

STAFF REPORT CORRECTED 6-14-
CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Terry C. Sturgis & Associates, 661-6th Street, Lincoln, CA 95648				
OWNER	L & H Development, 15 Stampede Court, Sacramento, CA 95834				
PLANS BY	Ron Higgins & Associates, 2020-29th Street, Ste. 216, Sacramento, CA 95817				
FILING DATE	5/9/84	50 DAY CPC ACTION DATE		REPORT BY:	FG:bw
NEGATIVE DEC.	5/22/84	EIR		ASSESSOR'S PCL. NO.	225-403-01

- APPLICATION:
1. Negative Declaration
 2. Rezone 0.2± vacant acres from Single Family (R-1) to Townhouse (R-1A) zone
 3. Tentative Parcel Map
 4. Special Permit to develop two halfplex units totaling 3,020± sq. ft.
 5. Subdivision Modification to waive water and sewer services

LOCATION: 1331 San Juan Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop an existing vacant lot into two halfplex units.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: Residential (4-21 du/ac; 7 du/ac min.)
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-1
East: Residential; R-1
West: Residential; R-1 & R-1A

Parking Required: One space per dwelling unit
Parking Provided: Two spaces per dwelling unit
Property Dimensions: 80' x 112'
Property Area: 8,874± square feet
Density of Development: 9.8 du/ac
Square Footage of Lots: Parcel A: 4,797±; Parcel B: 4,076±
Square Footage of Buildings: 3,020± total
Height of Structures: 20.5 feet
Topography: Flat
Street Improvements: Existing
Utilities: Available to site
Exterior Building Colors: Buff
Exterior Building Materials: Masonite, T1-11 siding

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 30, 1984, by a vote of six ayes, and three absent, the Subdivision Review Committee recommended approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels A and B. These services must be paid for and installed at the time of obtaining building permits;
2. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
3. Separate water and sewer services are required for each parcel.

Informational Items: 1) garage doors must be 20 feet behind property line;
2) a driveway permit will be required on San Juan Road.

STAFF EVALUATION: Staff has the following comments and concerns regarding this request:

1. The subject site is a vacant parcel located in the Single Family (R-1) zone. The General Plan and South Natomas Community Plan designate the site for residential use. The proposal would provide a compatible housing type in the area.
2. The requested rezoning to R-1A and the special permit are necessary for the halfplex development. The applicant's plan indicates that the halfplex will be developed on a corner lot. The halfplex units are attached and separated by a two-hour rated firewall. This halfplex development will not alter the density of the area or change the character of the neighborhood since other halfplexes are being developed on corner lots.
3. The Subdivision Review Committee recommended approval of the Subdivision Modification to waive sewer and water services. It has been a policy not to require additional service connections until building permits are issued.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from Single Family (R-1) to Townhouse (R-1A) zone;
3. Approval of the Tentative Map, subject to conditions which follow;
4. Approval of the Special Permit, based upon Findings of Fact which follow;
5. Approval of the Subdivision Modification to waive water and sewer services.

Conditions - Tentative Map

The applicant must satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels A and B. These services must be paid for and installed at the time of obtaining building permits;

- b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;

Findings of Fact - Special Permit

- a. As proposed, the project is based upon sound principles of land use in that:
 - 1) adequate space is available on the site to accommodate the type and density of the proposed project;
 - 2) the project is compatible with surrounding land uses which consist of single family residential uses.
- b. The project, as proposed, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that the project will adhere to the townhouse development standards which stipulate design and density criteria;
- c. The project is consistent with the land use element of the General Plan to:
 - "Allocate residential, commercial, industrial and other land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community"; and
 - "Provide safe, stable and attractive residential areas in which to live."
- d. The project is consistent with the South Natomas Community Plan and the General Plan which designate the site for residential purposes.

