

CITY PLANNING COMMISSION

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

APPLICANT	Carol Frasinetti - 642 Ironwood Way, Sacramento, CA		
OWNER	Carol Frasinetti - 642 Ironwood Way, Sacramento, CA		
PLANS BY	Hampton Engineering - 7533 Westgate Way, Sacramento, CA		
FILING DATE	9-16-83	50 DAY CPC ACTION DATE	REPORT BY: SC:sg
NEGATIVE DEC.	10-17-83	EIR	ASSESSOR'S PCL. NO. 031-590-13

- APPLICATION:
1. Environmental Determination
 2. Rezone .25 acre from Single Family (R-1) to Townhouse (R-1A) (Sec. 13)
 3. Tentative Map
 4. Special Permit to develop two halfplex units (Sec. 7C)
 5. Subdivision Modification to waive water and sewer service (withdrawn)

LOCATION: 7251 Riverwind Way

PROPOSAL: The applicant is requesting the necessary entitlements to divide .25 acre into two halfplex lots.

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: Halfplex under construction

Surrounding Land Use and Zoning:

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

Parking Required:	2
Parking Provided:	2
Ratio Required:	1 per dwelling unit
Ratio Provided:	1 per dwelling unit
Property Dimensions:	Maximum 95' x 128'
Property Area:	A = 5,300 B = 4,200 = 9,500 sq. ft. approx.
Density of Development:	9 du/ac.
Height of Structure:	2 story
Street Improvements:	Existing
Utilities:	Existing (separate to be provided to each unit)

Subdivision Review Committee Recommendation: On October 12, 1983, by a vote of eight eyes, one absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification to waive water and sewer service. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

APPLC. NO. 83-317

003305

MEETING DATE November 10, 1983

CPC ITEM NO. 10

1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels/lots A & 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.

Staff Evaluation: Staff has the following comments regarding this request:

1. The subject site is located on a corner lot in an area currently being developed with single family and two family dwellings. The applicant is proposing to develop the site with a two family dwelling and subdivide the parcel to accommodate individual ownership of each unit. As proposed this request will not alter the character of the area or change the allowed density since duplex units are allowed on corner lots in the single family zone.
2. The Planning and Community Services Departments have determined that 0.022 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication.
3. The subject structure is presently under construction and building permits have been issued for a duplex. The applicant will be required to provide separate services to each unit and meet required code for the halfplex structure. This will require a separate building permit for the proposed halfplex development.

Staff Recommendation: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from Single Family (R-1) to Townhouse (R-1);
3. Approval of the Special Permit, subject to the following condition and based on findings of fact which follow;
4. Approval of the Tentative Map, subject to conditions which follow;

Condition - Special Permit

The applicant shall obtain building permits for the halfplex structure prior to filing a final map.

Conditions - Tentative Map

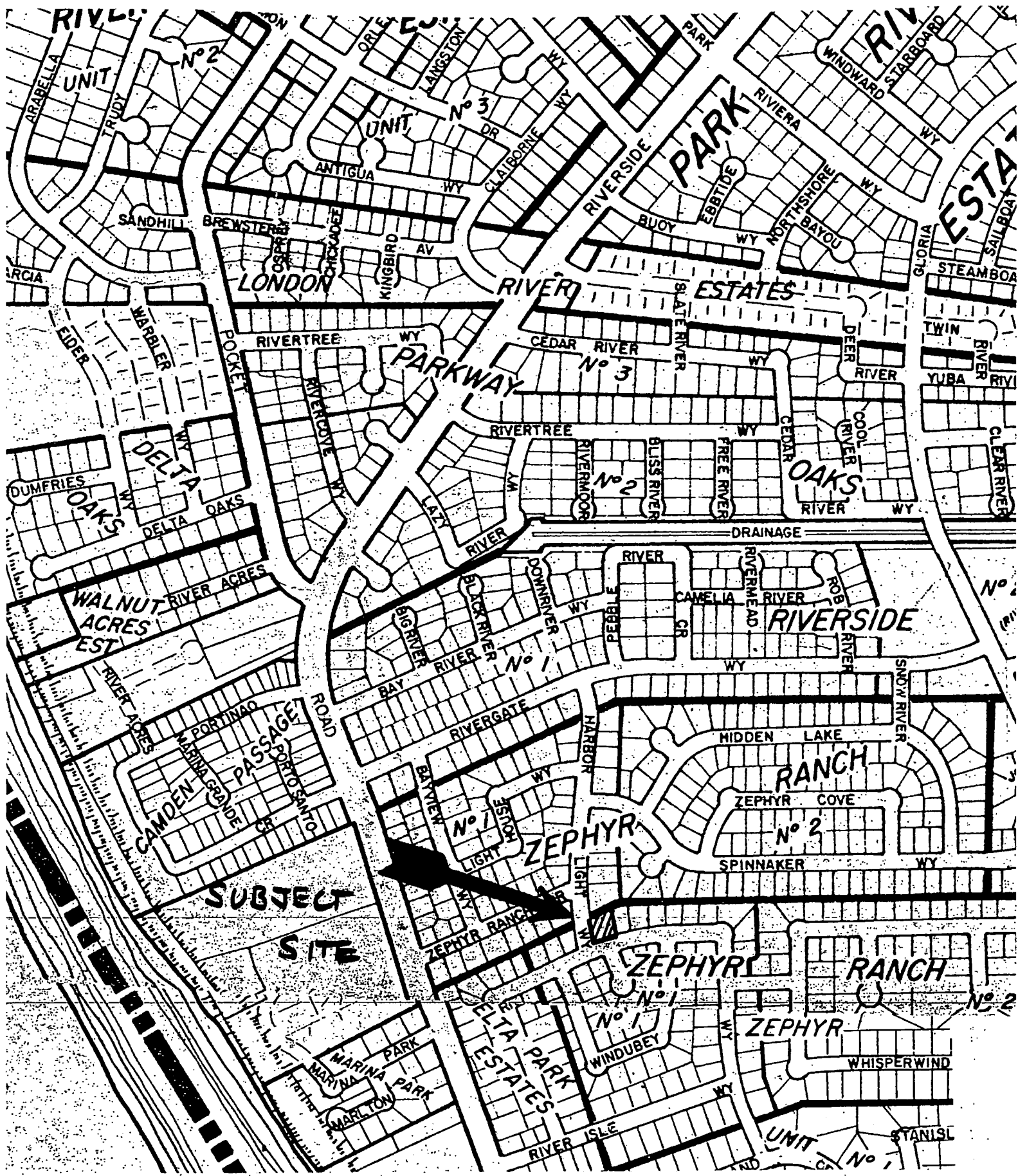
The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Water and sewer service connections shall be provided to each unit prior to filing the final map.
- 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

