

CITY PLANNING COMMISSION

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

APPLICANT	Speath Engineering, Inc., 5710 Garfield Ave., Ste. B., Sacramento, CA 95841		
OWNER	Bob Adams, 1074 So. Orange Grove, Pasadena, CA 91105		
PLANS BY	Frazer's Residential Plans, 6355 Riverside Boulevard, Ste. N., Sacto., CA 95831		
FILING DATE	May 6, 1983	50 DAY CPC ACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC.	Exempt 15103b	EIR	ASSESSOR'S PCL. NO. 031-480-29,30

- APPLICATION:
1. Environmental Determination
 2. Rezone 0.59± acres from R-2-R to R-1A
 3. Tentative Map to divide two existing parcels into four halfplex lots
 4. Special Permit to develop four halfplex units

LOCATION: South side of Pocket Road, beginning 100± feet east of Greenhaven Drive

PROPOSAL: The applicant is requesting the necessary entitlements for development of four halfplex units for individual ownership.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1976 South Pocket Specific Plan Designation: Low Density Multiple Family
 Existing Zoning of Site: R-2-R
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; A
 South: Single Family; R-1
 East: Vacant; R-1
 West: Vacant; R-2-R

Parking Required: 4 spaces (on basis of one per unit)
 Parking Proposed: 8 spaces (2-car garage for each unit)
 Overall Site Dimensions: 84' x 146' and irregular
 Project Area: Total: 0.59± acres
 Proposed Lot Areas:
 Lot 1 - 6,132± sq. ft.
 Lot 2 - 6,132± sq. ft.
 Lot 3 - 5,914± sq. ft.
 Lot 4 - 7,432± sq. ft.
 Square Footage of Units:
 Unit A - 1,256 sq. ft.
 Unit B - 1,092 sq. ft.
 Street Improvements: Pocket Road - existing two lanes
 Exterior Colors: Earth tones
 Exterior Materials:
 Building 1 - Stucco 'V' grove plywood, brick veneer
 Building 2 - Horizontal masonite, rough sawn plywood, brick veneer

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: At the May 25, 1983 Subdivision Review Committee meeting, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map (see Exhibit A). The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

001887

(see over)

- a. Provide standard subdivision improvements as required pursuant to Section 40.811 of the City Code;
- b. File the necessary segregation requests and fees to segregate existing assessments;
- 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;
- d. Provide separate sewer and water services to each lot;
- e. Pay Pocket Bridge fees;
- f. Cost of relocation of SMUD facilities shall be paid for by the developer.

STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject site is located in an area designated and partially developed with single family and two-family residences. The present R-2-R zoning of the subject properties would allow development of duplexes or two-family detached units. The requested R-1A zoning would not increase the density of development. However, the proposed halfplex units would enable individual ownership of each side of each two-family structure. In this respect, staff has no objection to the proposed project.
2. The subject properties are located in close proximity to the Pocket Road/ Interstate 5 access ramps. Staff is concerned with the residents having to back out onto a roadway that will be more heavily traveled as the Pocket area is built out.

To mitigate the possible hazard of back out parking, staff has investigated a number of on-site maneuvering schemes that would enable the residents to drive onto rather than back onto Pocket Road. A circular driveway design appears to be the most appropriate from the standpoint of maneuvering. However, it can be applied only to Building No. 1 on Lots 1 and 2 which have adequate depth to permit the increase in setback necessary to accommodate the circular drive in the front yard.

3. The increased setback proposed by staff for Building No. 1 would make appropriate the reversal of the floor plan so that the setback of the garages on Lots 2 and 3 do not correspond (see Exhibit G).

Increasing the setback to accommodate a circular drive for Building No. 2 is not possible due to the limited depth of Lot 4. The irregular shape of Lot 4 does, however, provide an opportunity to locate a backup apron to the side of the garage for use in conjunction with a redesigned garage with a side car entry (see Exhibit G).

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from R-2-R (two-family residential-review) to R-1A (Townhouse) zone;
3. Approval of the Tentative Map, subject to conditions;
4. Approval of the Special Permit, subject to conditions and based on Findings of Fact to follow.

Tentative Map Conditions

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. Provide standard subdivision improvements as required, pursuant to Section 40.811 of the City Code;
- b. File the necessary segregation requests and fees to segregate existing assessments;
- 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;
- d. Provide separate sewer and water services to each lot;
- e. Pay Pocket Bridge fees;
- f. Cost of relocation of SMUD facilities shall be paid for by the developer;
- g. A reciprocal access easement between the adjacent halfplexes (Lots 3 and 4) shall be noted on the final map.