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Terry C. Sturgis & Associates, 661-6th Street, Lincoln, CA 95648		
OWNER	L & H Development, 15 Stampede Court, Sacramento, CA 95834		
PLANS BY	Ron Higgins & Associates, 2020-29th Street, Ste. 216, Sacramento, CA 95817		
FILING DATE	5/9/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	5/22/84	EIR	ASSESSOR'S PCL. NO. 225-403-01

- APPLICATION:
1. Negative Declaration
 2. Rezone 0.2± vacant acres from Single Family (R-1) to Townhouse (R-1A) zone
 3. Tentative Parcel Map
 4. Special Permit to develop two halfplex units totaling 3,020± sq. ft.
 5. Subdivision Modification to waive water and sewer services

LOCATION: 1331 San Juan Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop an existing vacant lot into two halfplex units.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community Plan Designation: Residential (4-21 du/ac; 7 du/ac min.)
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-1
East: Residential; R-1
West: Residential; R-1 & R-1A

Parking Required: One space per dwelling unit
Parking Provided: Two spaces per dwelling unit
Property Dimensions: 80' x 112'
Property Area: 8,874± square feet
Density of Development: 9.8 du/ac
Square Footage of Lots: Parcel A: 4,797±; Parcel B: 4,076±
Square Footage of Buildings: 3,020± total
Height of Structures: 20.5 feet
Topography: Flat
Street Improvements: Existing
Utilities: Available to site
Exterior Building Colors: Buff
Exterior Building Materials: Masonite, T1-11 siding

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 30, 1984, by a vote of six ayes, and three absent, the Subdivision Review Committee recommended approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

APPLIC. NO. P84-174

MEETING DATE June 14, 1984

CPC ITEM NO. 16

1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels A and B. These services must be paid for and installed at the time of obtaining building permits;
2. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
3. Separate water and sewer services are required for each parcel.

Informational Items: 1) garage doors must be 20 feet behind property line;
2) a driveway permit will be required on San Juan Road.

STAFF EVALUATION: Staff has the following comments and concerns regarding this request:

1. The subject site is a vacant parcel located in the Single Family (R-1) zone. The General Plan and South Natomas Community Plan designate the site for residential use. The proposal would provide a compatible housing type in the area.
2. The requested rezoning to R-1A and the special permit are necessary for the halfplex development. The applicant's plan indicates that the halfplex will be developed on a corner lot. The halfplex units are attached and separated by a two-hour rated firewall. This halfplex development will not alter the density of the area or change the character of the neighborhood since other halfplexes are being developed on corner lots.
3. The Subdivision Review Committee recommended approval of the Subdivision Modification to waive sewer and water services. It has been a policy not to require additional service connections until building permits are issued.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from Single Family (R-1) to Townhouse (R-1A) zone;
3. Approval of the Tentative Map, subject to conditions which follow;
4. Approval of the Special Permit, based upon Findings of Fact which follow;
5. Approval of the Subdivision Modification to waive water and sewer services.

Conditions - Tentative Map

The applicant must satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels A and B. These services must be paid for and installed at the time of obtaining building permits;

- b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- c. Separate water and sewer services are required for each parcel.

Findings of Fact - Special Permit

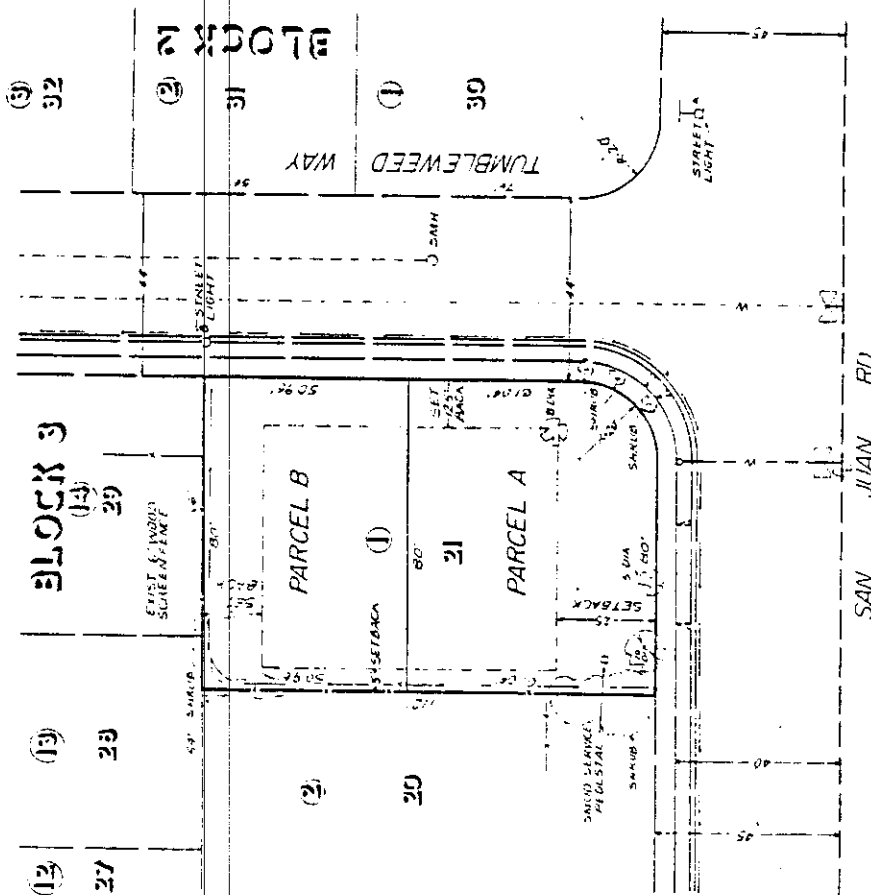
- a. As proposed, the project is based upon sound principles of land use in that:
 - 1) adequate space is available on the site to accommodate the type and density of the proposed project;
 - 2) the project is compatible with surrounding land uses which consist of single family residential uses.
- b. The project, as proposed, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that the project will adhere to the townhouse development standards which stipulate design and density criteria;
- c. The project is consistent with the land use element of the General Plan to:
 - "Allocate residential, commercial, industrial and other land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community"; and
 - "Provide safe, stable and attractive residential areas in which to live."
- d. The project is consistent with the South Natomas Community Plan and the General Plan which designate the site for residential purposes.

