

CITY PLANNING COMMISSION

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

APPLICANT	Metropolitan Civil Engineering, 2120 Royal Rd., Sacramento, CA 95815		
OWNER	D.W.B. & D. Development Co., 6355 Riverside Boulevard, Sacramento, CA 95831		
PLANS BY	Metropolitan Civil Engineering & Milton White, 4420-24th Street, Sacto., CA		
FILING DATE	10-28-83	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Exempt 15115/15103B EIR	ASSESSOR'S PCL. NO.	031-550-11

APPLICATION: 1. Tentative Map to divide 0.3 vacant acres into two halfplex lots in the Townhouse (R-1A) zone;
2. Special Permit for halfplex development

LOCATION: Northeast corner of Greenhaven Drive and Rose Tree Way

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

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:

North: Halfplexes; R-1A
South: Halfplexes; R-1A
East: Halfplexes; R-1A
West: Single Family; R-1A

Parking Required: 2 spaces
Parking Provided: 2 spaces
Property Dimensions: Irregular
Property Area: 9,536 sq. ft.
Square Footage of Building: 2,600± sq. ft.; each unit 1,300± sq. ft.
Topography: Flat
Street Improvements: Existing
Utilities: Available to site
Exterior Building Colors: Earth tones
Exterior Building Materials: Wood and brick
Building Height: One story

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 16, 1983 the Subdivision Review Committee, by a vote of eight ayes and one absent, 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 stated:

1. Pay off existing 1911 and 1915 bonds or file the necessary segregation requests and fees to segregate existing assessments;
2. 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;

002999

3. Provide separate sewer and water services to each parcel.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site is a 9,536± square foot corner parcel in the Townhouse (R-1A) zone and in an area currently being developed with single family and halfplex units. The applicant proposes to construct a two-family dwelling on the subject site and subdivide the parcel to accommodate individual ownership of each unit. This proposal will not change the density or the character of the area under development as there are several halfplex units already constructed in the adjacent area, and duplex units are allowed on corner lots under the Zoning Ordinance and Pocket Community Plan.
2. Each halfplex unit will have a separate street orientation which is consistent with the Pocket Community Plan design criteria encouraging the appearance of standard single family units in duplex or halfplex structures.
3. The Planning and Community Services Departments have determined that .0224 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 no more than 90 days prior to filing the final map.
4. The City Engineering Department has requested that the subdivider pay off existing 1911 and 1915 bonds or file the necessary segregation requests and fees to segregate existing assessments and that separate sewer and water services be provided to each parcel.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approval of the Tentative Map, subject to conditions which follow;
2. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow.

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 stated:

- a. Pay off existing 1911 and 1915 bonds or file the necessary segregation requests and fees to segregate existing assessments;
- b. 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;
- c. Provide separate sewer and water services to each parcel.

Condition - Special Permit

The halfplex shall be constructed per the submitted plans (see attached plans).

