

CITY PLANNING COMMISSION

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

APPLICANT	Gene Hurych, P.O. Box 22522, Sacramento, CA 95822		
OWNER	Sharon Purcell, P.O. Box 22156, Sacramento, CA 95822		
PLANS BY	Faszer's, Inc., 6355 Riverside Boulevard, Suite N, Sacramento, CA 95831		
FILING DATE	11-2-84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC	11-27-84	EIR	ASSESSOR'S PCL NO. 031-410-74

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone from Single Family (R-1) to Townhouse (R-1A)
 - C. Tentative Parcel Map
 - D. Special Permit to construct a halfplex

LOCATION: Southeast corner Pocket Road and Zephyr Ranch Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop a halfplex on a vacant 0.2+ acre parcel.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
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

Parking Required:	One space per dwelling unit
Parking Provided:	Two spaces per dwelling unit
Property Dimensions:	Irregular
Property Area:	13,000+ square feet
Density of Development:	8.7 du/ac
Square Footage of Lots:	Lot A=6,846+; Lot B=6,410+
Square Footage of Building:	2,400+
Height of Structure:	One story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Color:	Brown
Exterior Building Materials:	Wood, stucco, wood shake roof

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 28, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map, subject to the following conditions.

002643

APPLC. NO. P84-416

MEETING DATE December 13, 1984

CPC ITEM NO. 17

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. Pay off existing assessment, or file the necessary segregation requests and fees;
- B. Provide separate sewer and water service to each lot;
- 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.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a vacant 13,000+ square foot lot which is presently zoned R-1. The General Plan and the South Pocket Community Plan designate the site for residential and low density residential uses, respectively. If the rezoning is approved, the proposed halfplex would provide a housing type which is compatible with other residential structures in the area.
- B. The requested rezoning to R-1A and the special permit are necessary for the halfplex development. The applicant's plans indicate a two-bedroom, two-bath unit, approximately 1,200 square feet in size for each halfplex. Building materials consist of wood siding and stucco with wood shake roofs. The plans also indicate that the applicant will maintain a 25-foot front yard setback on both street frontages, with each garage facing a separate street, similar to surrounding standard single family units. Staff therefore supports the special permit request.
- C. 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 dedication. The applicant shall submit an appraisal of the property to be subdivided.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

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

- A. Ratify the Negative Declaration;
- B. Approve the Rezoning from Single Family (R-1) to Townhouse (R-1A) zone;
- C. Approve the Tentative Map, subject to conditions which follow;
- D. Approve the Special Permit, 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 noted:

1. 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.
2. Pay off existing assessment, or file the necessary segregation requests and fees.
3. Provide separate sewer and water service to each lot.

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."
- D. 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."
- E. The project is consistent with the Pocket Area Community Plan and the General Plan which designate the site for residential use.



Adjacent properties zoned R-1
 Surrounding land uses - single family residential

002648

VICINITY - LAND USE - ZONING

CITY
2

Tentative Parcel Map
LOT 74, ZEPHYR RANCH UNIT NO. 1
CITY OF SACRAMENTO, CALIFORNIA
JUNE, 1984

