

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Area West Engineers, Inc. 5710 Garfield Avenue, Suite B, 95841		
OWNER	Jerry Faszler, Jr. 2143 Hurley Way, Suite 220, Sacramento 95825		
PLANS BY	owner		
FILING DATE	8/8/86	ENVIR. DET.	Exempt 15315
ASSESSOR'S-PCL. NO.	031-480-01		REPORT BY CV:jg

APPLICATION: A. Special Permit to develop two detached singly family units
 B. Tentative Parcel Map to divide one vacant parcel into two parcels

LOCATION: South side of Pocket Road 100'± west of Greenhaven Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct two detached single family residences.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	<u>PROVIDED</u>
	Setbacks: Required Parcel A Parcel B
North: Vacant; C-1 (PUD)	Front: to be 25'± 70'±
South: Single Family Residential; R-1	Side(Int): determined 16'±-35'± 5'±-8'±
East: Vacant; R-1A	by the
West: Vacant, R-1A (PUD)	Rear: Planning 5'± 5'±
	Commission
Parking Required:	2 spaces
Parking Provided:	6 spaces
Property Dimensions:	Irregular
Property Area:	0.4± acres
Density of Development:	4.9 d.u. per acre
Square Footage of Building:	1,568 per unit
Height of Building:	2 Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Standing seam metal roof

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On August 27, 1986, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which follow.

BACKGROUND INFORMATION:

The Planning Commission, on July 28, 1983, approved a special permit for a halfplex development on the subject site (P83-212).

The City Council, on September 6, 1983, approved the following entitlements for the subject site (P83-212):

1. Rezone from R-2R to R-1A.
2. Subdivision Modification to waive water and sewer service until development of the site.
3. Tentative Map

PROJECT EVALUATION:

Staff has the following comments:

- A. Land Use/Zoning: The site is a vacant parcel zoned Townhouse (R-1A). Surrounding land uses include vacant to the north and east and west and Single Family Residential to the south.
- B. Proposal: The applicant proposes to subdivide an interior lot into two single family residential lots and construct two, two-story 1568 SF single family residential units. The two lots vary in size from 78 to 86 feet wide to 65 to 80 feet in depth.
- C. Site Plan/Elevations: Building floor plans and elevations proposed indicate both units will be two story structures with standing seam metal roofs and stucco exteriors. Staff feels the proposed housing type will be compatible with surrounding residential uses. The architectural style proposed will provide additional variation to existing residential architectural styles.

A second garage/shop is proposed to be located on Parcel B approximately five feet from the rear and interior property lines and approximately 12'± from the proposed house. This structure will be one story in height and no windows are proposed along its south elevation. Staff has no problem with the location of the garage/shop as proposed provided that trees and shrubs are planted between the garage/shop and the rear property line. These trees and shrubs should be evergreen and provide a visual buffer between the garage/shop and the adjacent residence located directly south of the subject site.

The applicant has not submitted landscape and irrigation plans. Staff recommends landscape and irrigation plans be submitted for the front yard adjacent to Pocket Road prior to issuance of a building permit.

D. Environmental Review: Because the subject site has not been excavated, the Environmental Section has requested the following mitigation measure be added to the exempt determination (EX 15315):

- If unusual amounts of bone, stone, shell, or artifacts are uncovered, work within 50 meters of the area will stop immediately and a qualified archaeologist will be consulted to develop if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level, before construction continues.

ENVIRONMENTAL DETERMINATION:

This project is exempt from Environmental Review pursuant to State EIR Guidelines (CEQA, Section 15315).

RECOMMENDATION:

Staff recommends the following actions:

- A. Approve the special permit, subject to conditions and based upon findings of fact which follow; and
- B. Recommend approval of the tentative map, subject to conditions and based upon findings of fact which follow:

TENTATIVE MAP CONDITIONS:

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 must be paid for and installed at the time of obtaining building permits.
- b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- c. Pursuant to City Code Section 40.319-1 (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. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- e. Provide cross access easements from Parcel B to Parcel A.
- f. Place a note on the final map: Parcels are restricted to single family development.
- g. Minimum lot pad grade = 4.0' and minimum gutter grade = +2.0'.
- h. Grade lots to drain to street or provide on-site drainage system for Parcel B.
- i. Pay Pocket Bridge fees.
- j. Monument new lot lines.
- k. Dedicate proposed utility and access easement for underground electrical facilities and appurtenances.

