

City Planning Commission  
Sacramento, California

Members in Session:

Subject: Various requests for NW corner of Smoke River and River Ranch  
(P89-090)

You received a letter in your May 9th agenda packet indicating that staff was requesting a continuance of the subject request to the May 23, 1991 Planning Commission meeting.

This item should be acted upon at your May 9th meeting. It is listed on your agenda cover sheet as a consent item. Please review the attached staff report and be prepared to vote on this application.

Respectfully submitted,



Suzanne Glimstad,  
Secretary to Commission

sg

City Planning Commission  
Sacramento, California

Members in Session:

- SUBJECT:
- A. Tentative Map Time Extension to subdivide 0.41± developed acres into two parcels in the Single Family Alternative (R-1A) zone.
  - B. Special Permit Time Extension (Withdrawn)

LOCATION: Northwest corner of Smoke River Way and River Ranch Way

SUMMARY:

The applicant is requesting a one year time extension for a Tentative Map on 0.41± developed acres in the Single Family Alternative (R-1A) zone. The tentative map divides the 0.41± acres into two parcels converting an existing duplex into a half-plex.

BACKGROUND INFORMATION:

On May 7, 1985, the Planning Commission approved a tentative map and a special permit (P85-161) to subdivide the parcel and build a half-plex. The tentative map was never recorded, however, the structure was built. Since the structure was built without the recordation of the final map, it is considered a duplex built to half-plex standards. On March 23, 1989, the Planning Commission approved the same tentative map to subdivide the property, and a special permit to convert the duplex into a half-plex use (P89-090). The applicant is requesting a time extension of the tentative map with no modifications to the previous submittal. No time extension of the special permit is necessary due to a Zoning Ordinance Amendment which allows half-plexes on corner lots in the R-1A zone without special permit approval.

STAFF EVALUATION:

The proposed project has a density of 4.9 dwelling units per net acre. This density is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na) and the Pocket Community Plan designation of Low Density Residential (3-6 du/na). Staff supports the requested time extension for the tentative map subject to the previously approved conditions as stated in the staff report of March 23, 1989 (see attached).

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315).

APPLC.NO. P89-090 MEETING DATE May 9, 1991

ITEM NO. 16

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

- A. Approve the Tentative Map Time Extension to subdivide 0.41± developed acres into two parcels in the Single Family Alternative (R-1A) zone by adopting the attached resolution.
- B. Withdraw the Special Permit Time Extension.

Respectfully submitted,



Will Weitman  
Principal Planner

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION  
ON DATE OF

ADOPTING FINDINGS OF FACT AND APPROVING TENTATIVE MAP FOR  
PROPERTY LOCATED AT THE NORTHWEST CORNER OF SMOKE RIVER  
WAY AND RIVER RANCH WAY

(P89-090)

(APN: 031-0540-046)

WHEREAS, the City Planning Commission on May 9, 1991 held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315);

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento that:

1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

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2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the General Plan and Pocket Community Plan designate the site Low Density Residential.
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of 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 parcels/lots 031-0540-046. These services 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 40.1302 (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. meet all County Sanitation District requirements;
  - e. provide a separate water and sewer service to each lot and hook-up;
  - f. pay any unpaid Pocket Bridge fees and Parkland Dedication fees;
  - g. applicant shall comply with all building code

requirements for a half-plex on a corner lot including fire wall requirements.

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CHAIR

ATTEST:

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SECRETARY TO THE CITY PLANNING COMMISSION

# CITY PLANNING COMMISSION

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

APPLICANT Area West Engineers Inc., 7478 Sandalwood Drive, Citrus Heights, CA 95621  
OWNER David A. Van Dermyden, 8035 Madison Ave., Suite A-3, Citrus Heights, CA 95610  
PLANS BY Area West Engineers, Inc., 7478 Sandalwood Dr., Citrus Heights, CA 95621  
FILING DATE 2/10/89 ENVIR. DET. Exempt 15305A REPORT BY BW:pe  
ASSESSOR'S PCL. NO. 031-0540-046

- APPLICATION:**
- A. Tentative Map to divide a lot for development of a halfplex on 0.41± developed acres in the Single Family Alternative (R-1A) Zone.
  - B. Special Permit to develop a halfplex unit on 0.41± developed acres in the Single Family Alternative (R-1A) Zone.

