

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

APPLICANT Gary Stephens, 5 Marcia Way #147, Roseville, CA 95678		
OWNER Gerald and Betty Wong, 6972 Havenhurst Drive, Sacramento, CA 95831		
PLANS BY Gary Stephens, 5 Marcia Way #147, Roseville, CA 95678		
FILING DATE 12-14-90	ENVIR. DET. Exempt 15315	REPORT BY: DTH
ASSESSOR'S PCL. NO. 030-0670-052-0000		

APPLICATION: Tentative Map to divide .23± developed acres into two halfplex lots in the Standard Single Family (R-1) zone.

LOCATION: 6650 Riptide Way and 520 Windward Way

PROPOSAL: The applicant is requesting the necessary entitlements to divide an existing corner lot with an existing duplex into two halfplex lots in order to convert the duplex into a halfplex.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Pocket Community	
Plan Designation:	Low Density Residential (3-6 du/na)
Existing Zoning of Site:	Standard Single Family (R-1)
Existing Land Use of Site:	Duplex

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family & Apartments; R-1 & R-3	Front:	25'	25'
South: Single Family; R-1	Side (int.):	5'	6'
East: Single Family & Condominiums; R-1 & R-2A	Side (st.):	12 1/2'	15'
West: Single Family & Duplexes; R-1	Rear:	15'	18'

Property Dimensions:	128'± x 80'±
Property Area:	.23± acres
Density of Development:	8 d.u. per acre
Square Footage of Proposed Parcels:	Lot A - 4,824± square feet
	Lot B - 5,420± square feet
Height of Existing Duplex:	Single Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 23, 1991, by a vote of 7 ayes and 2 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Parcel Map subject to conditions.

PROJECT EVALUATION: Staff has the following comments:

A. **Land Use and Zoning**

The subject site consists of .23± developed acres located in the Standard Single Family (R-1) zone. The site is designated for low density residential uses (4-15 du/na) by the General Plan and for low density residential (3-6 du/na) by the Pocket Community Plan. Surrounding land uses and zoning include single family residences and duplexes, zoned Standard Single Family (R-1) to the south and west; a duplex and single family residences zoned Standard Single Family (R-1) and apartments zoned Multiple Family (R-3) to the north; and duplexes and single family residences zoned Standard Single Family (R-1) and condominiums zoned Multiple Family (R-2A) to the east.

B. **Applicant's Proposal**

The applicant is requesting a tentative map to divide one lot into two lots. By splitting the existing lot into two lots the applicant will be able to divide an existing duplex into two halfplex units allowing for individual ownership of each unit. The existing corner lot is 10,244± square feet and the proposed split will result in Lot A being 4,824± square feet and Lot B being 5,420± square feet.

C. **Tentative Map Evaluation**

The Tentative Map proposes to divide the existing corner lot into two halfplex lots. The split as proposed will result in useable rear yards for each of the proposed halfplex units. The existing duplex meets all of the required setbacks and lot coverage requirements and splitting the lot into two parcels will not alter the required setbacks. Staff has reviewed the proposed lot split and has no objections to this request.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines {CEQA, Section 15315}.

RECOMMENDATION: Staff recommends the Planning Commission approve the Tentative Map by adopting the attached resolution with conditions.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF

ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY
LOCATED AT THE SOUTHWEST CORNER OF WINDWARD WAY AND RIPTIDE WAY

(P90-478)

(APN: 030-0670-052-0000)

WHEREAS, the City Planning Commission on February 14, 1991, held a public hearing on the request for approval of a tentative map for property located at the southwest corner of Windward Way and Riptide Way; 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 exempt from environmental review pursuant to State EIR 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:

