

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

APPLICANT Gardner-Feusi Co. - 1722 Professional Drive-C, Sacramento, CA 95825		
OWNER Dennis E. Louie - 7210 Long River Drive, Sacramento, CA 95831		
PLANS BY Gardner-Feusi Co. - 1722 Professional Drive-C, Sacramento, CA 95825		
FILING DATE 8-25-89	ENVIR.DET Neg. Dec.	REPORT BY DH:sg
ASSESSOR'S PCL. NO. 031-1370-010		

APPLICATION: A. Negative Declaration

B. Tentative Map to divide 0.44+ vacant acres into two lots for half-plex development in the Standard Single Family (R-1) zone.

LOCATION: Southwest corner of River landing Drive and Pocket Road

PROPOSAL: The applicant is requesting the necessary entitlements to divide one lot into two lots for half-plex development.

PROJECT INFORMATION:

1988 General Plan Designation: Low Density Residential (4-15 du/net acre)
 1988 Pocket Community Plan Designation: Low Density Residential (3-6 du/net acre)
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family, half-plex; R-1 & R-1A	Front:	25'	37'
South: Single family; R-1	Side(Int):	5'	7-1/2'
East: Single family; A & R-1	Side(St):	12-1/2'	12-1/2'
West: Single family; R-1	Rear:	15'	29'

Parking Required: 2 spaces
 Parking Provided: 4 spaces
 Property Dimensions: 78 ft. x 127 ft.
 Property Area: 0.44 gross acres; 0.22 net acres
 Density of Development: 5 d.u. per acre
 Square Footage of Building: 3,833 sq. ft.
 Height of Building: 2 stories, 25 ft.

APPLC. NO. P89-314

MEETING DATE April 12, 1990

ITEM NO 18

000764

Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials	T-1-11 wood siding, brick veneer, horizontal lap siding
Roof Materials	Wood shake, tile optional

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 21, 1990, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions.

BACKGROUND INFORMATION: The subject site is Lot 45 of River Landing Subdivision approved January 14, 1988 by the City Planning Commission (P87-473). The subdivision has been constructed with large custom homes. The subject site is proposed for half-plex development.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 0.44± vacant acre corner lot located at the southwest corner of Pocket Road and River Landing Drive in the Standard Single Family (R-1) zone. The applicant proposes to divide the lot into two lots and construct a 3,833 square foot half-plex. Surrounding land uses are single family in all directions. The 1988 General Plan and 1988 Pocket Community Plan designate the site for Low Density Residential, 4-15 and 3-6 d.u./net acre, respectively. The proposal is consistent with the zoning and plan designations.

