

CITY PLANNING COMMISSION

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

APPLICANT	Tammy OwFook, 1181 Derick Way, Sacramento, CA 95822		
OWNER	OwFook & O'Young, 1181 Derick Way, Sacramento, CA 95822		
PLANS BY	V. Albiani		
FILING DATE	8/4/82	50 DAY CPC ACTION DATE	9/8/82
		REPORT BY	SC:bw
NEGATIVE DEC.	8-27-82	EIR	ASSESSOR'S PCL NO. 031-790-21

- APPLICATION:
1. Environmental Determination
 2. Rezone from R-1 Single Family Residential to R-1A
 3. Special Permit for a halfplex development on a corner lot
 4. Tentative Map to divide .29 acres into two lots

LOCATION: 1221 Cedarbrook and 7640 Roman Oakes Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop two halfplex units on a corner lot.

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: Single Family; R-1
 South: Single Family; R-1
 East: Single Family; R-1
 West: Single Family; R-1

Parking Required: 2 spaces
 Parking Provided: 2 spaces
 Parking Ratio: 1:1
 Property Dimensions: 110' x 100' irregular
 Property Area: 12,630 square feet
 Density of Development: 7 du/ac
 Square Footage of Building: 1,500 each unit
 Topography: Flat
 Street Improvements/Utilities: Existing

SUBDIVISION REVIEW COMMITTEE: On August 25, 1982, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the project subject to the following conditions:

1. 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 assessments or file necessary segregation requests and fees;



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- 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;
- c. Provide separate sewer and water services.

BACKGROUND INFORMATION: The subject site is located in the South Pocket Community Plan area in a neighborhood of single family and duplex units. At the present time the structure is under construction. The applicant originally intended to develop a duplex on the site and has subsequently decided to split the parcel for a halfplex development.

STAFF EVALUATION:

1. The proposed project does not represent an increase in density or a change in the neighborhood character since duplex units are allowed on all corner lots in the R-1 zone. The request to rezone to R-1A will allow the duplex units to be split for individual ownership of the units.
2. The proposed halfplex development is located on a corner lot and each of the units will be located on a different street frontage. This site design is consistent with the South Pocket Community Plan development criteria to allow duplexes on corner lots only. In addition, the separate street orientation of the units meets the desired design criteria for this type of development and gives the appearance of a single family structure.
3. The proposed lot split is consistent with the General Plan and Pocket Community Plan in that the site will be developed with low density residential use. The Pocket Community Plan allows a density of seven units per acre.
4. The Planning and Community Services Departments have determined that .02 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted 90 days prior to filing the final map.

RECOMMENDATION: Staff recommends the Commission:

1. Ratify the Negative Declaration;
2. Approve the Rezone from R-1 to R-1A;
3. Approve the Tentative Map, subject to conditions to follow;
4. Approve the Special Permit, based on Findings of Fact to follow.