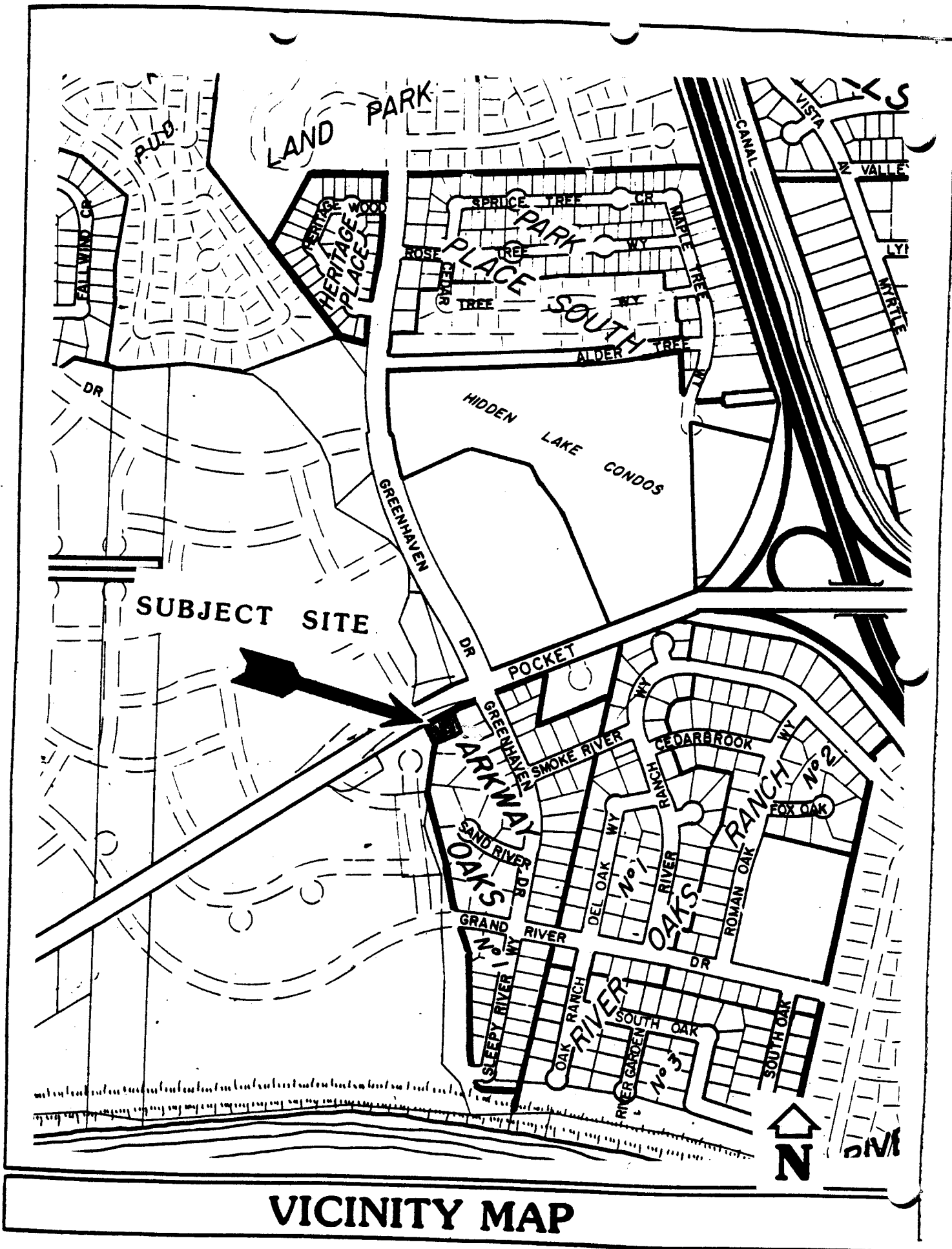
CONDITIONS - SPECIAL PERMIT

1. Complete landscape and irrigation plans for the front yard adjacent to Pocket Road shall be submitted for review and approval of Planning Director prior to issuance of a building permit.
2. The garage/shop proposed for Parcel B shall be limited to one story and have no windows on the south elevation as proposed.
3. Trees shall be planted between the proposed garage/shop and the rear property line. Proposed trees shall be reviewed and approved by the Planning Director prior to issuance of a building permit.

