

CITY PLANNING COMMISSION

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

APPLICANT John Wong, 5941 Wymore Way, Sacramento, CA 95822
OWNER Richard Ng, 1315 Silveroak Way, Sacramento, CA 95831
PLANS BY Warren Consulting Engineers, 5777 Madison Avenue., Sac., CA 95815
FILING DATE 9/30/88 ENVIR. DET. Ex 15315 REPORT BY SDee/vf
ASSESSOR'S PCL. NO. 031-1020-009

APPLICATION: A. Tentative Map
B. Special Permit for halfplex development in the R-1A zone.

LOCATION: North side of County River Way, 100 ft. west of Silmark Court

PROPOSAL: The applicant is requesting the necessary entitlements to develop a halfplex on an existing corner lot in the R-1A zone.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1A	Front:	Determined	25'
South: Residential; R-1A	Side(Int):	By	5'
East : Residential; R-1A	Side(St):	The	19'
West : Agricultural/Sacramento River; R-1	Rear:	Commission	5'

Parking Required: 2 spaces
Parking Provided: 4 spaces
Property Dimensions: Irregular
Property Area: 0.18± acres
Density of Development: 11 d. u. per acre
Square Footage of Building: Unit A & B: 1,500 sq. ft.
441 sq. ft. garage each
Height of Building: 23 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco, T1-11 siding
Roof Material: Shake

APPLC. NO. P88-423 MEETING DATE 1-12-89 ~~November 10, 1988~~ ITEM NO. 15 ~~12~~

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 26, 1988, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

BACKGROUND INFORMATION: The subject site is a portion of Pocket Road Country Estates approved by the City Council on December 4, 1984 (P84-307). Corner lots were zoned Townhouse (R-1A) for future halfplex development. The subject site was not subdivided for halfplex development nor was a Special Permit to allow halfplex development filed with the Planning Department at that time.

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site is designated for Low Density Residential (4-15 du/ac) in the General Plan and for Low Density Residential in the 1988 Pocket Community Plan. The site is surrounded by vacant and developed low density residential uses. Zoning of the site and surrounding lots is Single Family Alternative (R-1A) Standard Single Family (R-1) and Agricultural (A).

B. Design

Unit A and B is 1,500 sq. ft. plus 441 sq. ft. garage each. Both units have three bedrooms, 3 bathrooms and 2 car garage. The structure is two stories in height. Exterior Building materials consist of stucco, T1-11 siding, cedar shake and earthen tone colors. Staff finds these units generally acceptable and compatible with surrounding development. However, Design Review staff have some concerns about the design of the proposed elevations (i.e., siding, windows, eaves).

C. Other Agency Comments

The proposed project was reviewed by the City Traffic Engineer and Development Section resulting in the following comment:

- o Driveways are to be perpendicular to streets.
- o Provide a water and sewer service to Lot 9A at time of issuance of building permit.

ENVIRONMENTAL DETERMINATION: The project is categorically exempt pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines.

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

- A. Approve the Tentative Map by adopting the attached resolution with conditions;
- B. Approve the Special Permit subject to conditions and based upon findings of fact which follow:

Conditions/Special Permit

- 1. The project shall be constructed per the submitted plans as conditioned;
- 2. The project shall comply with conditions of the tentative map;
- 3. The applicant shall provide minimum 18 inch roof overhangs;
- 4. The applicant shall provide a brick or stone wainscot on the west and south elevations;
- 5. The applicant shall provide traditional window sills and molding details on all windows;
- 6. The applicant shall provide horizontal wood siding and/or stucco subject to review and approval by the Planning Director prior to building permit issuance;
- 7. The applicant shall provide wooden roof shingles or shakes; and
- 8. The applicant shall provide irrigated landscaping plans to included ground cover, shrubs, and trees to the Planning Director for review and approval prior to building permit issuance.

Findings of Fact/Special Permit

- 1. The project is based on sound principles of land use because:
 - a. it is compatible with surrounding development; and

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- b. it will not increase density anticipated in the area since the site was originally intended for halfplex development.
- 2. The project will not be detrimental to public health nor safety, or result in a nuisance to surrounding property because:
 - a. adequate parking is provided; and
 - b. potential use of the rear yard is maximized.
- 3. The proposed project is consistent with the City's General Plan and Pocket Community Plan because the site is designated for Low Density Residential uses.

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RESOLUTION NO.

ON DATE OF

ADOPTING FINDINGS OF FACT AND APPROVING A
TENTATIVE MAP FOR PROPERTY LOCATED AT
COUNTRY RIVER WAY 100' WEST OF SILMARK COURT
(APN: 031-1020-009) P88-423

WHEREAS, the City Planning Commission on November 10, 1988, held a public hearing on the request for approval of a tentative map for property located at Country River Way, 100' west of Silmark Court; and

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

WHEREAS, the City Environmental Coordinator has determined that the proposed project is categorically exempt pursuant to State E.I.R. Guidelines (CEQA, Section 15315); and

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

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive and 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 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.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a specific plan of the city and the City General Plan. Both the General Plan and the 1988 Pocket Community Plan designate the site for low density residential uses.

