

# CITY PLANNING COMMISSION

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

APPLICANT	Bruce Lacey, 2247 Pinnacles Drive, Rocklin, CA 95677		
OWNER	Russell E. Karsten, 1506-5th Place, Las Vegas, NV 89104		
PLANS BY	Bruce Lacey, 2247 Pinnacles Drive, Rocklin, CA 95677		
FILING DATE	11-3-83	50 DAY CPC ACTION DATE	REPORT BY: JM:bw
NEGATIVE DEC	11-21-83	EIR	ASSESSOR'S PCL. NO. 048-063-05

- APPLICATION:
1. Environmental Determination
  2. Rezone from Single Family (R-1) to Townhouse (R-1A)
  3. Special Permit to develop two halfplex units
  4. Tentative Map (P83-370)

LOCATION: 7484 Sylvia Way

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

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1965 Meadowview Community Plan  
Designation: Light Density Residential  
Existing Zoning: R-1  
Existing Land Use: Duplex under construction

Surrounding Land Use and Zoning:

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

Parking Required: 2 spaces  
Parking Provided: 2 spaces  
Property Dimensions: 110' x 84'  
Property Area: .21 acres  
Square Footage of Lot: 4,600±  
Square Footage of Buildings: 950± (excluding garage)  
Height of Structure: One-story (18 ft.)  
Significant Feature of Site: Existing duplex under construction  
Street Improvements: Existing  
Utilities: Available to site  
Exterior Building Color: Navajo White  
Exterior Building Materials: Vertical wood siding; wood trim; fiberglass shingles

003159

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 28, 1983 the Subdivision Review Committee, by a vote of six ayes and three absent, voted to recommend approval of the tentative map. 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. 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;

- b. Comply with building code requirements regarding firewalls, etc.;
- c. Show private water and sewer easement across Lot B to Lot A for existing sewer and water services;
- d. Rename 69th Street to 69th Avenue.

STAFF EVALUATION: The staff has the following comments regarding this proposal:

1. The subject site consists of a corner lot currently zoned Single Family (R-1). As permitted in this single family zone, the applicant has commenced construction of a duplex on the subject site. The applicant proposes to subdivide the subject site to accommodate individual ownership of each unit. This proposal will not change the density nor alter the characteristics of the area.
2. Typical, for design purposes, staff has requested that each unit be designed with a separate street orientation. This has been required to primarily separate the garage and driveways as well as to insure greater privacy for the future homeowner.

However, since the units are under construction, staff finds it would be impractical to require such a redesign.

3. 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 required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezone from Single Family (R-1) to Townhouse (R-1A);
3. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;
4. Approval of the Tentative Map, subject to the following conditions:

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 stated:

- a. 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;
- b. Comply with building code requirements regarding firewalls, etc.;
- c. Show private water and sewer easement across Lot B to Lot A for existing sewer and water services;
- d. Rename 69th Street to 69th Avenue.

003160

Conditions - Special Permit

- a. The halfplex units will be constructed per submitted plans (see attached);
- b. The applicant shall obtain a building permit to assure compliance with zero-lot line building code requirements.

