

CITY PLANNING COMMISSION

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

| | | | |
|--------------|---|------------------------|-------------------------------------|
| APPLICANT | Glen E. Underwood, 6355 Riverside Boulevard, Ste. T, Sacramento, CA 95831 | | |
| OWNER | Glen E. Underwood, 6355 Riverside Boulevard, Ste. T, Sacramento, CA 95831 | | |
| PLANS BY | Spink Corporation, P.O. Box 2511, Sacramento, CA 95811 | | |
| FILING DATE | 5/11/84 | 50 DAY CPC ACTION DATE | REPORT BY: GM:bw |
| NEGATIVE DEC | 6/6/84 | EIR | ASSESSOR'S PCL NO. 031-380-04,60,67 |

- APPLICATION:**
- A. Ratify Negative Declaration
 - B. Rezone 3 vacant corner lots totaling 0.4 acres from Single Family (R-1) to Townhouse (R-1A) zone (Zoning Ord., Sec. 7)
 - C. Tentative Parcel Map to subdivide 3 existing corner lots into six halfplex lots (Sub. Ord., Chapter 40)
 - D. Special Permit to develop 6 halfplexes (Zoning Ord., Sec. 7)

LOCATION: Southeast corner of Riverside Boulevard and Bay River Way; northeast and northwest corner of Bay River Way and Big River Court.

PROPOSAL: The applicant is requesting the necessary entitlements to develop six halfplex units on three corner lots in the Riverwind Subdivision.

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: Residential; R-1
- South: Residential; R-1
- East: Residential; R-1
- West: Residential; R-1A

Parking Required: 1 space per unit
Parking Provided: 2 spaces per unit
Density of Development: 10 du/ac
Square Footage of Lots: 9,250; 8,250; 8,400
Square Footage of Buildings: 1,400 - 1,500 per unit
Height of Structures: Two-story/24 feet
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: None specified
Exterior Building Materials: Douglas Fir plywood (premium grade)

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 13, 1984, by a vote of six ayes, one no and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map. 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. 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;

2. Provide separate sewer and water services to each lot;
3. Pay Pocket Bridge fees;
4. Pay off existing assessments.

STAFF EVALUATION: The staff has the following comments regarding this application:

1. The subject sites consist of three corner lots located in the Riverwind subdivision. The applicant proposes to develop two-story halfplex structures on each corner lot. The size of each unit is approximately 1,400 to 1,500 square feet in area. The applicant proposes to use either horizontal wood siding or T-111 plywood siding with wooden shake roofs as the primary exterior building materials. In order to provide a more interesting contrast to the other existing structures in the subdivision, staff requests that all three halfplex structures be constructed of horizontal wood siding with wooden shake roofs.
2. The applicant proposes to locate each structure at a diagonal angle on the lot. Under the R-1A zone, which allows flexibility regarding building setbacks, the front yard setback is proposed at 20 feet rather than the standard 25 foot setback under the R-1 zone. The front yard setback for all existing homes adjacent to the three proposed structures is 25 feet. Staff, however, does not necessarily oppose the proposed 20-foot building setback, based upon the design and diagonal placement of the structures on each lot. The front and side elevations of each structure contain many offset planes which tend to present an interesting facade from street view rather than the typical flat plane facade of most typical halfplexes. Due to these offsets and diagonal placement of the structure on the lot, only the corner of the kitchen and corner of the garage project into the standard 25-foot front yard setback area. The remainder of the front building plane is recessed behind the proposed 20-foot front yard setback.

In addition, the front of the garage is located at an angle to each street which reduces the visual impact of a large garage door from the street perspective. From the street corner, one would be viewing the sides of the two garages rather than the garage doors.

All three structures will adhere to the minimum 12½ foot street side yard setback.

The only modifications requested by staff relative to the site plan is that the six-foot high fence proposed to extend beyond the 20-foot front yard setback be held back at the 20-foot setback line, and that all curved driveways turn 90° at the sidewalk and maintain a minimum 20-foot distance between the front of the garage and property line at the closest point.

3. The Planning and Community Services Divisions have determined that .0894 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.

STAFF RECOMMENDATION: The staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Rezoning of three parcels from Single Family (R-1) to Townhouse (R-1A) zone.
- C. Approval of the Tentative Map, subject to conditions which follow.
- D. Approval of the Special Permit, subject to conditions and based upon the 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:

