

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Twin River Ventures - 5510 Birdcage Street, Suite 220, Citrus Heights 95610  
OWNER Twin River Ventures - 5510 Birdcage Street, Suite 220, Citrus Heights 95610  
PLANS BY German Engineering - 3000 Franklin Boulevard, Sacramento 95818  
FILING DATE 4-16-87 ENVIR. DET. Ex. 15303a, 15315 REPORT BY SD:sg  
ASSESSOR'S-PCL. NO. 031-0980-014

APPLICATION: A. Tentative Map

B. Special Permit to construct a halfplex in the R-1A zone

LOCATION: Southwest corner of Peytona Way and Valim Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop a halfplex on an existing corner lot located in the R-1A zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1976 South Pocket Community  
Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Halfplex; R-1A	Front:	Determined	20'
South: Halfplex; R-1A	Side(Int):	by	5'
East: Vacant; R-1	Side(St):	Planning	12.5'
West: Halfplex & single family; R-1, R-1A	Rear:	Commission	5'

Parking Required: 2 spaces  
Parking Provided: 4 spaces  
Property Dimensions: 109' x 61'  
Property Area: .2+ acres  
Height of Building: 2-stories, 24'  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Lapped cedar siding with brick trim  
Roof Material: Medium shake

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 13, 1987, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

BACKGROUND INFORMATION: The subject site is a portion of Greenhaven Subdivision Units 18, 19 and 20 approved by the City Council on December 20, 1983 (P83-301). On October 27, 1983, the Planning Commission approved a special permit for corner lot halfplexes subject to certain design criteria.

APPLC. NO. P87-197 MEETING DATE May 28, 1987 ITEM NO. 16

003305

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential development in the 1974 General plan and Light Density Residential uses in the 1976 South Pocket Community Plan. The site is surrounded by single family attached and detached units located in the R-1 and R-1A zones. The applicant proposes a halfplex on an existing corner lot.

B. Design

The original request did not include specific halfplex plans because the lots were to be sold to custom builders. The special permit, which has since lapsed, was conditioned with the following design criteria:

1. roofs shall consist of shake or similar material
2. roof shall be designed in a variety of styles
3. unit exteriors shall vary in color and materials
4. one garage/driveway shall be located on each street frontage
5. landscaping shall be compatible with surrounding single family dwellings

The applicant proposes a two-story structure. Unit A has 1,481 square feet of living space and Unit B has 1,558 square feet of liveable area. Exterior building materials are lap siding, brick trim and shake shingle roof. Each unit has a two-car garage facing a separate frontage. Staff finds the proposed units consistent with the previously approved special permit conditions and surrounding development.

C. Setbacks

The Planning Commission can vary setbacks in the R-1A zone. The applicant proposes a 7.5 foot interior side yard setback, 5 foot rear yard setback and a 20 foot front yard setback. These setbacks are generally consistent with other corner lot halfplexes in the R-1A zone in the Pocket area. Staff recommends that the uncovered patio area for each unit be a minimum of 140 square feet behind the proposed rear yard setback in order to maintain sufficient outdoor living area.

D. Parkland Dedication

If parkland dedication fees were not paid with the original subdivision, fees will be appropriate to satisfy parkland dedication requirements. Fees will be based upon .0298 acres of land multiplied by the per acre value established by the applicant's appraiser. The status of the fees can be determined by the City Engineer prior to recordation of a certificate of compliance.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15303a, 15315).

RECOMMENDATION: Staff recommends that the Commission take the following actions:

- A. Adopt the attached resolution adopting findings of fact and approving the Tentative Map subject to attached conditions.
- B. Approve the Special Permit subject to conditions and based upon findings of fact which follow.

Conditions - Special Permit

1. The uncovered patio area for each unit shall be increased to a minimum of 140 square feet behind the designated setback line.
2. The project shall be constructed per the submitted plans which include wood shake roof and horizontal siding with brick trim.

Findings of Fact - Special Permit

1. The proposed halfplex development is based on sound principles of land use in that:
  - a. the units will have different street orientation similar to single family structures in the area,
  - b. building materials and landscaping are similar to surrounding development will be compatible with previously approved special permit conditions, and
  - c. setbacks are similar to other halfplex setbacks in the Pocket area.
2. The proposed development, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that the design of the structures will be compatible with the surrounding single family residential development.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential use in the 1976 South Pocket Community Plan and the proposed halfplex conforms to the plan designation.