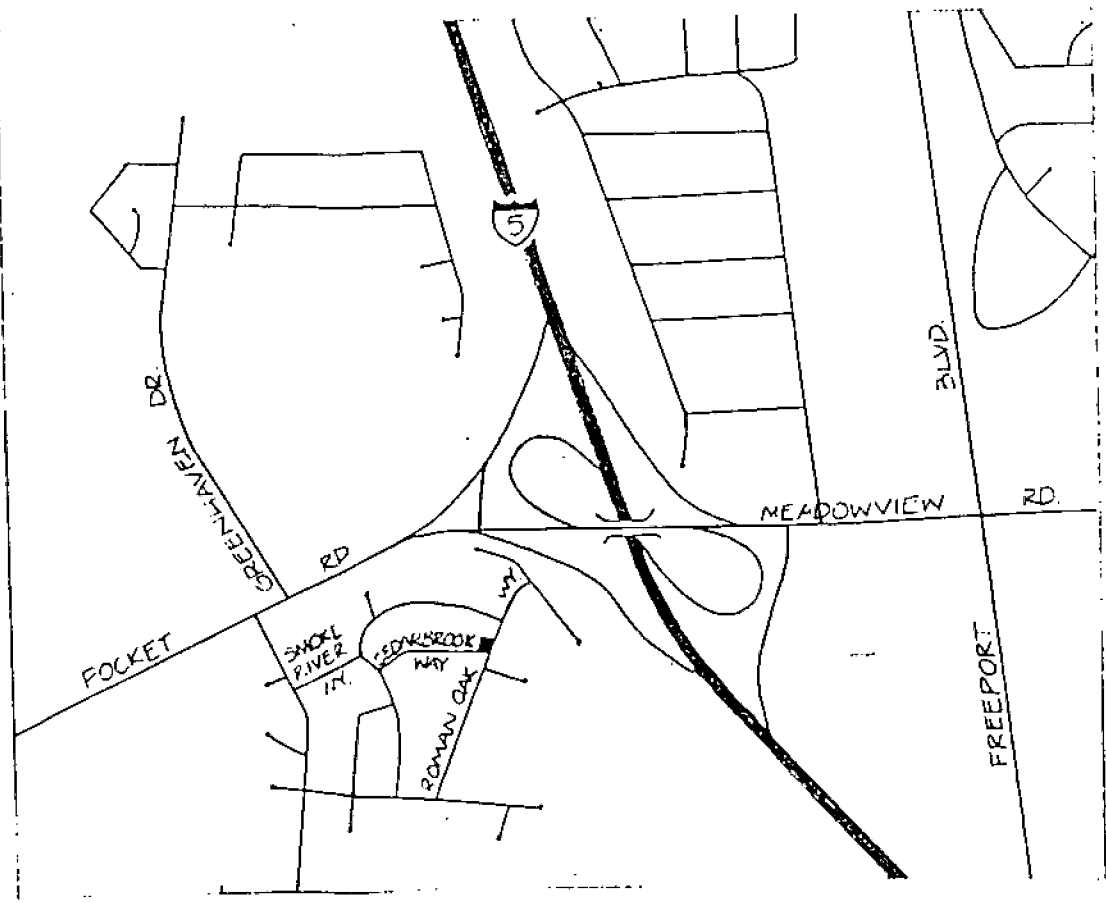
Conditions - Tentative Map

- a. Pay off existing assessments or file necessary segregation requests and fees;
- 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;

- c. Provide separate sewer and water services

Findings of Fact - Special Permit

- a. The proposed halfplex development is based upon sound principles of land use in that similar housing types are located in this neighborhood and duplex units are allowed on corner lots;
- b. The proposed project will not be detrimental to the public health, safety and welfare or result in the creation of a nuisance in that the use is compatible with adjacent residential uses.
- c. The proposed project complies with the General Plan and the Pocket Community Plan in that each plan designates the site for residential development.



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GM182250-74

MA 16-348

Pocket
Road

APPROXIMATE LOCATIONS
VERIFY BY HAND TOOLS
PACIFIC GAS AND
ELECTRIC COMPANY

CALL USA BEFORE
YOU DIG
800-642-2444



RIVER

RANCH

#5147 27

RIVER OAKS RANCH UNIT #2
(3265)

CEDARBROOK

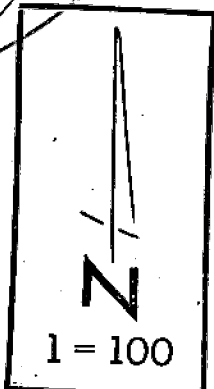
WY.

#5147 30

RIVER OAKS RANCH NO. 1
(2890)

OAK

#5147 28



P52586-12

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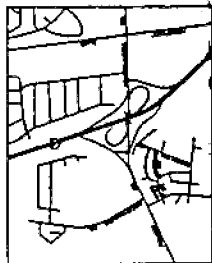
FOX OAKS CT.