003000

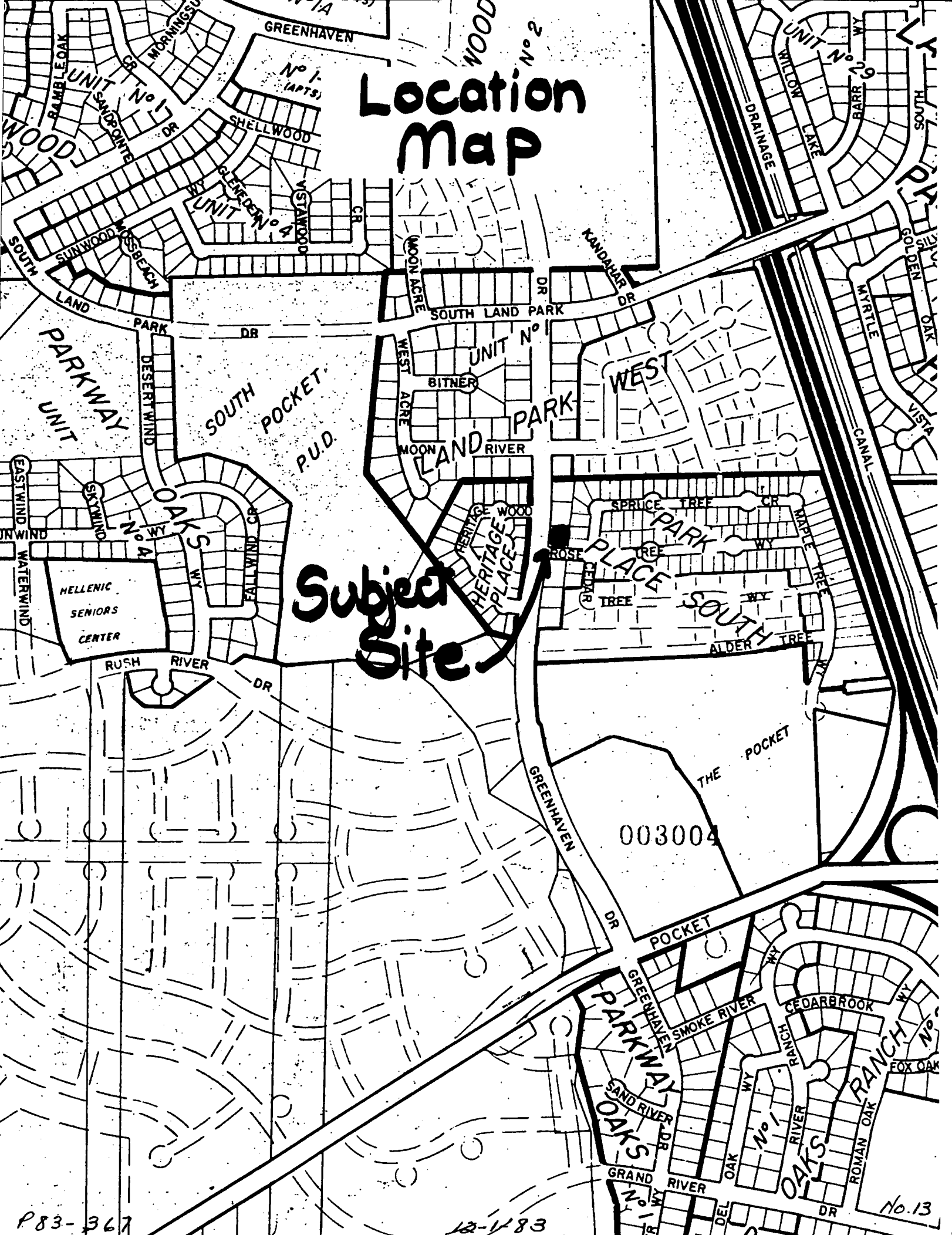
Findings of Fact - Special Permit

- a. The proposed halfplex development is based on sound principles of land use in that:
 - 1) the design of the halfplex is similar to the design of other halfplex structures in the area;
 - 2) the Zoning Ordinance allows duplexes on corner lots in the Single Family (R-1) zone.
- b. The proposed project will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
 - 1) adequate on-site parking is provided;
 - 2) it will not alter the residential character of the surrounding neighborhood which consists of single family and halfplex uses.
- c. The proposed project complies with the 1974 General Plan and the 1976 Pocket Community Plan which designate the site for residential uses.

003001

Location Map

Subject Site



003004

**TENTATIVE PARCEL MAP
 LOT 25 PARK PLACE SOUTH
 CITY OF SACRAMENTO - OCT. 1983
 -METROPOLITAN CIVIL ENGINEERING CO.
 SCALE: 1"=20'**

OWNER: D.N.B. & D. DEVELOPMENT COMPANY
 6335 RIVERSIDE BOULEVARD
 SUITE 12, SUITE "D"
 SACRAMENTO, CALIF. 95821
 PHONE: 426-7523

SUBDIVIDER: SAME AS ABOVE

ENGINEER: METROPOLITAN CIVIL ENGINEERING CO.
 1000 RIVERVIEW BLVD.
 SACRAMENTO, CALIF. 95815
 PHONE: 922-8944

PRESIDENT ZONING: R-1A

PROPOSED ZONING: R-1A

PRESSENT USE: VACANT

PROPOSED USE: 2 SINGLE FAMILY STRAPPED LOTS

NUMBER OF LOTS: 2

AREA: 9658 SQUARE FEET

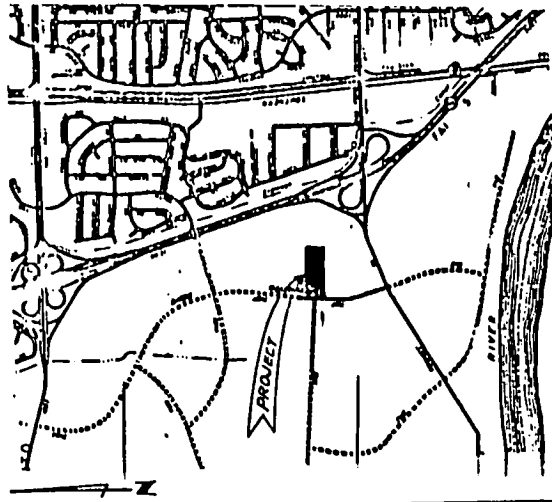
SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED