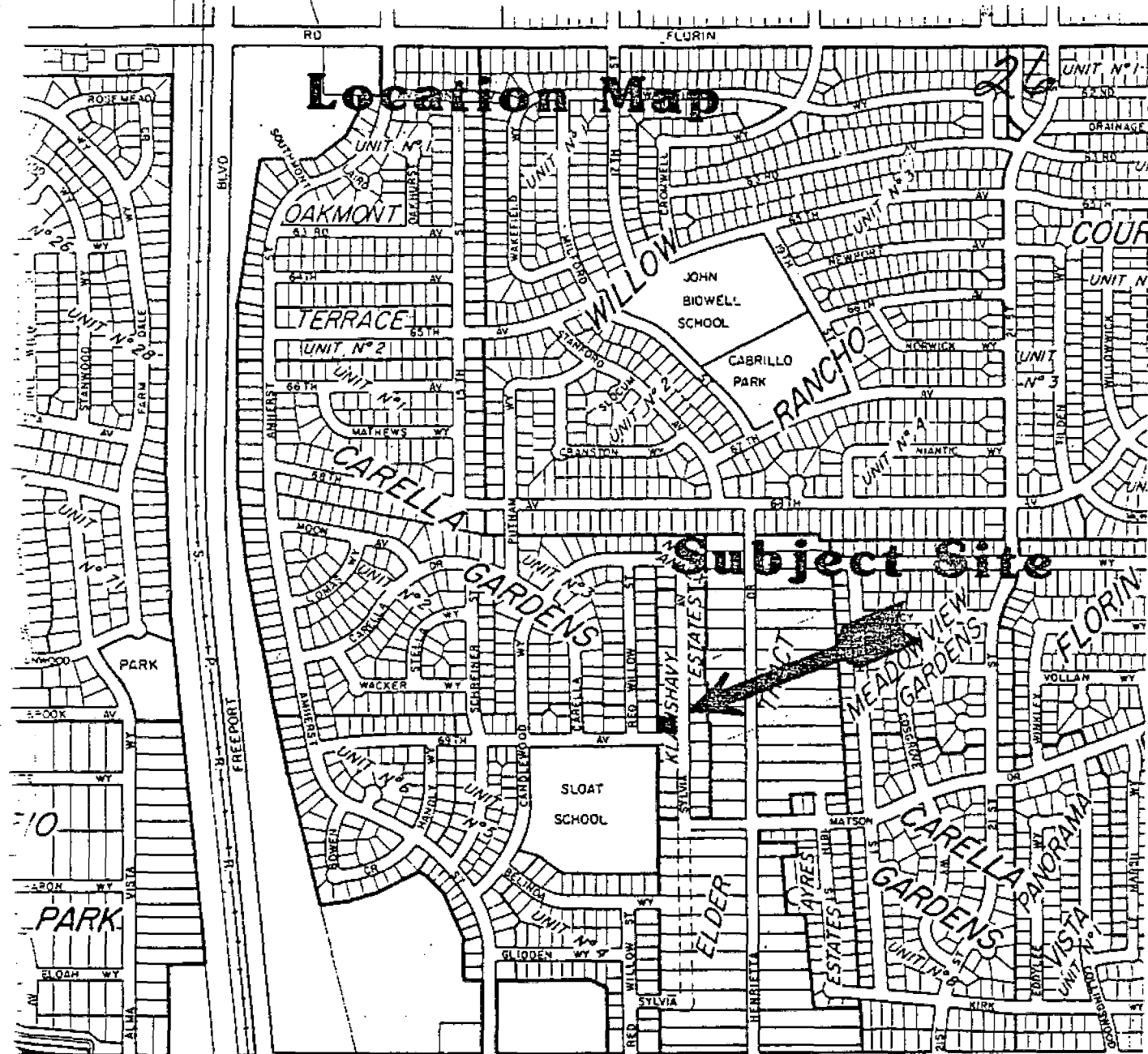
Findings of Fact - Special Permit

- a. The proposed halfplex is based on sound principles of land use in that the design and materials of the structure are compatible to the neighboring single family residences and duplexes are allowed on corner lots in the R-1 zone;
- b. The project, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the halfplex development will not alter the characteristics of the area, and adequate on-site parking is provided;
- c. The proposed development is consistent with the 1974 General Plan and the 1979 Pocket Area Community Plan which designate the site for residential and low density residential respectively.