RECORD OWNER AND SUBDIVIDER
FEATURE HOMES, INC.
410 GENE HURVICH
PO Box 95822, SACRAMENTO CA, 95831

SURVEYOR
TIMOTHY S. TRAIN, L.S. 2457
2604 - 21ST STREET
SACRAMENTO CA 95818
916 - 451-7793

ASSESSOR'S PARCEL NO.
031-410-44

EXISTING ZONING & USE
ZONED R-1 VALANT
PROPOSED ZONING & USE
R-1A TWO HALF PLEES

PROPOSED BEWAGE DISPOSAL & DRAINAGE
EXISTING PUBLIC SEWERS & DRAINAGE FACILITIES

PROPOSED WATER SUPPLY
EXISTING PUBLIC WATER MAINS

SCHDOL DISTRICT
SACRAMENTO CITY UNITED SCHOOL DISTRICT

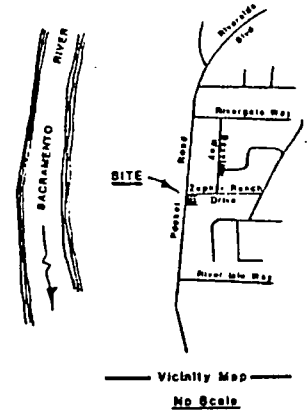
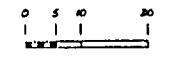
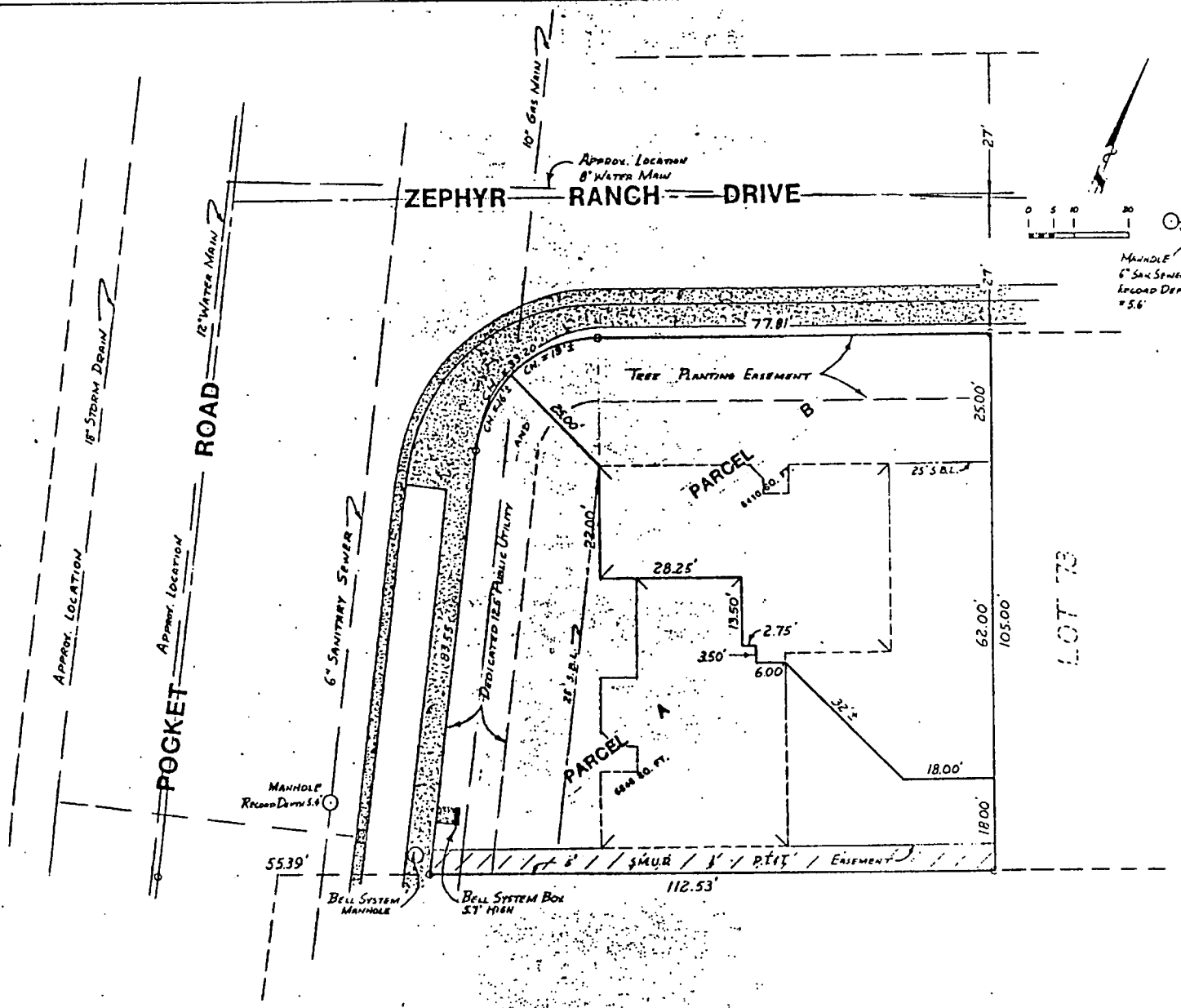