SOURCE OF WATER SUPPLY: CITY OF SACRAMENTO

SANITARY SEWER AND STORM DRAINAGE: CITY OF SACRAMENTO

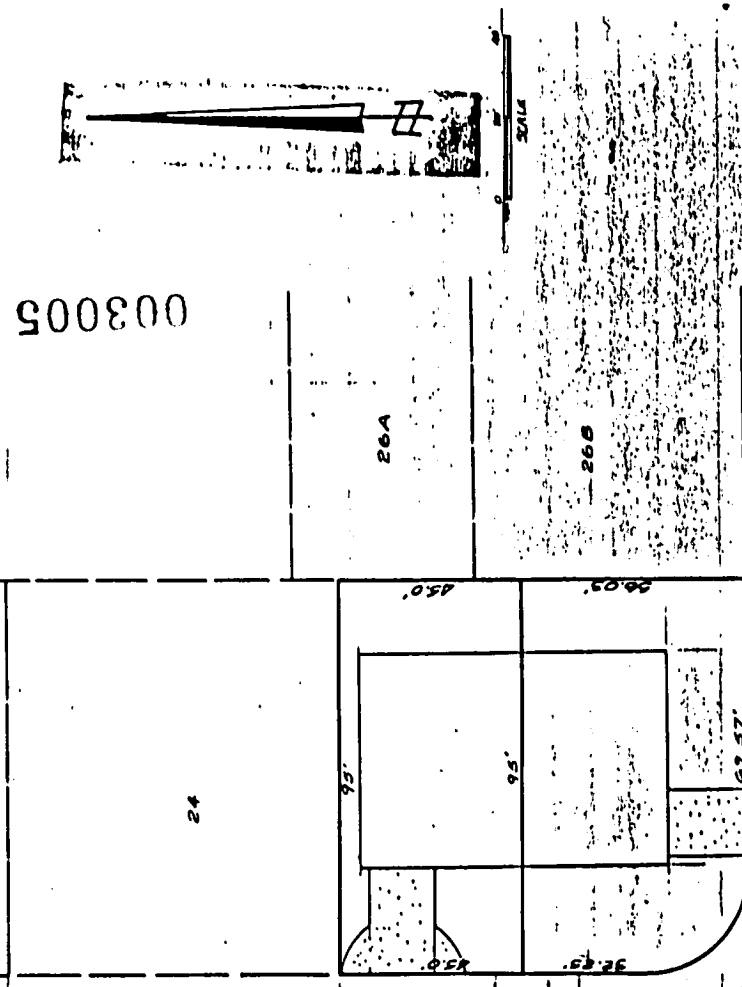
ASSESSOR'S PARCEL NUMBER: 037-550-11

DESCRIPTION: LOT 25- PARK PLACE SOUTH (BOOK 130, PAGE 7)