**LOCATION:** Northwest corner of Smoke River Way and River Ranch Way.

**PROPOSAL:** The applicant is requesting the necessary entitlements to divide one lot into two for a halfplex development.

**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential (4-15 du/na)  
1988 Pocket Community  
Plan Designation: Low Density Residential (3-6 du/na)  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Duplex

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-2R	Front:	25'	25'
South: Townhouse; R-1A/R-1	Side(Int):	5'	5'
East: Single Family; R-1	Side(St):	12-1/2'	15'
West: Vacant; R-1	Rear:	15'	5'

Parking Required: 4 spaces  
Parking Provided: 4 spaces  
Property Dimensions: 157' x 100'  
Property Area: 0.41± acres  
Square Footage of Building: 1,735 sq. ft./per unit  
Height of Building: 20'  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Wood-Masonite-Brick Veneer  
Roof Material: Wood shake roof

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On March 8, 1989 by a vote of 6 ayes and 0 noes, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions.

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**BACKGROUND INFORMATION:** On April 24, 1985, the Subdivision Review Committee recommended approval of the Tentative Map to divide two lots into one (P85-161). The parcel map has, however, expired without being recorded. The applicant is, therefore, resubmitting the same tentative map for approval.

The Special Permit for the halfplex units and Tentative Map were also reviewed and approved by the Planning Commission on May 7, 1985 (P85-161), subject to conditions.

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one developed parcel in the Single Family Alternative (R-1A) zone. The site is currently developed with a 3,470 sq. ft. duplex. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1988 Pocket Community Plan designates the site for Low Density Residential (3-6 du/na). The surrounding land uses and zoning include townhouses and Single Family homes to the north, south, east and west, zoned R-2R and R-1.

B. Applicant's Proposal

The applicant is requesting the necessary entitlements to establish a halfplex development on a corner lot in the R-1A zone. The applicant proposes to split one corner lot into two separate lots for the halfplex development. The applicant is also requesting a Special Permit to allow the duplex units to become halfplexes. The units were originally constructed and approved for halfplex units. A Special Permit is required to develop halfplex units in the R-1A zone.

C. Halfplex Design

The proposed halfplex units are 20 feet in height and Unit A contains 1,490 sq. ft. and Unit B contains 1,980 sq. ft. Exterior building materials consist of horizontal wood masonite and brick veneer with an earth tone color. The roof material is made of wood shake. The existing duplexes were built in the Fall of 1984. The units currently have three bedrooms and two baths. The plans indicate a 25 foot front yard setback off River Ranch Way and a 15 foot front yard setback off Smoke River Way. The driveways are 20 feet in length fronting on each street.

D. Tentative Map Evaluation

The Tentative Map proposes to divide the lot along the common wall separating each unit. There is adequate useable rear yard space for each unit. The applicant has revised the submitted site plans to reflect staff's recommendations in the previously approved tentative map. The units were originally built as halfplex units, however, standard improvements or upgrades will again require review and approval by the Building Division.

**ENVIRONMENTAL DETERMINATION:** This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305 A).



RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Approve the Tentative Map, subject to conditions which follow;
- B. Approve the special permit based upon findings of fact which follow;

Conditions - Tentative Map

1. Applicant shall complete the following at the Public Works Department in lieu of filing final parcel map.
  - a. file Certificate of Compliance, waiver of parcel map and pay necessary fees.
  - b. pay off existing assessment bonds.
  - c. pay any unpaid Pocket Bridge fees and Parkland dedication fees.
2. Applicant shall comply with all building code requirements for a halfplex on a corner lot including fire wall requirements.

