

CITY PLANNING COMMISSION

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

APPLICANT	Larry D. Williams & Marie K. Hunt, 9009-1 Casals St., Sacramento, CA 95826		
OWNER	Larry D. Williams & Marie K. Hunt, 9009-1 Casals Street, Sacramento, CA 95826		
PLANS BY	Larry D. Williams & Marie K. Hunt, 9009-1 Casals St., Sacramento, CA 95826		
FILING DATE	4/20/84	50 DAY CPC ACTION DATE	REPORT BY FG:bw
NEGATIVE DEC.	5/1/84	EIR	ASSESSOR'S PCL. NO. 031-290-43

- APPLICATION:
1. Negative Declaration
 2. Rezone 0.25± vacant acre from R-1 (Single Family) to R-1A (Townhouse) zone
 3. Tentative Parcel Map
 4. Special Permit to develop two halfplex units totaling 4,287± square feet (Sec. 7-C, Zoning Ordinance)

LOCATION: 7075 Warbler Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop an existing vacant lot into two halfplex units.

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: Residence; R-1
South: Residence; R-1
East: Residence; R-1A
West: Halfplex; R-1

Parking Required: One space per dwelling unit
Parking Provided: Two spaces per dwelling unit
Property Dimensions: Irregular
Property Area: 10,980± square feet
Square Footage of Lots: Lot A - 5,702 (net); Lot B - 5,278 (net)
Square Footage of Buildings: Unit A - 2,197+ square feet; Unit B - 2,090+ sq. ft.
Topography: Flat
Street Improvements: Existing
Utilities: Available to site
Exterior Building Colors: Sea Mist Gray
Exterior Building Materials: Cedar
Height of Structure: 26 feet

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 9, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map, subject to the following conditions:

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. Pay off existing assessments;
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. Provide separate sewer and water services for each lot.

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

1. The subject site is a vacant 0.25± acre parcel located at 7075 Warbler Way (northeast corner of Warbler Way at Delta Oaks). The site is currently zoned R-1 (Single Family). The General Plan and Community Plan designate the site for residential and low density residential respectively. The proposed rezoning to R-1A in order to develop halfplexes would not represent a more intense land use. In addition, the proposal would provide a compatible housing type in the area.
2. The requested rezoning to R-1A and the special permit are necessary for the halfplex development. The applicant's plan indicates that the halfplex will be developed on a corner lot. The halfplex units are attached and separated by a two-hour rated firewall. An R-1A zoned lot is located at the west corner opposite the subject site on which halfplex units have been constructed.
3. The applicant's map and site plans (Exhibits A and D) indicate that only six and one-half feet of rear yard area have been provided for the dwelling unit to be constructed on Parcel B. Staff is concerned with this lack of an adequate rear yard area and suggests that the proposed lot line be altered to provide additional yard area. Staff has included a suggested alternative (Exhibits B and C) lot lines in the exhibits which follow at the end of this report.
4. The project has been reviewed by Building Inspections, Engineering and Traffic Engineering; the following comment was received:

Minimum 20 feet from property line to garage door.

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.

STAFF RECOMMENDATION: Staff recommends the following actions:

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

Conditions - Tentative Map

The applicant must satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Pay off existing assessments;
- b. Provide separate sewer and water services for each lot;
- 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. The lot line between the two halfplexes shall be readjusted as indicated by Exhibit B.

Condition - Special Permit

The project shall be developed in accordance with submitted plans.

