

CITY PLANNING COMMISSION

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

APPLICANT	CNA Engineering, 2550 Valley Road, Ste. 5, Sacramento, CA 95821				
OWNER	Riza Shera, 7200 Fair Oaks Boulevard, Carmichael, CA 95608				
PLANS BY	CNA Engineering, 2550 Valley Road, Ste. 5, Sacramento, CA 95821				
FILING DATE	9-19-86	ENVIR. DET.	Exempt 15315	REPORT BY	SD:vf
ASSESSOR'S-PCL. NO.	031-980-88,89				

APPLICATION: Tentative Map (P86-369)

LOCATION: East end of Argo Circle, east of Peytona Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide two existing corner lots located in the Single Family (R-1) zone into four lots for halfplex development.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1	Front:	25'	25'
South: Vacant; R-1	Side(Int):	5'	6'
East: Vacant; R-1	Side(St):	12.5'	12.5'
West: Vacant; R-1	Rear:	15'	15'

Parking Required:	4 spaces
Parking Provided:	8 spaces
Property Dimensions:	Irregular
Property Area:	.3+ acres
Square Footage of Building:	2,400 square feet
Height of Building:	29 feet, two stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Shiplap siding and stucco
Roof Material:	Tile and shake

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION

On October 8, 1986, 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

On September 30, 1986, the City Council approved an amendment to the Subdivision Ordinance (Chapter 40 of the City Code) which grants the Planning Commission authority to approve corner lot halfplex maps. The ordinance was effective October 30, 1986.

STAFF EVALUATION: Staff has made the following findings.

APPLC. NO. P86-369 MEETING DATE November 13, 1986 ITEM NO. 28

A. Land Use

The site is designated for residential uses in the 1974 General Plan and the 1976 South Pocket Community Plan. Surrounding property is vacant and zoned R-1.

B. Design

Corner lot halfplexes can now be constructed without special permit approval provided height, setback and area requirements of the R-1 zone are complied with. Building plans must be reviewed and approved by staff. The preliminary plans submitted by the applicant comply with R-1 zoning requirements. Staff has concerns regarding the massive appearance of the two structures, particularly adjacent to one another. In addition, one elevation presents nothing but garage to the street front. These concerns must be addressed when the building permit is obtained. Staff cautions the applicant to finalize plans prior to map recordation to assure that the lot line and common wall coincide.

C. Parkland Dedication

The Planning and Community Development Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .0596 acres of land multiplied by the per acre value established by the applicant's appraiser.

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

RECOMMENDATION: The Map Advisory Agency (Planning and Public Works Directors) based upon comment by the Subdivision Review Committee, recommends that the Commission:

Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF NOVEMBER 13, 1986

ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR
PROPERTY LOCATED AT THE EAST END OF
ARGO CIRCLE, CORNER LOTS

(P86-369) (APN: 031-980-88,89)

WHEREAS, the City Planning Commission, on November 13, 1986, held a public hearing on the request for approval of a tentative map for property located at the east end of Argo Circle and East of Peytona Drive.

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond:

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to State E.I.R. guidelines (CEQA, Section 15315)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated by residential uses in the 1976 South Pocket Community Plan and the proposed map conforms with that designation.
3. The discharge of waste from the proposed subdivision in to the existing community

