

# CITY PLANNING COMMISSION

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

APPLICANT	Glen Williams Engineering, 6020 Rutland Drive, No. 19, Carmichael, CA 95608		
OWNER	Ron Duncan, P.O. Box 5, Carmichael, CA 95608		
PLANS BY	Glen Williams Engineering, 6020 Rutland Drive, No. 19, Carmichael, CA 95608		
FILING DATE	3/28/84	50 DAY CPC ACTION DATE	5/24/84
REPORT BY:	SC:bw		
NEGATIVE DEC.	4/18/84	EIR	ASSESSOR'S PCL. NO. 238-114-45

- APPLICATION:
1. Negative Declaration
  2. Tentative Map to divide 0.36± acres into two lots in the Single Family (R-1) zone;
  3. Variance to create a corner lot with less than 62 feet of street frontage;
  4. Subdivision Modification to create lots substandard in width and to create a lot in excess of 160 feet deep.

LOCATION: Southeast corner Buckley Way and Wainwright Street

PROPOSAL: The applicant is requesting the necessary entitlements to separate an existing duplex structure from a large irregular corner lot for the purpose of further developing a vacant portion of the site with a duplex structure.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1984 North Sacramento Community  
Plan Designation: Residential (4-8 du/ac.)  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Duplex and vacant

Surrounding Land Use and Zoning:

North: State Freeway 880; R-1  
South: Single Family; R-1  
East: Single Family; R-1  
West: Single Family; R-1

Parking Required: 4 spaces  
Parking Provided: 4 spaces  
Property Dimensions: Irregular  
Property Area: 0.36± acres  
Density of Development: 11 dwelling units per net acre  
Square Footage of Lots: 9,255 sq. ft. & 6,434 sq. ft.  
Square Footage of Building: Proposed duplex, 1,515  
Height of Structure: 21 feet, or two-story  
Topography: Flat  
Street Improvements: To be improved  
Utilities: To be provided to each lot  
Exterior Building Colors: Earth tone  
Exterior Building Materials: Vertical plywood siding

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 which the applicant shall satisfy 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;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. 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;
4. Dedicate round corner at Wainwright Street and Buckley Way, and a two-foot right-of-way along Buckley Way;
5. Locate existing sewer and water service for the house on Parcel B. Abandon septic tanks and leach lines to public health standards if applicable. Provide separate sewer and water services for each lot;
6. Provide an acoustical report to be completed by a licensed acoustical engineer to the satisfaction of County Health Department and comply with any recommendations made in that report.

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

1. The subject site is located in the North Sacramento Community Plan area in a neighborhood developed with single family uses. The north side of the site overlooks the I-880 Freeway. The subject site fronts onto three streets, and, at the present time, a duplex is located on the eastern portion of the site which fronts on North Avenue and Buckley Way. Although the site is developed with a duplex structure, there is a large piece of vacant land on the northwest side of the site. The applicant is proposing to subdivide the existing duplex from the vacant land and to develop the vacant portion with a duplex structure.

Without the requested subdivision this site would not be capable of further development. Since the applicant's request will allow for the development of the large strip of vacant land, staff has no objections to the request. The existing duplex was developed on the site as a corner lot; however, once the site is subdivided the duplex will be located on a through lot which has two street frontages.

2. The request involves a variance and subdivision modification to create a corner lot with less than 62 feet of street frontage and a modification to create a lot with a depth greater than 160 feet. Due to the irregular shape of the existing lot, which was created when the freeway was developed, it is not possible to divide or further develop the site in a manner that would conform to the City's requirements. The area of each lot to be created is, however, more than adequate to meet the minimum requirements set forth in the Zoning Ordinance and subdivision regulations.
3. The Planning and Community Services Departments have determined that 0.0298 acres of land are required for parkland dedication purposes and that fees will be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the property to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to filing the final map.

4. Since the property to be subdivided is located in the McClellan Air Force Base Noise Influence Zone and is also adjacent to the freeway, the County Health Department is requiring an acoustical report as a condition of approval. The applicant will be required to submit the report to the County Health Department and comply with the recommendations outlined in the report.