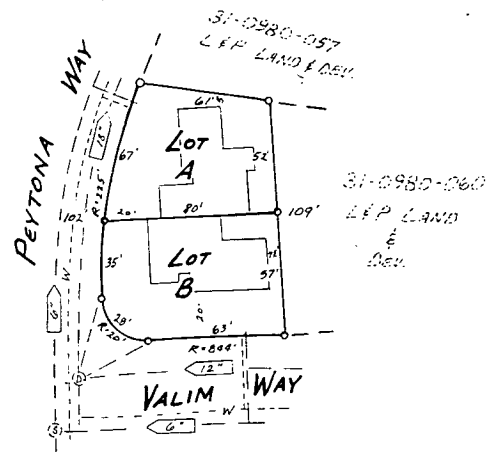
TENTATIVE PARCEL MAP

LOT 67 OF GREENHAVEN UNIT No. 18  
157 MAPS 16

SACRAMENTO COUNTY & CITY  
APRIL 1987

CALIFORNIA  
SCALE: 1" = 40'

GERMAN ENGINEERING



**Assessors Parcel No.:**

031-0980-014

**LEGAL DESCRIPTION:**

LOT 67 OF THE PLAT OF "GREENHAVEN UNIT No. 18"  
RECORDED IN BOOK 157 OF MAPS, PAGE 16, SACRAMENTO COUNTY RECORDS.

**OWNER:**

TWIN RIVER VENTURES III  
5510 BIRDCAGE ST., SUITE 220  
CITRUS HEIGHTS, CA 95610 (962-1107)

**DEVELOPER:**

SAME

**ENGINEER/SURVEYOR:**

GERMAN ENGINEERING  
3000 FRANKLIN BLVD.  
SACRAMENTO, CA. 95818 (455-3000)

**ZONING & USE:**

A1-A, HALF-PLEX (2)

**PUBLIC IMPROVEMENTS:**

EXISTING, CLASS A

**WATER:**

CITY OF SACRAMENTO

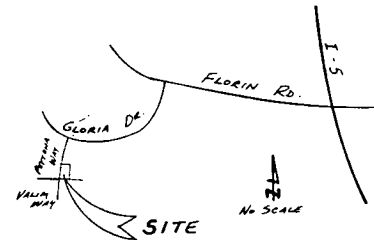
**SEWER & STORM DRAINAGE:**

CITY OF SACRAMENTO

**ACREAGE:**

± 0.2 ACRES

**LOCATION MAP:**



**LOT SIZE:**

LOT A - ± 0.097 Ac. (4240<sup>±</sup>)  
LOT B - ± 0.105 Ac. (4540<sup>±</sup>)