Findings of Fact - Special Permit

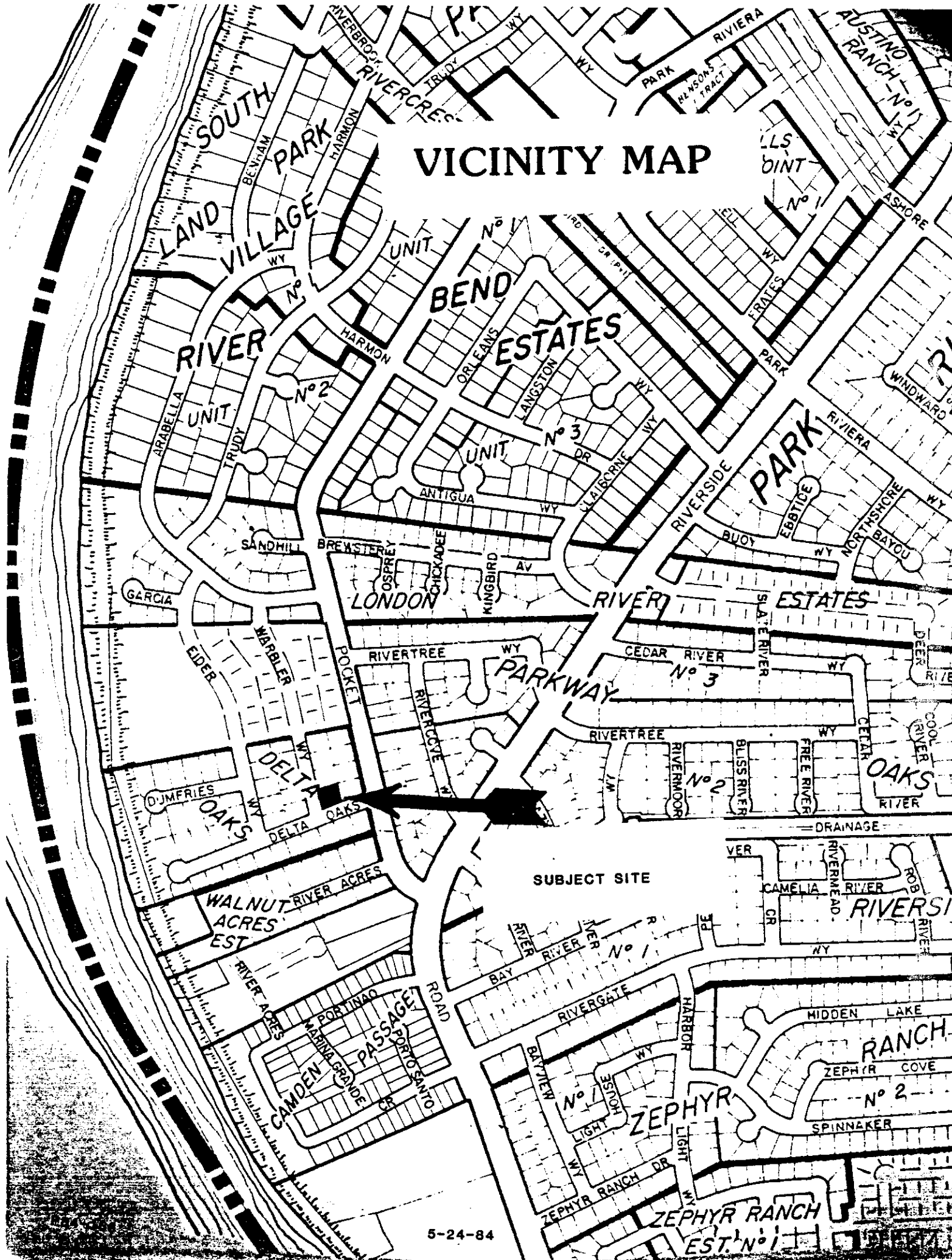
- a. As proposed, the project is based upon sound principles of land use in that:
 - 1) adequate space is available on the site to accommodate the type and density of the proposed project;
 - 2) the project is compatible with surrounding land uses which consist of single family and halfplex uses.
- b. The project, as provided, 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 use in such a manner as to result in a desirable urban environment which satisfies the needs of the total community"; and

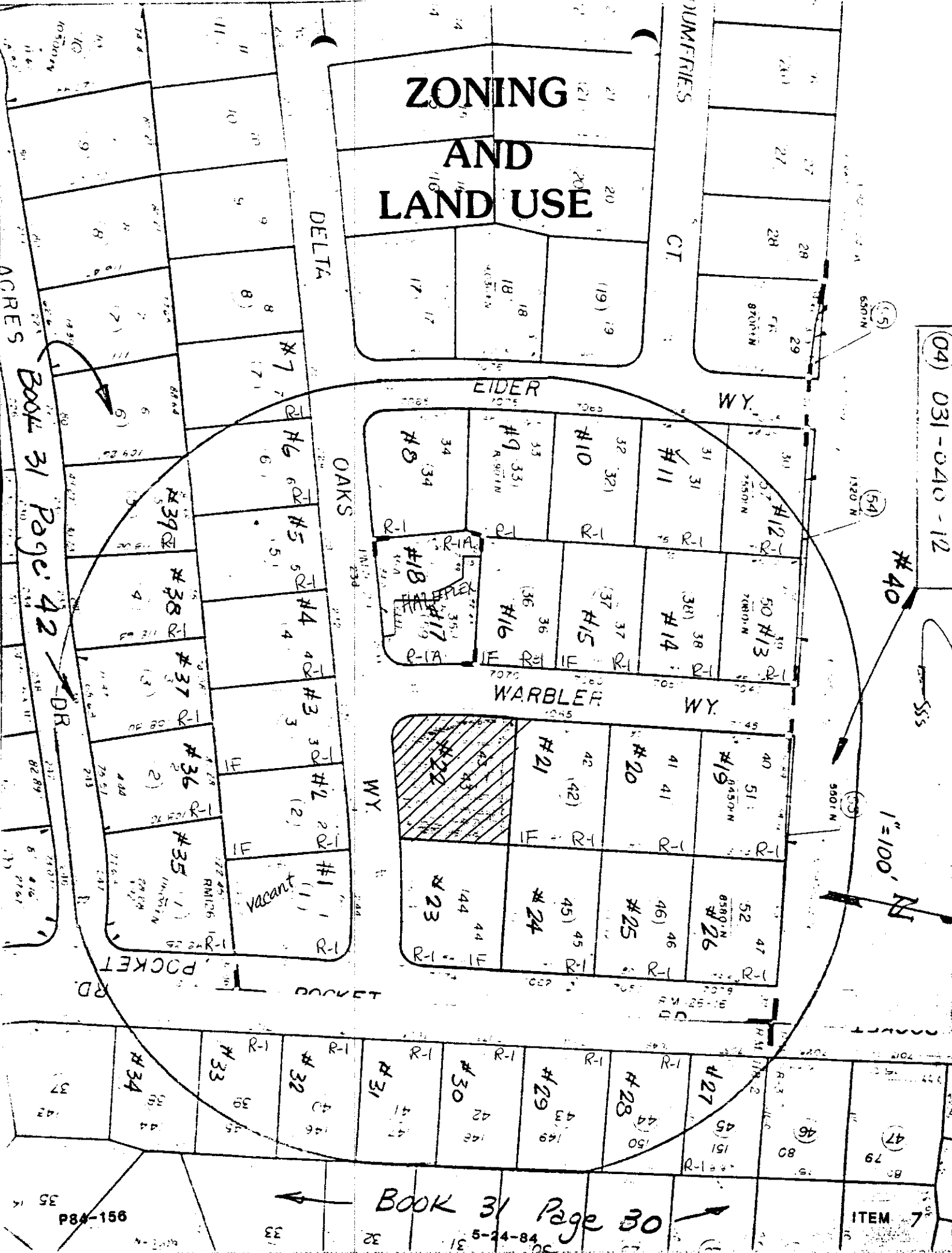
"Provide safe, stable and attractive residential areas in which to live."
- d. The project is consistent with the goal of the Pocket Area Community Plan to:

"Provide for a wide range of residential styles and densities which are compatible with each other."
- e. The project is consistent with the Pocket Area Community Plan and the General Plan which designate the site for residential purposes.

VICINITY MAP



ZONING AND LAND USE



(04) 031-040-12

#40

1" = 100'

ACRES
Book 31 Page 42

DR

POCKET RD

BOOK 31 Page 30

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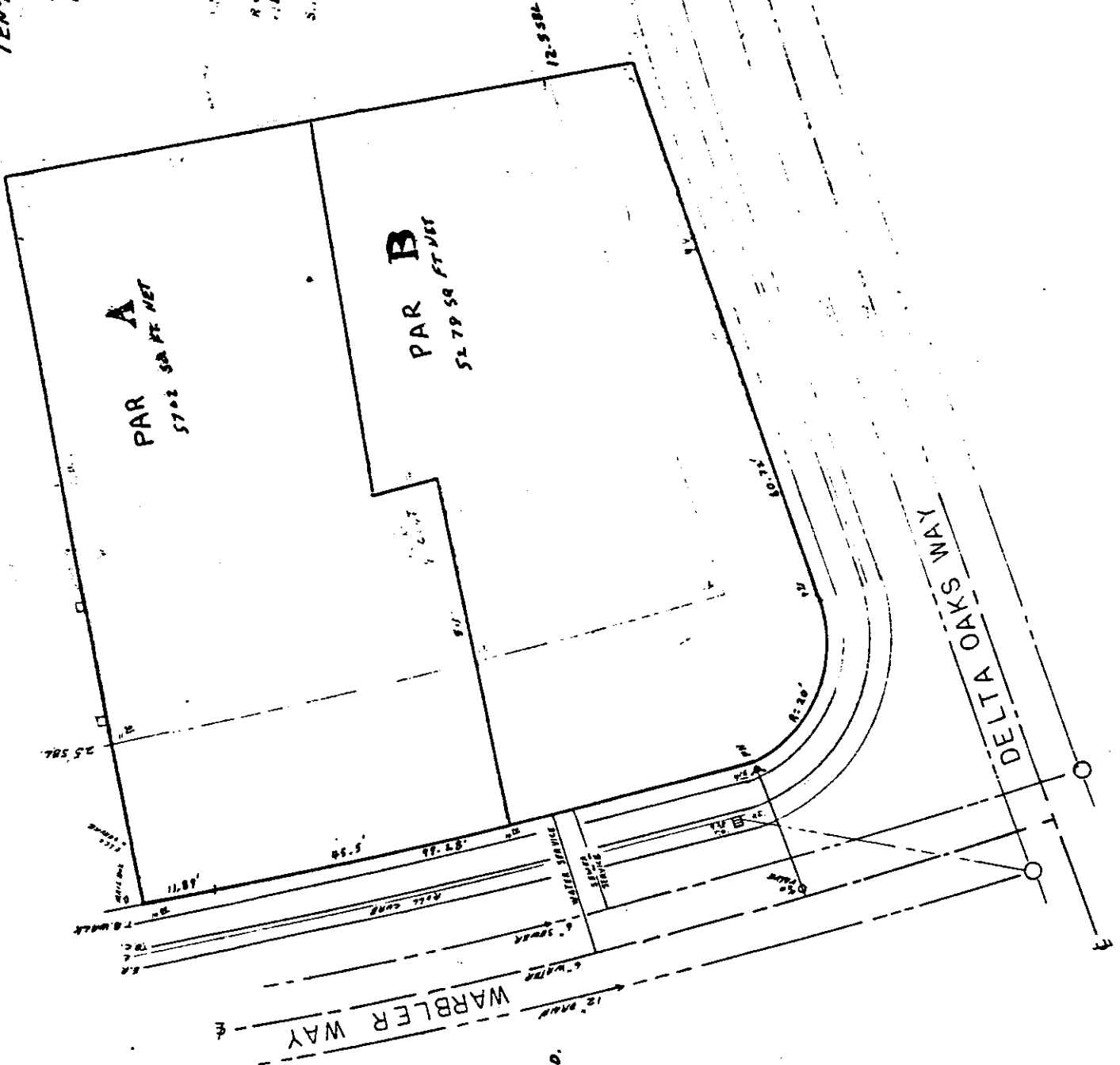
5-24-84