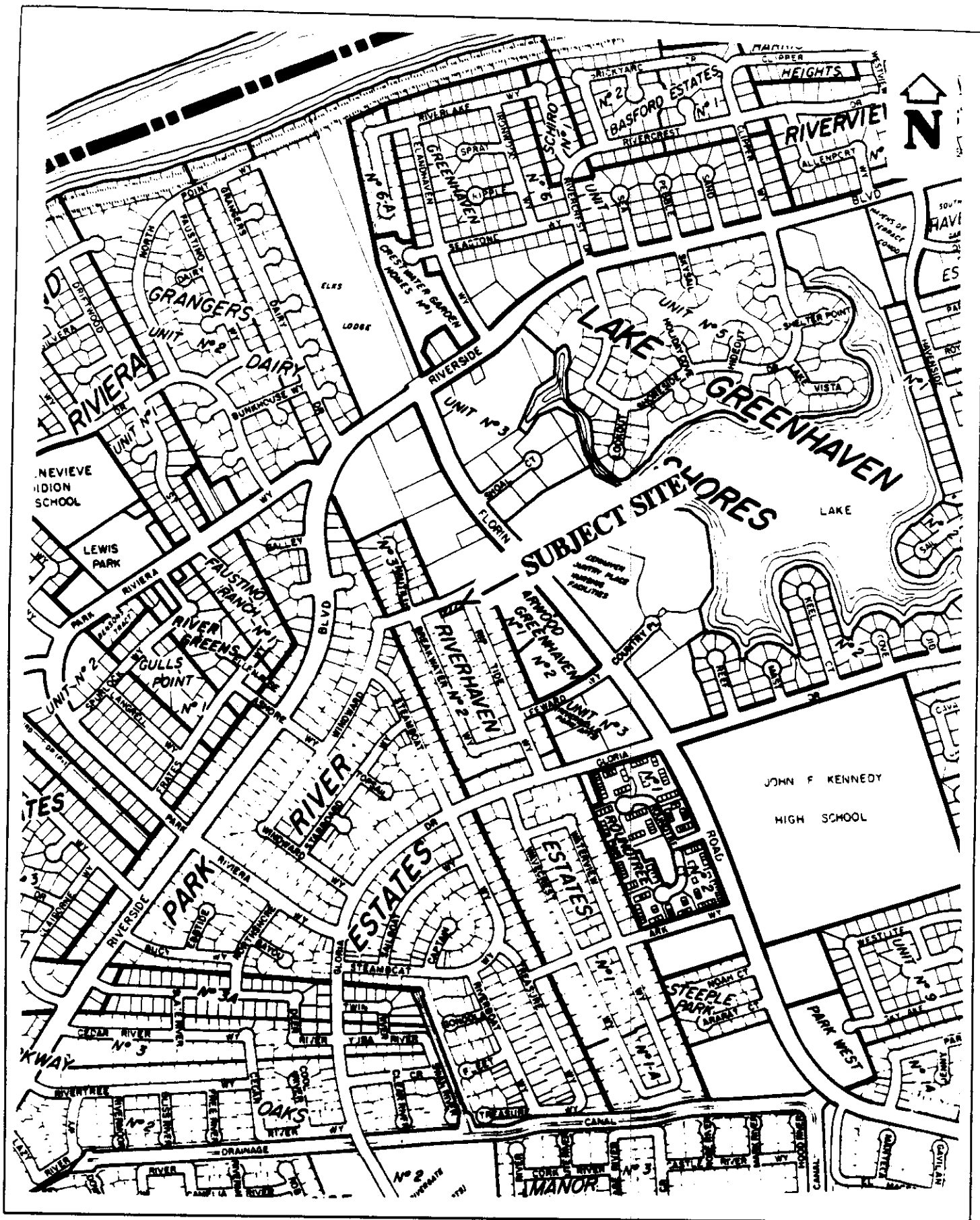
1. None of the conditions described in Government Code Section 66474, subsections (a) through (g), inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City and the City General Plan. Both the General Plan and the Pocket Community Plan designate the site for Low Density Residential (4-15 du/na) and Low Density Residential (3-6 du/na) respectively.
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. Provide a separate water service to Lot A;
 - c. Provide a separate sewer service to Lot A, this may require a sewer extension in Windward Way;
 - d. Applicant may file a certificate of compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees and file a waiver of parcel map request;
 - e. Applicant shall comply with all building code requirements prior to obtaining a certificate of compliance (fire walls, separate utilities, etc.); and
 - f. **Notice:** Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento, Public Works Department, Development Services Division, Room 100, 927 10th Street.

