

CITY PLANNING COMMISSION

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

APPLICANT	M. Woy & Clark Woy, P.O. Box 160912, Sacramento, CA 95816		
OWNER	M. Woy & Clark Woy, P.O. Box 160912, Sacramento, CA 95816		
PLANS BY	M. Woy & Clark Woy, P.O. Box 160912, Sacramento, CA 95816		
FILING DATE	10-20-82	50 DAY CPC ACTION DATE	11-24-82
		REPORT BY:	SC:bw
NEGATIVE DEC.	11-12-82	EIR	ASSESSOR'S PCL. NO. 031-290-35

- APPLICATION:
1. Negative Declaration
  2. Rezone .22 acres from Single Family (R-1) to Townhouse (R-1A) zone
  3. Tentative Map to divide a .22 acre corner lot into two parcels for halfplex development
  4. Special Permit to develop two halfplex units

LOCATION: 7080 Warbler Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop two halfplex units on a corner lot.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
 1976 Pocket Community Plan Designation: Low Density Residential  
 Existing Zoning of Site: R-1  
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1  
 South: Residential; R-1  
 East: Residential; R-1  
 West: Residential; R-1

Parking Required: 2 spaces  
 Parking Provided: 4 spaces  
 Property Dimensions: Irregular  
 Property Area: 9,673 square feet  
 Density of Development: 9 units per acre  
 Square Footage of Building: 3,617  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: To be developed  
 Height of Structure: 24 feet (two-story)

SUBDIVISION REVIEW COMMITTEE: On November 10, 1982, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of this tentative map request. 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. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and both the proposed lots. These services must be paid for and installed at the time of obtaining building permits.

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2. File the necessary segregation requests and fees to segregate existing assessments, or pay assessments in full.
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.

BACKGROUND INFORMATION: The subject site to be rezoned and divided for halfplex development is located on a corner lot in the Pocket Community Plan area. Most of the lots in this subdivision are presently developed with single family structures, and duplex units are located on some corner lots. The existing development in this area consists of one and two story structures. The applicant is proposing a two-story halfplex development on this site with each unit fronting on a different street.

STAFF EVALUATION

1. As proposed the halfplex development should not change the density on the site since a duplex unit would be allowed under the zoning ordinance and the Pocket Community Plan. The subject request will allow individual ownership of the halfplex units.
2. Each halfplex unit will have separate street orientation, which is consistent with the Pocket Community Plan design criteria, to encourage the appearance of single family development in duplex or halfplex structures.
3. The proposed halfplex development will be two-story, which is consistent with the neighborhood character since many of the single and two-family structures in the subdivision are two-story.
4. The Planning and Community Services Departments have determined that .0298 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted 90 days prior to filing the final map.

RECOMMENDATION: Staff recommends that the Commission take the following actions:

1. Ratify the Negative Declaration;
2. Approve the Rezone from R-1 to R-1A;
3. Approve the Tentative Map, subject to conditions to follow;
4. Approve the Special Permit, based on Findings of Fact to follow.

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:

