

CITY OF SACRAMENTO PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT John Baptis, 8145 Signal Court, Sacramento, California 95824
OWNER Constantine John Baptis, 8145 Signal Court, Sacramento, California 95824
PLANS BY Mark Franzonia, 5811 O Street, Sacramento, California 95819
FILING DATE July 12, 1990 ENVIR. DET. Negative Declaration REPORT BY CG
ASSESSOR'S PCL. NO. 011-0301-025

- APPLICATION:**
- A. Negative Declaration;
 - B. Tentative Map to divide 0.88± acres into six single family lots in the Multiple Family - Review (R-2A-R) zone;
 - C. Plan Review for six 1,900± square foot single family homes;
 - D. Variance to create six lots less than 52 feet in width; and
 - E. Subdivision Modification to create six lots less than 52 feet in width on 0.88± acres in the Multiple Family Residential - Review (R-2A-R) zone.

LOCATION: Between 57th and 58th Streets, 110 feet north of Broadway

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide one parcel into six lots and construct six single family homes.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Zoning of Site:	R-2A-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	25'
South: Vacant and Commercial; C-2	Side(North):	5'	5'
East: Single and Multi-Family; R-1	Side(South):	5'	5'
West: Multi-Family; R-4	Rear:	15'	15'

Property Dimensions:	121' x 316'
Property Area:	0.88± acres
Density of Development:	6.8 du/na
Square Footage of Units:	1,900± square feet
Building Height:	2 stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Lap Siding and Stucco
Roof Materials:	Wood Shingles

BACKGROUND INFORMATION: On April 24, 1986, the Planning Commission approved a Rezone (P86-122) of the subject site from R-1 to R-2A-R and a Plan Review for a 14 unit multiple family housing complex. The project was approved by City Council on June 17, 1986. The zoning has been established, however, the 14 unit complex has never been constructed.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 21, 1990, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions of approval listed below.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.88± vacant acres in the Multiple Family - Review (R-2A-R) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The surrounding land use and zoning includes single family residential, zoned R-1, to the north; vacant and a 7-eleven, zoned C-2, to the south; single and multiple family, zoned R-1, to the east; and multiple story senior apartments, zoned R-4, to the west.

B. Applicant's Proposal

The applicant is proposing to subdivide the vacant 0.88± acres into six parcels and build six single family residences. The applicant is requesting a variance and a subdivision modification because the parcels are 40 feet by 158 feet which is less than the required 52 feet in width. The applicant is also requesting a plan review of the six single family homes.

C. Tentative Map

The lot layout for the six parcels is such that three parcels face 58th Street, and three parcels face 57th Street. The parcels are 40 feet by 158 feet. Staff has no objection to the variance and subdivision modification to reduce the width from 52 feet to 40 feet. The parcels still maintain the minimum 5,200 square feet in area and the width is consistent with other parcels in the vicinity.

D. Plan Review

The applicant has proposed two story structures containing approximately 1,900 square feet on these parcels. The proposed exterior materials are horizontal lapped siding and wood shingles. Staff suggests the design of the buildings be reviewed and approved by Design Review Staff. Staff suggests modifications including having the main entrance of the house visible from the streets, and enhanced window treatments. Staff also suggests reducing the prominence of the garage by decreasing its width. The applicant shall provide all four elevations of each unit for the Design Review Staff review. There should be some variation of the front elevations for the three units adjacent on each street.

Staff also recommends a six foot masonry wall be placed along the property line of Parcel 3 which abuts the existing commercial use. This wall is not required along the property line of Parcel 6 which is also abutting commercial property because when the commercial site is developed, the wall will be required to be installed by the commercial development. Staff does recommend, however, that the six foot wood fences typical for residential development be constructed along the side and rear property lines of the six lots in accordance with the Fence Ordinance. The applicant should also install the landscaping and irrigation in the front yards of the six parcels. A City tree is available through the Department of Parks and Community Services at no charge.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

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

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map to be called "The Courtyards" to divide 0.88+ acres into six single family lots subject to conditions and forward to the City Council;
- C. Approve the Plan Review for six 1,900+ square foot single family homes subject to conditions and based upon findings of fact which follow;
- D. Approve the variance to create six lots less than 52 feet in width based upon findings of fact which follow; and
- E. Recommend approval of the Subdivision Modification to create six lots less than 52 feet in width and forward to the City Council.

