

STAFF REPORT CORRECTED 6-14-84
CITY PLANNING COMMISSION

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

APPLICANT	Terry C. Sturgis & Associates, 661-6th Street, Lincoln, CA 95648		
OWNER	L & H Development, 15 Stampede Court, Sacramento, CA 95834		
PLANS BY	Ron Higgins & Associates, 2020-29th Street, Ste. 216, Sacramento, CA 95817		
FILING DATE	5/9/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC	5/22/84	EIR	ASSESSOR'S PCL NO. 225-403-01

- APPLICATION:
1. Negative Declaration
 2. Rezone 0.2± vacant acres from Single Family (R-1) to Townhouse (R-1A) zone
 3. Tentative Parcel Map
 4. Special Permit to develop two halfplex units totaling 3,020± sq. ft.
 5. Subdivision Modification to waive water and sewer services

LOCATION: 1331 San Juan Road

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
1978 South Natomas Community
Plan Designation: Residential (4-21 du/ac; 7 du/ac min.)
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 & R-1A

Parking Required: One space per dwelling unit
Parking Provided: Two spaces per dwelling unit
Property Dimensions: 80' x 112'
Property Area: 8,874± square feet
Density of Development: 9.8 du/ac
Square Footage of Lots: Parcel A: 4,797±; Parcel B: 4,076±
Square Footage of Buildings: 3,920± total
Height of Structures: 20.5 feet
Topography: Flat
Street Improvements: Existing
Utilities: Available to site
Exterior Building Colors: Buff
Exterior Building Materials: Masonite, T1-11 siding

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 30, 1984, by a vote of six ayes, and three absent, the Subdivision Review Committee recommended 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 noted:

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1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels A and B. These services must be paid for and installed at the time of obtaining building permits;
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;
3. Separate water and sewer services are required for each parcel.

Informational Items: 1) garage doors must be 20 feet behind property line;
2) a driveway permit will be required on San Juan Road.

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

1. The subject site is a vacant parcel located in the Single Family (R-1) zone. The General Plan and South Natomas Community Plan designate the site for residential use. 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. This halfplex development will not alter the density of the area or change the character of the neighborhood since other halfplexes are being developed on corner lots.
3. The Subdivision Review Committee recommended approval of the Subdivision Modification to waive sewer and water services. It has been a policy not to 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 Single Family (R-1) to Townhouse (R-1A) 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 waive water and sewer services.

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 and sewer service connections do not exist between the main lines and parcels A and B. These services must be paid for and installed at the time of obtaining building permits;

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- 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;

Findings of Fact - Special Permit

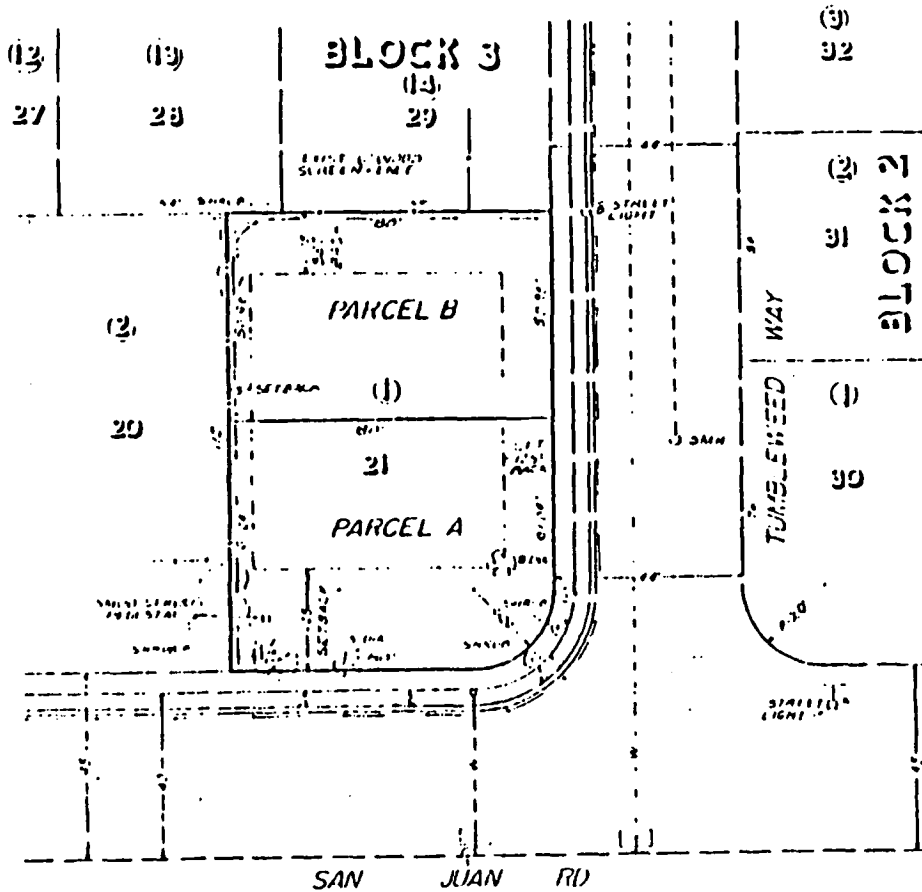
- a. As proposed, the project is based upon sound principles of land use in that:
 - 1) adequate space is available on the site to accommodate the type and density of the proposed project;
 - 2) the project is compatible with surrounding land uses which consist of single family residential uses.
- b. 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;
- 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 South Natomas Community Plan and the General Plan which designate the site for residential purposes.