VICINITY MAP

003005



DRIVE

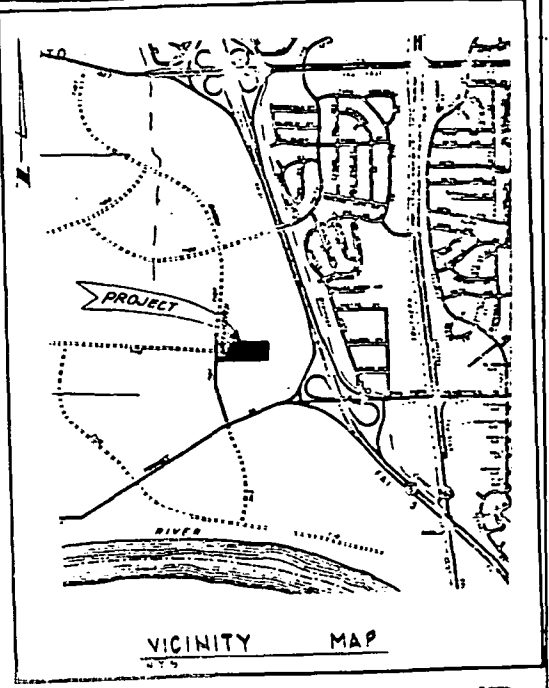
GREENHAVEN

ROSE TREE - WAY

D 83367

**TENTATIVE PARCEL MAP
LOT 25 PARK PLACE SOUTH**

**CITY OF SACRAMENTO OCT. 1983
METROPOLITAN CIVIL ENGINEERING CO.
SCALE: 1" = 20'**



**Exhibit
A**

OWNER: D.W.B. & D. DEVELOPMENT COMPANY
1335 RIVERSIDE BOULEVARD
SUITE # 2, SUITE 10
SACRAMENTO, CA 95831
PHONE: 425-7853

SUBDIVIDER: SAME AS ABOVE

ENGINEER: METROPOLITAN CIVIL ENGINEERING CO.
120 DOHALE ROAD
SACRAMENTO, CA 95815
PHONE: 922-8846

