250-026-019,020

APPLICANT'S NAME & ADDRESS: Allan Warren, New Faze Development
1773 Heritage Ln, Ste. 2050
Sacramento, CA 95815

APPLICANT'S REQUEST:

The applicant proposes to eliminate four half-plex lots (eight units) and add an additional single family lot totaling 32 single family lots on 5.0± vacant acres in the Single Family Alternative (R-1A) zone. The applicant also proposes to modify the approved floor plans and elevations originally approved as part of the Special Permit (P91-027). In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issues are the removal of half-plex units which would otherwise offer a second housing type and the replacement of new floor plans and elevations. Staff is not opposed to the applicant's request. The proposed modifications are consistent with the policies regarding residential development in the Community Plan area, and the improved residential design which offers a higher quality of architectural style in Strawberry Manor Design Review area.

BACKGROUND INFORMATION:

On July 11, 1991, the City Planning Commission approved a Special Permit to develop 27 detached single family units and eight half-plex units (35 total units) in the R-1A zone. On August 27, 1991, the City Council approved a Rezone of the 5.0± acres from Standard Single Family (R-1) to Single Family Alternative (R-1A) zoning; and a Tentative Map to subdivide 5.0± partially developed acres into 27 petite lots and eight half-plex lots in the R-1A zone (P91-027). On October 14, 1993, the City Planning Commission granted a three year (one year plus two year new legislation) time extension for the Tentative Map. The map will expire on August 27, 1996; provided the map has not been finalized and recorded (P93-132). The approved Tentative Map not been recorded, therefore, the applicant is requesting a Post Subdivision Modification which omits the half-plexes and splits a single family lot into two. At present, the revised tentative map has been submitted in Plan Check for review. Revised floor plans and elevations have also been submitted for staffs' review.

COMMENTS

A. Post Subdivision Modification

The removal of half-plex units will not be inconsistent with the North Sacramento Community Plan nor the City's General Plan in that both plans call for different housing types and sizes which offer opportunities for different income levels. Additionally, the 8.5 density proposed is consistent with the Community Plan and General Plan land use designations. The North Sacramento Community Plan also calls for quality design and architectural style which would enhance the neighborhood. Staff believes that the revised elevations, materials and design will meet this goal.

The proposed map design to eliminate half-plexes and add an additional single family dwelling will not impact the overall street circulation system or the map design for the subdivision. The existing map approved reflects four corner half-plex lots (eight units/ 16-17, 23-24, 27-28 and 34-35). These lots will be combined to form single unit lots ranging in size. More specifically, the new lot sizes will be the following:

- 1) Lots 16 & 17 combined (60 wide x 102 deep)
- 2) Lots 23 & 24 combined (60 wide x 99.48 deep)
- 3) Lots 27 & 28 combined (60.01 wide x 99.52 deep)
- 4) Lots 34 & 35 combined (60 wide x 102 deep)

The revised map also indicates a lot split of lot 15 along Morrison Avenue. Both lots will front onto Morrison Avenue. Lot 15 currently contains a single family dwelling which will remain. Staff would recommend that minimum setback requirements be met for the existing dwelling on its new lot.

Based on the applicant's proposal, the omission of the half-plex lots and the creation of an additional lot will not substantially alter the overall map design. Additionally, the new single family lots will provide for larger homes in the subdivision and more usable yard area.

B. Special Permit Modification

The new elevations and floorplans will offer larger floorplates and a more interesting design than what was originally approved. The originally approved elevations were comprised of one story two and three bedroom units averaging between 1,070 sq.ft. and 1,398 sq.ft. in size; T1-11 siding and with composition shingle roofs. The new proposed material will consist of masonite or stucco front elevations with stucco siding on the side and rear elevations. The roof material on each dwelling will be concrete tile. The applicant is proposing three and four bedroom units with two bathrooms, two car garages. The three bedroom units will be 1,150 square feet and one story and the four bedroom units will 1,350 square feet and two stories. The City's Design Review staff has reviewed the revised elevations and recommends that the following design features be incorporated into the units.