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TENTATIVE PARCEL MAP

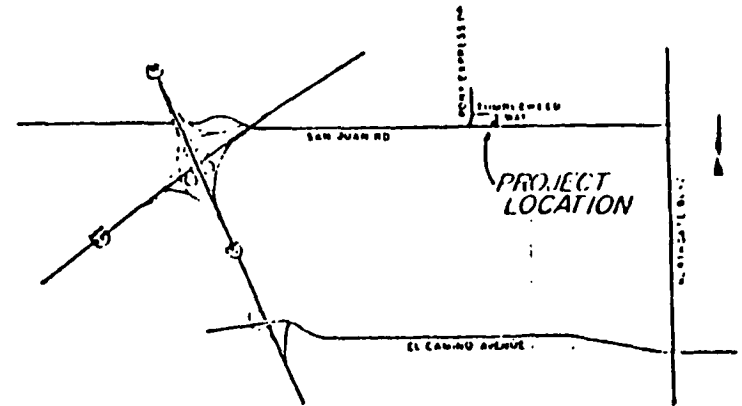
LOT 21 OF CHAPARRAL UNIT NO. 2 (123 BK 6)
COUNTY OF SACRAMENTO STATE OF CALIFORNIA
MAY 1974

TERRY C. STURGIS & ASSOCIATES



VICINITY MAP

SCALE 1"=225'



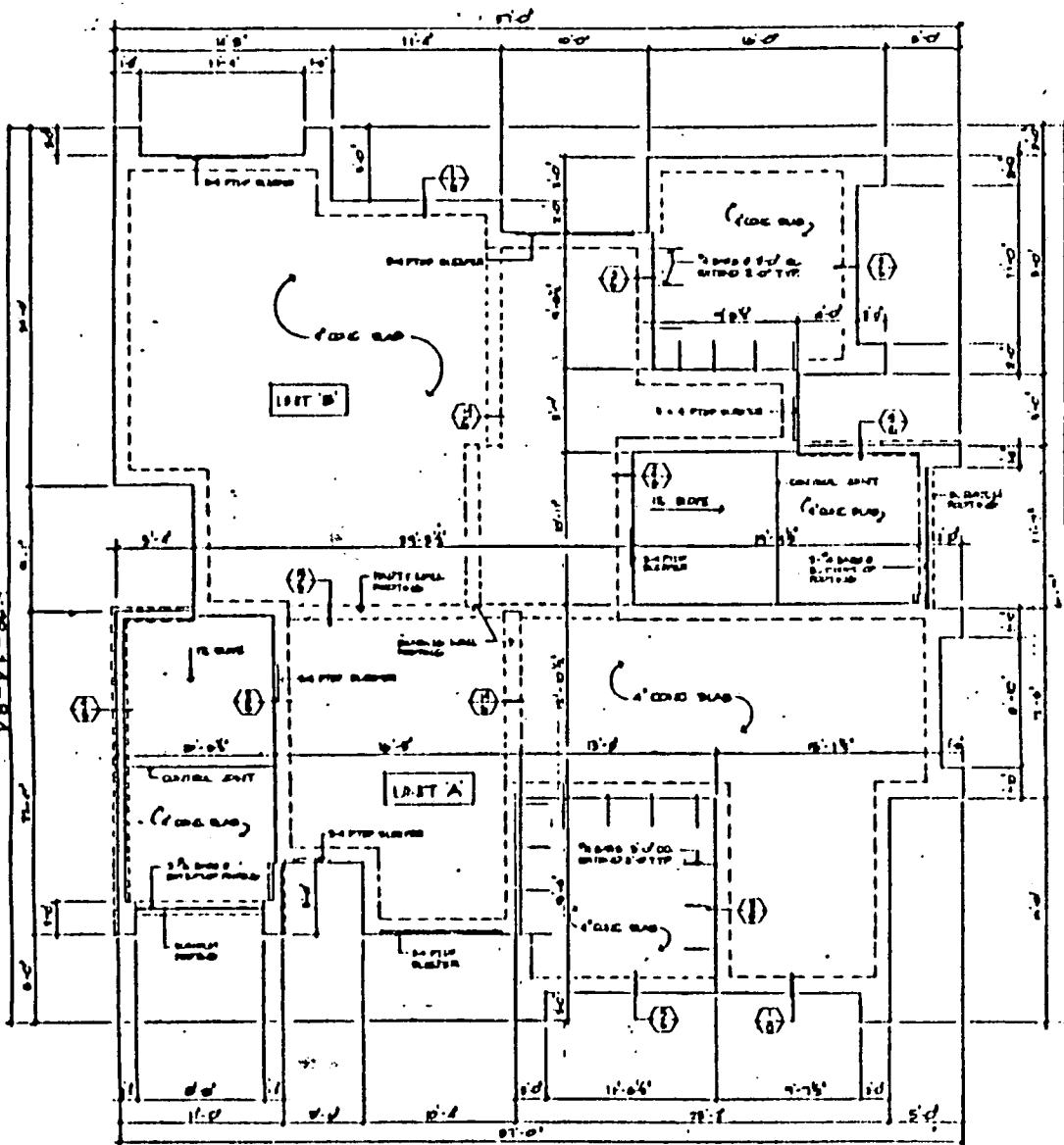
MAP DATA

OWNER/DEVELOPER	JIP STEVENSON TRUST 25 SHIPLEY COURT SACRAMENTO, CA 95811 925-8483
ENGINEER	TERRY C. STURGIS & ASSOCIATES 607 SEVEN STREET LINCOLN, CA 95901 685-1845
APN	225-062-01
ZONING	R-1
LOT SIZE	SEE MAP FOR DIM. & AREA
CORPUS USE	PLANT
PROPOSED ZONING	R-1A
PROPOSED USE	PLANT
NUMBER OF LOTS	1
UTILITIES	WATER SEWER ELECT GAS TELEPHONE FIBER OPTIC
SECTION DISTRICT	015-000
TOTAL PARCEL AREA	0.10 ACRES
GENERAL PLANNING DESIGNATION	LOW DENSITY RESIDENTIAL

