

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Robert J. Ross, 7995 Bradshaw Road, Sacramento, CA 95829		
OWNER	John & Helen Roycraft, 5803 Lonsdale Drive, Sacramento, CA 95831		
PLANS BY	Florin Enterprises, Inc., 7995 Bradshaw Road, Sacramento, CA 95829		
FILING DATE	3-28-84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	4-3-84	EIR	ASSESSOR'S PCL. NO. 031-540-34

- APPLICATION:
1. Negative Declaration
 2. Rezone 0.2± vacant acres from R-1 (Single Family) to R-1A (Townhouse) zone
 3. Tentative Parcel Map
 4. Special Permit to develop two halfplex units totaling 4,400± square feet (Sec. 7-C, Zon. Ord.)
 5. Subdivision Modification to defer water service to Lot B

LOCATION: 7689 Del Oak Way; NE cor. Grand River Drive and Del Oak Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop an existing vacant lot into two halfplex units.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

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

Parking Required:	One per dwelling unit
Parking Provided:	Two per dwelling unit
Property Dimensions:	Irregular
Property Area:	9,364± square feet
Density of Development:	9.3 du/ac
Square Footage of Lot(s):	Lot A-5,592±; Lot B-3,772±
Square Footage of Building(s):	Unit A-2,600 sq. ft.; Unit B-1,800 sq. ft.
Height of Structure(s)	Two-story; 31 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Used brick, stucco, wood trim

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 11, 1984, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the tentative map and subdivision modification, subject to the following 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:

1. Place the following note on the final map: Water service connections do not exist between the main lines and Lot B. These services must be paid for and installed at the time of obtaining building permits.
2. Pay off existing assessment or file the necessary segregation requests and fees.
3. Extend sewer line and provide sewer service to Lot B.
4. 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.

STAFF EVALUATION: Staff has the following comments and concerns regarding this request:

1. The subject site is a vacant 0.2± acre parcel located at the northeast corner of Grand River Drive and Del Oak Way. The site is currently zoned R-1 (Single Family). The General Plan and the Community Plan designate the site for residential and low density residential, respectively. If the rezoning is approved, the proposed halfplexes would not represent a more intense land use. In addition, the proposal would provide a compatible housing type in the area.
2. The requested rezoning to R-1A and the special permit are necessary for the halfplex development. The applicant's plan indicates that the halfplex will be developed on a corner lot. The halfplex units are attached and separated by a two-hour rated firewall. A vacant R-1A zoned lot is located at the southeast corner opposite the subject site.
3. The applicant's plans indicate that bay windows on both units will extend two feet in the front and side setback area. The applicant has not stated if a hardship exists which prohibits them from complying with the setback requirements. The Zoning Ordinance only allows projections of specific building features into the setback area, such as balconies, necessary landings, ornamental features and roof overhangs. It is suggested the applicant redesign the structure to eliminate the projection into the setback area.

The Subdivision Review Committee recommended approval of the subdivision modification to defer water service to Lot B. It has been a policy to not require additional service connections until building permits are issued.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect 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 Rezoning from R-1 (Single Family) to R-1A (Townhouse) zone;

3. Approval of the Tentative Map, subject to conditions which follow.
4. Approval of the Special Permit, based upon Findings of Fact which follow.
5. Approval of the Subdivision Modification to defer water service to Lot B.

Conditions - Tentative Map

The applicant must 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 service connections do not exist between the main lines and Lot B. These services must be paid for and installed at the time of obtaining building permits;
- b. Pay off existing assessment or file the necessary segregation requests prior to filing the final map;
- 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. Extend sewer line and provide sewer service to Lot B.