PRESENT ZONING: R-1A

PROPOSED ZONING: R-1A

PRESENT USE: VACANT

PROPOSED USE: 2 SINGLE FAMILY ATTACHED LOTS

NUMBER OF LOTS: 2

GROSS AREA: 5602 SQUARE FEET

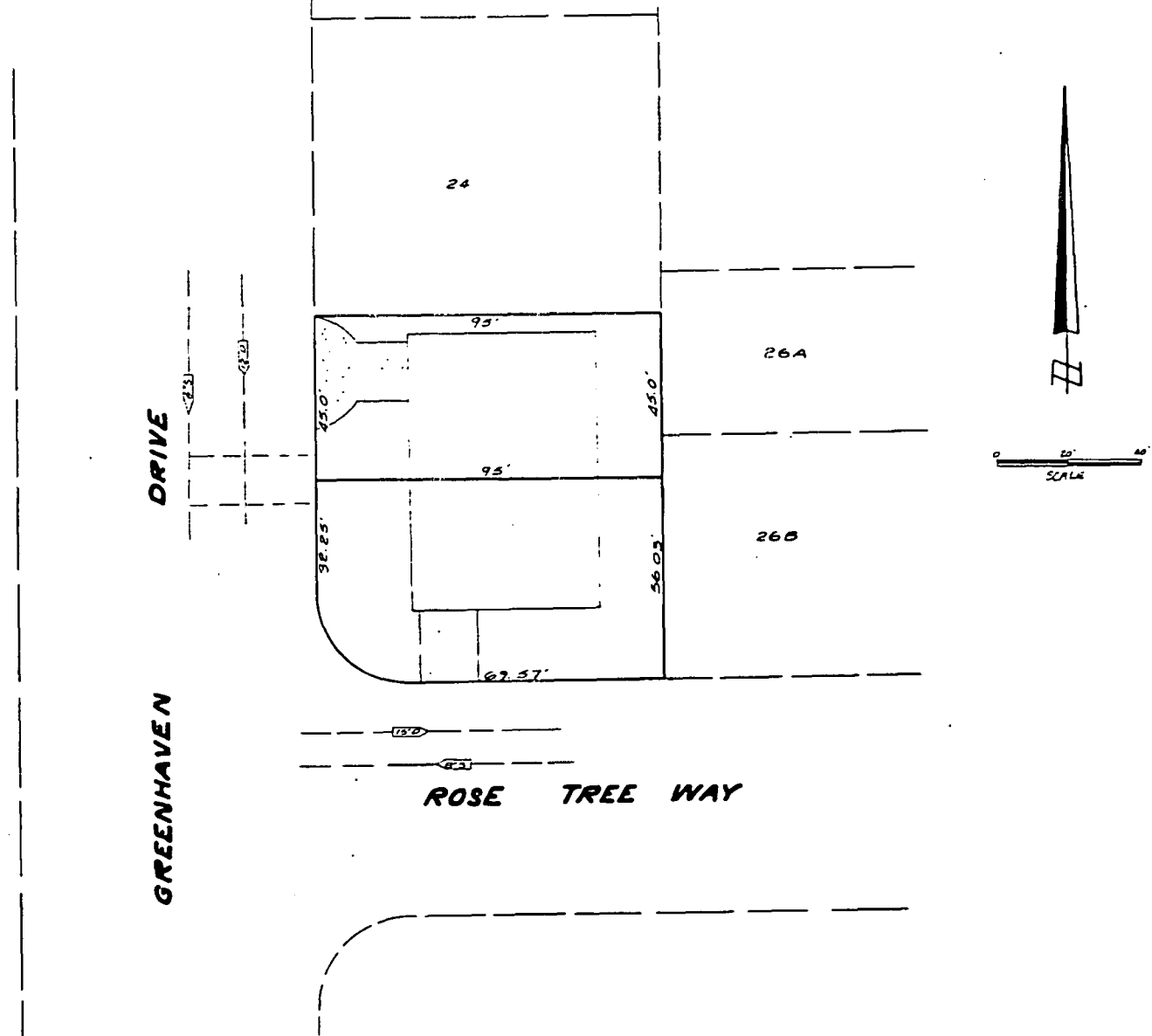
TRAIL: SACRAMENTO CITY UNIFIED

SOURCE OF WATER SUPPLY: CITY OF SACRAMENTO

SANITARY SEWER AND STORM DRAINAGE: CITY OF SACRAMENTO

ASSESSOR'S PARCEL NUMBER: 031-550-11

DESCRIPTION: LOT 25- PARK PLACE SOUTH (BOOK 130, MAP 7)



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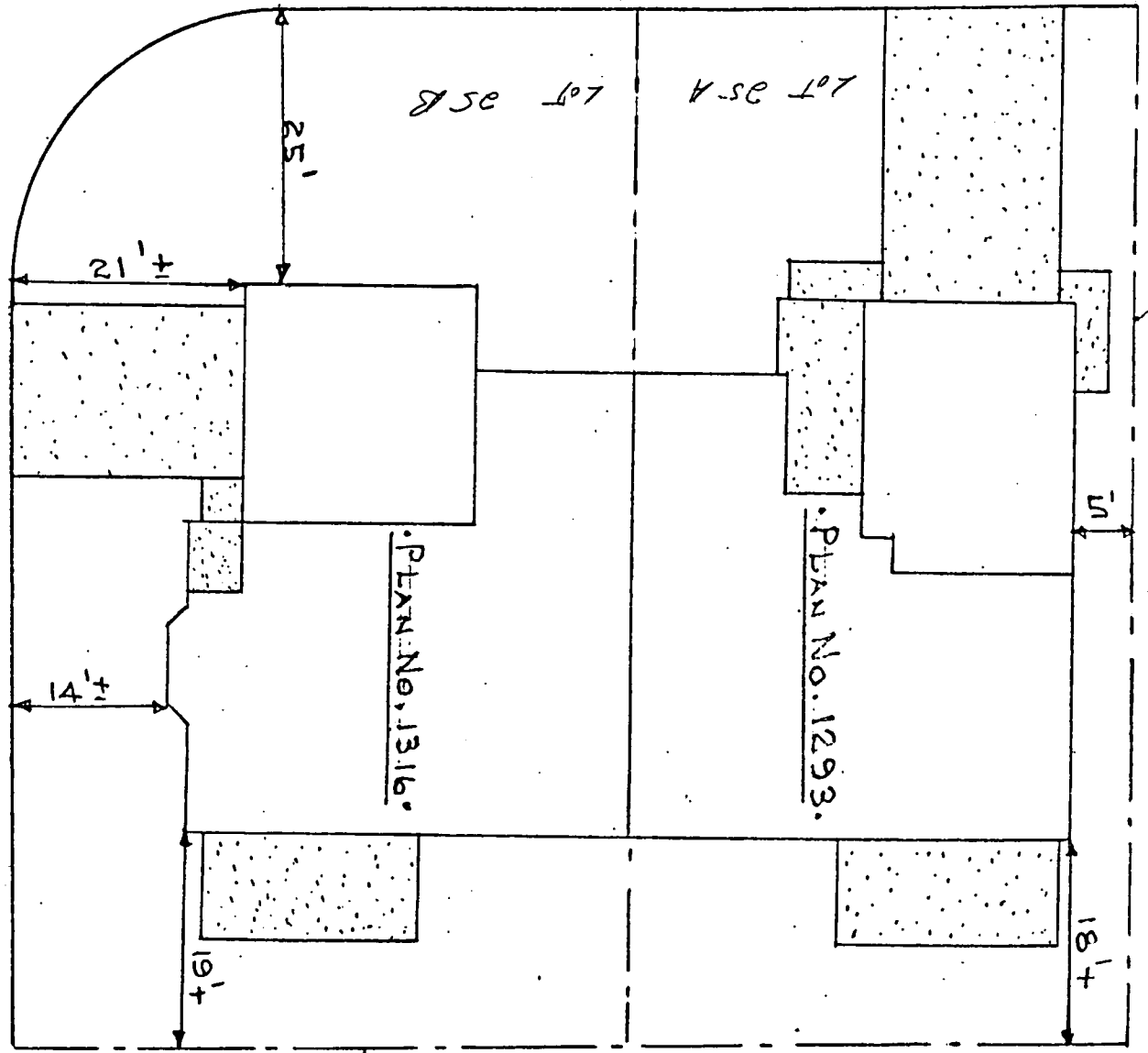
12-1-83

