

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gene S. Porter, 2041 Hallmark Dr., Sacramento, Ca 95825		
OWNER	Eugene Ribeiro, 1410 Granada Ave., San Marino, Ca 91108		
PLANS BY	Gene S. Porter, 2041 Hallmark Dr., Sacramento, Ca 95825		
FILING DATE	4-4-80	50 DAY CPC ACTION DATE	REPORT BY: TM:f
NEGATIVE DEC.	4-28-80	EIR	ASSESSOR'S PCL. NO. 053-021-09

APPLICATION:

1. Environmental Determination
2. Rezone from Medium Density Multiple Family R-3 to Two Family R-2
3. Tentative Map

LOCATION: Northwest corner of Kenworthy Way and 24th Street

PROJECT INFORMATION:

General Plan Designation:	Residential
1965 Meadowview Community Plan Designation:	Multiple Family Residential
Existing Zoning of Site:	R-3
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Vacant, C-2
South:	Vacant, R-3
East:	Commercial, C-2
West:	Residential, R-1
Average Lot Size:	.15 acre
Street Improvements:	Existing
School District:	Sacramento City Unified School District
Topography:	Flat
Utilities:	Available to site

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 23, 1980, the Subdivision Review Committee recommended approval of the Tentative Map subject to the following conditions:

1. Applicant shall place a note on the map stating that water and sewer service connections do not exist between the main lines and the proposed parcels. These services must be provided at the time of obtaining building permits;
2. Water and sewer main service shall be extended to the parcels prior to the filing of the final map;
3. Applicant shall check with the City Collector to see if assessments are current and if not, pay off existing assessments.

STAFF EVALUATION: The applicant's proposal is to divide .45 vacant acres into 3 parcels of approximately .15 (6,500 sq. ft.) acres each. The applicant has stated that the owner is requesting this parcelization for the purposes of constructing duplexes on each of the parcels. The applicant did not submit plans to indicate the design of the units. Staff therefore suggests that the R designation be attached to the R-2 in order to allow review by the Planning Commission and staff in the future. This is necessary to insure that the proposed duplex structures are compatible with the surrounding neighborhood and uses.

Staff has no objection to the rezoning and parcelization because the proposed duplex units will be a compatible alnd use. Also, it is consistent with the policies of the General Plan.