Findings of Fact - Special Permit

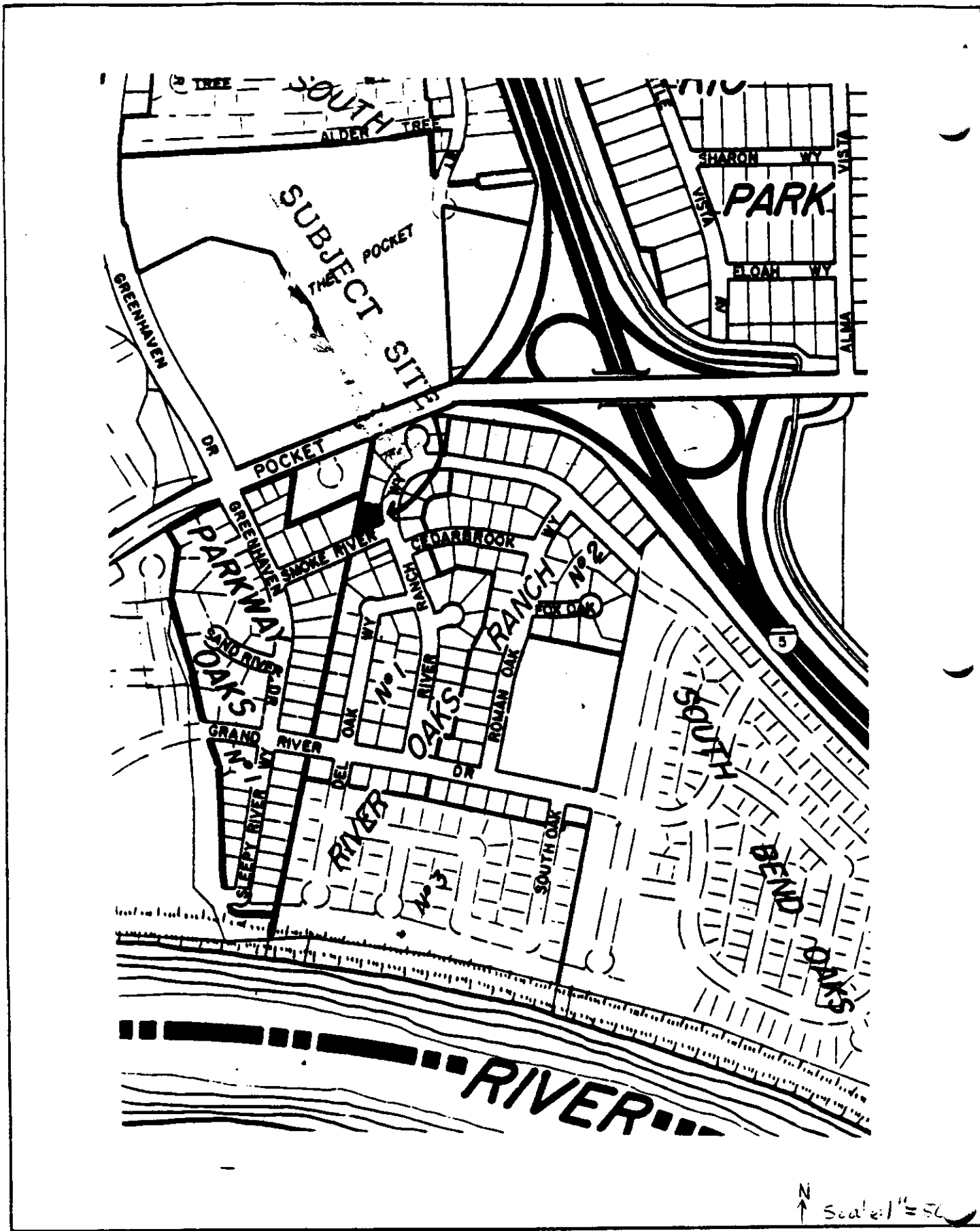
1. As proposed, the project is based upon sound principles of land use, in that:
  - a. adequate space is available on the site to accommodate the type and density of the proposed project;
  - b. the project is compatible with surrounding land uses which consist of the single family and halfplex uses.
2. The project, as proposed, 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.
3. 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."
4. The project is consistent with the Pocket Area Community Plan to:
 

"Provide for a wide range of residential styles and densities which are compatible with each other."

5. The project is consistent with the Pocket Area Community Plan and the General Plan which designate the site for residential use.