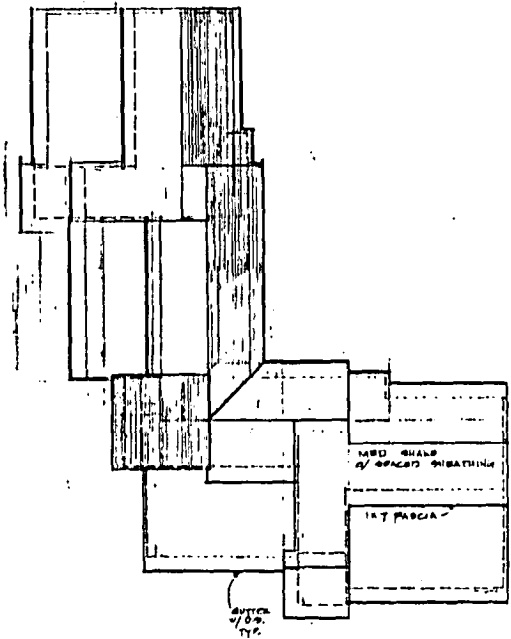
- a. The halfplex development is based upon sound principles of land use in that it will not alter the residential character of the neighborhood or increase density of development;
- b. The project, as conditioned, will not be detrimental to public health, safety or welfare in that:
 - a. adequate outdoor living area will be provided;
 - b. adequate street setbacks will be provided.
- c. The proposed project is consistent with the 1974 General Plan and the 1976 South Pocket Specific Plan which designate the site for residential development.