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 Tentative Map, subject to the following conditions;
3. Approval of the Variance, based upon Findings of Fact which follow;
4. Approval of the Subdivision Modification.

Conditions - Tentative Map

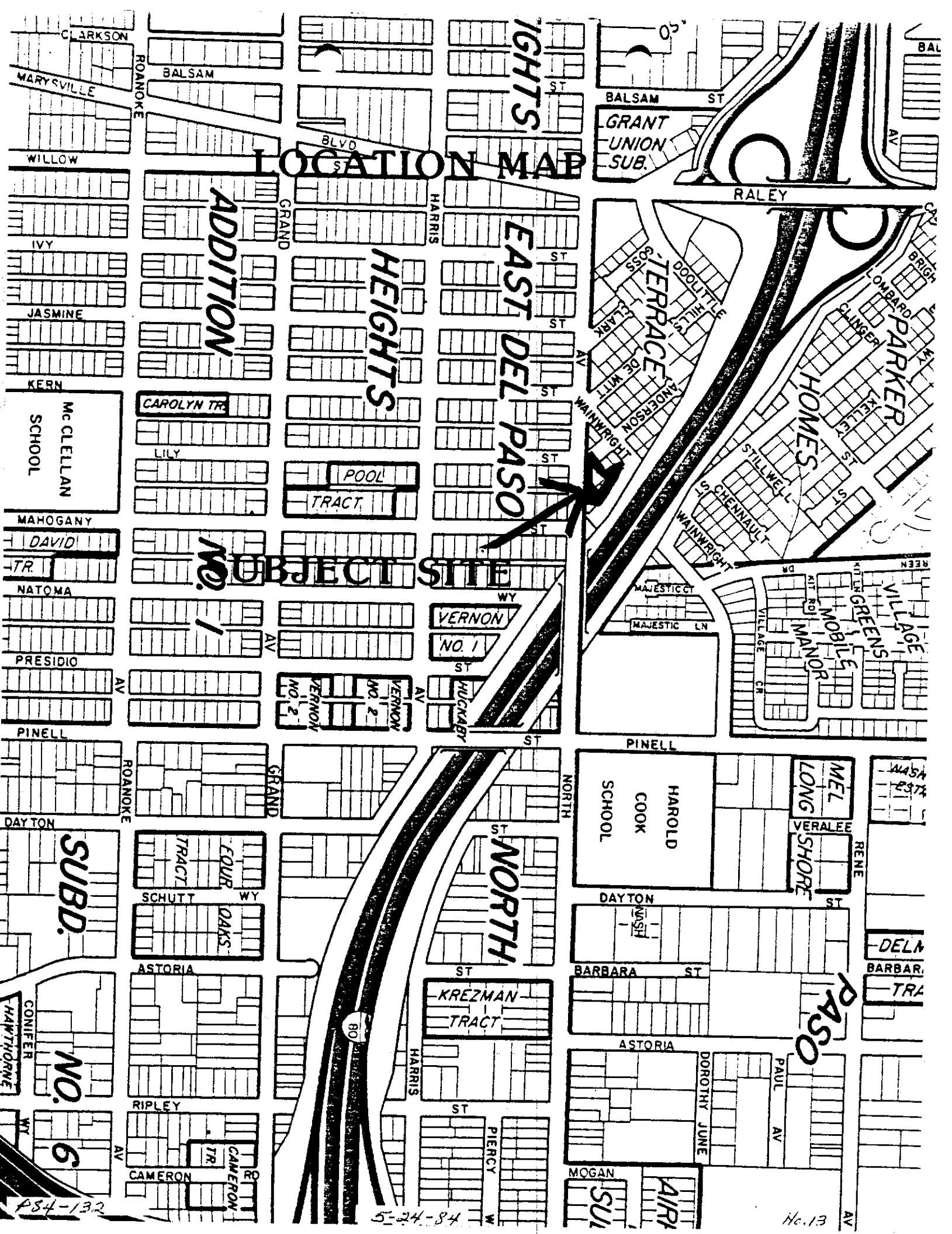
The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- 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. Dedicate round corner at Wainwright Street and Buckley Way and a two-foot right-of-way along Buckley Way;
- e. Locate existing sewer and water service for the house on Parcel B. Abandon septic tanks and leach lines to public health standards if applicable. Provide separate sewer and water services for each lot;
- f. Provide an acoustical report to be completed by a licensed acoustical engineer to the satisfaction of County Health Department and comply with any recommendations made in that report.