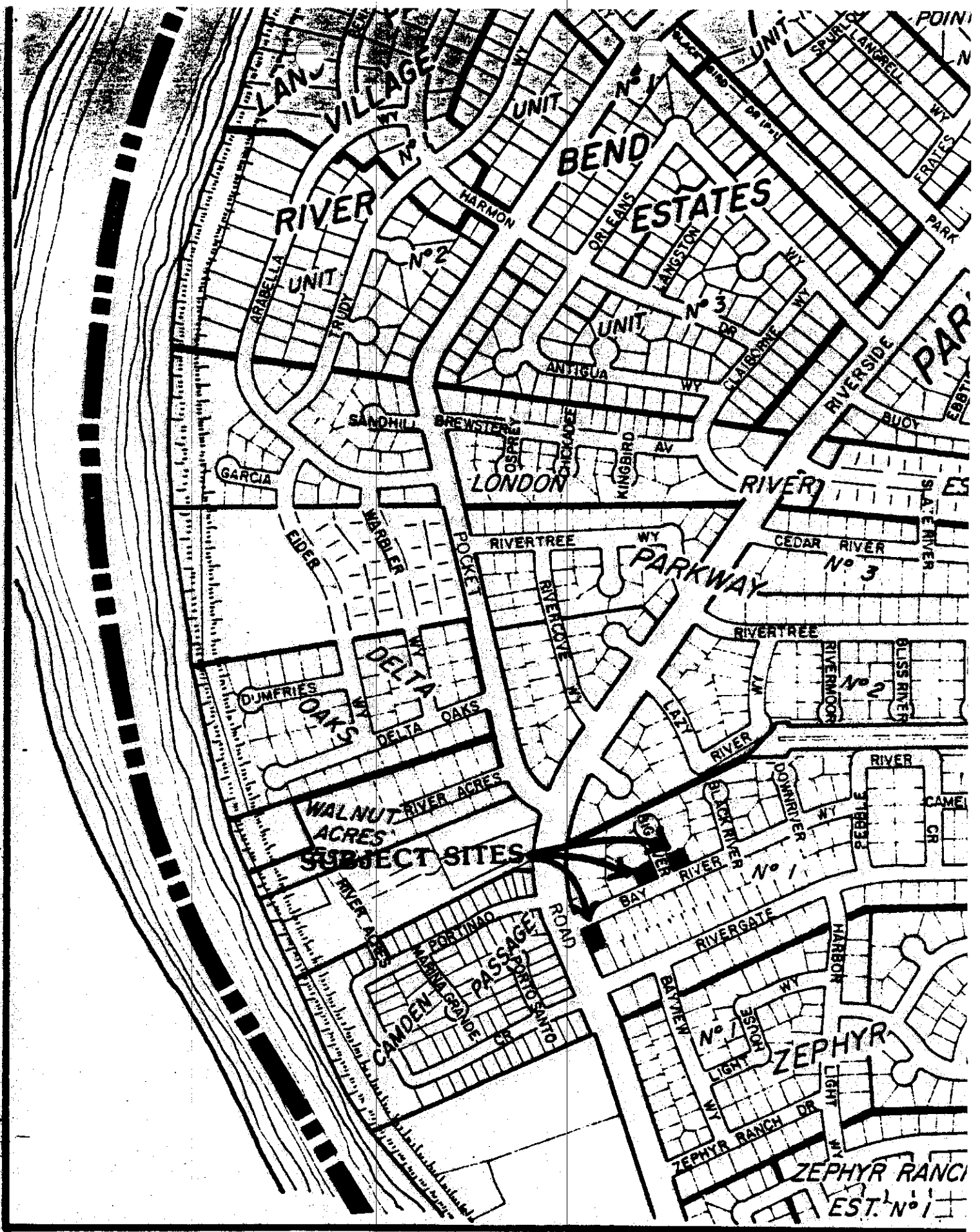
- 1. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- 2. Provide separate sewer and water services to each lot;
- 3. Pay Pocket Bridge fees;
- 4. Pay off existing assessments.

Conditions - Special Permit

- 1. The primary exterior building materials of all three structures shall consist of horizontal wood siding and wooden shake roofs.
- 2. The six-foot high patio fence proposed in the front yard setback area shall be set back 20 feet from the front property line.
- 3. The distance of all driveways between the front of the garage and front and street side property lines at the closest points shall be a minimum 20 feet. The curved driveways shall be modified to turn at a 90° angle to the sidewalk.
- 4. Revised plans indicating the above items shall be submitted to staff for review and approval prior to issuance of building permits.

Findings of Fact

- 1. The proposed project, as conditioned, is based upon sound principles of land use in that similar housing types are located in this area, and duplexes are allowed on corner lots within the City.
- 2. The proposed project, as conditioned, will not be detrimental to the public health, safety and welfare or result in the creation of a nuisance in that the use is compatible with adjacent residential uses.
- 3. The proposal is consistent with the General Plan and South Pocket Community Plan in that each plan designates the sites for residential development.