B. Tentative Map

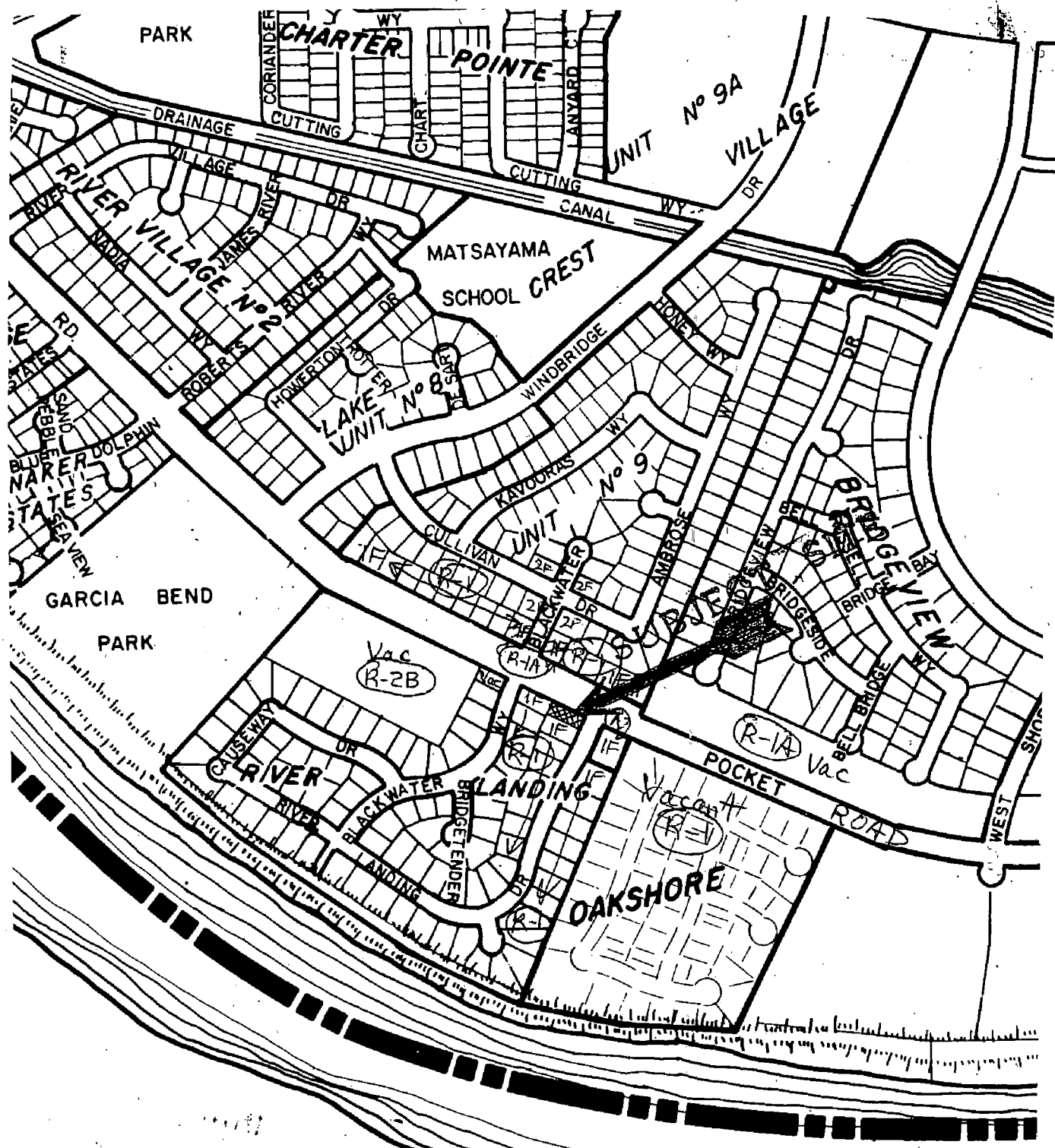
The proposed tentative map will divide a 78 foot by 127 foot lot into two lots fronting on River Landing Drive. No driveways are allowed onto Pocket Road so two side-by-side double-car garages are proposed off River Landing Drive. Staff has reviewed the elevations of the proposed half-plex and finds them compatible with the size and materials used on the custom homes under construction in the area. Adequate setbacks will be provided.

Staff recommends approval by the Commission of the tentative map subject to conditions attached in the following resolution. Actions on tentative maps for corner lot half-plex developments are final at the Commission level unless appealed to City Council.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment and has filed a negative declaration subject to findings regarding flood-related impacts (see Attachment A, Initial Study Discussion).

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration; and
- B. Approve the Tentative Map subject to conditions and based upon findings of fact contained in the following resolution.