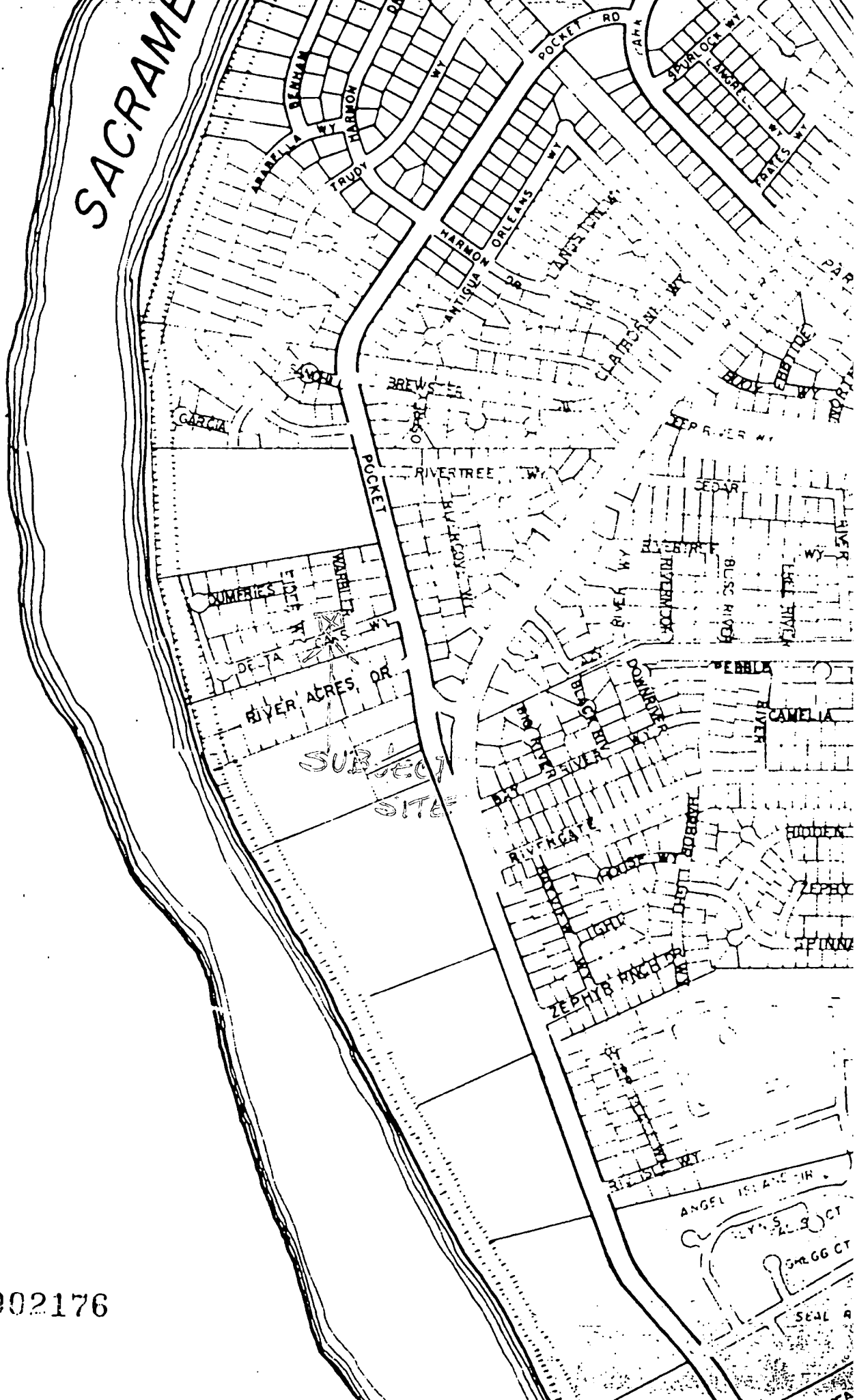
- a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and both the proposed lots. These services must be paid for and installed at the time of obtaining building permits;

- b. File the necessary segregation requests and fees to segregate existing assessments, or pay assessments in full;
- 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.

Findings of Fact - Special Permit

- a. The proposed halfplex development is based upon sound principles of land use in that:
  - 1) similar housing types, such as duplexes with a two-story design, are located on corner lots in this neighborhood and some of the single family structures are also two-story;
  - 2) the Zoning Ordinance allows duplexes on single family (R-1) corner lots.
- b. The proposed project will not be detrimental to the public health, safety and welfare or result in the creation of a nuisance in that the use is compatible with adjacent residential uses which consist of single family and duplexes.
- c. The proposed project complies with the General Plan and the Pocket Community Plan which designates the site for residential development.