Findings of Fact - Variance

- a. The variance, as proposed, does not constitute a special privilege extended to one individual property owner in that the shape of the existing property is such that further development of the site would not be possible, and, under similar circumstances, other property owners would be granted a variance;

- b. The variance does not constitute a use variance in that the existing duplex will be located on a through lot and the proposed duplex will be located on a corner lot;
- c. The proposed variance will not be injurious to public welfare, or other property in the vicinity in that a previously vacant and unusable strip of land will now be capable of development which will be an asset to the neighborhood;
- d. The proposed variance is consistent with the General Plan and the North Sacramento Plan which designate the site for residential uses.



LOCATION MAP

ADDITION

HEIGHTS

EAST DEL PASO

SUBJECT SITE

NO. 1

VERNON NO. 1

VERNON NO. 2

SUBD.

NO. 6

NORTH

KREZMAN TRACT

HAROLD COOK SCHOOL

MEL LONG SHORE

DELM BARBARA TRACT

PASSO

AIR

SUI

5-24-84

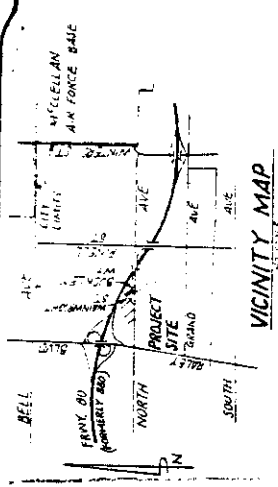
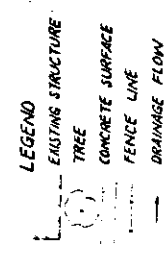
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P84-132