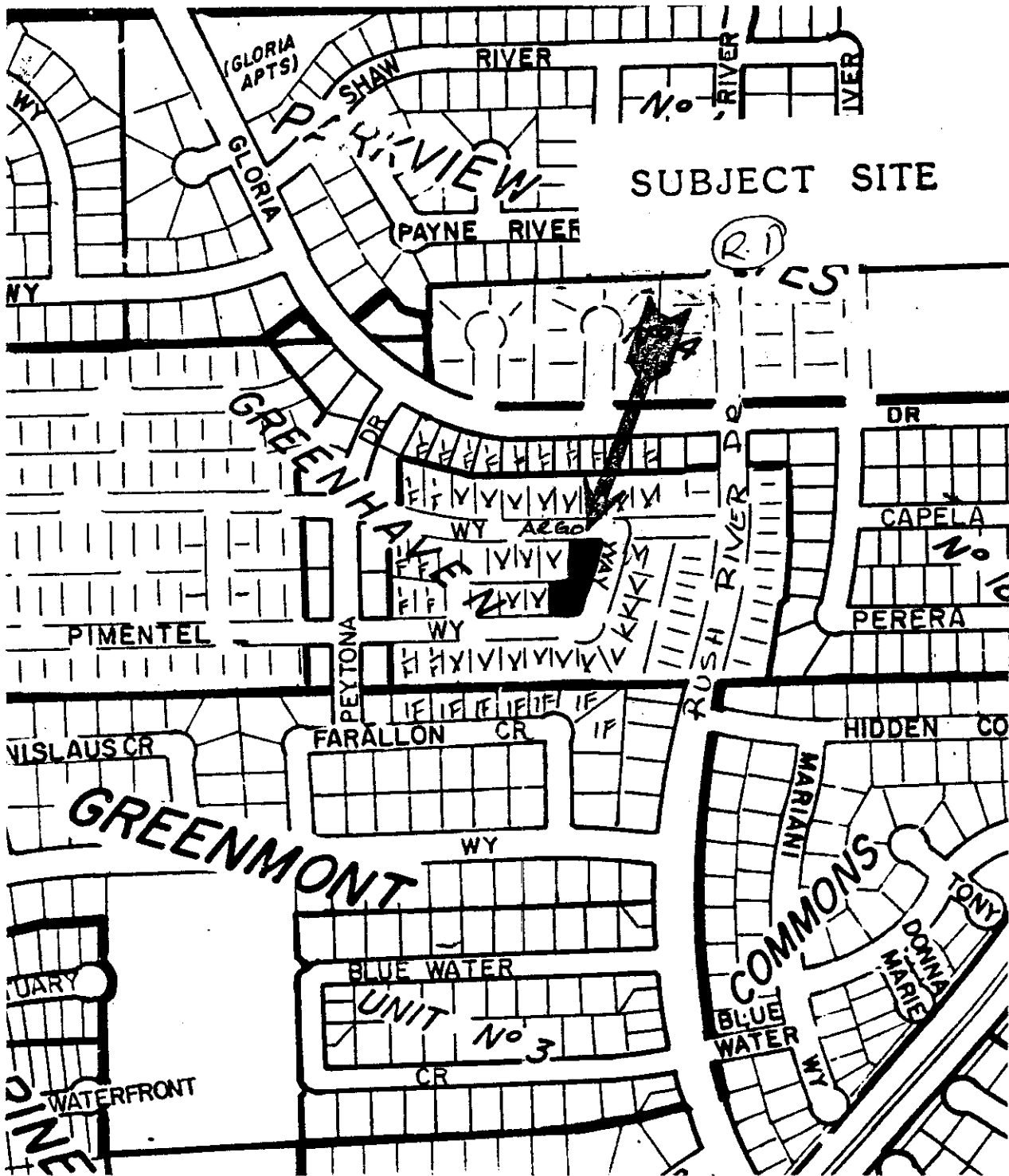
sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Place the following note on the final: Separate water and sewer service connections must be paid for and installed at the time of obtaining building permits.
 - b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - c. 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;
 - d. Monument new lot lines;
 - e. Development is restricted to single family attached units. Place a note on the final map referencing the condition.
 - f. Building plans, including elevations, shall be approved by staff prior to issuance of building permits.