SACRAMENTO



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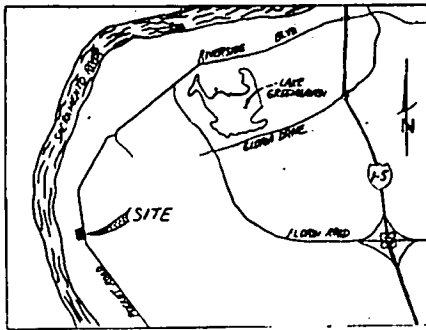
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PL 1-243

11-24-82

002177

No. 12



VICINITY MAP  
NO SCALE

# TENTATIVE PARCEL MAP

**OWNER/DEVELOPER**  
C. W. & M. L. MOY  
P.O. BOX 140912  
SACRAMENTO, CA 95816

**APPLICANT**  
SAME AS ABOVE

**APN**  
011-290-15

**ACERAGE AND NUMBER OF PARCELS**  
2 PARCELS: PARCEL A 4,983 sq. ft. 0.114c.  
PARCEL B 4,400 sq. ft. 0.114c.

**PRESENT AND PROPOSED USE**  
PRESENT USE: VACANT  
PROPOSED USE: 8-HALF PLEX TO BE BUILT ON EACH PARCEL

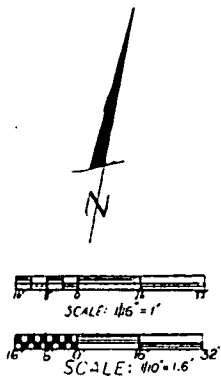
**ZONING**  
EXISTING: R-1  
PROPOSED: R-1A

**UTILITIES**

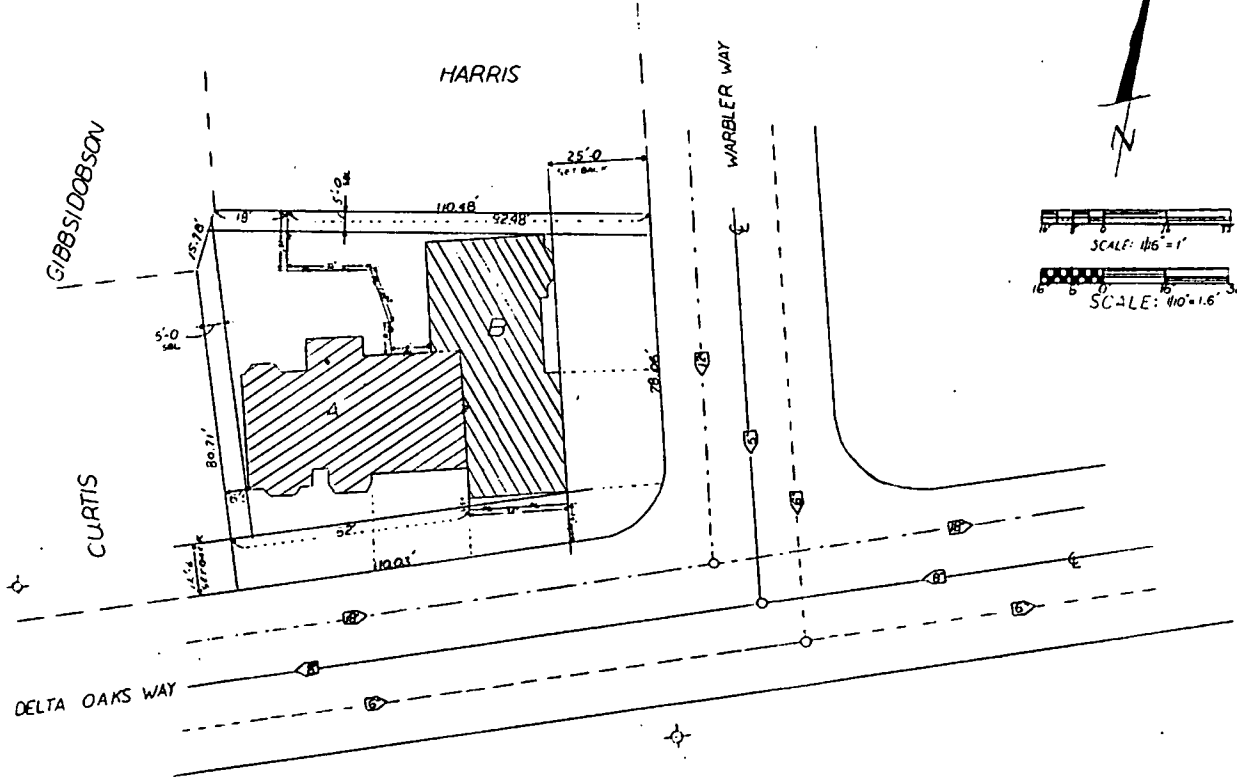
POWER	- C.W.D.
GAS	- P.G.E.
TELEPHONE	- PACIFIC TELEPHONE
WATER	- CITY OF SACRAMENTO
SEWER	- CITY OF SACRAMENTO
FIRE	- CITY OF SACRAMENTO
SCHOOL	- SACRAMENTO CITY UNIFIED
DRAINAGE	- CITY OF SACRAMENTO

