

STAFF REPORT CORRECTED 12-17-84  
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gene Hurych - P.O. Box 22522, Sacramento, CA 95822		
OWNER	Jack Boxler		
PLANS BY	T. Train - 2504 21st Street, Sacramento, CA 95818		
FILING DATE	11-7-84	50 DAY CPC ACTION DATE	REPORT BY: SC:sg
NEGATIVE DEC	11-27-84	EIR	ASSESSOR'S PCL NO 030-750-17

- APPLICATION:
- A. Negative Declaration
  - B. Rezone from R-1 to R-1A (Section 2-B-3(a))
  - C. Tentative Map (Subdivision Ordinance)
  - D. Special Permit for halfplex development (Section 7)
  - E. *Subdivision Modification to defer water and sewer services*
- LOCATION: 6452 Riverside Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop a halfplex structure on an interior lot.

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:

- North: Single family; R-1
- South: Shopping center & church; SC & A
- East: Elks Lodge; A
- West: Two family; R-1A

Parking Required: Two spaces  
Parking Provided: Four spaces  
Parking Ratio: Two to one  
Property Dimensions: 80' x 110'  
Property Area: 0.2+ acres  
Density of Development: 10 d.u. per acre  
Square Footage of Building: 3,000 sq. ft. total; 1,500 ea. unit  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Colors: Neutral  
Exterior Building Materials: Wood

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 28, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map subject to attached conditions.

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

- A. The subject site is located on Riverside Boulevard opposite a neighborhood shopping center. The east side of the subject site is developed with the Elks Lodge. The property is vacant and bounded on the north and west sides

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by single and two family structures. The applicant is requesting a rezone to allow the development of a halfplex structure on the site. Although the request involves the development of two halfplexes on an interior lot, staff supports the proposal since the site is located on a busy street with neighboring commercial uses. The location of the subject site has discouraged single family development of the property.

- B. Since the halfplex structure will be located on an interior lot separate street frontage is not possible. The materials and design of the structure are, however, compatible with adjacent residential development.
- C. The applicant's plans were reviewed by the Traffic Engineer who indicated that the existing curb cut and driveway entrance will have to be removed and replaced with a standard curb, gutter and sidewalk. The proposed driveways will be developed to City standards.
- D. The Planning and Community Services Departments have determined that .0224 acres of land are required for 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 not be dated more than 90 days prior to filing the final map.

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

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the negative declaration;
- B. Recommend approval of the rezone to R-1A;
- C. Recommend approval of the tentative map, subject to the following conditions;
- D. Approval of the special permit, subject to conditions which follow and based upon findings of fact to follow.
- E. *Approval of the Subdivision Modification to defer water and sewer services.*

Conditions - 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. Pay off existing assessments.

