

CITY PLANNING COMMISSION

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

APPLICANT	Speath Engineering, Inc., 5710 Garfield Ave. #B, Sacramento, CA 95841		
OWNER	Bob Adams, 1074 S. Orange Grove, Pasadena, CA 91105		
PLANS BY	Frazer's Inc., 6355 Riverside Blvd., Ste. N, Sacramento, CA 95831		
FILING DATE	9.23.83	50 DAY CPC ACTION DATE	REPORT BY: RL:lao
NEGATIVE DEC.	10.17.83	EIR	ASSESSOR'S PCL. NO. 031-480-28

- APPLICATION:
1. Environmental Determination
 2. Rezone a corner lot from R-1 to R-1A (Section 13)
 3. Tentative Map to divide an existing corner lot into two halfplex lots
 4. Special Permit for development of two halfplex units

LOCATION: Southeast corner of Greenhaven Drive and Pocket Road

PROPOSAL: To complete as halfplexes a duplex structure now under construction.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Specific Plan Designation: Low Density Multiple Family

Existing Zoning of Site: R-2R
Proposed Zoning of Site: R-1A
Existing Land Use of Site: Two-family residential structure under construction

Surrounding Land Use and Zoning:

North: Vacant; A
South: Vacant and single-family; R-1
East: Halfplexes under construction; R-1A
West: Vacant; R-2R

Parking Required: 2 spaces
Parking Proposed: 2 two-car garages
Property Dimensions: 97' x 146'
Property Area: 14,000+ square feet
Square Footage of Buildings: Unit A - 1,398 square feet
Unit B - 1,735 square feet
Street Improvements: Greenhaven Drive - full improvements
Pocket Road - full improvements south half only
Utilities: Available to site
Exterior Building Colors: Earthtones
Exterior Building Materials: Wood, Stucco, Brick Veneer, Shake Roofing

000367

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: At the October 12, 1983 Subdivision Review Committee meeting, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map (see Exhibit B). The applicant shall satisfy each of the conditions prior to the filing of 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. File the necessary segregation requests and fees to segregate existing assessments;
- 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 ninety days prior to the filing of the final map; and
- d. Provide separate water and sewer services.

STAFF EVALUATION: Staff has the following comments:

1. The subject site is located in an area partially developed with single family, duplex and halfplex residences. The subject site is presently being developed with a duplex structure. The requested R-1A zoning would not increase the density of development for this property. However, the requested Tentative Map and Special Permit would permit individual ownership of each side of the two-family structure being constructed.
2. Unit A on Lot 1 has a two-car garage facing Pocket Road, with driveway access on both Pocket Road and Greenhaven Drive (see Exhibit B). Staff has no major objection to the double access. Such arrangement will enable the exiting of the site without having to back out on to Pocket Road.
3. The Police Department recommends lowering the height of the entry sign/brick wall to 2½ feet for a distance of 30 feet from the roadway. The Traffic Department, however, has no objection to the existing wall for sight clearance.
4. The building elevation on Greenhaven Drive is quite long. There are two areas where the placement of trees would be beneficial as visual breaks along this 110 foot building face (see Exhibit B).

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from R-2R (two-family residential-review) to R-1A (townhouse) zone;
3. Approval of the Tentative Map, subject to Conditions; and
4. Approval of the Special Permit, subject to Conditions and based on Findings of Fact to follow.

000368

Conditions - Tentative Maps

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. File the necessary segregation requests and fees to segregate existing assessments;
- 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 ninety days prior to the filing of the final map; and
- d. Provide separate water and sewer services.