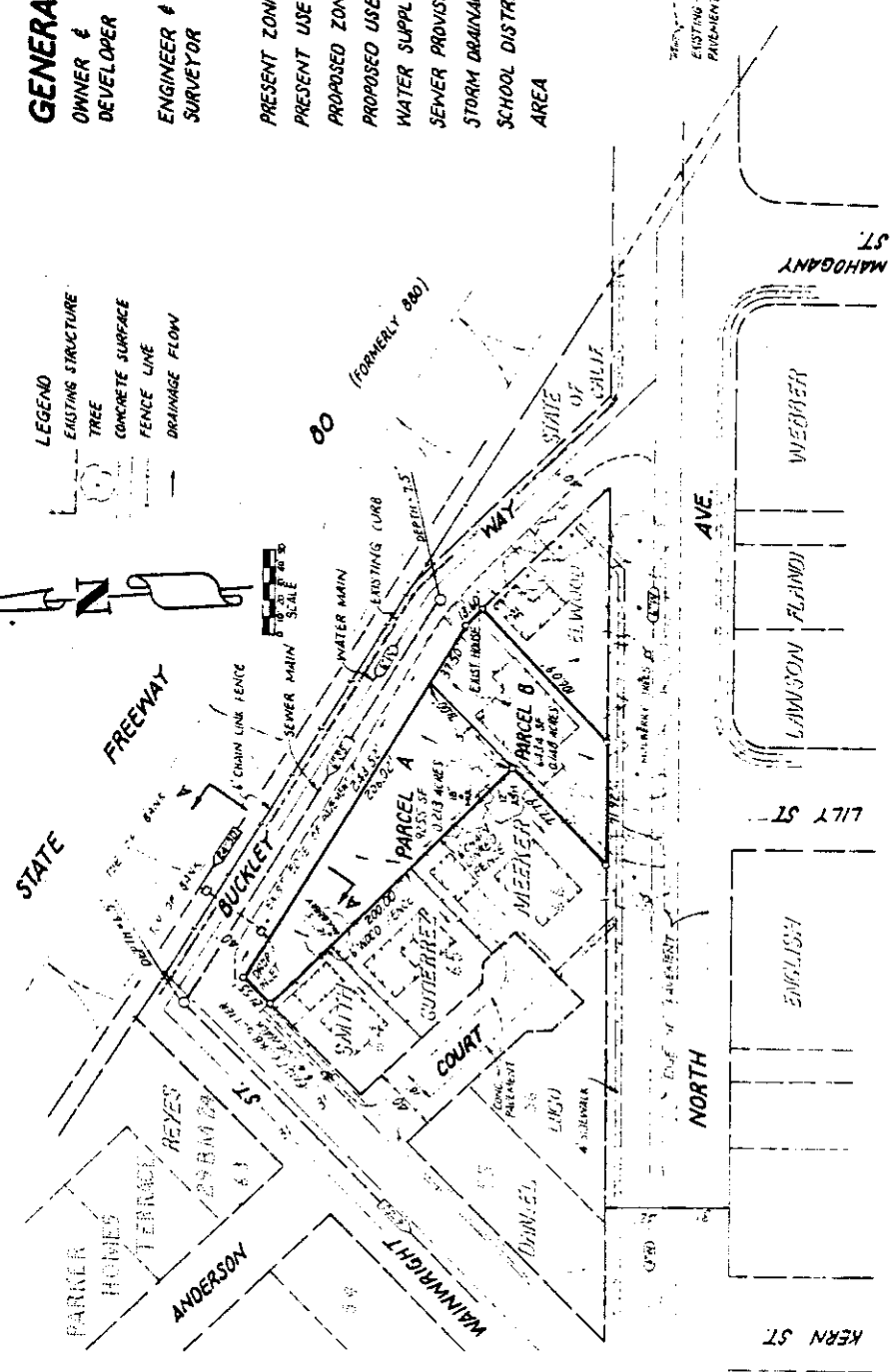
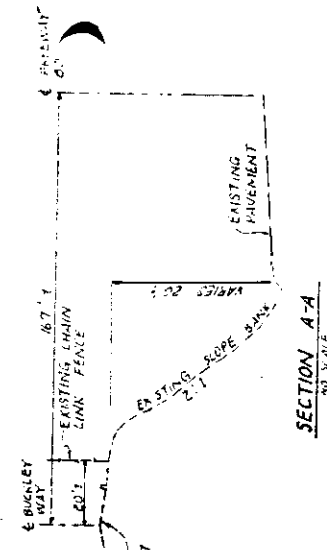
# TENTATIVE PARCEL MAP

A PORTION OF LOTS 75, 76, 77, 78 AND 79 AS SHOWN ON THE PLAT OF PARKER HOMES TERRACE SUBDIVISION PER 29 B.M. 24 COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, CALIFORNIA  
 NOVEMBER, 1983  
 SCALE: 1" = 50'