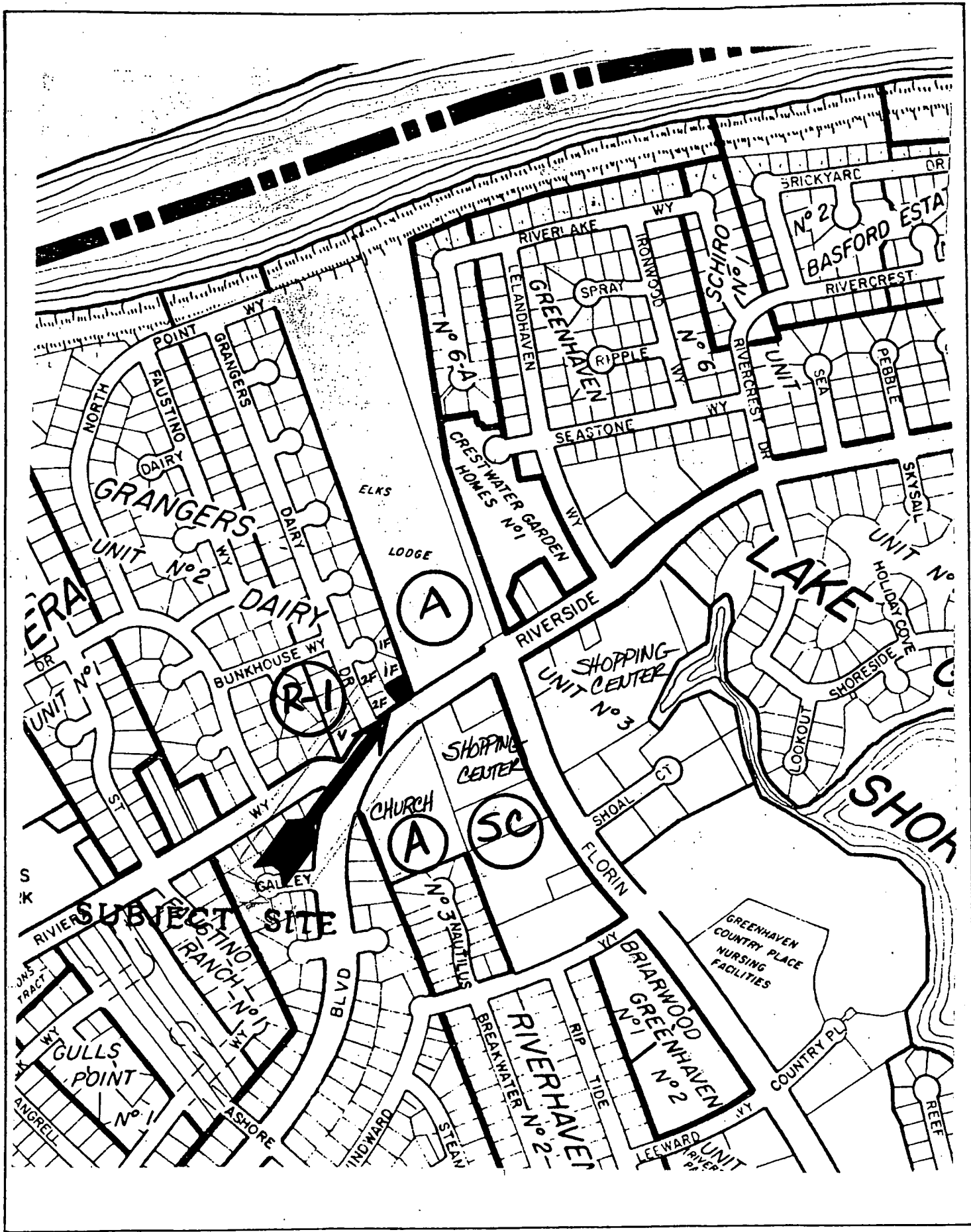
Conditions - Special Permit

1. The applicant shall remove the existing curb cut and driveway and replace with a standard curb gutter and sidewalk to the satisfaction of the City Traffic Engineer.
2. The two new proposed driveways shall be constructed to City standards.
3. The applicant shall adhere to the attached plans which consist of wood siding and a wood shake roof.

Findings of Fact - Special Permit

1. As proposed, the project is based upon sound principles of land use in that;
  - a. the halfplex structure is compatible with other single family and two family development in the area;
  - b. the neighboring commercial uses make the site less desirable for single family development; and
  - c. The site is located on a busy street.
2. As proposed and conditioned, the special permit, if granted, will not be detrimental to the public health, safety or welfare and will not result in the creation of a nuisance in that the halfplex is designed in a style and with materials that are similar to adjacent single and two family structures.
3. The special permit is consistent with the policies of the General Plan and the North Pocket Community Plan in that the site is designated for residential purposes.

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VICINITY - LAND USE - ZONING