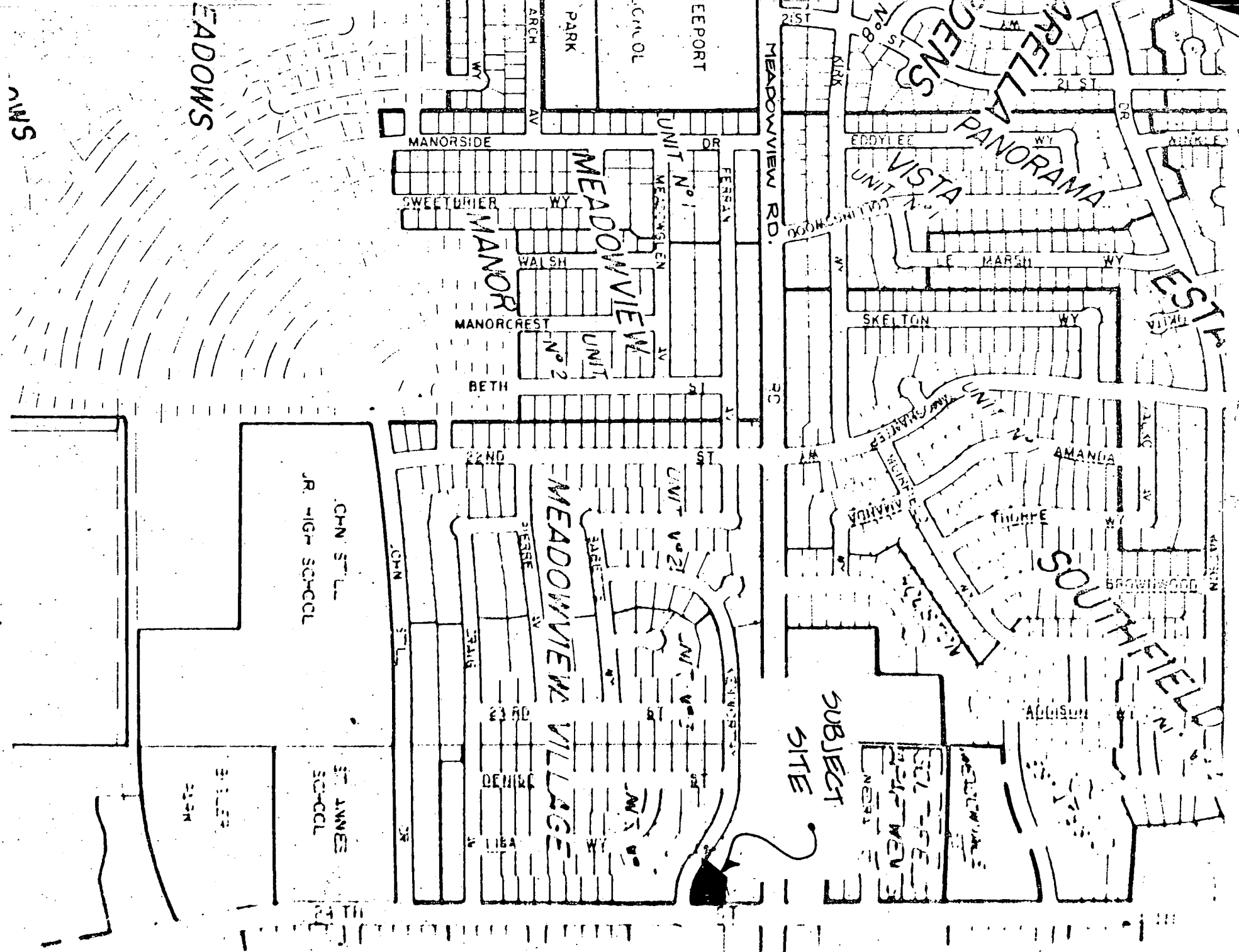
003196

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the rezoning from R-3 to R-2-R.
3. The Tentative Map be approved subject to the following conditions:
 - a. Applicant shall place a note on the map stating that water and sewer service connections do not exist between the main lines and the proposed parcels. These service connections must be provided at the time of obtaining building permits.
 - b. Water and sewer main services shall be extended to the parcels prior to the filing of the final map.
 - c. Applicant shall check with the Collector to see if assessments are current and if not, they shall be paid prior to recordation of final map.

003197

N P 9005 003198 MAY 2000
N
ITEM No. 10



MEADOWS

MANORS

JOHN S. HALL
JR. HIGH SCHOOL

ST. JAMES
SCHOOL

MEADOWVIEW VILLAGE

SUBJECT
SITE

SOUTHFIELD

VISTA
UNIT

MANORCREST

BETH

22ND

23RD

DENISE

LIBA

MEADOWVIEW
UNIT

UNIT V21

UNIT V22

UNIT V23

SEAL
HOLMEN

UNIT

UNIT

UNIT

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P-9005

MAY 8, 1980

ITEM NO. 10

TENTATIVE PARCEL MAP

LEGAL DESCRIPTION:
LOT NO. 1 MEADOWVIEW VILLAGE UNIT NO. 1, ACCORDING TO THE OFFICIAL "P.U." THROUGH FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON MAY 16, 1978, IN BOOK 41 OF MAPS, MAP NO. 4

ENGINEER

GENE S. PORTER, INC.
6081 - HALLMARK DRIVE
SACRAMENTO, CALIF. 95825
PHONE 987-1746

OWNER

ENGEL & LEVA RIBERO
1410 GALLARD AVE.
SAN PABLO, CALIFORNIA 94608
TEL: (415) 771-8620

PROPOSED USE

CONSTRUCT A COMPLEX ON EACH LOT.