PARCEL MAP

TENTATIVE
PARCEL MAP
 LOT 21 OF CHAPARRAL UNIT NO. 2 (123 BK 6)
 COUNTY OF SACRAMENTO STATE OF CALIFORNIA
 MAY 1984
 SCALE 1" = 40'

TERRY C. STURGIS & ASSOCIATES

VICINITY MAP
 SCALE 1" = 2,425'



PROJECT LOCATION

OWNER/DEVELOPER:

ENGINEER:

APN: 225-407-01
 ZONING: R-1
 LOT SIZE: SEE MAP FOR DIM. & AREA
 CURRENT USE: VACANT
 PROPOSED ZONING: C-1A
 PROPOSED USE: 1 FUEL
 NUMBER OF UNITS: 2

UTILITIES:
 GAS
 WATER
 FIBER
 CABLE
 ELECTRICITY
 TELEPHONE

SEWER DISTRICT: DEL PASO
 FLOOD PANEL NO.: 10-11-1155
 JURISDICTION: THE CITY OF SACRAMENTO

MAP DATA

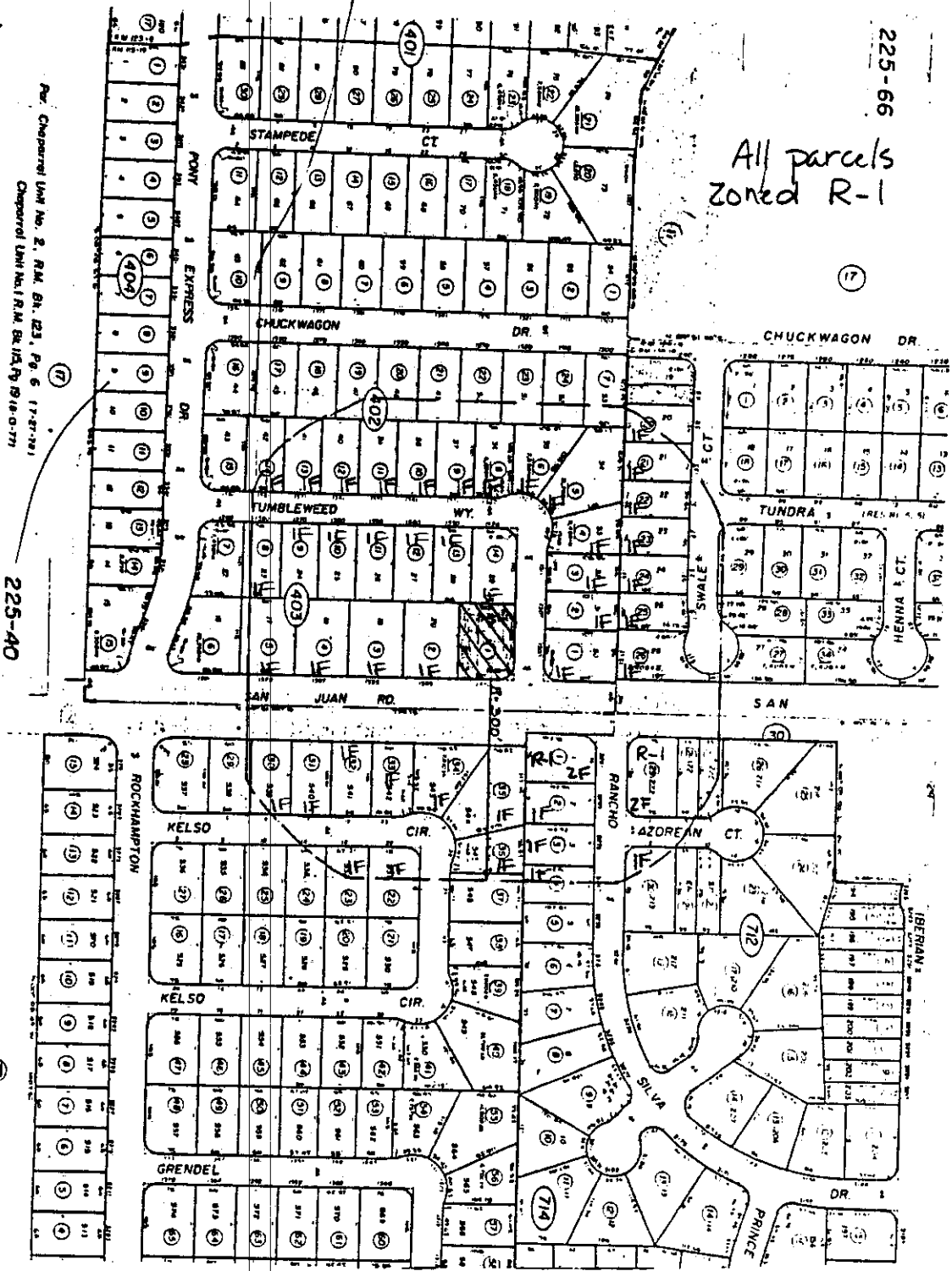
2150 LINDSEY BLVD.
 2500 PLEASANT ST.
 SACRAMENTO, CA 95834
 925-441-1111

TERRY C. STURGIS & ASSOCIATES
 3140 31ST STREET
 LINCOLN, CA 95648
 916-485-1000

P 84174

LAND USE AND ZONING

ICS VERRY C. STURGIS & ASSOC.
 Civil Engineering • Planning • Surveying
 681 Sixth St. Lincoln, Calif. 95648 916-645-1655



All parcels
Zoned R-1

225-66

Per: Chaptered Unit No. 2, R.M. 84, 23, Pg. 6 (17-87-781)
 Chaptered Unit No. 1, R.M. 84, 14, Pg. 19 (18-0-771)

225-40

225-60

300'
RADIUS MAP
 AP# 225-403-1

P 84174

SCALE: 1" = 100'
 MAY 1984
 PROJECT = 84-31

NOTE: ALL USES ARE RESIDENTIAL
 UNLESS OTHERWISE NOTED.