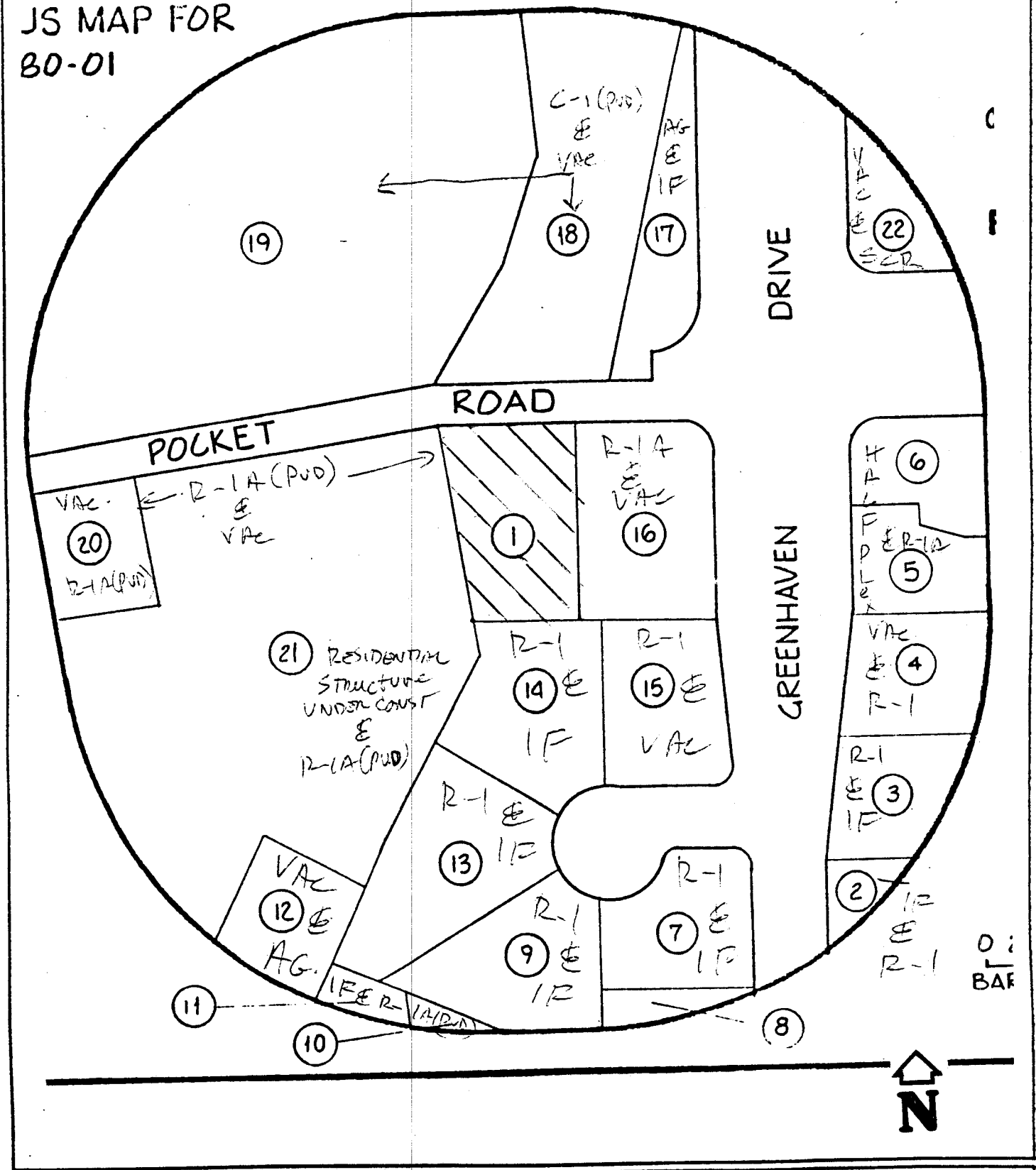
FINDINGS OF FACT - SPECIAL PERMIT

1. The project, as conditioned, is based upon sound principles of land use in that:
the proposed use will not alter or disturb the residential character of the neighborhood.

2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a nuisance in that:
 - a. the proposed structure will be single family dwelling units;
 - b. adequate landscaping will be provided.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for residential uses in the 1976 South Pocket Community Plan and the proposed single family residential use conforms with the plan designation.



JS MAP FOR
80-01



LAND USE & ZONING MAP

SITE PLAN

**TENTATIVE PARCEL MAP
AND SPECIAL PERMIT FOR
LOT 1 - PARKWAY OAKS UNIT 1, 128 BM15
JULY 1986**

OWNER:
JERRY FASLER JR.
2145 HURLEY WAY SUITE 220
SACRAMENTO, CA. 95825
PHONE: 925-7661

ASSESSOR'S PARCEL NO.:
31-480-01

SIZE OF LOTS:
PARCEL 'A' - 5200' S.F.
PARCEL 'B' - 7900' S.F.