## GENERAL NOTES

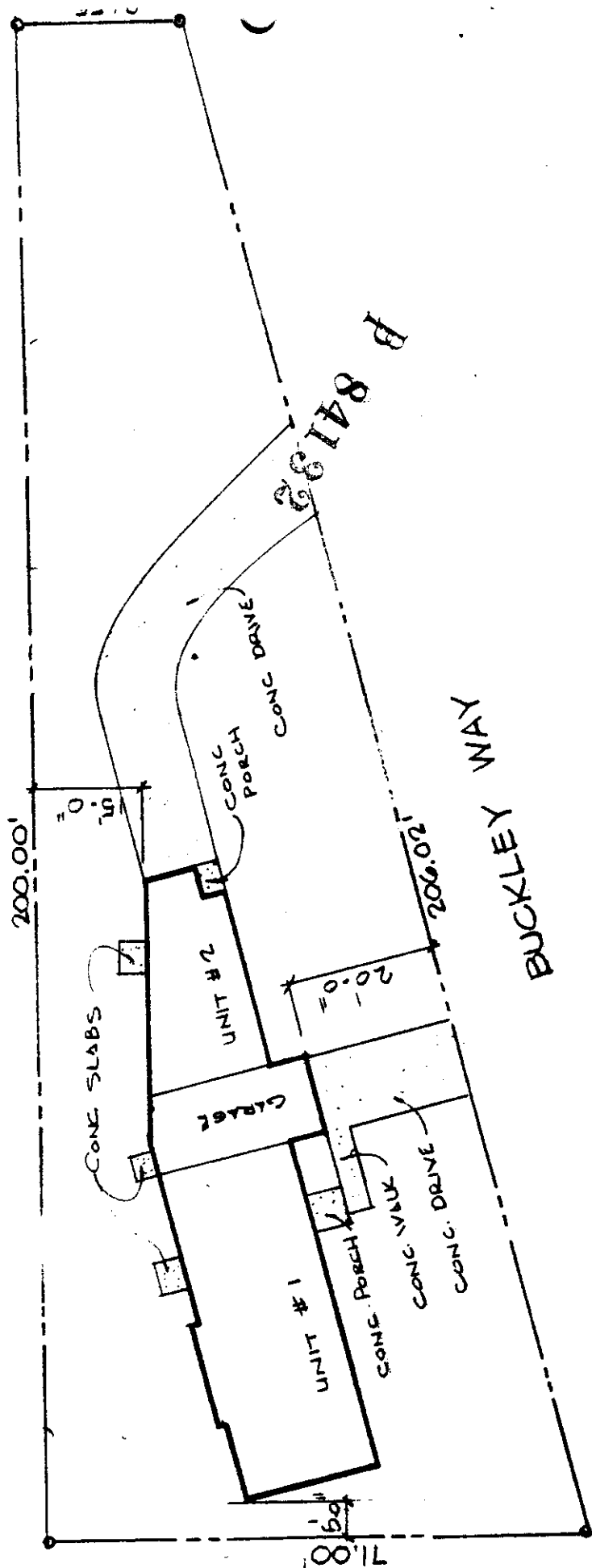
- OWNER & DEVELOPER: RON C. DUNCAN, P.O. BOX 5, CARMICHAEL, CALIFORNIA 95608, PH. 485-8660
- ENGINEER & SURVEYOR: GLENN F. WILLIAMS CIVIL ENGINEERING & SURVEYING, % LEE R. GARRISON (RE 29183) & MICHAEL F. WILLIAMS (LS-27289), 4020 RUTLAND DR. SUITE 19, CARMICHAEL, CALIFORNIA 95608, PH. 331-4336
- PRESENT ZONING: R-1
- PRESENT USE: 1 DUPLEX STRUCTURE (2 RESIDENTIAL UNITS)
- PROPOSED ZONING: R-1
- PROPOSED USE: TWO RESIDENTIAL LOTS - PROPOSED DUPLEX ON PARCEL A & AN EXISTING DUPLEX FOR PARCEL B (TOTAL 4 RESIDENTIAL UNITS)
- WATER SUPPLY: PUBLIC - CITY OF SACRAMENTO
- SEWER PROVISIONS: PUBLIC - CITY OF SACRAMENTO
- STORM DRAINAGE: PUBLIC - CITY OF SACRAMENTO
- SCHOOL DISTRICT AREA: ROBLA
- AREA: 0.361 ACRES NET



ASSESSOR'S PARCEL NO.  
 230-114-45

MICHAEL F. WILLIAMS LS 47152 DATE

284-132

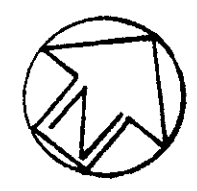


B 84133

BUCKLEY WAY

SITE PLAN SCALE 1" = 20'-0"

A PORTION OF LOTS 75, 76, 77 & 78 AS SAID LOTS ARE SHOWN ON THE PLAT OF "PARKER HOMES TERRACE SUBDIVISION" BOOK 29 OF MAPS, /NSP No. 24 RECORDS OF SACRAMENTO COUNTY