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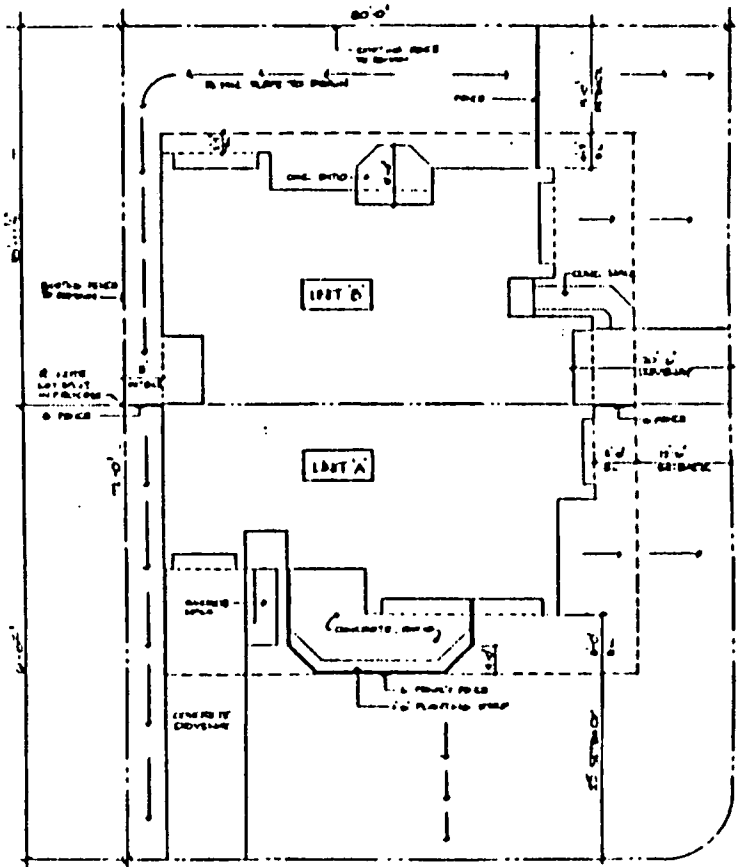
P 84174

PARCEL MAP



① UNIT A & UNIT B FOUNDATION PLAN

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① PLOT PLAN

TUBULEEED LAY

SITE PLAN

FOR: Higgins & Associates
 1010 MARKET STREET
 SACRAMENTO, CA 95811
 PROJECT: 1010 MARKET STREET
 2-2-84

