

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

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

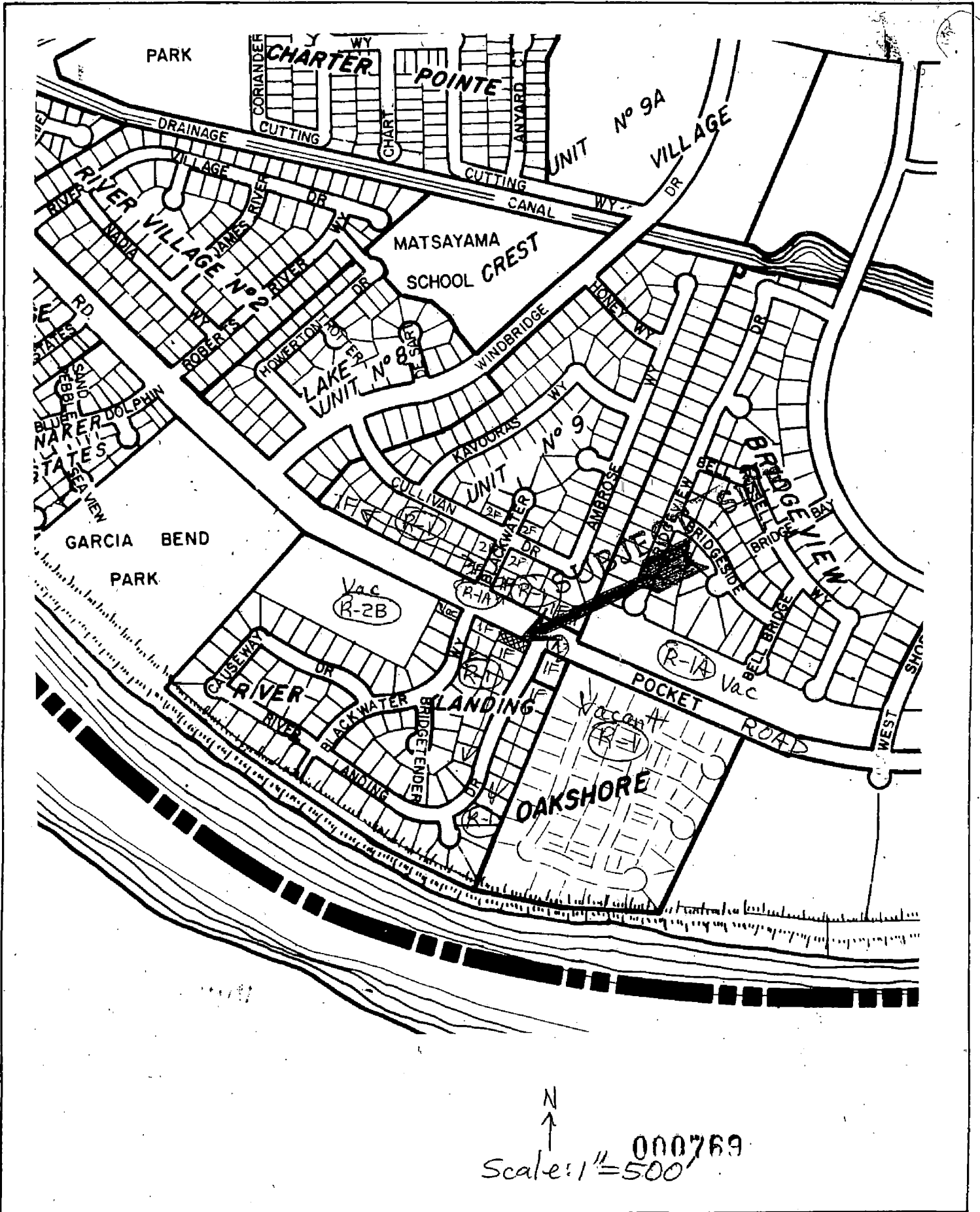
The proposed tentative map will divide a 78 foot by 127 foot lot into two lots fronting on River Landing Drive. No driveways are allowed onto Pocket Road so two side-by-side double-car garages are proposed off River Landing Drive. Staff has reviewed the elevations of the proposed half-plex and finds 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.