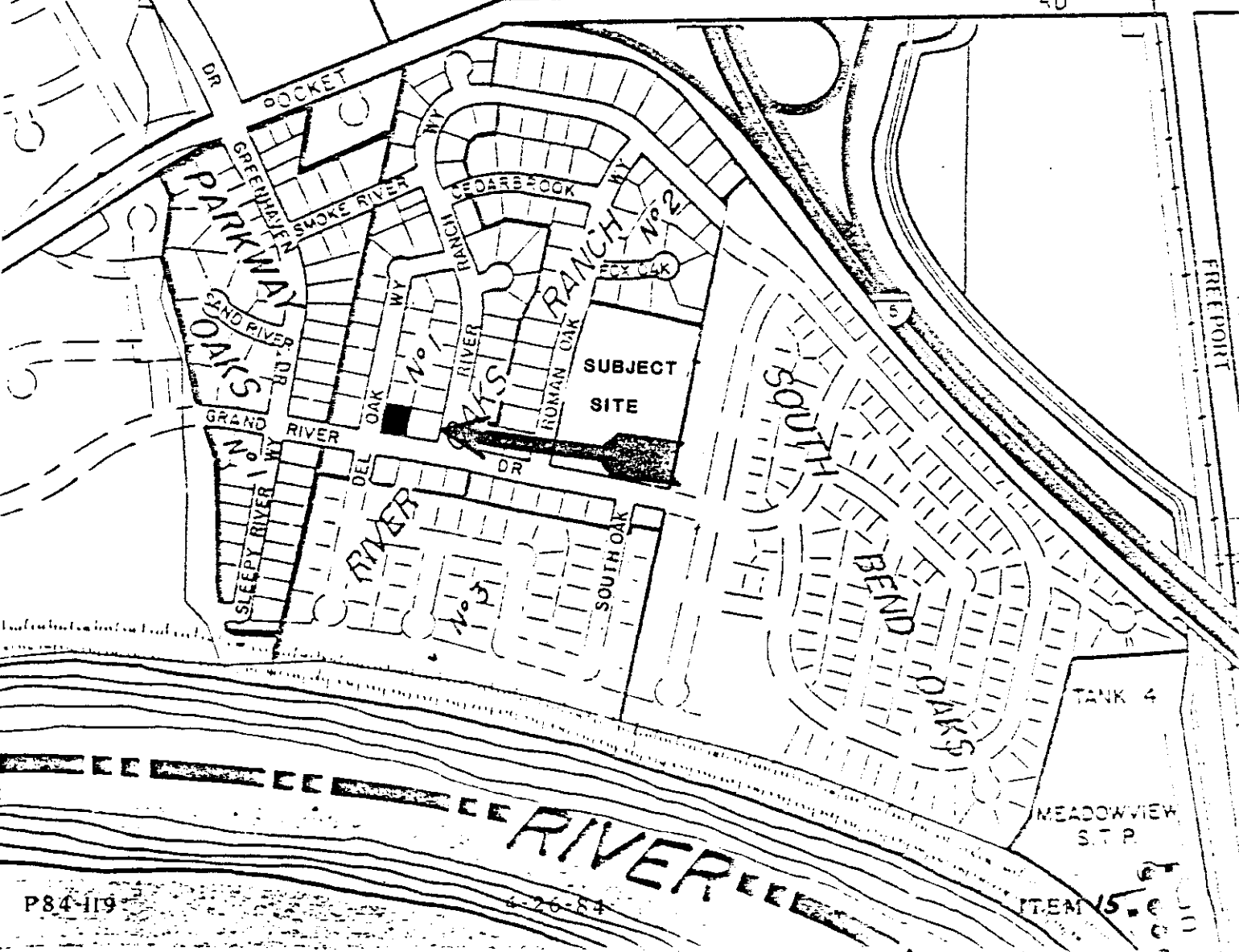