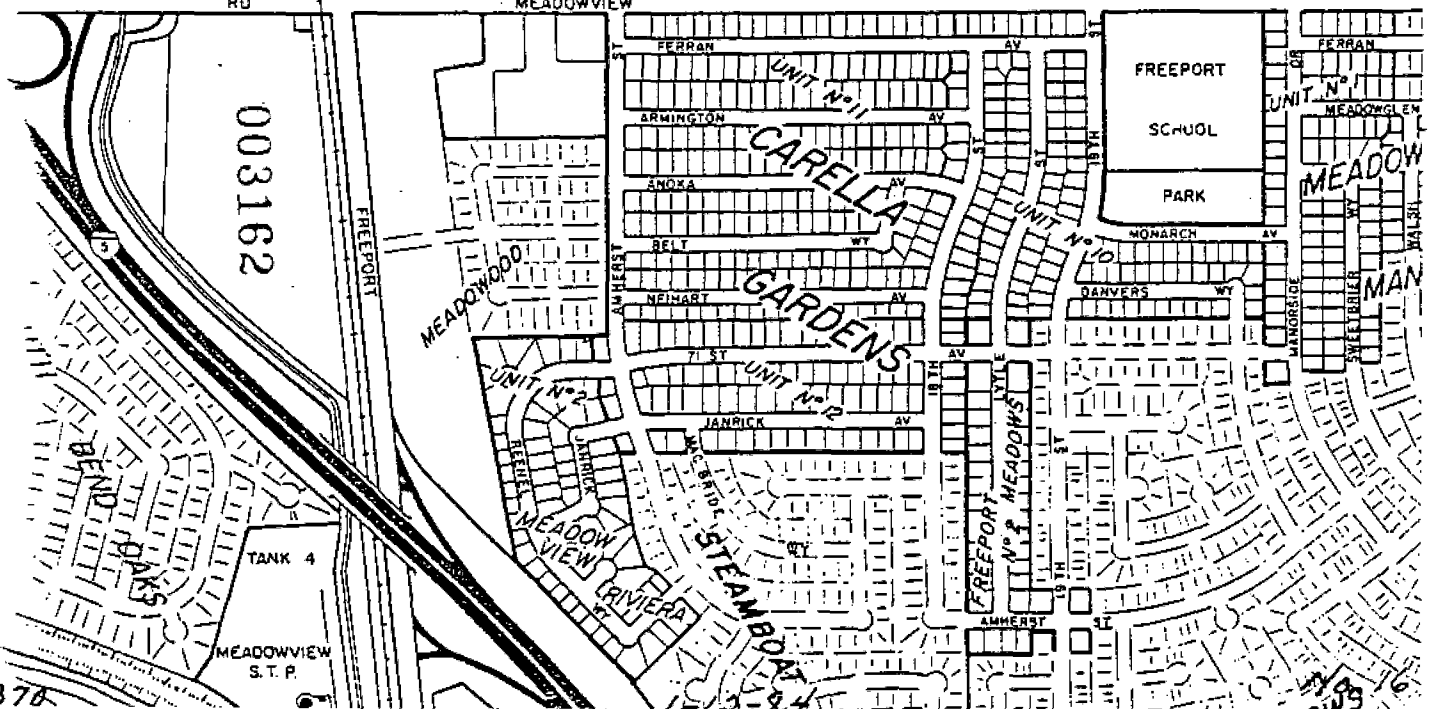
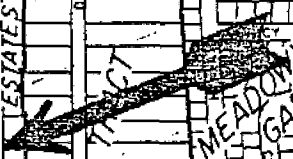
003161

# Location Map

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## Subject Site



003162

003163

Subject Site

3370

PARCEL MAP

PORTIONS OF LOTS 16-19 INCLUSIVE, ELDER TRACT  
CITY OF SACRAMENTO CALIFORNIA  
MAY 1972 SCALE: 1" = 50'

DARRELL A SMITH, ENGINEER

This map was prepared by me and was based upon a field survey and record data in conformance with the requirements of the Subdivision Map Act of the request of Ketterling, Matt and LaVine in August 1966. I hereby certify that all the provisions of the applicable state laws and local ordinances have been complied with.

D.A. Smith  
D.A. Smith  
Registered Civil Engr 13204

This map has been examined this 13<sup>th</sup> day of July, 1972, for conformance with the requirements of Section 11575 of the Subdivision Map Act.

Engineer of the City of Sacramento  
65398

Filed for record this 14<sup>th</sup> day of July, 1972, at 12:00pm in Book 6 of Parcel Maps at page 18 of the request of D.A. Smith.