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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 Water 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 the filing of the final map unless a different time for compliance is specifically noted:
 - a. pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - b. file Certificate of compliance and waive parcel map prior to recordation;
 - c. provide separate water and sewer services to Lot 9A at time of building permit (provide note on certificate so indicating);
 - d. pay off any unpaid Parkland Dedication and Pocket Bridge fees;
 - e. Provide driveways perpendicular to streets; and


 CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

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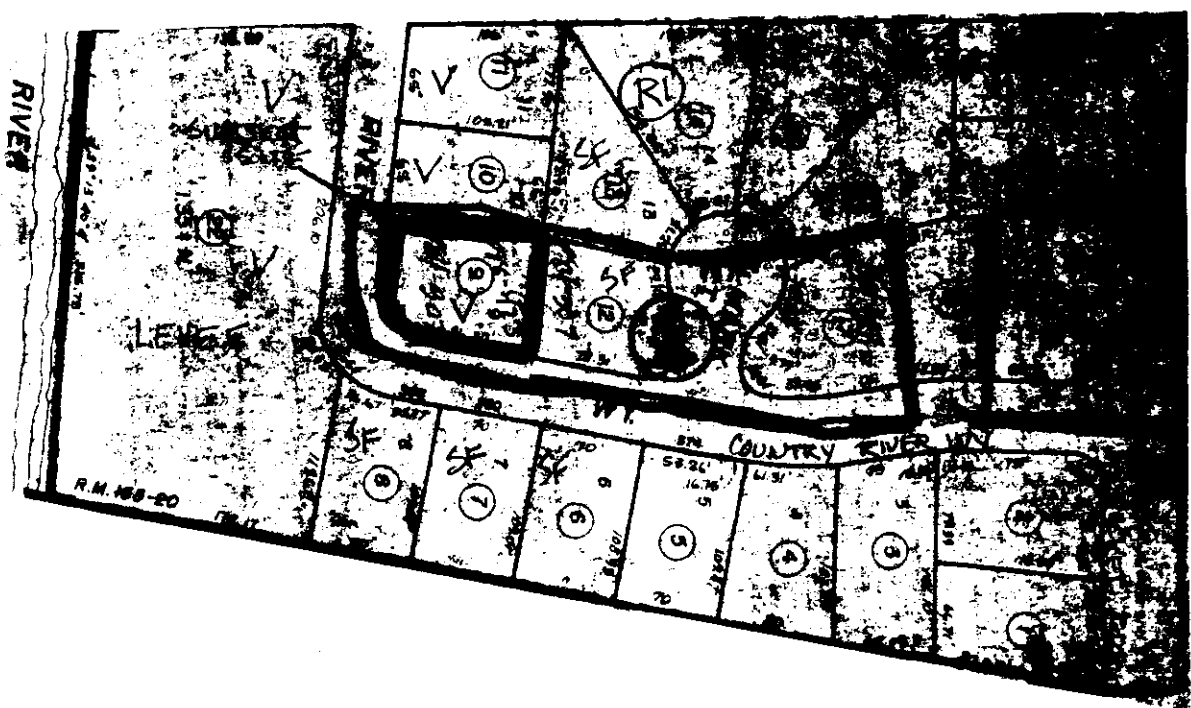


VICINITY MAP

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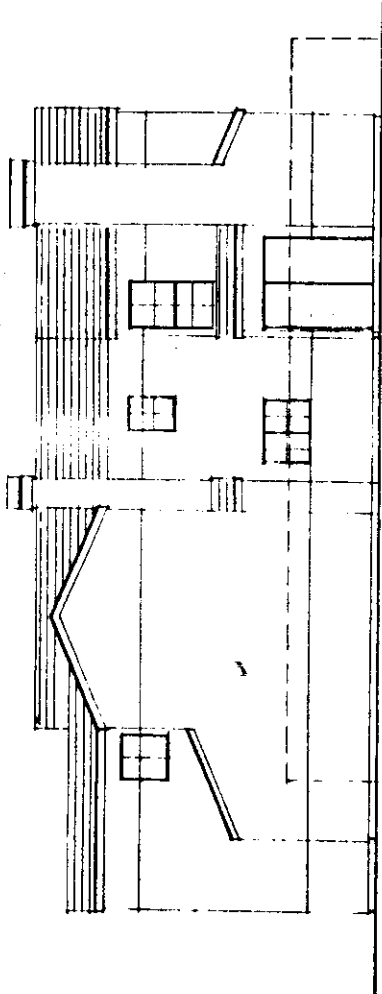
SF = Single family
 V = Vacant

LAND USE & ZONING MAP

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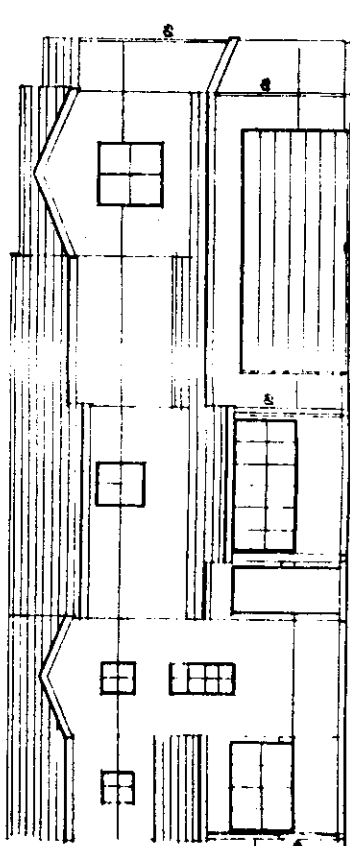
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