

CITY PLANNING COMMISSION

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

APPLICANT	Clyde E. & Virginia Williams, 6381 South Land Park Drive, Sacto., CA 95831				
OWNER	Clyde E. & Virginia Williams, 6381 South Land Park Drive, Sacramento, CA 95831				
PLANS BY	O-N Architecture, 1765-35th Street, Sacramento, CA 95816				
FILING DATE	9/7/84	50 DAY CPC ACTION DATE		REPORT BY	SD:bw
NEGATIVE DEC.	10/1/84	EIR		ASSESSOR'S PCL. NO.	021-091-44

- APPLICATION:
- A. Negative Declaration
 - B. Rezone from Two-family (R-2) to Townhouse (R-1A) (Sec. 13)
 - C. Tentative Map (P84-343) (Ch. 40, City Code)
 - D. Special Permit for halfplex development (Sec. 2-B-3a)

LOCATION: 7260-14th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a corner lot with halfplex units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Colonial Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-2
Existing Land Use of Site:	Vacant
Proposed Zoning:	R-1A

Surrounding Land Use and Zoning:

North:	Vacant; M-1
South:	Vacant; R-1
East:	Duplex; R-2
West:	Duplex; R-2

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Parking Required:	2 spaces
Parking Provided:	2 spaces
Parking Ratio:	1:1
Property Dimensions:	70' x 130'
Property Area:	0.2± acres
Square Footage of Building:	2,415
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Color:	Tan
Exterior Building Materials:	Stucco, wood siding
Height of Structure:	One story; 18 feet

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 26, 1984, by a vote of four ayes, five absent, the Subdivision Review Committee voted to recommend approval of the project subject to the attached conditions.

BACKGROUND INFORMATION: The subject site is a portion of the Corwood Subdivision. This was a 16-lot subdivision approved by the City Council on April 17, 1979 (P-8523). Street improvements were a condition of approval of that map.

APPLC. NO. P84-343

MEETING DATE October 11, 1984

CPC ITEM NO. 37

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is located in an area characterized by a mixture of large-lot residential development, standard single family and two-family development, and industrial development. The subject site is designated for residential uses in the 1974 General Plan and the 1965 Colonial Community Plan. It is currently zoned Two-Family (R-2). The requested entitlements represent no increase in density. Approval will allow individual ownership of each unit. Staff, therefore, has no objection to the rezoning and tentative map, in that it is compatible with surrounding land uses and applicable plans.
- B. Development of the subject site is somewhat restricted by the unusual 25-foot setback recorded along the street side on 73rd Street. Since the subject site is only 70 feet in width, the buildable width is 40 feet. In light of this restricted area, staff is rather concerned with the inefficient floor plan. It would seem that the large atrium areas could be better used as interior living area. In addition, it appears that no direct access from the garage to the living area is provided.
- C. The applicant has proposed separate garages on each frontage. This is consistent with past halfplex approvals and creates the appearance of standard single family construction. Staff, however, is concerned with the long unbroken garage wall on 14th Avenue (north elevation). Staff therefore recommends this wall be broken up with a window or some other design treatment, subject to staff approval prior to issuance of building permits.
- D. The applicant proposes T-111 plywood siding with painted earth tones. Roofing material is to be wood shakes. These materials are compatible with new construction in the area. Staff supports the special permit necessary for halfplex development with design modifications.
- E. The Planning and Parks Divisions have reviewed the proposed project and determined that parkland dedication in-lieu fees are appropriate. The fees shall be per acre appraisal multiplied by .0298.
- F. The applicant indicates that construction will commence soon. Therefore, it is a condition of the map to provide each lot with separate sewer and water services.

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. Approval of the Rezoning from Two-family (R-2) to Townhouse (R-1A);
- C. Approval of the Tentative Map, subject to conditions which follow;
- D. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow.

Conditions - Tentative Map

1. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit an appraisal of the land to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to filing the final map.
2. Applicant shall provide separate sewer and water services to each lot and hook up.