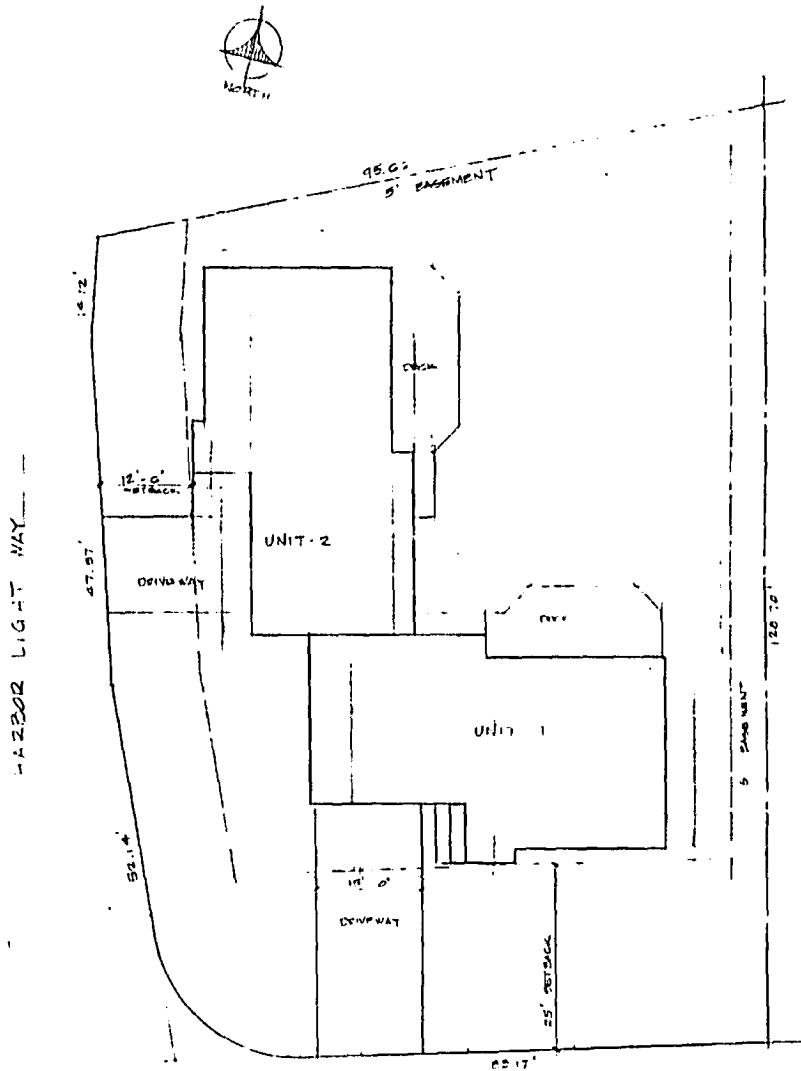
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11-10-83

Item 10



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



LOT 13 OF ZEPHYR RANCH ESTATES UNIT 1
7251 RIVERWIND WAY

PLOT PLAN SCALE 1/8" = 1'-0"

003317

DUPLEX FOR GRAFINETTI AND MICHAEL GRAFINETTI
7251 RIVERWIND WAY

DRAWN BY *Spinnuth* 5/22/83
11-5/23/83

SHEET 1 OF 10

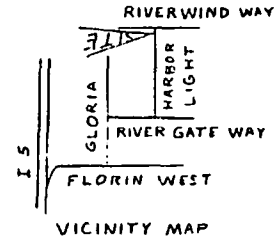
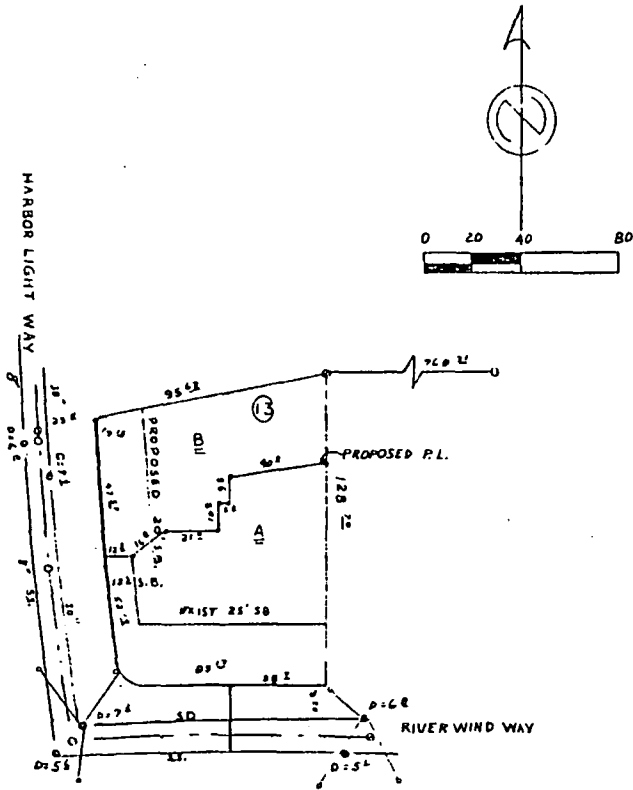
ZEPHYR RANCH ESTATES UNIT 1

124 B.M. 19 LOT 13 31-590-13
CITY OF SACRAMENTO STATE OF CALIFORNIA
AUGUST 1983

03-317

003296

11-10-83



P 83317

OWNER: CAROL M. FRASINETTI
642 IRONWOOD WAY
SACRAMENTO 95831

SUBDIVIDER: J. DUBEY ENT. INC./HALL
FEATURE HOME INC.
2500 VALLEJO ST.
203 SANTA ROSA 95405

ENGINEER: HAMPTON ENGINEERING
7533 WESTGATE DRIVE
CITRUS HEIGHTS CA. 95610
RCE 11312

NOTE 1
12' SFT BACK LINE WEST SIDE LOT B
TO BE ABANDONED AND REPLACED
WITH 20' SFT BACK LINE.

