

REPORT AMENDED BY STAFF 10-24-85  
**CITY PLANNING COMMISSION**

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

<b>APPLICANT</b>	Spink Corporation - 720 F Street, Sacramento, CA 95814		
<b>OWNER</b>	Reynen, Bardis and Winn - 9985 Folsom Blvd., Sacramento, CA 95827		
<b>PLANS BY</b>	Spink Corporation - 720 F Street, Sacramento, CA 95814		
<b>FILING DATE</b>	9-20-85	<b>ENVIR. DET.</b>	10-14-85
<b>ASSESSOR'S-PCL. NO.</b>			
	<b>REPORT BY</b> JP:sg		

APN: 031-871-01 thru 20; 031-872-01 thru 13;  
 031-873-01 thru 43; 031-874-01 thru 23;  
 031-880-01 thru 52; 031-890-02 thru 48

- APPLICATION:**
- A. Negative Declaration
  - B. Special Permit to construct a 198 unit zero lot line development
  - C. Lot Line Adjustment to relocate the common property lines of 65 lots

**LOCATION:** Various lots in Delta Park Hills subdivision, south of Windbridge, north of future Rush River Drive Extension.

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a 198 unit zero lot line development in the Delta Park Hills subdivision.

**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: Vacant school site and single family residential; R-1	Front:	Varied (min. 20' driveway)	20' min.
South: Vacant: R-1(PUD), R-4(PUD), R-3(PUD)	Side(Int):	0'-5'	Zero lot line min.
East: Vacant park site and single family; R-1	Side(St):	12.5'	12.5' min.
West: Single family and vacant apartment site; R-1, R-2B-R	Rear:	15'	5' min.

Parking Required: 198 spaces  
 Parking Provided: 198 spaces  
 Property Dimensions: Irregular  
 Property Area: 33+ acres  
 Density of Development: 6 d.u. per acre  
 Square Footage of Building: 1,210, 1,255, 1,354 and 1,450 sq. ft.  
 Height of Building: 16 ft. (1 story) and 30 ft. (2 story)  
 Topography: Flat  
 Street Improvements: Existing and under construction  
 Utilities: Available  
 Exterior Building Colors: Beige, brown, grey, white, rust, cape blue, taupe  
 Exterior Building Materials: Plywood and masonite siding  
 Roof Material: Medium wood shake

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BACKGROUND INFORMATION: On March 26, 1981 the Planning Commission approved the necessary entitlements to develop 198 patio homes on the subject site. While the tentative map creating the 198 lots was finalized and recorded, the patio homes were never constructed and the special permit for the homes has expired. The applicant is now requesting a new special permit to modify the existing 198 lots in order to construct zero lot line homes.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of 198 vacant lots totaling 33± acres in the Townhouse (R-1A) zone. Surrounding land uses include single family residential and a school site to the north, vacant lots to the south designated for day care, elderly care and senior apartments, single family and a park site to the east, and single family residential and a vacant lot designated for apartments to the west. The 1974 General Plan and 1976 South Pocket Community Plan designate the site for residential and low density residential uses, respectively. The proposed 198 unit zero lot line development is consistent with these plan designations.

- B. Site Plan Design: In a zero lot line development, one side of the residential unit is normally placed on the side yard property line and an easement is granted to the property owner to gain access to the structure from the adjacent property for building maintenance, etc. The applicant, however, is proposing to locate the building and fence line five feet from the side yard property line and grant an easement to the adjacent property owner to use the five foot strip as part of the adjacent owner's yard area. Staff has no objections to this request as the modification will allow the applicant design alternatives (location of chimneys and utility meters in five foot area, varied garage locations, etc.) which otherwise would not be available while still retaining the zero lot line design concept. The Planning Commission has previously approved zero lot line developments utilizing this concept.

The submitted site plan also indicates staggered front yard setbacks ranging from 20 to 24 feet in width. Staggered front setbacks are encouraged in a zero lot line development in order to avoid a monotonous streetscape. The majority of the front setbacks (83%) indicated on the site plan, however, are at 20 feet. Staff recommends that the site plan be revised to show a variety of front setbacks between 20 and 28 feet in depth.

Thirty-seven (37) of the proposed lots have rear yard setbacks that are less than 15 feet in depth. the majority of these sites (29) are located adjacent to the school site, park site, one of the multiple family sites, or are in the interior of the zero lot line subdivision. Adequate setbacks and yard areas are provided to the side of the dwellings. Staff, therefore, has no objection to the reduction in rear yard setbacks for these lots.

Staff, however, has concerns regarding the eight remaining lots adjacent to existing single family homes (Exhibit D). Along this property line the applicant has attempted to break up the two story unit streetscape by incorporating one story units along the street. These lots, however, are less than 100 feet in depth, making the rear yard setback between five and eight feet for these lots. Staff finds that these proposed setbacks will not provide

an adequate setback from the existing single family residences. Because these lots are substandard in size, staff recommends that the applicant design a new one story residential unit that will leave a minimum 10 foot rear yard setback. In order to encourage minimal use of this area, staff recommends that no sliding glass doors be allowed off of the rear elevation.