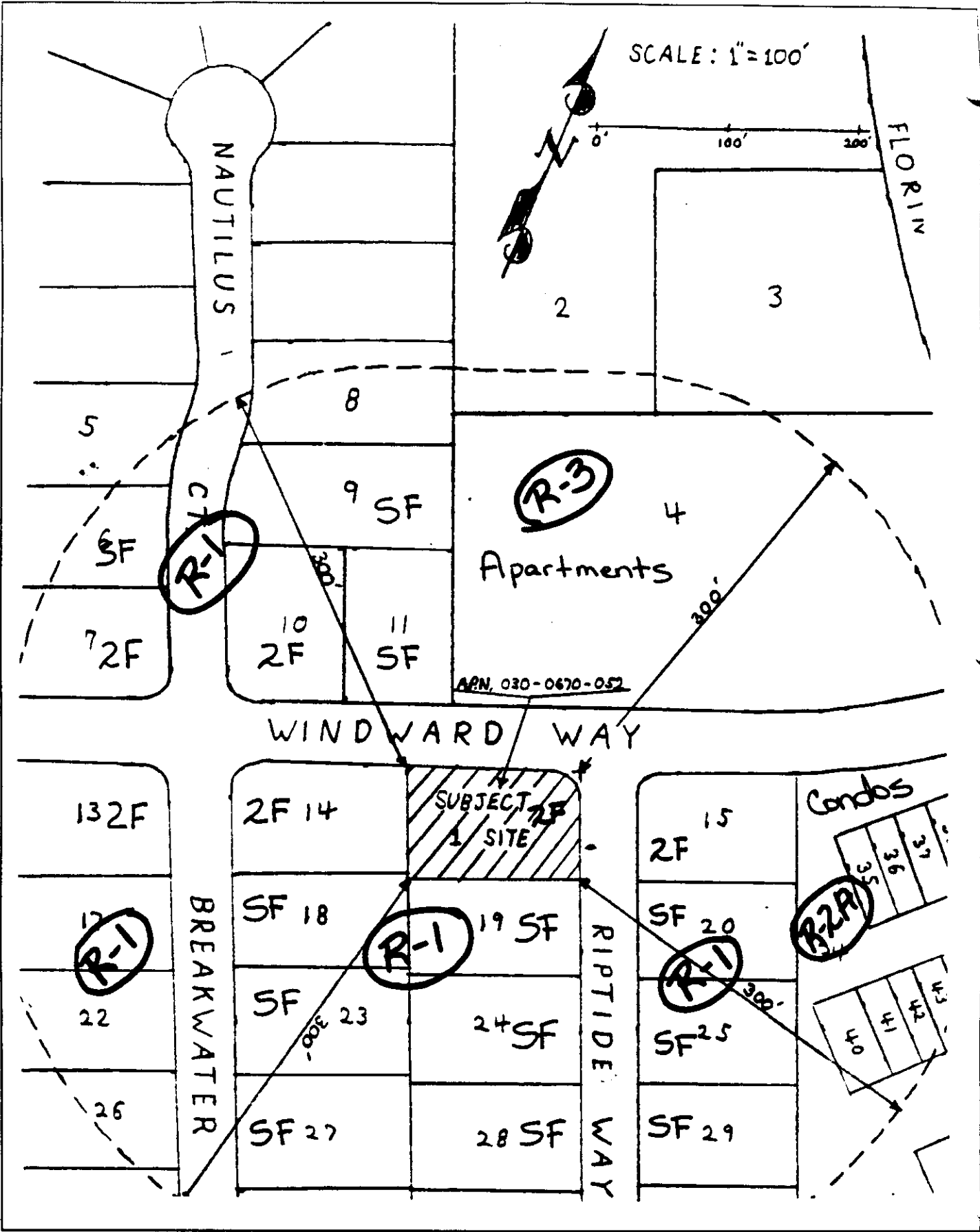
CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT - A TENTATIVE MAP