BUILDING SETBACK LINES SHALL CONFORM TO CITY REQUIREMENTS
SEWER AND WATER CITY OF SACRAMENTO
TOTAL NUMBER OF LOT 2
AREA A 5300 B 4200
EXISTING ZONING: R1
PROPOSED ZONING: R1A
EXISTING USE: ~~VACANT~~ Under construction
PROPOSED 1/2 DUPLEX



Item 10

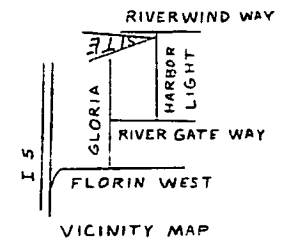
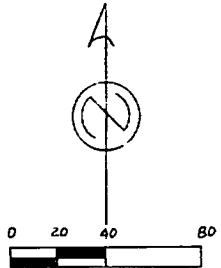
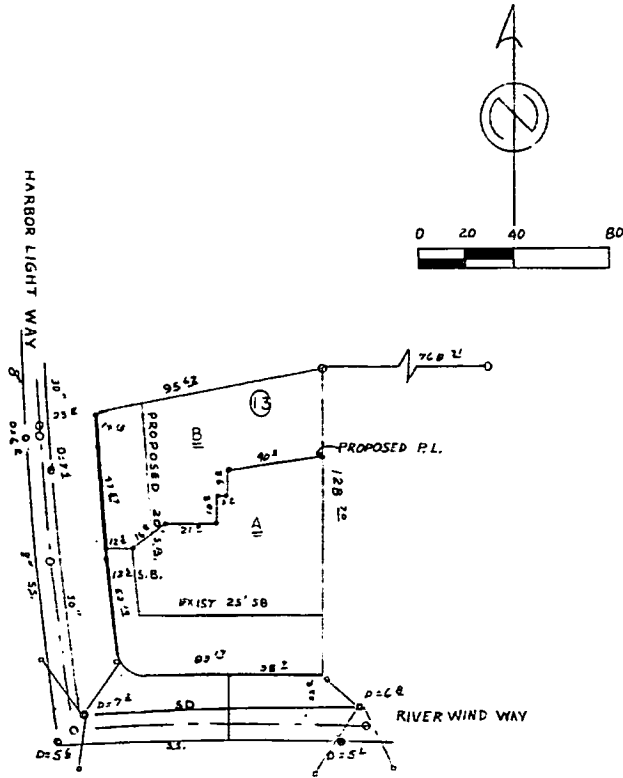
ZEPHYR RANCH ESTATES UNIT 1

124 B.M. 19 LOT 13 31-590-13
CITY OF SACRAMENTO STATE OF CALIFORNIA
AUGUST 1983

03-317

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11-10-83



P 83317

OWNER: CAROL M. FRASINETTI
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SACRAMENTO 95831

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FEATURE HOME INC.
2500 VALLEJO ST.
203 SANTA ROSA 95405

ENGINEER: HAMPTON ENGINEERING
7533 WESTGATE DRIVE
CITRUS HEIGHTS CA. 95610
RCE 11312

NOTE 1
12.4' SET BACK LINE WEST SIDE LOT B
TO BE ABANDONED AND REPLACED
WITH 20' SET BACK LINE.

BUILDING SETBACK LINES SHALL CONFORM TO CITY REQUIREMENTS
SEWER AND WATER - CITY OF SACRAMENTO
TOTAL NUMBER OF LOT 2
AREA A 5300 B 4200
EXISTING ZONING: R1
PROPOSED ZONING: R1A
EXISTING USE: ~~WAGANT~~ Under construction
PROPOSED 1/2 PLEX



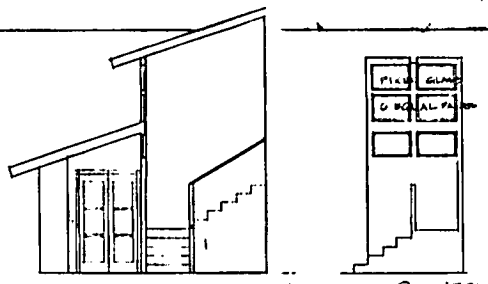
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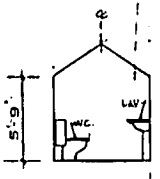
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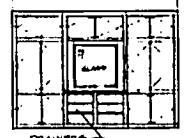
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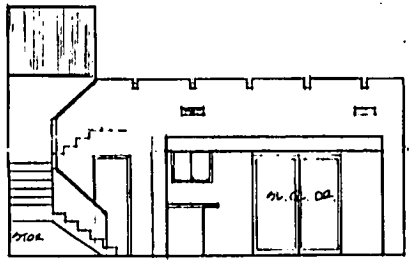
STAIRWELL @ ENTRY



