

CITY PLANNING COMMISSION

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

APPLICANT	Newton Associates, P.O. Box 160273, Sacramento, CA 95816		
OWNER	Sun River Construction Co., 8300-A Sierra College Blvd., Roseville, CA 95678		
PLANS BY	Newton Associates, P.O. Box 160273, Sacramento, CA 95816		
FILING DATE	10/11/83	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	10/31/83	EIR	ASSESSOR'S PCL. NO. 040-154-21

- APPLICATION:
1. Environmental Determination
 2. Special Permit for halfplex development (Sec. 2-B-3a)
 3. Tentative Map (P83-344)

LOCATION: Northwest corner of Power Inn Road & 53rd Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop 22 halfplex units known as South Country Estates Unit 2.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Lindale-Florin Community
Plan Designation: Light Density Residential
Existing Zoning of Site: R-1A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-1
South: Reservoir; R-1
East: Vacant; M-2(S)
West: Single Family; R-1

Property Dimensions: Irregular
Property Area: 2.2± acres
Density of Development: 10 du/ac
Square Footage of Building: 1,118 + 1 car-garage
Topography: Flat
Street Improvements/Utilities: To be provided
Exterior Building Colors: Earth tones
Exterior Building Materials: Wood
North/South lot orientation: 91%

BACKGROUND INFORMATION: On November 13, 1979 the City Council approved the necessary entitlements to subdivide the subject site into 12 single family lots (P-8752). On September 8, 1981 the City Council approved a revised map to subdivide the site into 22 halfplex units (P-9437). The R-1A zoning was approved at that time. Street improvements and the utilities are almost completed. The map however was allowed to lapse prior to map recordation. The special permit has also lapsed.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 26, 1983, by a vote of six ayes, three 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:

001465

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Name the streets to the satisfaction of the Planning Director;
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. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
5. Provide for drainage easements across Lots 1 and 2 as required by the Public Works Director.

STAFF EVALUATION: Staff has the following comments:

1. The previously approved tentative map lapsed prior to final recordation. Also, the special permit has lapsed. In order to complete the project, new approvals are being sought. Road improvements and separate utilities for halfplex development are almost completed. The proposed plans are identical to those previously approved in 1981. Staff has no objection to the request.
2. The applicant is proposing one floor plan with six outside elevations. Setbacks will be varied from 25 to 30 feet along the 53rd Avenue street frontage. The plans are identical to those previously approved. Staff believes there to be adequate variation to prevent a monotonous streetscape. Staff finds the halfplexes to be compatible with the surrounding residential uses. Staff has no objection to the proposed outside elevations and floor plans and supports the requested special permit.
3. Previous approval of the special permit included a condition that units on the corner of the cul-de-sac street and 53rd Avenue (Lots 3,4,5 and 6) be designed with a garage on each frontage. Staff again requests this condition.
4. The Planning and Community Services Departments have determined that .2464 acres are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required parkland dedication. The applicant shall submit an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.
5. In regards to the exterior materials, staff believes the roof material should be a wood shingle or a composition shingle with depth. This will eliminate the massive flat roof and create some visual relief to the structure.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit for halfplex development, subject to conditions and based upon Findings of Fact which follow;
3. Approval of the Tentative Map, subject to the following conditions:

Conditions - Tentative Map

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Name the streets to the satisfaction of the Planning Director;
- 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. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- e. Provide for drainage easements across Lots 1 and 2 as required by the Public Works Director.

Conditions - Special Permit

- a. The applicant shall redesign corner Lots 3,4,5 and 6 to provide one garage fronting each street. These plans shall be reviewed and approved by the Planning Director prior to issuance of building permits;
- b. The roofing material shall consist of wood shingles or similar material. The material shall be reviewed and approved by the Planning Director.

Findings of Fact - Special Permit

- a. The project, as conditioned, is based upon sound principles of land use in that the halfplexes are compatible with surrounding residential land uses and zoning;
- b. The project, as conditioned, will not be injurious to surrounding properties in that:
 - 1) adequate setback and elevation variety has been provided to prevent a monotonous streetscape;
 - 2) the project will not significantly alter the residential character of the neighborhood.
- c. The project is consistent with the 1974 General Plan and the 1965 Lindale-Florin Community Plan which designate the site for residential purposes.