Special Permit Conditions

- a. The site plans shall be revised in conformance with the staff's conceptual plan (Exhibit G) to include the following modifications:
 - 1) reversed floor plan and increased setback for Building No. 1 (Exhibit D) and provision of circular driveway to serve both units;
 - 2) redesign of Building No. 2, Unit A, (Exhibit B) with side entry garage and driveway with back-up apron;
- b. Revised site plans shall be submitted for staff review for compliance with the conditions of the Special Permit, prior to submittal for building permits;
- c. The applicant shall provide reciprocal easements for Lots 3 and 4 (see Exhibits A and D) prior to issuance of building permits. Such easements shall be noted on the tentative and final maps.

Findings of Fact - Special Permit

- a. The proposed halfplex development is based on sound principles of land use in that there are similar halfplex and duplex units in the neighborhood, and the design is compatible with other units in the area;
- b. The proposed project will not be detrimental to public health, safety or welfare and will not result in the creation of a nuisance as conditioned in that the use is compatible with existing residential uses;
- c. The proposed development is compatible with the 1974 General Plan and the 1976 South Pocket Specific Plan which designate the properties for Residential and Low Density Multiple Family respectively.

City Planning Commission
Sacramento, California

Members in Session:

BACKGROUND INFORMATION: This project was originally scheduled for the June 9, 1983 Commission hearing. Staff had concerns relative to the possible hazard of the proposed back-out parking and therefore suggested a redesign to eliminate back-out parking. The applicant requested continuance so that a revised plan can be submitted to staff for review.

STAFF COMMENT ON REVISED PLAN:

1. The applicant's latest proposal would provide on-site maneuvering of vehicles alleviating the need for backing onto Pocket Road for four halfplex lots as opposed to only three lots which staff originally suggested. In this respect, the applicant's proposal more effectively satisfies staff's original intent to remedy the possible hazard of back-out parking onto what in the future will be a busy street (see Exhibit X).

The applicant objects to staff's original proposed redesign (see Exhibit G of the original staff report) and its need for reciprocal access. The contention is that such access could cause conflict between property owners.

2. Staff has no objection to the proposed driveway design. Staff, however, has concerns relative to aesthetics. The applicant's driveway designs reduce the depth of landscaping in the setback. In order to provide additional landscaping between the driveway turning area and the sidewalk, staff suggests increasing the applicant's indicated 37 foot setback of Building No. 1 to 40 feet.

3. As proposed by the applicant, the setbacks of the garages of the two abutting middle halfplex units will be more or less uniform (37 feet and 40 feet). Staff is of the opinion that Building No. 1 should be constructed with a reverse plan so that a staggering setback would be created (see Exhibit Y). This design was also suggested by the staff in the original staff report.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from R-2-R (two-family residential-review) to R-1A (Townhouse) zone;
3. Approval of the Tentative Map, subject to conditions;
4. Approval of the Special Permit, subject to conditions and based on Findings of Fact to follow.

Tentative Map Conditions

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. Provide standard subdivision improvements as required, pursuant to Section 40.811 of the City Code;
- b. File the necessary segregation requests and fees to segregate existing assessments; 001890
- 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;

- d. Provide separate sewer and water services to each lot;
- e. Pay Pocket Bridge fees;
- f. Cost of relocation of SMUD facilities shall be paid for by the developer.

**** Special Permit Condition**

The applicant shall revise the site plan for Building No. 1 to include a reversed floor plan. ~~and/ increased front setback to 40 feet as indicated on Exhibit X.~~

**** See added condition**

Findings of Fact - Special Permit

- a. The proposed development, as conditioned, is based on sound principles of land use in that there are similar halfplex and duplex units in the neighborhood, and the design is compatible with other units in the area;
- b. The proposed project, as conditioned, will not be detrimental to public health, safety or welfare and will not result in the creation of a nuisance in that the use is compatible with existing residential uses;
- c. The proposed development is compatible with the 1974 General Plan and the 1976 South Pocket Specific Plan which designate the properties for residential and low density multiple family respectively.