**PARKS:**

CITY OF SACRAMENTO

**SCHOOLS:**

CITY OF SACRAMENTO

**FIRE PROTECTION:**

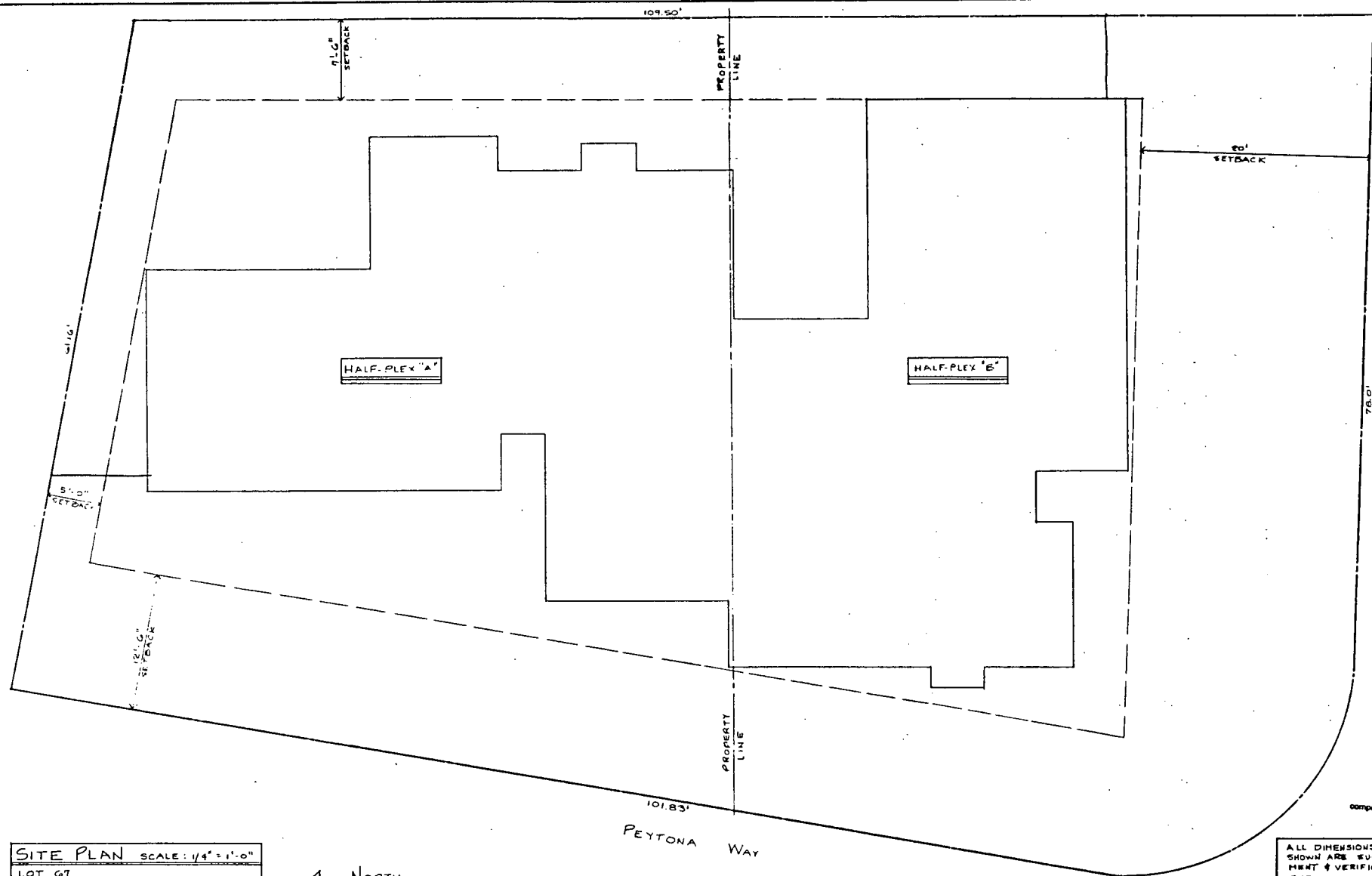
CITY OF SACRAMENTO

P87-197

003312

5-28-87

Item 16



SITE PLAN SCALE: 1/4" = 1'-0"  
 LOT G7  
 GREENHAVEN UNIT NO. 18  
 SACRAMENTO CALIFORNIA

← NORTH

Wing Fences  
 to be constructed of material  
 of siding material  
 compatible with front of house

ALL DIMENSIONS & DESIGNATIONS  
 SHOWN ARE SUBJECT TO ADJUST-  
 MENT & VERIFICATION ON THE JOB  
 SITE. SIGNED: [Signature]

APPROVED  
 AS NOTED  
 LEPLAND DEVELOPMENT, INC.

PLAN # 197		DATE: 11/21/07		DRAWN BY: SARVA	
HALF-PLEX CORNER OF PEYTONA WAY & SAILING WIND WAY		DATE: 12-17-07		DATE: 3-13-08	
LAWYER: ENTERPRISE, INC.		ENGINEER: [Signature]		SHEET # 20	
EPLCA 1810				1 of 9	

Sheet 16

5-28-87

P87-197

003313



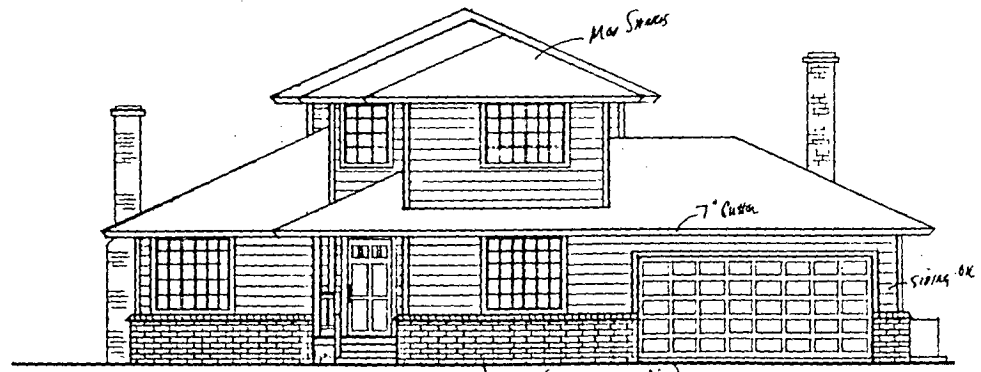
087-197

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Drawn by



FRONT ELEVATION HALF PLEX 'A', LEFT ELEVATION HALF PLEX 'B'



FRONT ELEVATION HALF PLEX 'B'

ALL DIMENSIONS & DESIGNATIONS  
SHOWN ARE SUBJECT TO ADJUST-  
MENT & VERIFICATION ON THE JOB  
SITE. SIGNED: [Signature]

APPROVED  
AS NOTED  
LA PLAND AND DEVELOPMENT, INC.