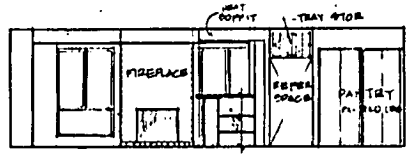
GUEST LAV



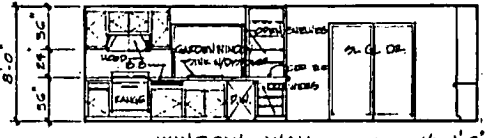
DINING RM STORAGE



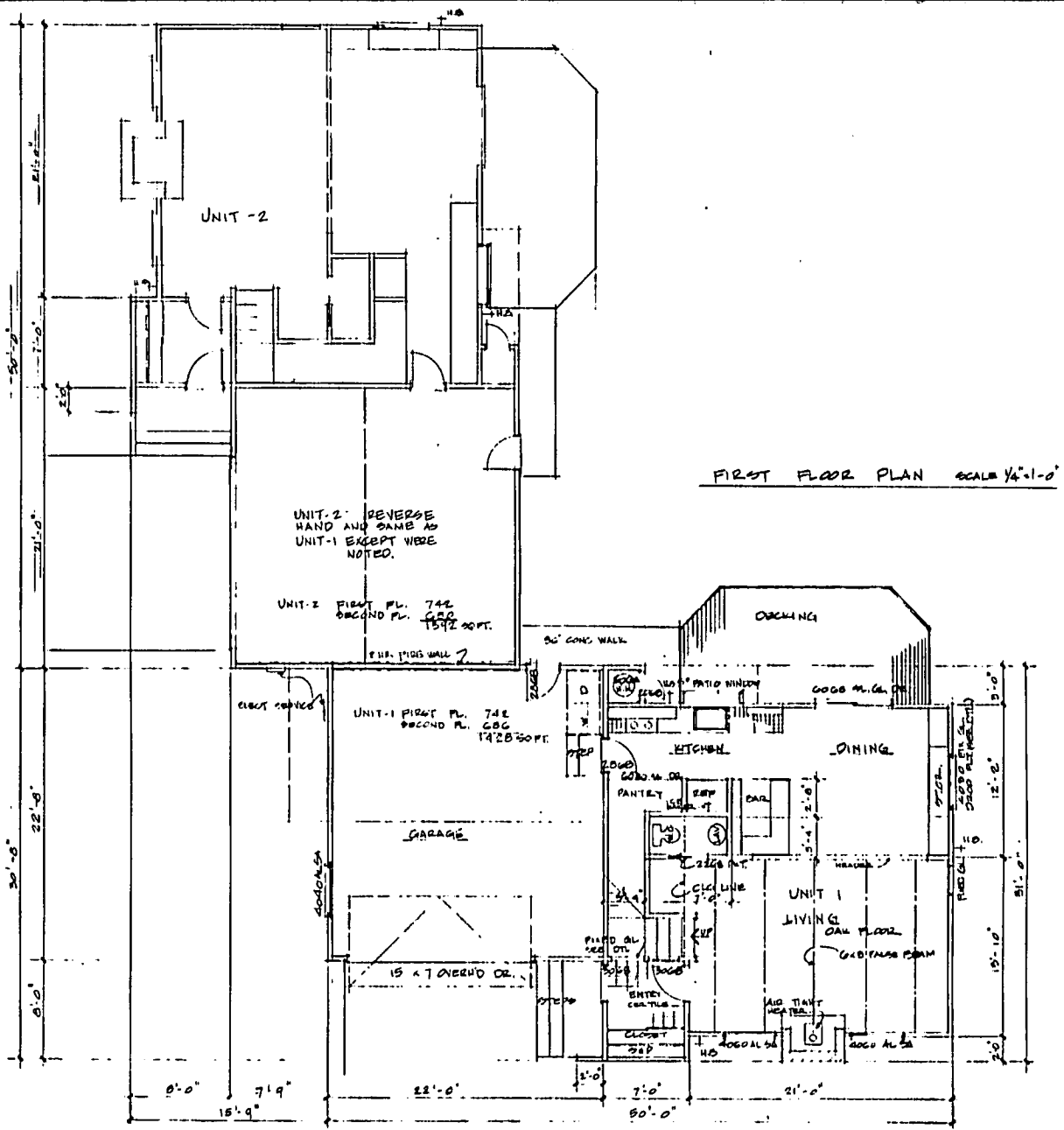
LIVING RM. WALL



PANTRY WALL



WINDOW WALL SCALE 1/4"=1'-0"



