

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

000199

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:

APPLC. NO. P84-132

MEETING DATE May 24, 1984

CPC ITEM NO. 13

8

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:

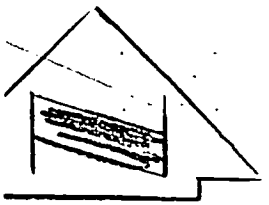
- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of 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.

000202



1" = 100'

LAND USE MAP

STATE

103

09

MACARTHUR

WAINWRIGHT CT.

FREEWAY

10

DE WITT CT.

ALDENSON ST.

WAINWRIGHT CT.

ST.

CT.

NORTH

AVE

115

25

1730

115

180'

21

22

19

18

D84-132

1742

150'

125'

3925

ST.

013

1814

180P

180'

120'

IF

IF

30

31

39

35

27

014

13

5-24-84

1812

120'

MF

34

35

36

ST.

1826

1830

32

33

IF

IF

34

35

36

5

015

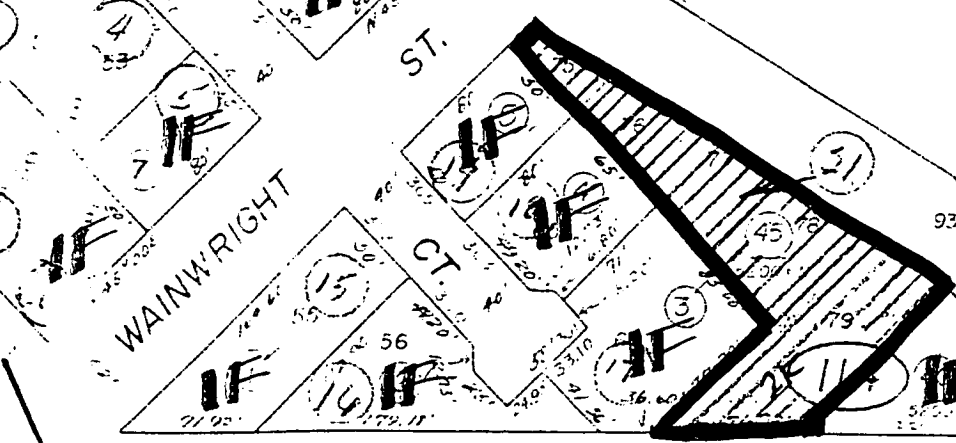
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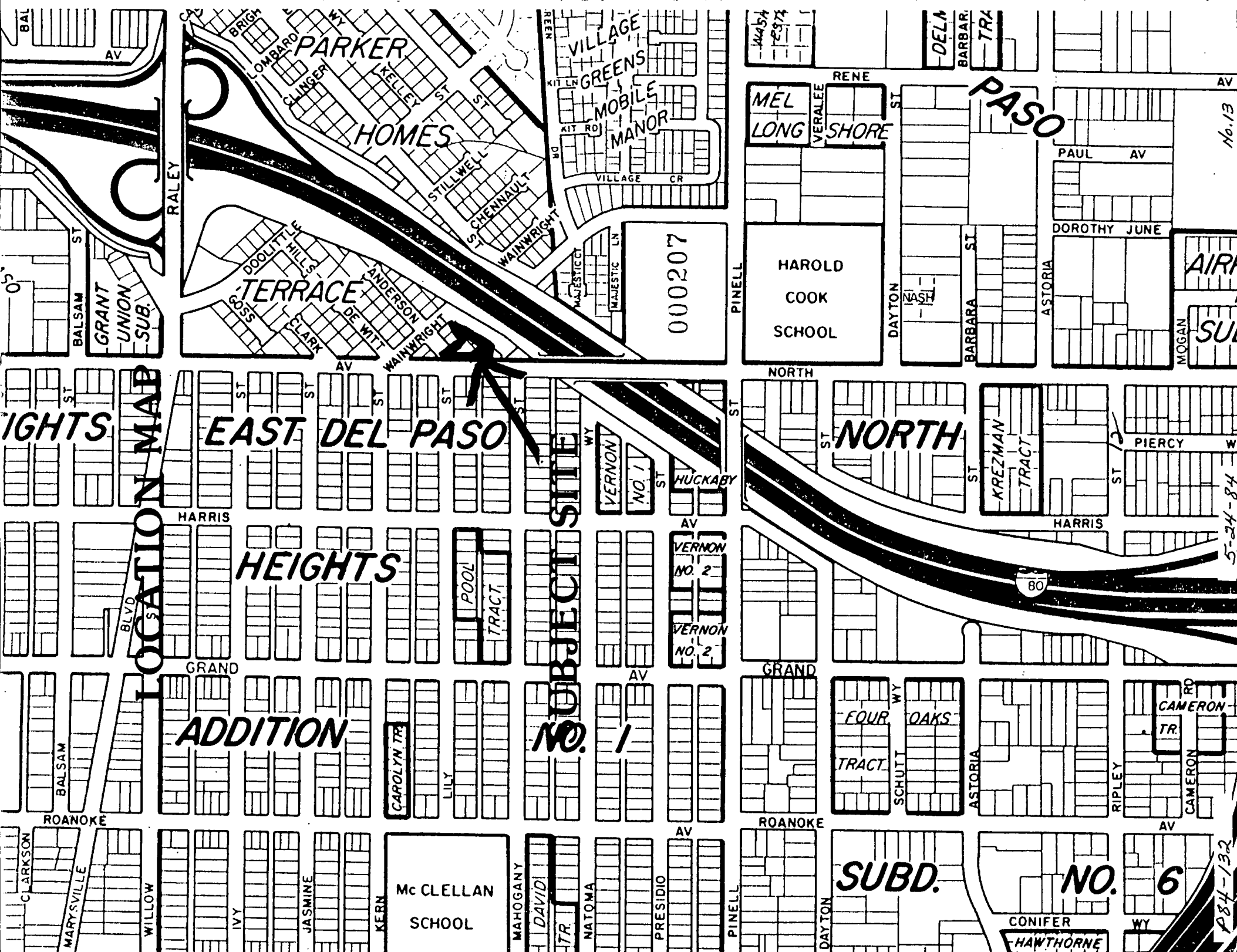
37