TENTATIVE PARCEL MAP OF

LOT 43 DELTA OAKS

EXHIBIT A TENTATIVE MAP

P 84155



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SCALE
1" = 10'

B. SURVEYS
 800 FRANKLIN BLVD.
 SACRAMENTO CA.
 MARCH 1984



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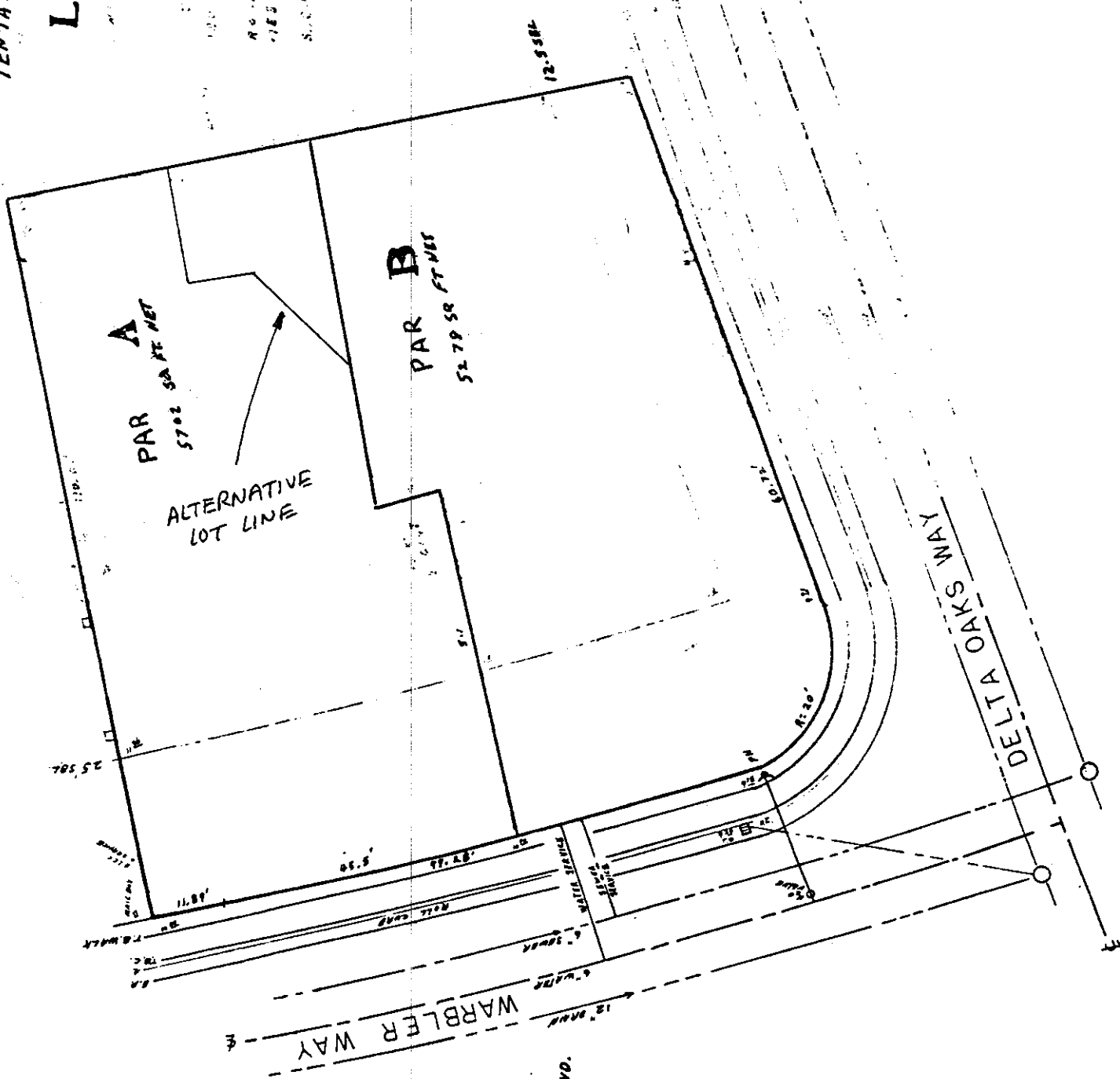
TENTATIVE PARCEL MAP