N
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Scale: 1" = 500'
000769

VICINITY - LAND USE - ZONING

20 014

4-17-00

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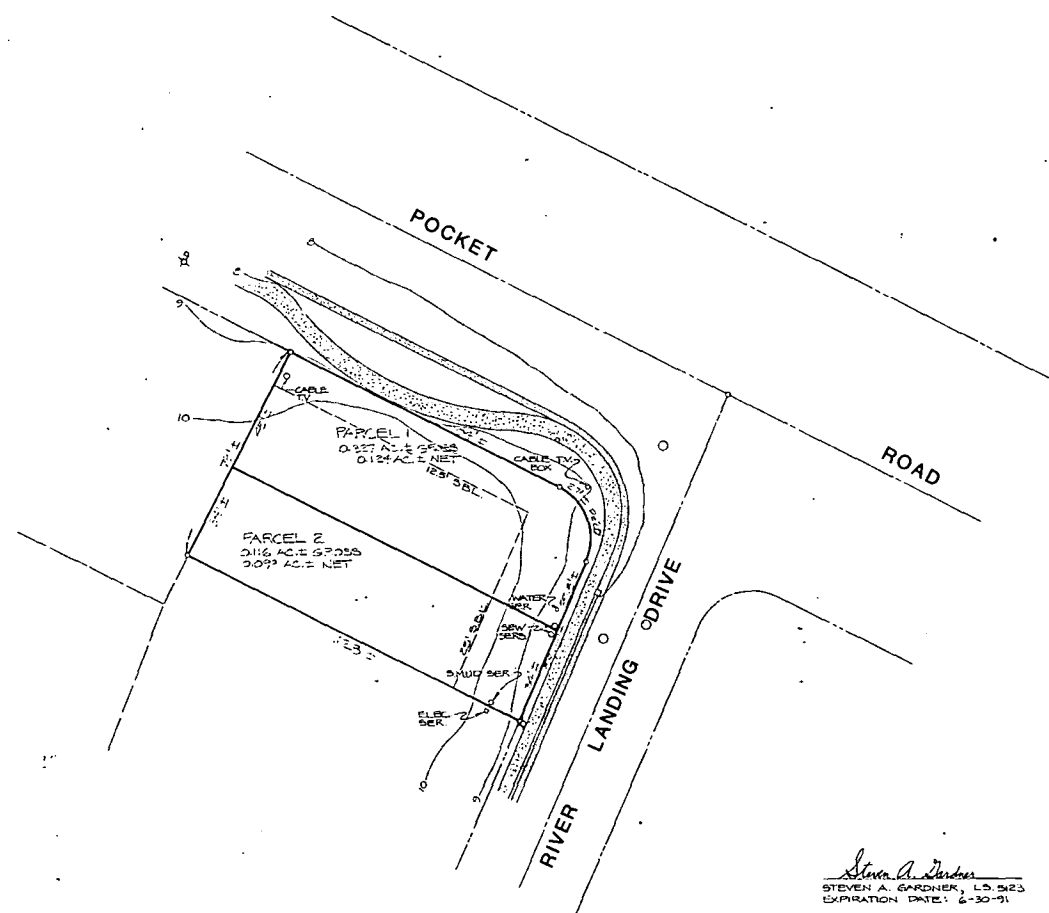
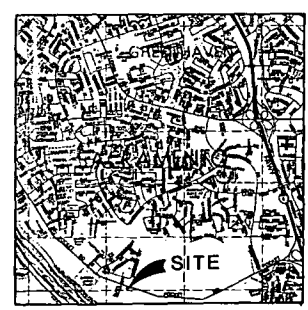
P-89-314

4-12-90

TENTATIVE MAP

CITY OF SACRAMENTO CALIFORNIA

LOCATION MAP



LEGEND

- FIRE HYDRANT □
- DRAIN INLET □
- STREET LIGHT □
- ELECTRICAL BOX ●
- MANHOLE ○
- TRAFFIC SIGN ⊕
- WATER VALVE ⊕
- GAS VALVE ⊕
- SEWER CLEAN OUT ○
- TREE ⊗
- TREE TO BE REMOVED ⊗
- FENCE LINE ———
- JOINT OR POWER POLE ○ J.P.

PROJECT DATA

RECORD OWNER & SUBDIVIDER: DENNIS LOUIE
 ADDRESS: C/O GARDNER-FEUSI CO.
 1722 PROFESSIONAL DR.
 SACRAMENTO CA 95825
 SUITE 101 PHONE 482-5177

EXISTING ZONING: R1
 PROPOSED ZONING: R1
 EXISTING USE: VACANT
 PROPOSED USE: RESIDENTIAL
 PROPOSED IMPROVEMENTS: AS REQUIRED
 ACREAGE: 0.225 AC. NET, 0.444 AC. GROSS
 PARCEL NUMBER: 031-1570-010
 LEGAL DESCRIPTION: LOT 40, RIVER LANDINGS
 SEWER DISPOSAL: SACRAMENTO COUNTY
 WATER SUPPLY: CITY OF SACRAMENTO
 PARK & RECREATION: CITY OF SACRAMENTO
 FIRE DISTRICT: SACRAMENTO
 SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED

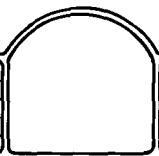
Steven A. Gardner
 STEVEN A. GARDNER, L.S. 5823
 EXPIRATION DATE: 6-30-91

NO.	REVISIONS	DATE	BY	DESCRIPTION

BENCHMARK	ELEVATION
HUMPHREYS AT N.E. CORNER	NO. 22.7
OF JONESBRIDGE RD. AND	
POCKET RD.	

HORIZ SCALE: 1" = 20'	DRAFTED BY: AJF
VERT SCALE: N/A	DESIGNED BY: N/A
SURVEYED BY: M.D.	CHECKED BY: S.G.
FIELD BOOK NO. 207	DATE: AUG. 1989
A.P. NO.: 031-1570-010	

1722 Professional Drive	
Suite 101	
Sacramento, CA. 95825	
916-482-5177	



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Suite 101	
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TENTATIVE MAP

LOUIE

SHEET 1 OF 1 SHEETS
 PLAN NO. 89-39

John B.