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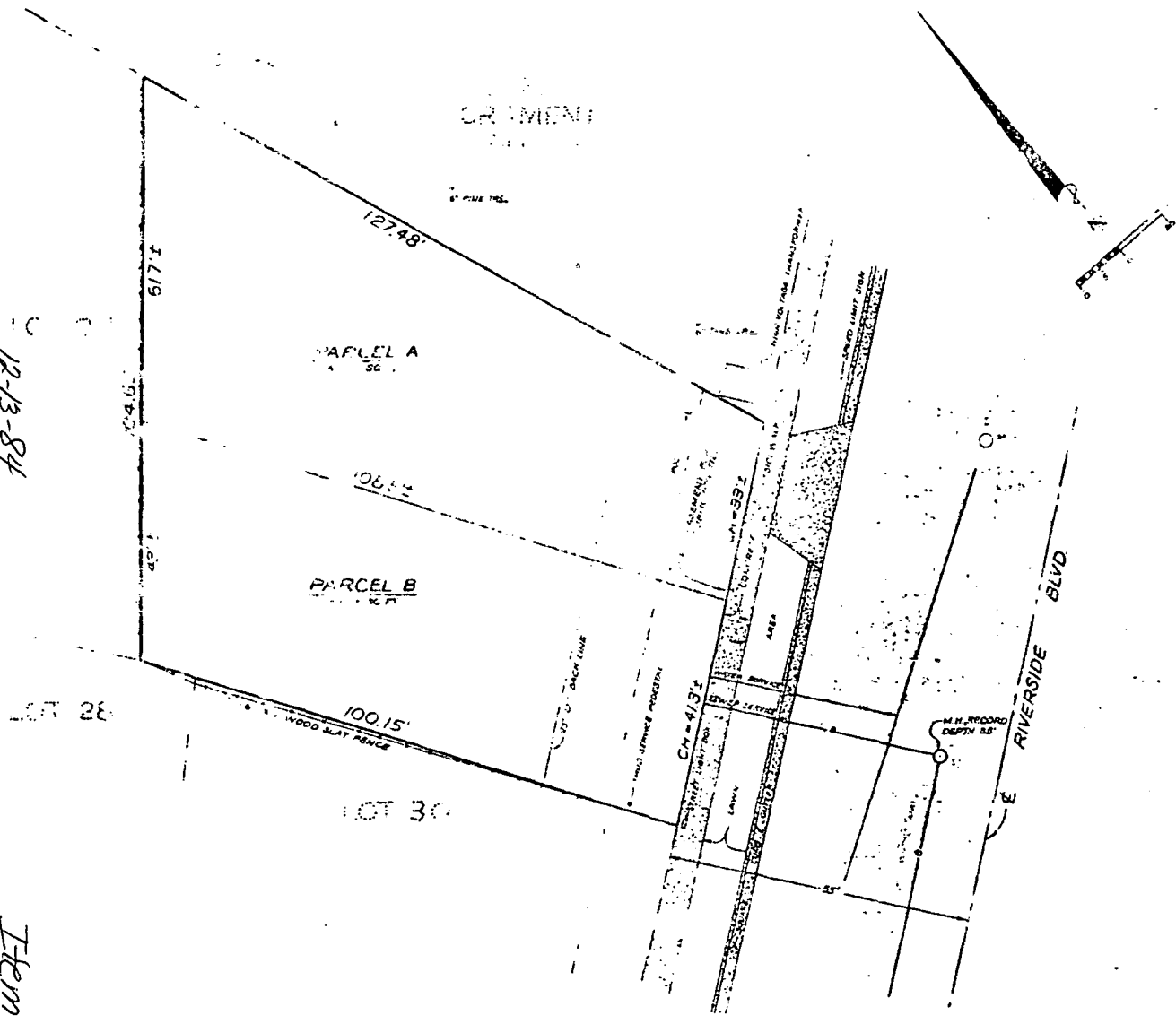
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TENTATIVE PARCEL MAP OF  
**LOT 29**  
**GRANGERS DAIRY SUBDIVISION**  
 CITY OF SACRAMENTO, CALIFORNIA  
 SCALE 1" = 40'

RECORD OWNER & SUBDIVIDER  
 JACK A. BOULEY  
 10 BENTLEY COURT (AGENT)  
 P.O. BOX 81502  
 SACRAMENTO, CALIFORNIA 95833

SURVEYOR  
 TIMOTHY J. TRAMER, LS 2647  
 2004 119 STREET  
 SACRAMENTO, CALIFORNIA 95818  
 (916) 485-1111



ASSIGNOR PARCEL NUMBER

EXISTING ZONING USE  
 ZONED R-1

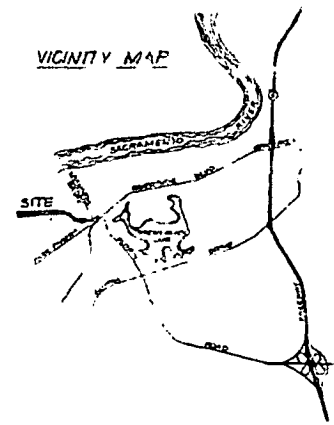
PROPOSED ZONING USE  
 ZONE R-1A (HAY FIELDS)