ACREAGE:
19,150' SQ. FT. NET
17,880' SQ. FT. GROSS

SOURCE OF WATER:
SACRAMENTO CITY

DRAINAGE FACILITIES:
SACRAMENTO CITY

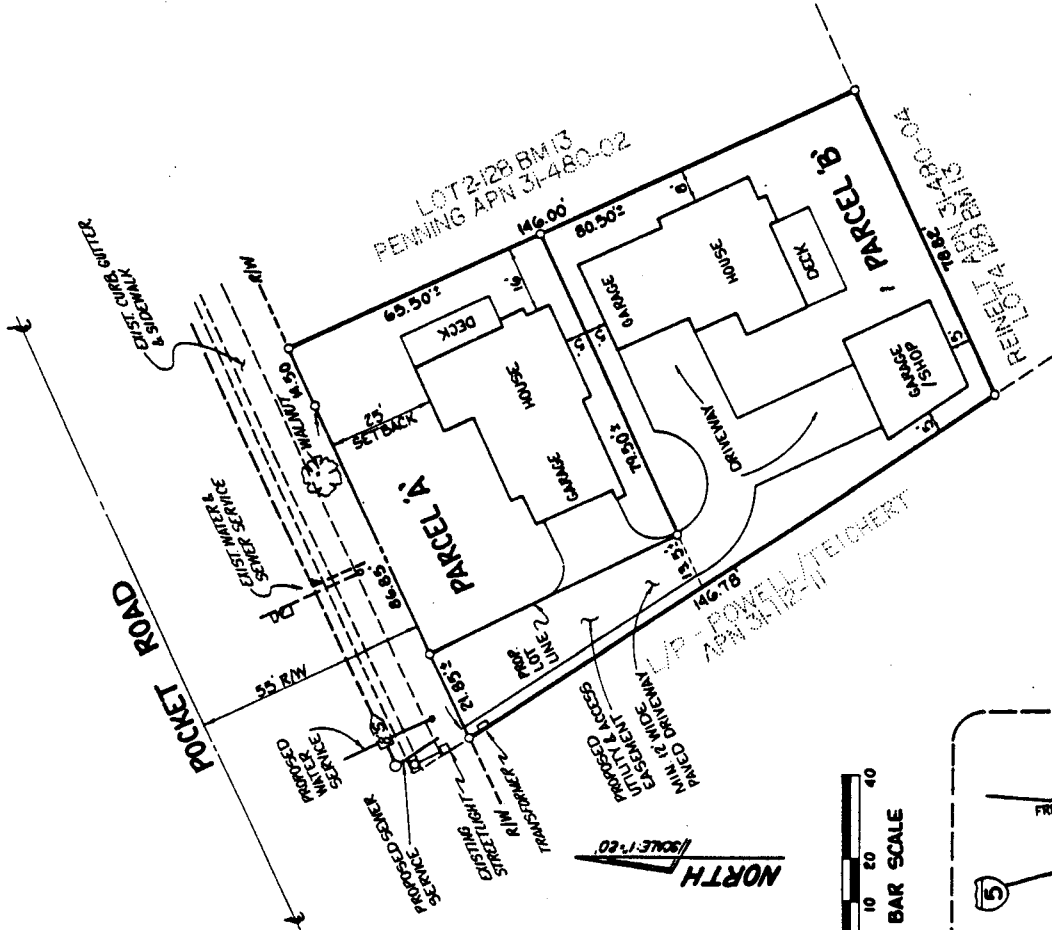
SANITATION FACILITIES:
SACRAMENTO CITY

SCHOOL DISTRICT:
SACRAMENTO CITY

PRESENT USE & ZONING:
VACANT & R-1A

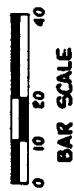
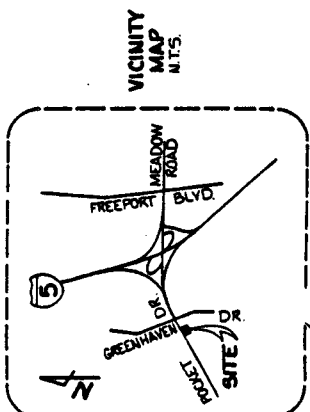
PROPOSED USE & ZONING:
2 HALF-FLEX UNITS & R-1A

NUMBER OF LOTS:
TWO



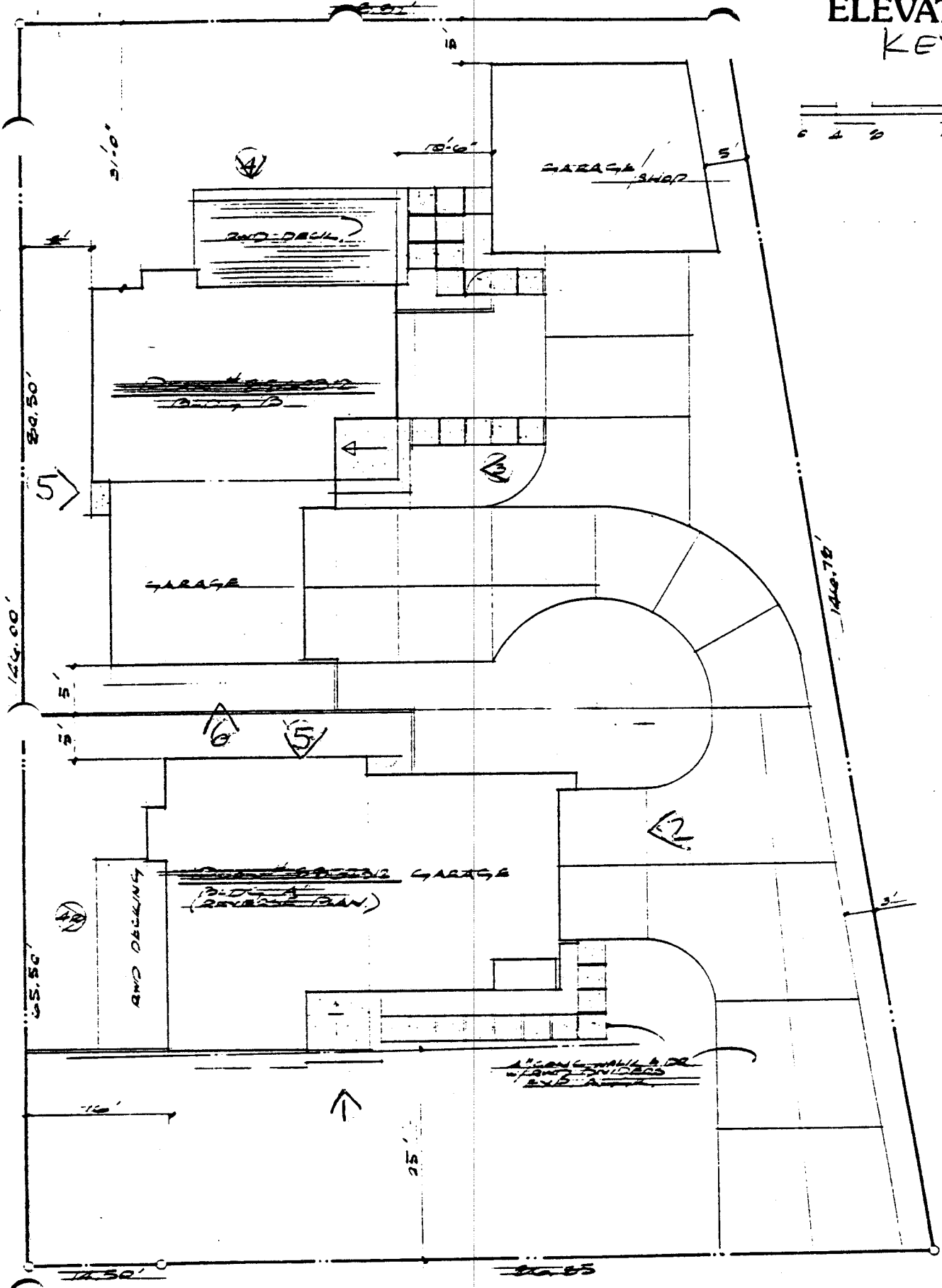
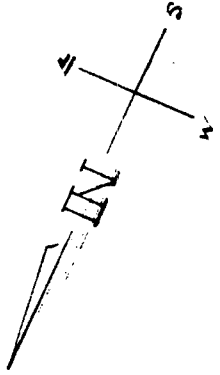
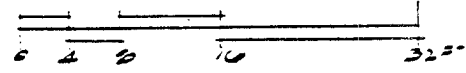
Robert Adamowicz
ROBERT ADAMOWICZ
P.E. CIVIL