- 1) Garage doors shall be metal sectional with raised panels. All garages shall contain automatic openers.
- 2) A minimum of three color schemes shall be used in the subdivision.
- 3) Both property owners shall include the revised floor plans and design materials specified in the attached Exhibits B, C & D.
- 4) The roof pitch of each unit shall be 5 and 12. The roofing shall be concrete tile as depicted on the attached elevations (Exhibits B & C). No heating or air conditioning units shall be installed on the roof tops. The proposed roof color shall compliment the selected exterior paint colors.
- 5) Each elevation shall include one or more of the following architectural design features (stone, brick, tile, bay windows, porches, columns etc.).
- 6) Each unit shall provide well defined entry ways fronting the street.

The new design and materials will offer a much improved product than those units previously approved. The modified elevations will also be in compliance with the originally approved Special Permit conditions (P91-027). The project site is located within the Strawberry Manor Design Review area. A formal application shall, therefore, be submitted to the City's Design Review Coordinator for review and comment by the Redevelopment Advisory Committee (RAC) and City staff. This review shall occur prior to issuance of final map recordation.

RECOMMENDATION: Staff recommends approval of the Post Subdivision Modification and the Special Permit Modification subject to the conditions listed below.

- 1) Garage doors shall be metal sectional with raised panels. All garages shall contain automatic openers.
- 2) A minimum of three color schemes shall be used in the subdivision.
- 3) Both property owners shall include the revised floor plans and design materials specified in the attached Exhibits B, C & D.
- 4) The roof pitch of each unit shall be 5 and 12. The roofing shall be concrete tile as depicted on the attached elevations (Exhibits B & C). No heating or air conditioning units shall be installed on the roof tops. The proposed roof color shall compliment the selected exterior paint colors.
- 5) Each elevation shall include one or more of the following architectural design features (stone, brick, tile, bay windows, porches, columns etc.).
- 6) Each unit shall provide well defined entry ways fronting the street.
- 7) Minimum setback requirements shall be met for the existing dwelling located on Lot 15.
- 8) An application shall be submitted to the City's Design Review Coordinator for review and comment by the Redevelopment Advisory Committee (RAC), City staff and other community groups prior to final map recordation.