Conditions - Tentative Map

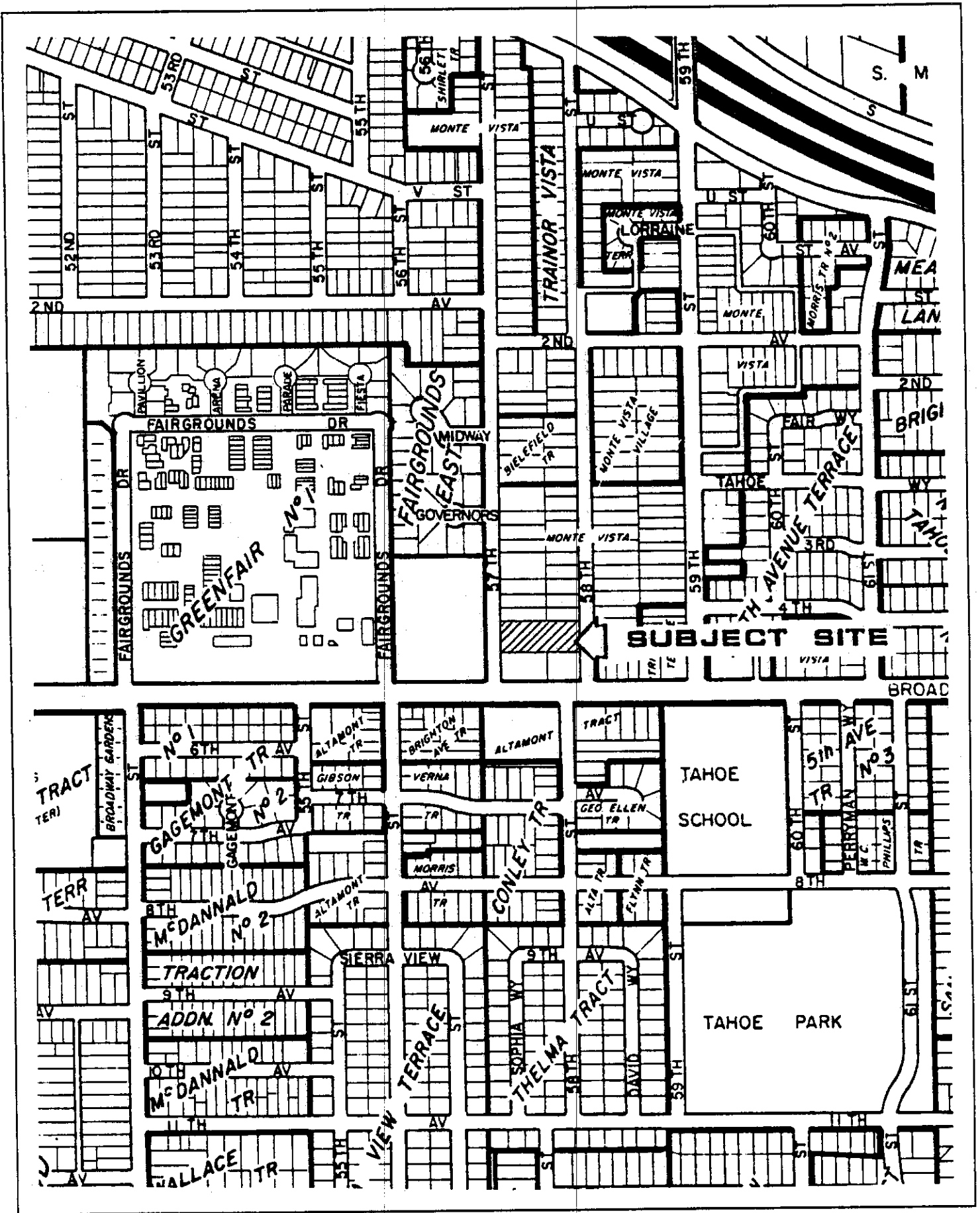
- 1. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
- 2. Dedicate an additional two feet of right-of-way along 57th Street and 58th Street to provide a 22 foot half street section.
- 3. Remove and replace any existing deteriorated curb, gutter, and sidewalk.
- 4. Provide a separate water and sewer service to each parcel (some services may currently exist).
- 5. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to separate the combination system.