001467

LOCATION MAP

SACRAMENTO
ARMY
DEPOT

M2-S

SUBJECT
SITE

M2-S

ELDER CREEK

MORRISON CREEK

FLORIN CREEK

P-83344

001470
11/10/83

11-15



FLOOD ORD. NO. 4130
OFFICIAL

ZONING

DATE SEPT. 12, 1978
MAP

CITY OF SACRAMENTO
ORD. NO. 2948-4TH SERIES
ADOPTED JAN. 7, 1971 AS AMENDED
TO INCLUDE ALL CHANGES
THROUGH ORD. NO. 4223-4TH SERIES

13

13

SURROUNDING
LAND USES

SINGLE
FAMILY

DEVELOPING
SINGLE FAMILY

SUBJECT SITE

VACANT

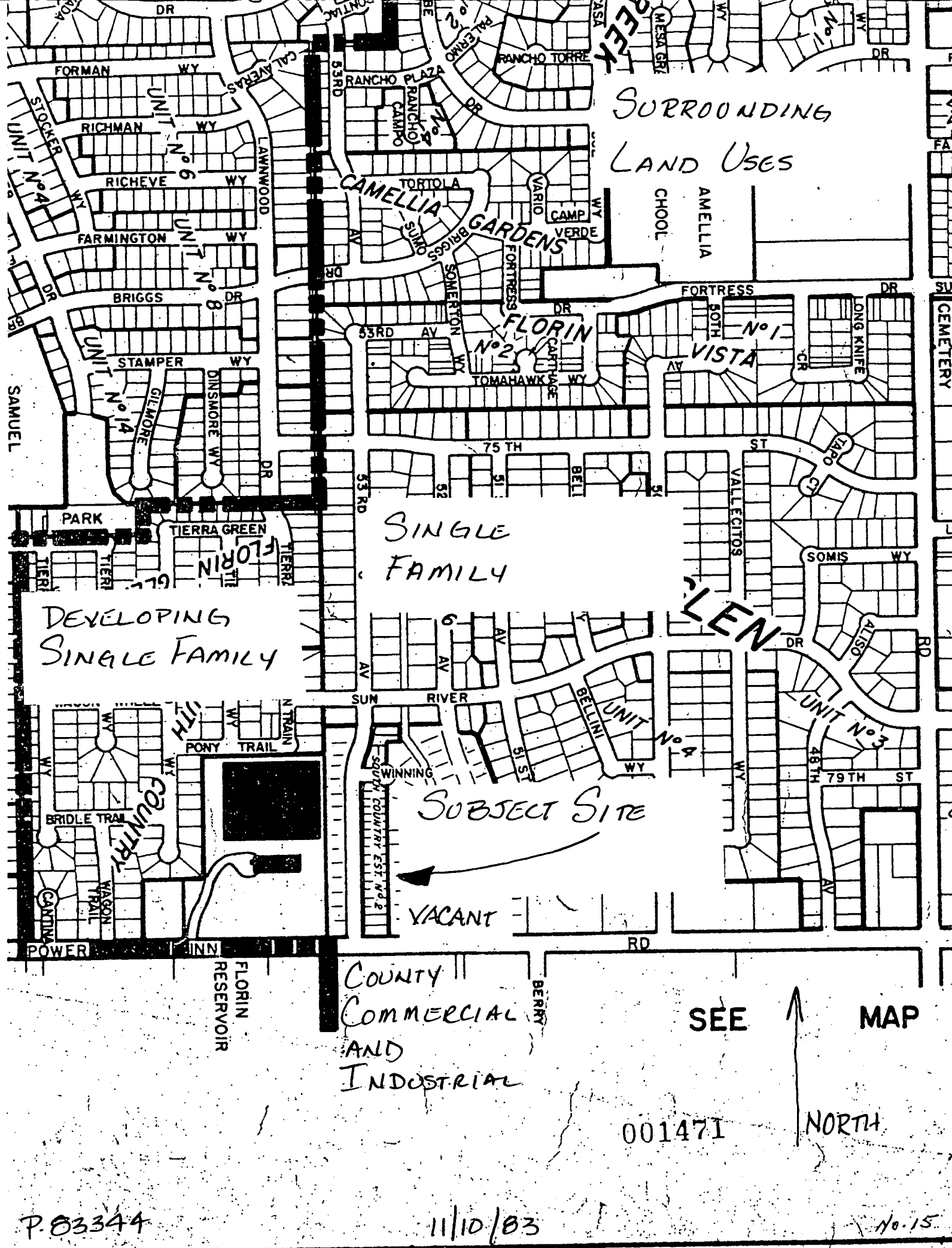
COUNTY
COMMERCIAL
AND
INDUSTRIAL

SEE

MAP

001471

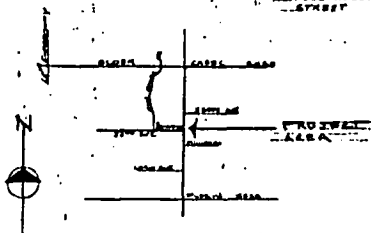
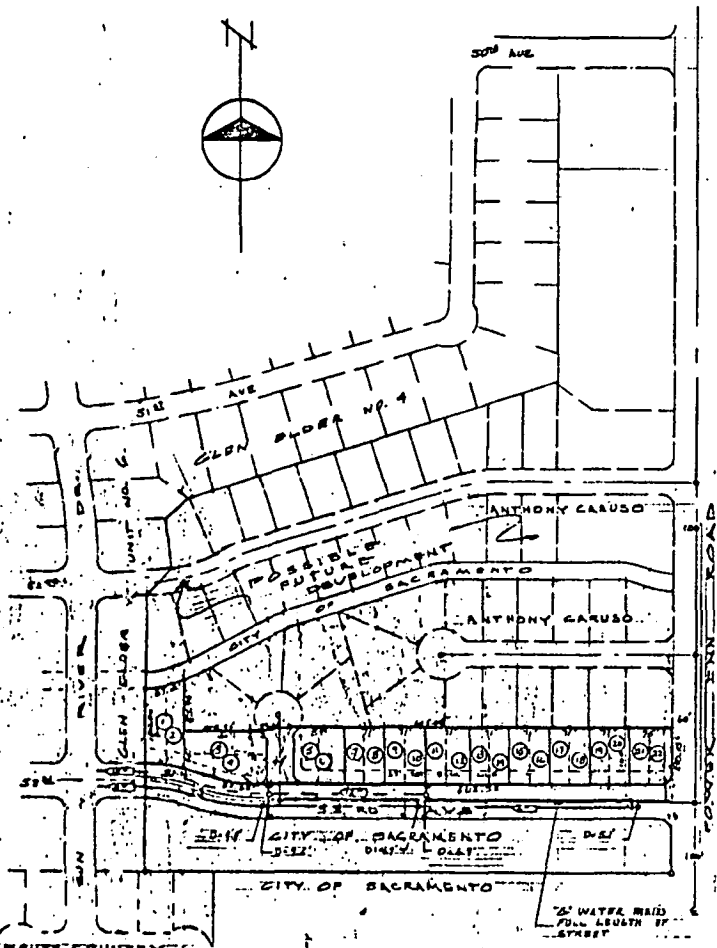
NORTH



P85344

11/10/68

11/10/68



VICINITY MAP

TENTATIVE MAP OF SOUTH COUNTRY ESTATES UNIT NO. 2