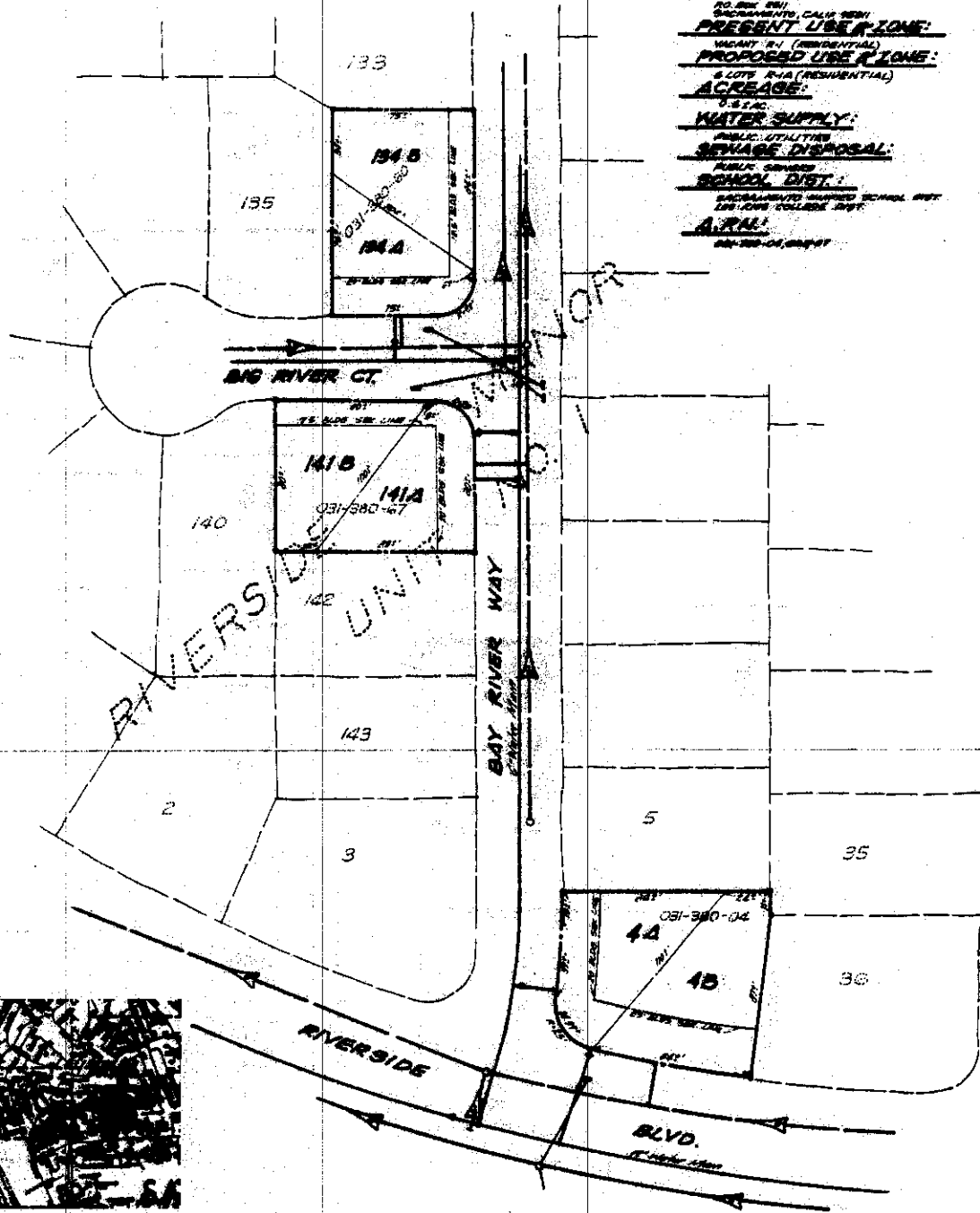
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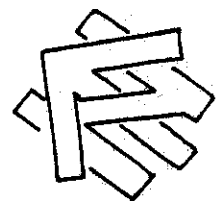
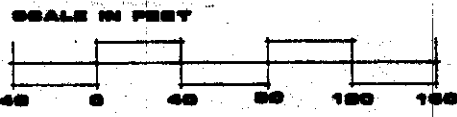
VICINITY MAP

33
 Nov 85

RECORD CHANGES:
 UNDEVELOPED
ENGINEER:
 THE SPINK COMPANY
 2000 J STREET, SACRAMENTO, CALIF. 95811
PRESENT USE ZONE:
 MEDIUM DENSITY RESIDENTIAL
PROPOSED USE ZONE:
 SINGLE-FAMILY RESIDENTIAL
ACREAGE:
 0.51 AC.
WATER SUPPLY:
 PUBLIC UTILITY
SEWAGE DISPOSAL:
 PUBLIC SERVICE
SCHOOL DIST.:
 SACRAMENTO UNIFIED SCHOOL DIST.
 120 JOHN COLLEGE BLVD.
A.P.N.:
 001-380-04