Conditions - Plan Review

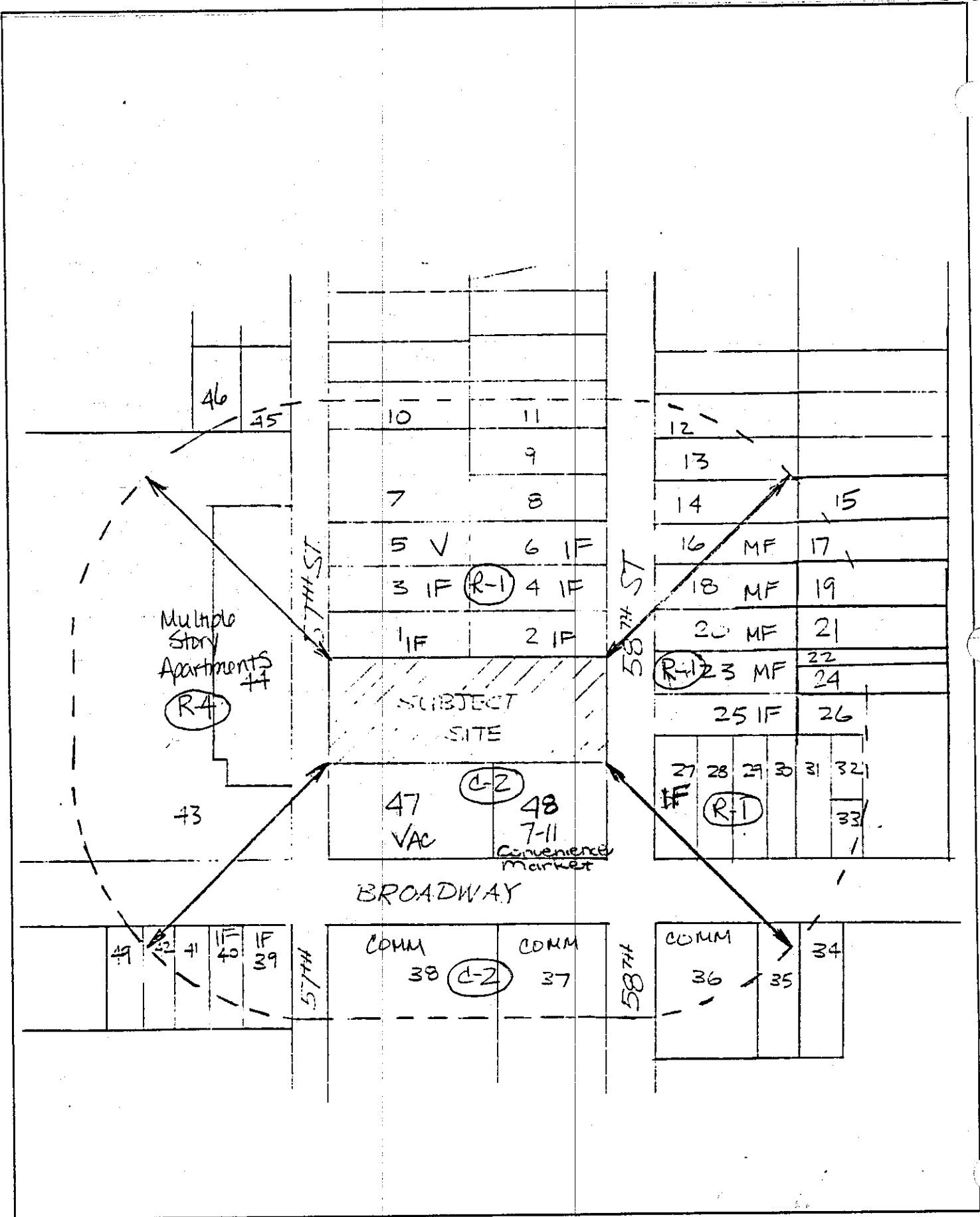
- 1. The applicant shall submit revised elevations to City Design Review Staff for review and approval prior to the issuance of Building Permits. These revised elevations shall be for all six buildings, all four elevations. The modifications should include the main entrance visible from the street, enhanced window treatment, and reducing the prominence of the garage. The elevations of the six units shall vary subject to review and approval of the Design Review Staff.
- 2. The applicant shall construct a six foot solid masonry wall, finished on both sides, along the southern property line of Parcel 3.
- 3. The applicant shall install six foot wood fences along the side and rear property lines of the six lots in accordance with the Fence Ordinance.
- 4. The applicant shall install the front yard landscaping and irrigation of the six parcels. The landscaping shall consist, as a minimum, of lawn and a City tree.
- 5. All mechanical equipment shall not be visible from the front of the units.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the land use in the area consists of a mix of single and multiple family uses; and
 - b. the design of the buildings will be compatible with other structures in the area.
2. Granting the variance does not constitute a special privilege extended to an individual property owner in that:
 - a. there are several parcels in the area with substandard lot widths; and
 - b. variances have been and would be granted to other property owners facing similar circumstances.
3. Granting the variance does not constitute a use variance in that single family residences are allowed in the R-2A-R zone.
4. The project, as conditioned, will not be detrimental to the public health, safety, nor result in the creation of a public nuisance in that adequate parking and landscaping will be provided on site and the project is compatible with the surrounding uses.
5. The project, as conditioned, is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na). The 6.8 du/na density of this project conforms to the designation.