PREPARED BY: Bridgette Williams
Bridgette Williams, Associate Planner

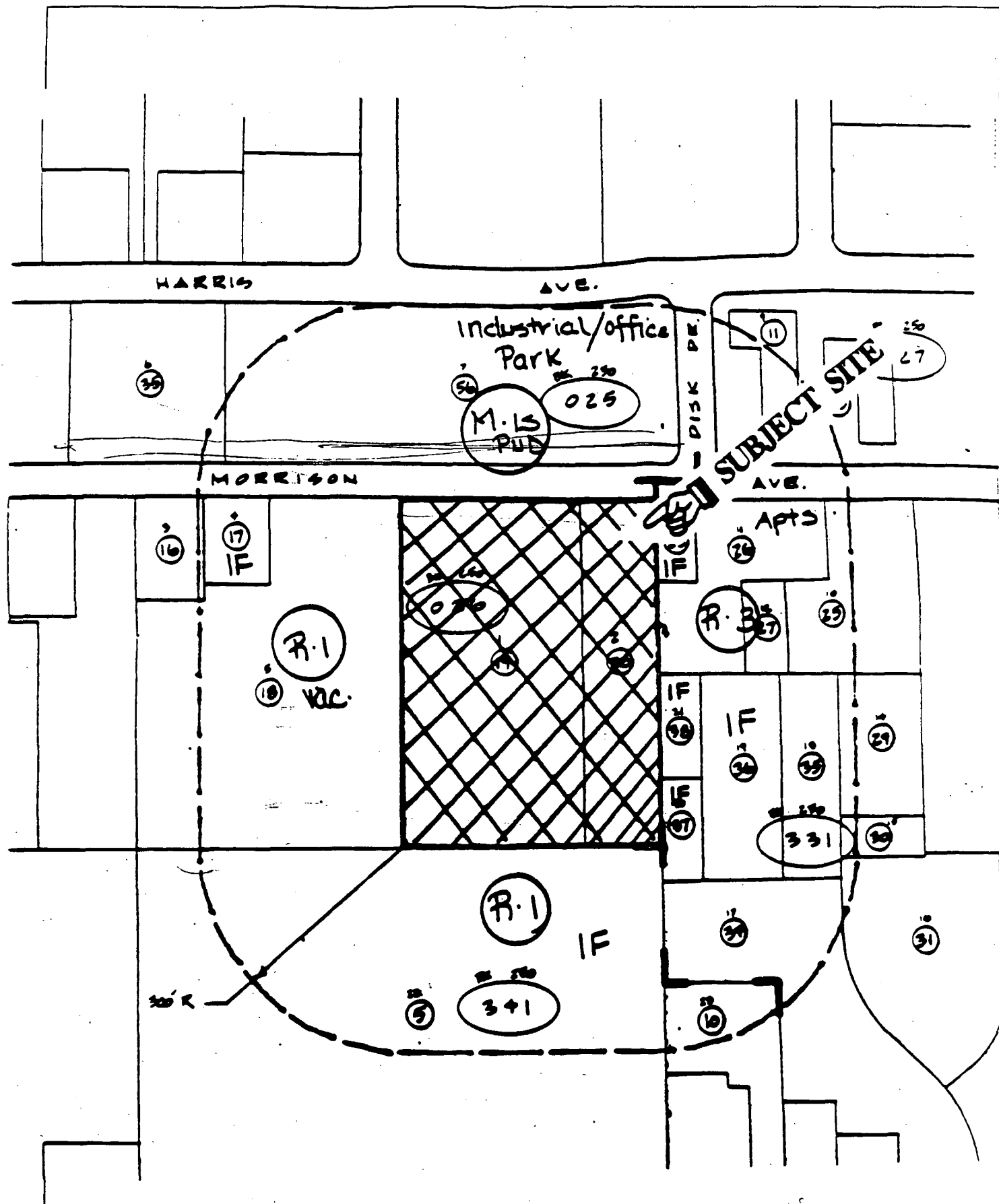
4.13.95
DATE

APPROVED BY: Wilfred Weitman
Wilfred Weitman, Principal Planner

4.13.95
DATE

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Exhibit A	Revised Tentative Map - Morrison Point
Exhibit B	Elevation/Floor Plan - Plan B
Exhibit C	Elevation - Plan C
Exhibit D	Floor Plan - Plan C

cc: Councilmember Robert Kerth, District 2
Scot Mende, Senior Planner - North Team
John Blank, Associate Civil Engineer
John Dangberg - SHRA (Housing & Development)