ROMAN

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E 2,139,600
2586-12

N 296,200 A



DESCRIPTION: In the State of California, County of Sacramento, City of Sacramento,

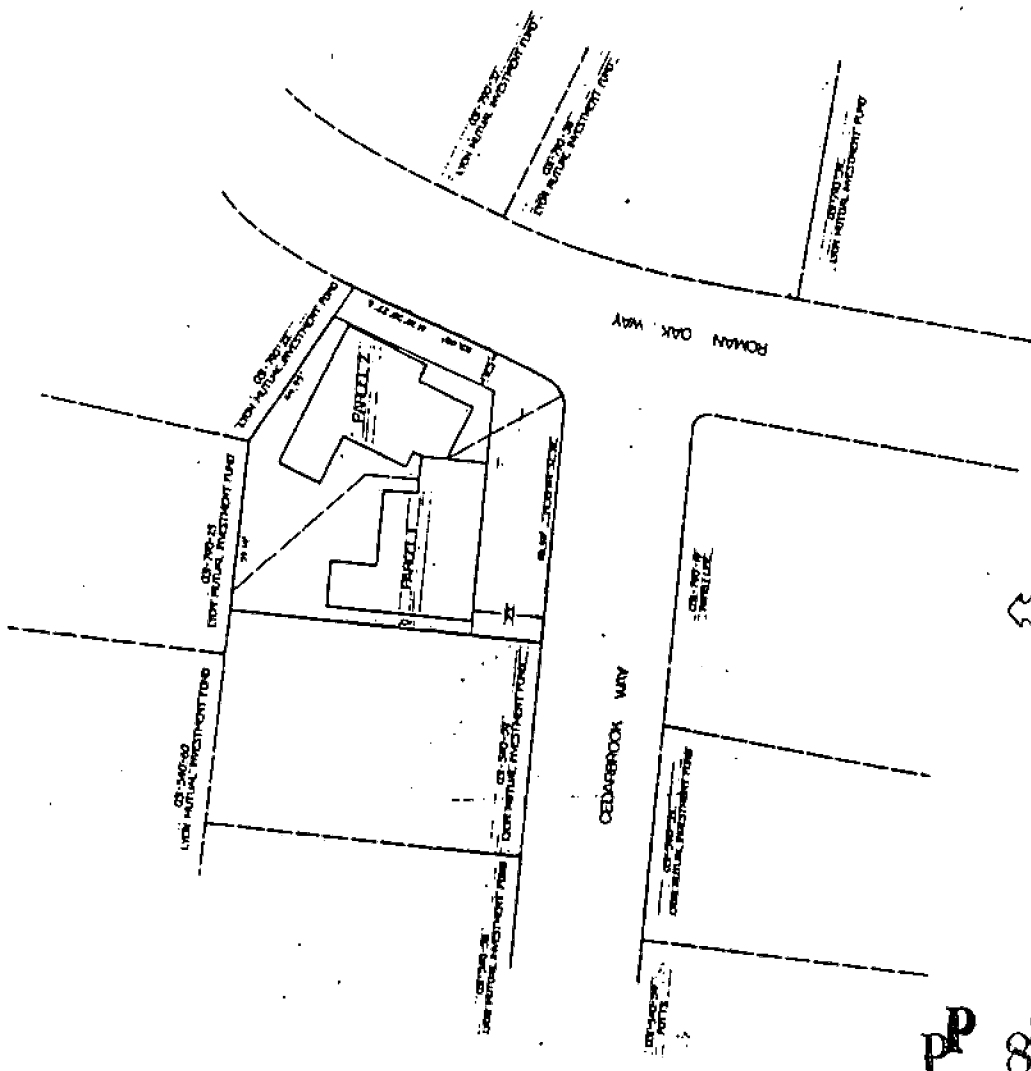
Lot 11, as shown on the TITLE OF STONY OAK SUBDIVISION, 2183 sq. ft., recorded in Book 154 of Maps, Map No. 15, Records of said County. (SACRAMENTO PLATBOOK 1243) SUBJECT TO ALL RIGHTS RESERVED BY THE CITY OF SACRAMENTO AND THE STATE OF CALIFORNIA IN THE MATTER OF THE ESTATE OF JOHN W. BROWN, DECEASED, AND ALL OTHER RIGHTS RESERVED BY THE CITY OF SACRAMENTO AND THE STATE OF CALIFORNIA IN THE MATTER OF THE ESTATE OF JOHN W. BROWN, DECEASED, AS SET FORTH IN THE OFFICIAL RECORDS.