Quantities
2/22/88
rev 8/25/88

DRAWN BY
Quantities

AND M. FLASINETTI
HARBOR LIGHT WAY

DUPLEX FOR C. FLASINETTI
7251 RIVERBEND WAY

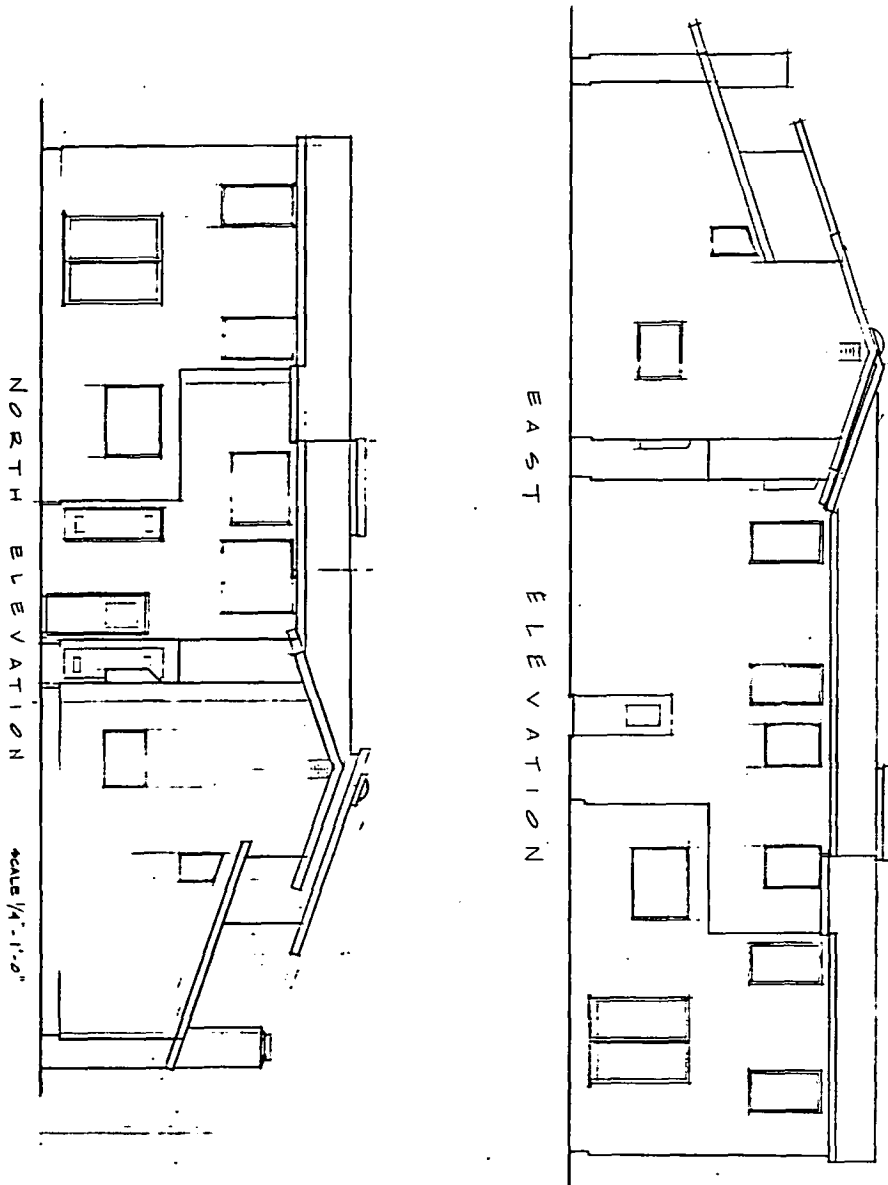
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DUPLEX FOR C. FRASINETTI
7251-RIVERWIND WAY -