LOT 43 DELTA OAK

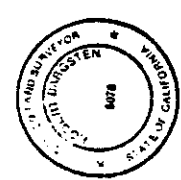
EXHIBIT B

ALTERNATIVE LOT LINE

P 84155



R. B. SURVEYS
 3000 FRANKLIN BLVD.
 SACRAMENTO CA.
 MARCH 1984

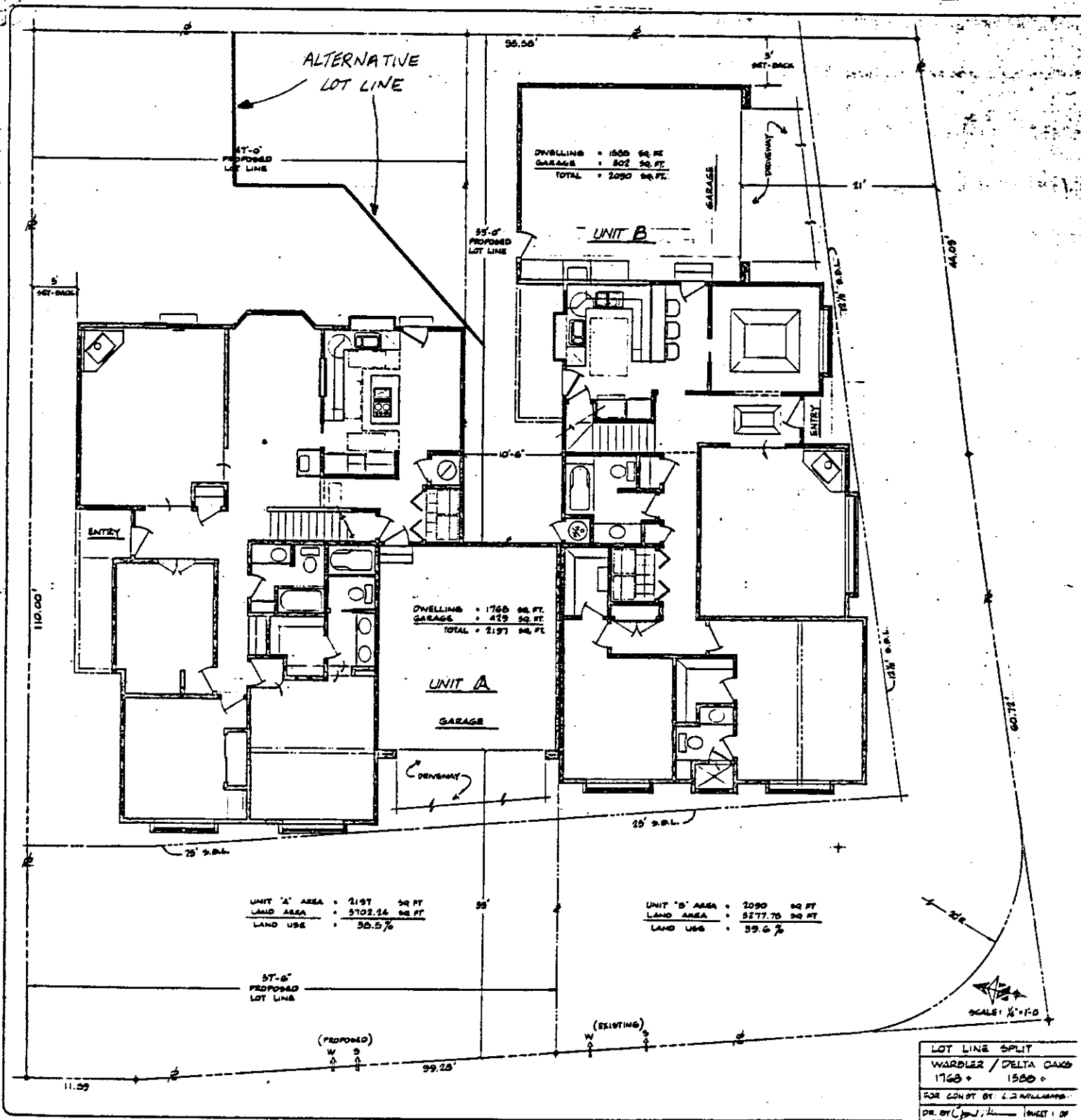