AREA WEST ENGINEERS, INC.
5710 Gardola Avenue, Suite B
Sacramento, CA 95841 (916) 334-8308
CIVIL ENGINEERING - P
SURVEYING

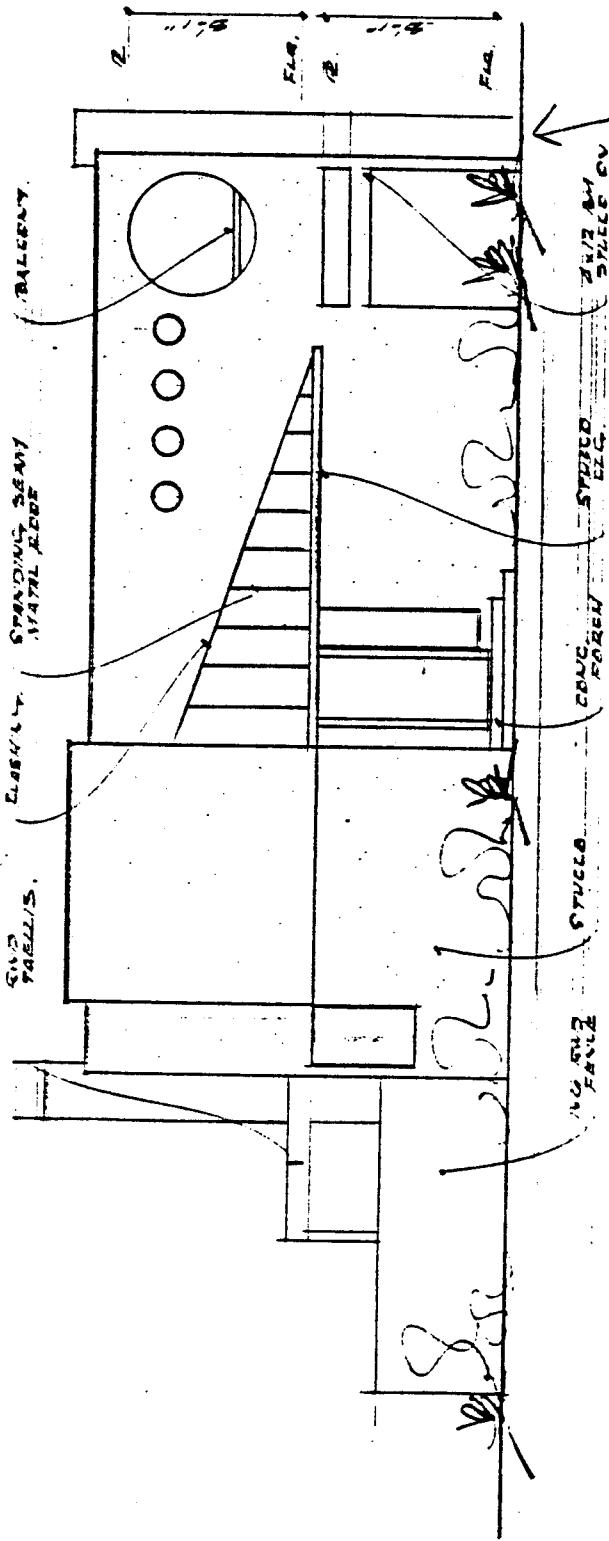


NORTH
SCALE 1"=20'