CITY OF SACRAMENTO, CALIFORNIA
OCTOBER 1968 SCALE: 1"=100'

PREPARED BY:
NEWTON ASSOCIATES
P.O. BOX 160273
SACRAMENTO, CALIFORNIA
R.B. NO. 15175

STATE OF CALIFORNIA

JAMES B. DOROTHY L. VENABLE

NOTE:
STREET AND ALL IMPROVEMENTS AS SHOWN ON 68-48 AVE. SEE CITY AC. BUILT DRAWINGS DATED 6/4/76

NOTE: LOT



001472

OWNER:
SUNRIVER DEVELOPMENT CO.
2700-A SIERRA COLLEGE BLVD.
ROSEVILLE, CALIF. 95678 PH 916-791-2117

SUBDIVIDER:
SUNRIVER DEVELOPMENT CO.
2700-A SIERRA COLLEGE BLVD.
ROSEVILLE, CALIF. 95678 PH 916-791-2117

ENGINEER:
NEWTON ASSOCIATES
P.O. BOX 160273 - R.M.B. BLDG.
SACRAMENTO, CA 95816-0273
PRESENT USE:
VACANT

PROPOSED USE:

42 HALF-PREX UNITS

ACRAGE:
2.25 AC. PROPOSED UNIT
22 LOTS, AVERAGE LOT 1074 SQ-FT.