6-14-84

ITEM

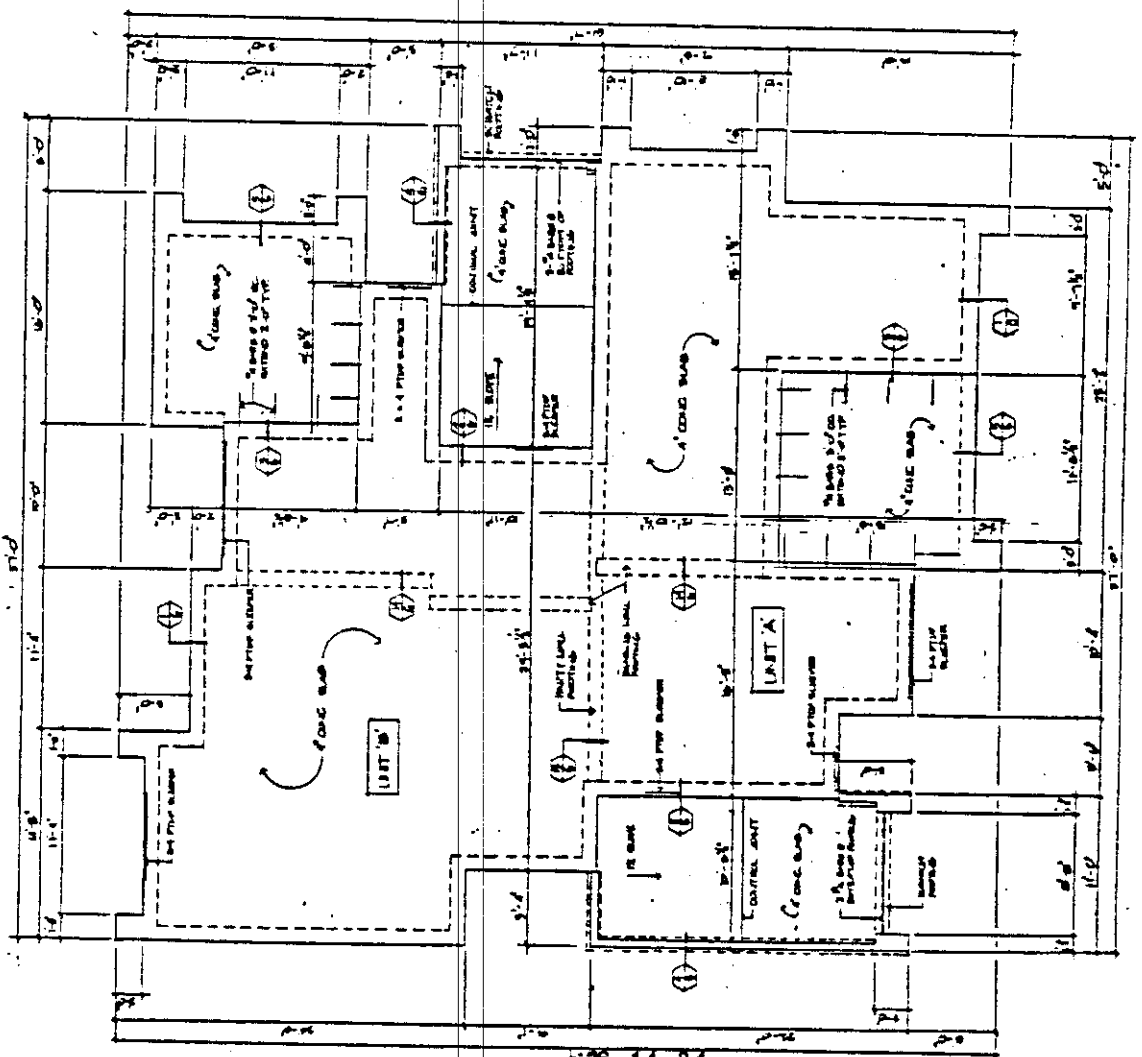