PROPOSED SEWAGE DISPOSAL & DRAINAGE  
 EXISTING SEWER SYSTEMS & DRAINAGE

PROPOSED WATER SUPPLY  
 EXISTING PUBLIC WATER MAIN

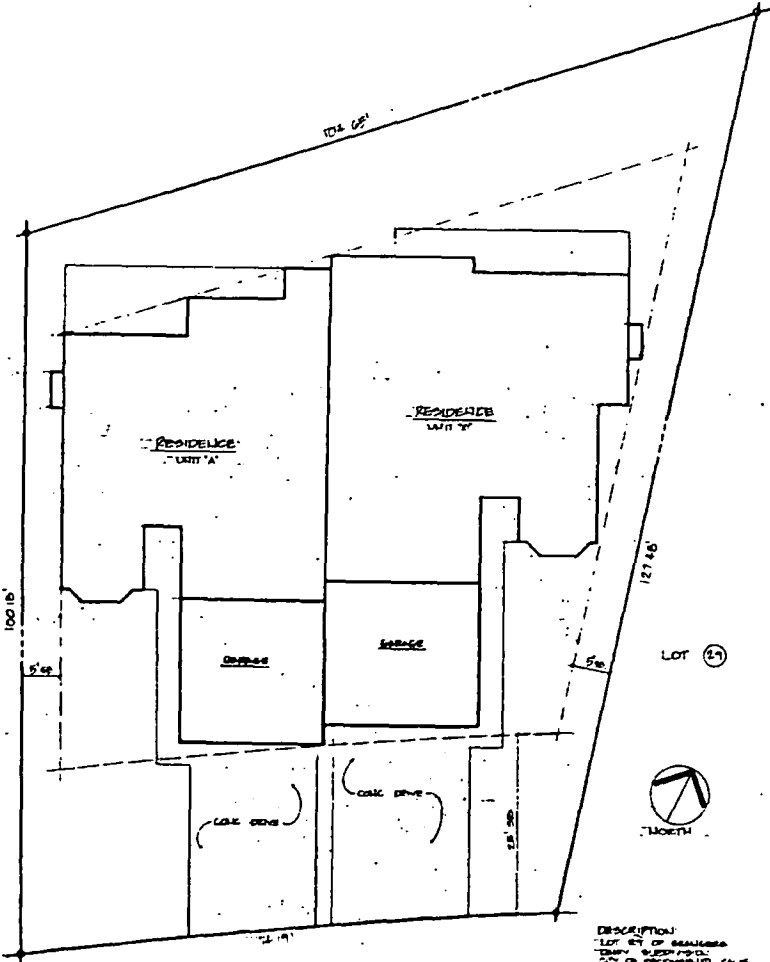
SCHOOL DISTRICT  
 SACRAMENTO CITY UNIFIED

VIGNITY MAP



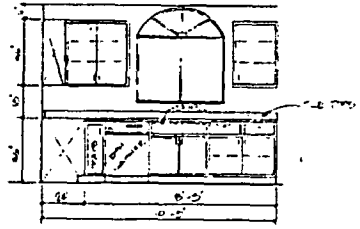
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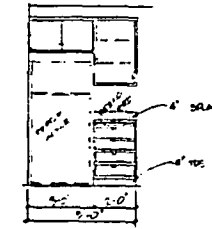


PLOT PLAN SCALE 1/8"=1'-0"

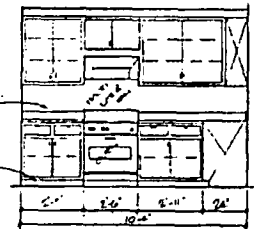
DESCRIPTION:  
 LOT 87 OF BEAVERBROOK TRACT, 1/4 SECTION 36, T10N, R10E, S10E, DISTRICT OF COLUMBIA, D.C.