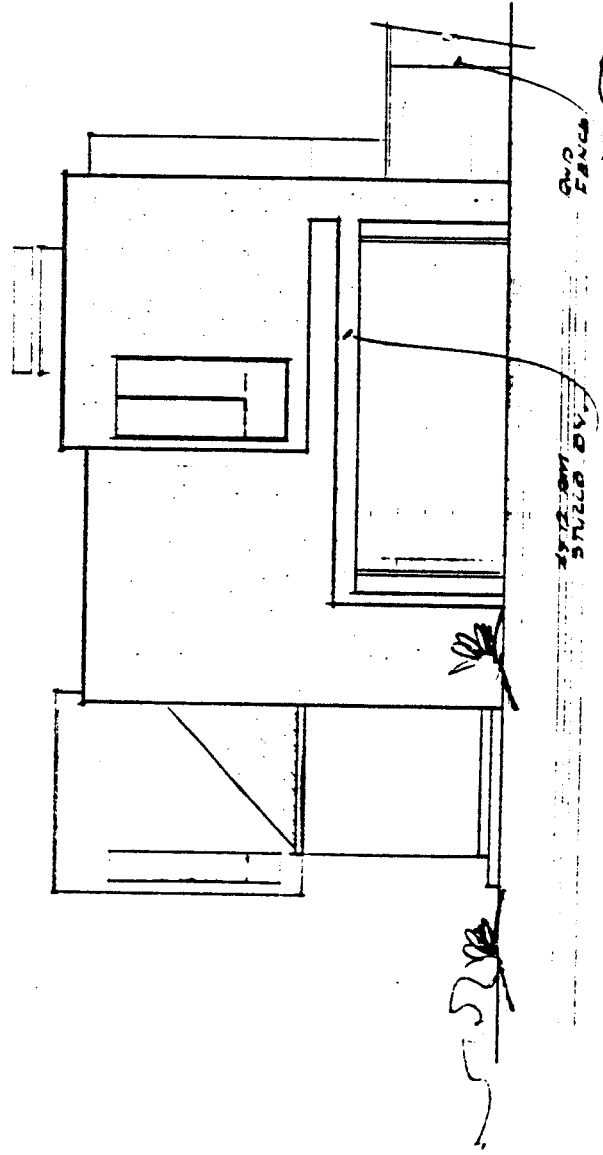
ELEVATIONS- KEY



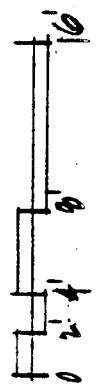
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~~DATE~~
~~BY~~