VICINITY MAP



LAND USE & ZONING MAP

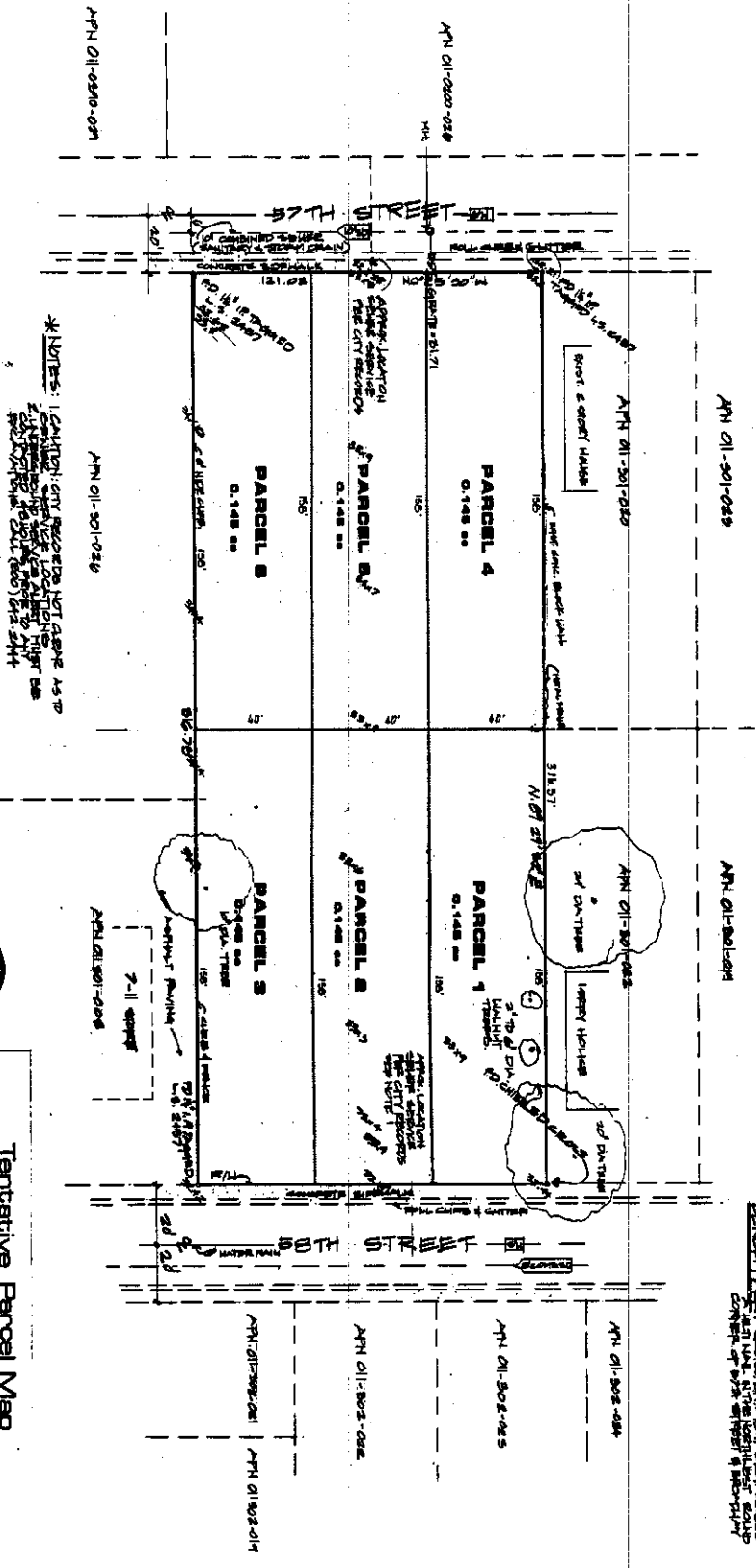
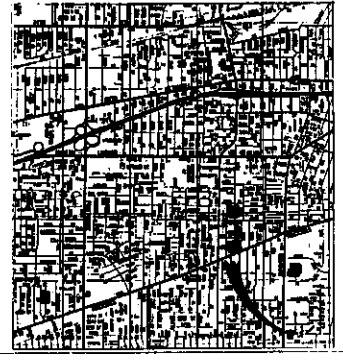
EXHIBIT A

Key Information

OWNER: J.C. RAPTIS CONSTRUCTION
PROJECT NAME: THE COURTYARDS
APNs: 01-301-025, 01-301-026, 01-301-027, 01-301-028, 01-301-029, 01-301-030, 01-301-031, 01-301-032, 01-301-033, 01-301-034, 01-301-035, 01-301-036, 01-301-037, 01-301-038, 01-301-039, 01-301-040, 01-301-041, 01-301-042, 01-301-043, 01-301-044, 01-301-045, 01-301-046, 01-301-047, 01-301-048, 01-301-049, 01-301-050, 01-301-051, 01-301-052, 01-301-053, 01-301-054, 01-301-055, 01-301-056, 01-301-057, 01-301-058, 01-301-059, 01-301-060, 01-301-061, 01-301-062, 01-301-063, 01-301-064, 01-301-065, 01-301-066, 01-301-067, 01-301-068, 01-301-069, 01-301-070, 01-301-071, 01-301-072, 01-301-073, 01-301-074, 01-301-075, 01-301-076, 01-301-077, 01-301-078, 01-301-079, 01-301-080, 01-301-081, 01-301-082, 01-301-083, 01-301-084, 01-301-085, 01-301-086, 01-301-087, 01-301-088, 01-301-089, 01-301-090, 01-301-091, 01-301-092, 01-301-093, 01-301-094, 01-301-095, 01-301-096, 01-301-097, 01-301-098, 01-301-099, 01-301-100.



