

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Monte K. Seibel, 224 South Avena Avenue., Lodi 95240				
OWNER	Andrew & Effie Tonis, 830 Park Haven Dr., 95831				
PLANS BY	Monte K. Seibel, 224 South Avena Avenue, Lodi 95240				
FILING DATE	1/21/87	ENVIR. DET.	EX 15315	REPORT BY	SD:SC
ASSESSOR'S-PCL. NO.	031-1010-001				

APPLICATION: A. Tentative Map

B. Special Permit for halfplex development in the R-1A Zone.

LOCATION: Southwest corner of Pocket Road and Evros River Court

PROPOSAL: The applicant is requesting the necessary entitlements to construct a halfplex on an existing corner lot in the R-1A Zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1978 South Pocket Community  
Plan Designation:

Low Density Residential

Existing Zoning of Site: R-1-A  
Existing Land Use and Zoning: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Farm; A	Front:	Determined	25'
South: Vacant; R-1-A	Side(Int):	by	5'
East: Single Family; R-1	Side(St):	the	14'
West: Single Family; R-1	Rear:	Commission	5'

Parking Required: 2 spaces  
Parking Provided: 6 spaces  
Property Dimensions: 100' x 125'  
Property Area: 0.3+ acres  
Density of Development: 7 d.u. per acre  
Square Footage of Building: Unit A = 1,904 sq. ft. + 636 sq. ft. garage ; Unit B = 1,963 sq. ft. + 713 sq. ft. garage = 5,216 sq. ft.  
Height of Building: 2 story; 27 feet  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Stucco, brick veneer  
Roof Material: Medium shake

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 11, 1987, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions:

APPLC. NO. P87-059 MEETING DATE February 26, 1987 ITEM NO. 6

BACKGROUND INFORMATION: The subject site is a portion of Parkway Oaks Unit 5 approved by the City Council on August 30, 1983 (P83-107). Corner lots were zoned Townhouse (R-1A) for future halfplex development. The corner lots were not split at that time and no special permit was ever approved.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan and for low density residential uses in the 1978 South Pocket Community Plan. The site is surrounded by vacant and developing low density residential uses.

B. Design

The subject site is zoned R-1A and the applicant is requesting a special permit to construct a halfplex. Unit A is 1,904 sq. ft. with a 636 sq. ft., 3 car garage. The unit has 3 bedrooms and 3 baths; Unit B is 1,963 sq. ft. with 2 bedrooms, 3 baths, and a 3 car garage. The structure is two stories in height. Exterior building materials consist of stucco, brick veneer and a medium shake roof. Staff finds these units acceptable and compatible with surrounding development.

The applicant indicates that specific landscaping plans have been developed for the site. Staff, therefore, does not object to the irregular, triangular shaped rear yard.

C. Parkland Dedication

The Planning and Community Services Divisions have determined the Parkland Dedication in lieu fees are appropriate. Fee will be based upon .0298 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

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

- A. Approve the Tentative Map by adopting the attached resolution with conditions.
- B. Approve the Special Permit subject to conditions and based upon findings of fact which follows.

Conditions:

The project shall be developed per the submitted plans which consist of stucco, brick veneer and a medium wood shake roof.

Findings of Fact - Special Permit

1. The project is based upon sound principles of land use in that:
  - a. it is compatible with surrounding development;

- b. it will not increase density anticipated in the area since the site was originally intended for halfplex development.
2. The project will not be detrimental to public health nor safety, or result in a nuisance to surrounding property, in that:
  - a. adequate parking is provided;
  - b. potential use of the rear yard is maximized.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Low Density Residential uses in the 1978 South Pocket Community Plan and the proposed map conforms with the plan designation.

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  
POCKET ROAD AND EVROS RIVER COURT. (P87-057)  
(APN: 031-1010-001)

WHEREAS, the City Planning Commission, on February 26, 1987, held a public hearing on the request for approval of a tentative map for property located at the southwest corner of Pocket Road and Evros River Court;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15315);

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive or 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. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses in the 1976 South Pocket Community Plan and the proposed map conforms with that designation.
3. The proposed subdivision, together with its design and improvements, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for low density residential and the proposed map conforms with the plan.

4. 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.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. 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. Place the following note on the final map: Water and sewer service connections for Parcel B must be paid for and installed at the time of obtaining building permits.
  - b. Pay off existing assessments, or 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. Pay Pocket Bridge fees, if unpaid.