PROPOSED IMPROVEMENTS:
SACRAMENTO CITY STANDARDS

DRAINAGE:
SACRAMENTO CITY STANDARDS

SEWER:
SACRAMENTO CITY STANDARDS

WATER:
SACRAMENTO CITY STANDARDS

ASSESSOR'S PARCEL NO.:
40-154-19

PRESENT ZONING:
R-1B

PROPOSED ZONING:
R-1B



DATE	11/10/68
BY	JLV
CHECKED	JLV

REVISION	NO.
1	1

NEWTON ASSOCIATES
P.O. BOX 160273
SACRAMENTO 95816

SOUTH COUNTRY ESTATES UNIT NO. 2
TENTATIVE MAP
SACRAMENTO, CA

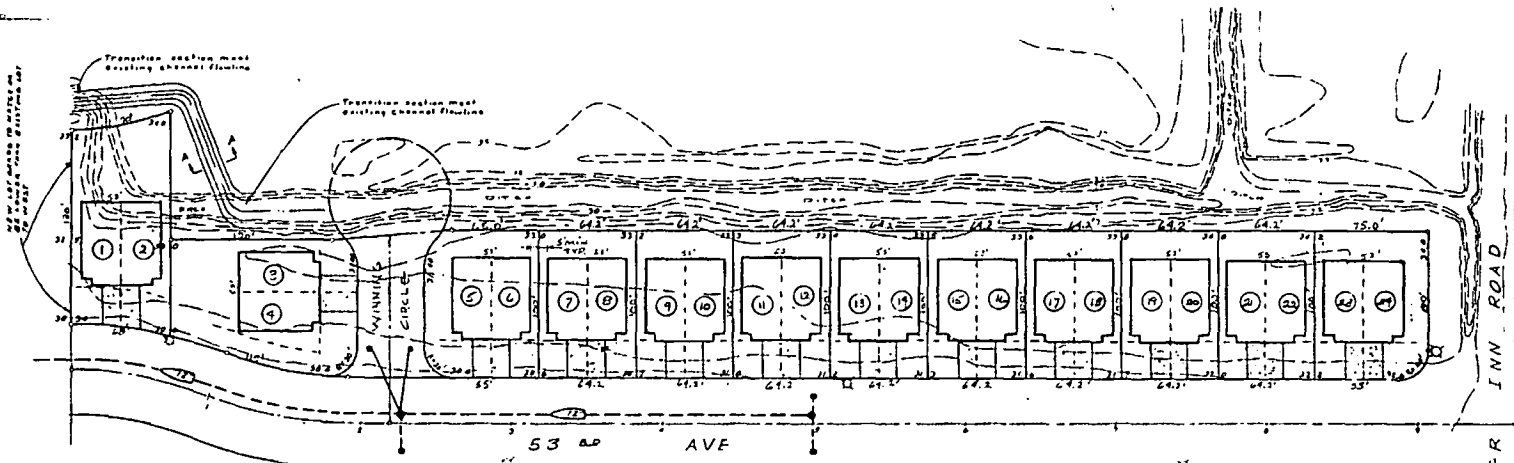
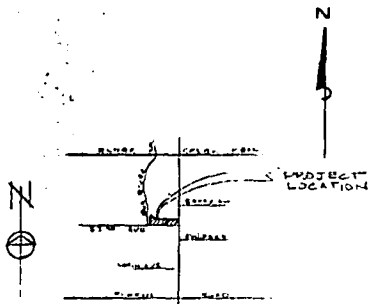
DATE	11/10/68
BY	JLV
CHECKED	JLV