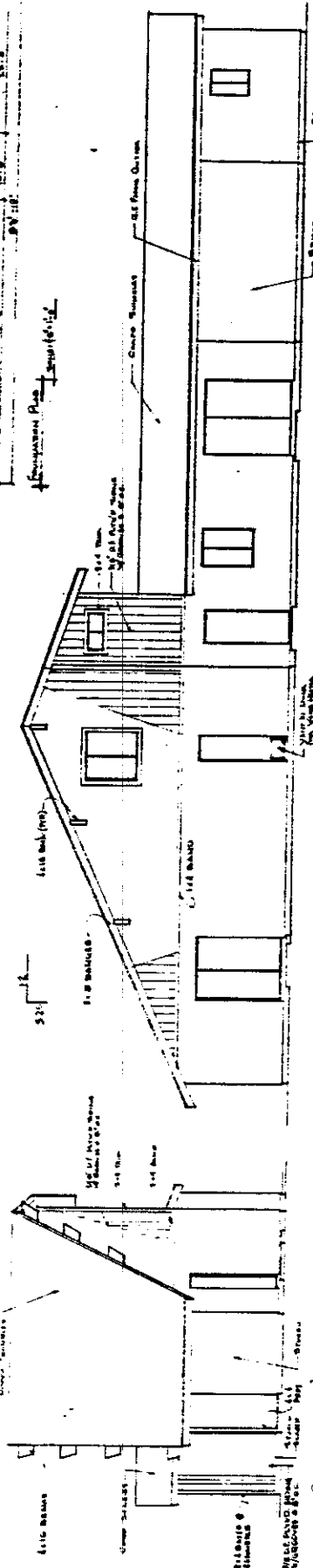
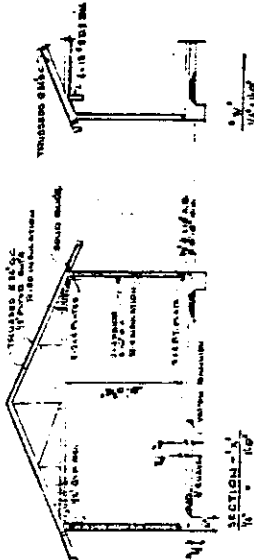
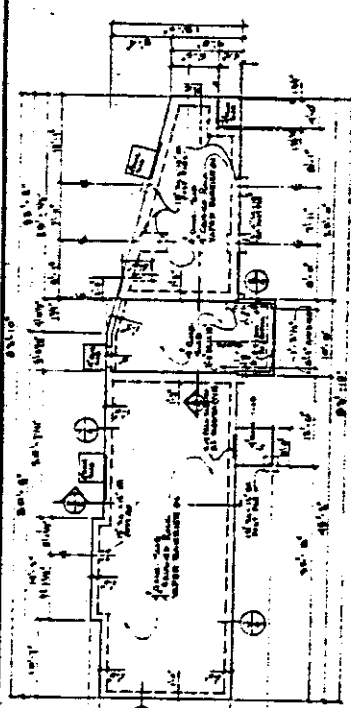