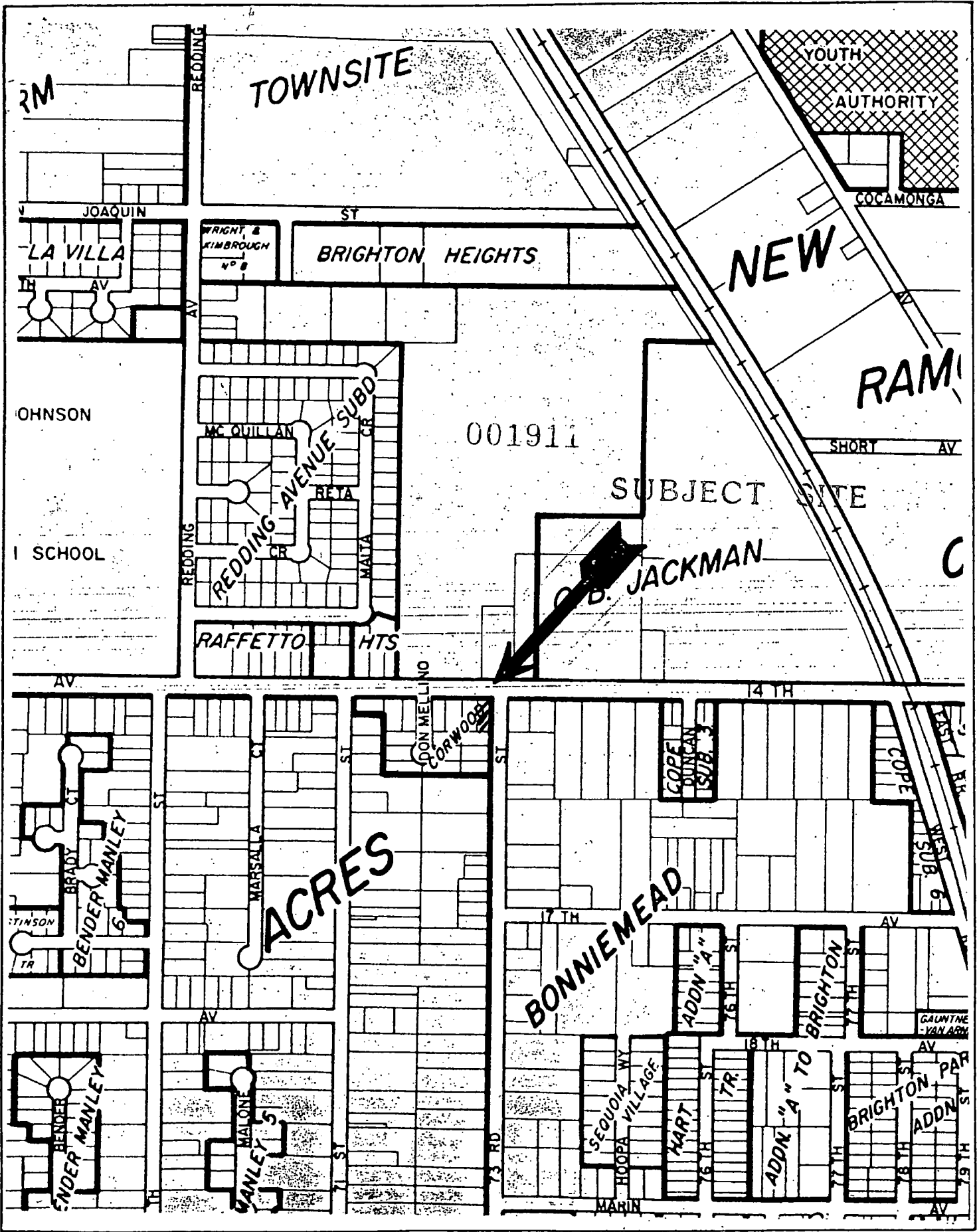
Conditions - Special Permit

Prior to issuance of building permits, the applicant shall submit revised elevations for the Unit B garage which indicates that the long blank wall is to be broken up in some manner for interest and relief. Revised elevations shall be submitted to the Planning Director for review and approval.