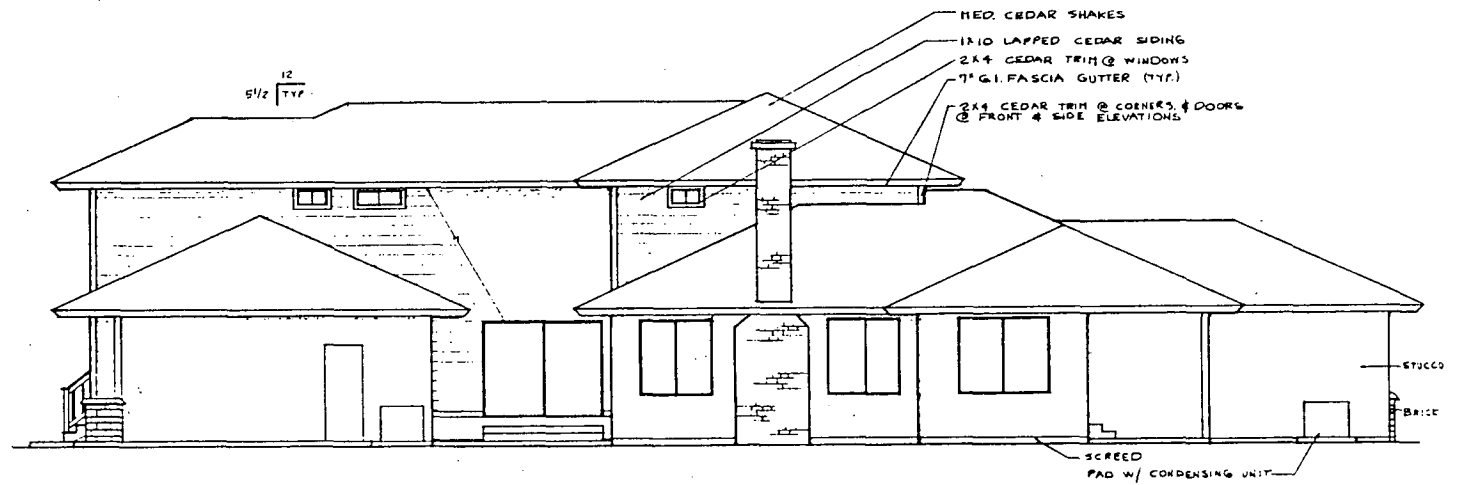
Wing Fences  
to be constructed of same  
of siding material  
compatible with front of house

PLAN # 2311	PLAN # 2311
HALE PLEX'S CORNER OF PEYTONA	HALE PLEX'S CORNER OF PEYTONA
2 SAILING CAT	2 SAILING CAT
DATE: 12/10/86	DATE: 12/10/86
BY: [Signature]	BY: [Signature]
SCALE: 1/8" = 1'-0"	SCALE: 1/8" = 1'-0"
AWH ENTERPRISES, INC.	AWH ENTERPRISES, INC.
2100 BIRCHWOOD	2100 BIRCHWOOD
CHICAGO, ILL.	CHICAGO, ILL.
SUITE 220	SUITE 220
ELEVATIONS	ELEVATIONS
3	3

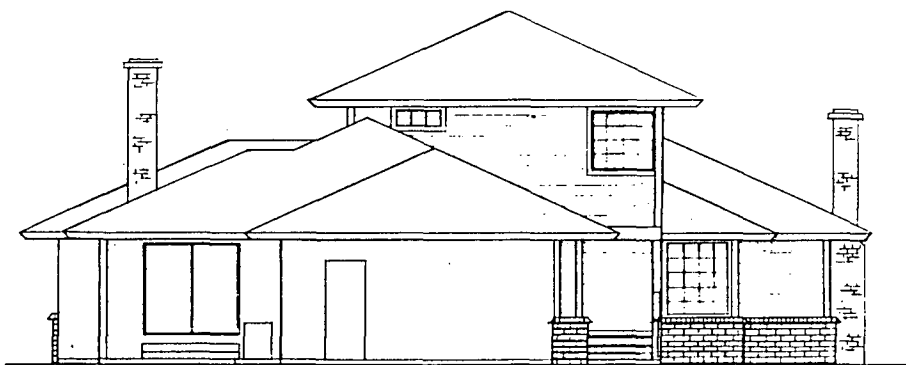
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1897-197

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REAR ELEVATION HALF PLEX 'A' RIGHT ELEVATION HALF PLEX 'B'



LEFT ELEVATION HALF PLEX 'A' REAR ELEVATION HALF PLEX 'B'

ALL DIMENSIONS & DESIGNATIONS  
SHOWN ARE SUBJECT TO ADJUST-  
MENT & VERIFICATION ON THE JOB  
SITE. SIGNED: D.P. [Signature]

PLAN # 2039  
HALF-PLEX CORNER OF PEYTONA WY.  
& SAILWIND WAY  
SARINA, CA 94585  
A.W.H. ENTERPRISES INC. SUITE 220  
2410 AIRBORNE CT.  
CITY, CA 94515  
ELEVATIONS 4 of 7

1/6

003316