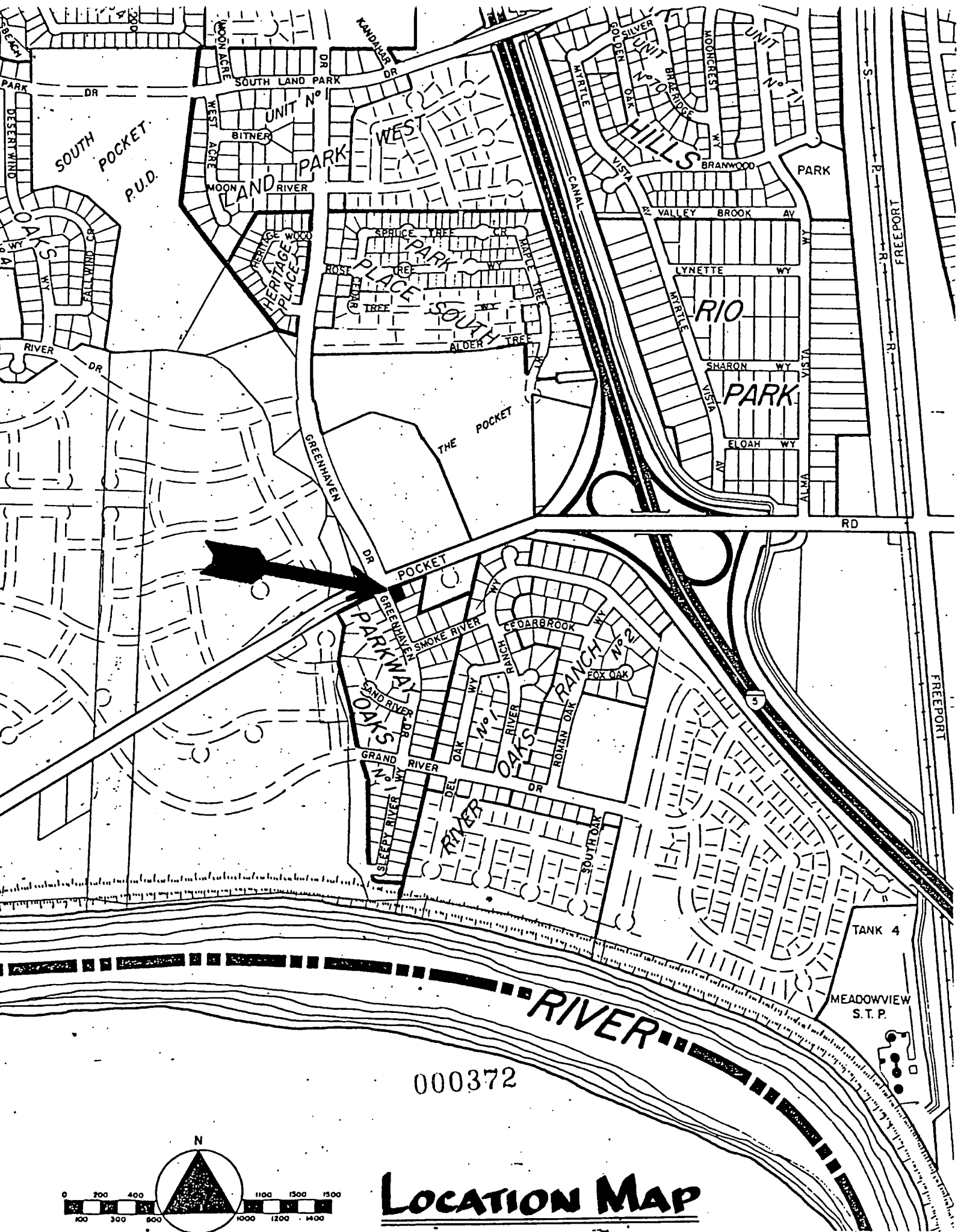
Condition - Special Permit

Applicant shall install fifteen gallon trees in areas indicated on Exhibit B.

Findings of Fact - Special Permit

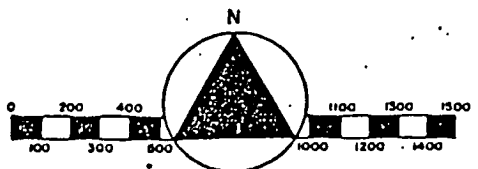
- a. The proposed halfplex development is based on sound principles of land use in that there are similar halfplex and duplex units in the neighborhood, and the design is compatible with other units in the area;
- b. The proposed project will not be detrimental to public health, safety or welfare and will not result in the creation of a nuisance as conditioned in that the use is compatible with existing residential uses; and
- c. The proposed development is compatible with the 1974 General Plan and the 1976 South Pocket Specific Plan which designate the properties for Residential and Low Density Multiple Family, respectively.