LAND USE & ZONING MAP



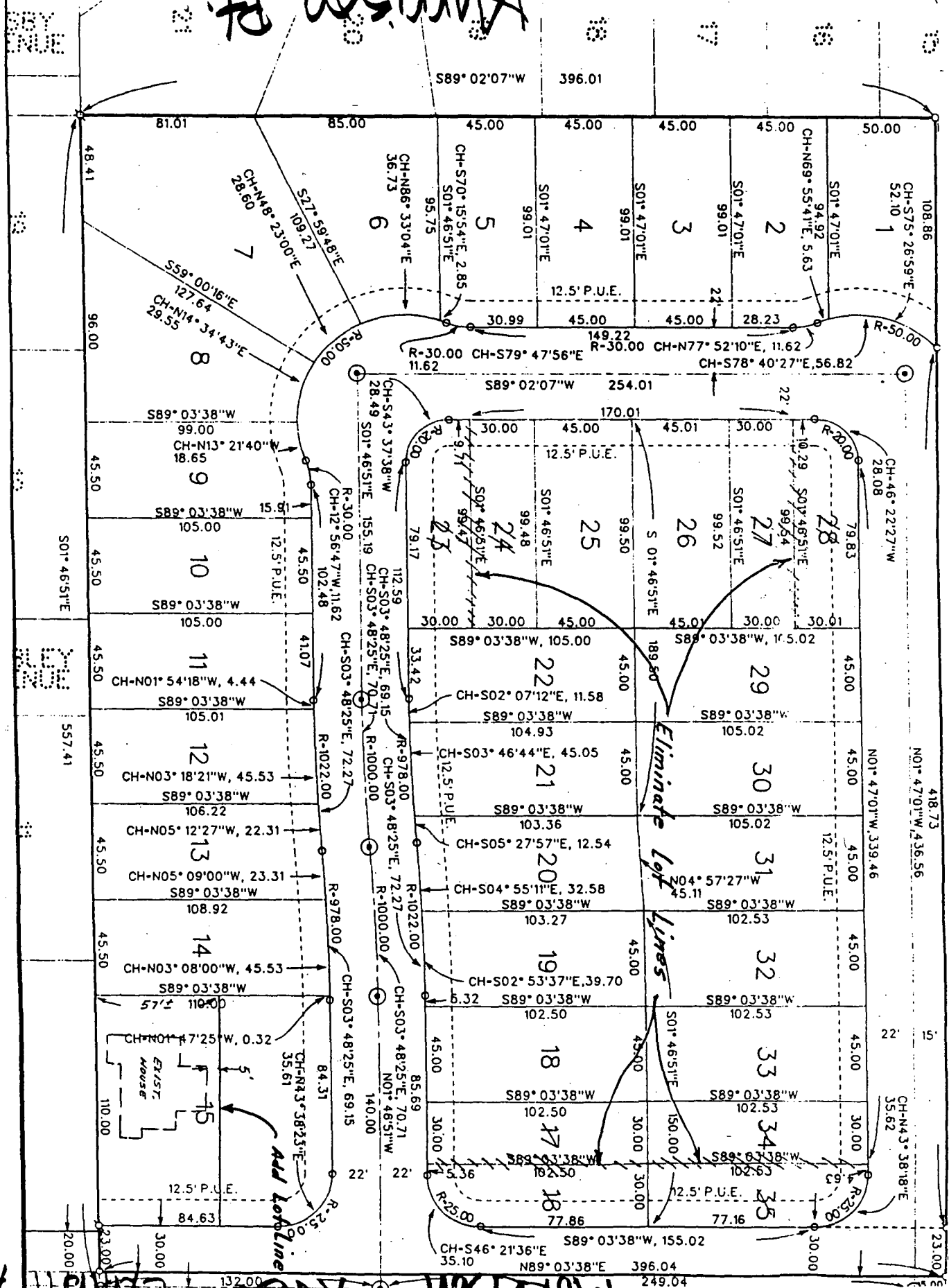
VICINITY MAP

Post Subdivision Modification