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CHAIR

ATTEST:

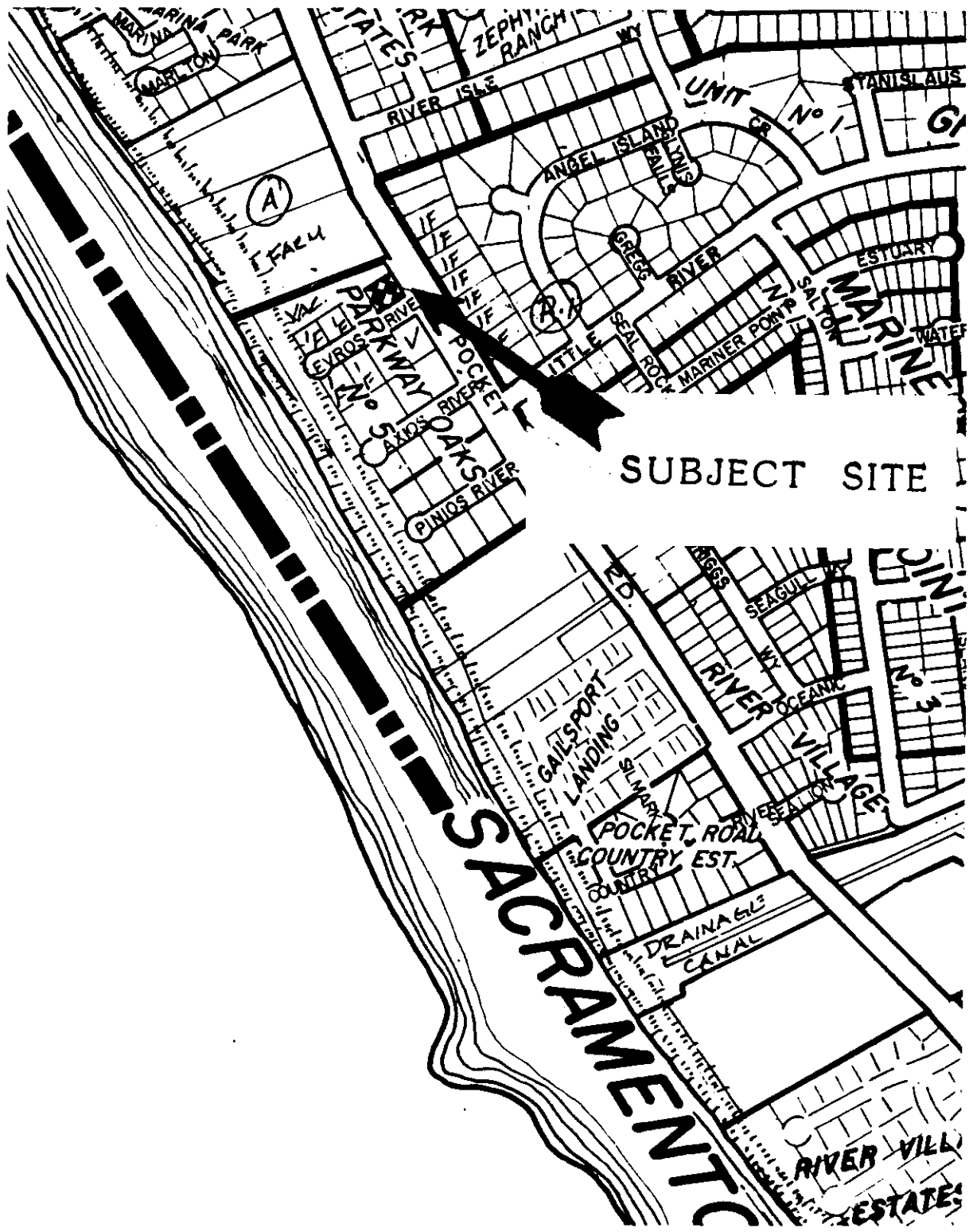
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SECRETARY TO CITY PLANNING COMMISSION

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CHAIR

ATTEST:



**VICINITY - LAND USE - ZONING**

APPL. No. P87-059

Meeting DATE Feb 24/1987 ITEM NO: 4

# TENTATIVE MAP

091-0691-04  
CLUSTER

091-0691-05  
REID

091-0691-006  
SHEET

# TENTATIVE PARCEL MAP

LOT ONE IN PARKWAY OAKS UNIT NO. 5, CITY OF SACRAMENTO  
SCALE: 1" = 20'