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LOCATION MAP



PB3-325

10-27-83

MEM NO. 13

P 83-825

10-27-83

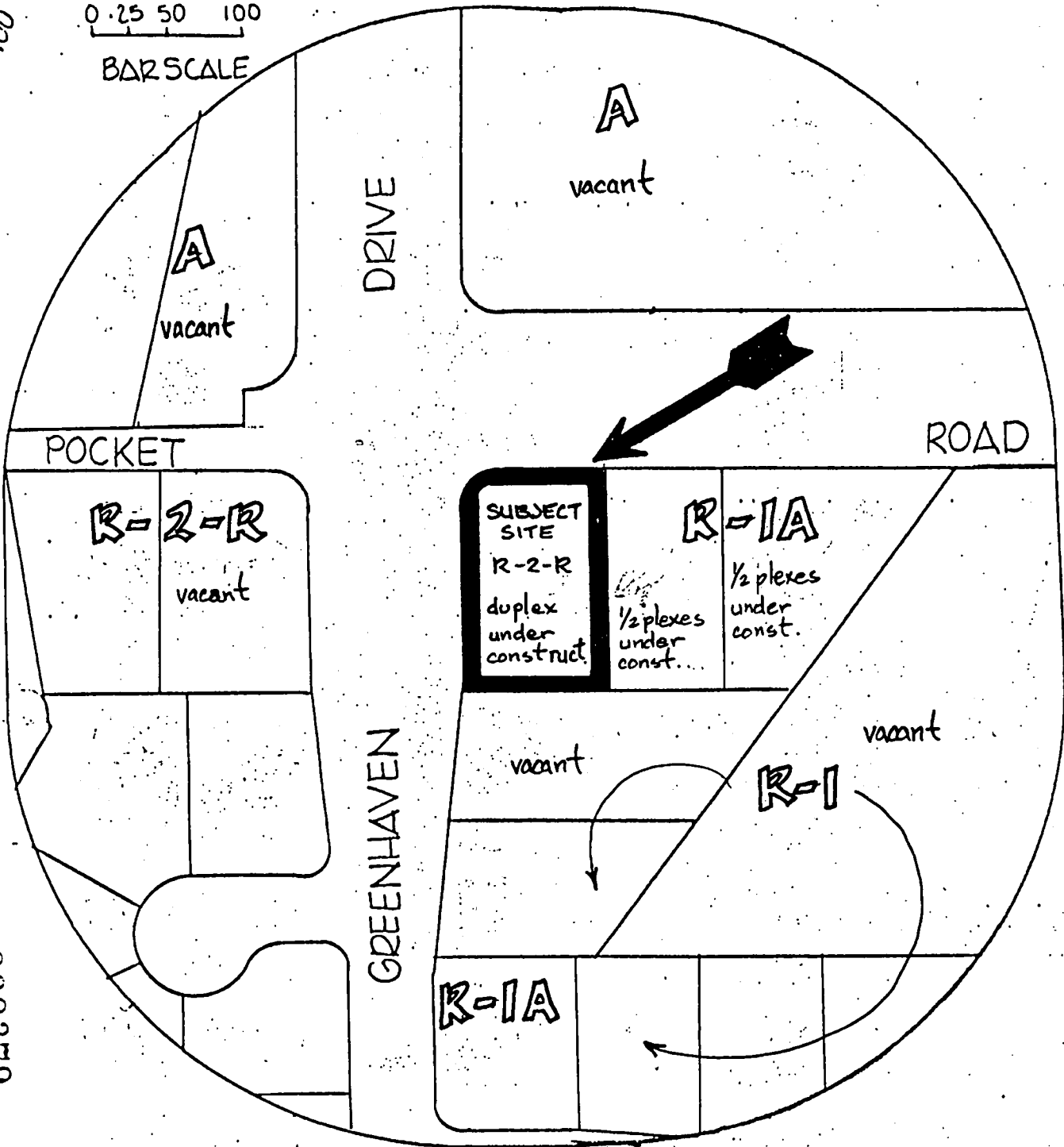
MEM NO. 13

ZONING & LAND USE

NORTH
SCALE 1"=100'