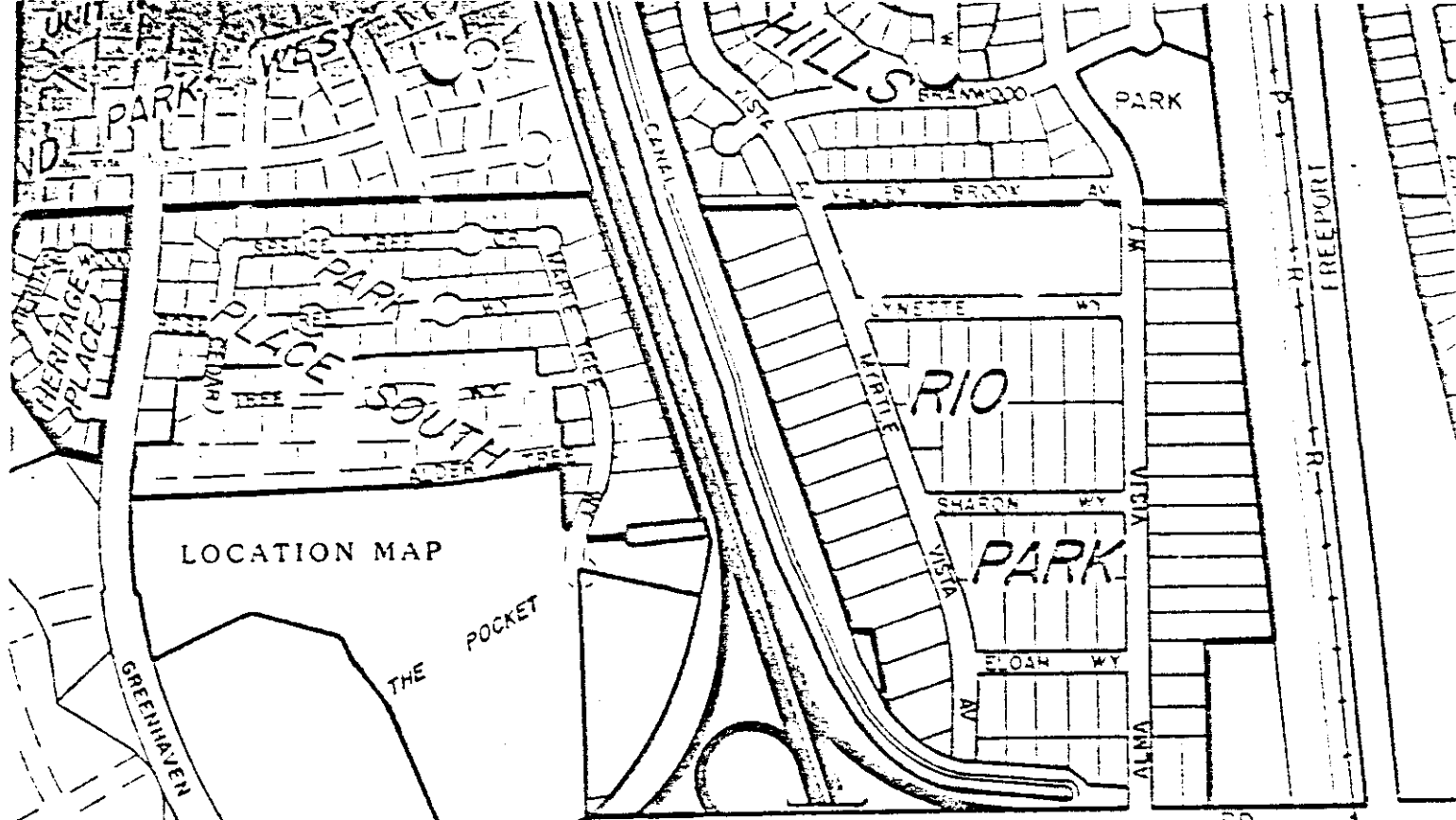
Findings of Fact - Special Permit