DECEMBER 1986

**OWNER:** ANDREW & BEFFIE TOWNS  
890 PARK HAVEN DRIVE  
SACRAMENTO, CA 95891  
PH (916) 421-6782

**PREPARED BY:**  
MONTE K. SIBBEL  
LAND SURVEYOR  
224 S. AVENUE AVE  
LODI, CA 94240  
PH (209) 568-7982



APN: 091-100-001

PRESENT ZONING: R1-A

PRESENT USE: VACANT

PROPOSED ZONING: R1-A

PROPOSED USE: HALF PLEX

NUMBER OF LOTS: TWO (2)

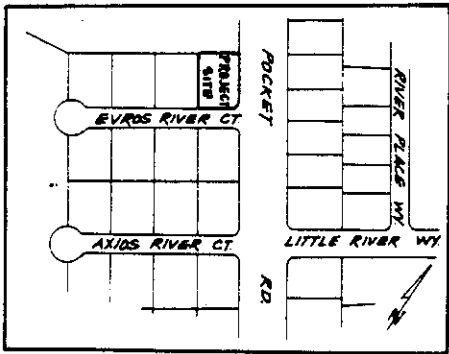
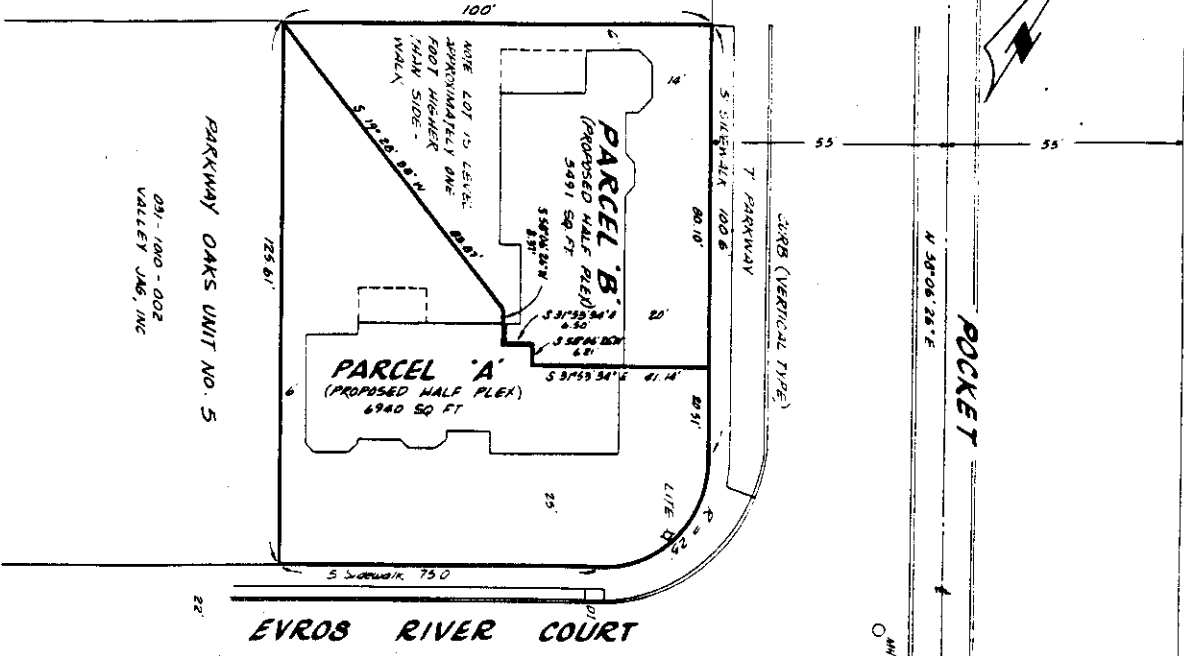
AREA: 0.29 ACRES

SCHOOL DISTRICT: SACRAMENTO UNIV.

SOURCE OF WATER SUPPLY: CITY OF S.

SANITATION FACILITIES: CITY OF S.

STORM DRAINAGE: CITY OF S.