Respectfully submitted,



Wilfred Weitman
Senior Planner

RL:bw

**** Detailed landscaping and irrigation plan to include lush landscaping for the front yard setback. Plans shall be submitted for review and approval by staff prior to issuance of building permits.**

001891

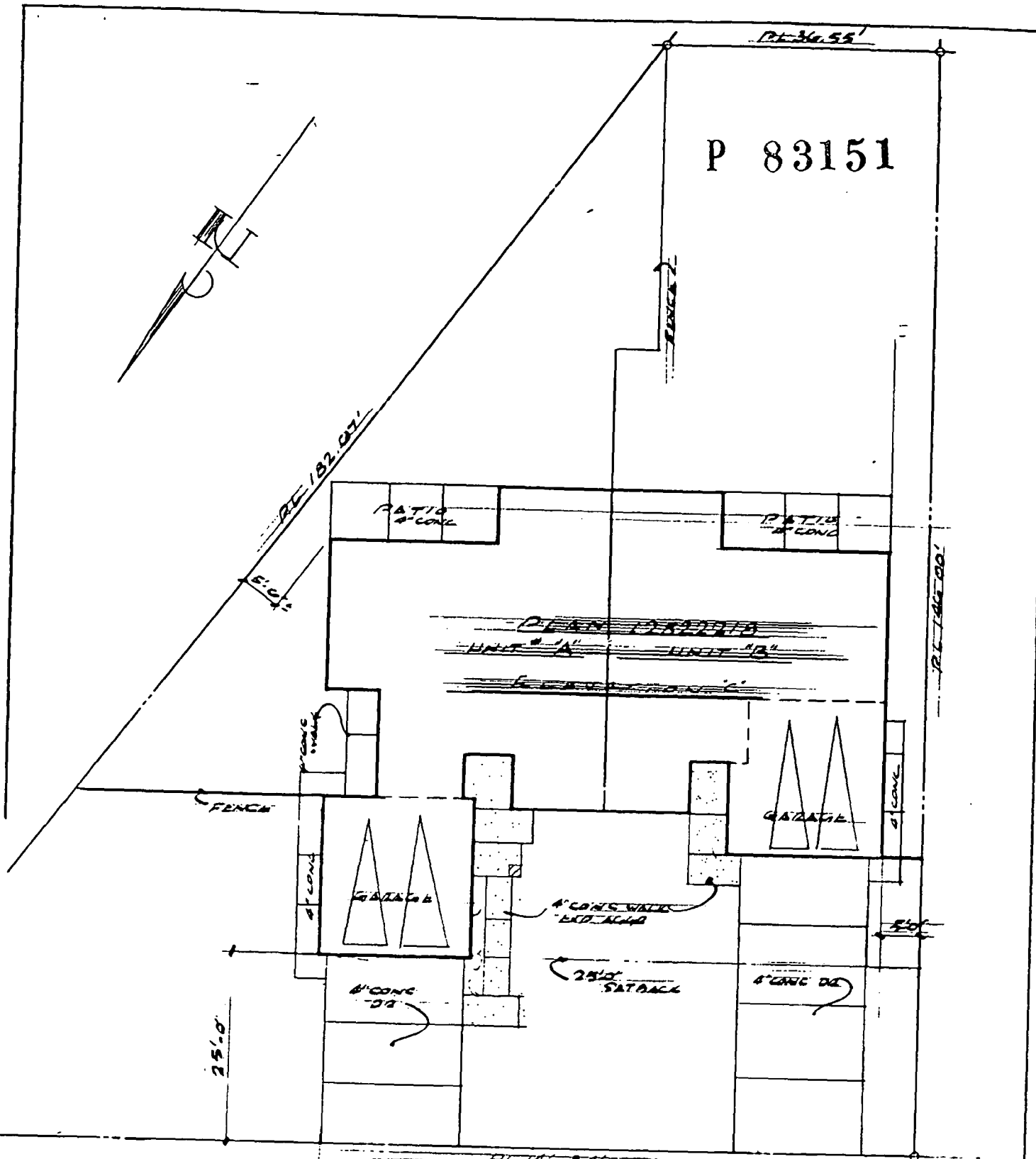


SUBJECT SITE

LOCATION MAP

001896