0 25 50 100
BAR SCALE

000379



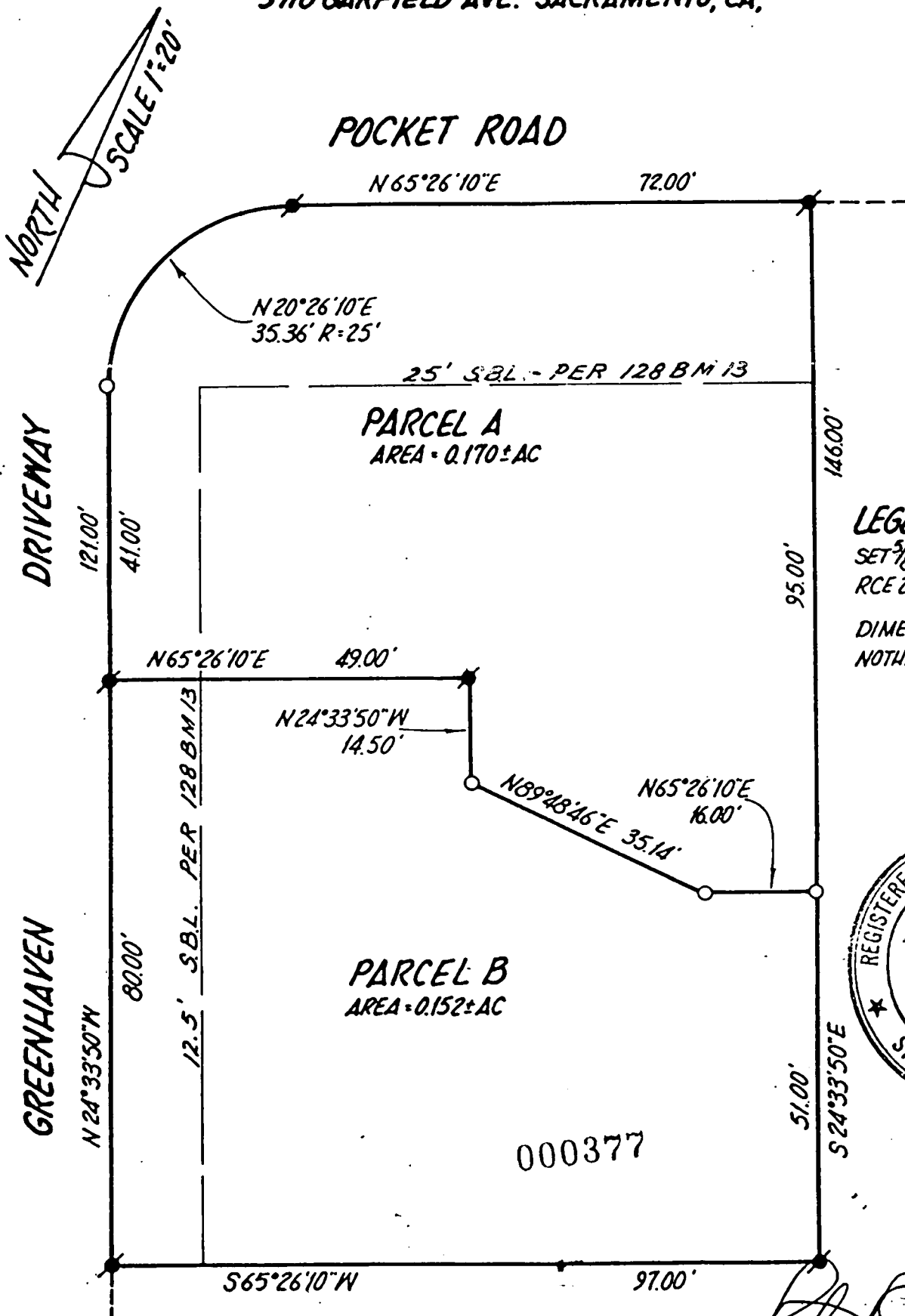
P 83325

300' RADIUS MAP FOR APN 031-480-28.

201 34 14400000 0000 0000 0000

PREPARED BY

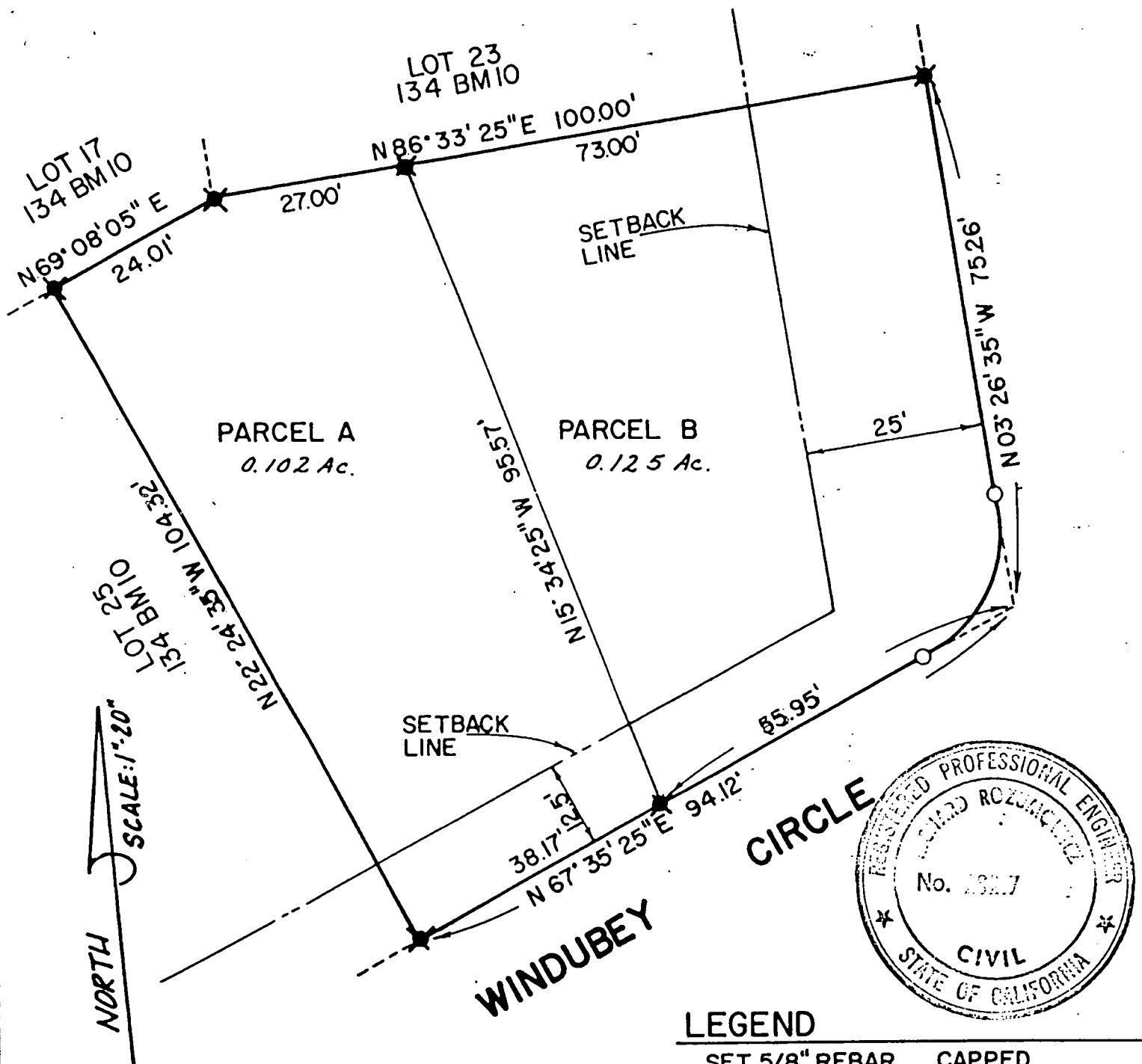
SPEATH ENGINEERING INC. - CIVIL ENGINEERS
RICHARD ROZUMOWICZ RCE 28217
5710 GARFIELD AVE. SACRAMENTO, CA.