CHAIR

ATTEST:

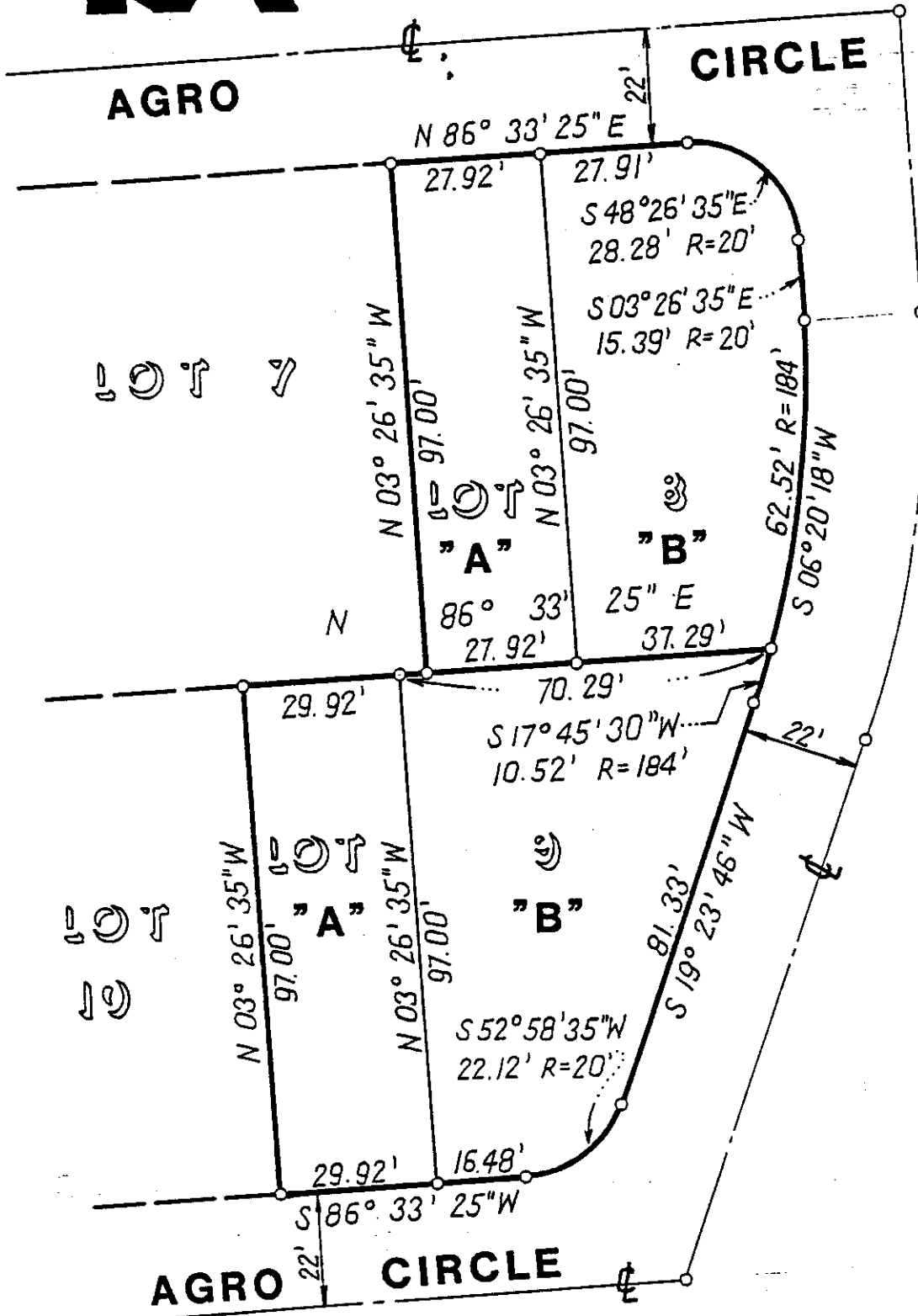
SECRETARY TO CITY PLANNING COMMISSION



VICINITY - LAND USE - ZONING



TENTATIVE MAP

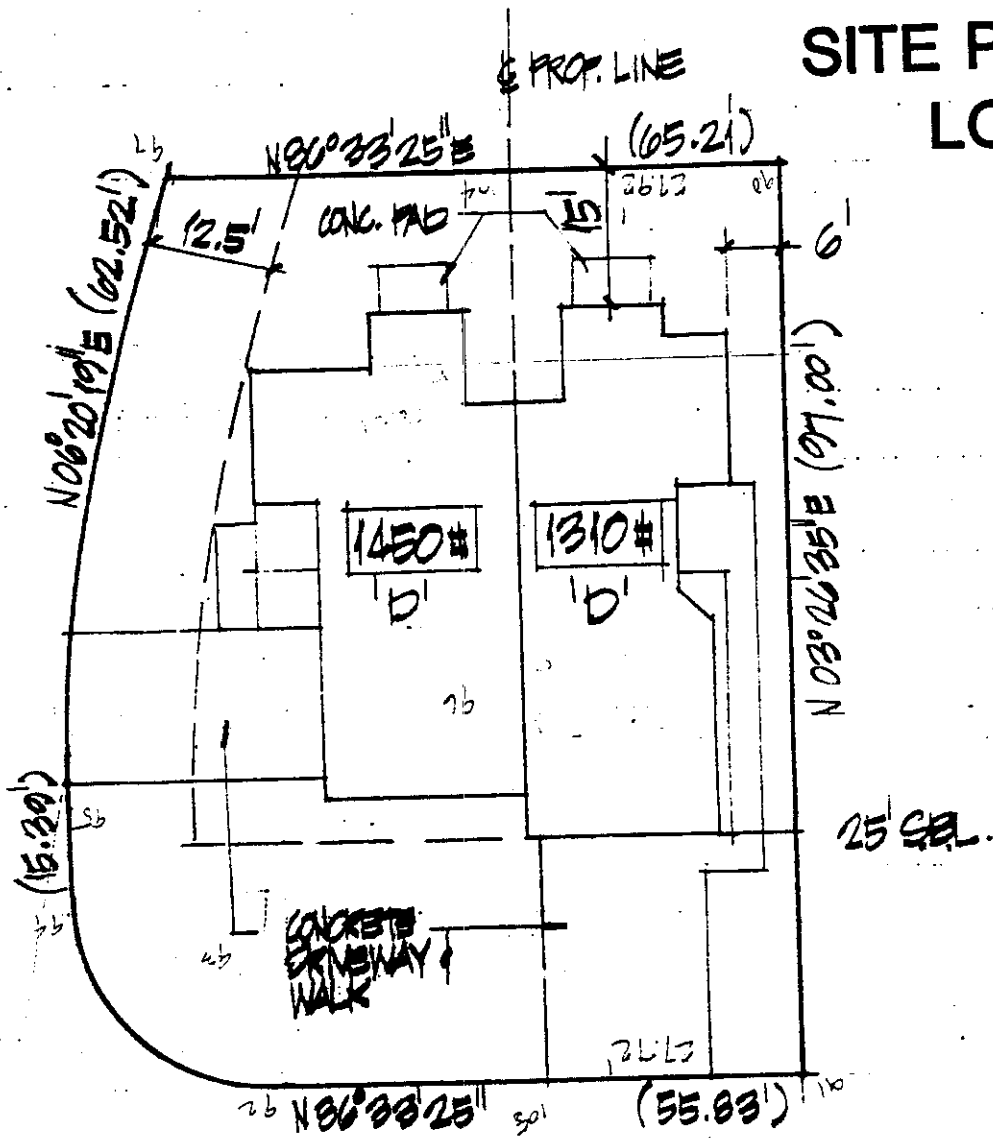


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APPROVED BY: <u>J.C.A.</u>	CERTIFICATE OF COMPLIANCE EXHIBIT FOR LOTS 8 AND 9 OF GREENHAVEN UNIT 19, 168 B.M. 20	DATE: 09-18-86	DRAWN BY: H.K.
		SCALE: 1" = 30'	SHT. 1 OF 1

SITE PLAN LOT 8

SCALE 1"=20'