GENERAL INFORMATION

ENGINEER'S SUBDIVISION
 GARY STEPHENS 1907710108
 SHARITA WAY #101
 ROSEVILLE, CAL 95678

OWNER
 HERALD & BETTY WONG (MRS.)
 5725 HUNTERBURY DRIVE
 SACRAMENTO, CAL 95821

A.P.N.
 010 0470 051-0000

ALREAGE
 21 ACRES

EXISTING USE & ZONE
 DUPLEX, M 2

PROPOSED USE & ZONE
 MULTIFAMILY, M 1

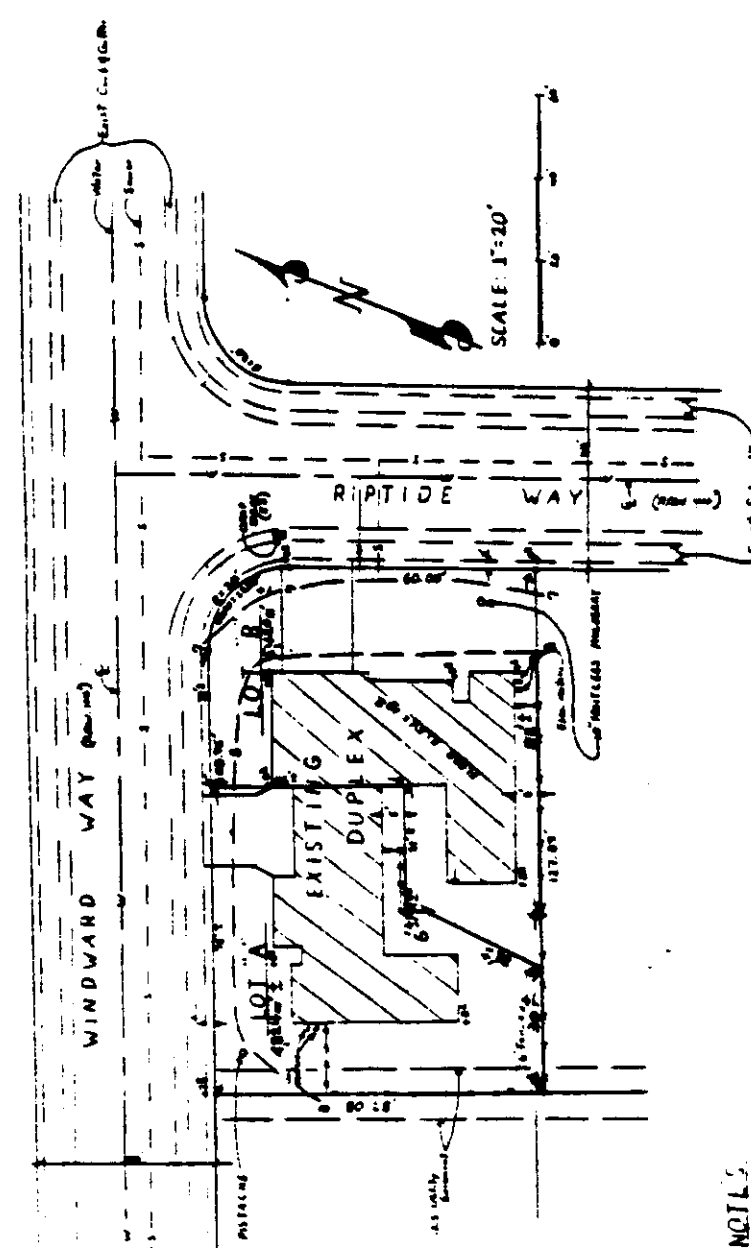
ELECTRICAL
 S.M.U.D.

SCHOOL DISTRICT
 SACRAMENTO UNITED SCHOOLS DISTRICT

WATER, SEWERAGE, FIRE & RAIN DISTRICTS
 CITY OF SACRAMENTO

TENTATIVE PLAT TITLE
 FOR 50.00 RIPTIDE WAY & 5.00 WINDWARD WAY
 CITY OF SACRAMENTO
 CALIFORNIA

NOV 1970



EXISTING LEGAL DESCRIPTION:
 LOT 127 AS SHOWN ON PLAT OF RIVERHAVEN ESTATES UNIT NO 2 RECORDED IN BOOK 109 OF MAPS, MAP NO. 7, RECORDS OF SAID COUNTY

NOTES:

- NO STRUCTURES OR TREES TO BE REMOVED.
- ONLY TREES OVER 6" DIA SHOWN.
- WATER SEWER SERVICE TO DUPLEX IS TO BE MAINTAINED.
- ALL REPAIRS TO SPOT ELEVATIONS TO BE MADE.
- SPOT ELEVATIONS & CONTIGUOUS "MINOR" ARE TO BE ON ELEVATION OF 5' AT TOP OF DRIVE FIRST AS PER CITY OF SACRAMENTO IMPROVEMENT PLANS.
- NEW PROPERTY LINE OF N.E. WILL RUN ALONG WEST SIDE OF EXIST COMMON GARAGE WALL.

P90-478

2-14-91

Item # 18