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EXHIBIT C

ALTERNATIVE LOT LINE

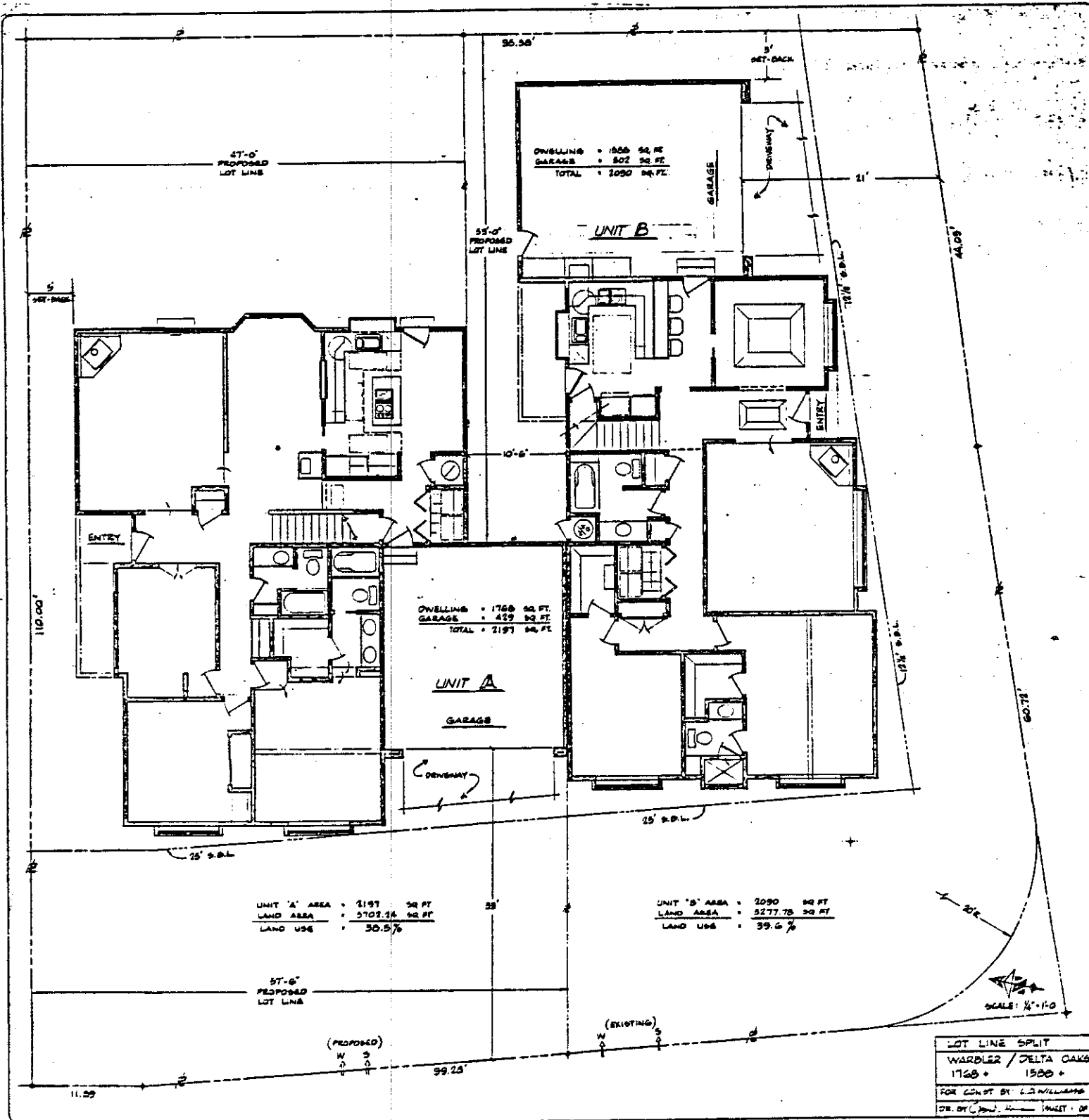


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EXHIBIT D FLOOR PLANS

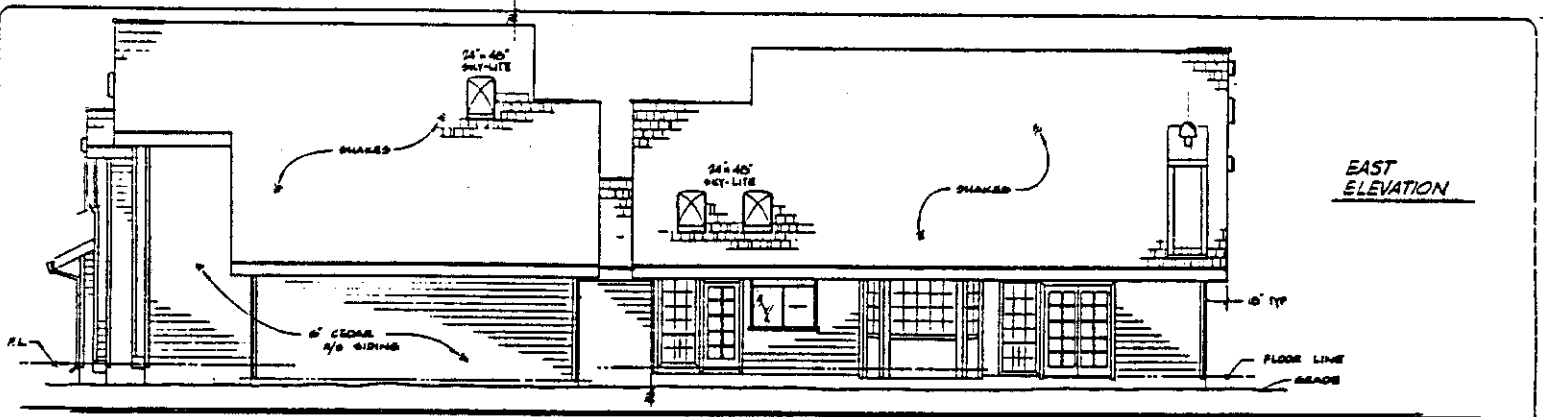