No. 13

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GREENHAVEN WAY

17.25



PROPERTY LINE 95.00

PROPERTY LINE 101.03

North ↑

200300

Exhibit B

LOT No. 25

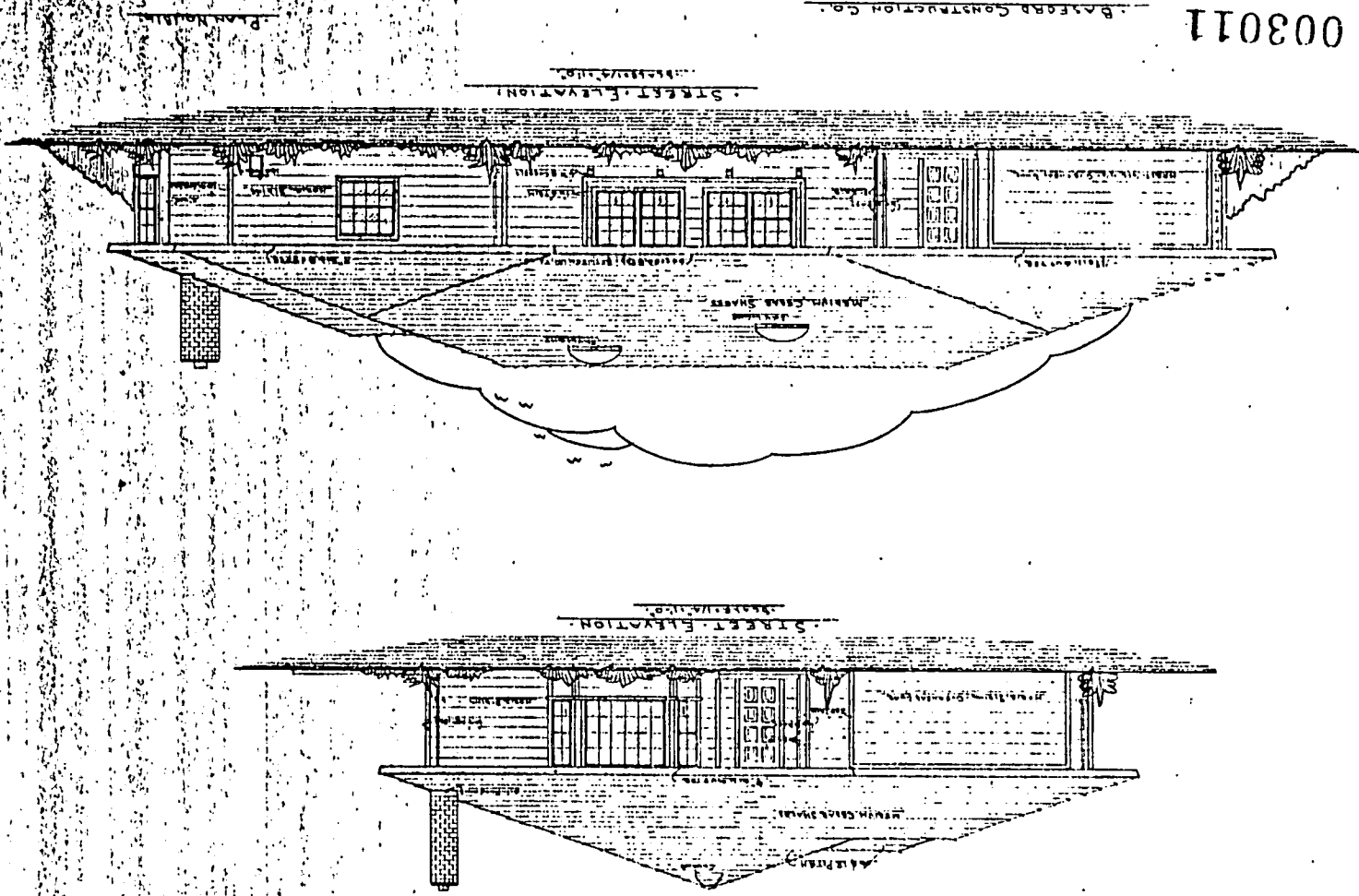
ROSE TREE WAY

Exhibit C

5-22-11
ELL

①

MILTON B. WHITE
ARCHITECT
1000 BROADWAY
NEW YORK, N. Y.