021

38

No. 13





LOCATION MAP

PARKER HOMES
Lombard St
Clinger St
Kelley St
Stillwell St
Chennault St
Wainwright St
Doolittle Hills
Clark St
Anderson St
De Witt St
Wainwright St
Raley St
Grant Union Sub.

EAST DEL PASO

HEIGHTS

ADDITION

OBJECT SITE NO. 1

CAROLYN TR

POOL TRACT

VERNON NO. 1

VERNON NO. 2

VERNON NO. 2

HUCKABY AV

FOUR OAKS TRACT

SCHUTT WY

KREZMAN TRACT

CAMERON TR

CAMERON RD

McCLELLAN SCHOOL

DAVID TR

NATOMA

PRESIDIO AV

SUBD. NO. 6

CONIFER HAWTHORNE WY

MEL LONG SHORE

HAROLD COOK SCHOOL

PASO

PAUL AV

DOROTHY JUNE

AIR SU

NORTH

HARRIS

PIERCY W

ST

ASTORIA

RIPLEY

AV

ROANOKE

PINELL

DAYTON

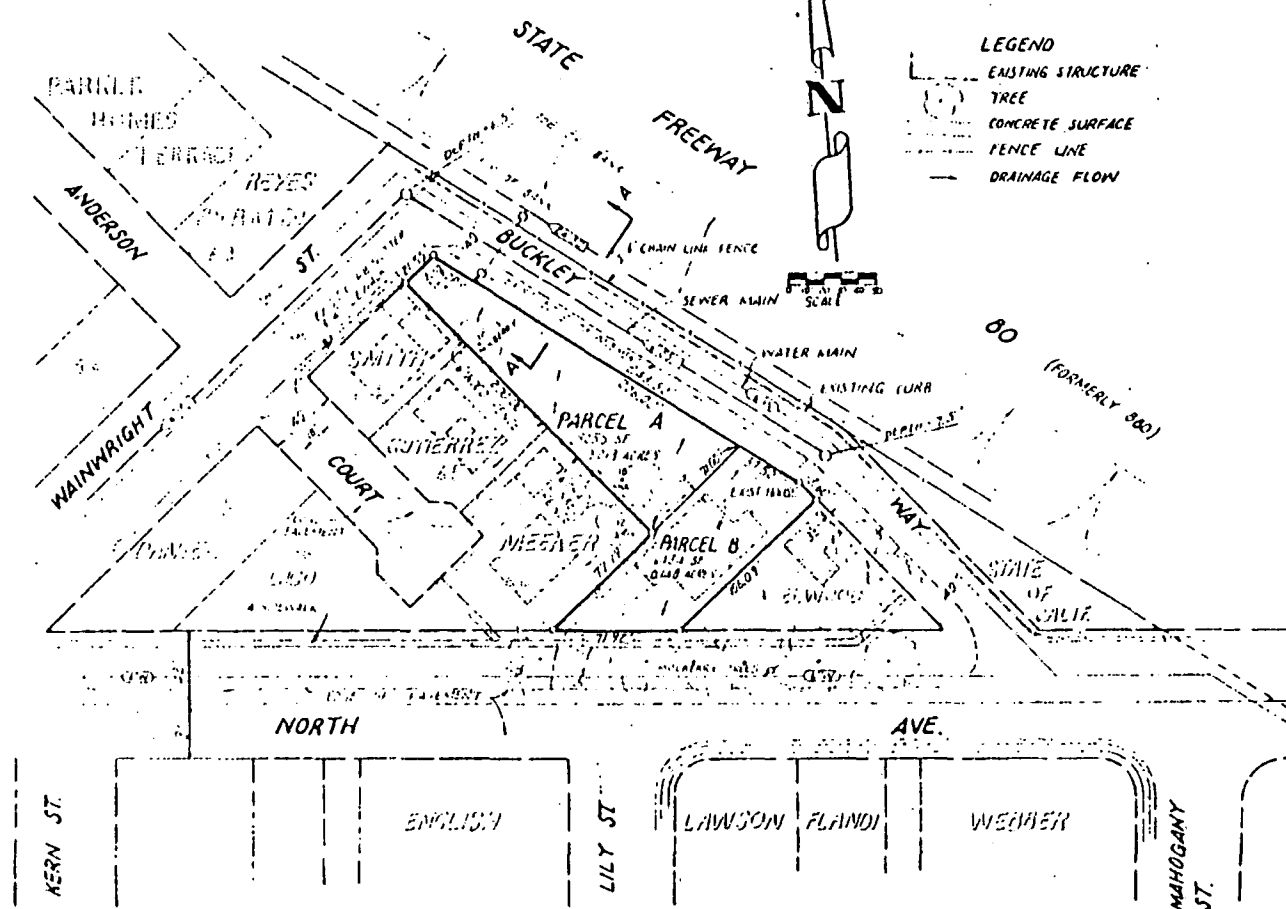
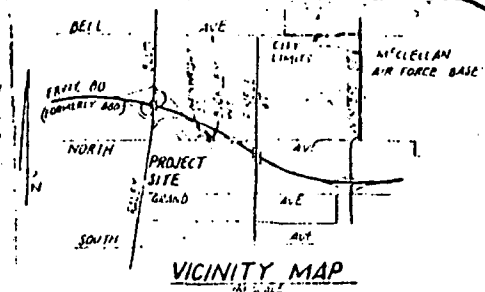
No. 13

5-24-84

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 (PE 29103) & MICHAEL F. WILLIAMS (LS1013)
 1020 RUTLAND DR. SUITE 19
 CARMICHAEL, CALIFORNIA 95608
 PH. 331-4336

PRESENT ZONING
 R-1

PRESENT USE
 1 DUPLEX STRUCTURE (2 RESIDENTIAL UNITS)

PROPOSED ZONING
 A-1

PROPOSED USE
 TWO RESIDENTIAL LOTS - PROPOSED DUPLEX ON PARCEL A &
 AN EXISTING DUPLEX FOR PARCEL B (TOTAL 4 RESIDENTIAL UNITS)

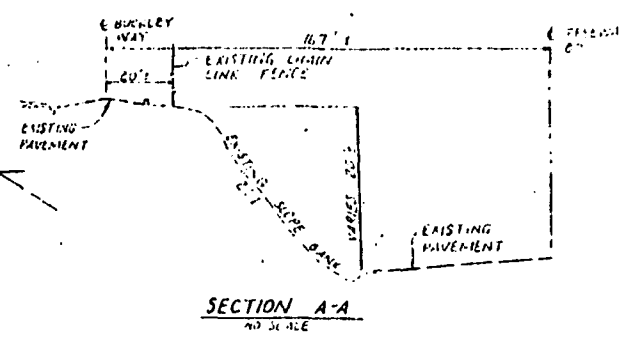
WATER SUPPLY
 PUBLIC - CITY OF SACRAMENTO