Vicinity Map



Tentative Parcel Map
 57th Street & Broadway
 APN 01-301-025
 SACRAMENTO CALIFORNIA
 PARTICULARS P. 110 SCALE 1/8" = 1'-0"



#PROP-D-1-1-1

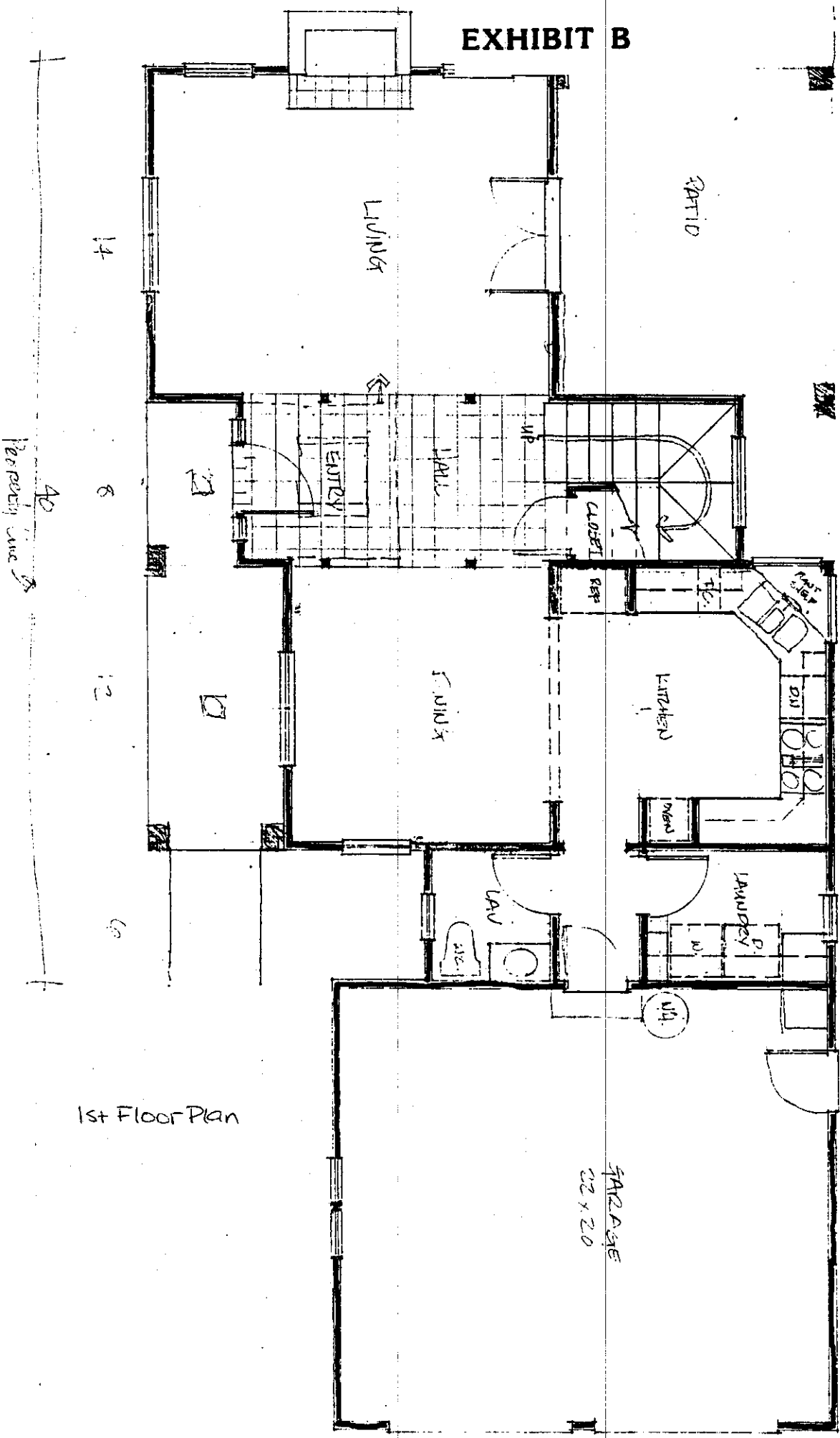
project: The COURTYARDS owner: J.C. RAPTIS CONSTRUCTION	mark franzoia architecture & design 5811 o st. sacramento, ca. 95819 (916) 457-5084
date: scale: page:	revisions:

December 13 1997

Hom# 25

290-217

EXHIBIT B



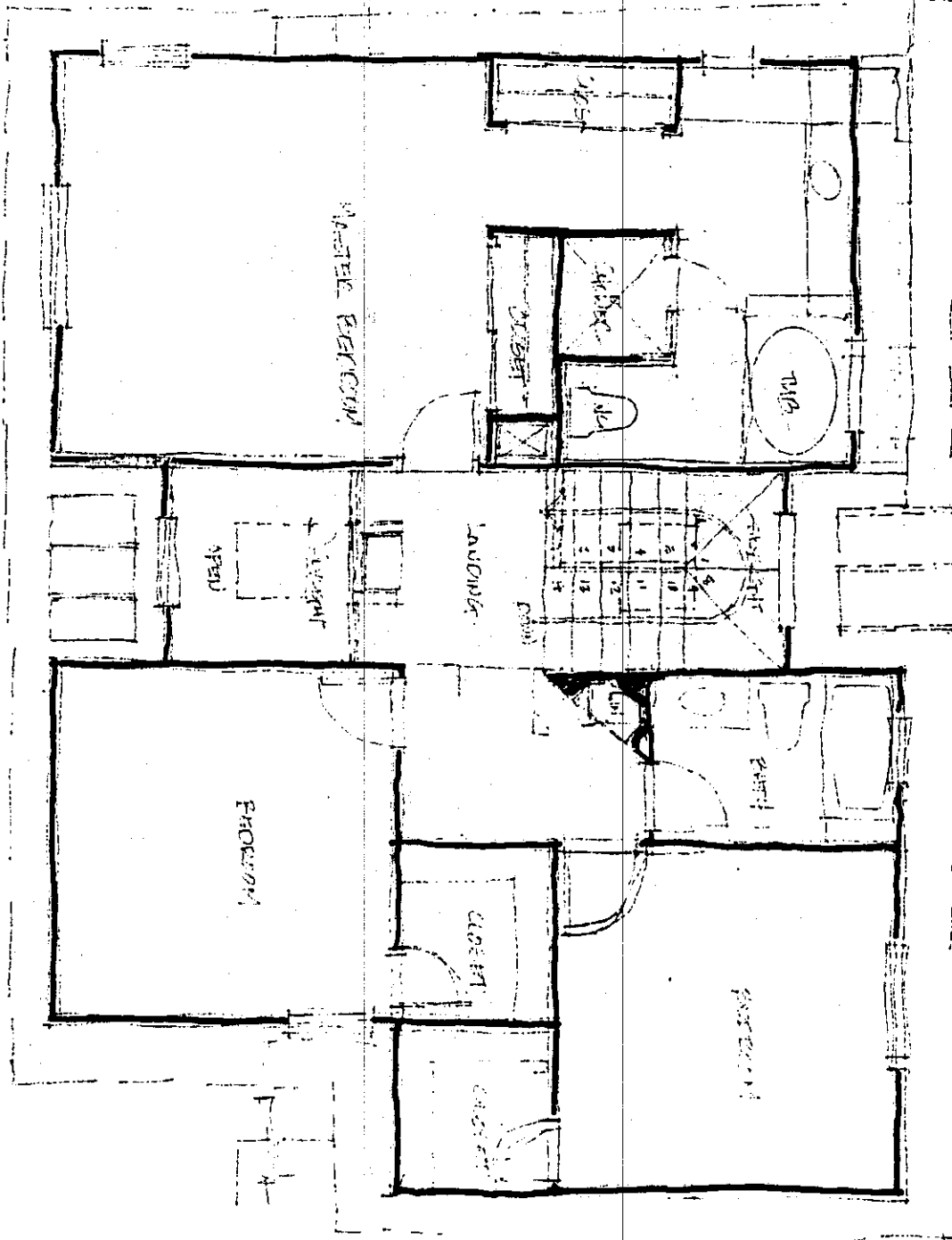
1st Floor Plan

GARAGE
22 x 20

December 13, 1997