LEGEND:
 SET ⁵/₈" REBAR CAPPED
 RCE 28217 *
 DIMENSION POINT
 NOTHING SET OR FOUND O



Richard Rozumowicz 12/15/83
 RICHARD ROZUMOWICZ RCE 28217



LOT SPLIT OF
LOT 24 OF
ZEPHER RANCH ESTATES
UNIT NO. 1 134 BM 10
CITY OF SACRAMENTO, CA.

LEGEND

- SET 5/8" REBAR CAPPED & STAMPED RCE 28217.....*
- DIMENSION POINT.....o

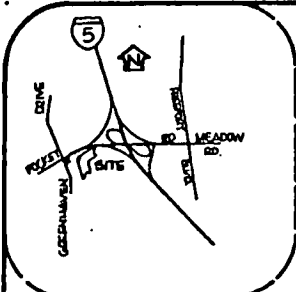
000378

Richard Rozumowicz
RICHARD ROZUMOWICZ

SPEATH ENGINEERING, INC.
Civil Engineers

5710 Garfield Ave. Suite "B"
Sacramento, CA 95841 (916) 334-8306

P83-325



VICINITY MAP
NO SCALE

TENTATIVE PARCEL MAP FOR LOT 54 PARKWAY OAKS UNIT NO. 1

NOTE:
UPON PAYMENT OF APPROPRIATE FEES THE CITY OF SACRAMENTO WILL MAKE WATER AND SEWER TAPS.

ASSESSOR'S PARCEL NO.:
31-480-28

OWNER:
ROBERT A. ADAMS
1074 S. ORANGE GROVE AVE.
PASADENA, CA. 91105

ENGINEER:
SPEATH ENGINEERING, INC.
5710 GARFIELD AVE., SUITE B
SACRAMENTO, CA. 95841
(916) 334-8306

PRESENT USE & ZONING:
STRUCTURE UNDER
CONSTRUCTION, R - 2R

ACREAGE:
PARCEL NO. 28 = 14,021 ± S.F.

PROPOSED USE & ZONING:
HALF-PLEX, R - 1A

SIZE OF LOTS:
LOTS 1 = 7,348± S.F.
LOTS 2 = 6,673± S.F.

SCHOOL DISTRICT:
SACRAMENTO CITY

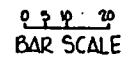
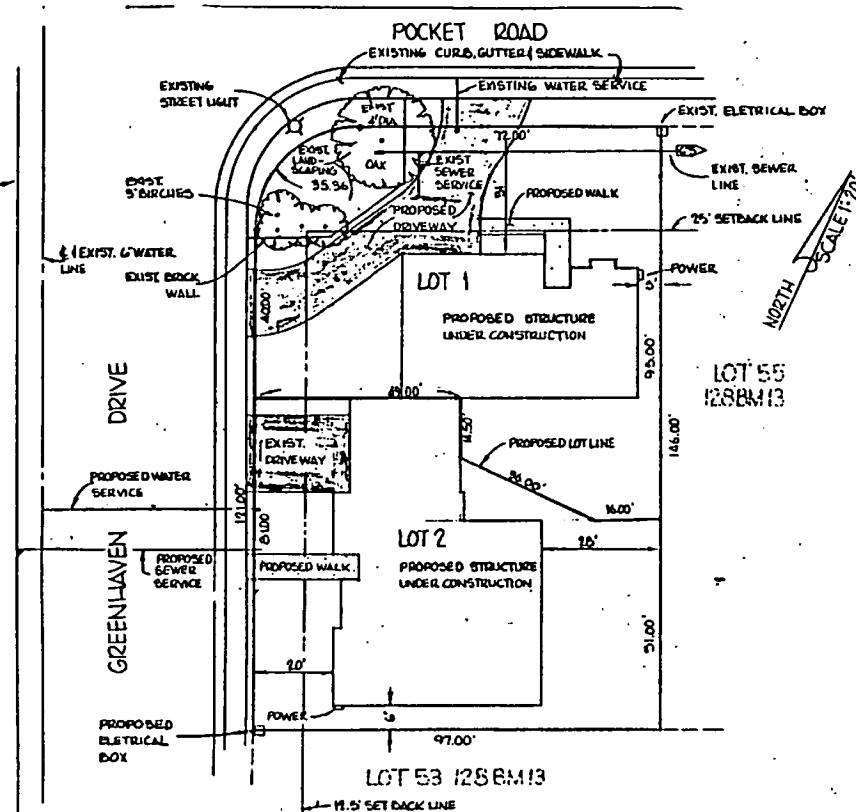
DRAINAGE FACILITIES:
SACRAMENTO CITY