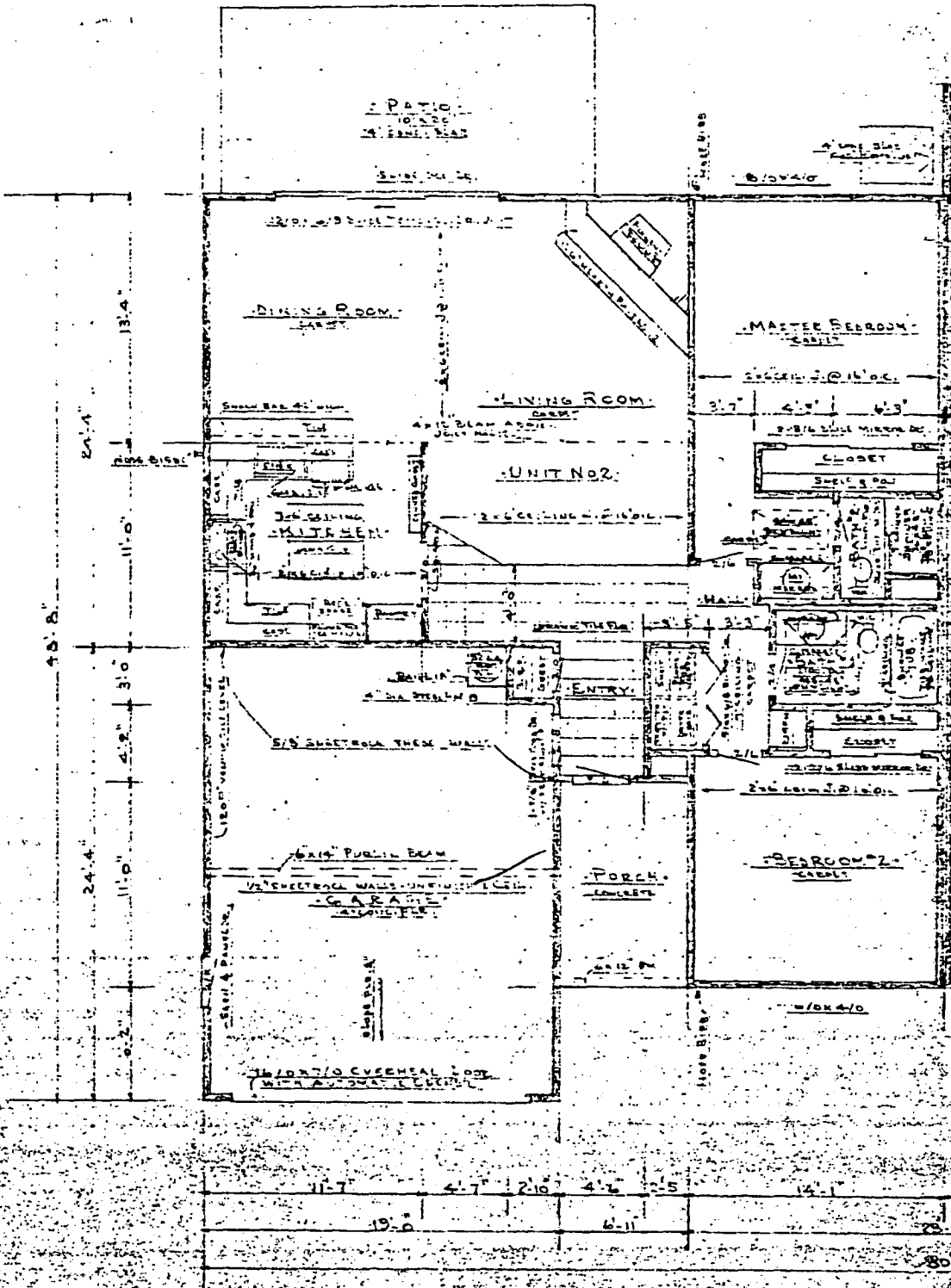
003011

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62-1-83

-No. 13

Exhibit D



• FLOOR AREA EACH UNIT 1293 SQ. FT. X 10 1/2" X 20' 0" - ALLOWANCE GIVE AREA.
 • 164 SQ. FT. GLAZED ENVIRONMENT AREA EACH UNIT.
 • R-15 INSULATION ON CEILING & R-11 INSULATION IN WALLS.