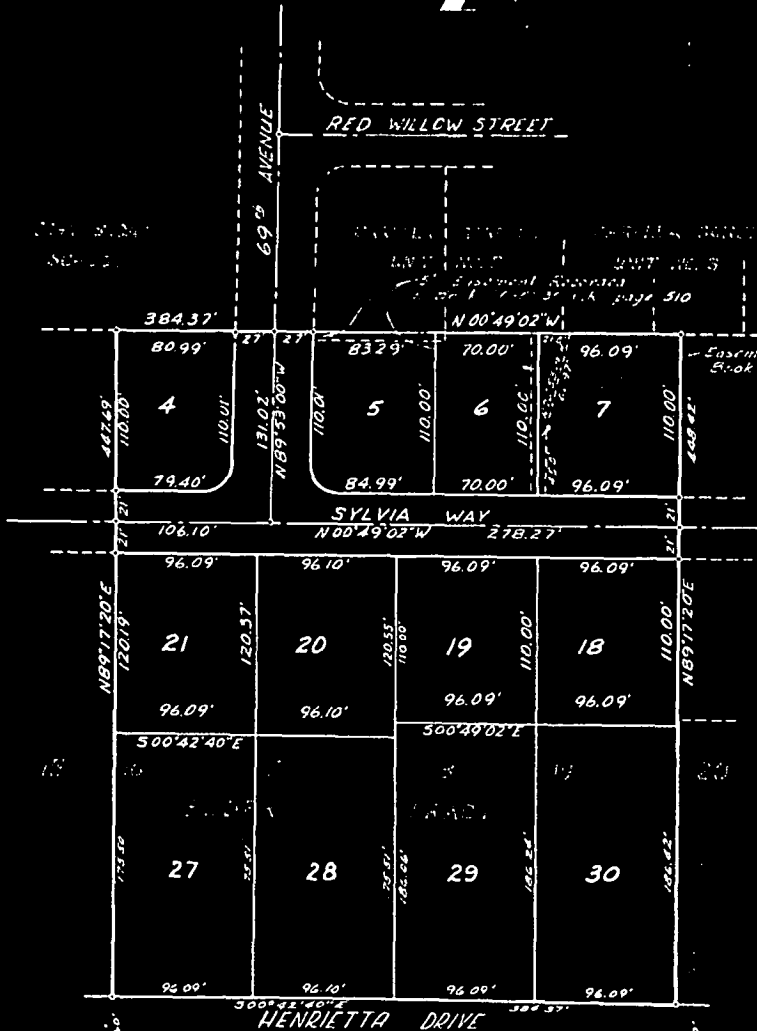
Leonard J. Hooper  
County Recorder of Sacramento  
County by Marie Oyerach  
Deputy

NOTES:

1. The meridian of this survey is identical with that of Carello Gardens Unit No. 3 Annex. The official plot of which is recorded in the office of the Recorder of Sacramento County in Book 56 of Maps, Map No. 15.
2. All street corners have a twenty foot radius curve at the property line. Distances along the street frontages of the corner lots are to the intersection of street lines produced.

CITY CLERK'S CERTIFICATE  
I hereby certify that the City Council of the City of Sacramento has approved this parcel map, dated July 13, 1972.