NUMBER OF LOTS:
1 EXISTING, 2 PROPOSED

SOURCE OF WATER:
SACRAMENTO CITY

SANITATION FACILITIES:
SACRAMENTO CITY

10-27-83



Richard Roslumowicz
 RICHARD ROSLUMOWICZ RCE 28217 DATE



P 83325

EXHIBIT A

000373

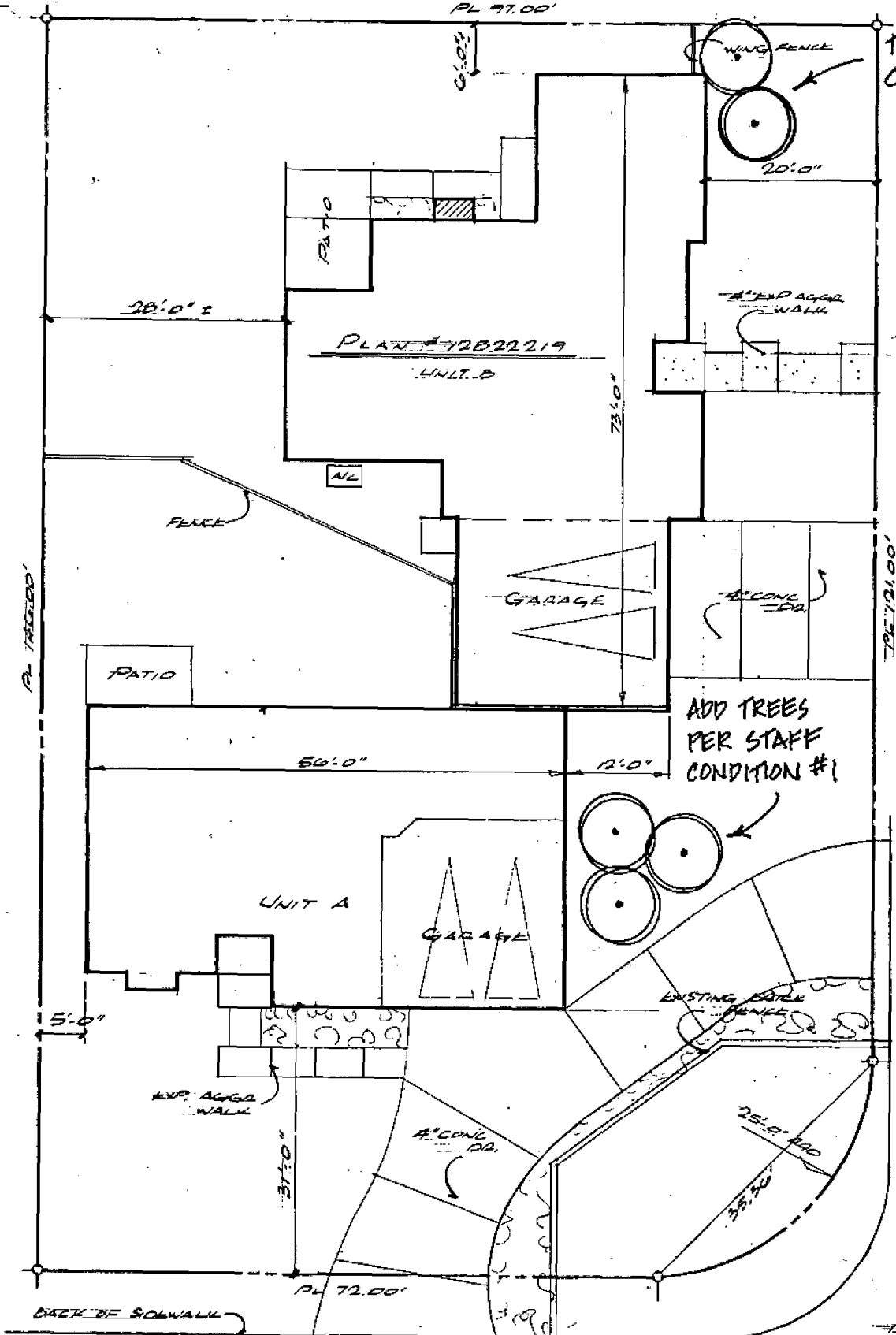
SPEATH ENGINEERING, INC. Civil Engineers	
5710 Garfield Ave. Suite "B" Sacramento, CA 95841 (916) 334-8306	

ITEM NO. 13.