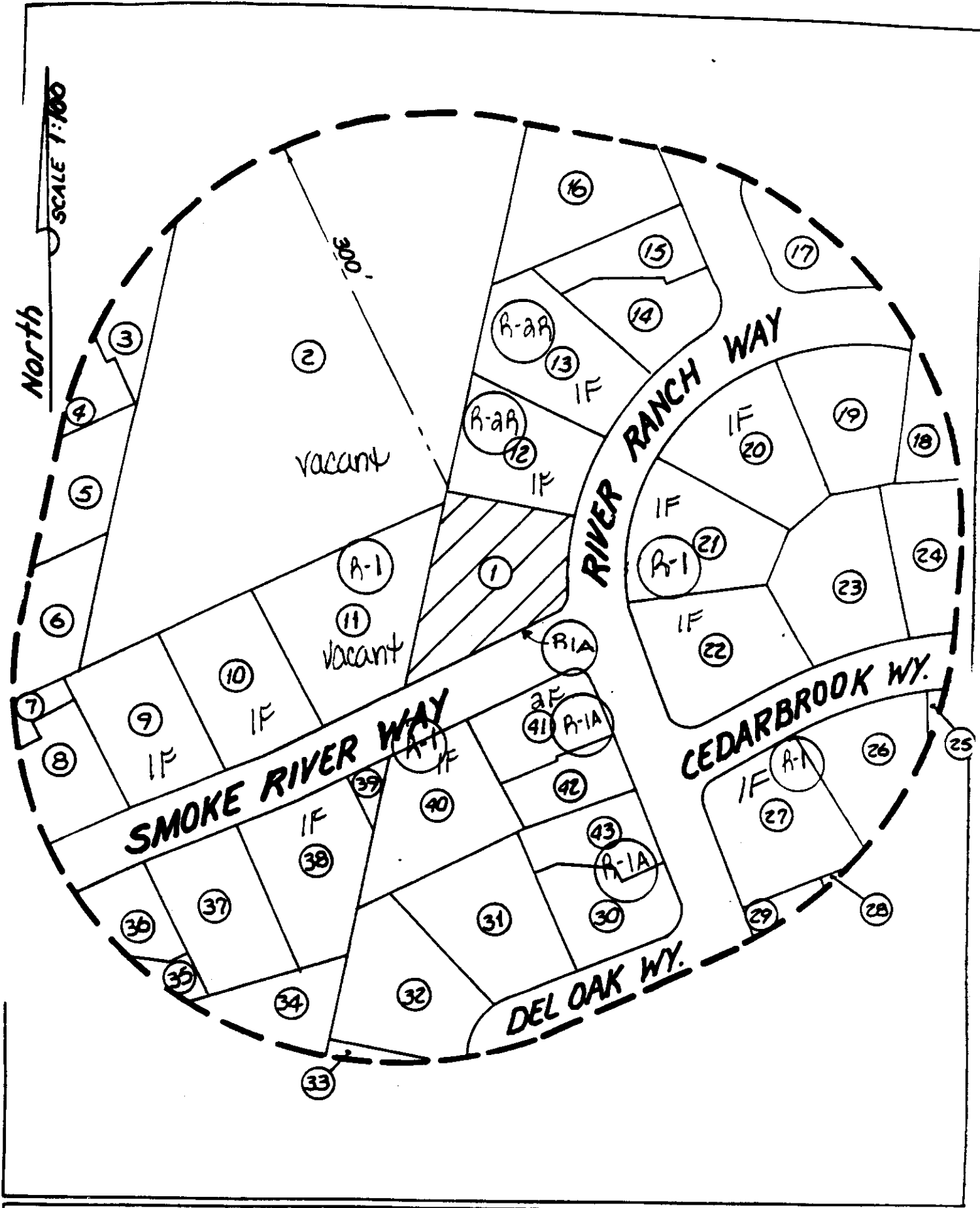


**VICINITY MAP**

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# LAND USE & ZONING MAP