James M. Callahan  
City Clerk



6/18

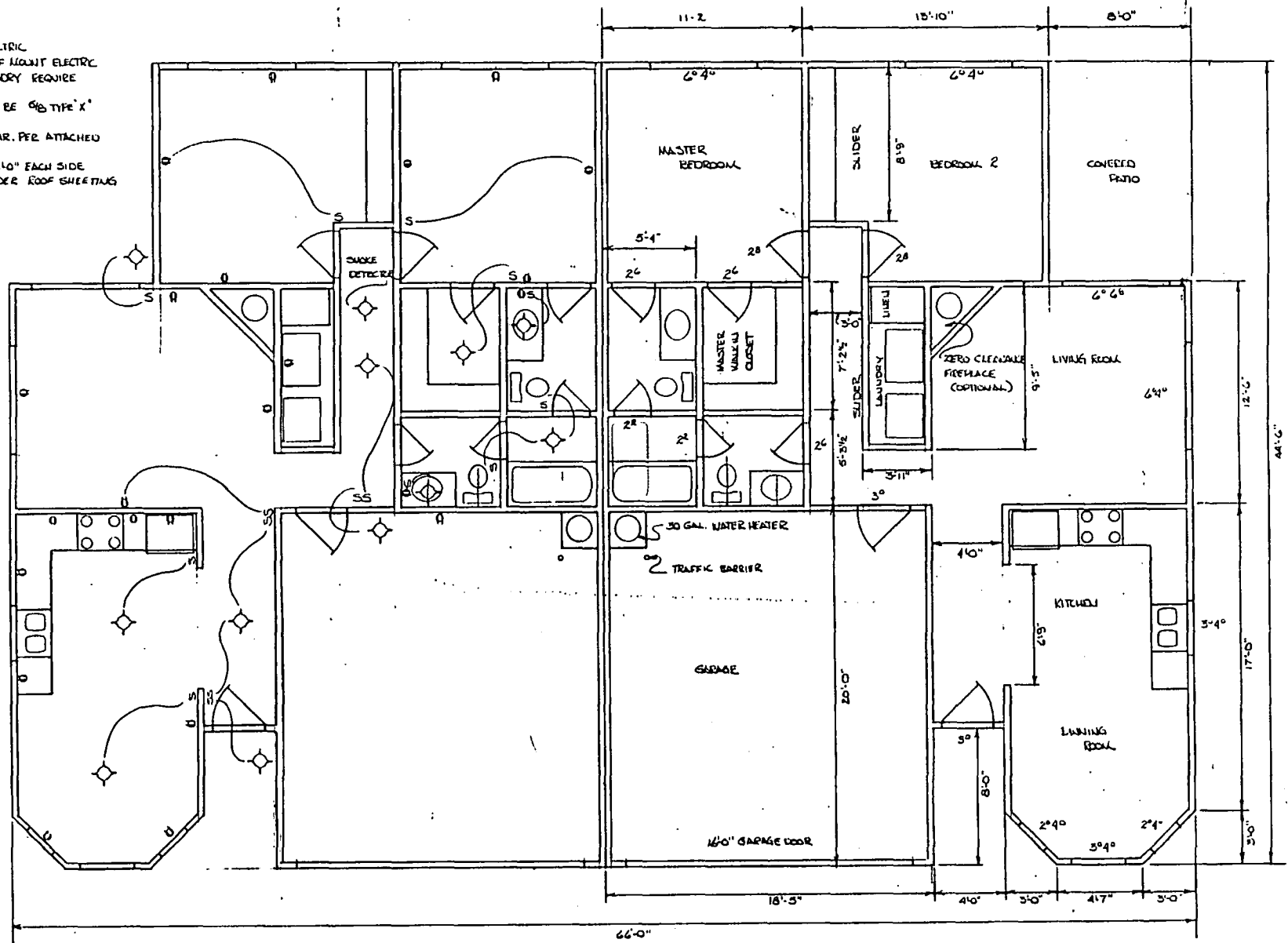
30 JUL 1972

P 833-370

NOTES:

1. ALL APPLIANCES ARE ELECTRIC
2. HEAT/AC UNIT TO BE ROOF MOUNT ELECTRIC
3. ALL BATHROOMS AND LAUNDRY REQUIRE EXHAUST FANS.
4. GARAGE FIREWALLS TO BE 5/8" TYPE 'X' SHEET ROCK.
5. COMMON WALL TO BE 2HR. PER ATTACHED DETAIL SHEET.
6. FIREWALL TO EXTEND 2'-0" EACH SIDE OF COMMON WALL UNDER ROOF SHEETING.

1-1/2-84



P 83370

003164

FLOOR PLAN  
 DRAWN: ERM  
 DATE: MARCH 21, 1984  
 SCALE: 1/4" = 1'-0"