TENTATIVE MAP

P83344

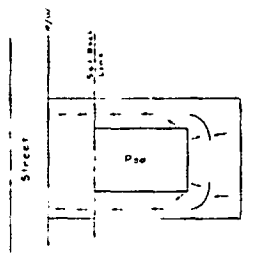
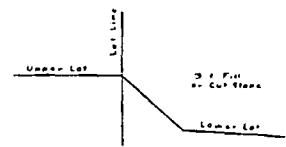
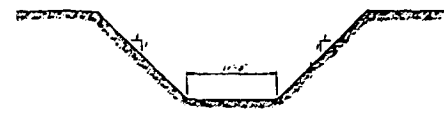
11/10/83

No. 15



- LEGEND**
- PROPOSED BLDG
 - 36.7' Indicates Back of Sidewalk Grade or Lot Line Elev.
 - Indicates Existing Storm Drain
 - Indicates Surface Drainage
 - Indicates Existing Contours
 - Indicates New DI Pipe Line
 - BLDG NUMBER
 - SHEET LIGHT (EXIST.)

NOTE:
ALL STREET IMPROVEMENT ARE
EXISTING FOR 53RD AVE - NEW
IMPROVEMENTS FOR WINNING CIRCLE



001473

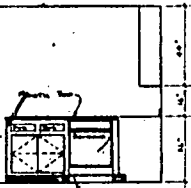
SCALE: 1" = 40'

REVISIONS NO. DESCRIPTION DATE BY		BENCH MARK ELEV. _____ DESCRIPTION: _____	FIELD BOOK SCALE: _____ HORIZ. _____ VERT. _____	CITY OF SACRAMENTO ENGINEERING DEPARTMENT DRAWN BY: _____ DESIGNED BY: _____ CHECKED BY: _____ APPROVED BY: _____ R.E.S. _____ DATE: _____	SOUTH COUNTRY ESTATES UNIT NO. 2 SITE DEVELOPMENT PLAN	NEWTON & ASSOCIATES ARCHITECT & ENGINEERING	SHEET 1 OF 1
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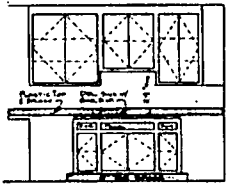
P. 03344

11/10/83

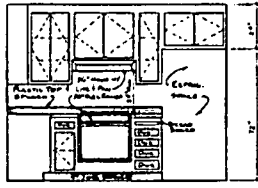
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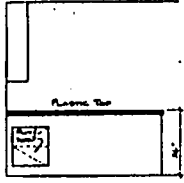
SNACK BAR