OWNER: JAMES L. WILSON, JR.
1115 1/2 Street NW
Sacramento, CA 95811

DEVELOPER: JAMES L. WILSON, JR.
1115 1/2 Street NW
Sacramento, CA 95811

PREPARED BY: JAMES L. WILSON, JR.
1115 1/2 Street NW
Sacramento, CA 95811

RECORDING: JAMES L. WILSON, JR.
1115 1/2 Street NW
Sacramento, CA 95811



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SCALE: 1" = 10'-0"

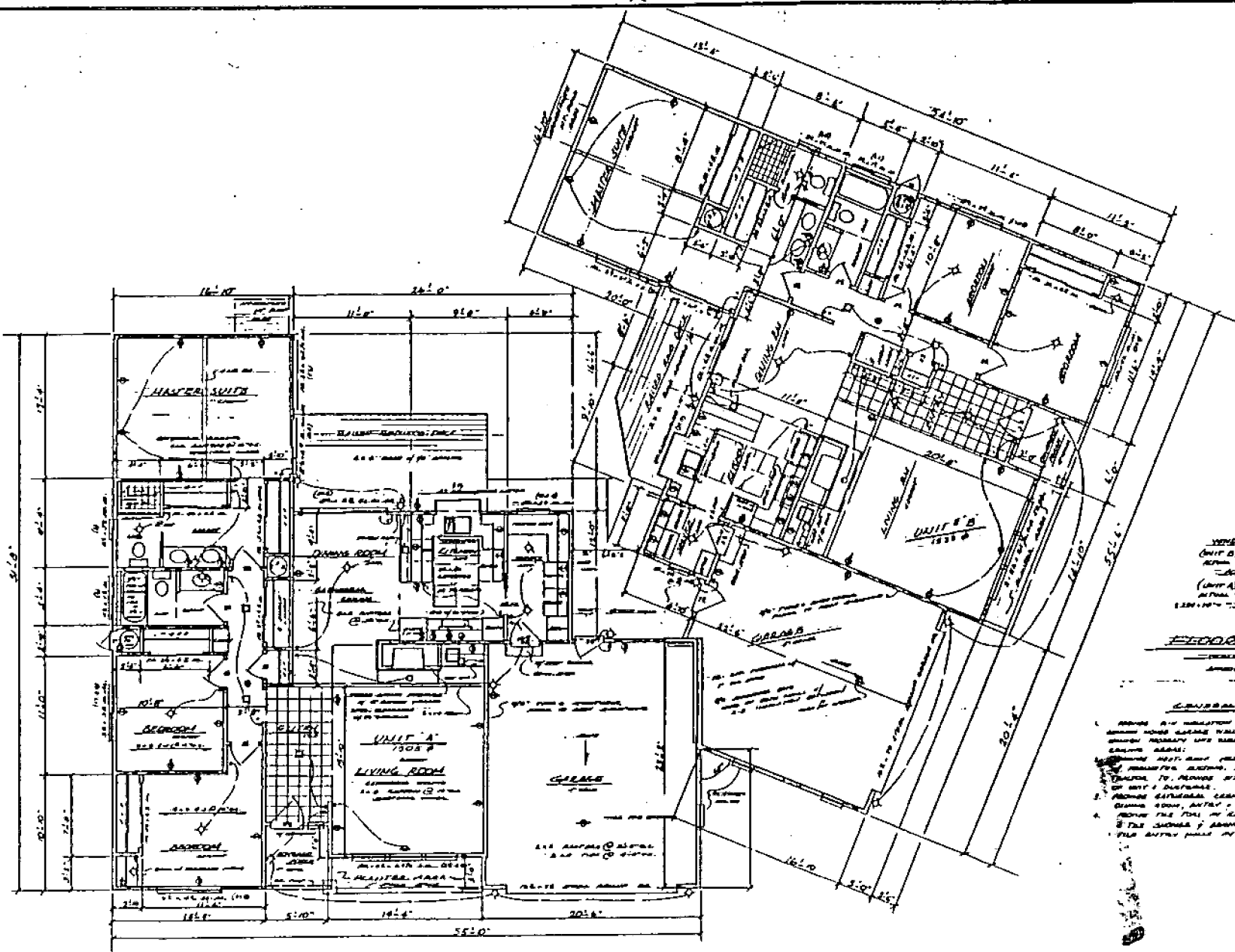
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Q-2-82