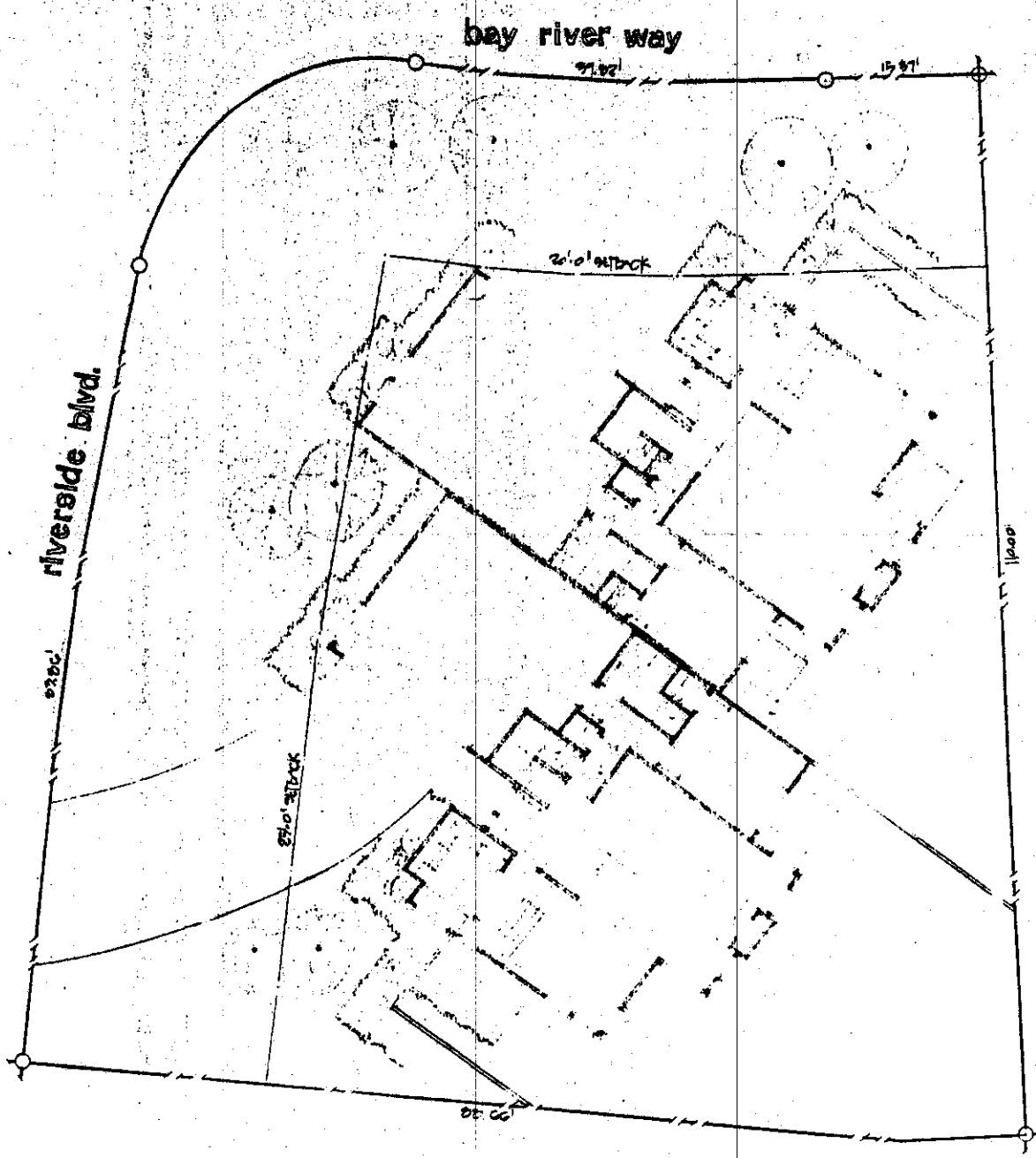



VICINITY MAP



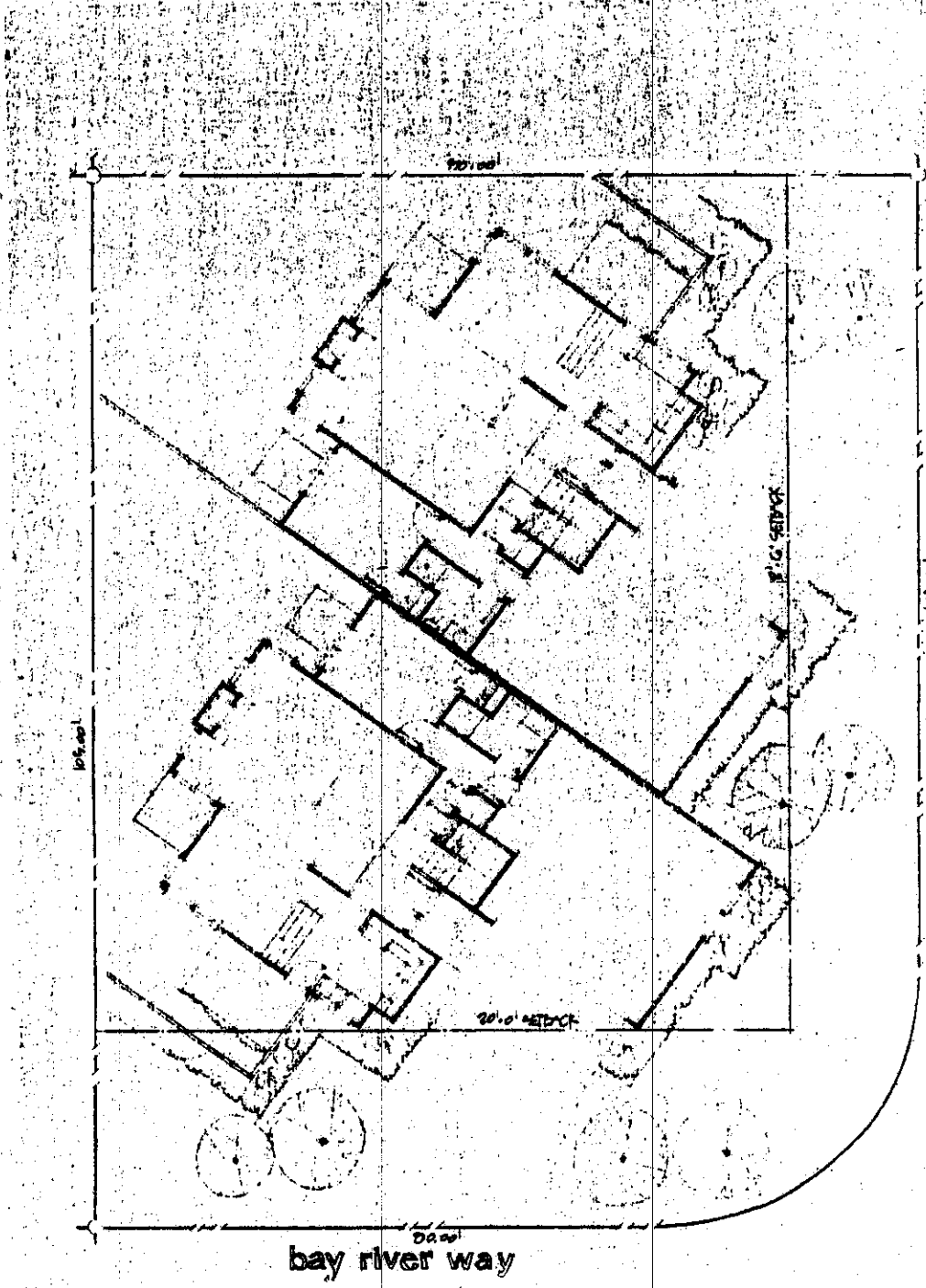
MAY 1986


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|--|---|--|--|
| | JOB NO. 972-001 DATE 5/86 TO PL SCALE 1"=40' DRAWN BY DMS CHECKED BY | TITLE Tentative Map of Lots 6, 134 & 141 of Riverside Manor Unit 1 CITY OF SACRAMENTO CALIFORNIA | SPINK ENGINEERING COMPANY 2000 J STREET SACRAMENTO, CALIF. 95811 TEL. 484-1111 FAX. 484-1112 |
| | SHEET NO. 1 OF 1 | PROJECT NO. 972-001 | DATE 5/86 |
| | DRAWN BY DMS CHECKED BY | CITY OF SACRAMENTO CALIFORNIA | SHEET NO. 1 OF 1 |
| | DATE 5/86 | PROJECT NO. 972-001 | DATE 5/86 |