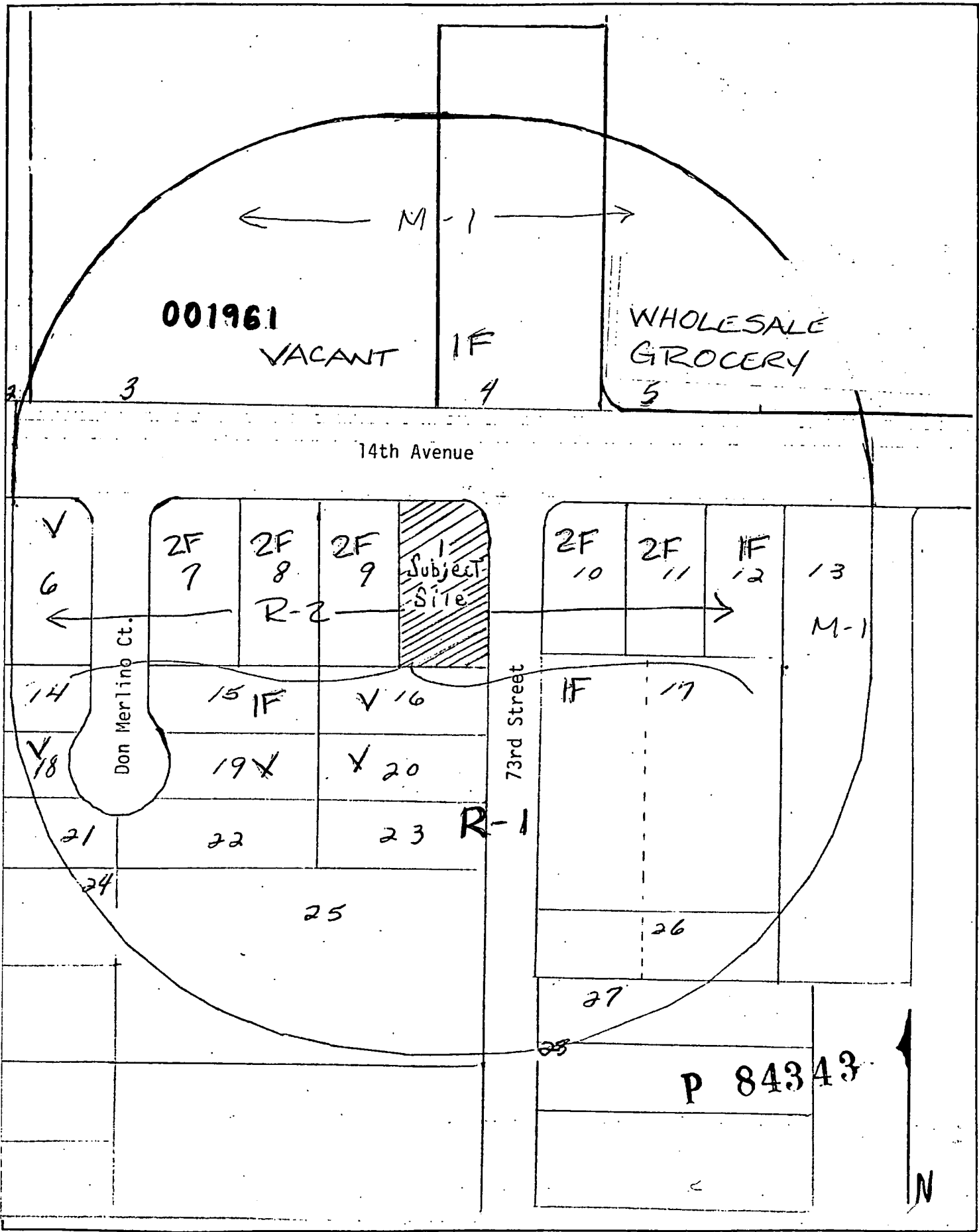
Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use, in that:
 - a. garages are situated on each frontage, creating a standard single family appearance;
 - b. adequate setbacks are provided.
2. The project, as conditioned, will not be detrimental to property in the vicinity, in that it will not alter the residential character of the neighborhood.
3. The project is compatible with the 1965 Colonial Community Plan and the 1974 General Plan which designate the site for residential uses.