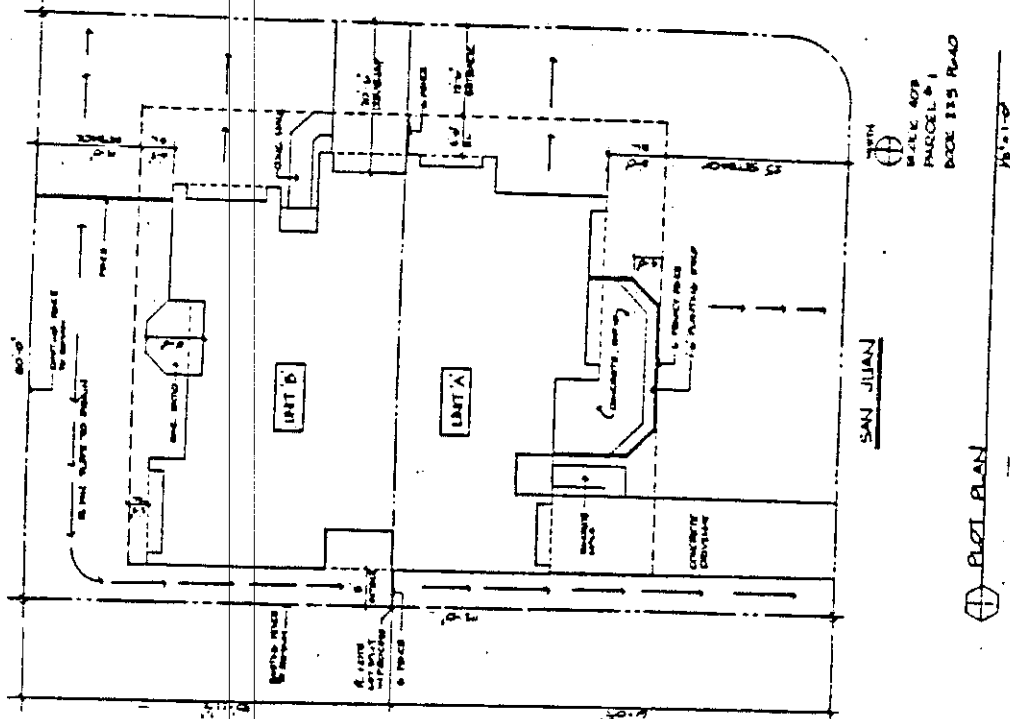
P84-174