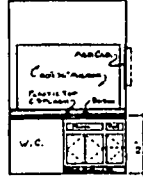
SINK WALL



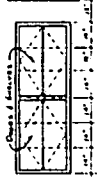
RANGE WALL



SNACK BAR



PULLMAN

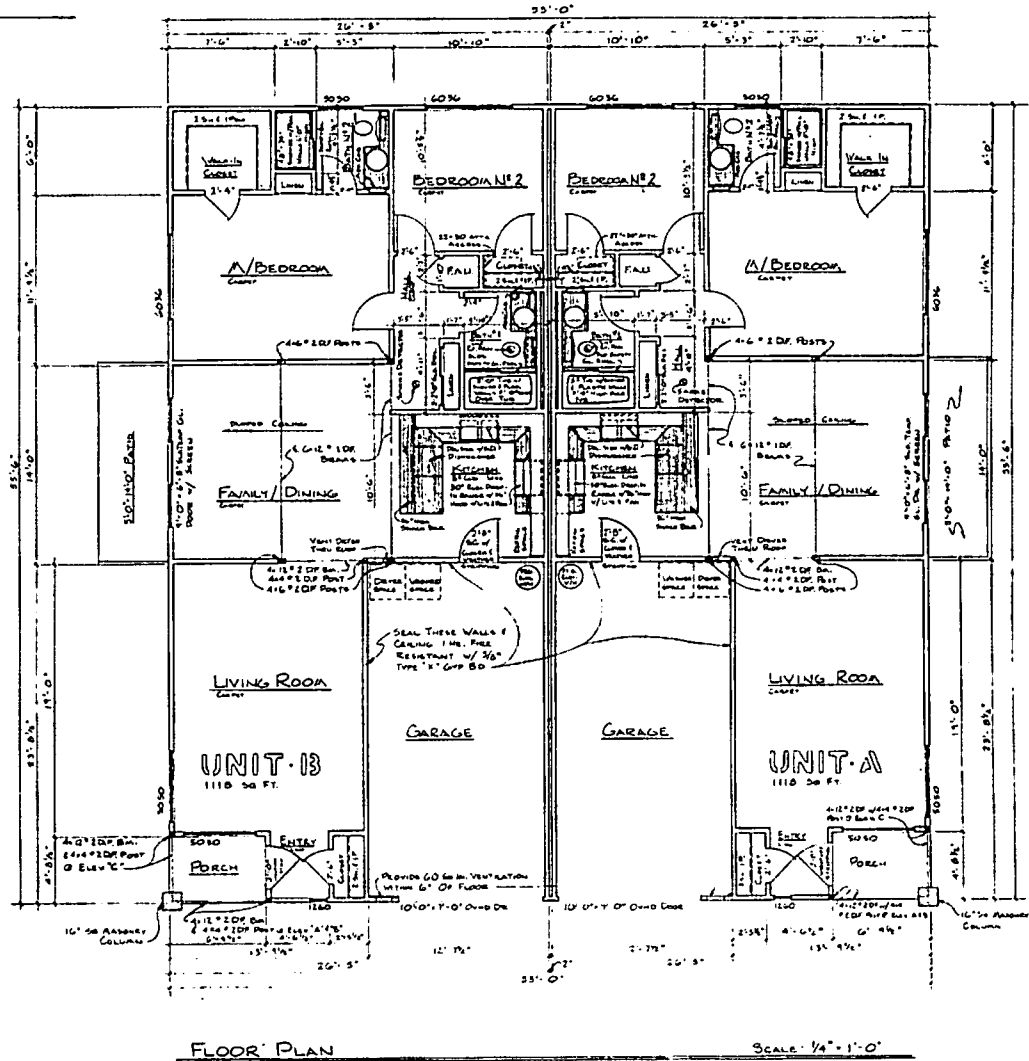


LINEN

CABINET ELEVATIONS

SCALE 3/8"=1'-0"