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VICINITY MAP



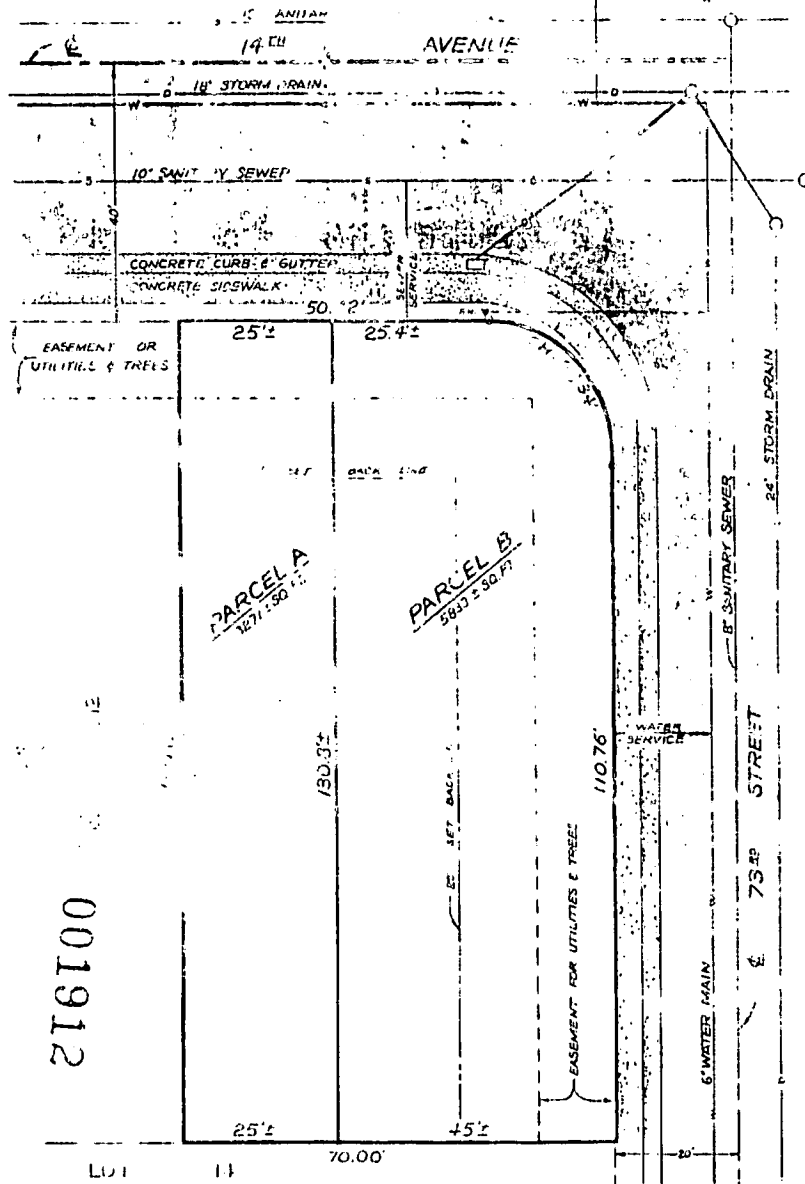
LAND USE & ZONING MAP

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LENITIVE PARCEL MAP OF
LOT 13, CORWOOD
 CITY OF SACRAMENTO, CALIFORNIA
 SEPTEMBER, 1984 SCALE: 1"=10'

RECORD OWNER & SUBDIVIDER
 CLYDE E. & VIRGINIA L. WILLIAMS
 6381 SOUTH LAND PARK DRIVE
 SACRAMENTO, CALIFORNIA, 95831

SURVEYOR
 TIMOTHY S. TRAIN, LAND SURVEYOR
 8004 21ST STREET
 SACRAMENTO, CALIFORNIA 95818
 (916) 431-7113



ASSESSOR'S PARCEL NUMBER
 21-091-44

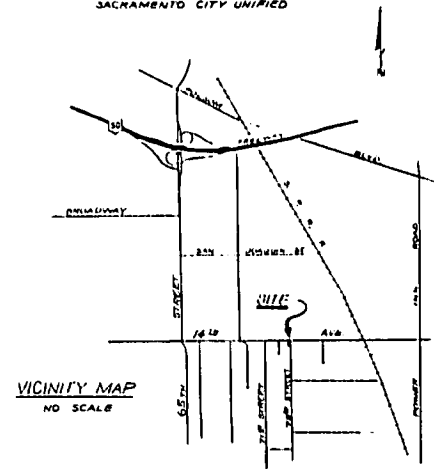
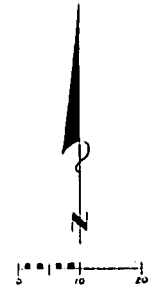
EXISTING ZONING & USE
 ZONED R-2 & VACANT