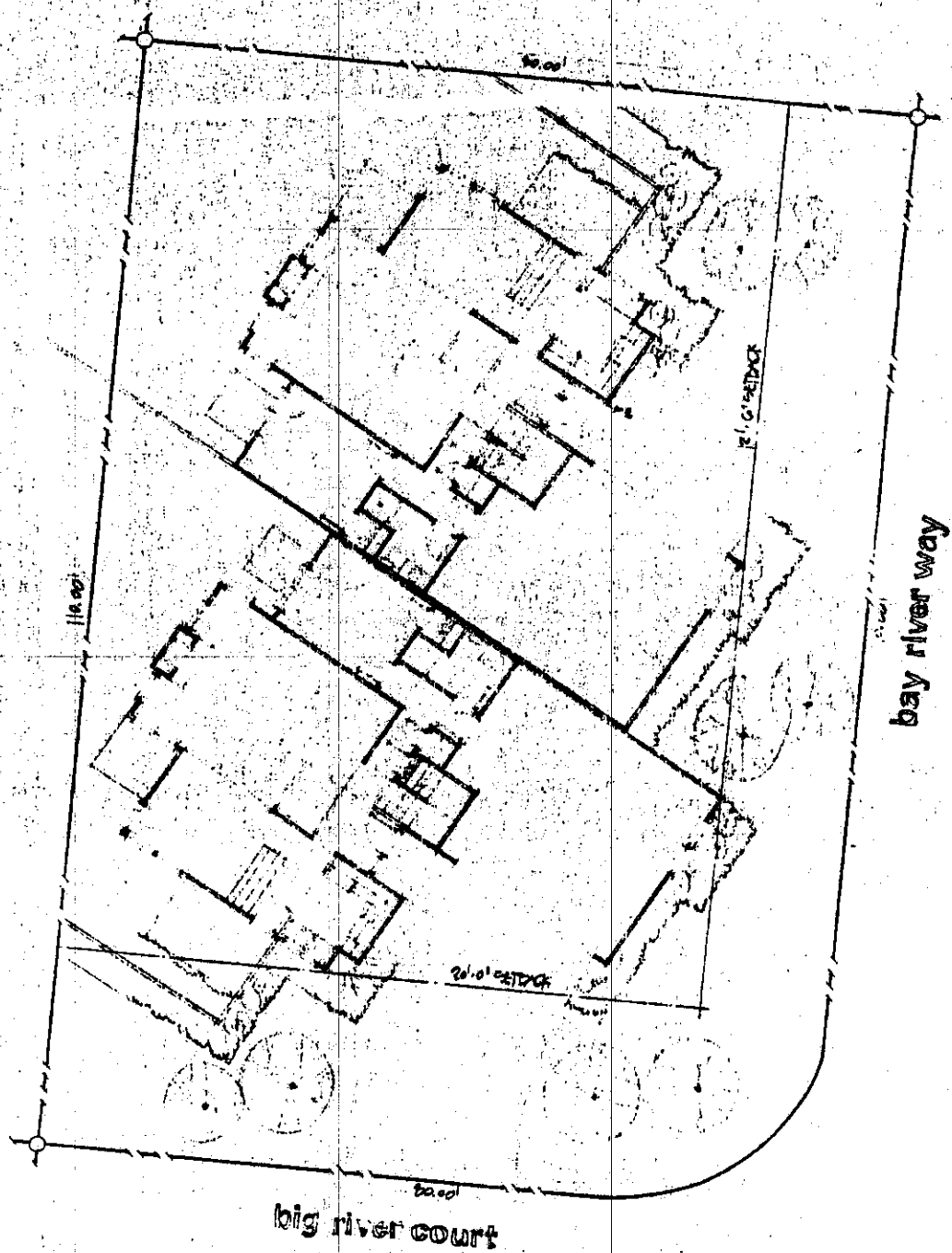

site plan
 SCALE: 1/4" = 1'-0"
 LOT 4 RIVERSIDE PARK UNIT No. 1

2-12-84 7-26-84




site plan
 SCALE: 1/8" = 1'-0"
 LOT 101, RIVERBIDE MANOR UNIT No. 1

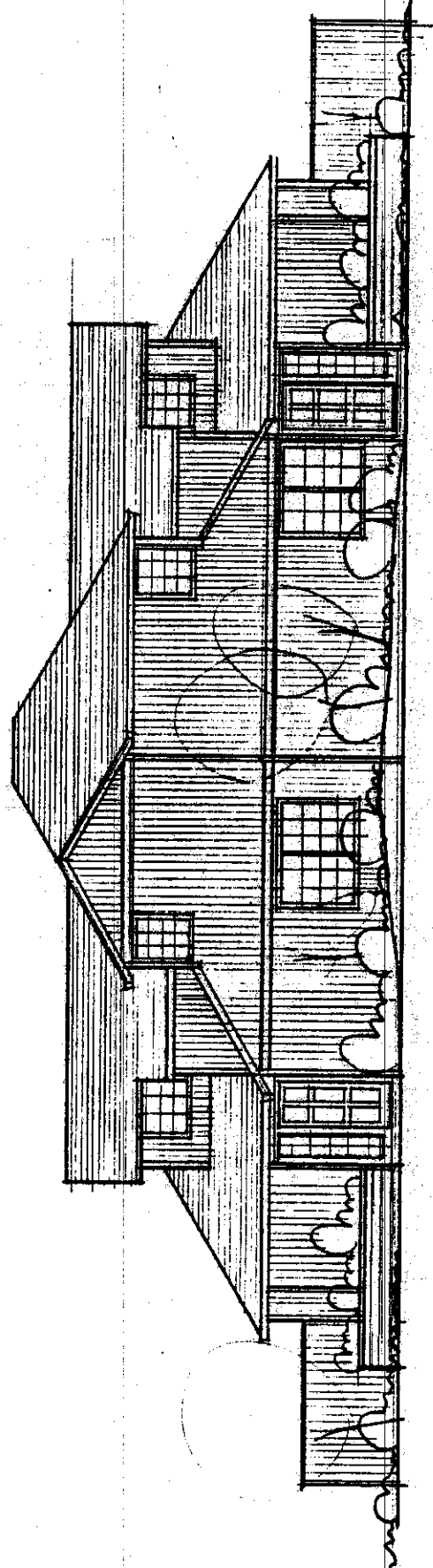
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site plan

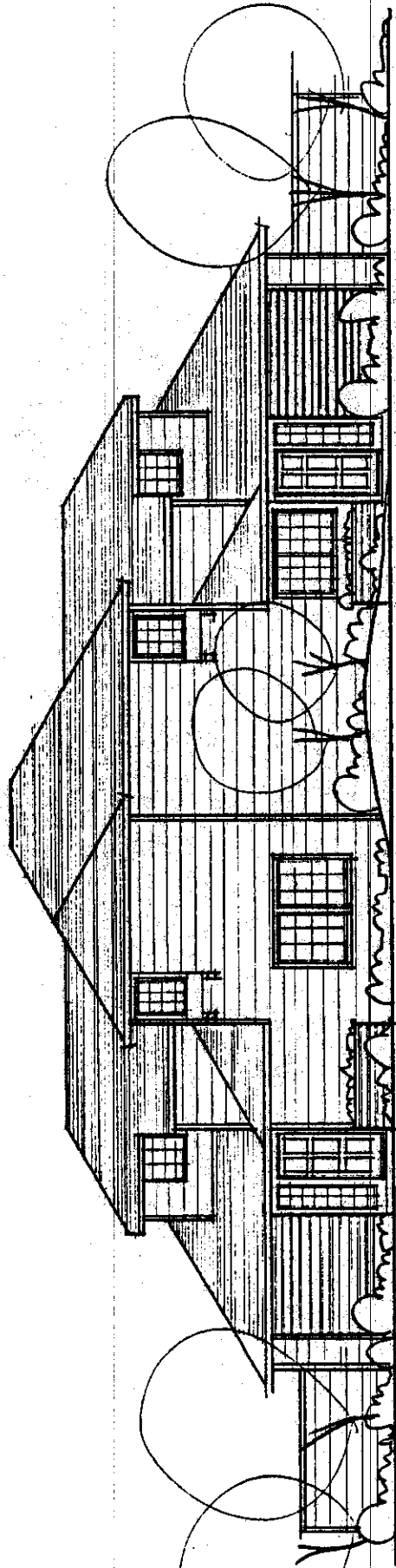
SCALE: 1/4" = 1'-0"
 LOT 154 RIVERSIDE MANOR UNIT No. 1