001474



NO.	REVISIONS

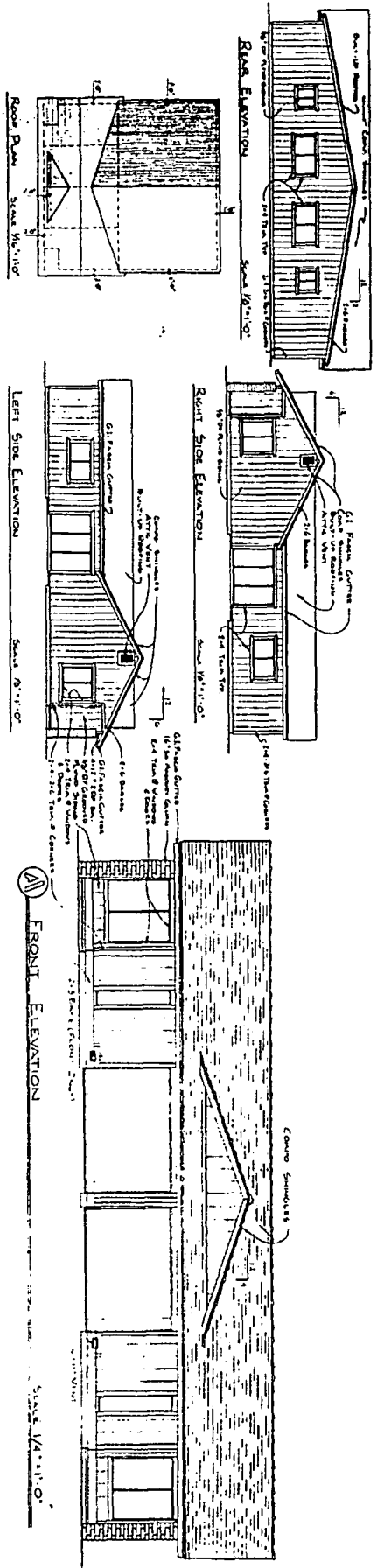
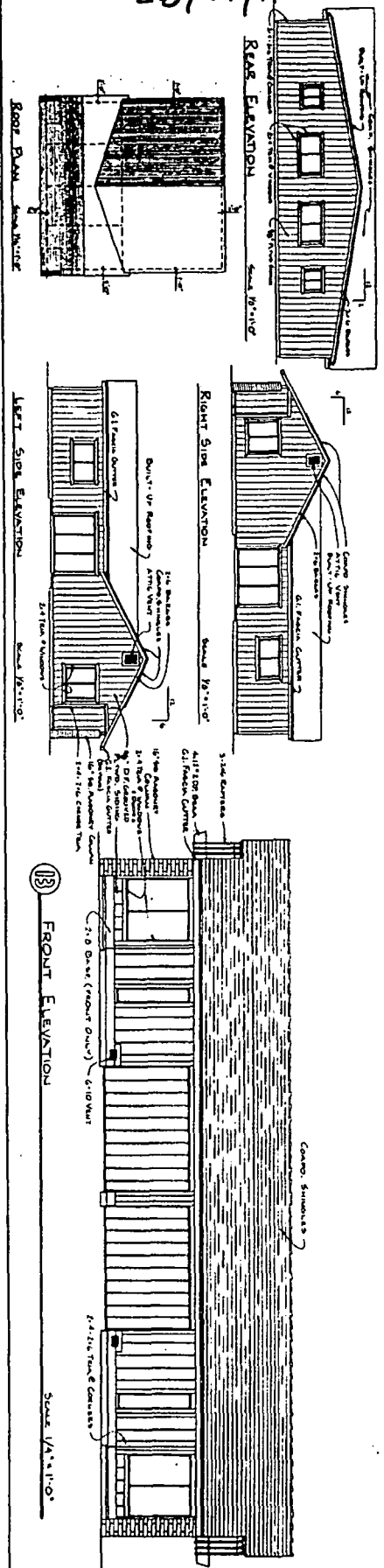
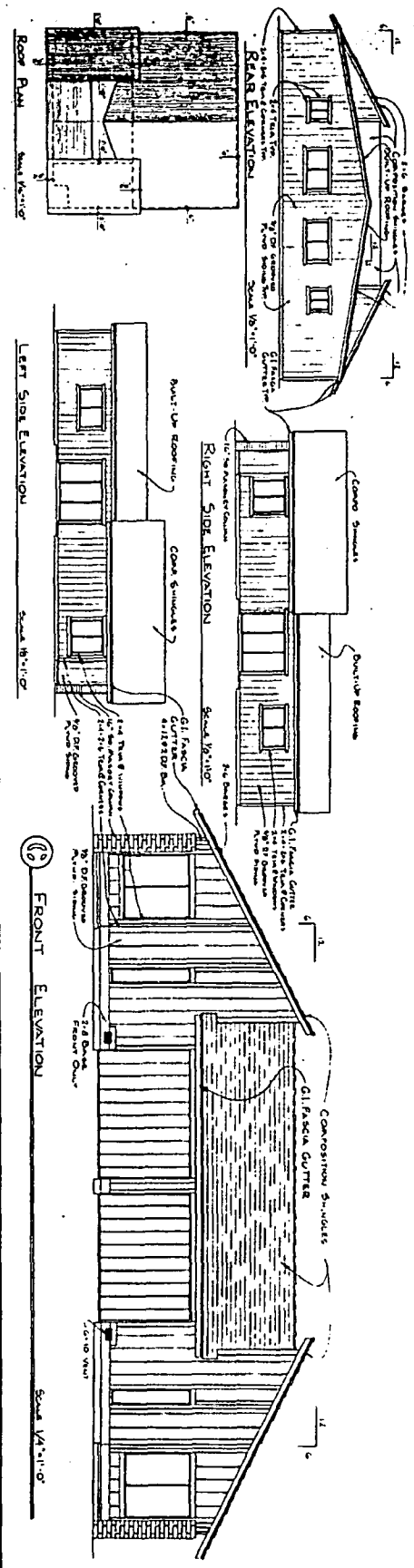
SHAW & ASSOCIATES, INC.
BOB C. SHAW LIC. NO 777
BUILDING DESIGNERS - LAND PLANNERS
3710 C GARFIELD AVE.
SACRAMENTO CALIFORNIA 95641