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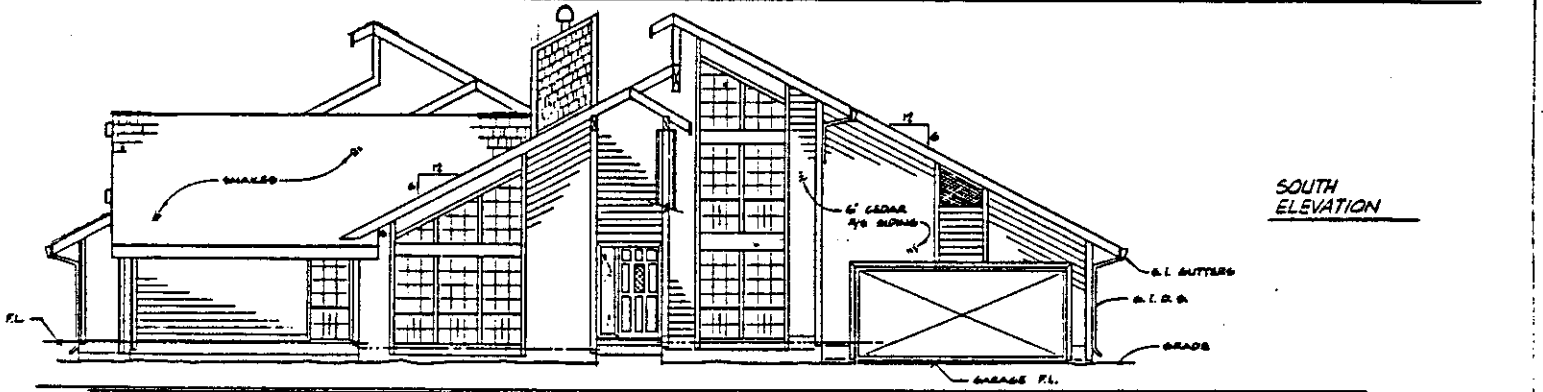
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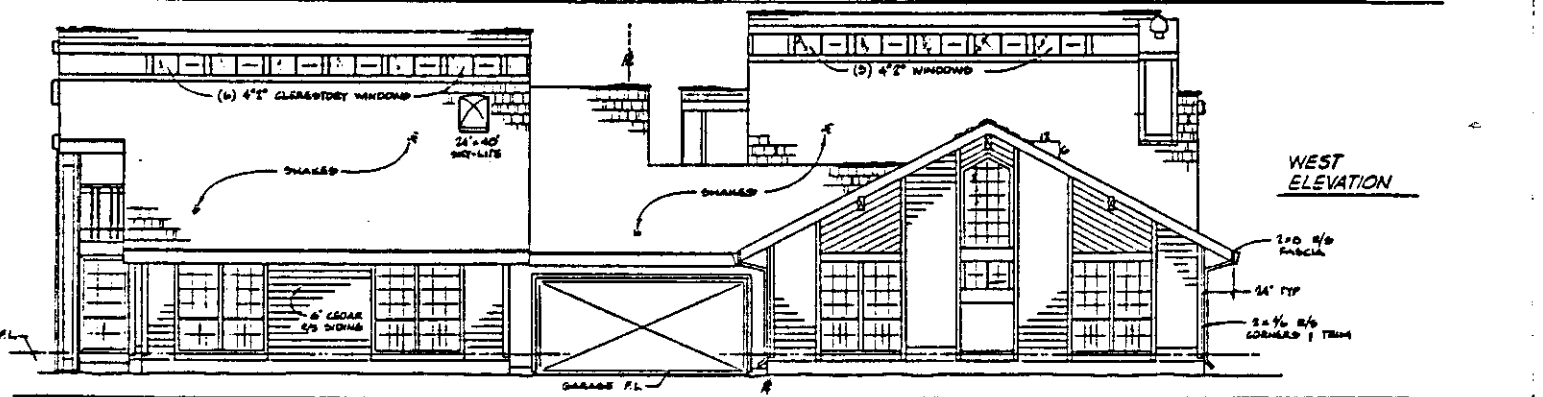
ELEVATIONS