**LEGAL DESCRIPTION**  
LOT NO. 15 AS SHOWN ON THE AMENDED  
PLAN OF THE DELTA OAKS SUBDIVISION.  
INFORMATION REGARDING EXISTING IMPROVEMENTS  
AND FUTURE IMPROVEMENTS TO BE PROVIDED FOR THIS PROJECT IS  
CONTAINED IN THE "PROPOSED IMPROVEMENTS PLAN FOR THE CONSTRUCTION OF  
DELTA OAKS", SHEETS 1-5, PREPARED BY THE  
SPEER CORP. AND APPROVED BY THE CITY OF  
SACRAMENTO. NO IMPROVEMENTS ARE PROPOSED  
EXCEPT SEWER, WATER, GAS, ELECTRICAL AND OTHER SERVICES AS WILL  
BE REQUIRED FOR EACH HALF-PLAT.

**DATE**  
OCTOBER 13, 1982



This Tentative parcel map, Lot 15, Delta Oaks Subdivision, reviewed and checked for sufficiency by:  
*Robert L. Nelson*  
Robert L. Nelson, CIVIL ENGR.  
No. 10292



## LEGEND

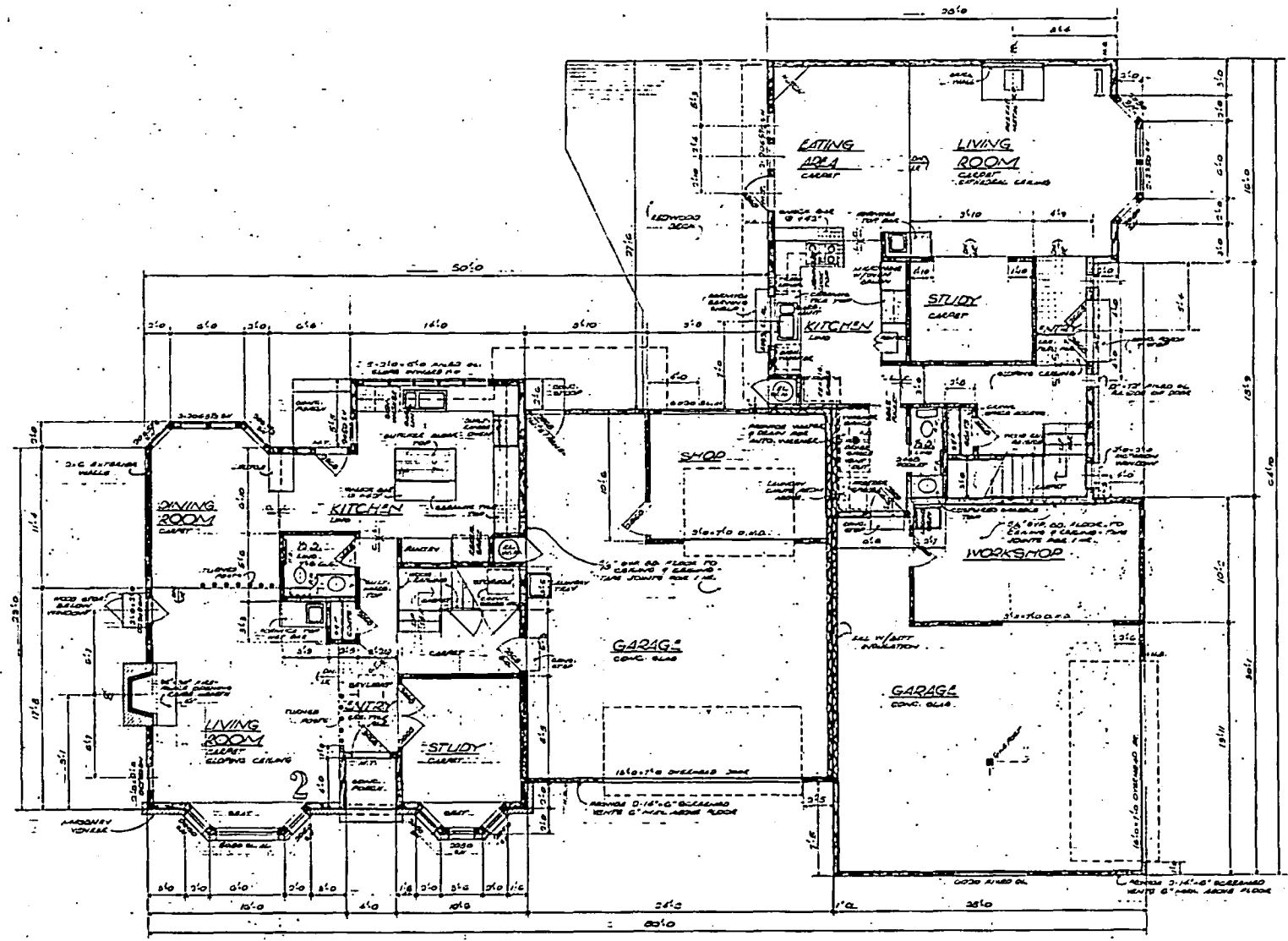
- EXIST. STREET LIGHT
- EXIST. WATER MAIN
- EXIST. SEWER LINE
- EXIST. SETBACK LINE
- SBL SETBACK LINE

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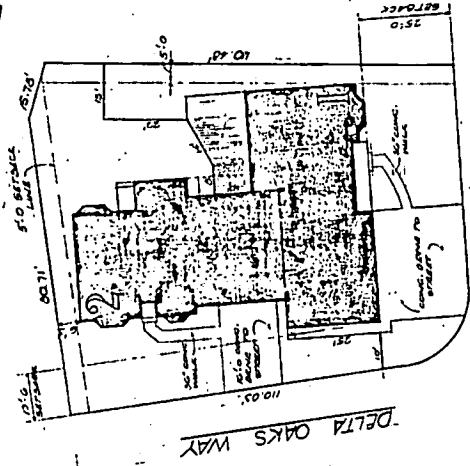
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FIRST FLOOR PLAN  
SCALE 1/4"=1'-0"