FOR HYDRA & ASSOCIATES
 1000 15th Ave SW
 SEASIDE, CA 92081
 TEL: (619) 441-1111

SITE PLAN

PLANNING PLAN
 1

TURBULED LAY



PLANNING PLAN

PLANNING PLAN

PLAN

LOOR PLAN

FLOOR SCHEDULE

Room No.	Room Name	Area (sq. ft.)	Finish	Notes
101	Living Room	1200	Carpet	
102	Dining Room	800	Carpet	
103	Kitchen	600	Tile	
104	Bathroom	400	Tile	
105	Bedroom	1000	Carpet	
106	Bedroom	1000	Carpet	
107	Bedroom	1000	Carpet	
108	Bedroom	1000	Carpet	
109	Bedroom	1000	Carpet	
110	Bedroom	1000	Carpet	
111	Bedroom	1000	Carpet	
112	Bedroom	1000	Carpet	
113	Bedroom	1000	Carpet	
114	Bedroom	1000	Carpet	
115	Bedroom	1000	Carpet	
116	Bedroom	1000	Carpet	
117	Bedroom	1000	Carpet	
118	Bedroom	1000	Carpet	
119	Bedroom	1000	Carpet	
120	Bedroom	1000	Carpet	

FINISH SCHEDULE

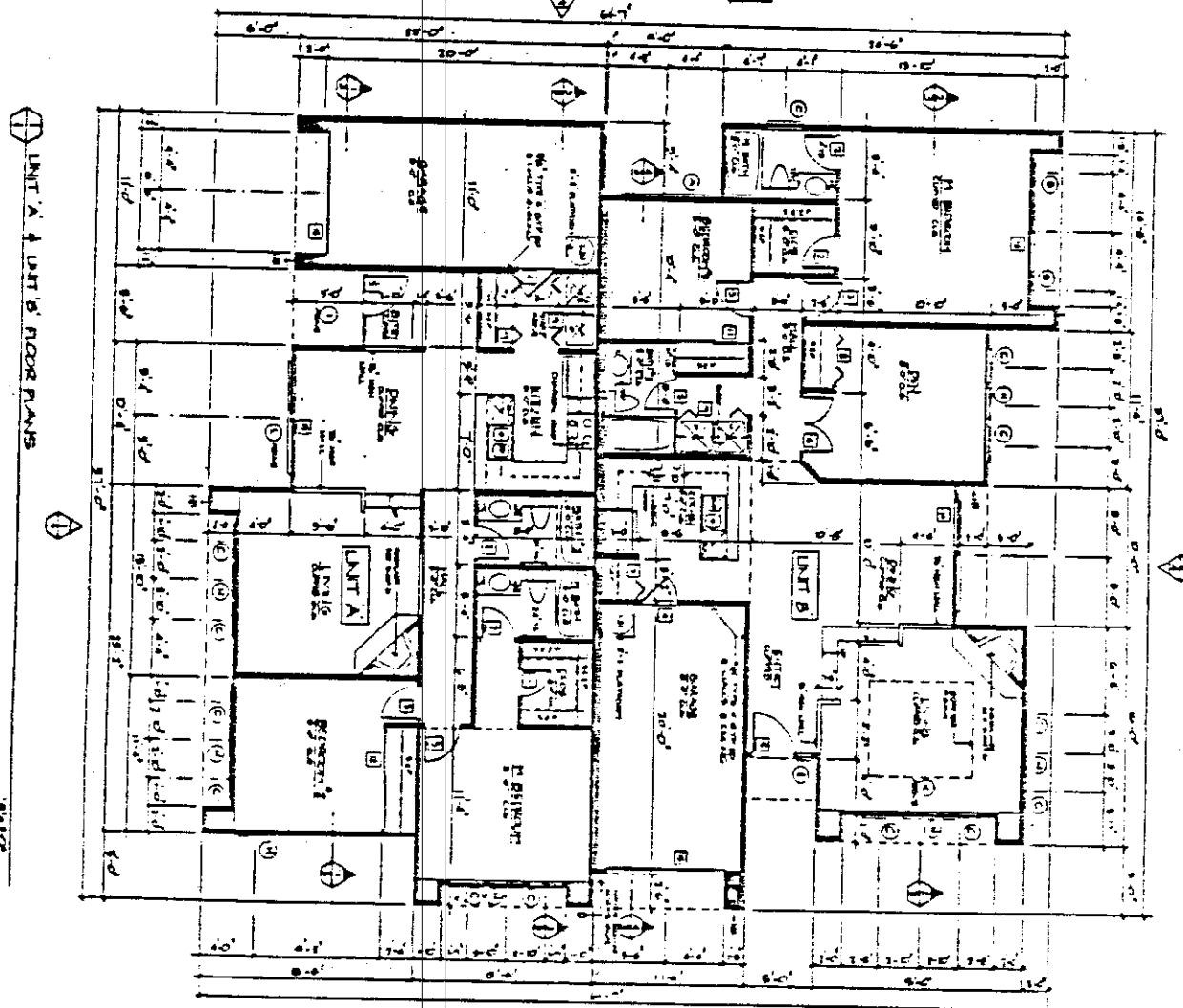
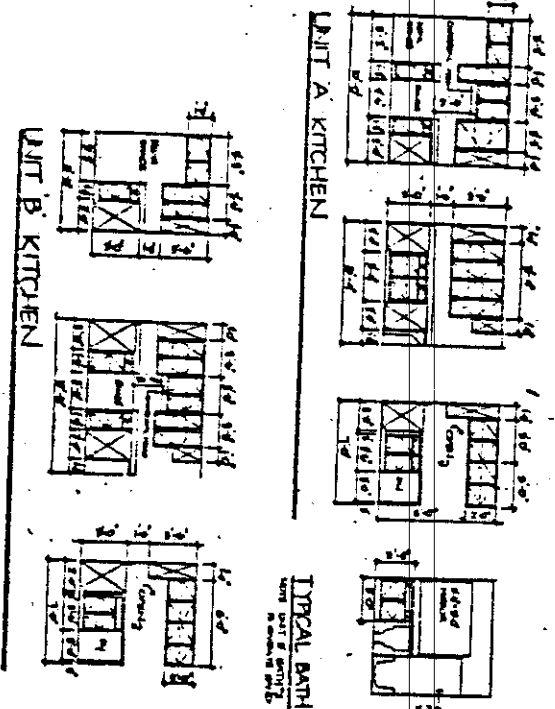
Room No.	Room Name	Area (sq. ft.)	Finish	Notes
101	Living Room	1200	Carpet	
102	Dining Room	800	Carpet	