P 83151



~~DESCRIPTION~~
~~LOT 56~~
~~PARKWAY PARKS~~
~~CITY OF SACRAMENTO, CAL.~~

001899

~~SITE PLAN~~
~~SCALE 1/8" = 1'-0"~~

16

7-14-83

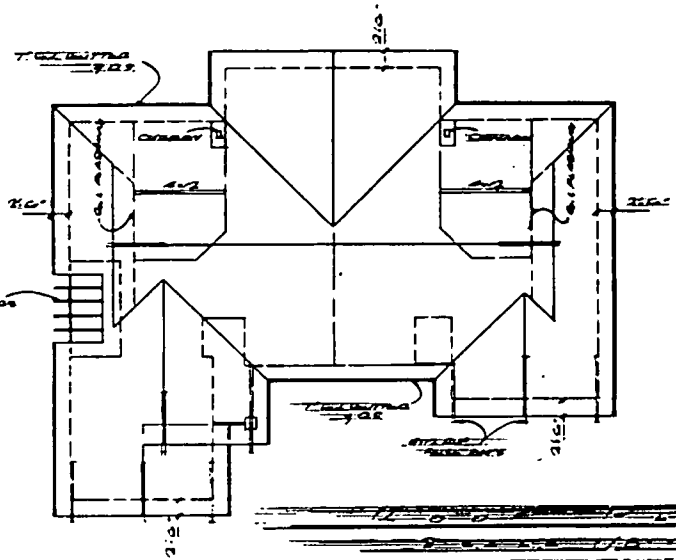
"EXHIBIT - B"

P83-151

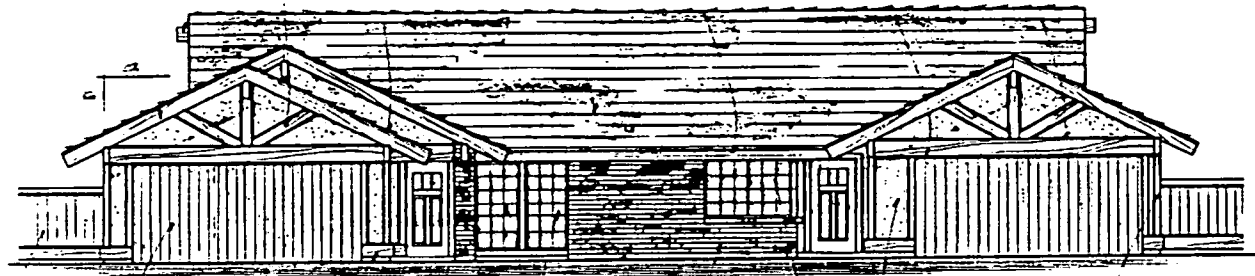
64-83-6-23-83-

ITEM NO. 19

P83-151



NOTE 1 SIMON AGNA PERITAS AND CALINA



7-14-83

17

"EXHIBIT C"