PL 97.00'

TREES PER STAFF
CONDITION #1

P 83325



PL 72.00'

28'-0" ±

PLAN # 2822219
UNIT B

73'-0"

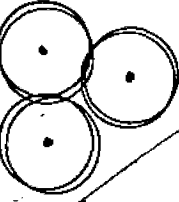
72'-21.00"

PATIO

GARAGE

ADD TREES
PER STAFF
CONDITION #1

50'-0"



UNIT A

GARAGE

EXISTING BOLT
FENCE

5'-0"

EXP. AGGD
WALK

3'-0"

A' CONG
DO.

25'-0" RAD

35'-0"

PL 72.00'

BACK OF SIDEWALK

POCKET R.O.

DESCRIPTION:
 LOT # 54
 UNIT # 1
 WINDOW HOUSE
 CITY OF SACRAMENTO

000374

SITE PLAN

SCALE 1/8" = 1'-0"

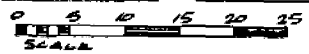
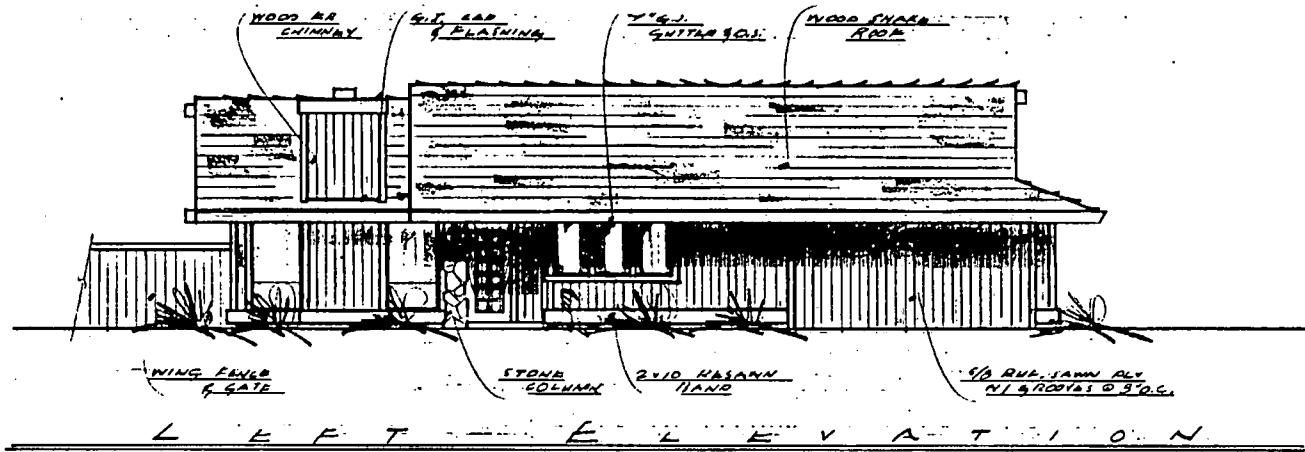
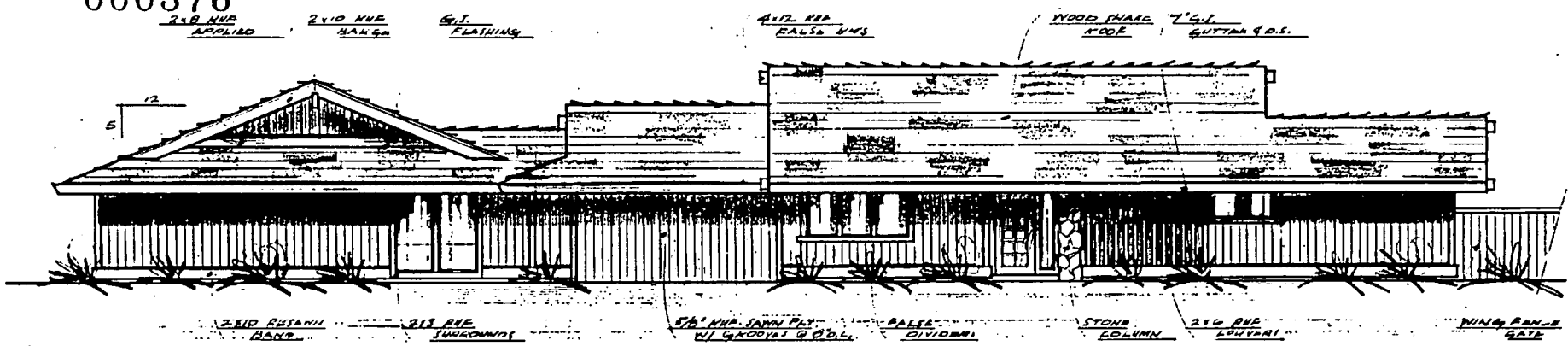