AND MICHAEL FRASINETTI
HARBOR LIGHT WAY

DRAWN BY

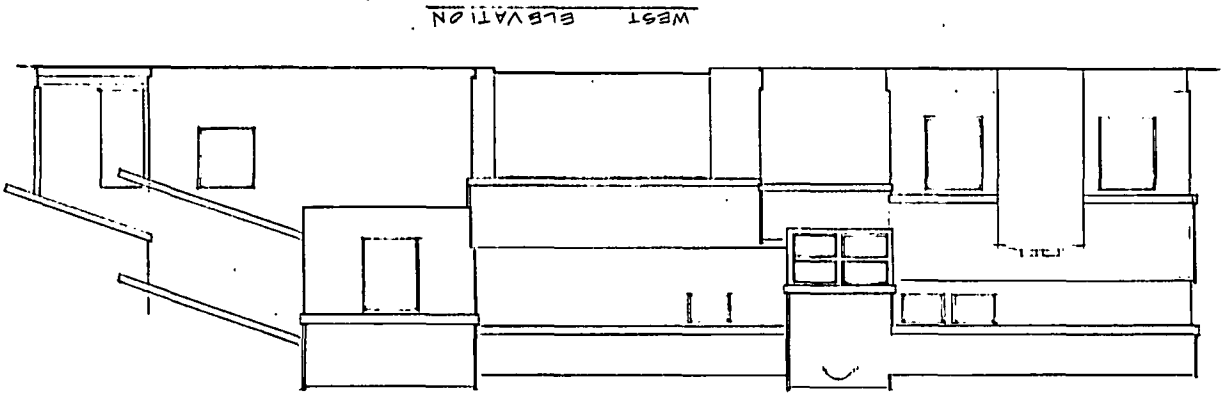
C. Frasinetti
2/25/83

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OF
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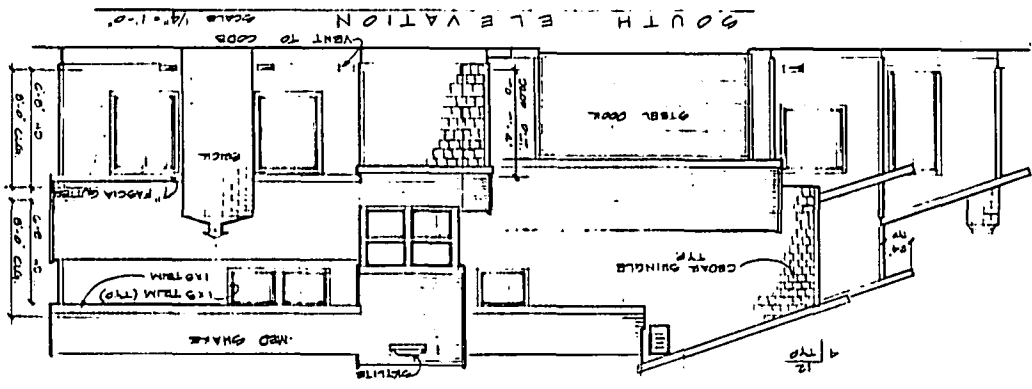
DUPEX FOR CASINETTI
7251 ZIEBAND WAY

AND MICHAEL CASINETTI
AERBOR LIGHT WAY

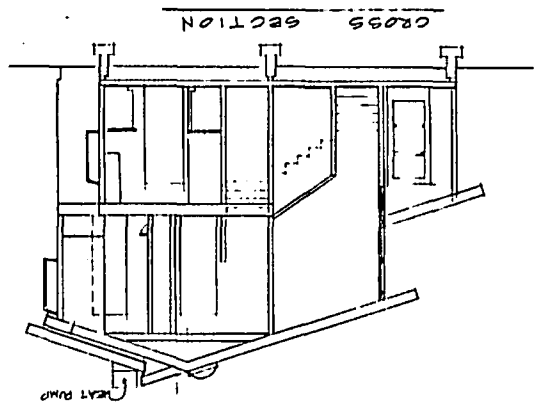
DRAWN BY
M. Casinetti
5/23/83



WEST ELEVATION



SOUTH ELEVATION
Scale 1/4"=1'-0"