6-11-83

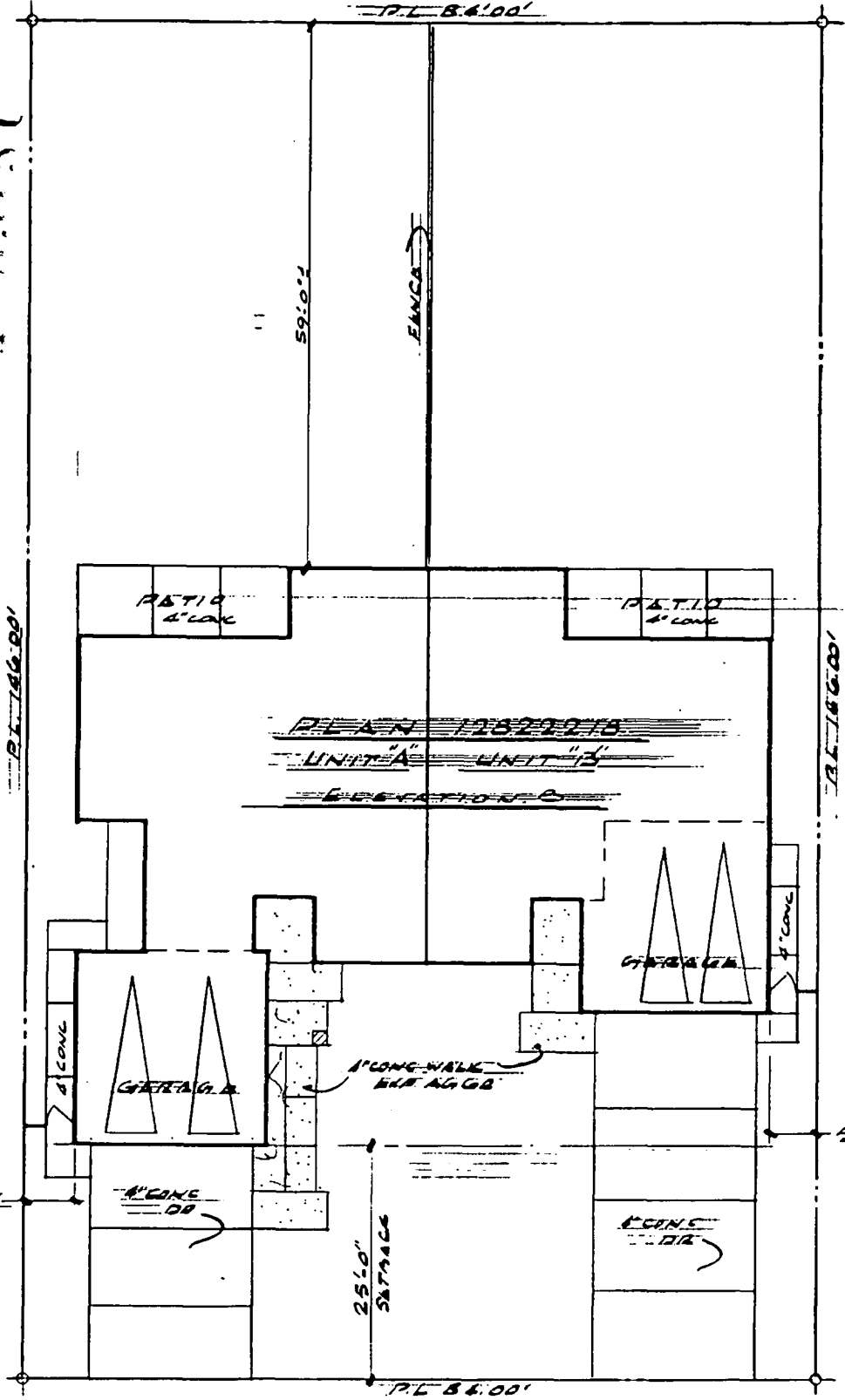
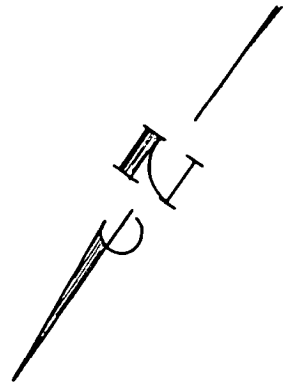
6-23-83

MEM NO. 171

Handwritten signature
 ARCHITECTURAL PLAN
 171

001902

P 83151



~~DESCRIPTION~~
~~FOR 55~~
~~PERMITS UNDER~~
~~CITY OF SEQUEGAN~~

001900

~~P.O.C. 10' 12' 12' D~~

~~SITE PLAN~~
~~SCALE 1/8"=1'-0"~~

18

7-14-83

"EXHIBIT-D"