SEWER PROVISIONS
 PUBLIC - CITY OF SACRAMENTO

STORM DRAINAGE
 PUBLIC - CITY OF SACRAMENTO

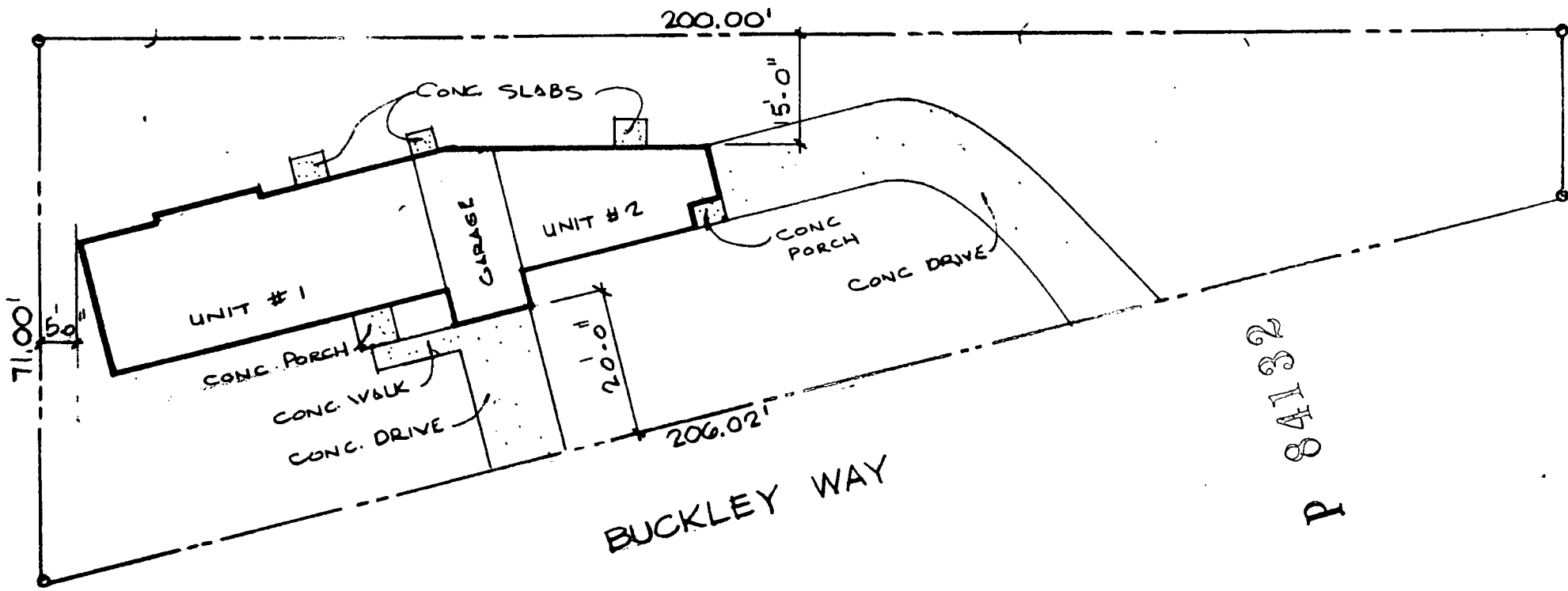
SCHOOL DISTRICT
 ROOLA

AREA
 0.361 ACRES NET



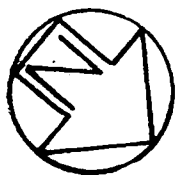
000208

ASSESSOR'S PARCEL NO.
 030-114-45



P 84132

open file



SITE PLAN SCALE 1" = 20'-0"