Lot 20, adjacent to existing single family residential, is proposed for a two story unit and should have a minimum 15 foot setback. A 10 foot setback is acceptable if a one story unit is placed on this lot.

C. Building Design

The applicant is proposing four floor plans with three variations in elevations for each floor plan (total of 12 different floor plans). These floor plans provide visual access from the main living areas to the street. This allows residents to monitor neighborhood activity, thus alleviating potential security problems. Staff recommends the following exterior modifications to the submitted elevations to insure design compatibility with the surrounding single family neighborhood:

1. All horizontal plywood siding, except for the eaves, shall be wood shiplap or clapboard siding or masonite siding and not T-1-11 siding laid on its side.
2. All plain plywood or horizontal wood siding proposed for the eaves shall be changed to wood shingles.
3. All diagonal plywood siding, except for the eaves, shall be wood shiplap or clapboard siding or masonite siding and not T-1-11 siding laid on its side.
4. Masonite siding shall be pre-primed and painted to enhance its ability to weather.
5. Brick veneer and bay windows shall be added to some of the proposed units.
6. Roofing material shall be medium wood shake or wood shingles.
7. All hipped roofs shall have continuous gutters.

D. Lot Line Adjustment

The applicant is proposing to relocate the common property lines of 65 lots in order to accommodate the zero lot line units. The proposed adjustment has been reviewed by the City Public Works, Real Estate, Water, Traffic and Planning Divisions. There were no objections to the request. The Real Estate Division requires that any existing assessments are paid off before the adjustment is recorded.

E. Conclusion

Staff finds that the proposed zero lot line development is an appropriate land use for the subject site and compatible with existing and future

residential uses in the adjacent neighborhood. The revised site plan and elevations will provide for variety in streetscape and flexibility in building design. Staff, therefore recommends approval of the requested special permit and lot line adjustment.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have any significant adverse effects on the environment and has issued a negative declaration.

STAFF RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit, subject to conditions and based upon findings of fact which follow;
- C. Approval of the Lot Line Adjustment by adopting the attached resolution.

Conditions - Special Permit

- 1. A revised site plan shall be submitted to the Planning Director for review and approval prior to issuance of building permits. The revised site plan shall indicate the following:
  - a. Staggered front yard setbacks ranging from 20 to 28 feet in depth;
  - b. Minimum 10 foot rear yard setbacks for lots 6, 9, 12, 29, 30, 33, and 36. Units on these lots shall be one story (see Exhibit D).
  - c. A minimum 15 foot rear yard setback for lot 20 if a two story unit is placed on the lot, or a minimum 10 foot setback for a one story unit.
  - d. All setbacks for lots 2 through 39, 150 and 151 (lots adjacent to single family lots) shall have a minimum 10 foot rear yard setback for one story units and minimum 15 foot rear yard setback for two story units. (staff added)
- 2. A new one story unit shall be designed for lots 6, 9, 12, 29, 30, 33 and 36 and submitted for review and approval of the Planning Director prior to issuance of building permits. No sliding doors shall be allowed off of the rear elevation of these units.
- 3. Revised building elevations indicating the following changes shall be submitted for the review and approval of the Planning Director prior to issuance of building permits:
  - a. All horizontal plywood siding, except for the eaves, shall be wood shiplap or clapboard siding or masonite siding and not T-1-11 siding laid on its side.

- b. ~~+++~~ Plain plywood or horizontal wood siding proposed for the eaves shall be changed to wood shingles where appropriate, subject to Planning Director review and approval. (staff amended)
- c. All diagonal plywood siding, except for the eaves, shall be wood shiplap or clapboard siding or masonite siding. ~~and no~~ Documentation regarding weathering is required for any T-1 11 siding laid on its side proposed as diagonal siding, and is subject to the review and approval of the Planning Director. (staff amended)
- d. Masonite siding shall be pre-primed and painted to enhance its ability to weather.
- e. ~~Bay windows~~ Bay windows shall be added to some of the proposed units. (staff amended)
- f. Roofing material shall be medium wood shake or wood shingles.
- g. All hipped roofs shall have continuous gutters.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that it provides for a housing type which is compatible with adjacent residential land uses in terms of density and design.
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:
  - a. adequate building setbacks will be provided, and
  - b. a variety of building elevations will be provided.
3. The project is consistent with the 1974 General Plan and 1976 South Pocket Community Plan which designate the site for residential uses.
4. The project, as conditioned, is consistent with the South Pocket Community Plan to "Provide for a wide range of residential styles and densities which are compatible with each other."

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