EXHIBIT A
TENTATIVE MAP

284-416

14
12-13-84

No. 17



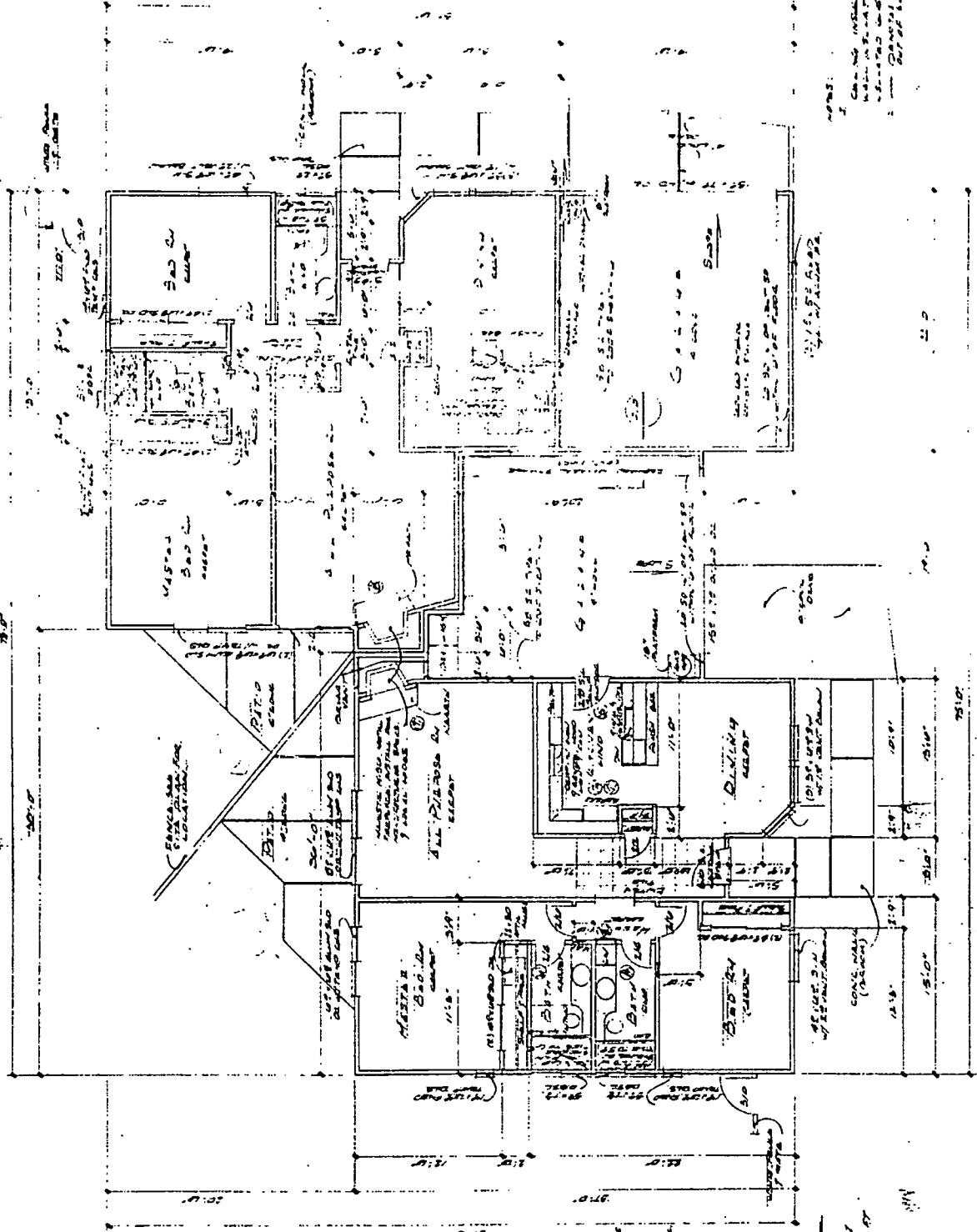
MANHOLE
6" SAN SEWER
UPLOAD DEPTH
= 5.6'

EXHIBIT D FLOOR PLANS

SCALE 1/4" = 1'-0"
12-13-84

DATE: 12-13-84
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/4" = 1'-0"

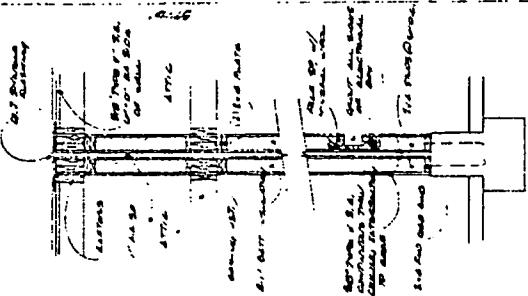
ADP



FLOOR PLAN

SCALE 1/4" = 1'-0"
TOTAL SQ FT 1,200

0 5 15 25
FOOT



SCALE 1/4" = 1'-0"
DATE: 12-13-84
DRAWN BY: [Signature]