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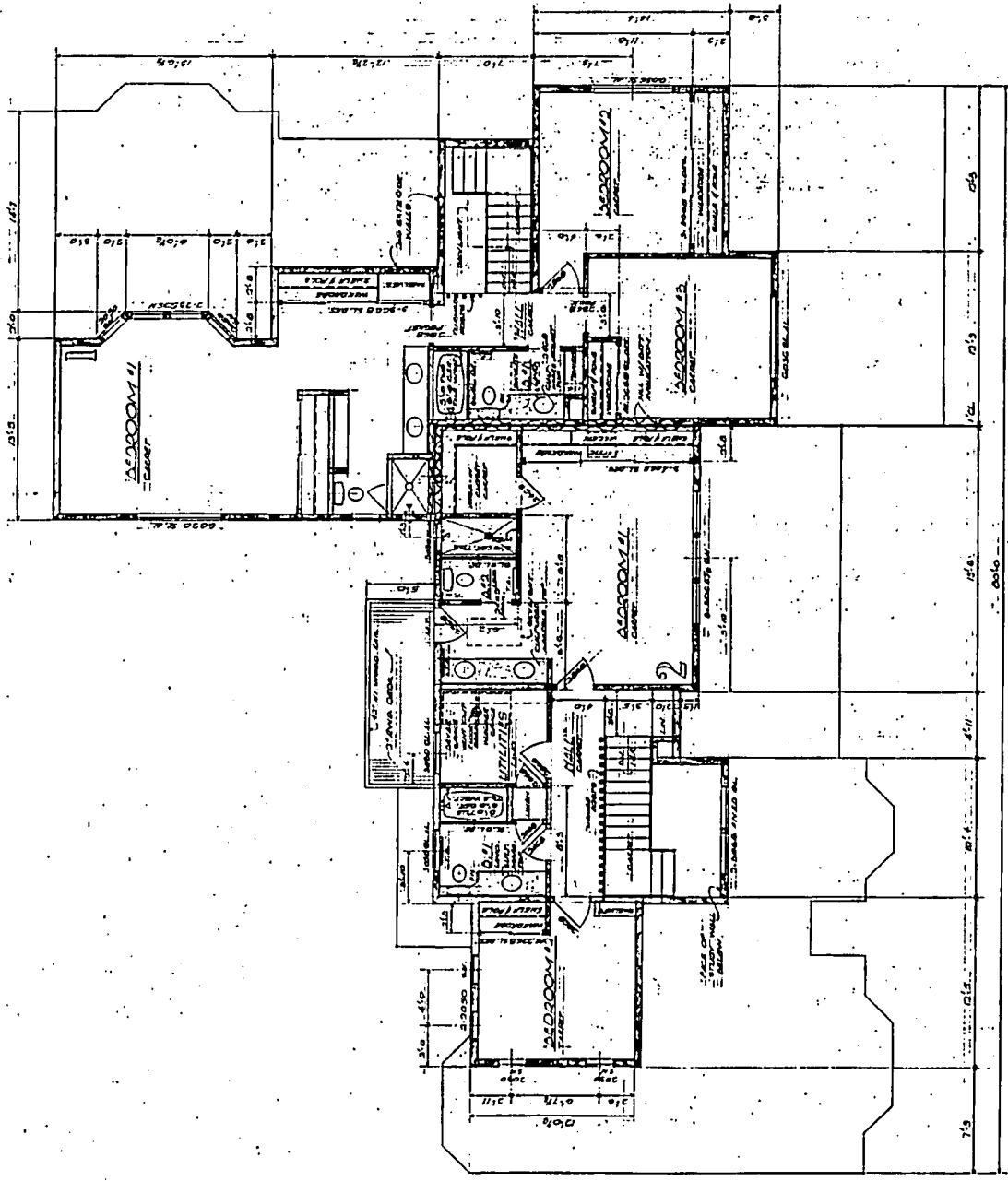
DUPLEX	3624 R.F.
WAZLER / DELTA OAKS IVISY	
UNIT A = 1560 S.F.	
UNIT B = 1730 S.F.	
VOGLIE PROPERTIES	437-1111
355 FLORIN ROAD	SACRAMENTO 95831
FIRST FLOOR PLAN	108



WARDER WAY  
 10.00'  
 DELTA OAKS WAY  
 110.05'  
 5.0' setback  
 5.0' setback  
 10.05'  
 10.05'  
 10.05'  
 10.05'