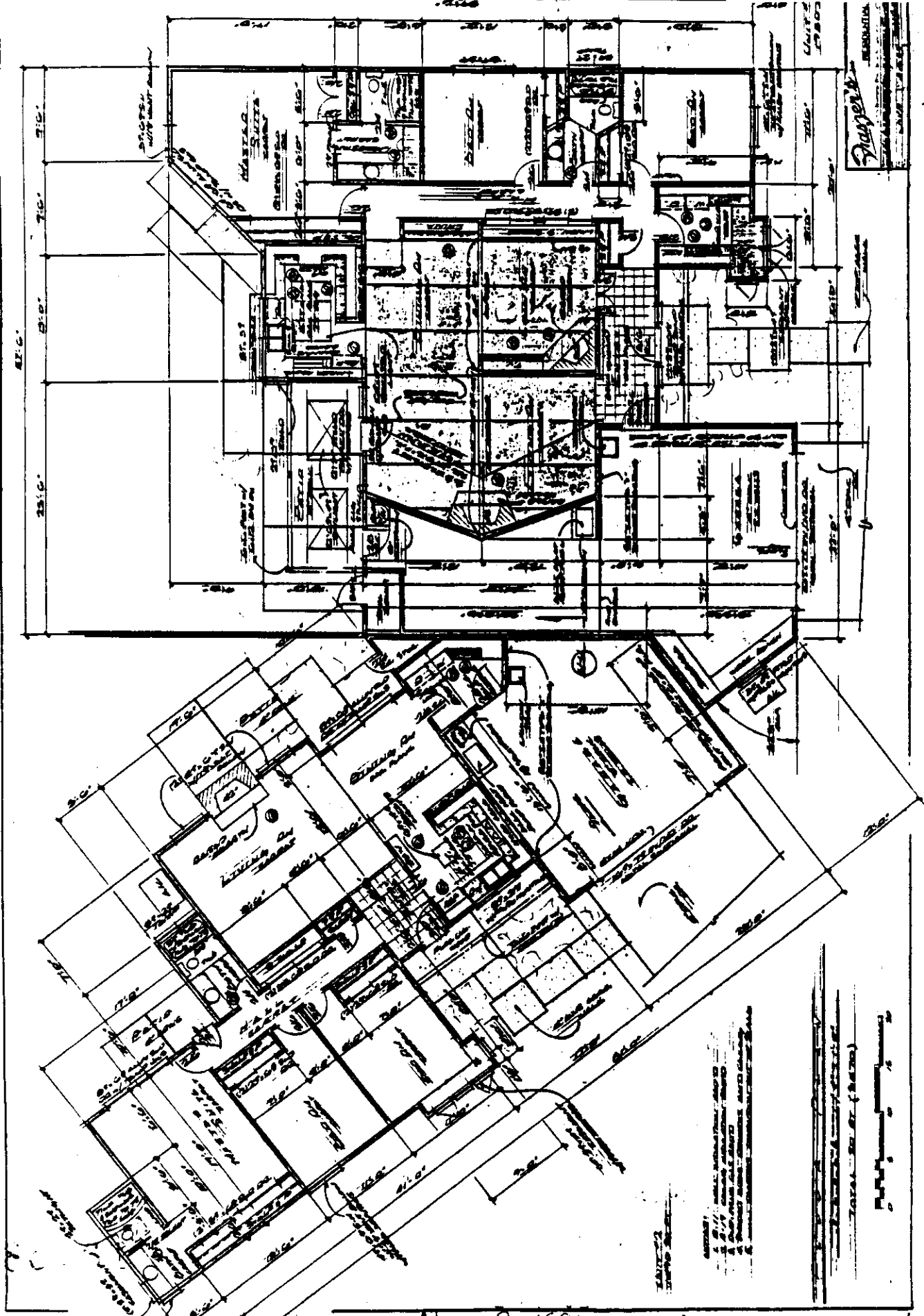
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# SITE PLAN