LOW LEVEL: 1010 MARKET STREET
 2-2-84
 SACRAMENTO, CA 95811
 ENTRANCE AS SHOWN IN L.C. 1010

LOT PLAN
 FOUNDATION PLAN

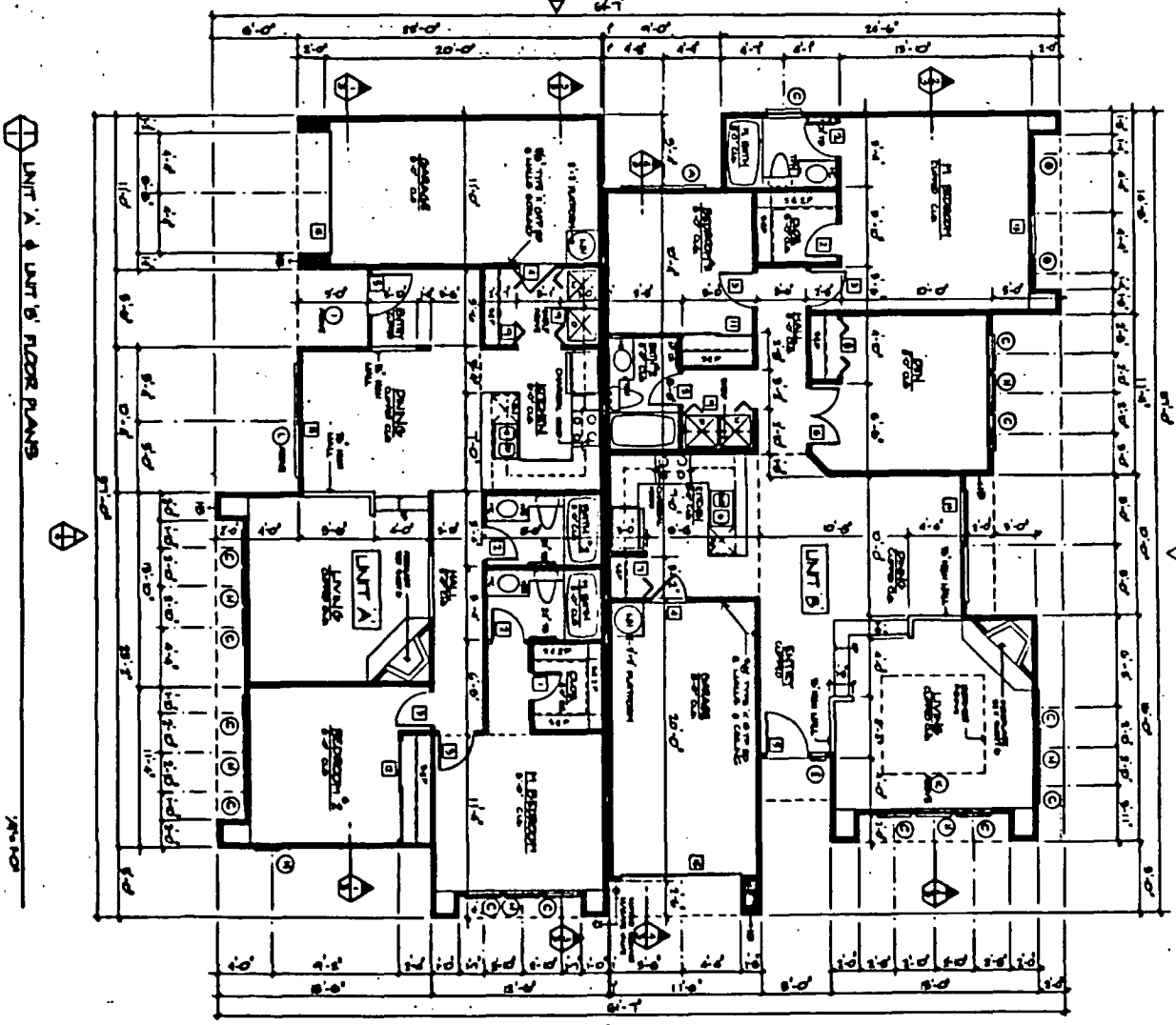
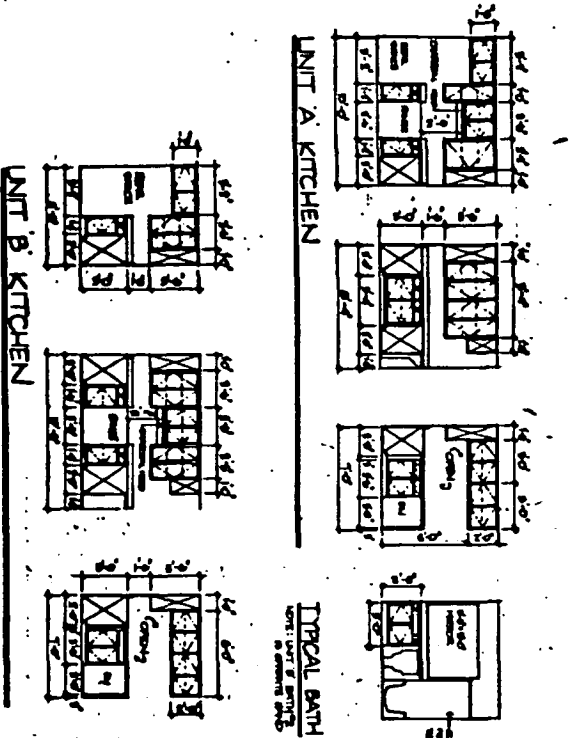
DOOR	SYMBOL	TYPE	LOCATION	NOTES
1	1	SWING	UNIT A	
2	2	SWING	UNIT B	
3	3	SWING	UNIT A	
4	4	SWING	UNIT B	
5	5	SWING	UNIT A	
6	6	SWING	UNIT B	
7	7	SWING	UNIT A	
8	8	SWING	UNIT B	
9	9	SWING	UNIT A	
10	10	SWING	UNIT B	
11	11	SWING	UNIT A	
12	12	SWING	UNIT B	
13	13	SWING	UNIT A	
14	14	SWING	UNIT B	
15	15	SWING	UNIT A	
16	16	SWING	UNIT B	
17	17	SWING	UNIT A	
18	18	SWING	UNIT B	
19	19	SWING	UNIT A	
20	20	SWING	UNIT B	

FINISH	ROOM	FINISH	FINISH	FINISH
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
8	8	8	8	8
9	9	9	9	9
10	10	10	10	10
11	11	11	11	11
12	12	12	12	12
13	13	13	13	13
14	14	14	14	14
15	15	15	15	15
16	16	16	16	16
17	17	17	17	17
18	18	18	18	18
19	19	19	19	19
20	20	20	20	20

