

CITY PLANNING COMMISSION

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

APPLICANT RAYMOND D. HART, 2009 Ione Street, Sac., CA 95825
OWNER Chris Fuller, 3041 Branch Street, Sac., CA 95815
PLANS BY RAYMOND D. HART, 2009 Ione Street, Sac., CA 95825
FILING DATE 7/10/87 ENVIR. DET. 8/3/87 REPORT BY SD/vf
ASSESSOR'S-PCL. NO. 226-0161-035

- APPLICATION:**
- A. Negative Declaration
 - B. Amend the 1984 North Sacramento Community Plan from Residential 11/21 du/ac. to Residential 7-15 du/ac.
 - C. Rezone .4+ ac. from Multi-family (R-2A, 2,500 sq. ft. unit) to Standard Single Family (5,200 sq. ft. unit).
 - D. Tentative Map (P87-308)

LOCATION: Northwest corner of Rio Linda Boulevard and Exchange Street.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide to subdivide .4+ acres developed with a single family residence in order to develop a corner lot halfplex.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento Community Plan Designation: Residential 11/21 du/ac
Existing Zoning of Site: R-2A
Existing Land Use of Site: Single Family residence

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-2A	Front:	25'	25'
South: Single Family; R-2A	Side(Int):	5'	15'
East : Single Family; R-1	Side(St):	12.5'	20'
West : Single Family; R-2A	Rear:	15'	11'

Parking Required: 3 spaces
Parking Provided: 3 spaces
Property Dimensions: 120' x 184'
Property Area: .42+ acre
Density of Development: 7.6 d. u. per acre
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 29, 1987, by a vote of 5 ayes, 4 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions:

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for 11 to 21 residential units per acre in the 1984 North Sacramento Community Plan. The site is surrounded by single family development zoned R-2A to the north, south and west, and single family residential zoned R-1 to the east. The site is developed with a single family residence on the northern portion. The applicant proposes to develop a halfplex on the southern portion.

The proposed density necessitates a community plan amendment. Staff finds the proposed project density more compatible with surrounding development. Furthermore, the parcel lends itself more suitably to the proposed project.

The proposed project was accepted by the Planning Department in July. It was subsequently determined that the application required a community plan amendment. The applicant agreed to wait until the General Plan update was completed.

B. Design

Parcel A is currently developed with a residence. The applicant proposes to split the residence off and construct a halfplex on the corner. The proposed halfplex plans indicate compliance with Zoning Ordinance setback requirements. Each unit will have a garage on a different frontage. Staff has no objection to the proposed project.

C. Parkland Dedication

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .0447 acres of land multiplied by the applicant's appraiser.

D. Noise

The subject site is within the noise contour of Rio Linda Airport. The map will be conditioned so that noise attenuation techniques are incorporated into the design of the proposed structure.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment. A Negative Declaration with mitigation measures regarding noise has been filed.

RECOMMENDATION: Staff recommends the following actions by the Planning Commission:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the Community Plan Amendment of the 1984 North Sacramento Community Plan from Residential 11-21 du/ac. to Residential 7-15 du/ac.
- C. Recommend approval of the rezone from Multi-Family (R-2A, 2,500 sq. ft./unit) to Standard Single Family (R-1, 5,200 sq. ft./unit).
- D. Recommend approval of the Tentative Map subject to the following conditions:

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:

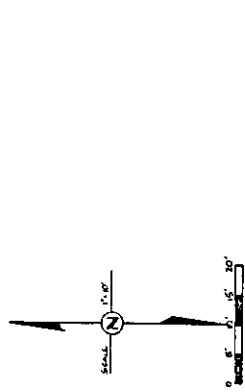
- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; street widths per study on file with the City.
- 2. Prepare drainage study for the review and approval of the City Engineer; extend off-site drain line.
- 3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments; if any.
- 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 filing of the final map.
- 5. Submit a soils test prepared by a registered engineer to be used in street design.
- 6. Dedicate a standard 12.5 ft. public utility easement for underground and overhead electrical facilities and appurtenances adjacent to all public ways.
- 7. Locate existing sewer and water services.
- 8. Grade lots to drain to street.
- 9. Locate driveway on Parcel A from existing oak tree (on Rio Linda Boulevard and at 90 degree angle to street.
- 10. Place a note on the final map indicating noise attenuation features shall be incorporated into the proposed units to reduce interior noise levels to below 45 DBC.

NO. 1	1/27/97	1/27/97
NO. 2		
NO. 3		
NO. 4		
NO. 5		
NO. 6		
NO. 7		
NO. 8		
NO. 9		
NO. 10		

TENTATIVE PARCEL MAP FOR:
CHRIS FULLER
 3041 BRANCH ST. SACRAMENTO CA 95815



NO. 1	1/27/97	1/27/97
NO. 2		
NO. 3		
NO. 4		
NO. 5		
NO. 6		
NO. 7		
NO. 8		
NO. 9		
NO. 10		



TENTATIVE PARCEL MAP

THE EAST 120 FEET OF THE SOUTH
 165 FEET OF THE NORTH 330 FEET OF
 TRACT 24 OF ROBLA ACRES, AS
 SHOWN ON THE PLAT THEREOF RECORDED
 IN BOOK 14 OF MAPS, MAP NO 25
 RECORDS OF SACRAMENTO COUNTY