Floor
 - 35A
 UNIT No. 2 - 1293
 - 25
 - PL

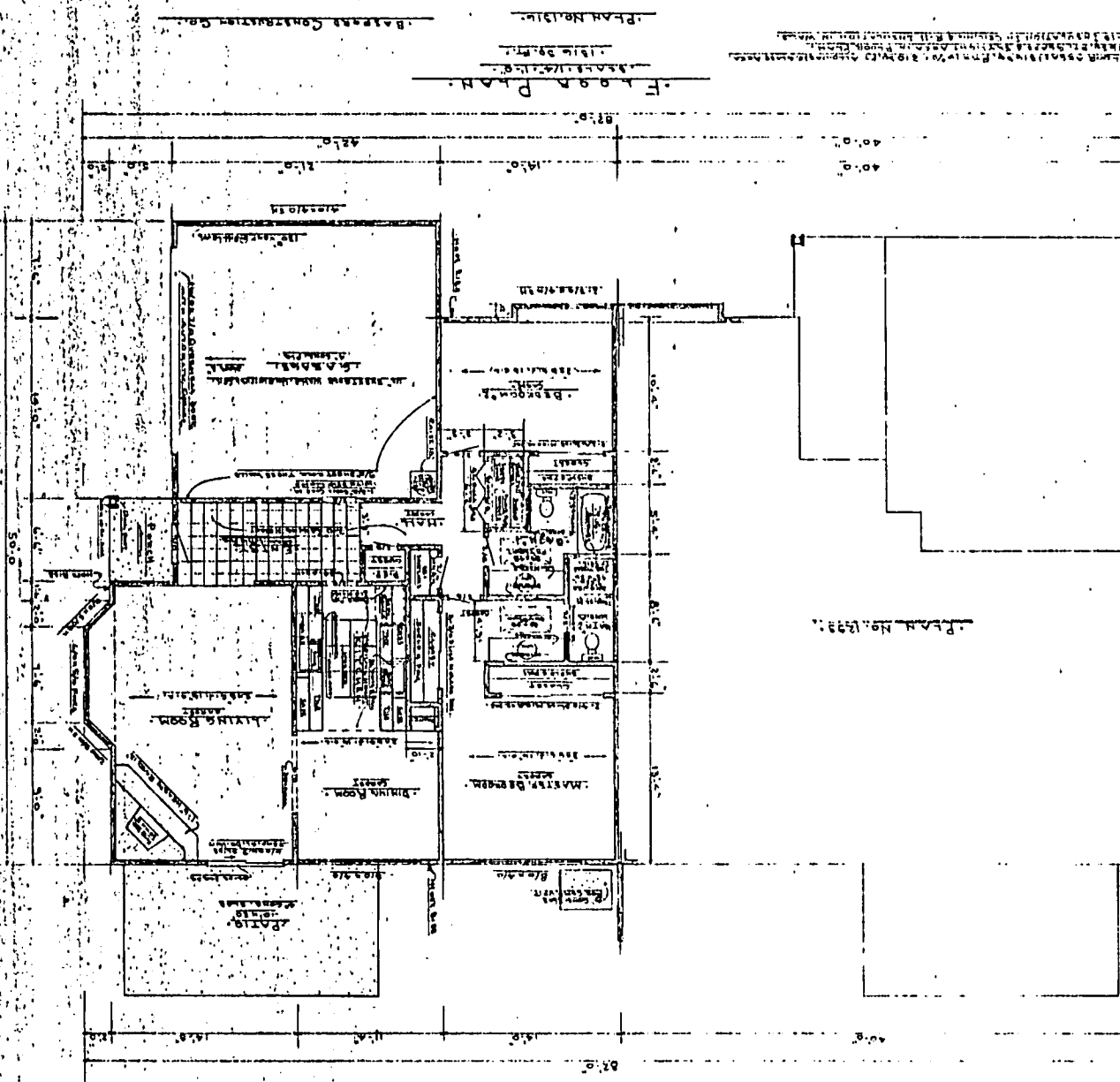
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12-1-83

No. 13

Exhibit E



003009

P 83367

12-1-21

No. 13

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