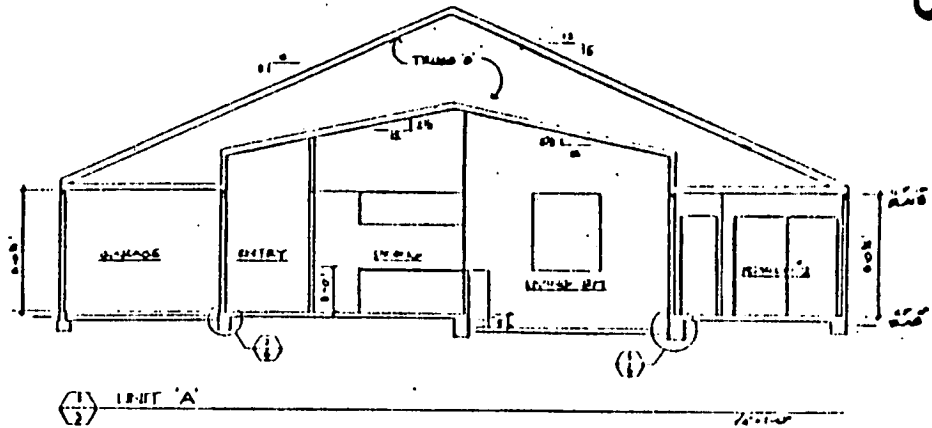
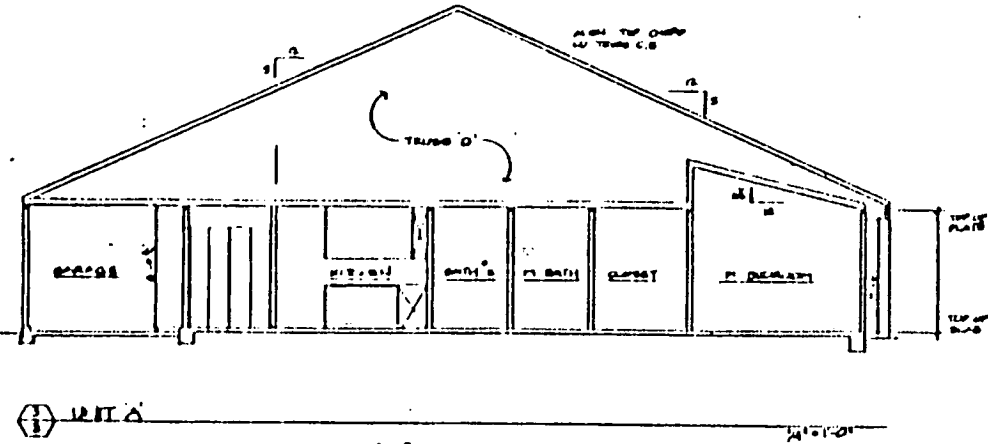
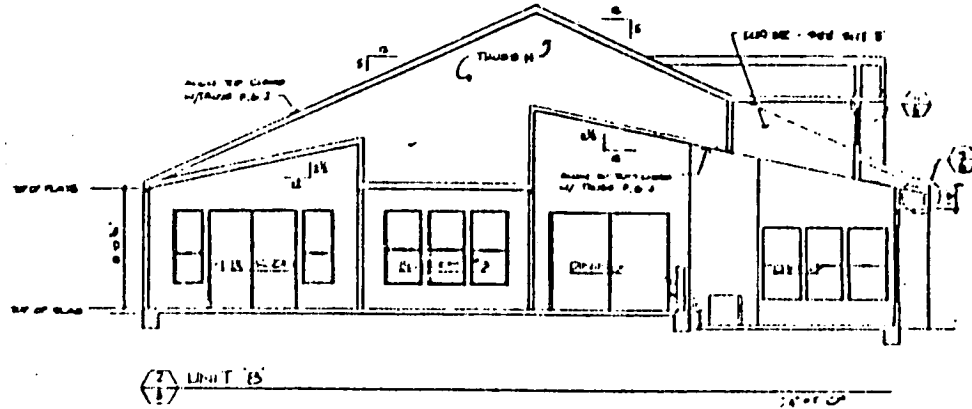
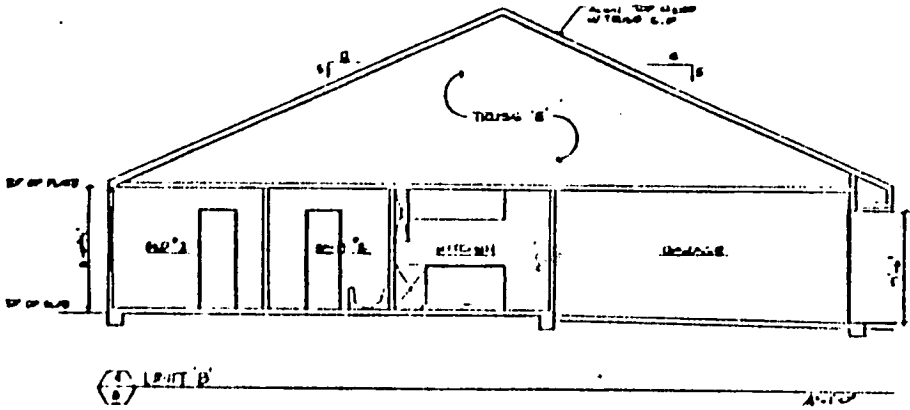
FINISH	ROOM	FINISH	FINISH	FINISH
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
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6	6	6	6	6
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15	15	15	15	15
16	16	16	16	16
17	17	17	17	17
18	18	18	18	18
19	19	19	19	19
20	20	20	20	20

FINISH LIST

1. FINISH NO. - SEE FINISH SCHEDULE
2. SEE FINISH SCHEDULE
3. SEE FINISH SCHEDULE
4. SEE FINISH SCHEDULE
5. SEE FINISH SCHEDULE
6. SEE FINISH SCHEDULE
7. SEE FINISH SCHEDULE
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20. SEE FINISH SCHEDULE



