

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Beverly Butler & Edwin McDonald, 6580 Havenside Drive, Sacramento, CA 95831		
OWNER	Beverly Butler & Edwin McDonald, 6580 Havenside Drive, Sacramento, CA 95831		
PLANS BY	David G. Williams & Associates, 7712-A Fair Oaks Blvd., Carmichael, CA 95608		
FILING DATE	5-10-84	50 DAY CPC ACTION DATE	REPORT BY: PB:dw
NEGATIVE DEC	6-4-84	EIR	ASSESSOR'S PCL NO. 031-340-16,55,60

- APPLICATION:
1. Negative Declaration
 2. Rezone three corner parcels totaling 1± acre from Single Family (R-1) to Townhouse (R-1A) zone
 3. Tentative Subdivision Map to subdivide three parcels into six halfplex lots within Greenhaven Unit No. 16
 4. Special Permit to develop six halfplexes
 5. Subdivision Modification to waive water and sewer services

LOCATION: Southwest corner Gavilan and Macero Way; southwest corner Graeagle Street and Santa Teresa Way and southwest corner Polvadera Court and Santa Teresa Way.

PROPOSAL: The applicant is requesting the necessary entitlements to develop six halfplex dwelling units currently under construction.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1976 South Pocket Community Plan Designation: Low Density Residential
 Existing Zoning: R-1
 Existing Land Use: Under construction

Surrounding Land Use and Zoning:

	<u>Gavilan</u>	<u>Graeagle</u>	<u>Polvadera</u>
North:	Single Family; R-1	Vac., under construction; R-1	Duplex; R-1
South:	Single Family; R-1	Single Family; R-1	Single Family, Vac.; R-1, R-1A
East:	Duplex; R-1	Duplex, vacant; R-1	Single Family/duplex; R-1
West:	Single Family; R-1	Vacant; R-1	Single Family; R-1

Parking Required: 6 spaces
 Parking Provided: 12 spaces
 Ratio Required: 1 space per dwelling unit
 Ratio Provided: 2 spaces per dwelling unit
 Property Dimensions: Varies
 Property Area: Total .76 acre
 Density of Development: Approx. 5.6 du/ac overall
 Square Footage of Lots: Varies
 Square Footage of Buildings: 1,480
 Height of Structures: 19'-6"
 Significant Feature of Site: Halfplexes under construction
 Topography: Flat
 Street Improvements/Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 30, 1984, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification. 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 lot 15. These services must be paid for and installed at the time of obtaining building permits. Special backfill specifications will be required;
2. Separate water and sewer services are required for Lots 78 and 83;
3. File the necessary segregation requests and fees to segregate existing assessments, or pay off any existing assessments;
4. 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.

Informational Items: 1) shall meet building code for halfplex development;
2) garage doors must be a minimum of 20 feet behind the property line.

STAFF EVALUATION: Staff has the following comments and concerns regarding this application:

1. The subject sites are located on three corners within a four-block area:
a) southwest corner Graeagle Court and Santa Teresa; b) southwest corner Santa Teresa Way and Polvadera Court; c) northwest corner Gavilan Court and El Macero Way.
The sites are zoned Single Family (R-1). The General Plan and the South Pocket Community Plan designate the area as residential. The approval of the rezoning request would not represent a more intense land use in that duplexes are allowed on corner lots. The halfplex concept allows individual ownership.
2. The requested rezone from R-1 to R-1A and a special permit are necessary for halfplex development. The three sites are generally surrounded by single family dwellings, with some vacant lots and corner duplex development. The floor plan is the same for all three sites, with a variation of the exterior design.
3. Planning and Community Services Divisions have determined that .0298 acres of land are required for parkland dedication purposes and fees are required in lieu of the dedication. The applicant shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the map.
4. The Subdivision Review Committee recommended approval of the Subdivision Modification to defer water services to lots 15B, 83B and 78. It has been a policy to not require additional service connections until building permits are issued. However, from field observation, construction has begun on Lots 78 and 83. The building permits for these structures were issued for duplexes. The Subdivision Modification therefore complies only to Lot 15B.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning of three parcels from Single Family (R-1) to Townhouse (R-1A) zone;
3. Approval of the Tentative Map, subject to conditions which follow;
4. Approval of the Special Permit, based on Findings of Fact which follow;
5. Approval of the Subdivision Modification.