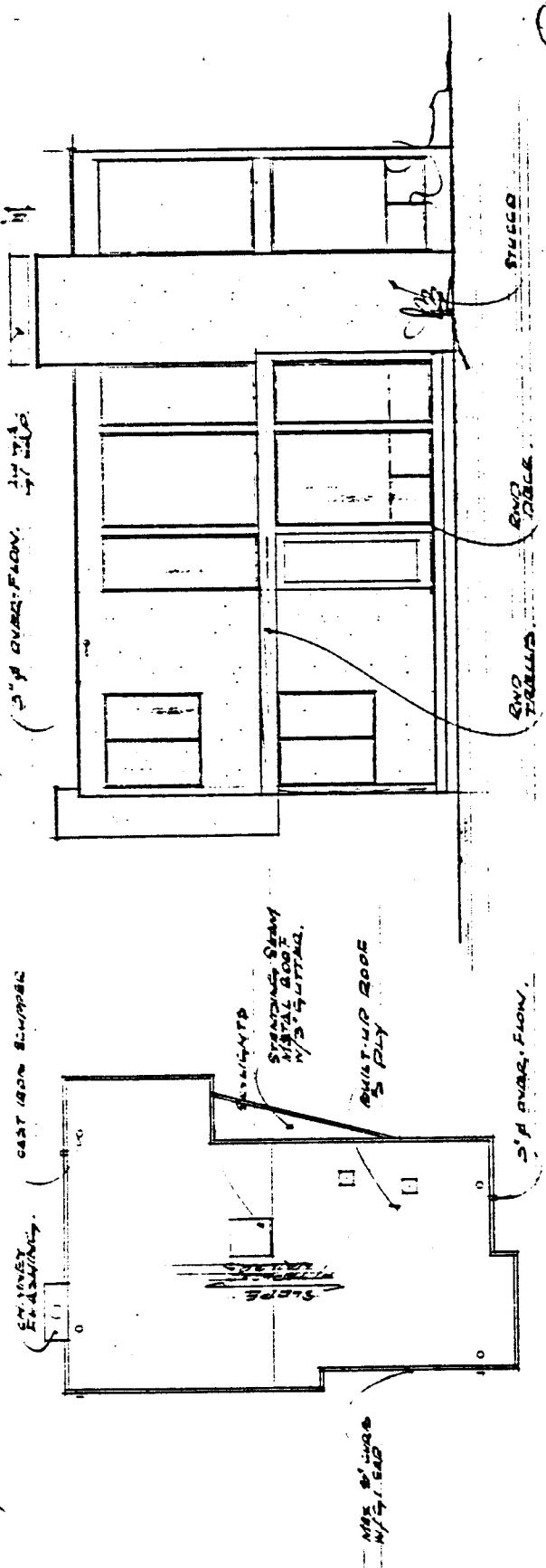
POCKET RD ELEVATION PARCEL A



PARCEL A ELEVATION



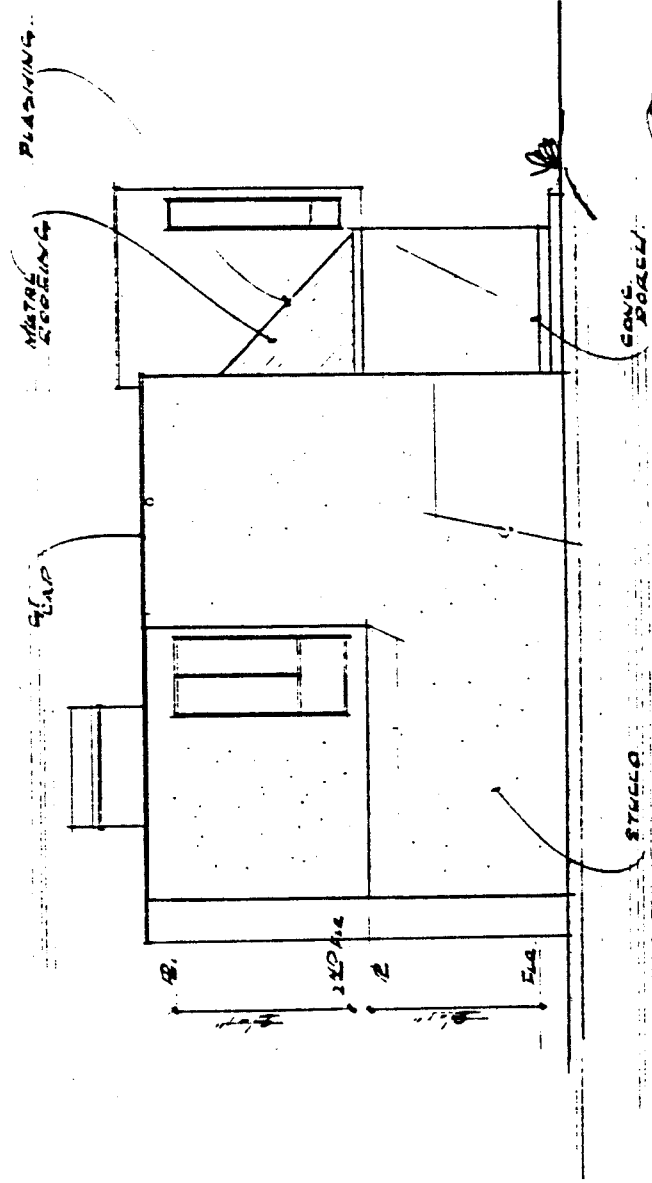
ELEVATIONS PARCEL B



④

ELEVATION
1/4" = 1'-0"

ROOF PLAN
1/8" = 1'-0"

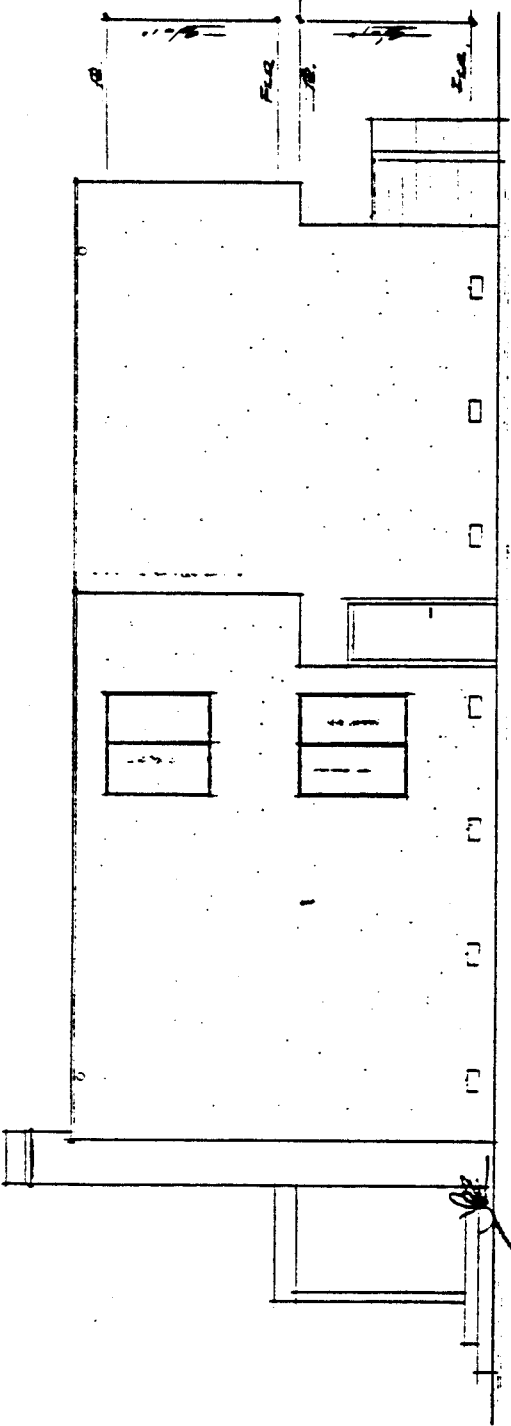


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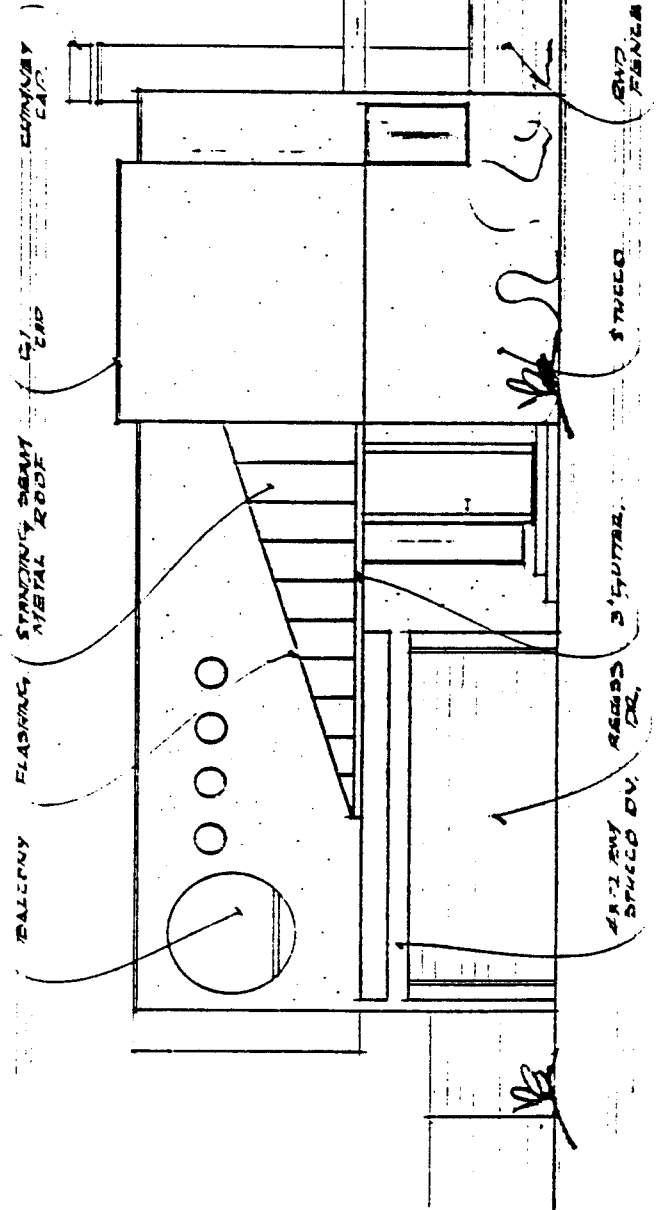
ELEVATION
1/4" = 1'-0"