OWNER: CHRIS FULLER
 3041 BRANCH ST.
 SACRAMENTO, CA 95815
 (916) 922-2298

ENGINEER: RAYMOND D HART
 2009 IONE ST.
 SACRAMENTO, CA 95864
 (916) 489-6002

PREPARED: JUNE 8, 1997

PROPOSED USE & ZONING: R2A (4-12 UNITS/ACRE) PARCELS A, B & C
 R2A (4-12 UNITS/ACRE) PARCELS D & E

PRESENT USE & ZONING: CITY OF SACRAMENTO

WATER SUPPLY: CITY OF SACRAMENTO

SEWAGE DISPOSAL: CITY OF SACRAMENTO

AREA: 0.89 ACRE (NET) / 0.45 ACRE (GROSS)

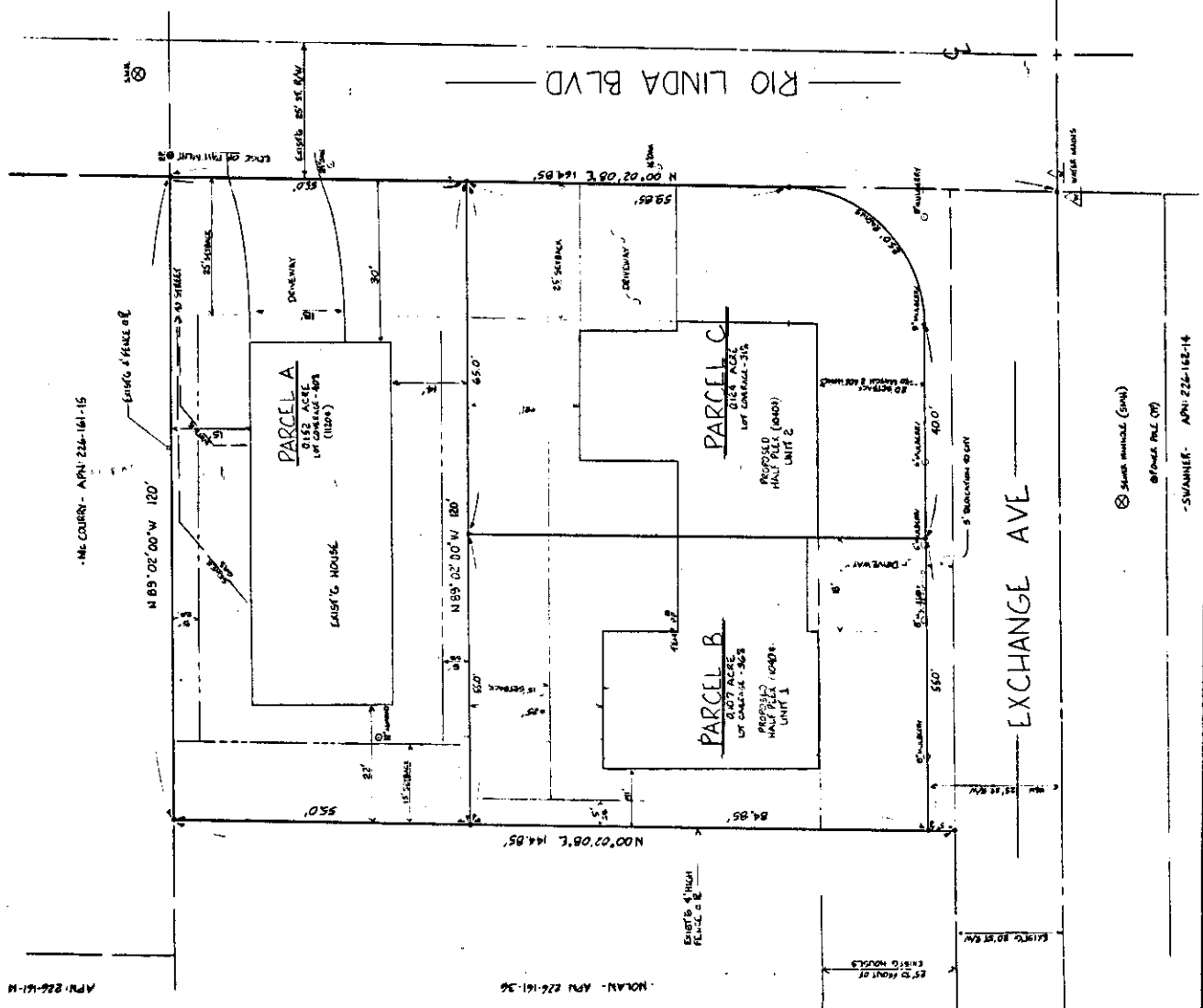
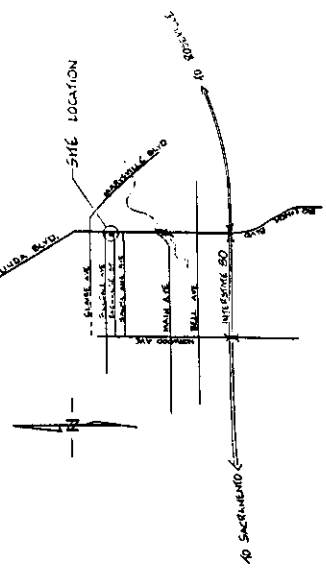
NUMBER OF LOTS: THREE (3)

ASSESSOR'S PARCEL NO.: 226-164-95

GRADE: FLAT

SCHOOL DISTRICT: ROBLA

VICINITY MAP



MC CUNY - APN: 226-161-15

APN: 226-161-14

NOLAN - APN: 226-161-36

SHAW-WALKER (OWN)

SWANNEK - APN: 226-162-14