PA-027

MAPS 9

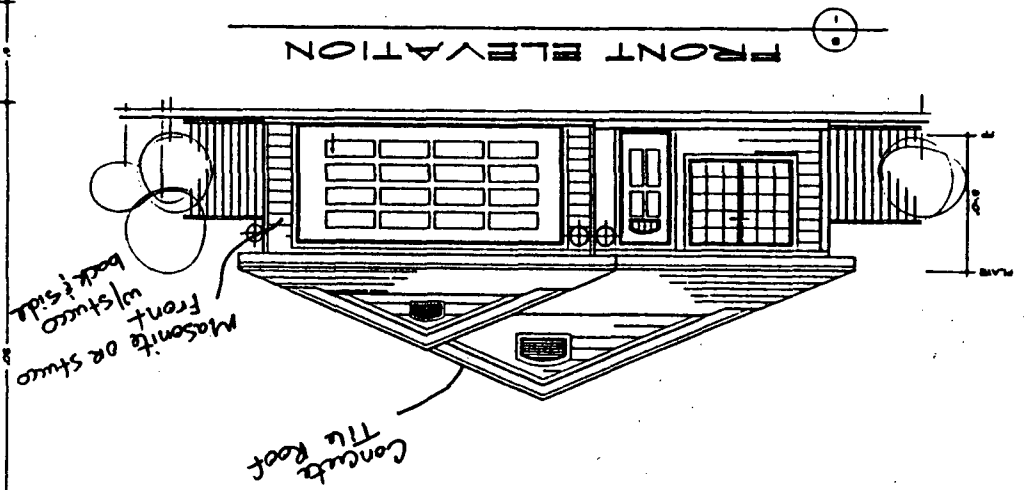
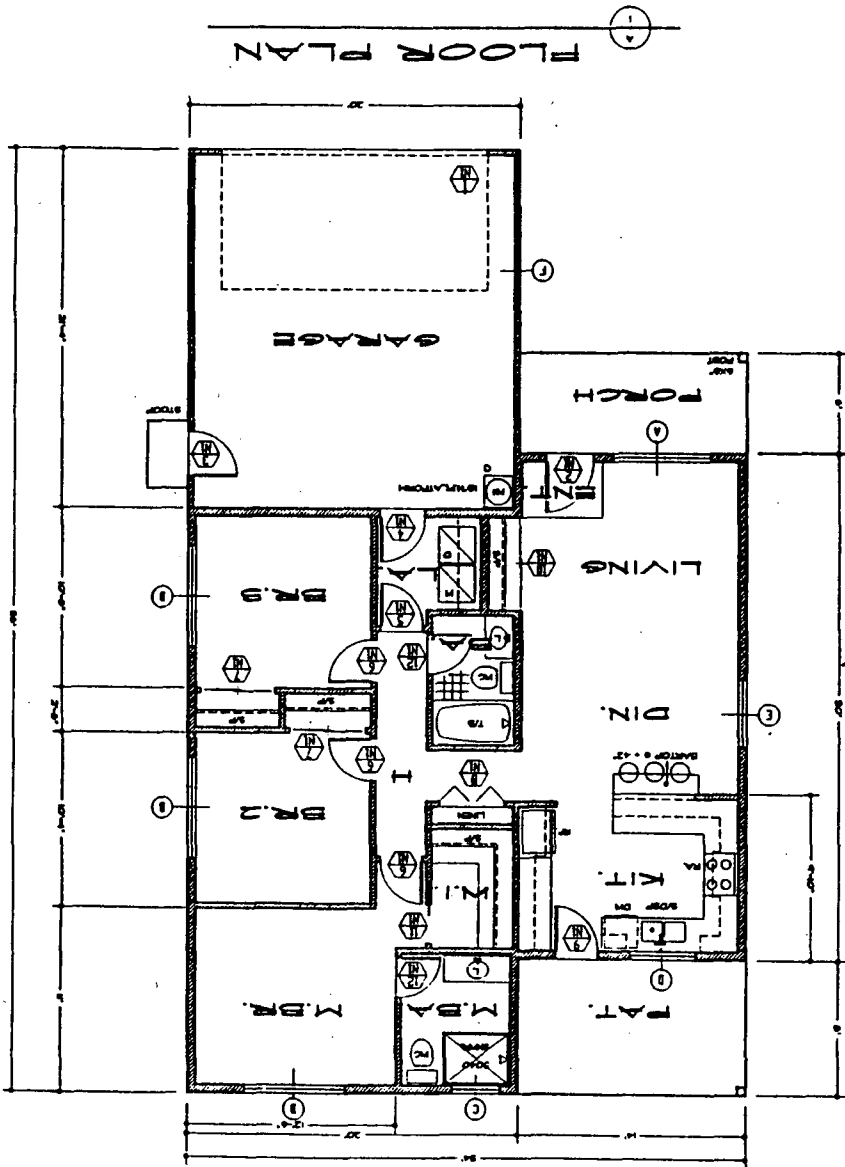
Morrison Pt.