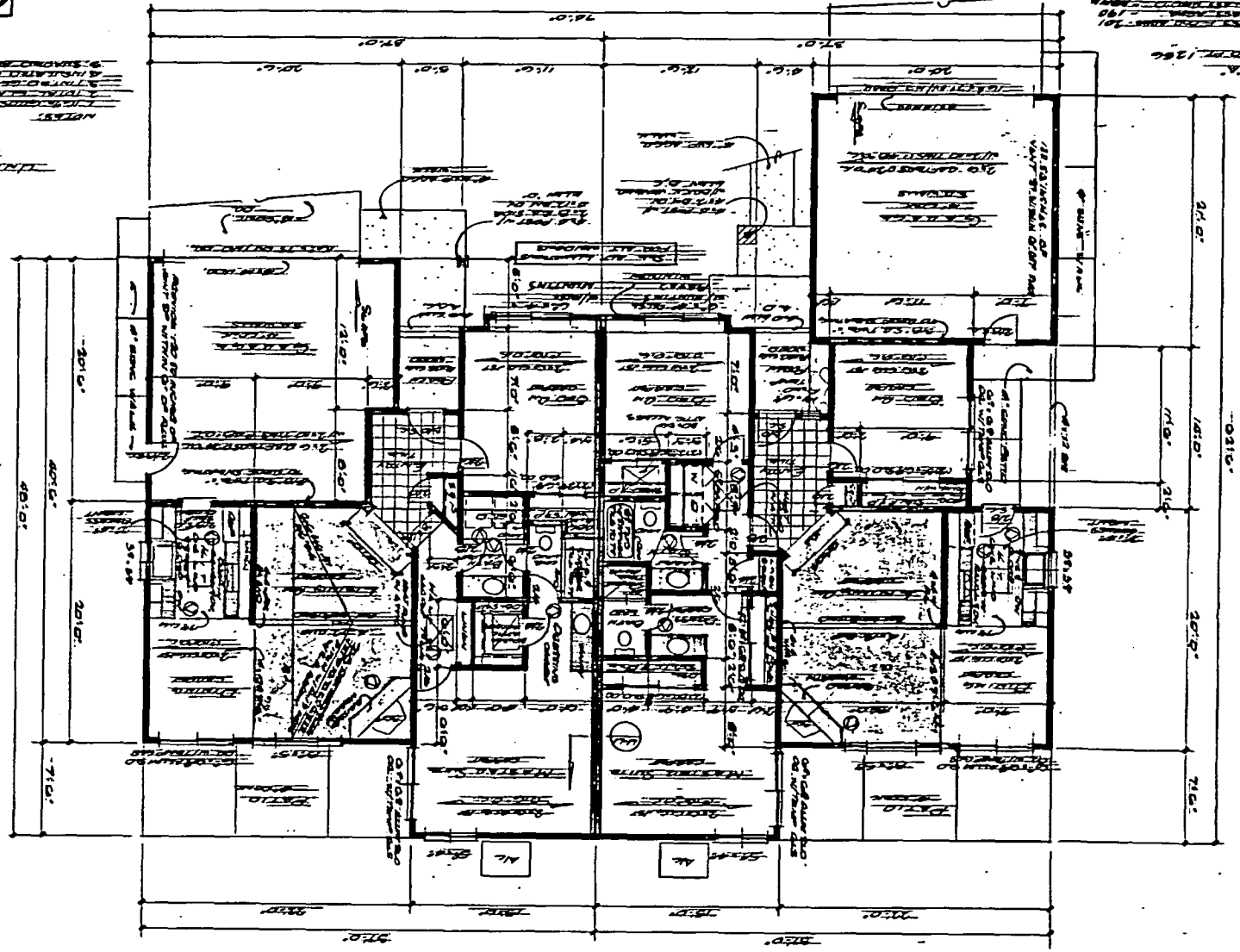
001901

ITEM NO. 19 44

RESIDENTIAL PLANS
J. J. JACOBS & COMPANY
1927-1928

NOTE: THIS PLAN IS FOR THE
CONSTRUCTION OF THE
APARTMENTS AND IS NOT
TO BE USED FOR ANY OTHER
PURPOSE.

DATE: 10/1/27



P 83151

" EXHIBIT - F "