- a. As proposed, the project is based upon sound principles of land use in that:
 - 1) adequate space is available on the site to accommodate the type and density of the proposed project;
 - 2) the project is compatible with surrounding land uses which consist of single family and halfplex uses;
- b. The project, as provided, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that the project will adhere to the Townhouse development standards which stipulate design and density criteria;
- c. The project is consistent with the land use element of the General Plan to:

"Allocate residential, commercial, industrial and other land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community; and

"Provide safe, stable and attractive residential areas in which to live."
- d. The project is consistent with the goal of the Pocket Area Community Plan to:

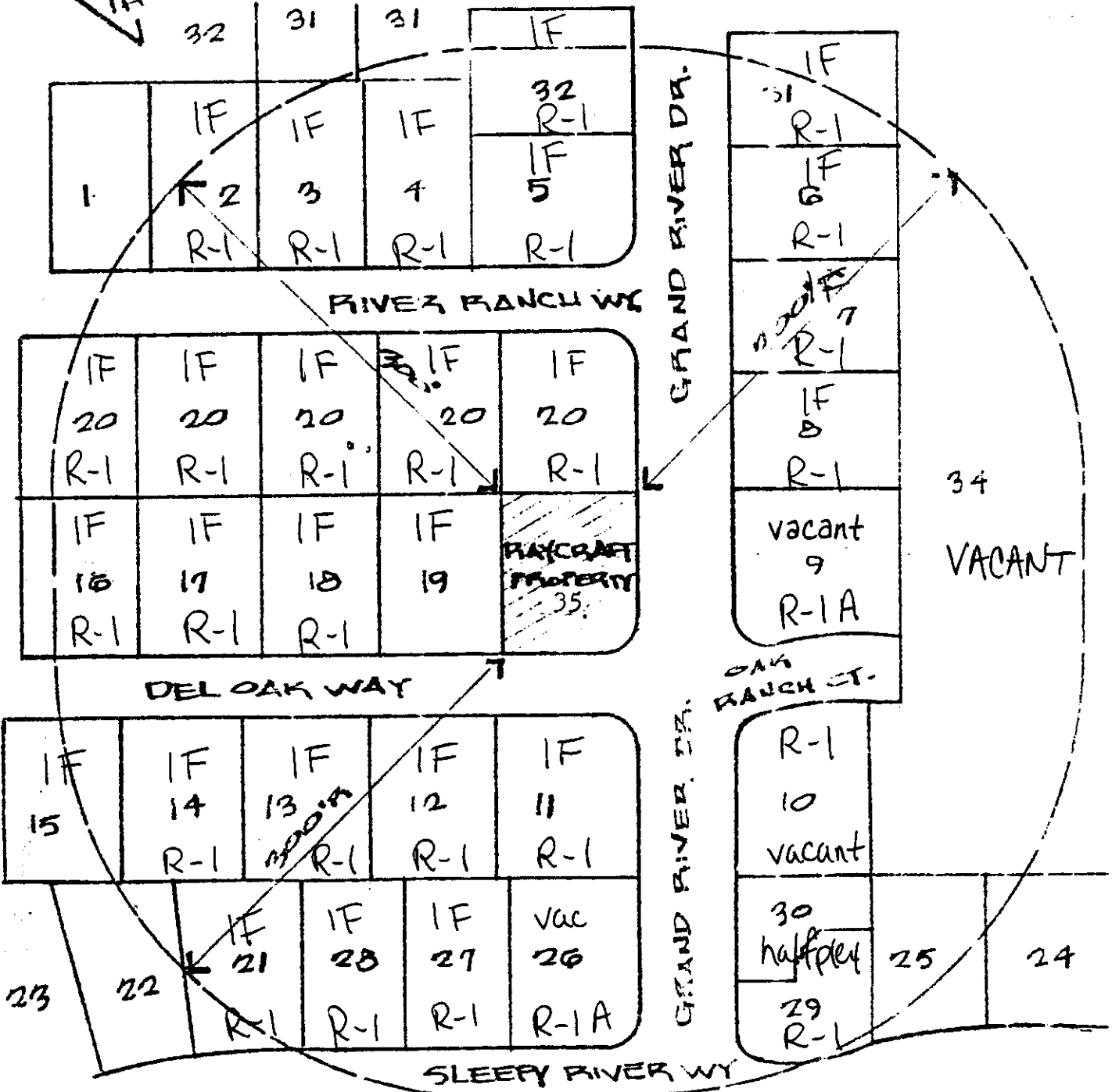
"Provide for a wide range of residential styles and densities which are compatible with each other."
- e. The project is consistent with the Pocket Area Community Plan and the General Plan which designate the site for residential purposes.



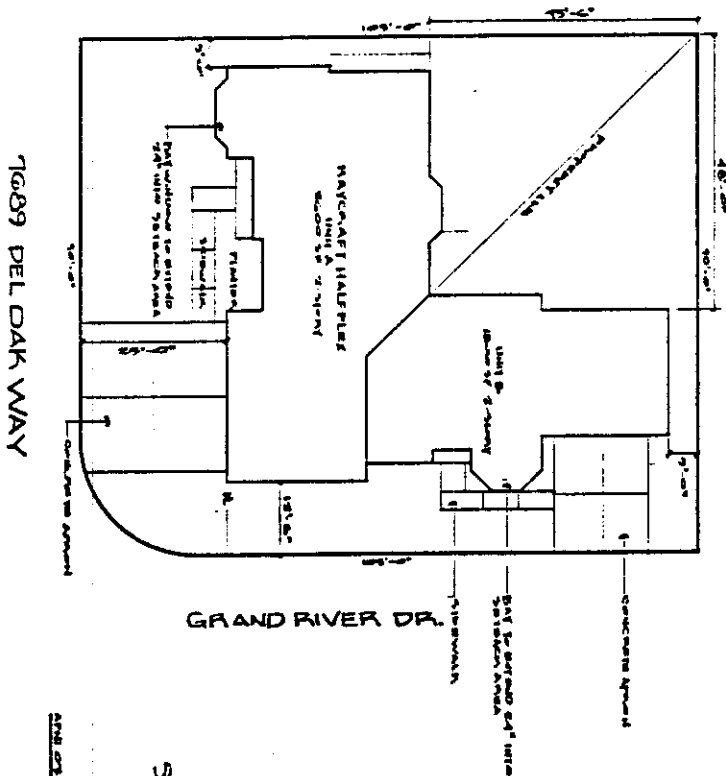
LAND USE AND ZONING

RAYCRAFT PROPERTY

SCALE: 1"=100'