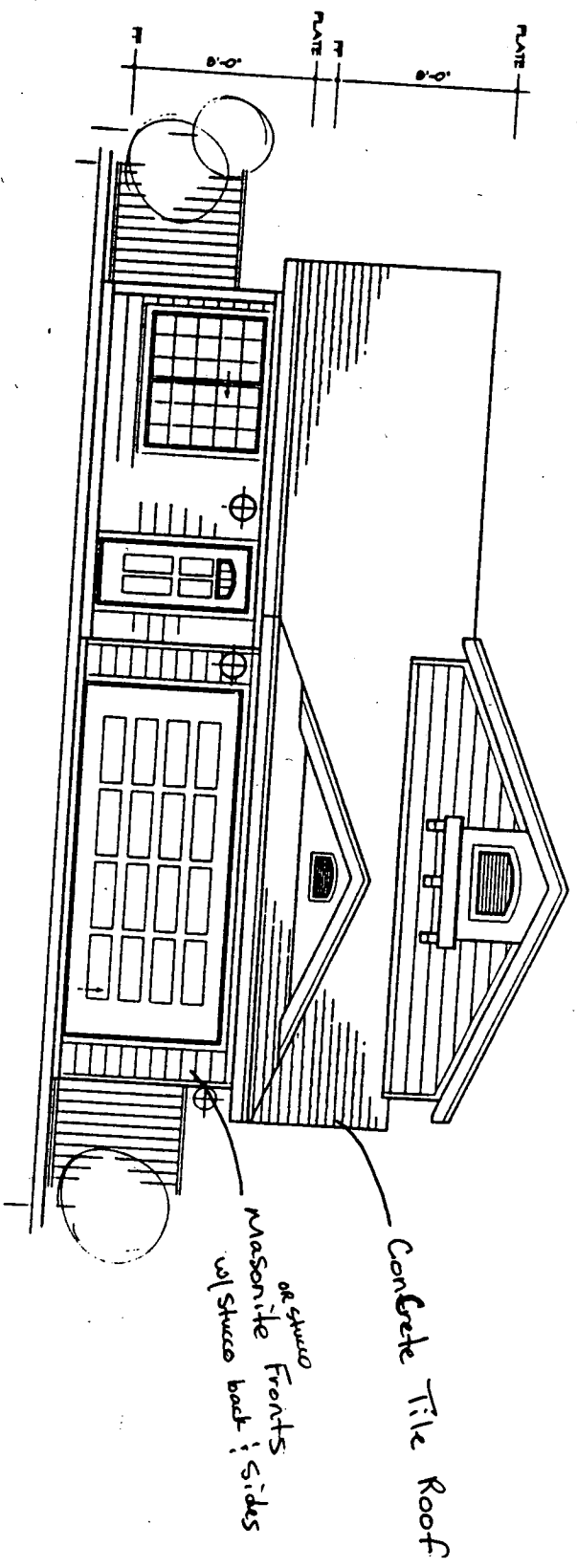


Morrison Ave. Exhibit A

PLAN B

Exhibit B

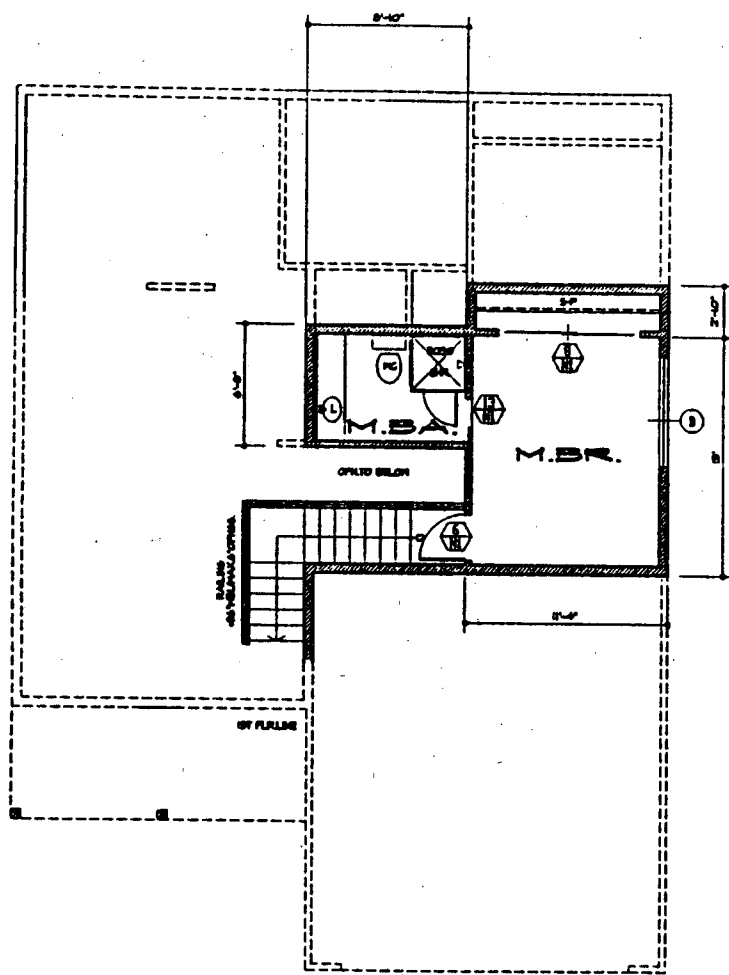




