

CITY PLANNING COMMISSION

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

APPLICANT	Murray Smith & Assoc., 3110 Gold Canal Dr., Rancho Cordova, CA 95670		
OWNER	James & Jane Johnson, P.O. Box 12008, Zephyr Cove, NV 89448		
PLANS BY	Murray Smith & Assoc., 3110 Gold Canal Dr., Rancho Cordova, CA 95670		
FILING DATE	1/28/87	ENVIR. DET.	EX 15314
ASSESSOR'S PCL. NO.	293-0061-001	REPORT BY	SD:kh

APPLICATION: Tentative Map (P87-071)

LOCATION: Northeast corner of Latham Drive and Latham Drive (2725 Latham Drive)

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide an existing duplex into a halfplex structure.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1968 W. Arden Community
Plan Designation: Light-Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Duplex

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family R-1	Front:	25'	25'
South: Single Family R-1	Side (Int):	5'	5'
East: Single Family (County)	Side (St):	12.5'	12.5'
West: Private School R-1	Rear:	5'	5'

Parking Required: 2 spaces
Parking Provided: 4 spaces
Property Dimensions: 100' x 105'
Property Area: .24+ acres
Square Footage of Building: 2,400 sq. ft.
Height of Building: 2 stories, 24'
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco, brick trim
Roof Material: Shake

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 26, 1987, by a vote of four ayes, four absent, and one abstain, the S.R.C. voted to recommend approval of the tentative map subject to the attached conditions.

BACKGROUND INFORMATION: On April 19, 1985, a tentative map, special permit and rezoning application was submitted to developed the subject site with a halfplex. That application was subsequently withdrawn.

PROJECT EVALUATION: Staff has made the following findings:

APPLC. NO. P87-071 MEETING DATE March 12, 1987 ITEM NO 14

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan. It is designated for low-density residential uses in the 1968 W. Arden Community Plan. The site is surrounded by single-family residences to the north, south and east, and a private school to the west. Surrounding property is zoned single family.

B. Design

Duplexes are allowed on corner lots in the R-1 zone. A duplex is nearing completion on the subject site. The structure complies with all height, area and setback requirements of the R-1 zone. The exterior is compatible with surrounding development. Staff has no objection to subdividing the lot to allow for individual ownership of each unit.

C. Parkland Dedication

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .0298 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 15315).

RECOMMENDATION: Staff recommends that the Planning Commission adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF MARCH 12, 1987

ADOPTING FINDINGS OF FACT AND
APPROVING A TENTATIVE MAP FOR
PROPERTY LOCATED AT 2725 LATHAM DRIVE
(P87-071)
APN: 293-0061-001

WHEREAS, the City Planning Commission, on March 12, 1987, held a public hearing on the request for approval of a tentative map for property located at 2725 Latham 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 reports 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 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 for residential uses in the 1974 General Plan and the proposed map conforms with that designation.
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