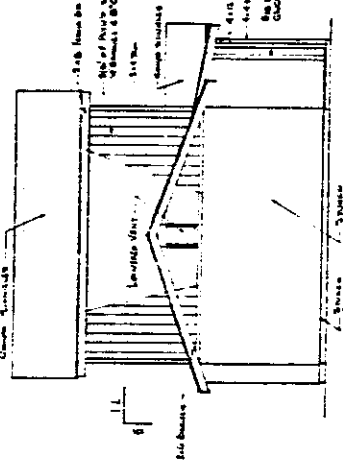
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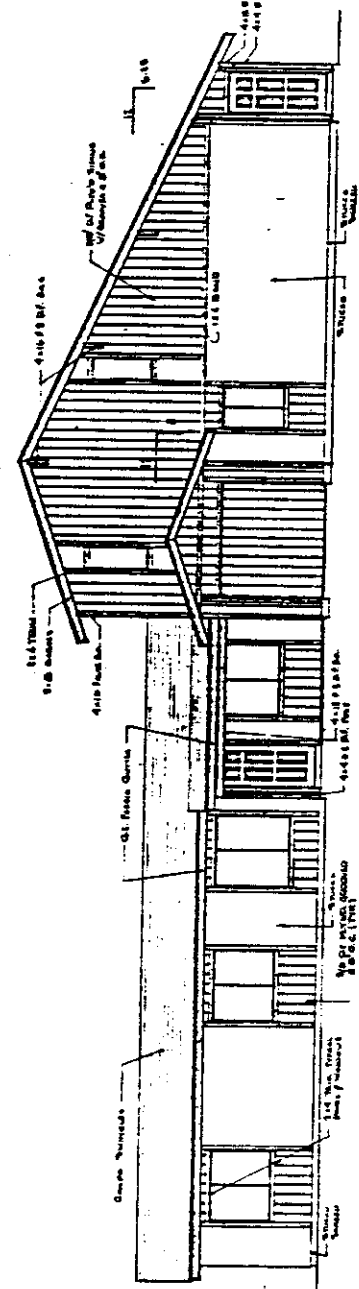
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REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

LEFT ELEVATION

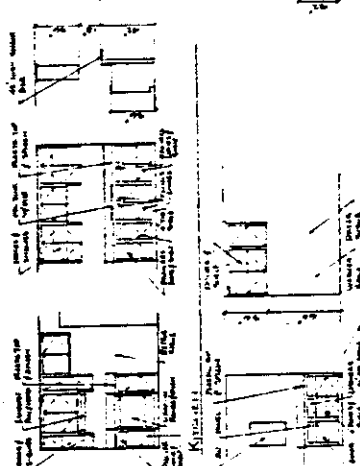
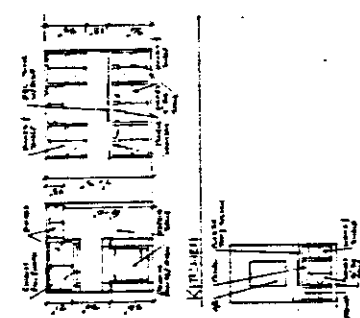
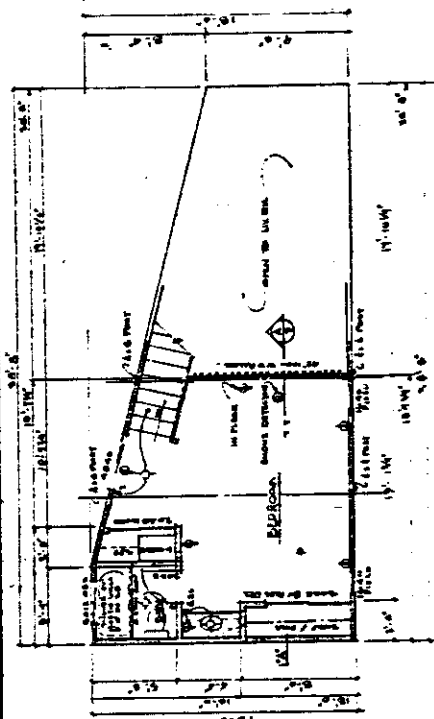