103	Kitchen	600	Tile	
104	Bathroom	400	Tile	
105	Bedroom	1000	Carpet	
106	Bedroom	1000	Carpet	
107	Bedroom	1000	Carpet	
108	Bedroom	1000	Carpet	
109	Bedroom	1000	Carpet	
110	Bedroom	1000	Carpet	
111	Bedroom	1000	Carpet	
112	Bedroom	1000	Carpet	
113	Bedroom	1000	Carpet	
114	Bedroom	1000	Carpet	
115	Bedroom	1000	Carpet	
116	Bedroom	1000	Carpet	
117	Bedroom	1000	Carpet	
118	Bedroom	1000	Carpet	
119	Bedroom	1000	Carpet	
120	Bedroom	1000	Carpet	

LEGEND

Symbol	Description
1	Living Room
2	Dining Room
3	Kitchen
4	Bathroom
5	Bedroom
6	Bedroom
7	Bedroom
8	Bedroom
9	Bedroom
10	Bedroom
11	Bedroom
12	Bedroom
13	Bedroom
14	Bedroom
15	Bedroom
16	Bedroom
17	Bedroom
18	Bedroom
19	Bedroom
20	Bedroom

FINISH KEY

1. Carpet
2. Tile
3. Hardwood
4. Paint
5. Plaster
6. Drywall
7. Acoustic
8. Glass
9. Metal
10. Fabric
11. Stone
12. Brick
13. Concrete
14. Wood
15. Steel
16. Aluminum
17. Copper
18. Bronze
19. Silver
20. Gold