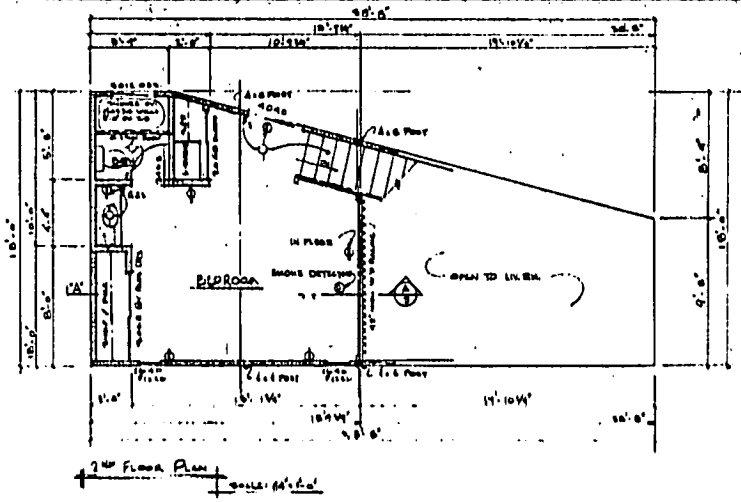
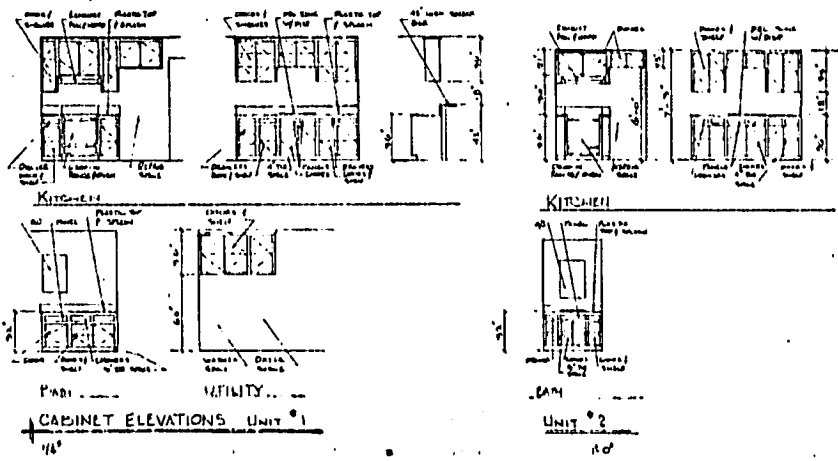
A PORTION OF LOTS 75, 76, 77 & 78 AS SAID LOTS ARE SHOWN ON THE PLAT OF "PARKER HOMES TERRACE SUBDIVISION" BOOK 29 OF MAPS, MAP No. 24 RECORDS OF SACRAMENTO COUNTY