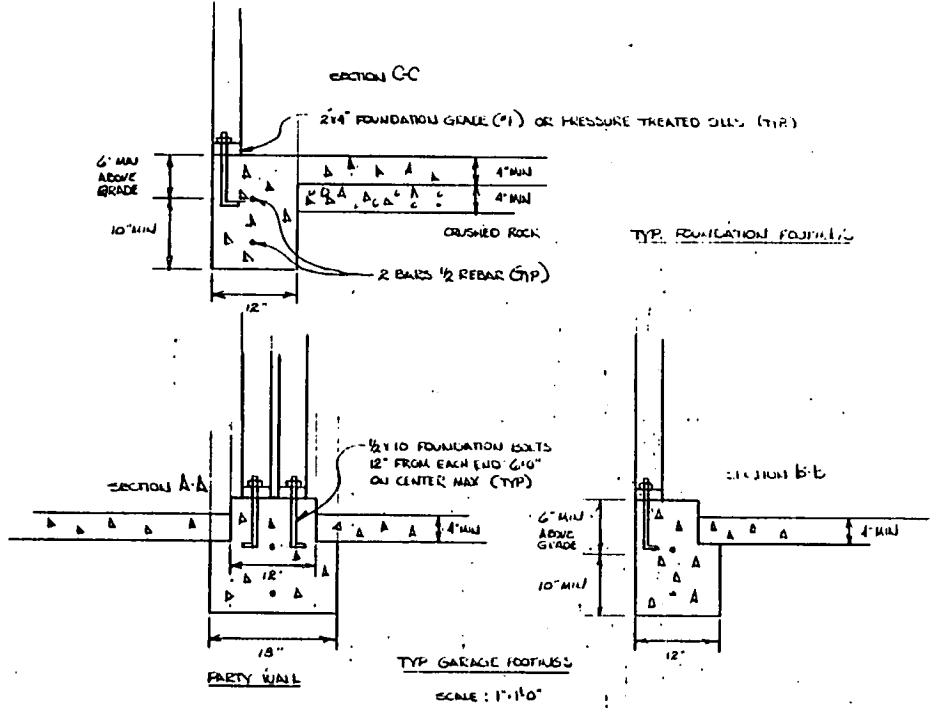
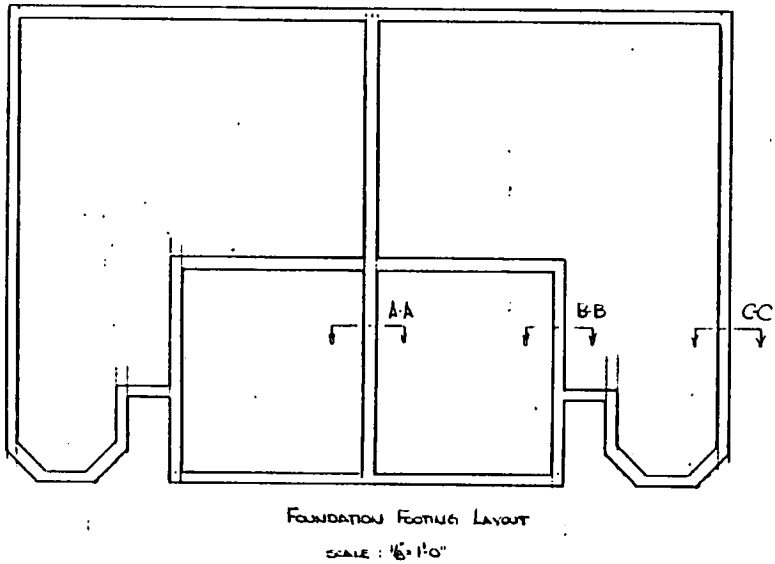
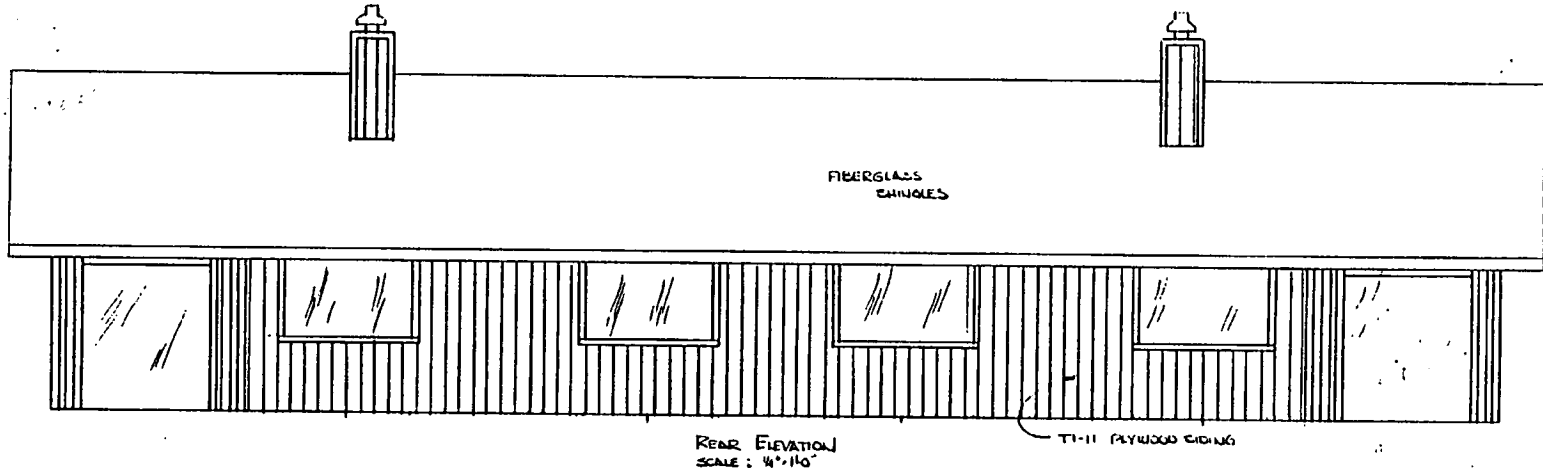
No 11