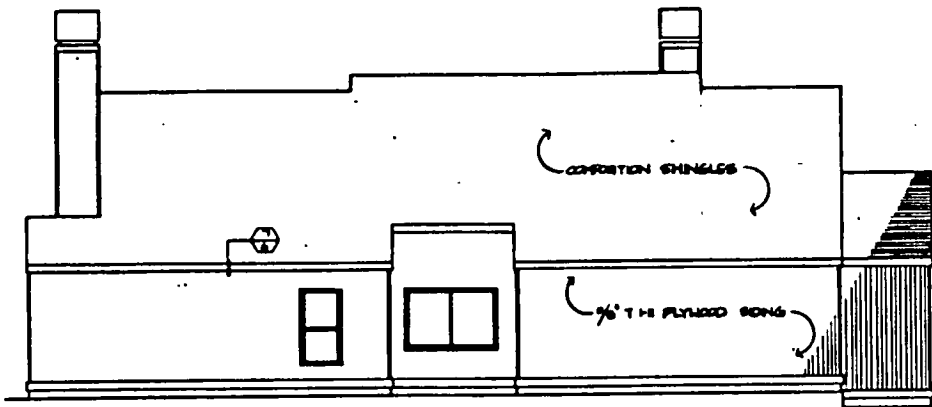
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ELEVATIONS

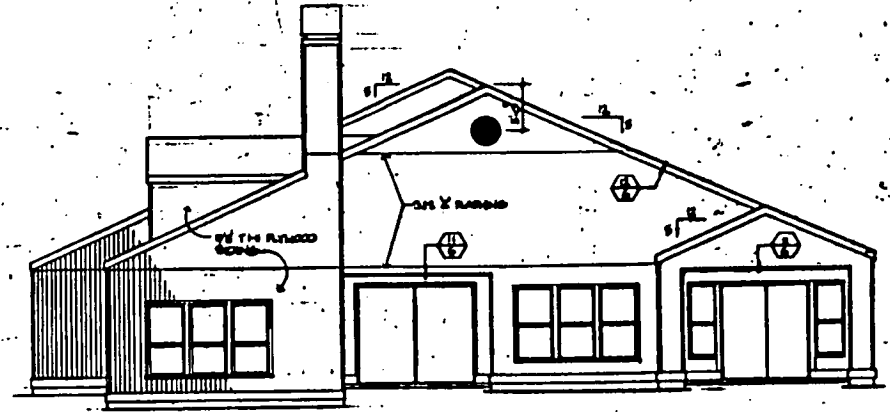
CONTRACTOR: [illegible]
 ARCHITECT: [illegible]
 DATE: [illegible]
 SHEET NO.: [illegible]
 TOTAL SHEETS: [illegible]



2/4 EXTERIOR ELEVATION WEST

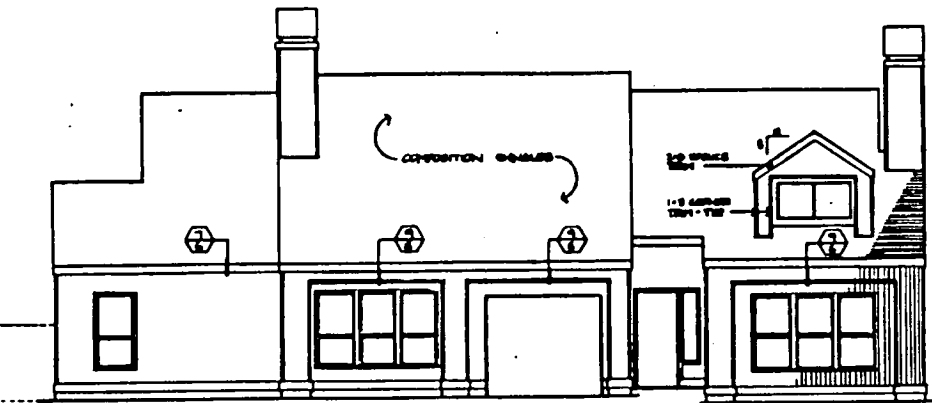
UNIT B UNIT A

1/4" = 1'-0"



2/4 EXTERIOR ELEVATION - UNIT B NORTH

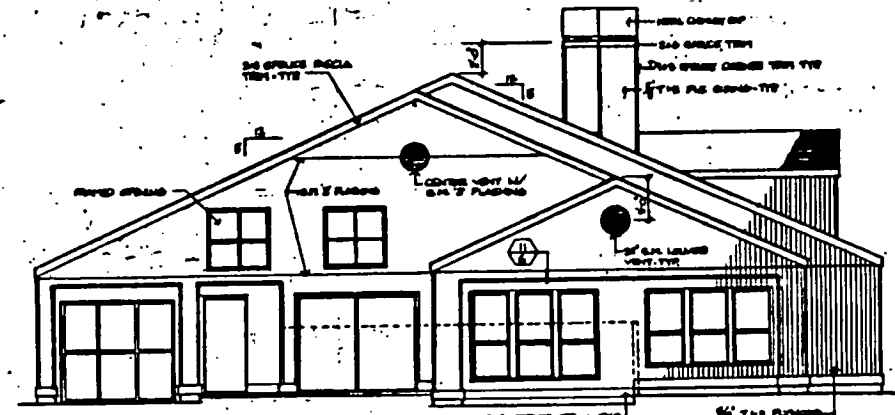
1/4" = 1'-0"



3/4 EXTERIOR ELEVATION EAST

UNIT A UNIT B

1/4" = 1'-0"



3/4 EXTERIOR ELEVATION - UNIT A SOUTH

1/4" = 1'-0"