EXHIBIT B



L E F T E L E V A T I O N

000376



F R O N T E L E V A T I O N

SCALE 1/4" = 1'-0"

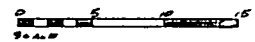


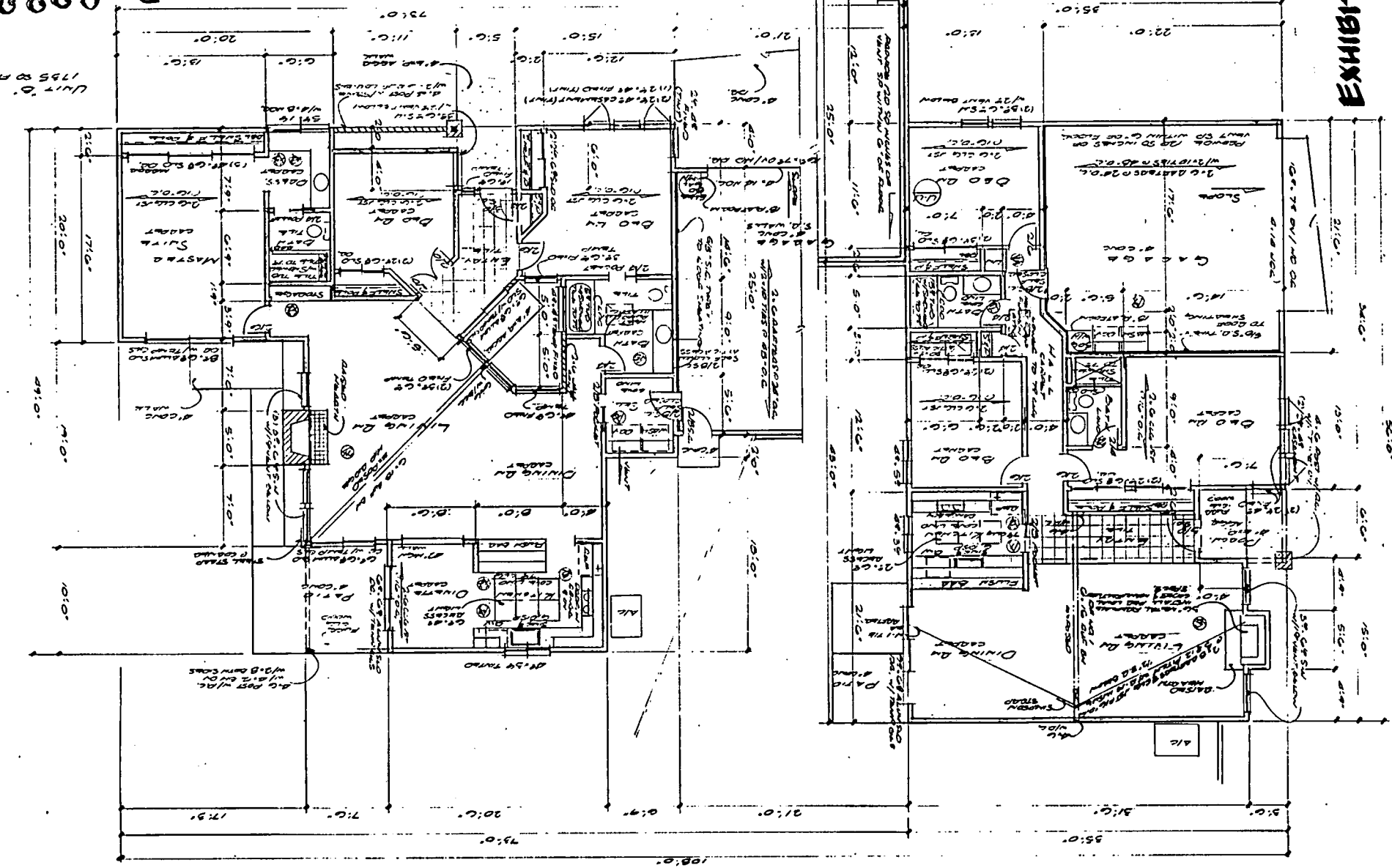
EXHIBIT C

88325

Fraser's RESIDENTIAL PLANS
 674 Riverside Blvd. Suite 100 Berkeley, Calif. 94702 (415) 863-4121
 NAME: C. ADAMS
 PROJECT: 88325
 DATE: 1/25/88
 SHEET: 1 OF 1

EXHIBIT D

UNIT A
1998 SQ FT



000375

88325

P

UNIT D
1755 SQ FT

UNIT A
1998 SQ FT
1. TOTAL GROSS FLOOR AREA - 1998 SQ FT
2. TOTAL GROSS AREA - 2000 SQ FT
3. TOTAL GROSS AREA - 2000 SQ FT
4. TOTAL GROSS AREA - 2000 SQ FT
5. TOTAL GROSS AREA - 2000 SQ FT