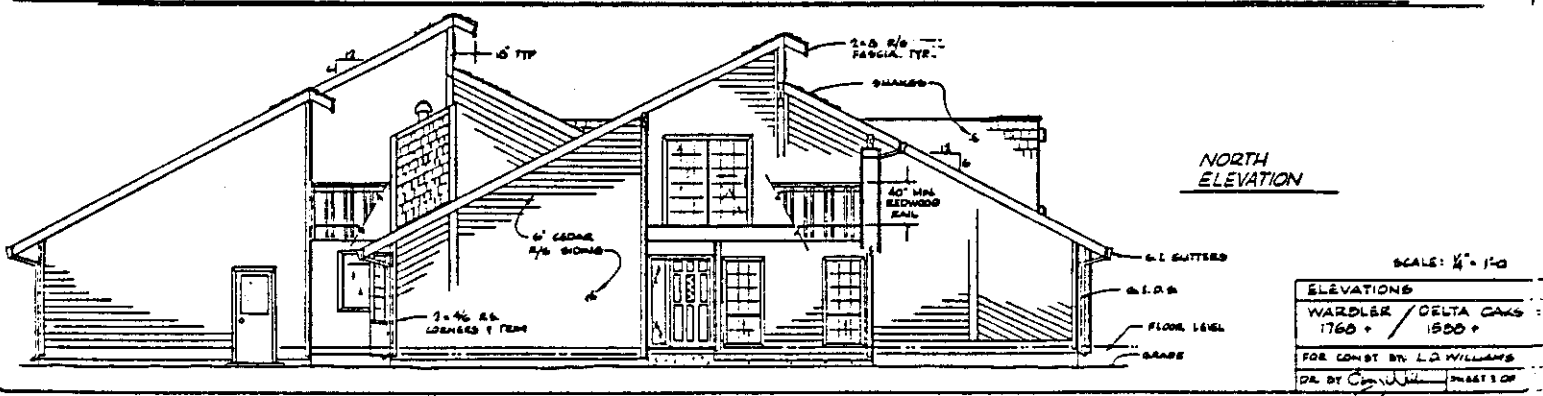
EAST
ELEVATION



SOUTH
ELEVATION



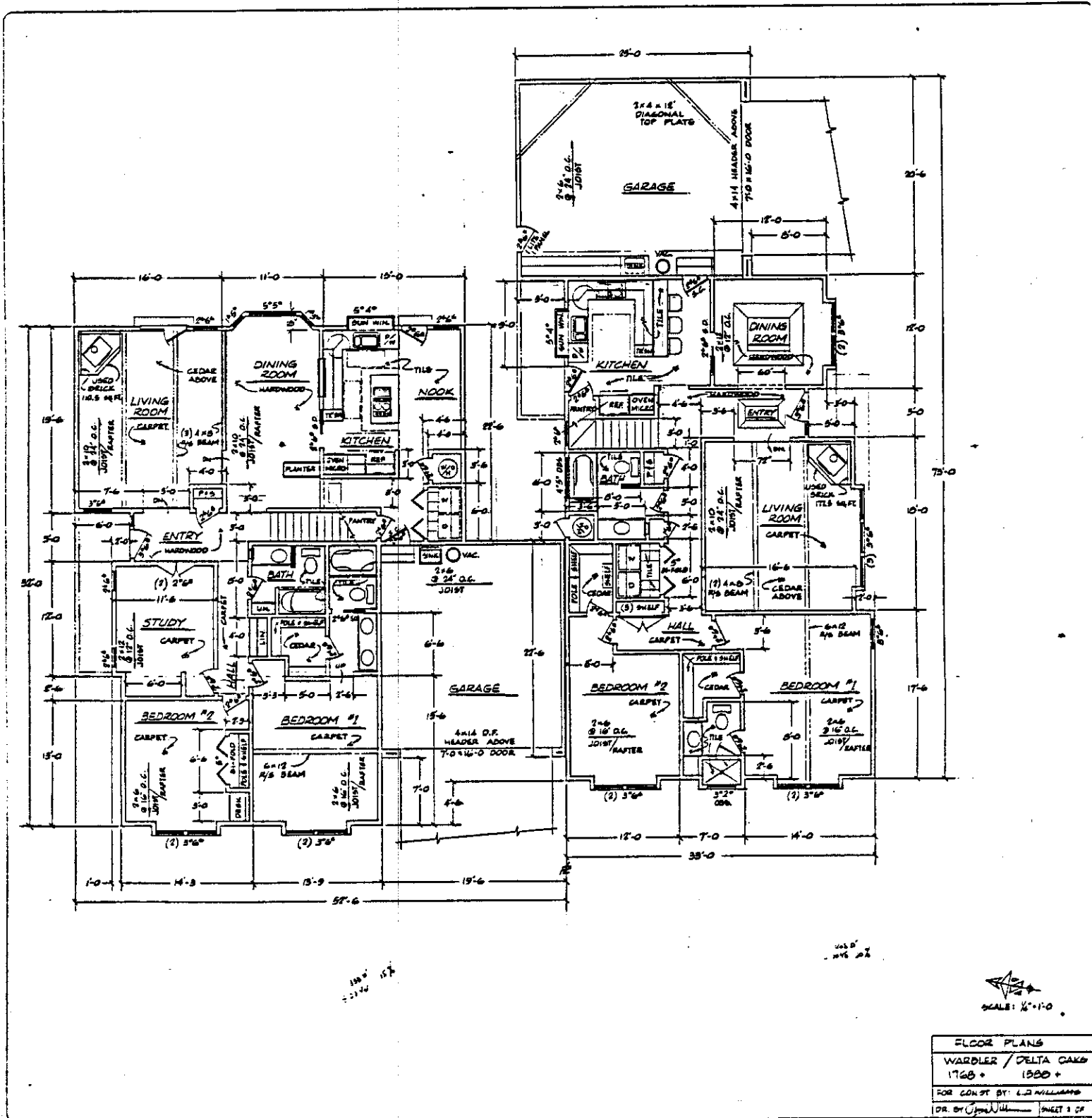
WEST
ELEVATION



NORTH
ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATIONS	
WARDLER 1760 +	DELTA CARS 1500 +
FOR CONST BY L. J. WILLIAMS	
DR. BY C. J. WILSON	SHEET 1 OF 1



SCALE: 1/8" = 1'-0"

FLOOR PLANS
WARDLER / DELTA CAKES
1728 + 1500 +
FOR CONST BY: L.J. WILLIAMS
DR. BY: [Signature] SHEET 1 OF 2

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