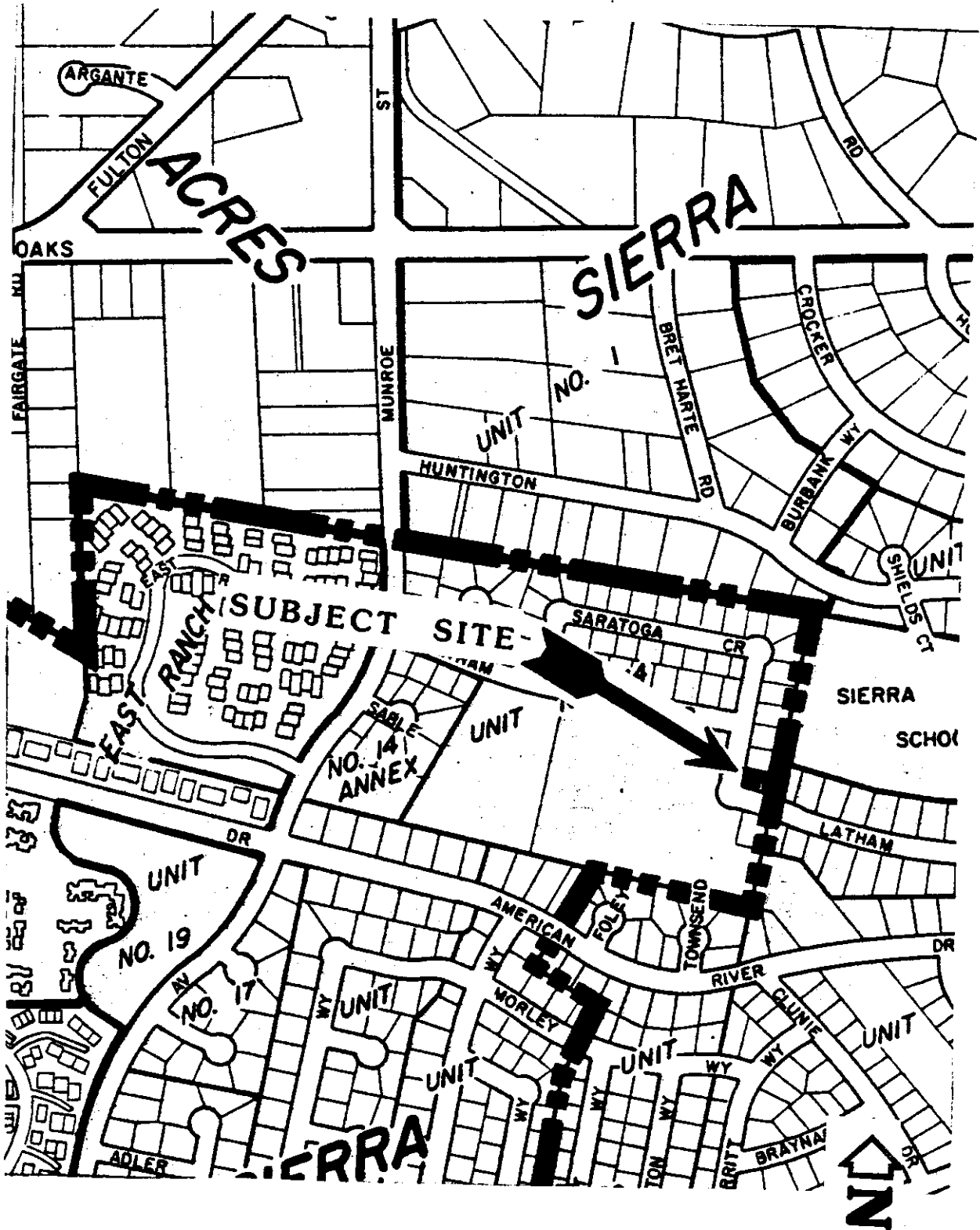
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Place the following note on the final map: 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. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
 - e. Meet all County Sanitation District requirements.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

CHAIR



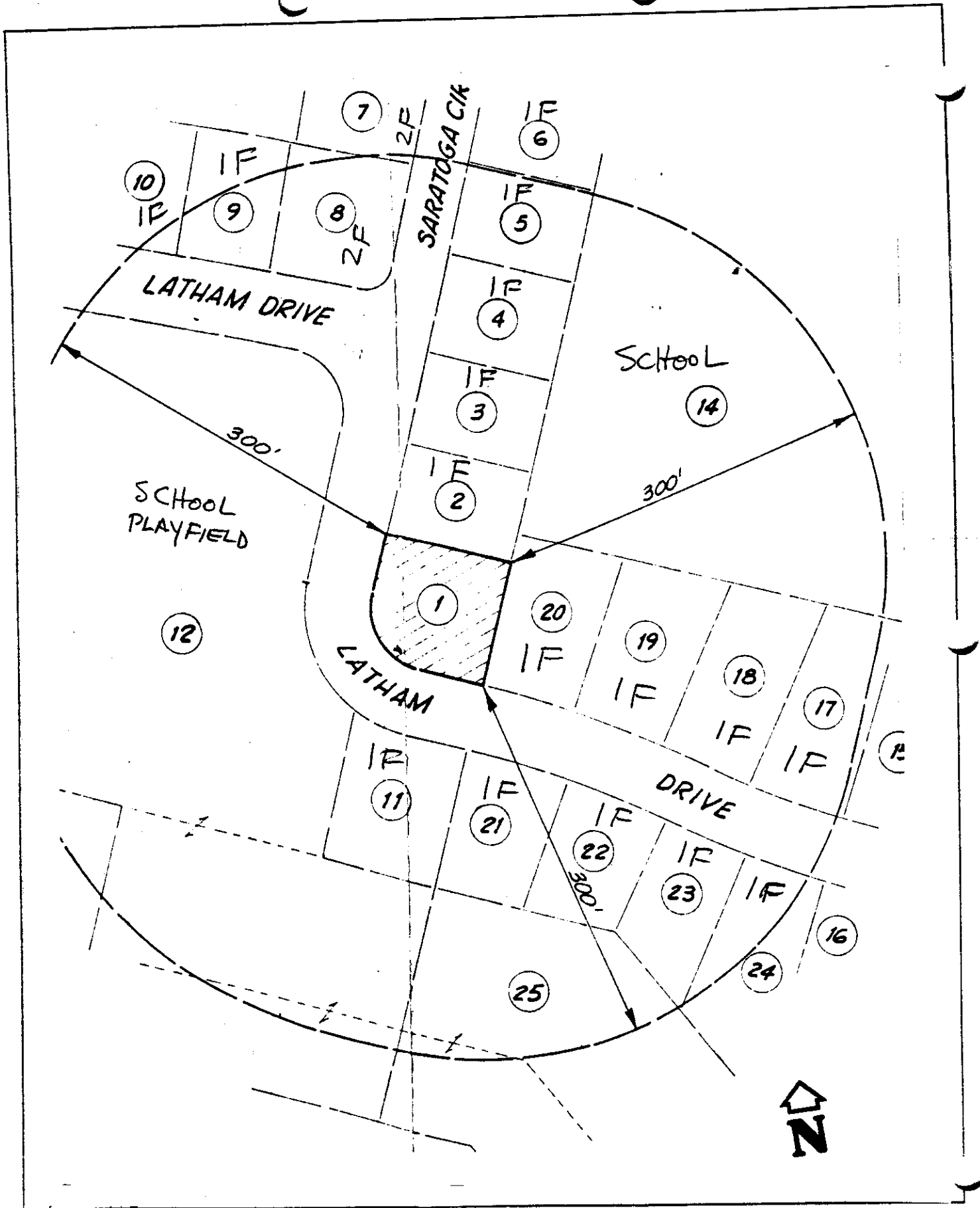
SCALE: 1" = 500'

