



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

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BUILDING INSPECTIONS
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PLANNING DIRECTOR'S
SPECIAL PERMIT MODIFICATION
FOR INCREASED LOT COVERAGE

(P87-286)

Location: Northeast corner of Orchard Lane and Garden Highway - Brisas Del Rio Subdivision

APN: 274-0030-066

ZONING: R-1A

BACKGROUND INFORMATION: On July 23, 1987, the Planning Commission approved the necessary entitlements to develop 101 single family petite homes in the R-1A zone to be known as Brisas Del Rio. The R-1A zoning allowed a variation from the standard single family setbacks. Front building setbacks were to be primarily 20 feet with Plan 1 allowed to have a 12-1/2 foot setback for the bedroom bay window. Rear setbacks would be generally 15 feet or more; however, kitchen nook bay windows were allowed to go down to 12-1/2 feet. In addition, the Planning Director on December 12, 1988, approved the modification of the front yard and rear yard setbacks for specific lots in order to improve the building design (front yard - 17' 6" and rear yard 11' 7-3/4").

APPLICANT'S PROPOSAL: The applicant is requesting a modification of the special permit to increase the 40 percent maximum lot coverage for 13 lots. The increased lot coverage ranges from 40.13 percent to 40.28 percent. Thus, the building footprint exceeds the lot coverage by 4.8 square feet on the largest plan (Model #3). Exhibit A indicates the specific lots and models which exceed the 40 percent lot coverage.

PROJECT EVALUATION: The original Special Permit was approved for 101 single family petite units ranging from 1,370 to 1,947 square feet and lot sizes were 50' x 80' (4,000 sq. ft.). Technically, these homes are not petite homes, since they do not meet standard setback requirements or lot coverage. These structures should have been designed smaller or the lots should have been larger. Camray should take this into consideration when developing any future petite home subdivision in the City of Sacramento. As indicated in the background information the Planning Director approved a modification to reduce the front yard setbacks and rear yard setbacks on specific lots and models in Brisas Del Rio subdivision. This was supported since the reduced setback creates a varied streetscape and improved the building design.

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Staff was reluctant to support the modified lot coverage since it was difficult to find any hardship or unusual circumstance to justify the modification. However, the Commission did approve the single family homes on petite lots. Staff at that time did not anticipate any required modification to the setbacks or the lot coverage. Staff recently inspected the subdivision and found several Model 3 homes under construction. The completed model homes (3 dwellings) are well designed. The increased lot coverage (4.8 square feet of floor area) for Model #3 was not visible from the street.

To conform to the 40 percent maximum lot coverage the developer has two options:

- (a) eliminate plan model 3. This option would create a monotonous streetscape since model 3 would be replaced with model 2; the entire street would then have model 2;
- (b) cut 1-1/2" out of the garage side of the 1st and 2nd floor of model B. This option would cause substantial time delay and increase cost of home. The 1-1/2" expansion would not be visible and would be a minor modification.

In conclusion, the proposed structures are well designed and the models are well mixed to create an attractive streetscape. The increased lot coverage will not impact or downgrade, the surrounding properties significantly.

RECOMMENDATION: Staff recommends that the Special Permit Modification be approved subject the following conditions:

The modified lot coverage shall be approved per the attached Exhibit A.

REPORT PREPARED BY:

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2-8-89
Date

APPROVED BY:

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Marty Van Duyn, Planning Director

2/9/89
Date

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