GREENHAVEN UNIT NO. 19

CITY OF SACRAMENTO
SHERA CONSTRUCTION

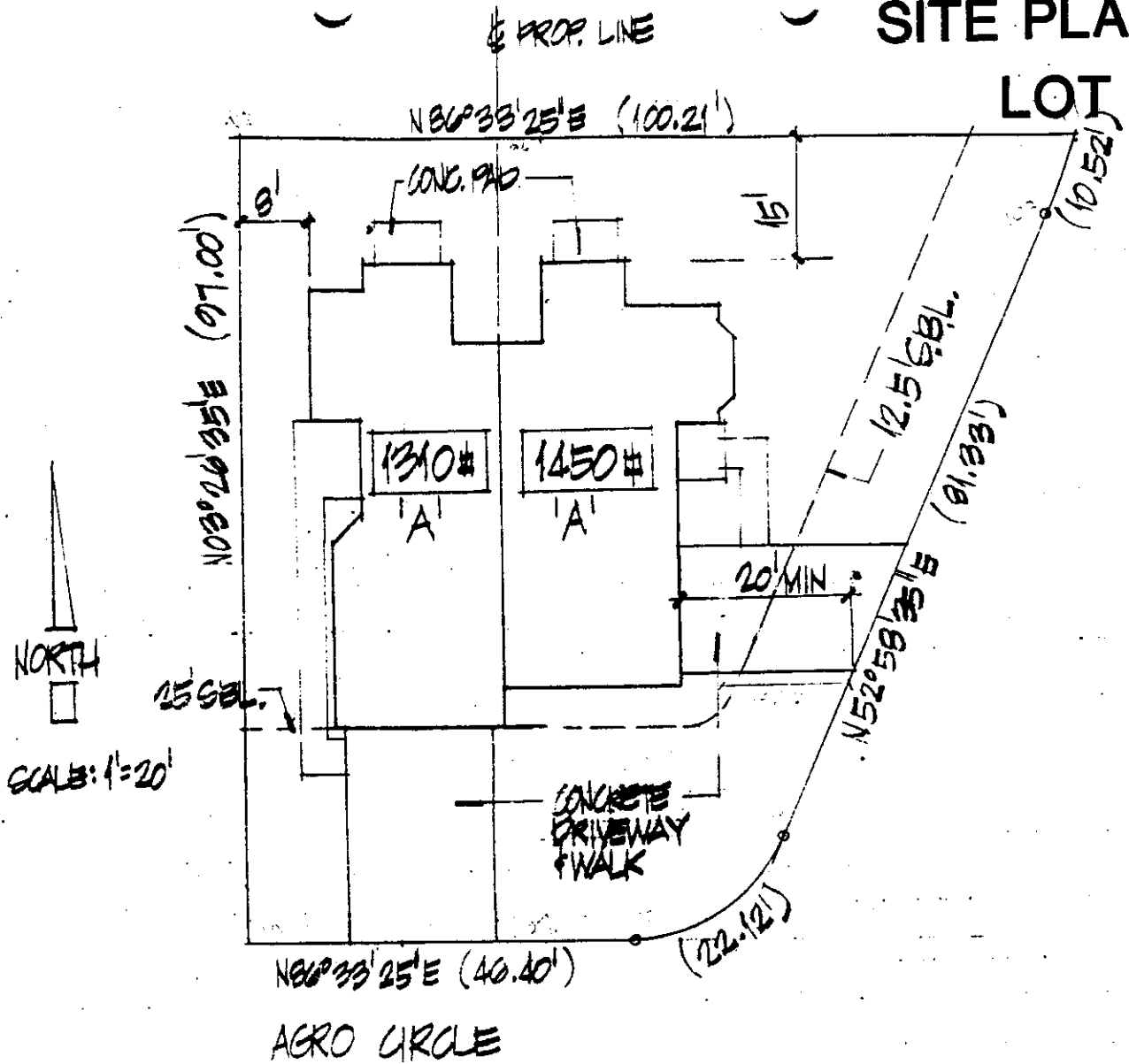
LOT #8

P86369

SE 83
2613

SITE PLAN

LOT 9



GREENHAVEN UNIT NO. 19

CITY OF SACRAMENTO
CHERA CONSTRUCTION

LOT # 9

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