VICINITY MAP

P87-071

3-12-87 -

Item 14



LAND USE MAP

TENTATIVE PARCEL MAP
LOT 2, SIERRA OAKS
UNIT NO. 14 (81 B.M. 9)
 CITY OF SACRAMENTO, CALIFORNIA
 JANUARY 1987 SCALE: 1" = 20'

OWNER: JAMES R. AND JANE JOHNSON
 P.O. BOX 17008
 ZEPHYR COVE, NEVADA 89448

SUBDIVIDER: ROBERT J. DIONBERGER CONSTRUCTION
 12175 FOLSOM BLVD.
 RANCHO CORDOVA, CA 95670
 PHONE: 385-2106

ENGINEER: MURRAY SMITH & ASSOCIATES (PCE 16047)
 3020 EXPLORER DRIVE
 SACRAMENTO, CA 95827
 PHONE: 361-0444

IMPROVEMENTS: AS REQUIRED BY THE CITY OF SACRAMENTO
 DEPARTMENT OF PUBLIC WORKS

PRESERT ZONING: R1

PROPOSED ZONING: R1

EXISTING USE: VACANT

PROPOSED USE: SINGLE FAMILY ATTACHED (HALF-PLEX)

ASSESSOR'S PARCEL NO.: 293-081-01

SEWAGE DISPOSAL: CITY OF SACRAMENTO

WATER SUPPLY: CITY OF SACRAMENTO

DRAINAGE: CITY OF SACRAMENTO

FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT

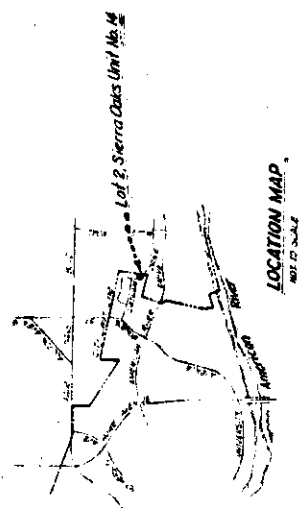
SCHOOL DISTRICT: SACRAMENTO UNIFIED

PARK DISTRICT: CITY OF SACRAMENTO

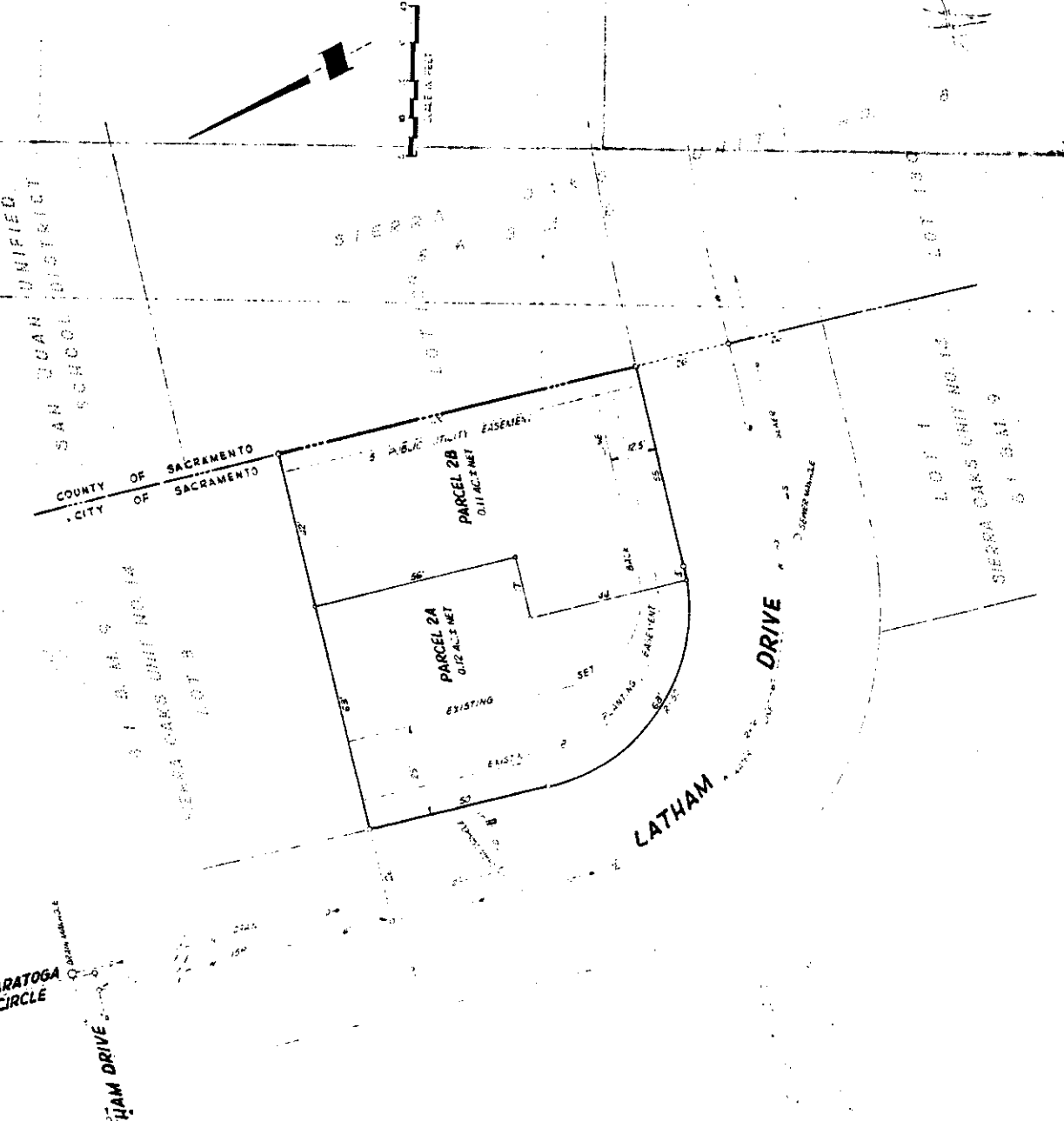
ACREAGE: 0.232 ACRES NET; 0.352 ACRES GROSS