SITE PLAN



SITE PLAN

DATE: 02-11-84

P 84119

NO.	DATE	BY	REVISION
3			

RAYCRAFT HALFPLEX
 10089 DEL OAK WAY
 SACRAMENTO, CA.
 SITE PLAN

FLORIN ENTERPRISES INC.
 designers/builders
 7000 Broadway Blvd. Sacramento - California 95819
 State Contractors Lic. 188194
 Residential - Industrial - Commercial

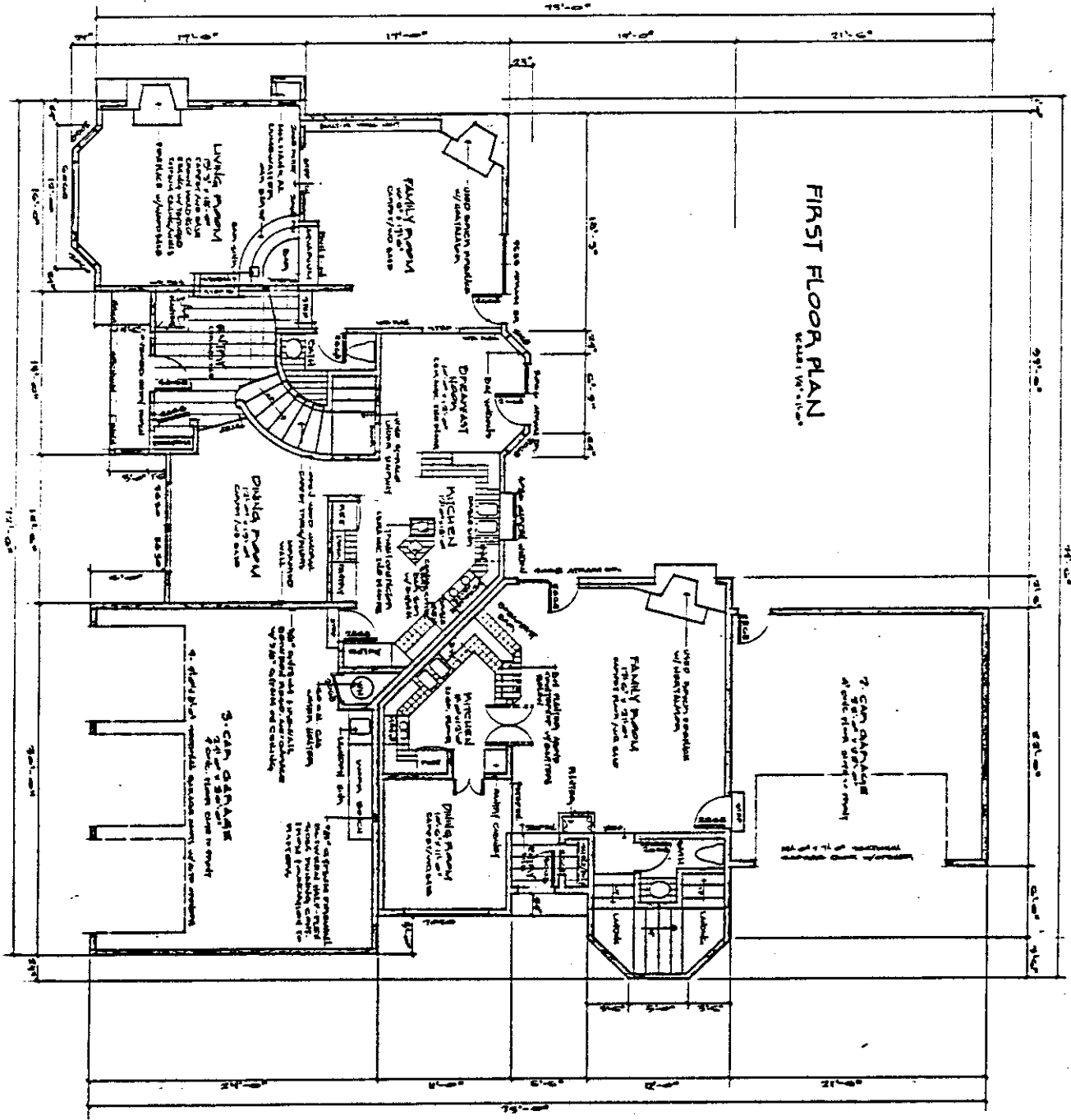
NO.	DATE	BY	REVISION

P84-119

4-26-84

ITEM 15