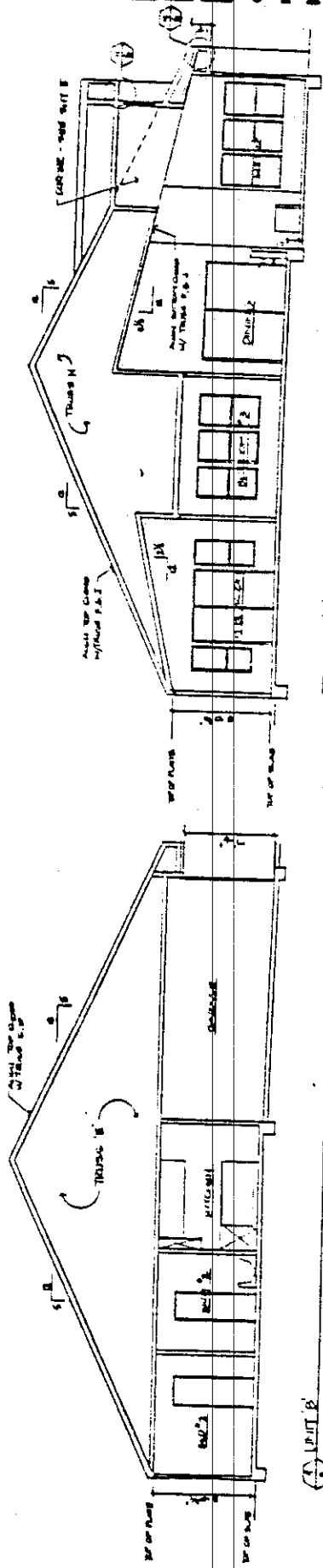


ELEVATIONS

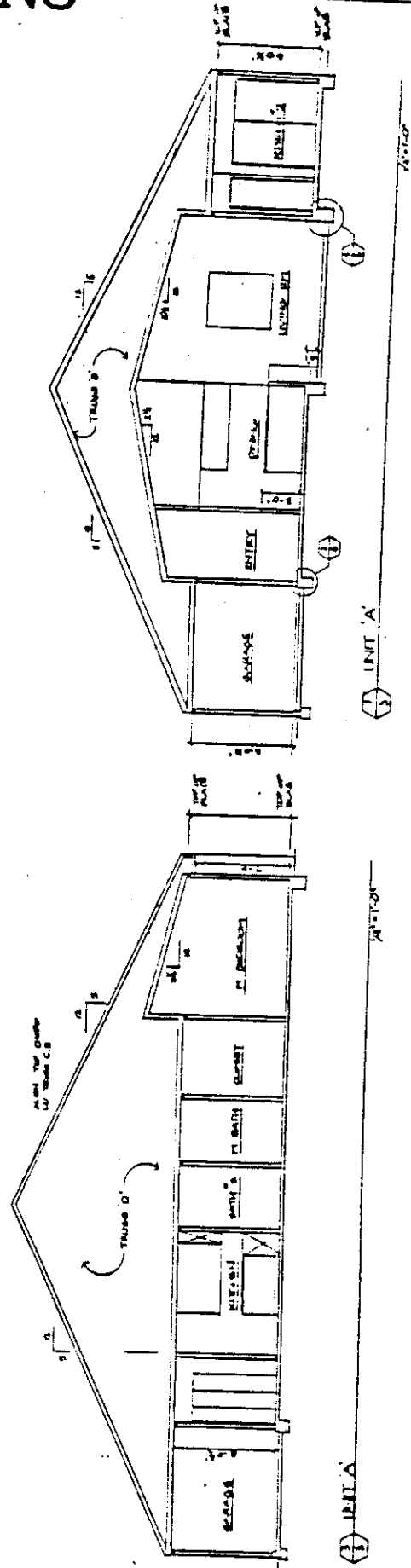
UNIT A & B SECTIONS

FOR MOORE & ASSOCIATES
 1000 BAY ST. SUITE 100
 OAKLAND, CA 94612
 TEL: (415) 764-1100
 FAX: (415) 764-1101

DEVELOPER: SACRAMENTO
 CONTRACTOR: LES MASSARRE
 LC# 4210



UNIT B



UNIT A