P83-37A

1-12-84

P 8337A

No. 16



ELEVATIONS & LAYOUTS  
 DRAWN: EAL  
 DATE: MARCH 28, 1983  
 SCALE: AS NOTED

003166

83-370

**LOT SPLIT**  
 LOT 5 RECORD IN BOOK 6 - P.M. 18  
 JULY 1972.  
 AMN 048-063-05

048-167-01  
 OWNER: DANIEL L. LEBRARY/ALLEN W. WARD  
 7493 (ED) WILLOW  
 CACTO, CA 95822

LOT 6

048-062-06  
 OWNER: R. E. KARSTEN  
 1306 5TH PLACE  
 LAS VEGAS, NV 89104

EXISTING LOT LINE 110.00'

EASEMENT FOR PUBLIC UTILITIES TO CITY OF SACTO BK 70-01-30 PG 510

048-167-02  
 OWNER: NATH L. GREENMAN  
 7497 110 WILLOW  
 CACTO, CA 95822

5' SETBACK AND EASEMENT

DUPLEX UNDER CONSTRUCTION

PARCEL A

PARCEL B

PROPOSED PARCEL LINE

12'-6" SETBACK

048-063-05

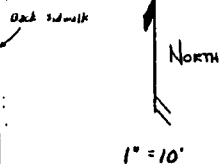
THERE IS AN EXISTING FENCE ON THIS PROPERTY LINE. CHAD UTILITIES ALSO FOLLOW THIS PROPERTY LINE.

EXISTING SIDEWALK / CURB

69TH ST. (WIDTH IS NOT TO SCALE)

048-064-01  
 OWNER: JAMES/CAKAM WASHINGTON  
 7485 SYLVIA  
 CACTO, CA 95822

003167



Sylvia Way

CITY WATER & SEWER LOCATED APPROX 32'-0" FROM NORTH PROP LINE

NOTE: SEWER, WATER AND STORM ARE ALL PRE-EXISTING ON SYLVIA WAY.

PRESENT ZONING TO RIA WILL NOT CHANGE.

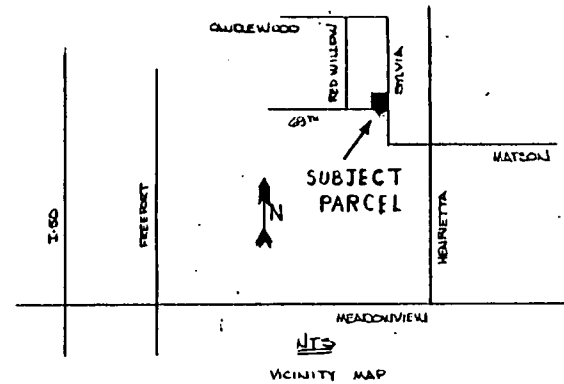
LOT WILL BE SPLIT INTO 2 LOTS

THERE IS A DUPLEX CURRENTLY UNDER CONSTRUCTION.