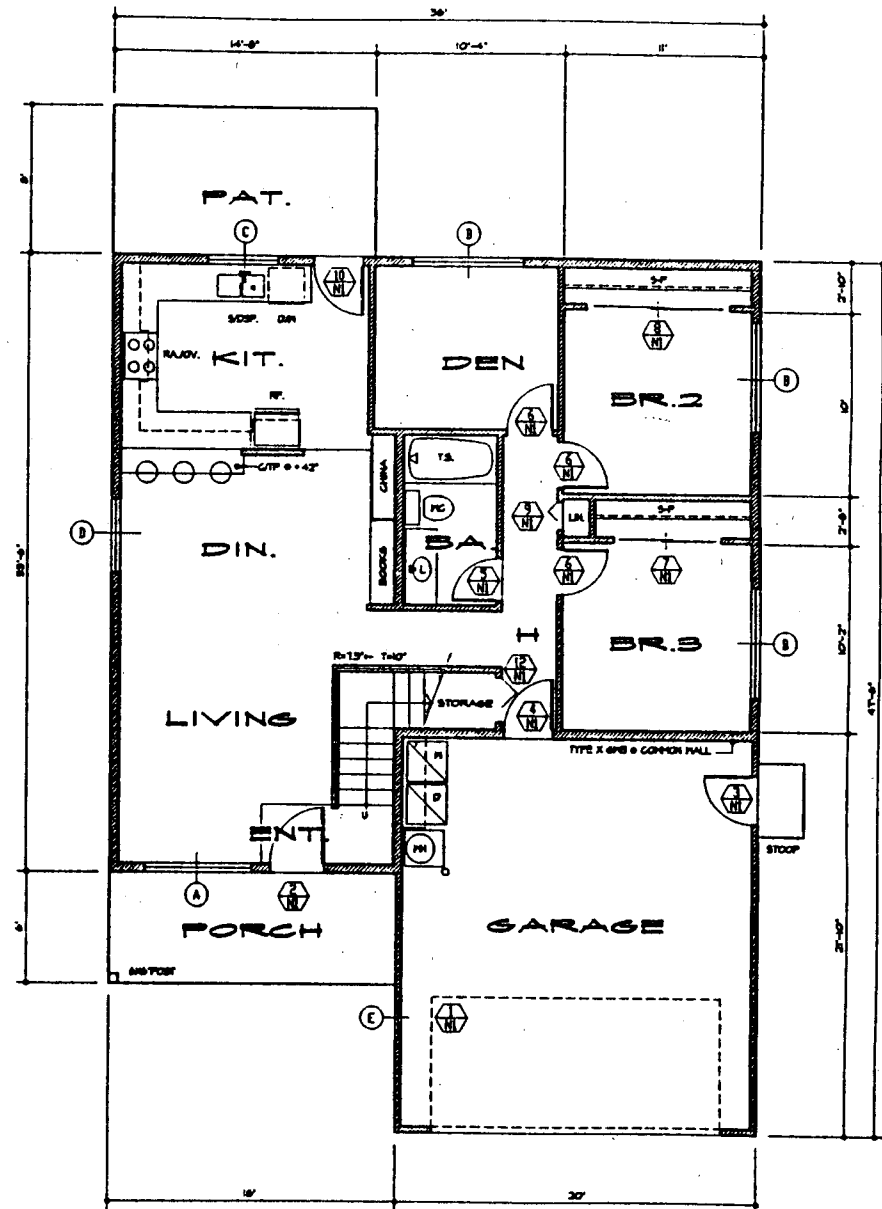
FRONT ELEVATION

PLAN C

Exhibit C



FLOOR PLAN @ SECOND



FLOOR PLAN @ FIRST

PLAN C

Exhibit D