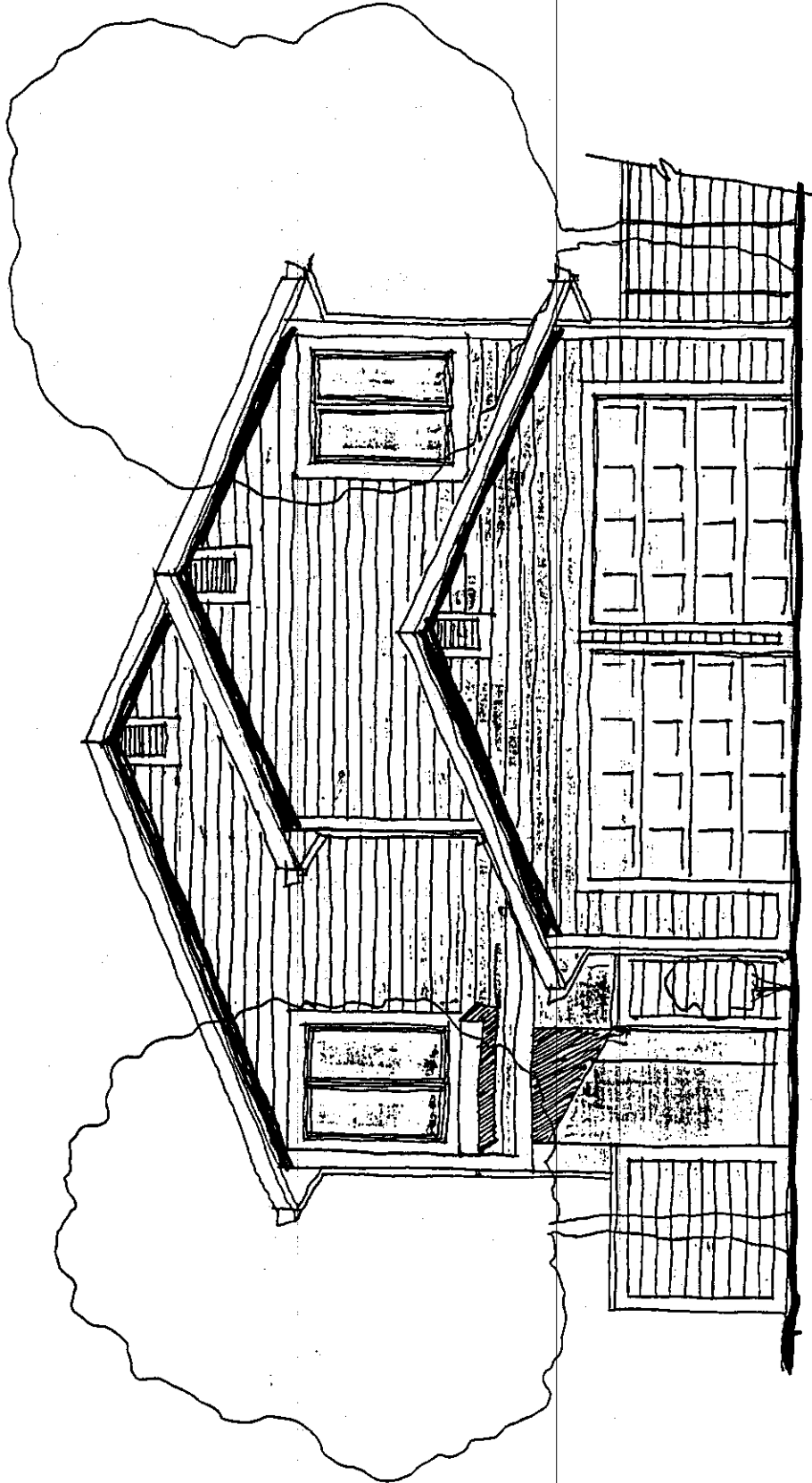
Plan # 25

EXHIBIT C



2nd Floor Plan

EXHIBIT D



FRONT ELEVATION #2

SCALE 1/4"=1'-0"