**VICINITY - LAND USE - ZONING**

P-89-314

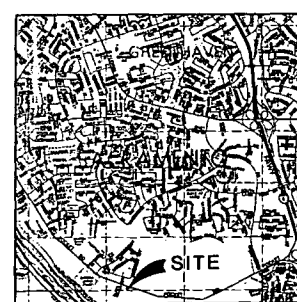
4-12-90

# TENTATIVE MAP

CITY OF SACRAMENTO

CALIFORNIA

## LOCATION MAP

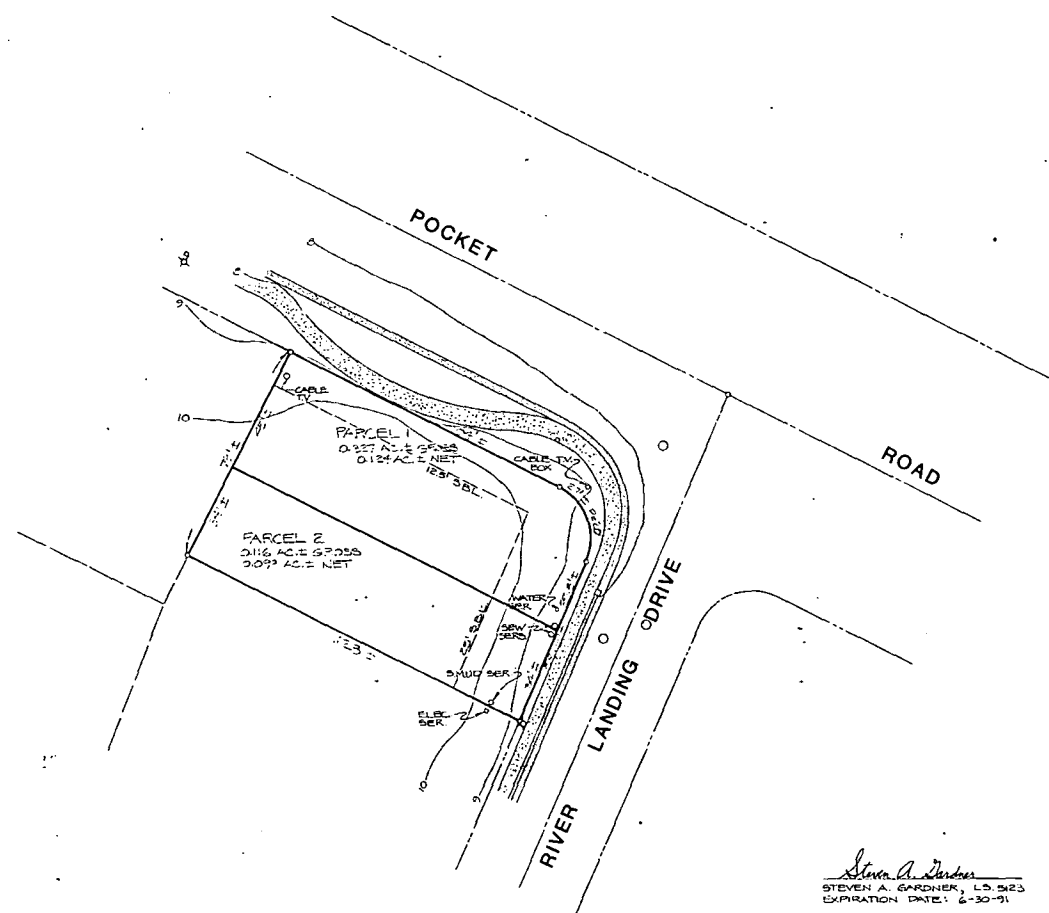


SCALE: 1"=200'



SCALE: 1"=20'

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

## 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-FREUSI 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

NO.	REVISIONS	DATE	BY	DESCRIPTION

BENCHMARK	ELEVATION
BENCH MARK AT N.E. CORNER OF MANSBRIDGE 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.