Conditions - Tentative Map

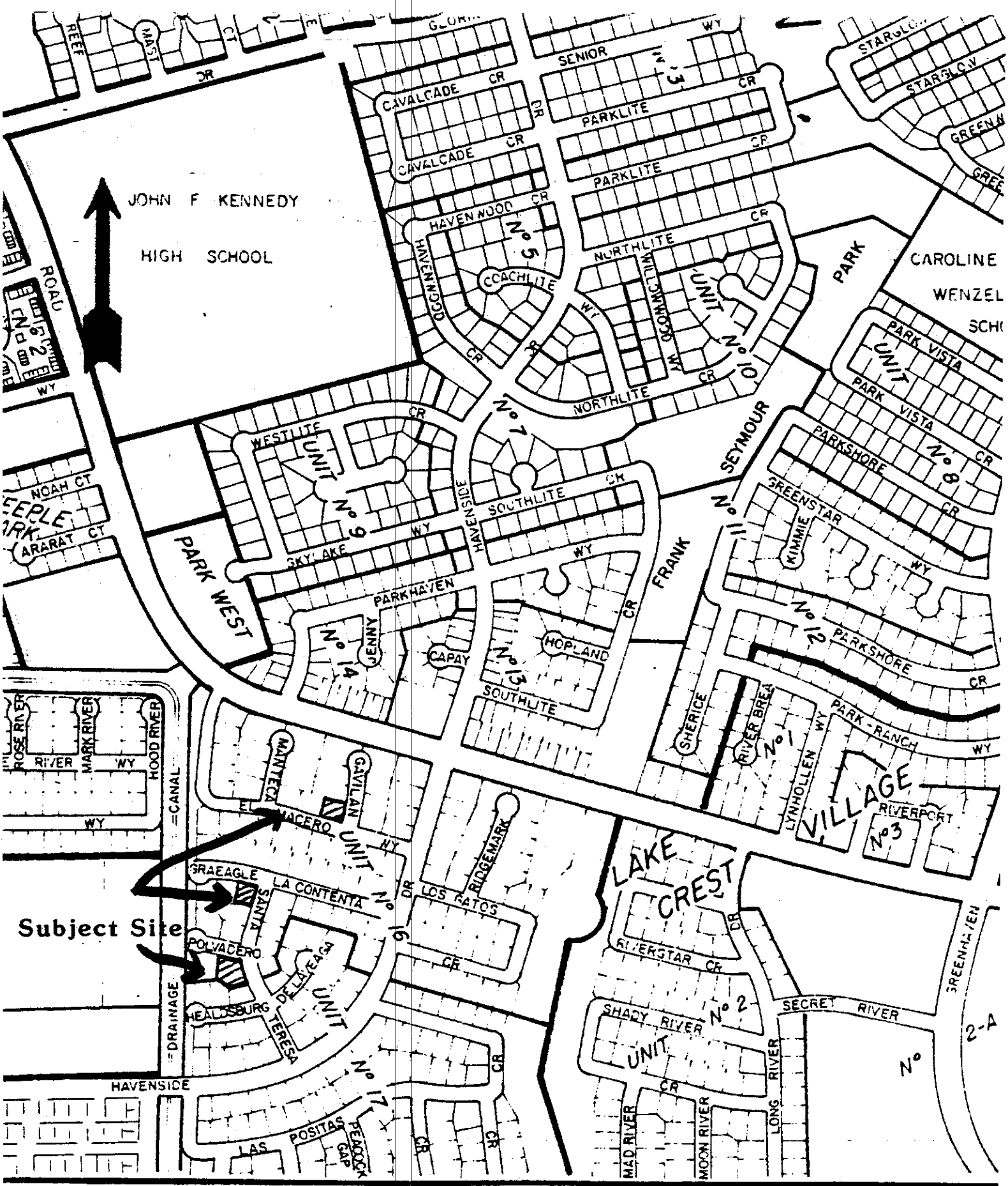
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Findings of Fact - Special Permit

- a. As proposed, the project is based upon sound principles of land use in that:
 - 1) adequate space is available on the site to accommodate the type and density of the proposed project;
 - 2) the project is compatible with surrounding land uses which consist of single family and halfplex uses.
- b. The project, as proposed, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that the project will adhere to the townhouse development standards which stipulate design and density criteria;
- c. The project is consistent with the land use element of the General Plan to:
"Allocate residential, commercial, industrial and other land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community; and
"Provide safe, stable and attractive residential areas in which to live."
- d. The project is consistent with the goal of the Pocket area community plan to:
"Provide for a wide range of residential styles and densities which are compatible with each other."



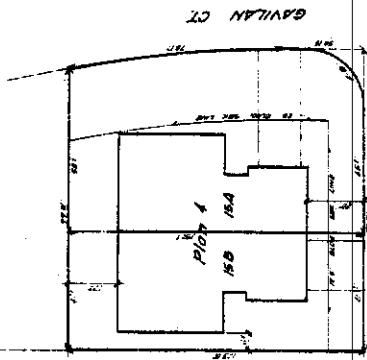
LOCATION MAP



THE SPINK CORPORATION
 225 10th Street
 Oakland, California 94612
 (415) 763-8800

TENTATIVE MAP OF GREENHAVEN UNIT NO. 16
 LOTS 18, 19, 20, 21
 CITY OF SACRAMENTO, CALIFORNIA

- 1. ALL INFORMATION ON THIS MAP IS THE PROPERTY OF THE CITY OF SACRAMENTO.
- 2. THE CITY OF SACRAMENTO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS MAP.
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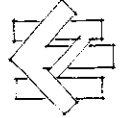