ENGINEERING BY:

FLOOR PLAN
CABINET ELEVATIONS
JAMES JANSEN
DRAFTER - SACRAMENTO
4719 KNAPP WAY
SACRAMENTO, CA 95605

DATE	01-05-82
DRAWN BY	JANSEN
CHECKED BY	
DRAWN	

FLOOR PLAN



001475

ELEVATIONS A, B, C

DATE	01-05-12
DRAWN	F.S.M.
JOB	01-05-12
SCALE	AS NOTED
CHECKED	
DRAWER	

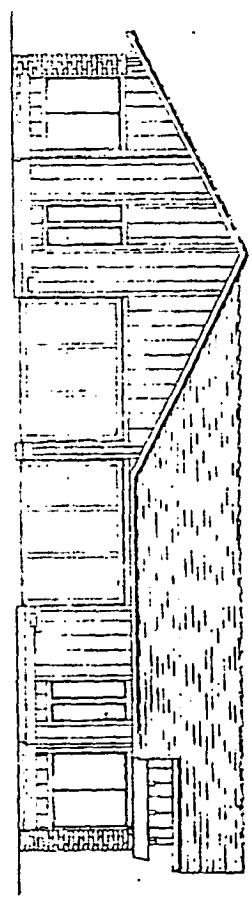
EXTERIOR ELEVATIONS & ROOF PLANS	
JAMES JANSEN	
OWNER - DEVELOPER	
4719 KNAPP LN.	465-8034
GRANDVIEW, CA.	95606

ENGINEERING BY:	
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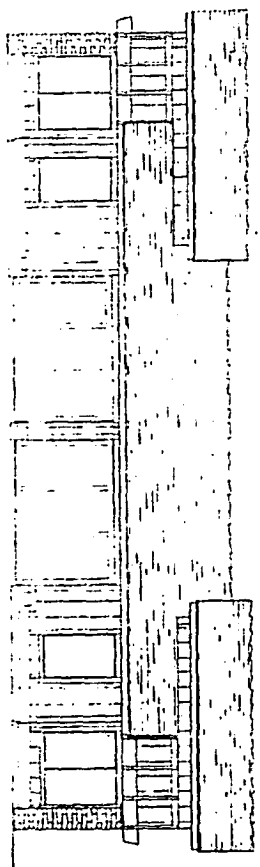
SHAW & ASSOCIATES, INC.	
BOB C. SHAW LIC. NO. 772	
BUILDING DESIGNERS - LAND PLANNERS	
5710 C GARFIELD AVE.	(916) 338-4455
SACRAMENTO	CALIFORNIA 95841

REVISIONS	
BY	

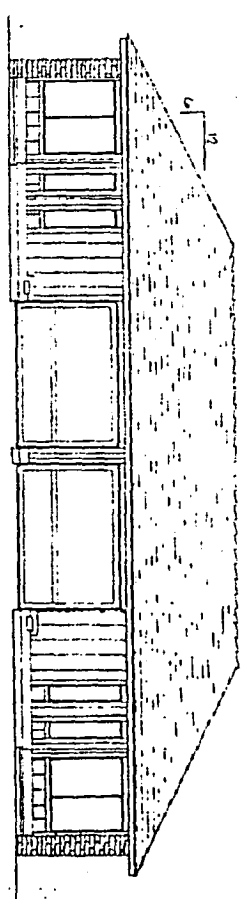
001476



10 FRONT ELEVATION



11 FRONT ELEVATION



12 FRONT ELEVATION

ELEVATIONS, D.E.F.

DATE	
DRAWN	KAPLZ
JOB	01-03-12
SCALE	AS SHOWN
CHECKED	
DRAWER	

SUN RIVER COURTATION
741-3337

ENGINEERING BY:

SHAW & ASSOCIATES, INC.
BOB C. SHAW LIC. N9772
BUILDING DESIGNERS - LAND PLANNERS
5710 C. GARFIELD AVE. 1918 338-4455
SACRAMENTO CALIFORNIA 95841

REVISIONS