000209

PS 44-133

5-21-84

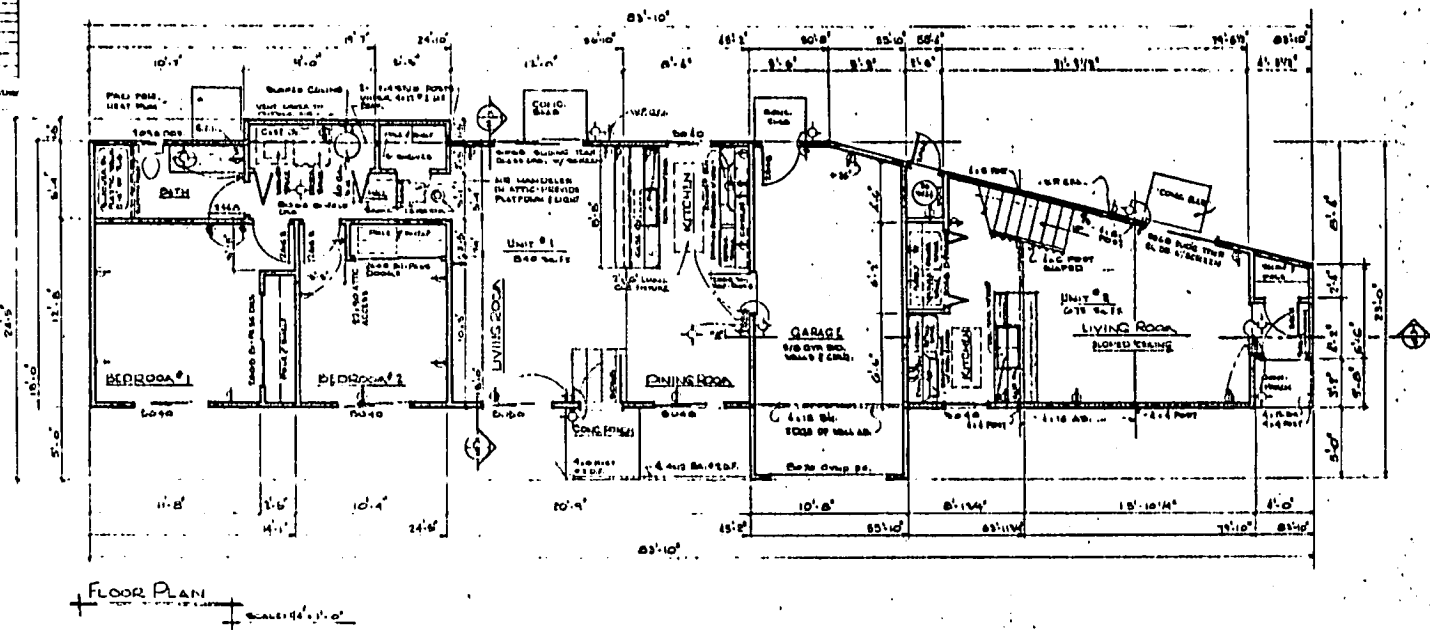
10/13



ROOM FINISH SCHEDULE

ROOM	FLOOR	WALLS	CEILING
LIVING ROOM	WOOD	WOOD	WOOD
DINING ROOM	WOOD	WOOD	WOOD
KITCHEN	WOOD	WOOD	WOOD
BATH	WOOD	WOOD	WOOD
LAUNDRY	WOOD	WOOD	WOOD
BRNDRM	WOOD	WOOD	WOOD
CL. (CLOSET)	WOOD	WOOD	WOOD

NOTE: TEXTURED GYP. BOARD & CEILING
TRUSS ROOF & CEILING OF BATH, HALLWAY & LAUNDRY ROOMS



000210



haggett & shaw

building designers
7410 winding way (916) 966-3341
fair oaks, calif. 94608

DESIGNED FOR:
CARMICHAEL CONSTRUCTION
916-463-1655

occupancy group	2
division	3
construction	3
type	MH
site zone	1
seismic zone	3
sq. ft. of building	206