# EXHIBIT A



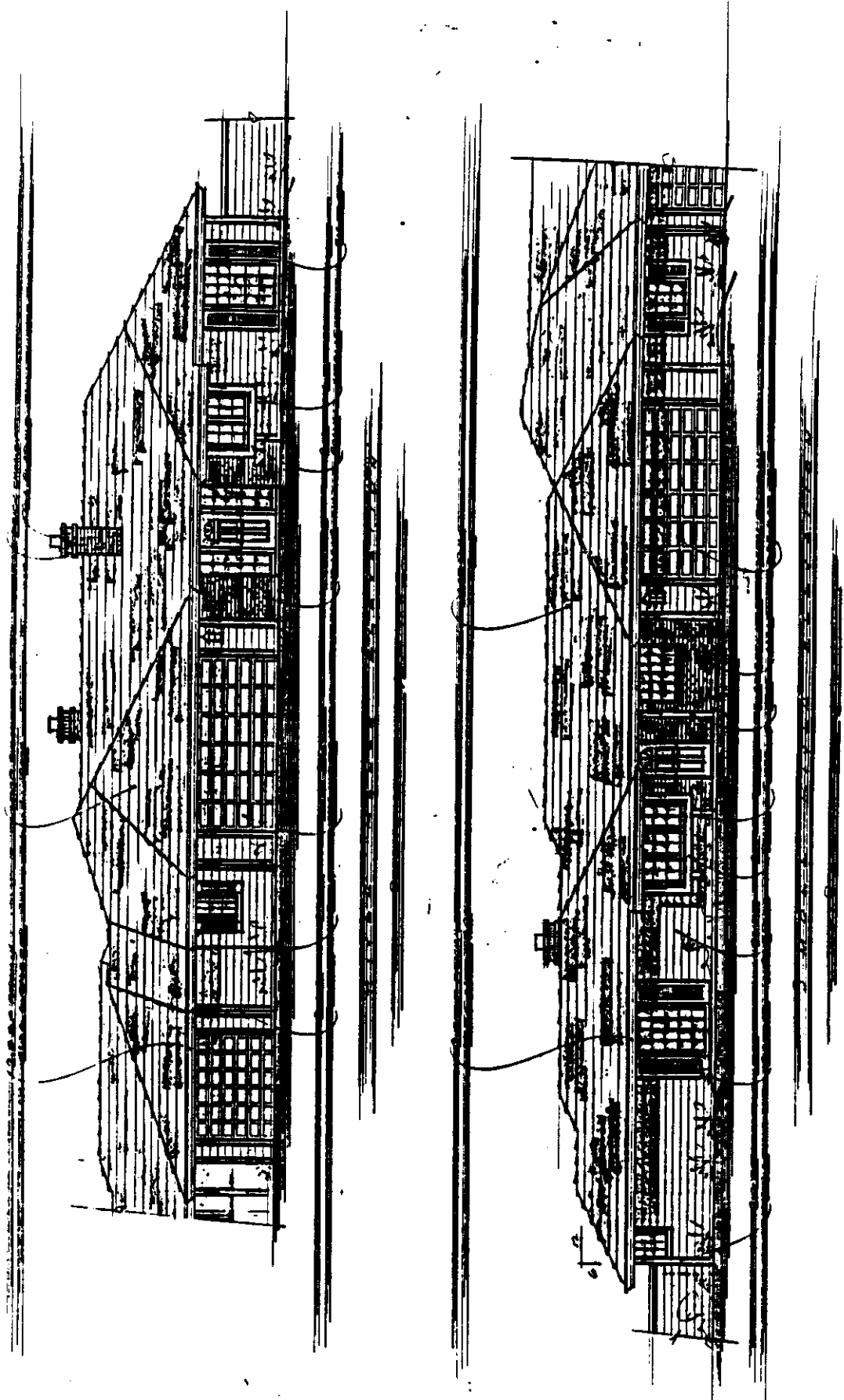
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CHECKED BY: [Signature]  
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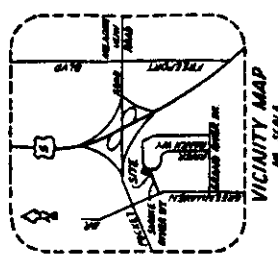
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# EXHIBIT C