7-12-84 7-26-84



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

17-2-24



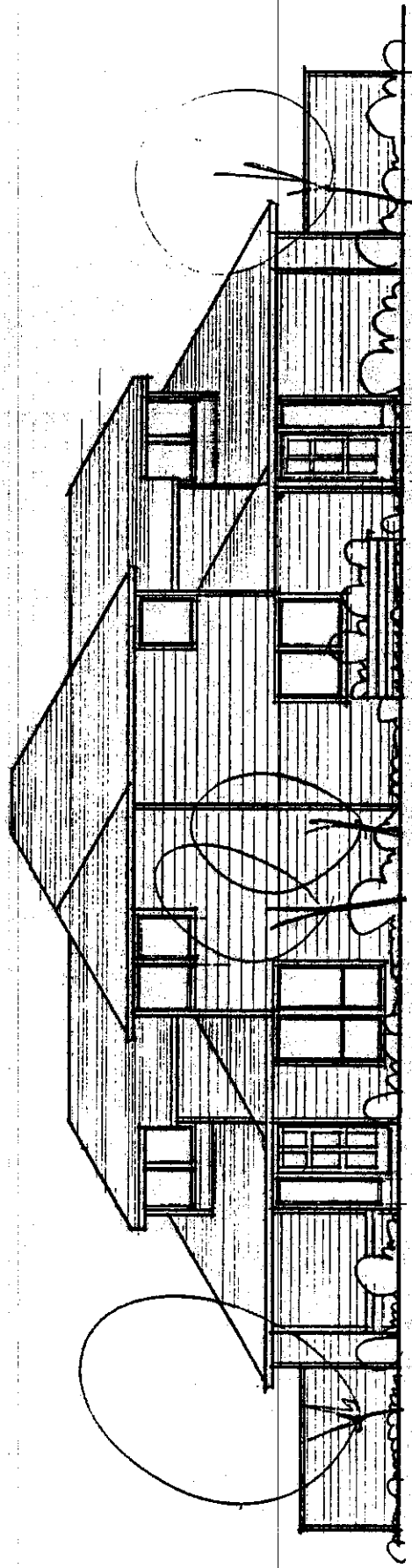
elevation

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

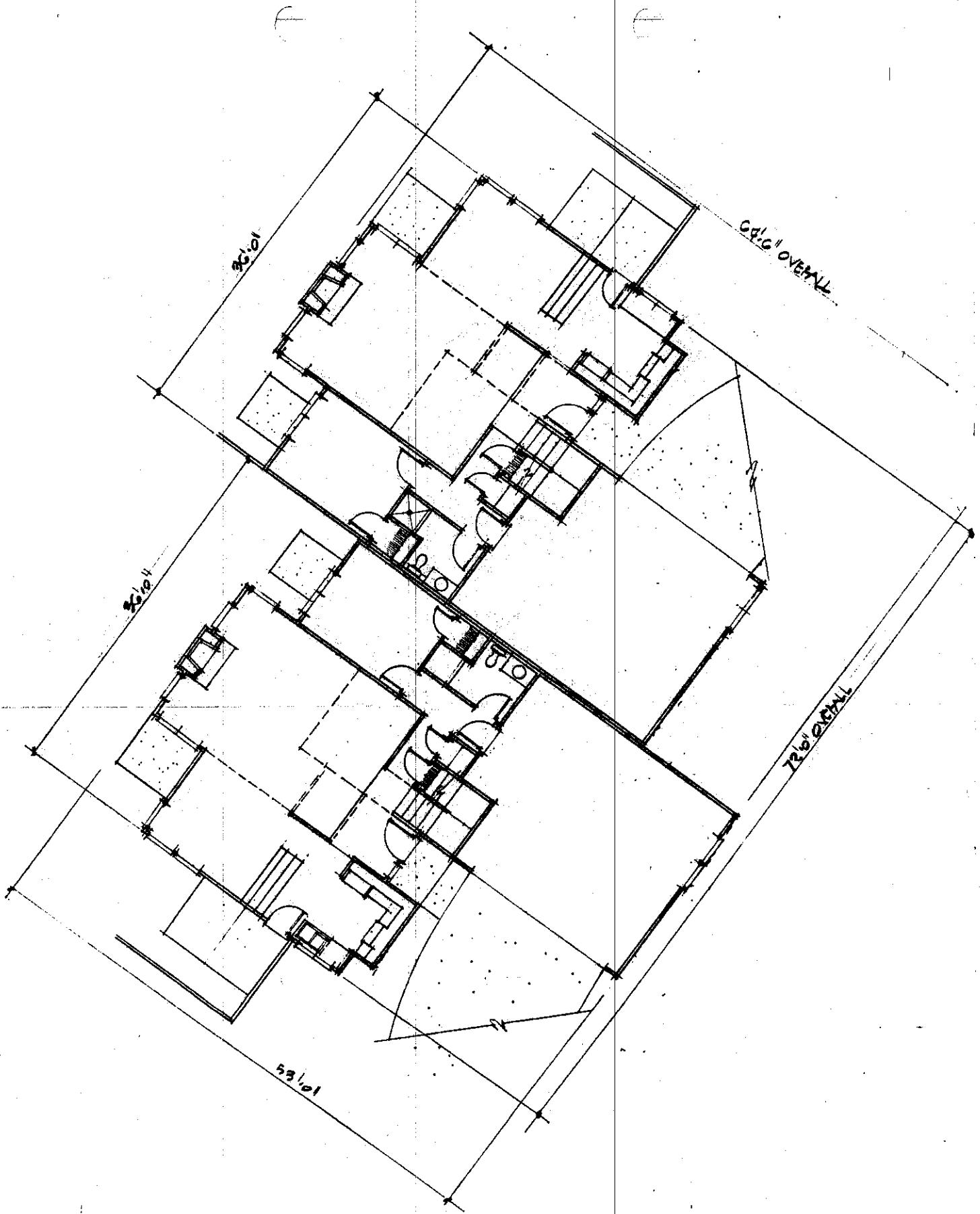
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elevation
SCALE: 1/8" = 1'-0"