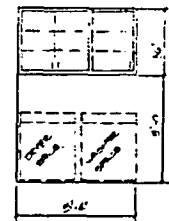
A KITCHEN



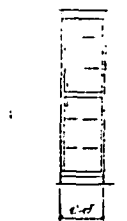
B KITCHEN



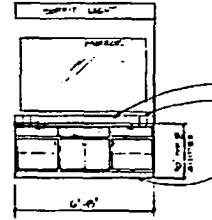
C KITCHEN



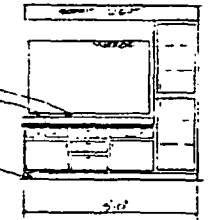
D UTILITY



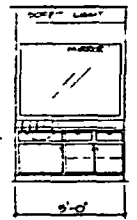
E LINEN



F BATH #2

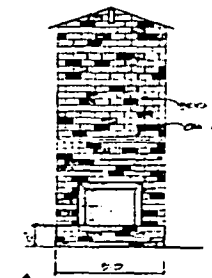


G MAST. BATH



H MAST. BATH

NOTE:  
 DIMENSIONS INDICATED  
 TO MATCH THE LATEST  
 BIDDING PAPER PLAN.



I FAMILY

CABINET DETAILS

SCALE 3/8"=1'-0"

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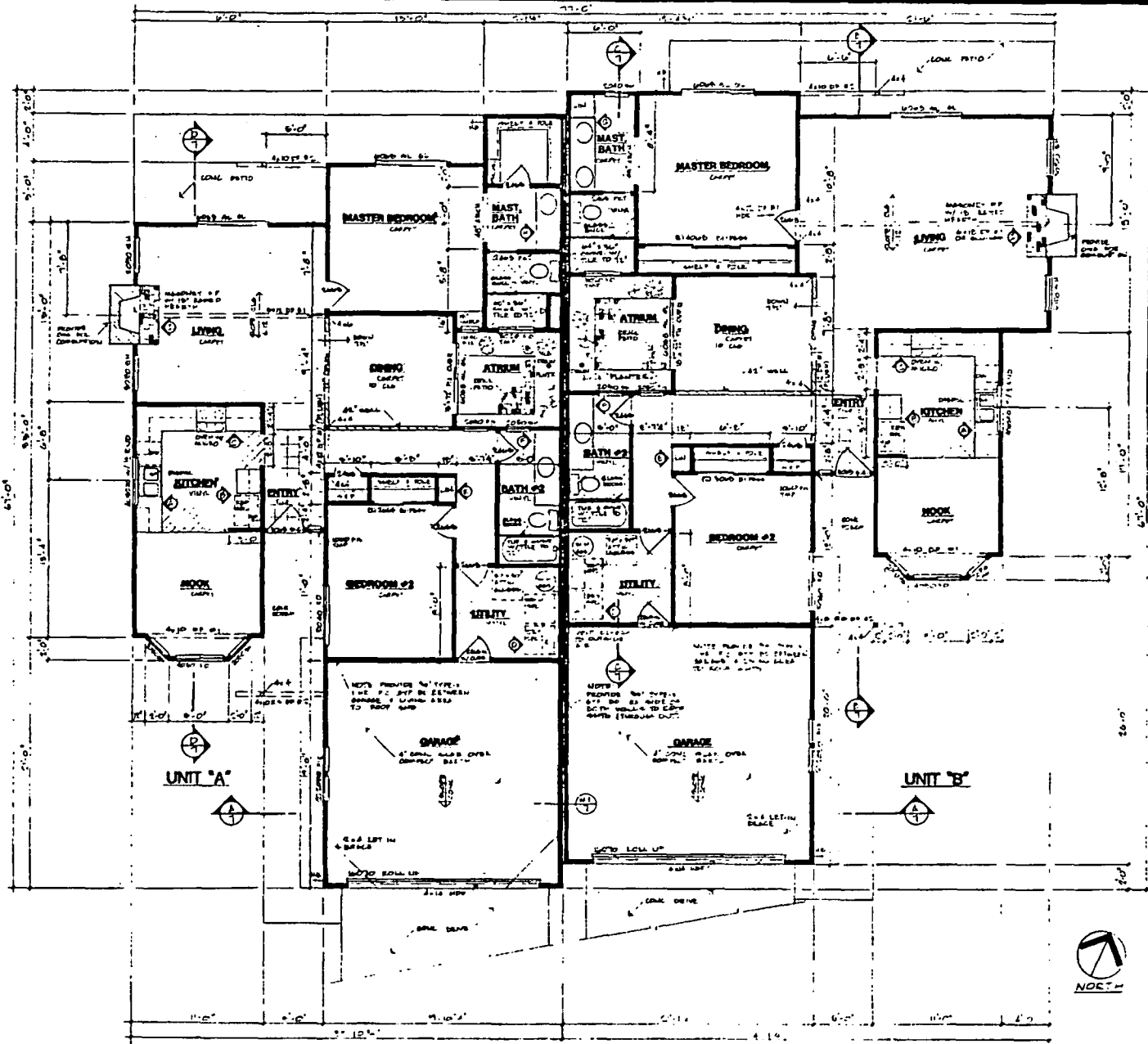
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FLOOR AREA = 741 SQ FT  
 GARAGE AREA = 201 SQ FT