**TENTATIVE PARCEL MAP  
FOR LOT 46 AS SHOWN ON RIVER OAKS RANCH UNIT NO. 1  
FEBRUARY, 1989**



**OWNER:**  
 JOHN A. AND DEBORAH  
 WELSH  
 31-460-31  
 WELSH FAMILY TRUST

**ASSASSORS PARCEL NUMBER:**  
 31-460-31

**ACREAGE:**  
 8.0 ± AC.

**SIZE OF LOTS:**  
 PARCEL A - 4.00 ± AC.  
 PARCEL B - 4.00 ± AC.

**DRAINAGE FACILITIES:**  
 SACRAMENTO CITY

**SANITATION FACILITIES:**  
 SACRAMENTO CITY

**SOURCE OF WATER:**  
 SACRAMENTO CITY

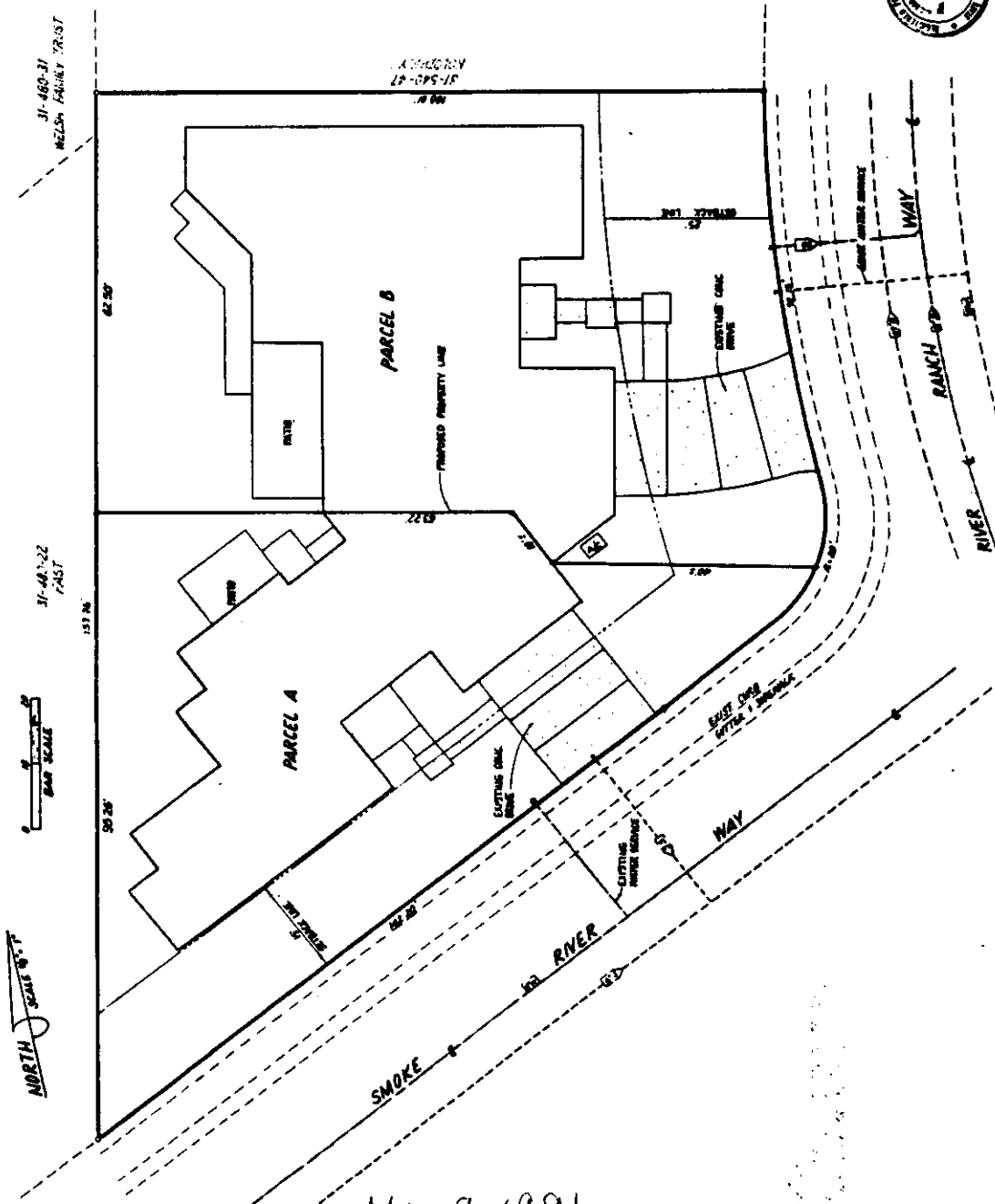
**PRESENT USE:**  
 UNL-RES

**PRESENT ZONING:**  
 R-14

**PROPOSED USE & ZONING:**  
 UNL-RES - R-14

**SCHOOL DISTRICT:**  
 ELEMENTARY - CAROLINE WHEELER  
 HIGH SCHOOL - J.F. KENNEDY

**NUMBER OF LOTS:**  
 TWO



**AREA  
WEST ENGINEERS**  
 1000 J STREET, SUITE 100  
 SACRAMENTO, CALIFORNIA 95811  
 TEL. 527-1111

*[Signature]*  
 JAMES R. WEST  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 12345  
 State of California

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City Planning Commission  
Sacramento, California

Members in Session:

Subject: Various requests for property located NW corner of Smoke River and River Ranch.

The staff requests this item be continued to the May 23, 1991 Commission meeting.

Respectfully submitted,

*Suzanne Glimstad*  
for Suzanne Glimstad,  
Secretary to Commission

sg

*see report*