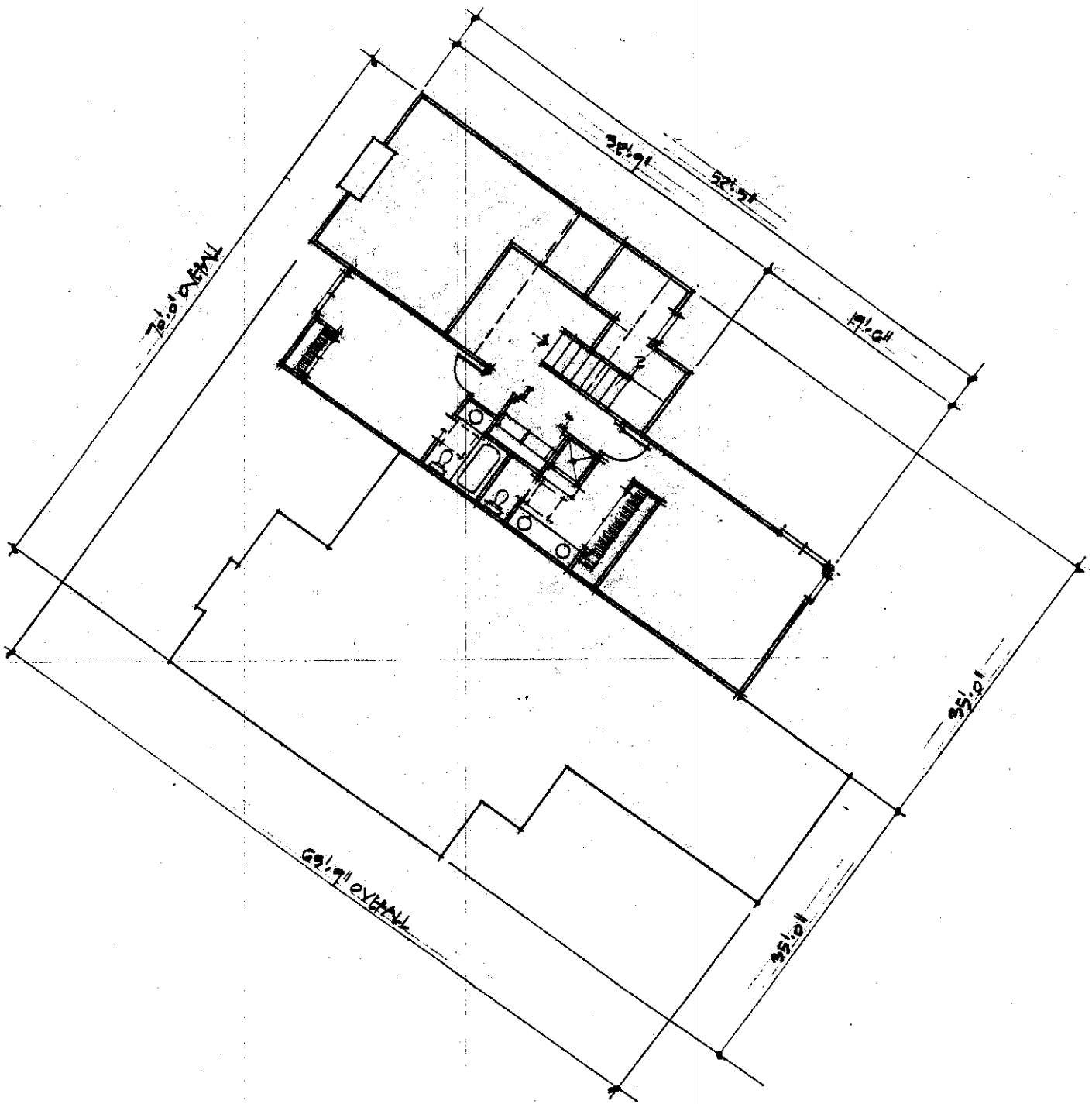
ground floor plan

SCALE: 1/8" = 1'-0"
 TOTAL BUILDING SQUARE FOOTAGE: 3335.0
 TOTAL SQUARE FOOTAGE FIRST FLOOR: 979.0
 TOTAL SQUARE FOOTAGE EACH SIDE: 1267.5

COMBINED: 1990.0
 7-26-84
 9-12-84
 12-16-84

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 NAME



second floor plan

SCALE: 1/8" = 1'-0"
 TOTAL SQUARE FOOTAGE SECOND FLOOR: 673.50 / COMBINED: 1387.0