P-02180

No. 11



WATERING REQUIREMENTS
 UNIT B: 11.5' x 11.5' x 11.5' x 11.5'
 UNIT A: 11.5' x 11.5' x 11.5' x 11.5'

FLOOR PLAN
 APRIL 2018

GENERAL NOTES

1. ROOMS BY INDICATION IN SET HOME PLAN, SHOWING ROOMS, WALLS, PARTITIONS, WINDOWS, DOORS, CASES, ETC. SHALL BE CONSIDERED AS PART OF THE WORK.
2. ROOMS NOT SHOWN (E.G., STAIRS, HALLWAYS, BATHS, JANITRY, ETC.) SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE PERMITS AND REQUIREMENTS OF THE CITY OF SACRAMENTO.
3. FINISHES, MATERIALS, COLORS, AND FIXTURES SHALL BE AS SHOWN ON THE FINISH SCHEDULE AND SPECIFICATIONS.
4. PROVIDE THE TYPICAL CONNECTIONS AND DETAILS FOR THE CHIMNEY AND ROOFING TO THE TYPICAL ENTRY HALL IN ANOTHER.

Custom Home Plans for
 P.O. Box 100000

Albani's Custom Home Planning & Drafting Service

Planning and Drafting by
 Sacramento, California 958-920-2887

Plan No.	Scale	Sheet
02180	1/4" = 1'-0"	1 of 1

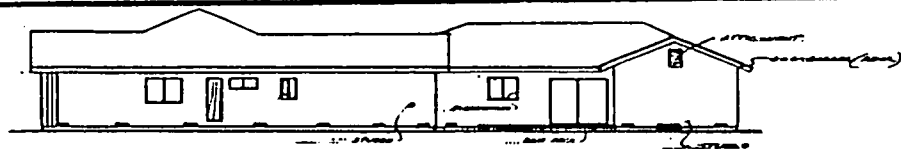
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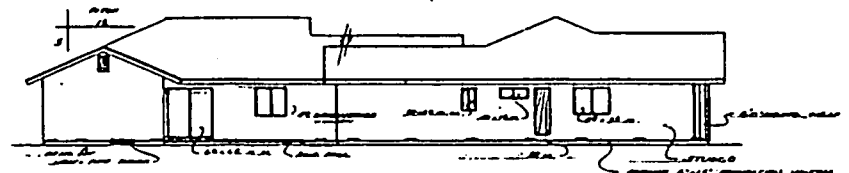
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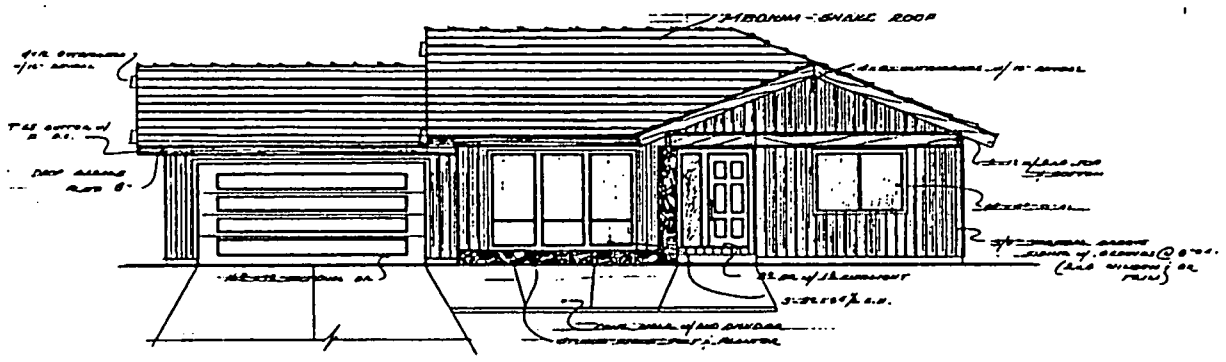
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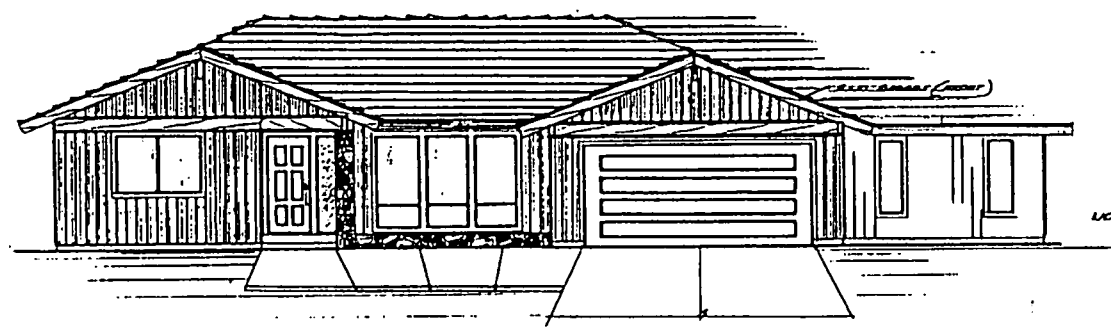
REAR ELEVATION "A"
SCALE 1/8"=1'