NET AREA OF PARCEL ± 9060 SQ FT

NET AREA OF NEW PARCEL "A" ± 4579 SQ FT

NET AREA OF NEW PARCEL "B" ± 4675 SQ FT



048-061-17  
 OWNER: HAN CHAN  
 7479 SYLVIA  
 CACTO, CA 95822

048-061-18  
 OWNER: ERICAN/DANIE HUTTON  
 7400 HENRIETTA  
 CACTO, CA 95822



SCALE 1"=10" EXCEPT WHERE NOTED

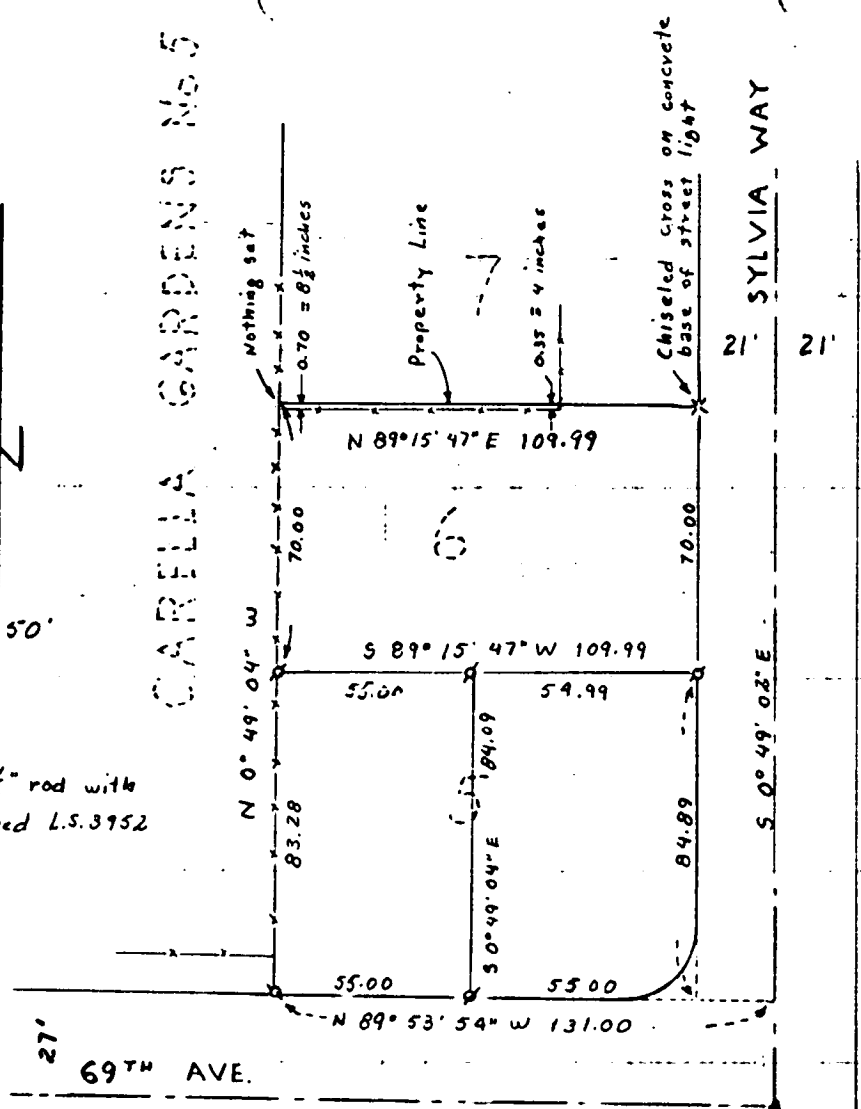
DRAWN: EAL  
 DATE: OCT 31, 1983

P  
 83370





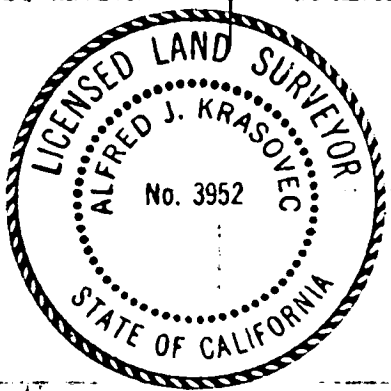
CARRELLY GARDENS No 5



⊘ ... Denotes 1/2" rod with Tag stamped L.S. 3952 set.

This map correctly represents a survey made by me at the request of Bruce Lacey & Gary Stange in June 1983

Alfred J. Krasovec  
Licensed Land Surveyor No. 3952



The meridian of this survey is identical with that of parcel map recorded in in Bk. 6 - PM - Pg 18 Sacramento County Records.

P 83370

003168

A. KRASOVEC  
9 PEBBLE CT.  
SACTO. 95831  
422-8366

Survey to re-establish Lots 5 & 6 of parcel map 6-PM-18 & Lot Line Adjustment in Lot 5.

SURVEY  
COMPLETED  
JUNE 9  
1983