**LOT PLAN**  
 SCALE: 1/8" = 1'-0"  
 LOT 38  
 3461/4 OAKS  
 COUNTY OF BUCKINGHAM

DUPLICATION	
WARDER, DELTA OAKS WAY	
ISSUE PROPOSED	27-III
288 FLOOR 205 SECURMENT	25531
SECOND FLOOR PLAN	1/2

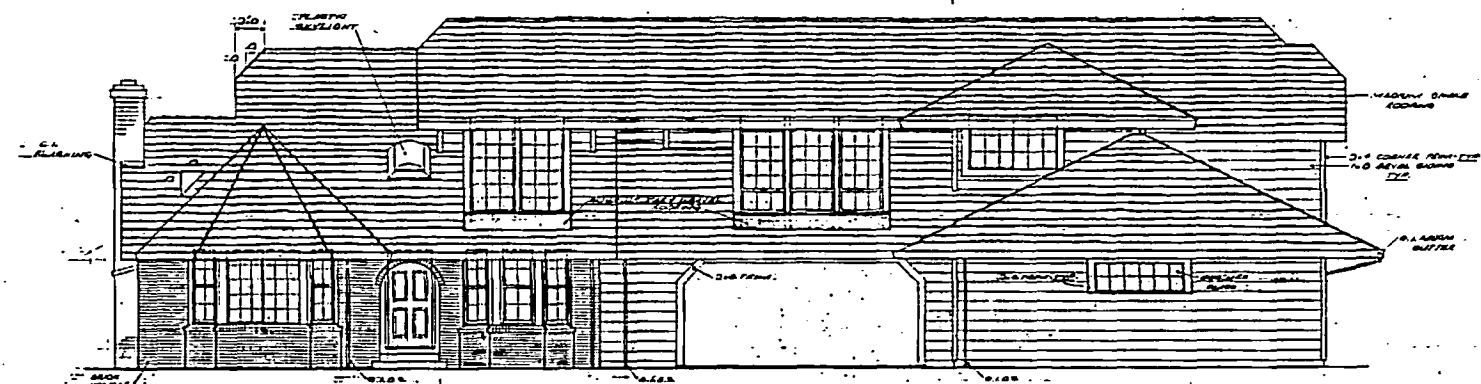


**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

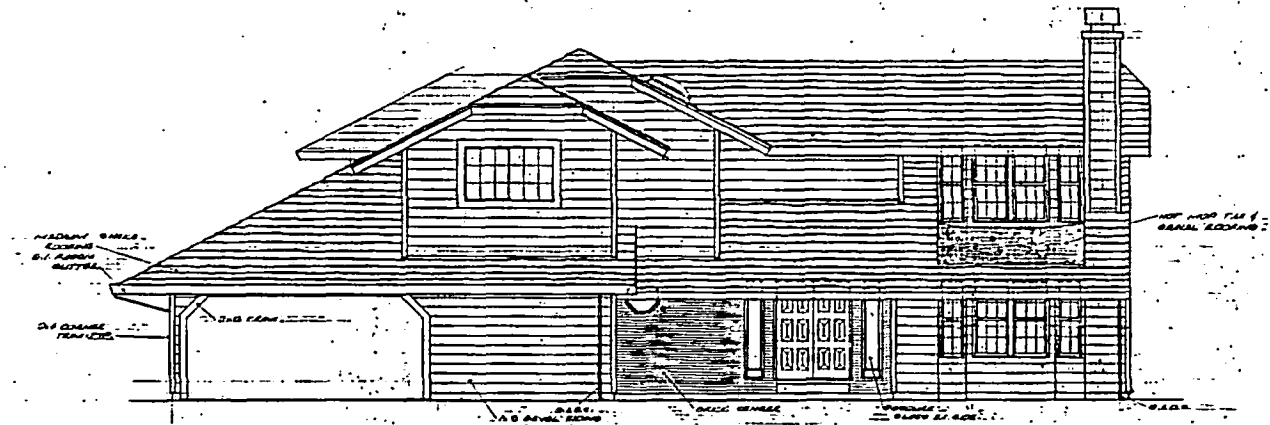
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LEFT SIDE ELEVATION - DELTA OAKS WAY  
SCALE 1/4" = 1'-0"