bearing of building

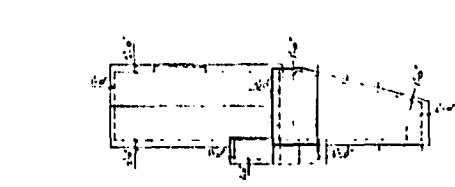
 revisions by

job no.	040601
drawn by	arch/A.R.
title no.	12

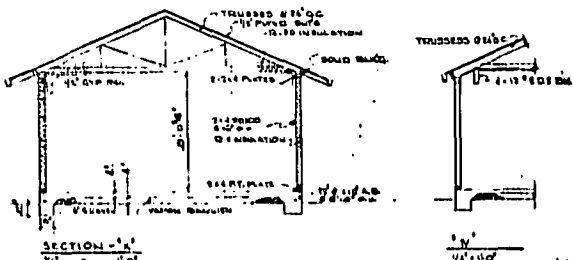


DSH-132

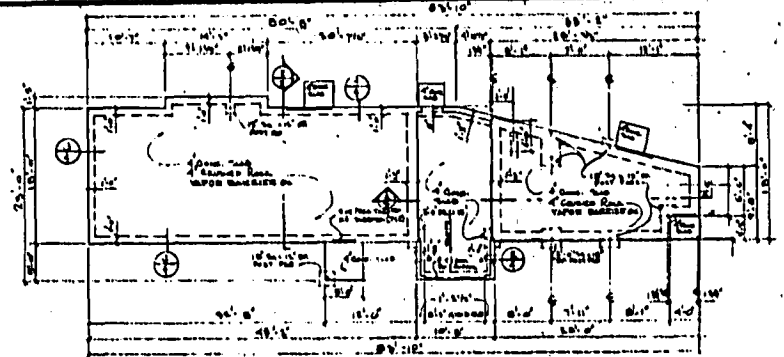
S-24-84



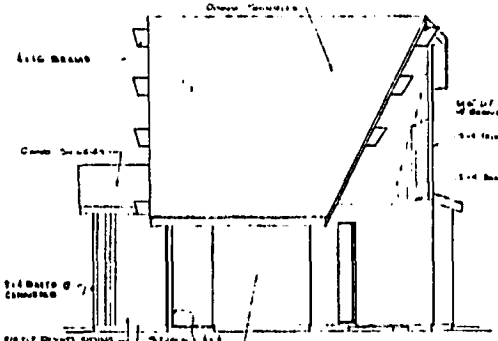
Roof Plan



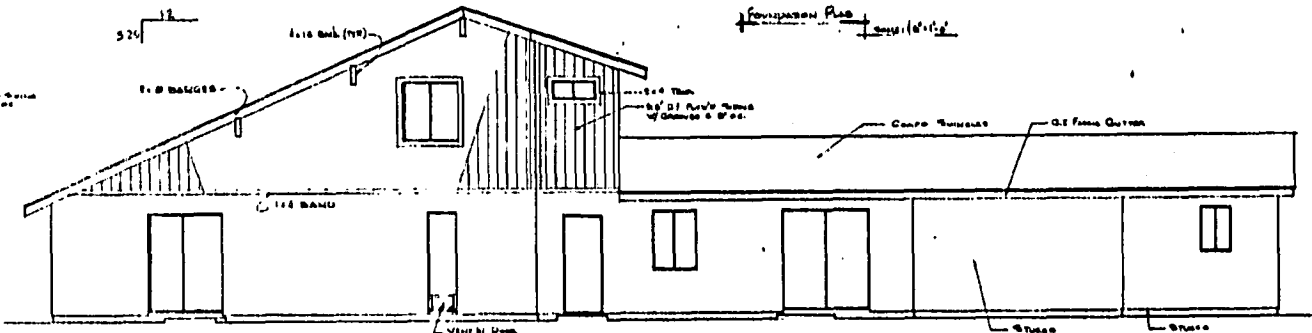
SECTION - A-A



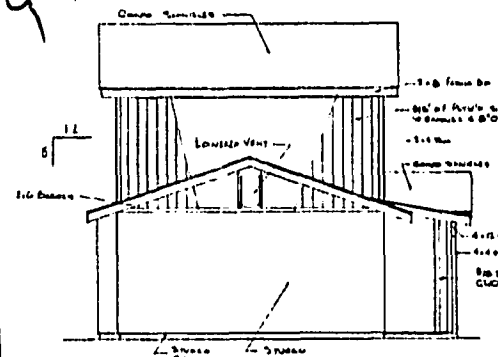
Foundation Plan



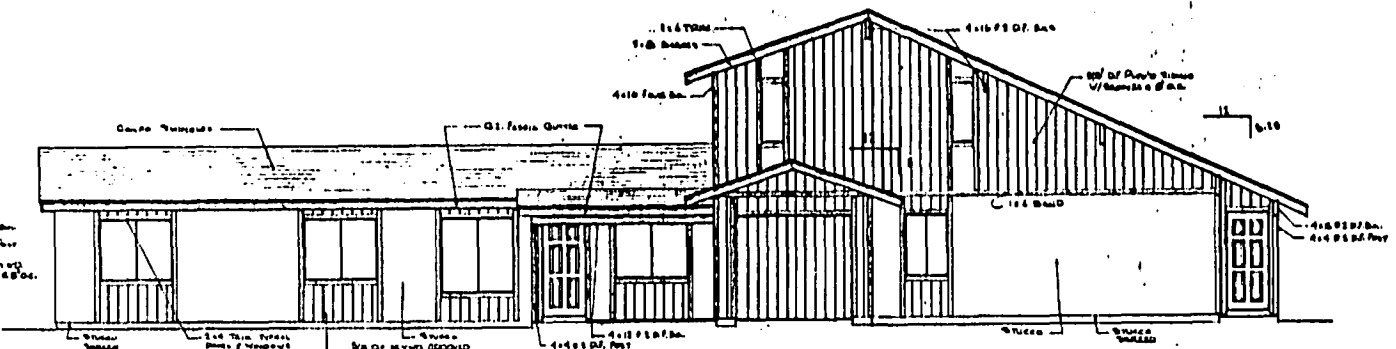
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