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



P84-119

4-26-84

ITEM 15

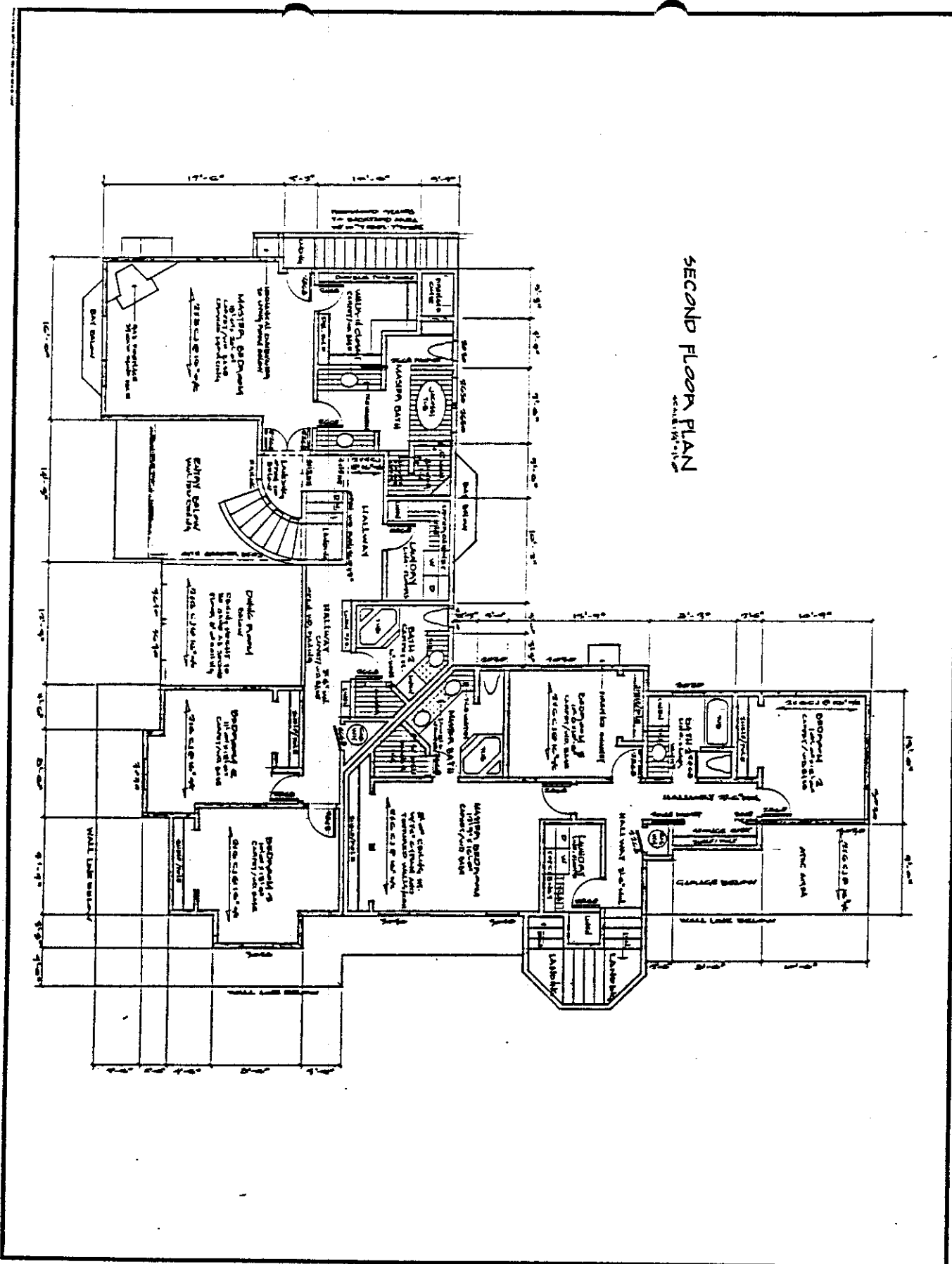
P 84119

NO.	DATE	REVISIONS
1		
2		
3		
4		

OWNER: RAYCRAFT HALFLEY
JOHN AND HELEN RAYCRAFT
SACRAMENTO, CALIFORNIA
PROJECT: FIRST FLOOR PLAN

FLORIN ENTERPRISES INC.
designers/builders
7000 Boulevard Road - Sacramento - California - 95829
State Contractors Lic. 190784
Residential - Industrial - Commercial