SITE PLAN LOT 18
 SCALE 1"=40'



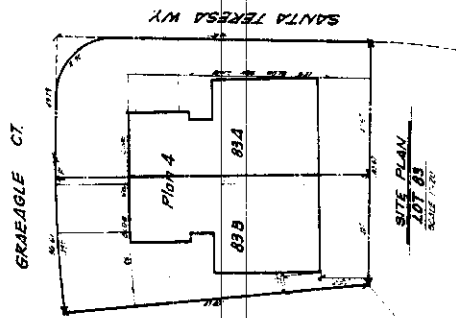
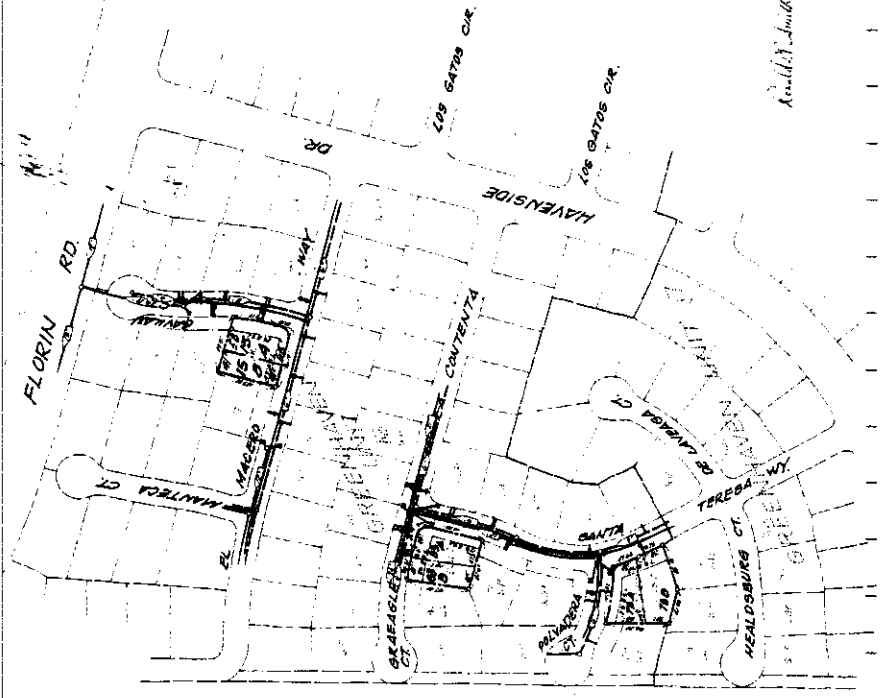
VICINITY MAP

LEGAL DESCRIPTION:
 Greenhaven Unit No. 16, Tract No. 16, Map No. 16, County of Sacramento, California.

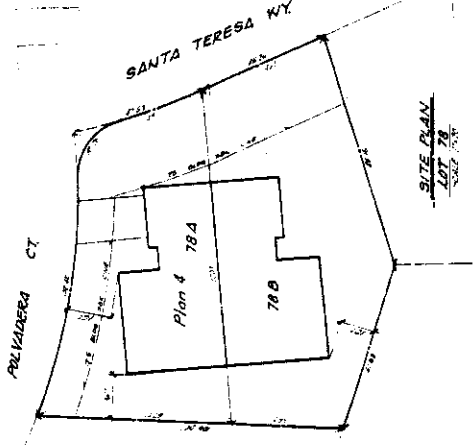


SCALE IN FEET
 0 100 200 300 400
MAY 1984

- RECORD OWNER & SUBDIVIDER:**
 RECORD OWNER: SPINK CORPORATION
 SUBDIVIDER: SPINK CORPORATION
- PROPOSED USE PIONEER:**
 SINGLE-FAMILY RESIDENTIAL
- PRESENT USE & ZONE:**
 SINGLE-FAMILY RESIDENTIAL (SF)
- ACREAGE:**
 1.25 AC.
- WATER SUPPLY:**
 PUBLIC UTILITY
- SEWAGE DISPOSAL:**
 PUBLIC SEWER
- SCHOOL DIST.:**
 SACRAMENTO CITY DISTRICT
- A.P.N.:**
 017-001-001-001



SITE PLAN LOT 19
 SCALE 1"=40'



SITE PLAN LOT 20
 SCALE 1"=40'

DAVID G. WILLIAMS & ASSOCS.
 ARCHITECTS
 BUILDING DESIGNERS - PLANNERS
 7713-A FARM OAKS BLVD.
 CARMICHAEL
 (925) 944-2201
 CALIFORNIA 94608

NO. 17
 DATE 6-14-84
 SHEET 3