7-14-83

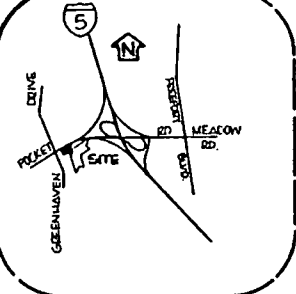
64-83
6-23-83

883-151

TENTATIVE PARCEL MAP AND LOT LINE ADJUSTMENT FOR
LOTS 55 & 56 - PARKWAY OAKS UNIT NO. 1

NOTE:
UPON PAYMENT OF APPROPRIATE
FEES SACRAMENTO CITY WILL
MAKE WATER MAIN TAPS AND
SEWER SERVICE TAPS

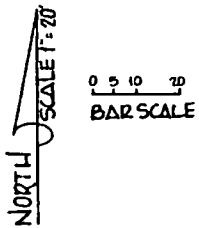
P 83-151



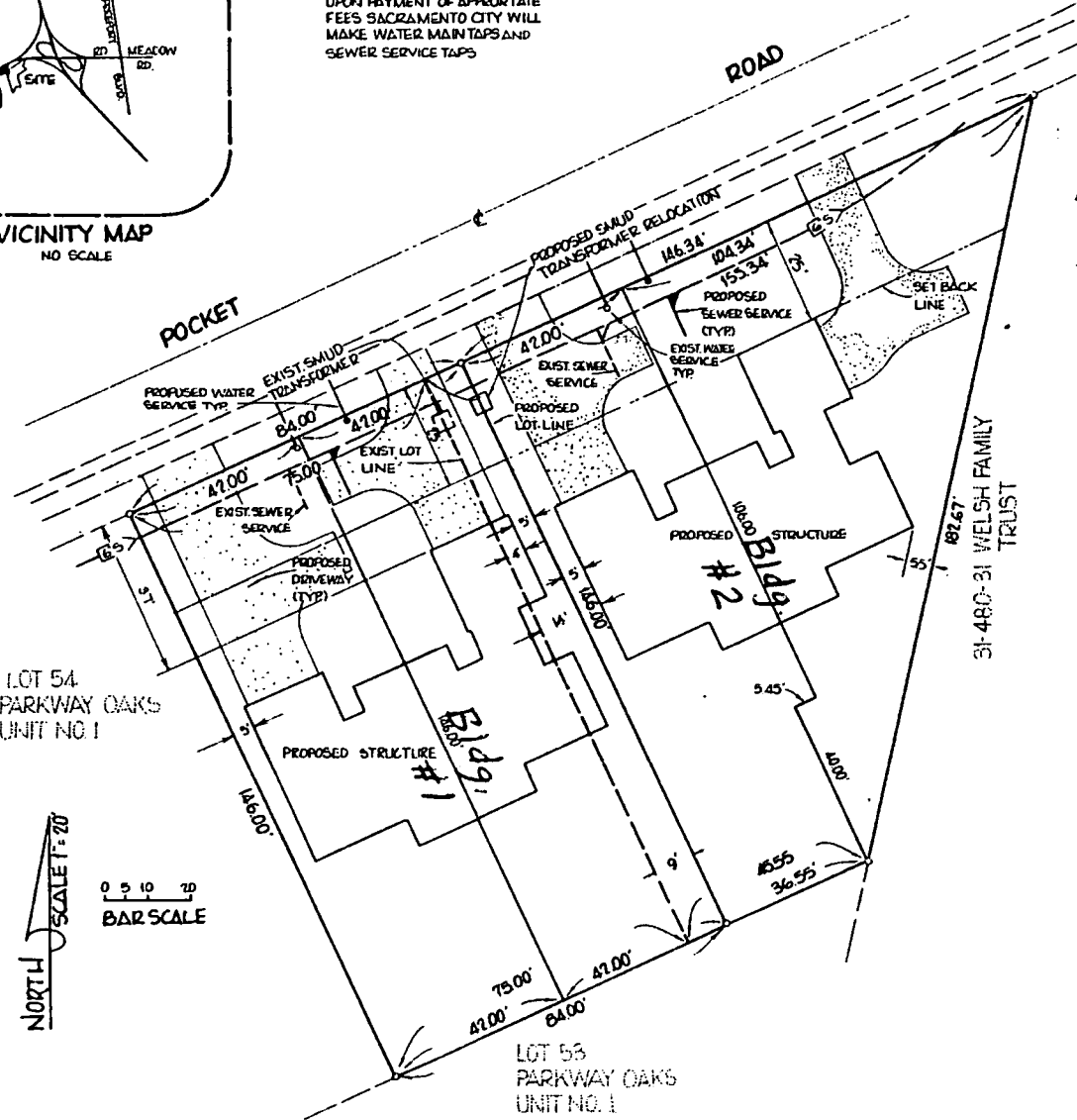
VICINITY MAP
NO SCALE

7-14-83
6-23-83

LOT 54
PARKWAY OAKS
UNIT NO. 1



001897



31-480-31 WELSH FAMILY TRUST

ASSESSOR'S PARCEL NO.'S:
31-480-29&30

ENGINEER:
SPEATH ENGINEERING, INC.
5710 GARFIELD AVE., SUITE B
SACRAMENTO, CA 95841
(916) 334-8306

ACREAGE:
PARCEL NO. 29 = 12,264[±] S.F.
PARCEL NO. 30 = 13,346[±] S.F.

SIZE OF LOTS:
LOTS 1 & 2 = 6,132[±] S.F.
LOTS 3 & 4 = 6,600[±] S.F.

SOURCE OF WATER:
SACRAMENTO CITY

DRAINAGE FACILITIES:
SACRAMENTO CITY

OWNER:
ROBERT A. ADAMS
1074 S. ORANGE GROVE AVE.
PASADENA, CA 91105

PRESENT USE & ZONING:
VACANT, R-1

PROPOSED USE & ZONING:
HALF-PLEX, R-1A

NUMBER OF LOTS:
2 EXISTING, 4 PROPOSED

SCHOOL DISTRICT:
SACRAMENTO CITY

SANITATION FACILITIES:
SACRAMENTO CITY



Richard Rozumowicz
RICHARD ROZUMOWICZ, PCE 28211 DATE MAY 16, 1983

EXHIBIT X
APPLICANTS
REVISED
PROJECT

ITEM NO. 14

SPEATH ENGINEERING Civil Engineers	
5710 Garfield Ave. Suite "B" Sacramento, CA 95841 (916) 334-8306	