ELEVATIONS
 PARCEL A AND B

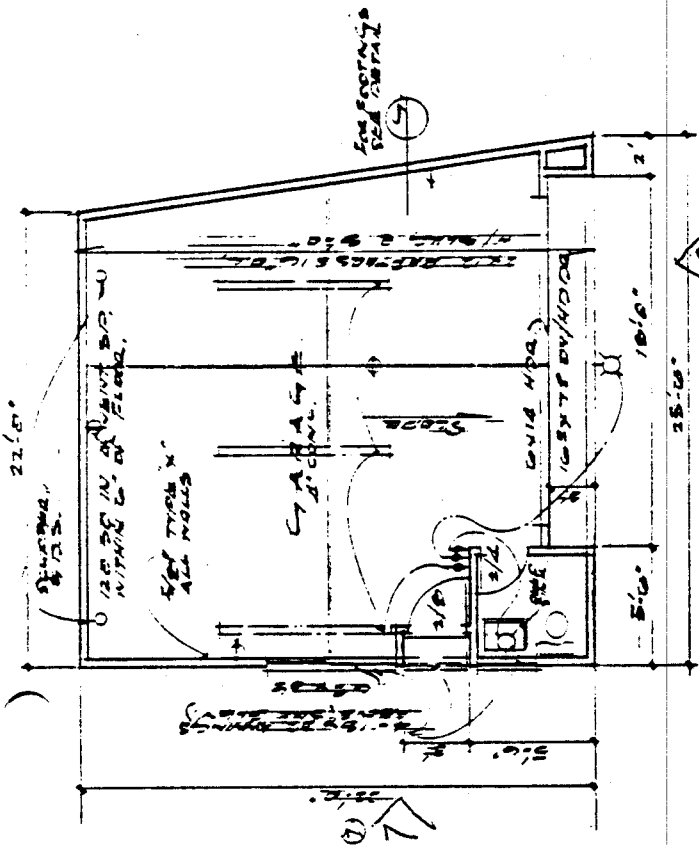


E L E V A T I O N P A R C E L A ⑤



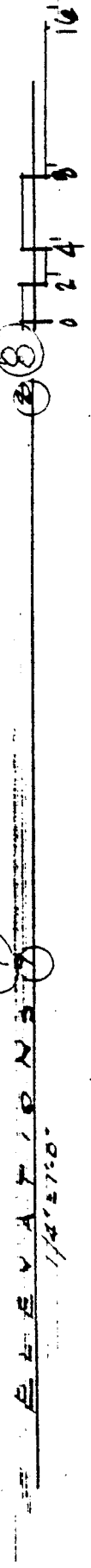
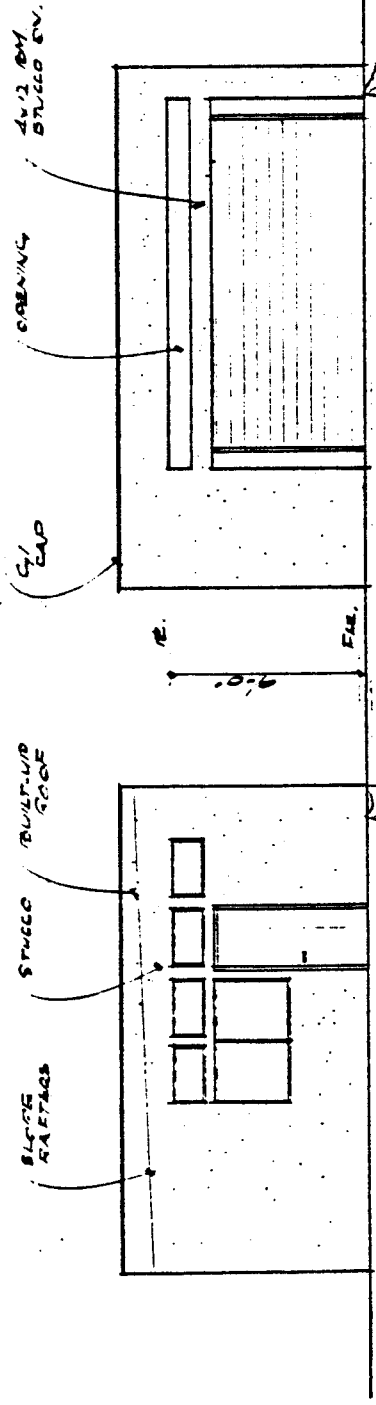
E L E V A T I O N P A R C E L B ③

ELEVATIONS
PARCEL B



GARAGE AND WORKSHOP
1/4" = 1'-0"

GARAGE AND WORKSHOP



FLOOR PLANS