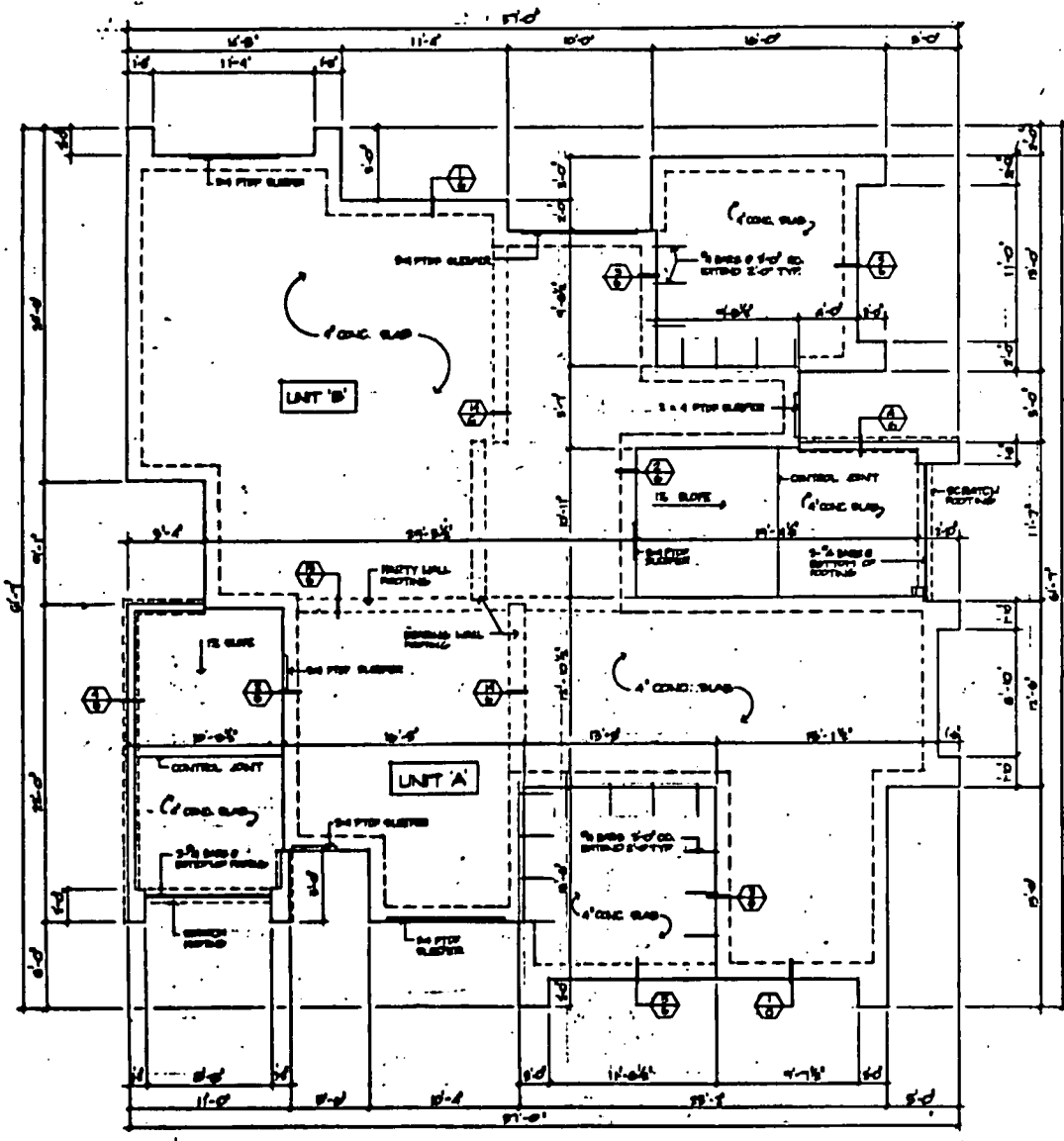
002462

Plan Mighels & Associates
1800 28th Ave SW
Sacramento, CA 95817
916-234-7222

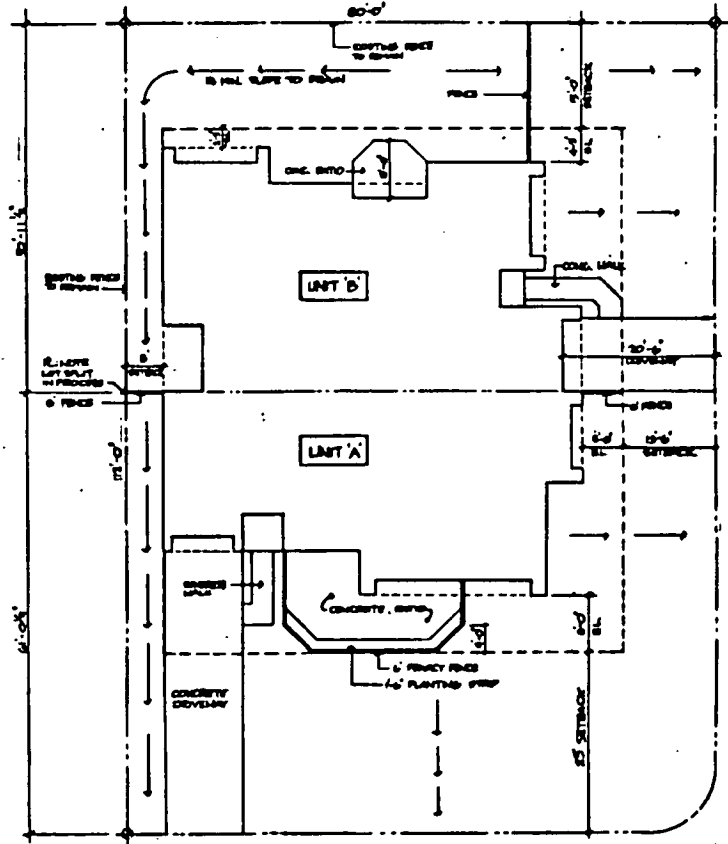
910-4013 SACRAMENTO CA
B STAFFORD COURT LIC # 47591