FRONT ELEVATION - WARNER WAY

DUPLIX WARNER 4 DELTA OAKS WAY	
VOGUE PROPERTIES 427-1111	
355 FLOREN ROAD SACRAMENTO 95831	
EXTERIOR ELEVATIONS	DATE

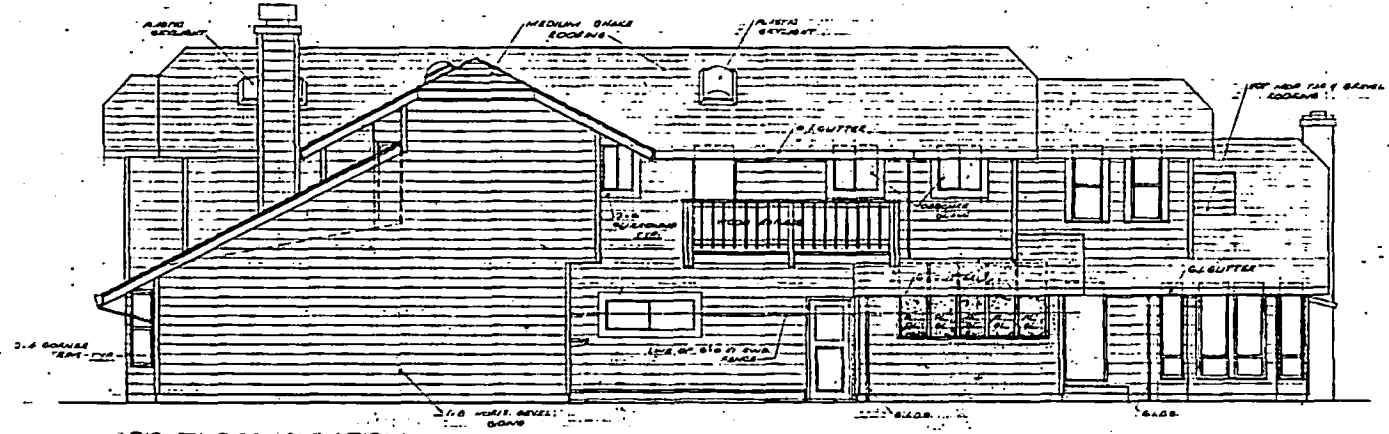
002180

No: 1A

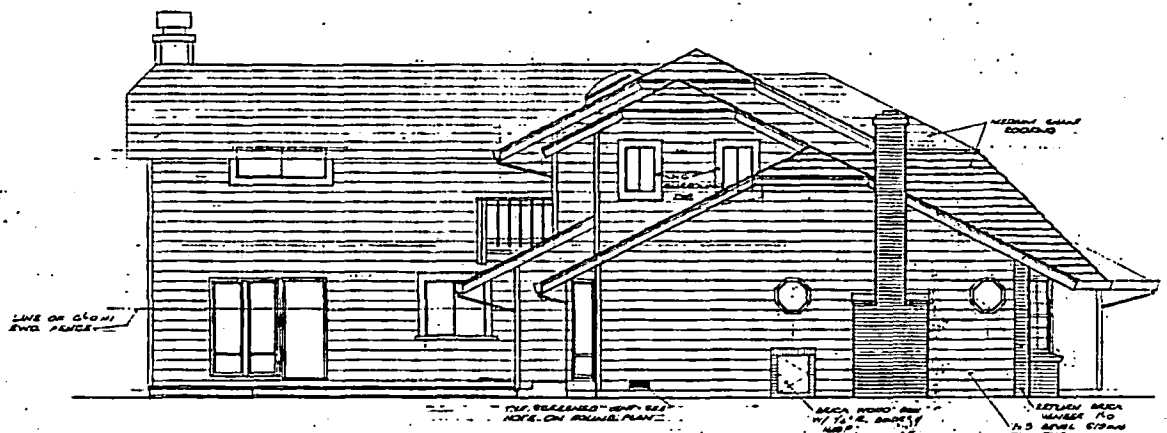


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RIGHT SIDE ELEVATION  
SCALE 3/4"=1'-0"



REAR ELEVATION

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DUPLEX W/201 3/4 DELTA OAKS HWY	
YOGUE PROPERTIES 255 FLORIN ROAD SACRAMENTO 95831	477-1111 SACRAMENTO 25501
EXTERIOR ELEVATIONS	SHEET NO.

No. 12