PRESENT USE

VACANT ZONED E-B
PROPOSED RS ZONING

WATER SUPPLY

CITY WATER SYSTEM

SANITARY FACILITIES

CITY SEWER SYSTEM
CITY STORM DRAIN

EXISTING STREET IMPROVEMENT

4.0' WIDE CONCRETE SIDEWALK
CONCRETE CURB & GUTTER 0.15,
PAVED STREETS

NUMBER OF LOTS

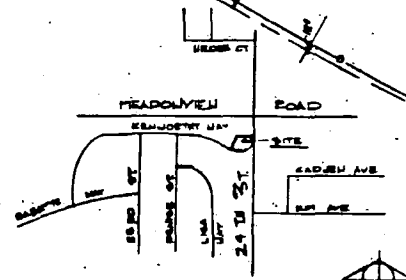
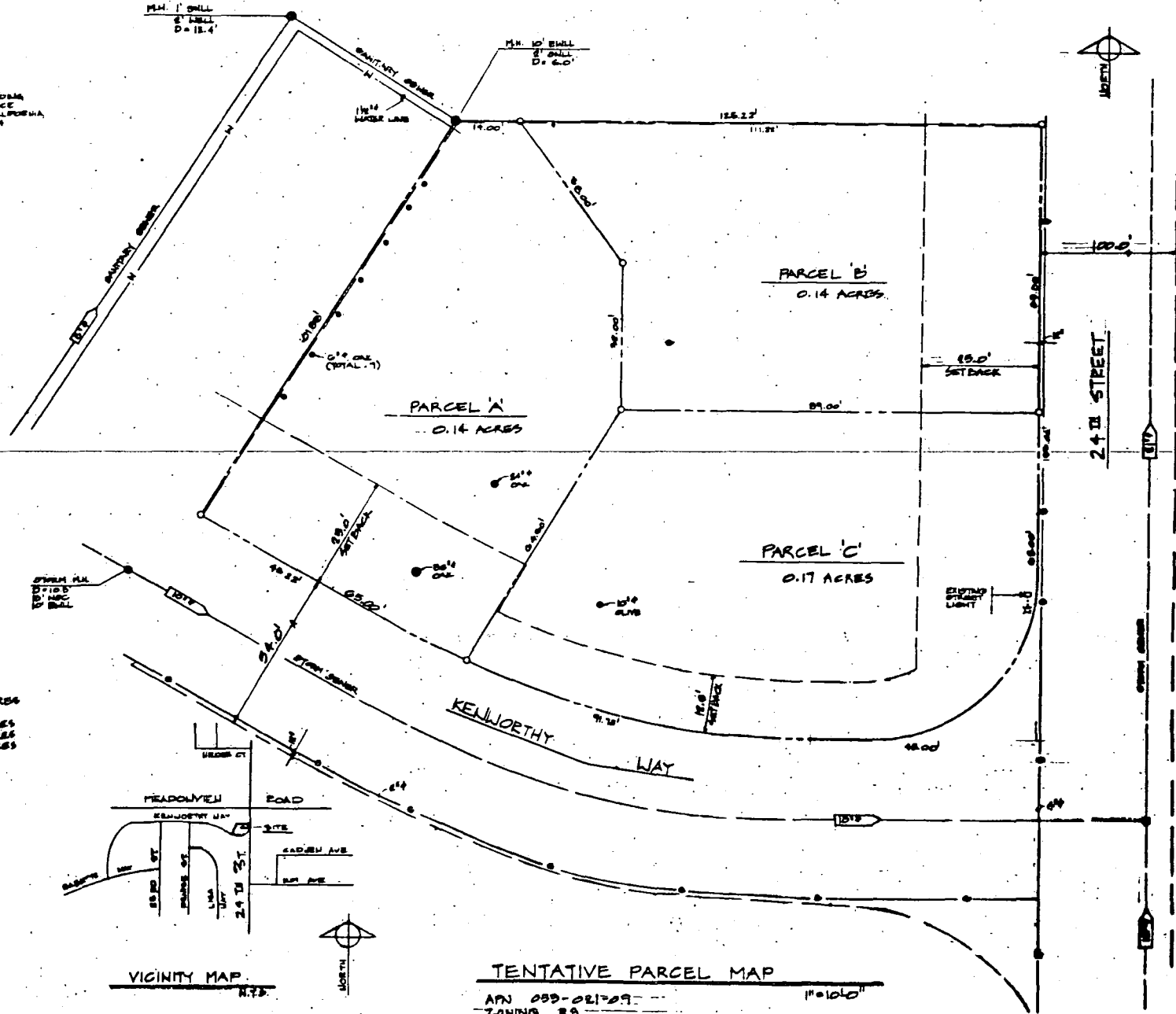
DIVIDE PARCEL INTO THREE LOTS

PARCEL NUMBER

089-081-01

PROPERTY ACREAGE

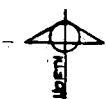
1 OVERALL	= 0.49 ACRES
2 NET OF PARCELS	
PARCEL A	= 0.14 ACRES
PARCEL B	= 0.14 ACRES
PARCEL C	= 0.17 ACRES



VICINITY MAP
N.T.S.

TENTATIVE PARCEL MAP

APN 089-081-01
ZONING RS
1"=100'



GENE S. PORTER, INC.
ENGINEERING & ARCHITECTURE
6081 HALLMARK DRIVE SACRAMENTO, CALIF. 95825

PARCEL 0811
ENGEL & LEVA RIBERO
1410 GALLARD AVE
SAN PABLO, CALIF. 94608