L&H DEVELOPMENT, INC.
5 STAFFORD COURT
CONTRACTOR: L&S MANAGEMENT

EXTERIOR ELEVATIONS



UNIT A & UNIT B FOUNDATION PLAN



PLOT PLAN

TURBULENCE HAY

BLOCK 409
PARCEL # 1
BOOK 285 ROAD

84174

002463

Plan Higgins & Associates
2000 20th St. #200
San Jose, CA 95131

910-4013
SACRAMENTO, CA
LIC # 211591

L & H DEVELOPMENT, INC.
15 STAFFORD COURT
CONTRACTOR: LES MAGRESCALE

PLOT PLAN
FOUNDATION PLAN

LAND USE AND ZONING

ICS FERRY C. STURGIS & ASSOC.
 Civil Engineering • Planning • Surveying
 681 Sixth St. Lincoln, Calif. 95648 916-645-1655

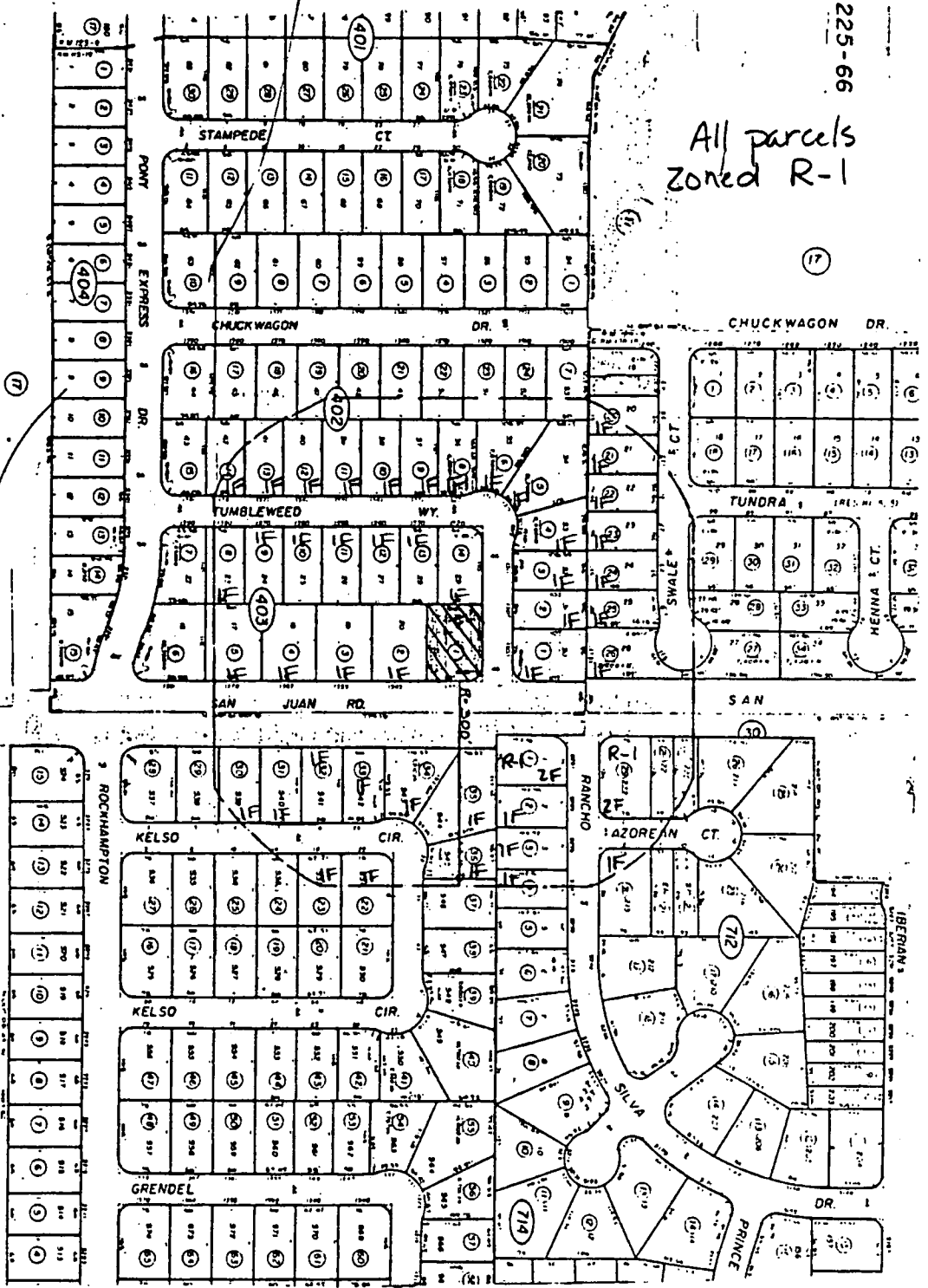
002464
 300'
 RADIUS MAP
 APR 225-403-1

SCALE: 1" = 100'
 MAY 1984
 PROJECT # 84-31

Per: Chapter Unit No. 2, R.M. Bk. 123, Pg. 6 (17-87-281)
 Chapter Unit No. 1, R.M. Bk. 124, Pg. 15 (18-8-271)

225-40

225-60



225-66
 All parcels
 zoned R-1

NOTE: ALL USES ARE RESIDENTIAL
 UNLESS OTHERWISE NOTED.

6-14-84

P 8417A