**haggett & shaw**

building designers  
700 winding way (on) 300-3001  
fair oak, calif. 94530

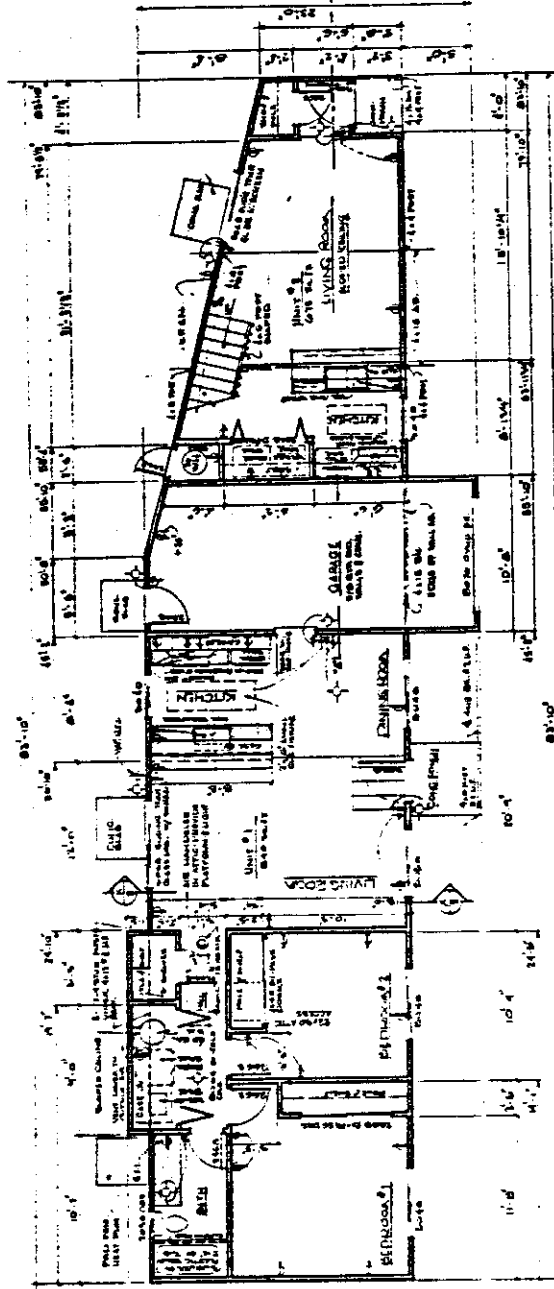
PROPERTY OWNER	DATE OF BUILDING	DESIGNED BY	NO. OF SHEETS
ARCHITECT			
ENGINEER			
DATE			
BY			
DATE			
BY			
DATE			






Part 1  
CABINET ELEVATIONS Unit 5

Item	Quantity	Unit	Notes
Garage Floor	1	Sq. Ft.	
Living Room	1	Sq. Ft.	
Kitchen	1	Sq. Ft.	
Bath	1	Sq. Ft.	
Bedroom	1	Sq. Ft.	
Hall	1	Sq. Ft.	
Staircase	1	Sq. Ft.	
Front Porch	1	Sq. Ft.	
Rear Porch	1	Sq. Ft.	
Deck	1	Sq. Ft.	
Roof	1	Sq. Ft.	
Foundation	1	Sq. Ft.	
Exterior Siding	1	Sq. Ft.	
Interior Siding	1	Sq. Ft.	
Paint	1	Sq. Ft.	
Plumbing	1	Sq. Ft.	
Electrical	1	Sq. Ft.	
Insulation	1	Sq. Ft.	
Windows	1	Sq. Ft.	
Doors	1	Sq. Ft.	
Stairs	1	Sq. Ft.	
Roofing	1	Sq. Ft.	
Foundation	1	Sq. Ft.	
Exterior Siding	1	Sq. Ft.	
Interior Siding	1	Sq. Ft.	
Paint	1	Sq. Ft.	
Plumbing	1	Sq. Ft.	
Electrical	1	Sq. Ft.	
Insulation	1	Sq. Ft.	
Windows	1	Sq. Ft.	
Doors	1	Sq. Ft.	
Stairs	1	Sq. Ft.	
Roofing	1	Sq. Ft.	
Foundation	1	Sq. Ft.	



FLOOR PLAN



**haggett & shaw**

building designers  
7400 Windway Way (401) 999-3301  
Fair Oaks, Calif.

Designed For:  
**CARMICHAEL CONSTRUCTION**  
916-463-1655

Company Size:  
SINGLE  
FAMILY  
LIFE SIZE  
SINGLE HOME  
S. N. OF BUILDING

Location of Building  
2

DESIGNED BY  
DATE: 10/1/12  
SITE NO. 12

SHEET NO.  
1