PROPOSED ZONING & USE
 R-1A ZONE & HALF PLEX CONSTRUCTION

PROPOSED SEWAGE & DRAINAGE DISPOSAL
 EXISTING PUBLIC SEWERS & DRAINS

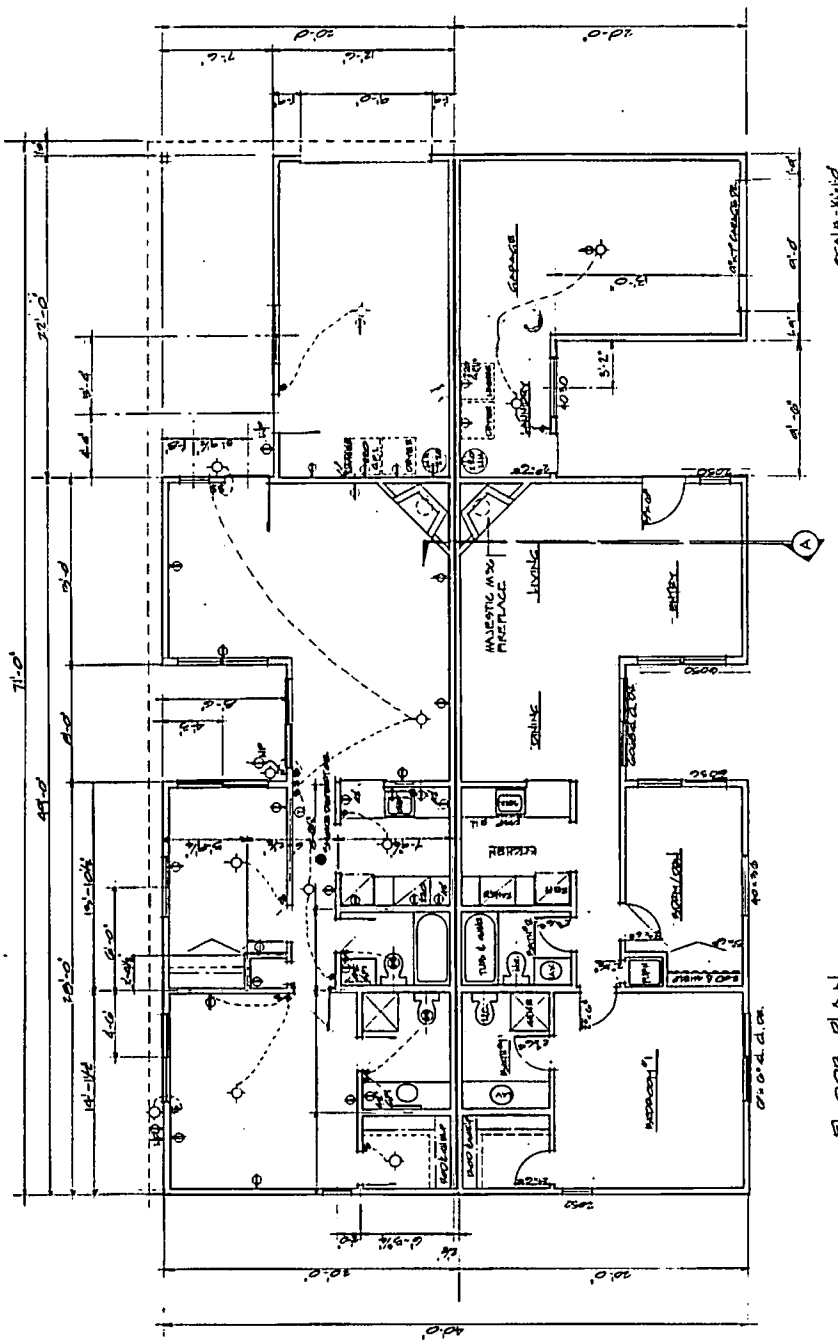
PROPOSED WATER SUPPLY
 EXISTING PUBLIC WATER MAINS

SCHOOL DISTRICT
 SACRAMENTO CITY UNIFIED

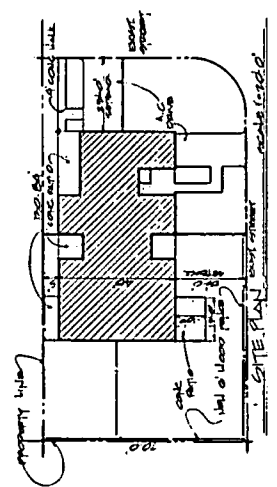


TENTATIVE MAP

FLOOR PLANS



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