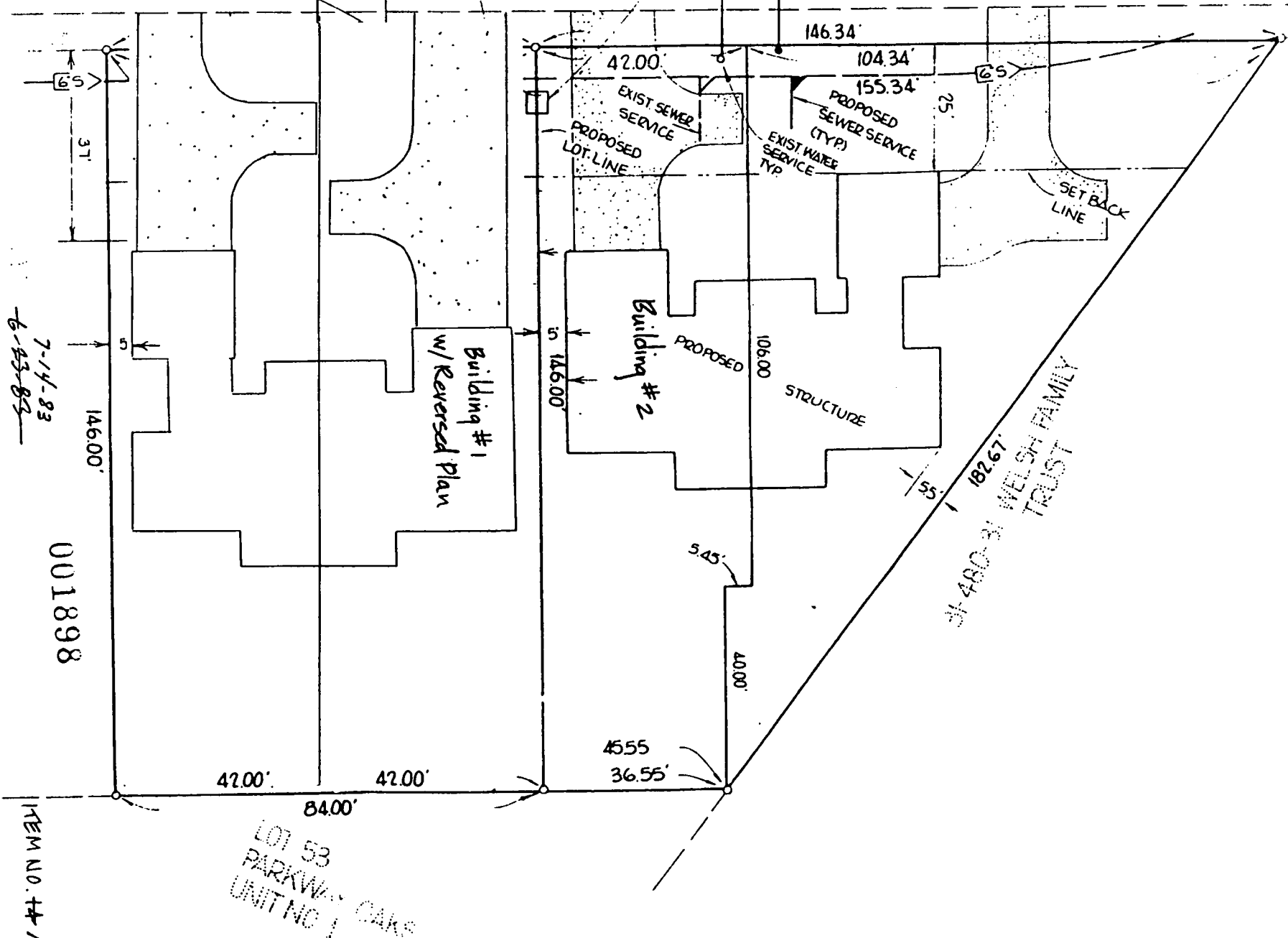
P83-151

POCKET

ROAD

PROPOSED WATER SERVICE TYP
EXIST. SMUD TRANSFORMER

PROPOSED SMUD TRANSFORMER RELOCATION



7-14-83
6-23-83

001898

ITEM NO. #1

LOT 53
PARKWAY
UNIT NO. 1
CAKS

WELSH FAMILY TRUST

EXHIBIT "Y"