CROSS SECTION

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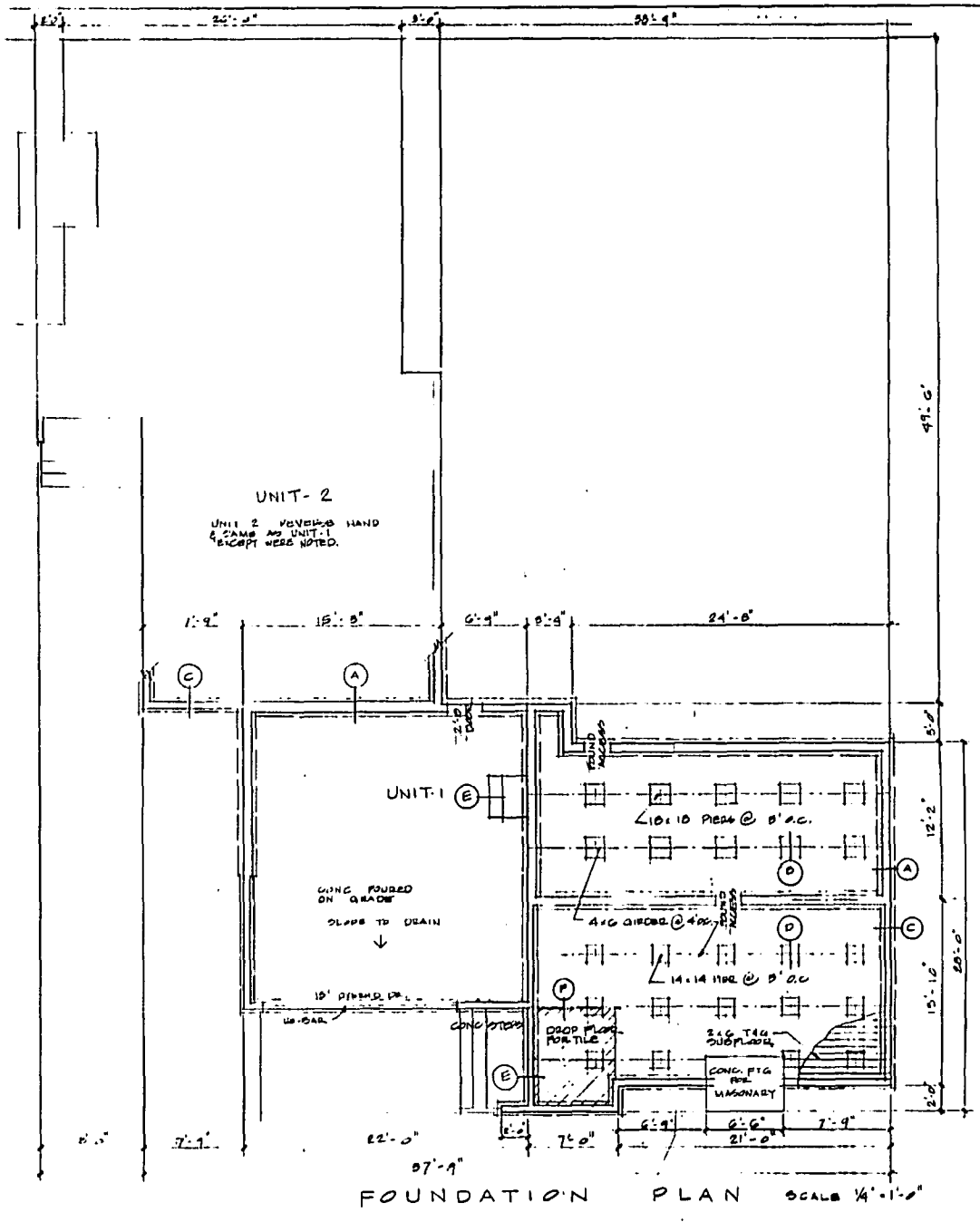
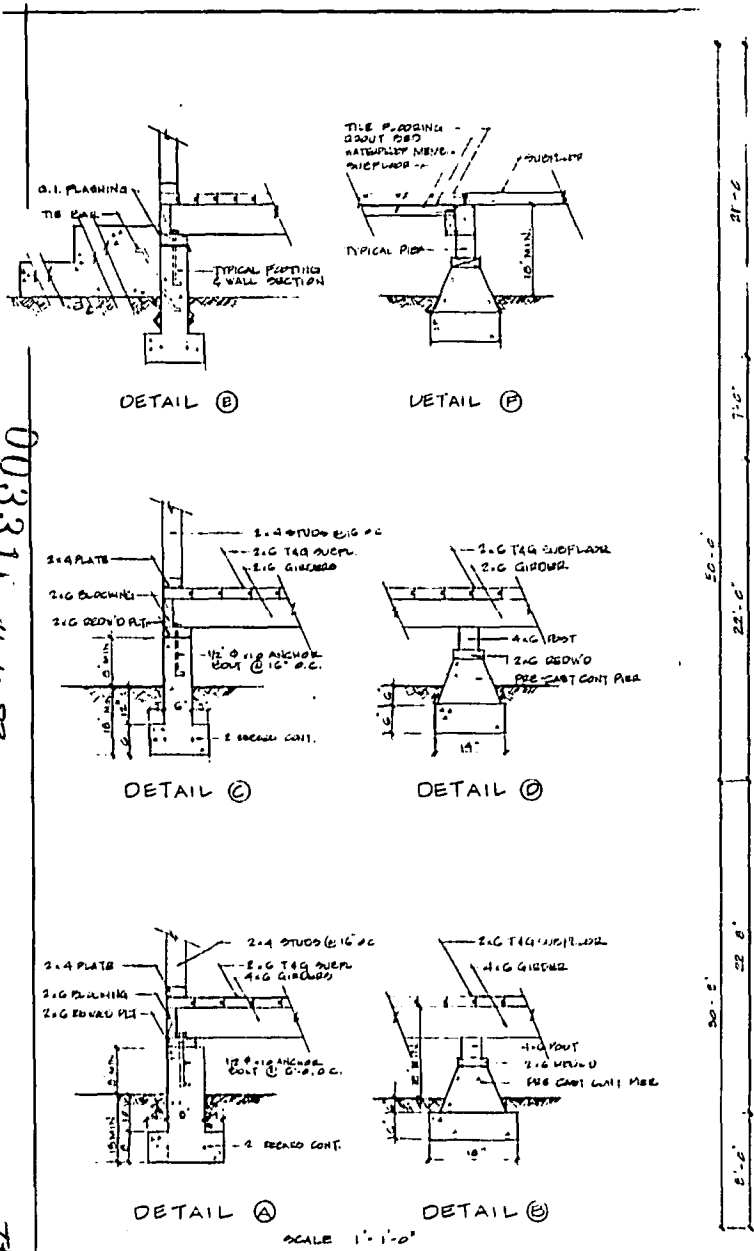
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003316 11-10-83

ITEM 10



DESIGNER: *[Signature]*
 DRAWN BY: *[Signature]*
 AND M. FRASINETTI
 HARBOR LIGHT WAY
 DUPLEX FOR C. FELSINETTI
 7251 RIVERWINE WAY
 SHEET 0
 OF 10
 3/22/83
 5/25/83