FLOOR AREA A	= 1577 SQ FT
FLOOR AREA B	= 1876 SQ FT
TOTAL FLOOR	= 3453 SQ FT
GARAGE A	= 201 SQ FT
GARAGE B	= 201 SQ FT
TOTAL GARAGE	= 402 SQ FT

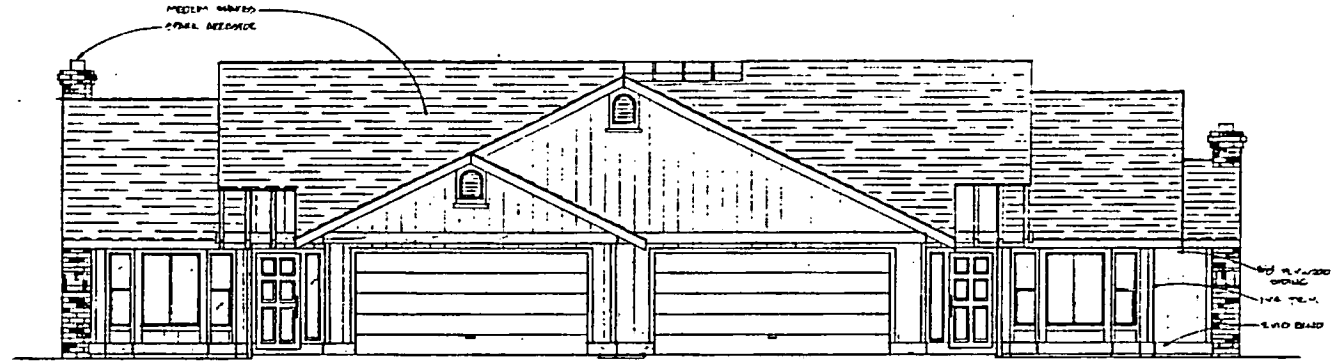
FLOOR PLAN SCALE 1/4"=1'-0"



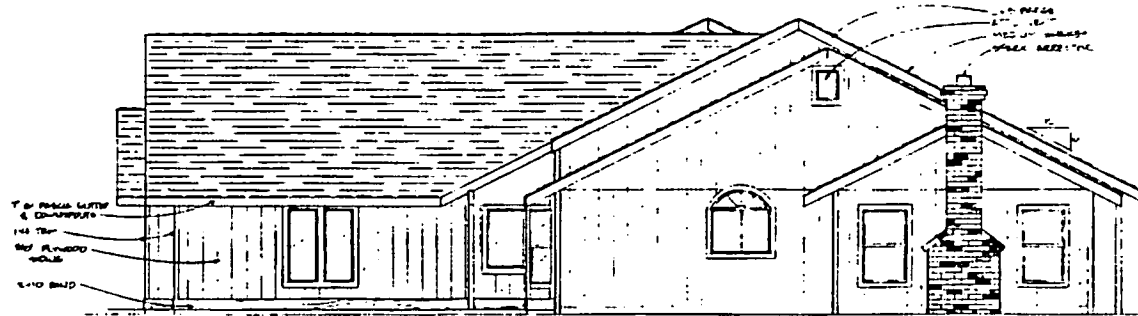
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FRONT ELEVATION



RIGHT ELEVATION

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SCALE 1/4"=1'-0"

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