REAR ELEVATION "B"
SCALE 1/8"=1'



FRONT ELEVATION "B"
SCALE 1/8"=1'



FRONT ELEVATION "A"
SCALE 1/8"=1'

NOTE: ELEVATIONS SHOWN STRAIGHT FOR CLARITY

Custom Home Plan for
Bay City, California

Albani's Custom Home Planning & Drafting Service ~

Planning and Drafting by Rene Albani
Sacramento, California 916-920-2267

Drawn 10/12/82	Notes 10/12/82	Sheet 1
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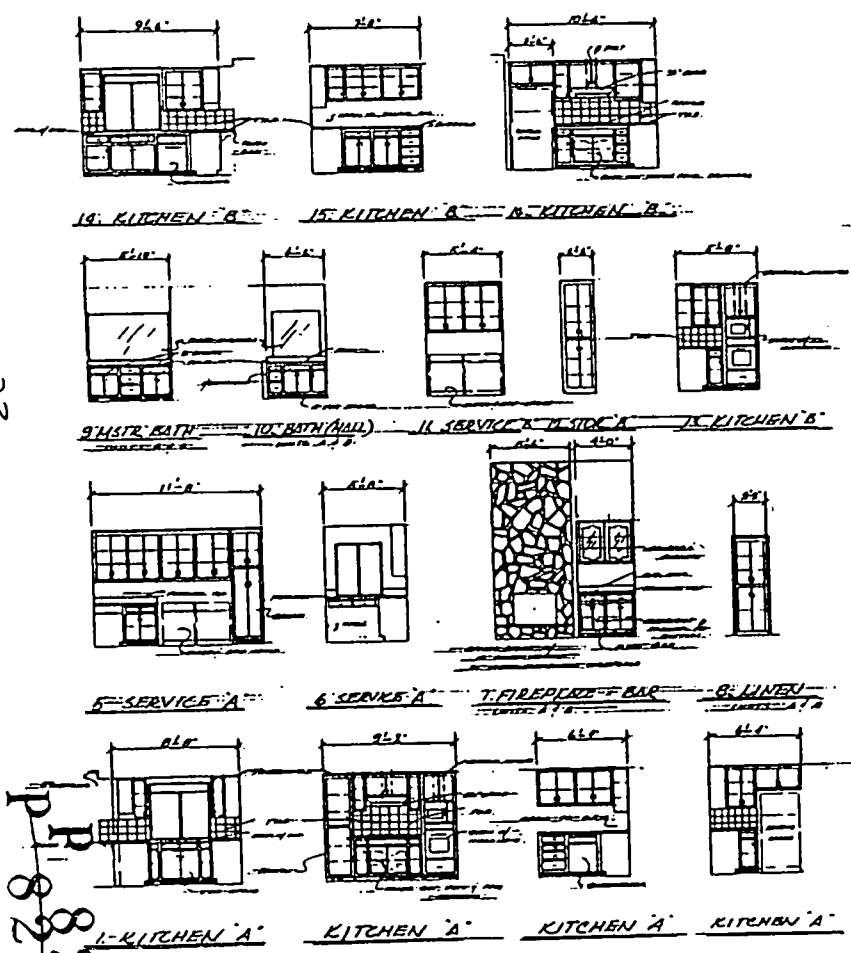