000211



haggett & shaw

building designers
 7410 winding way (916) 888-3341
 fair oaks, calif. 94608

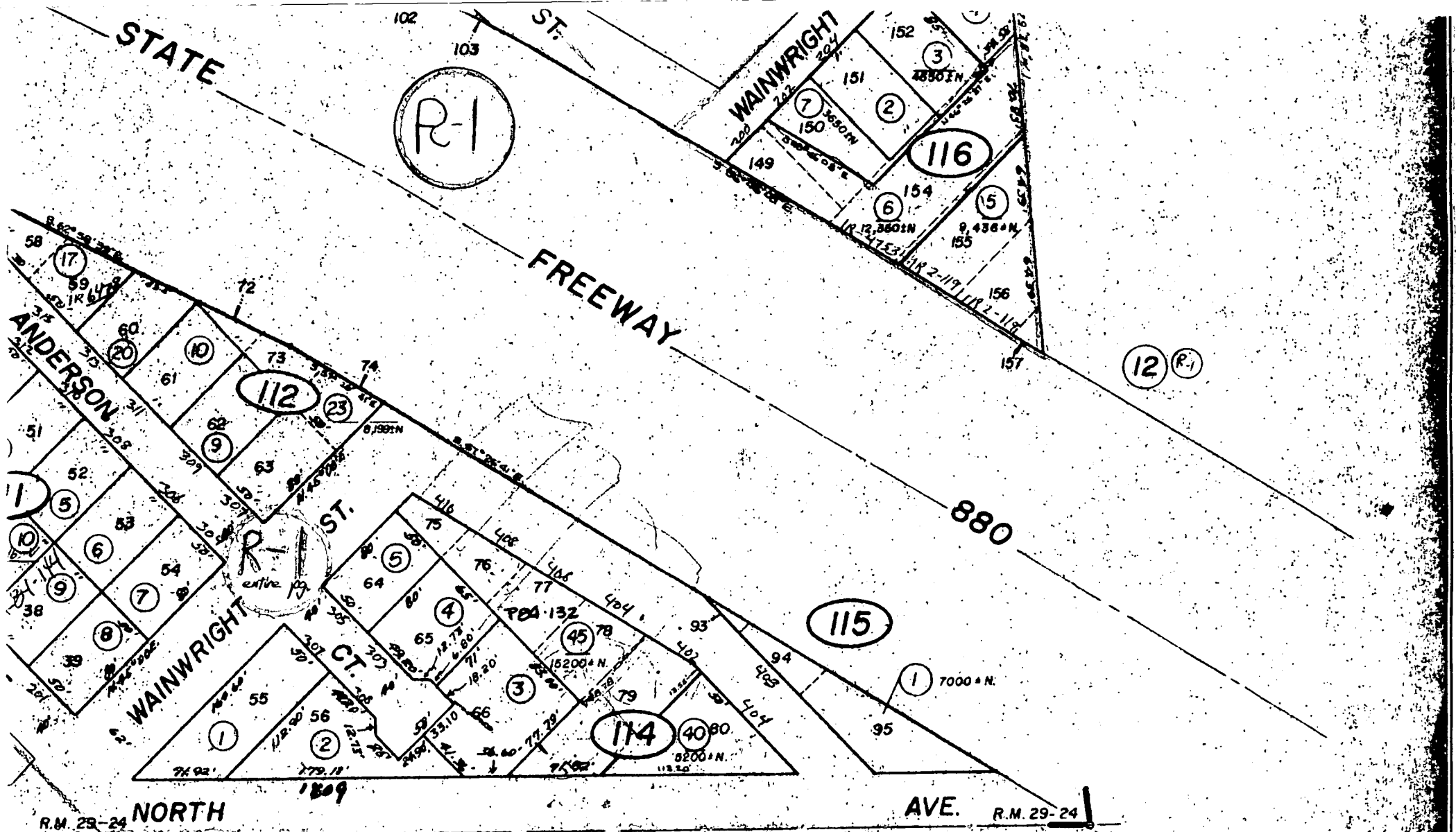
occupancy group	
division	
construction	
type	
fire zone	
seismic zone	
ca. j.c. of building	

bearing of building	
revisions	
by	
date	

job no.	044907
drawn by	
title no.	1A



Nov 13



000212

Bk. 252

Assessor's Map Bk. 238 Pg. 11
 County of Sacramento, Calif.

R.M. Bk. 29, Pg. 24

NOTE—Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

Nov-14 1974