NO.	DATE	REVISIONS
1		
2		
3		
4		



P 84119

NO.	DATE	REVISION
5		

RAYCRAFT HALF-PLEX
SECOND FLOOR PLAN

FLORIN ENTERPRISES INC.
designers/builders
7700 Redondo Blvd., Compton, California 90220
State Contractors Lic. 120164
Residential - Industrial - Commercial

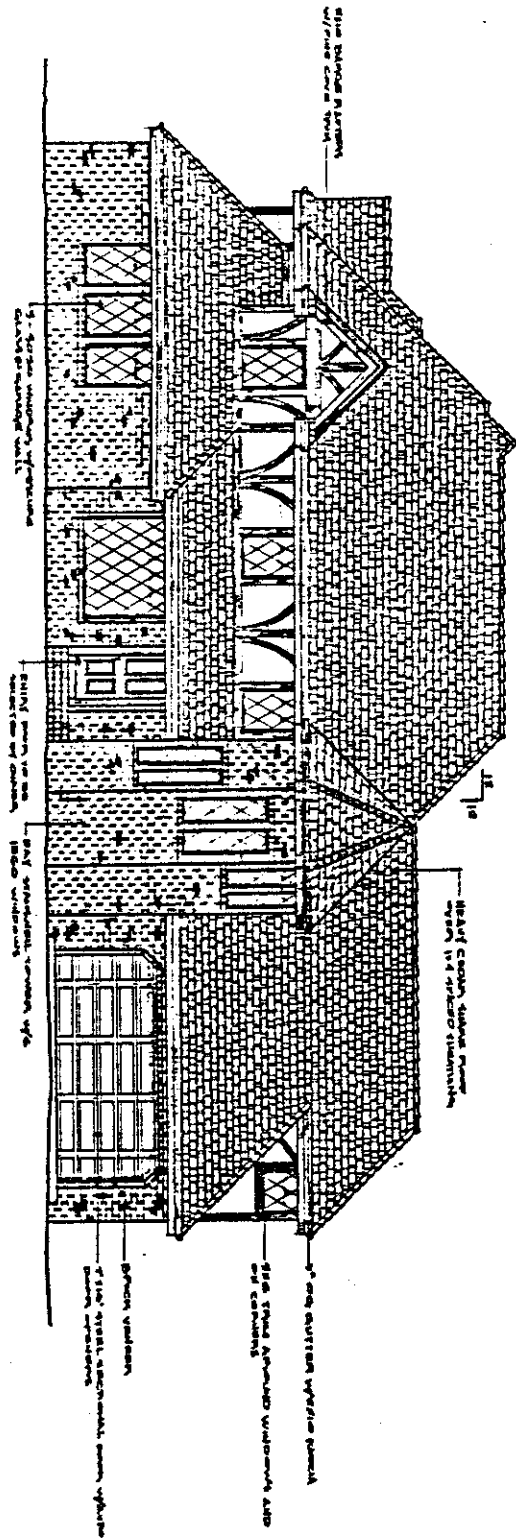
NO.	DATE	REVISION
15		

P84-119

4-26-84

ITEM 15

RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



P 84119

P84-119

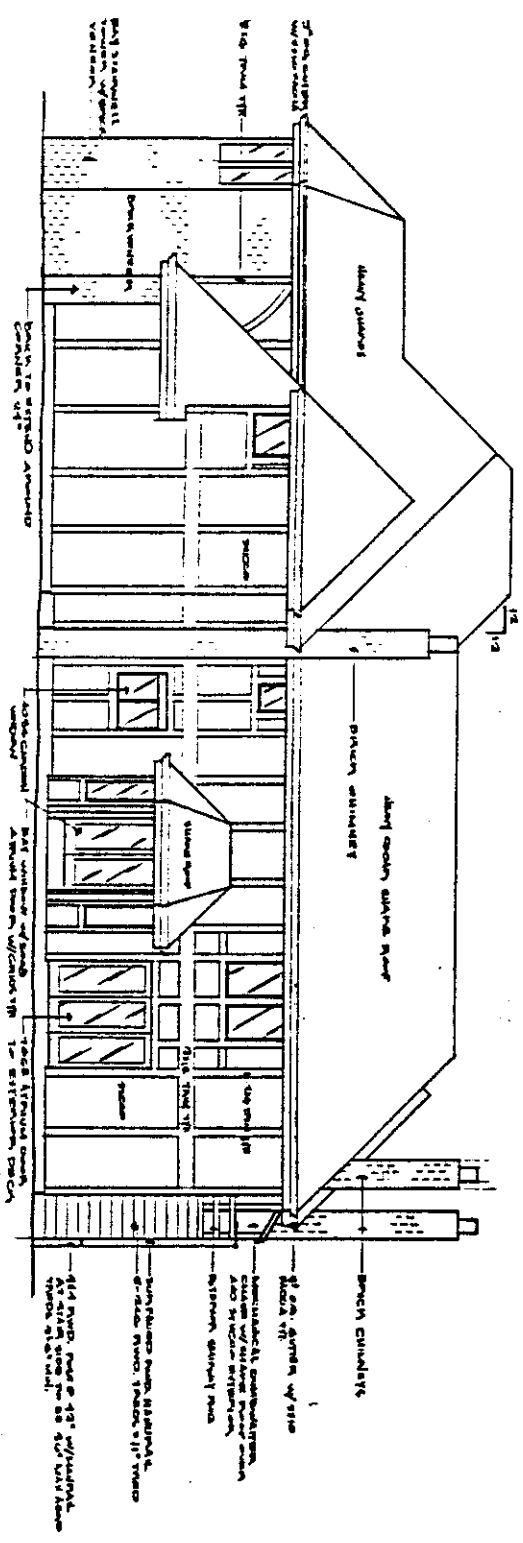
4-26-84

IT M 15

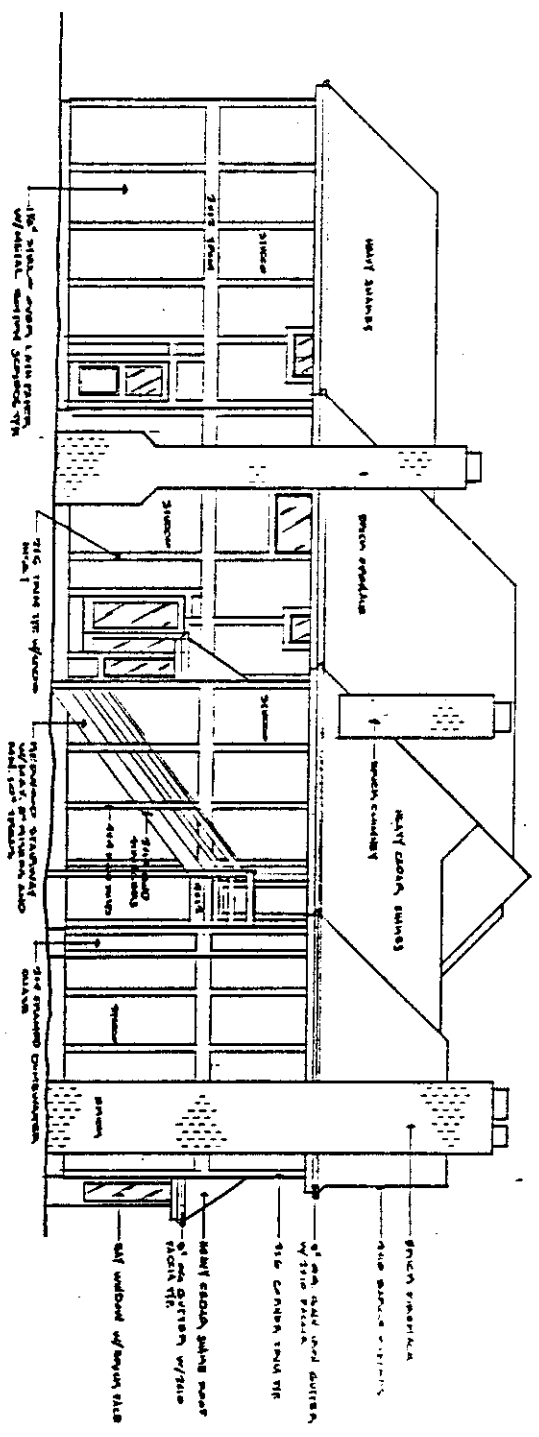
1					
2					
3					
4					
5					

PLANSHEET
RAYCRAFT HALF PLEX
SHEET: RIGHT SIDE ELEVATION

FLORIN ENTERPRISES INC.
designers/builders
7000 Braker Road, Sacramento, California - 95820
State Contractors Lic. 190184
Residential - Commercial - Commercial



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



P 84119

NO.	DATE	REVISION
1		
2		
3		
4		
5		

RAYCRAFT HALF PLEX

FLORIN ENTERPRISES INC.
designers/builders

7000 Broadway Road, Sacramento, California 95820
State Contractors Lic. 109104
Residential - Industrial - Commercial

LEFT AND REAR ELEV.

NO.	DATE	REVISION
1		
2		
3		
4		
5		