NO. OF LOTS: 2

LOT SIZE: AS SHOWN



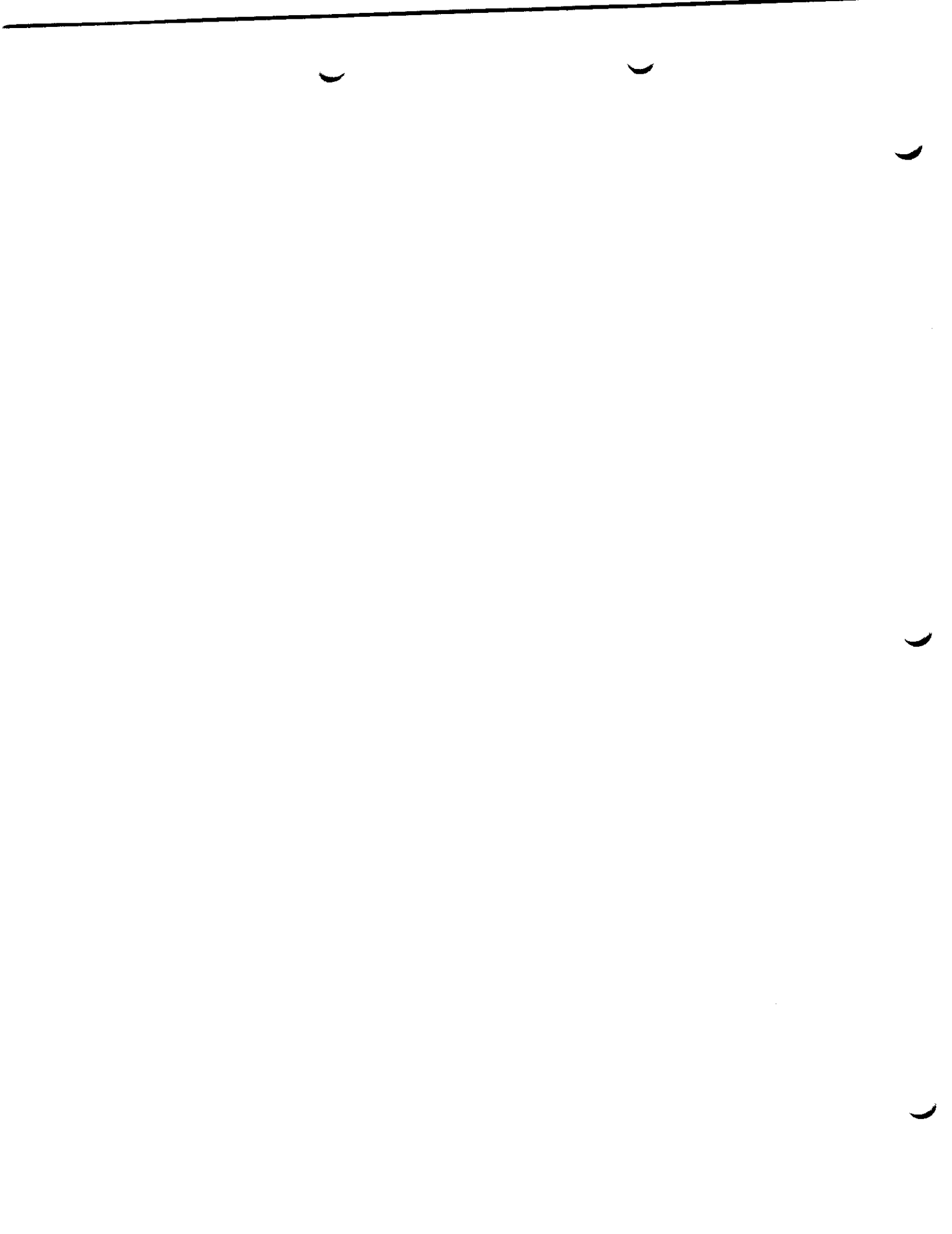
LOCATION MAP
 NOT TO SCALE



87-071

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2809 Latham Drive
Sacramento, CA 95864
March 8, 1987

CITY PLANNING DIVISION

MAR 11 1987

RECEIVED

City Planning Division
1231 I Street, Room 200
Sacramento, CA 95814

Re: P87-071 ANP 293-0061-001

We have your notice of February 27, 1987, regarding the hearing to be held on March 12, 1987 to subdivide a single family lot into two parcels. When this same proposal was submitted last year, including the building of the duplex and reducing the setback, a large number of homeowners in the immediate area appeared at several hearings (some had been postponed), and approximately 80 of same homeowners signed a petition against this project. Valid arguments were presented as to traffic on this street due to the proximity of the Sacramento Country Day School, the esthetics of putting such a construction in a neighborhood of single family one-story homes, and all of the other neighbors had followed the restrictions in building their homes. These pleas and presentations obviously fell on deaf ears.

A traffic survey was conducted during the months when school was OUT!
This was idiotic.

At the close of one of the hearings, in leaving the room, we commented to the property owner that reducing the setback would increase the danger on that curve (it is not a true corner), and in anger he said that was not his problem and he was going to do what he wanted -- and the camel got his nose under the tent.

Now this monstrosity has been built, and it sticks out like a sore thumb. It is a blind curve for traffic and children on bicycles, as it is also the route to Sierra Oaks Elementary School. The street is not wide enough for bike lanes. The Country Day School playground is used evenings and weekends for softball and soccer, and cars are parked on both sides of this street curve. This leaves the street to the width of one car.

In allowing this construction, the wisdom of the Planning Department is certainly questionable. To allow it to be split into two parcels, which is contrary to the whole area, would only confirm that the concerns of the other homeowners are inconsequential, and our protest efforts were a sad lesson in futility. The camel is claiming the whole tent.

Mrs. Beil Lujan

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