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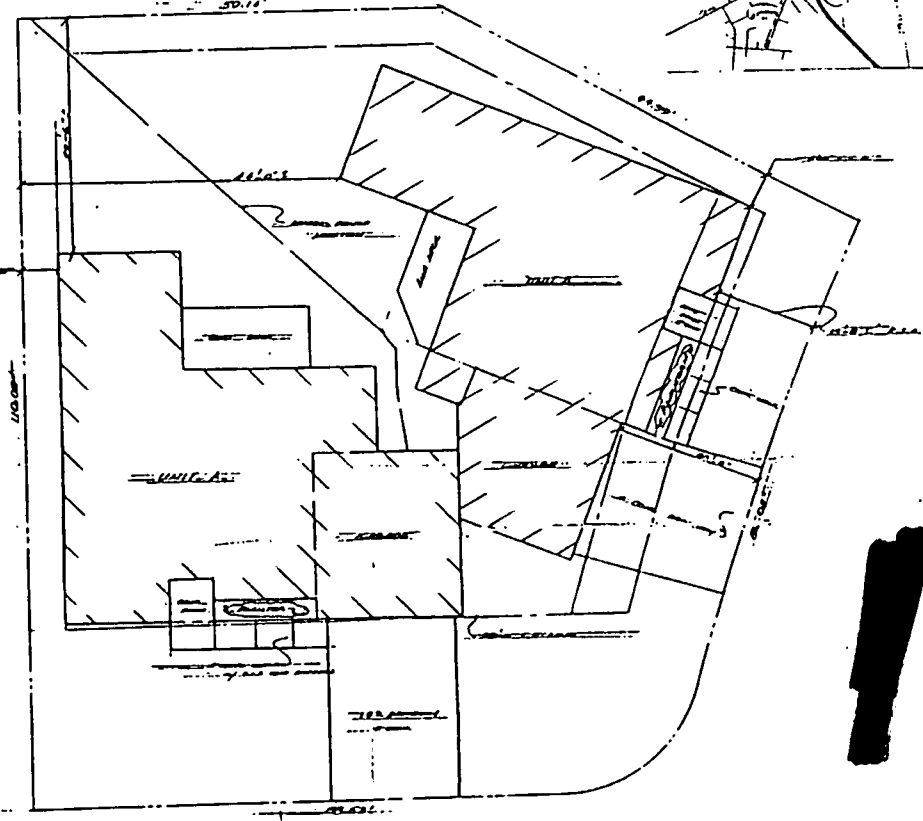
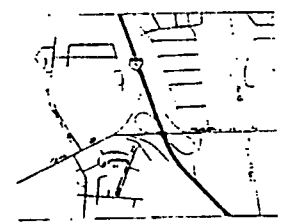
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82188
H. 6. 11



CABINET DETAILS
SCALE 1/8" = 1'

NOTE: ALL CABINETS
STAIN GRAB ORK
FOR DIM. & FINISH, SEE SPEC.



SITE PLAN
SCALE 1/8" = 1'

LOT 4-77
BUDGET COURT - BAKEN
1" GRAPHIC SCALE
CITY OF SACRAMENTO, CALIF.