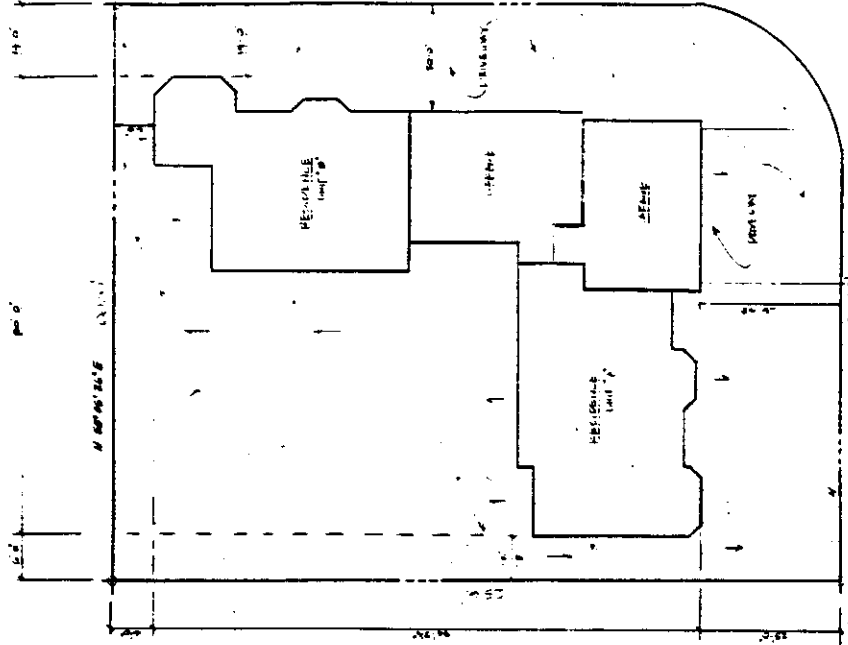


APPL. NO: P7059

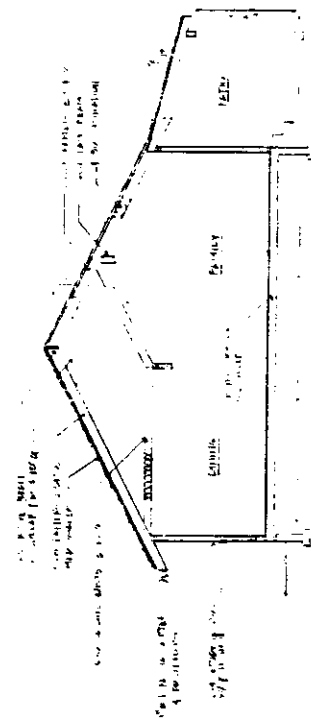
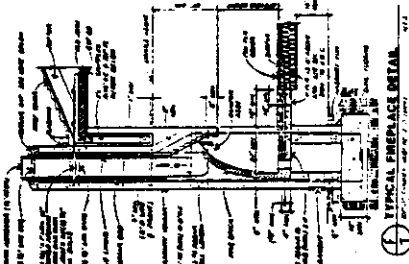
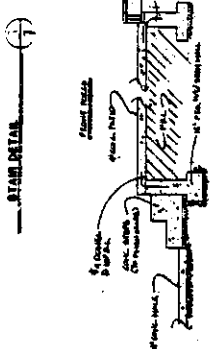
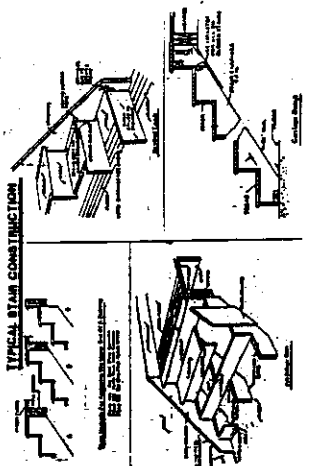
Meeting DATE Feb 24 87 Item No. 6

# SITE PLAN

PLOT PLAN/SEC./DETAILS	
7 OF 12	



- 1. ALL EXISTING UTILITIES (SEWER, WATER, GAS, ETC.) TO REMAIN UNLESS OTHERWISE NOTED.
- 2. ALL EXISTING UTILITIES TO BE DELETED UNLESS OTHERWISE NOTED.
- 3. ALL EXISTING UTILITIES TO BE DELETED UNLESS OTHERWISE NOTED.
- 4. ALL EXISTING UTILITIES TO BE DELETED UNLESS OTHERWISE NOTED.
- 5. ALL EXISTING UTILITIES TO BE DELETED UNLESS OTHERWISE NOTED.
- 6. ALL EXISTING UTILITIES TO BE DELETED UNLESS OTHERWISE NOTED.
- 7. ALL EXISTING UTILITIES TO BE DELETED UNLESS OTHERWISE NOTED.
- 8. ALL EXISTING UTILITIES TO BE DELETED UNLESS OTHERWISE NOTED.
- 9. ALL EXISTING UTILITIES TO BE DELETED UNLESS OTHERWISE NOTED.
- 10. ALL EXISTING UTILITIES TO BE DELETED UNLESS OTHERWISE NOTED.



SECTION - (D)

APPL. NO: P87-50

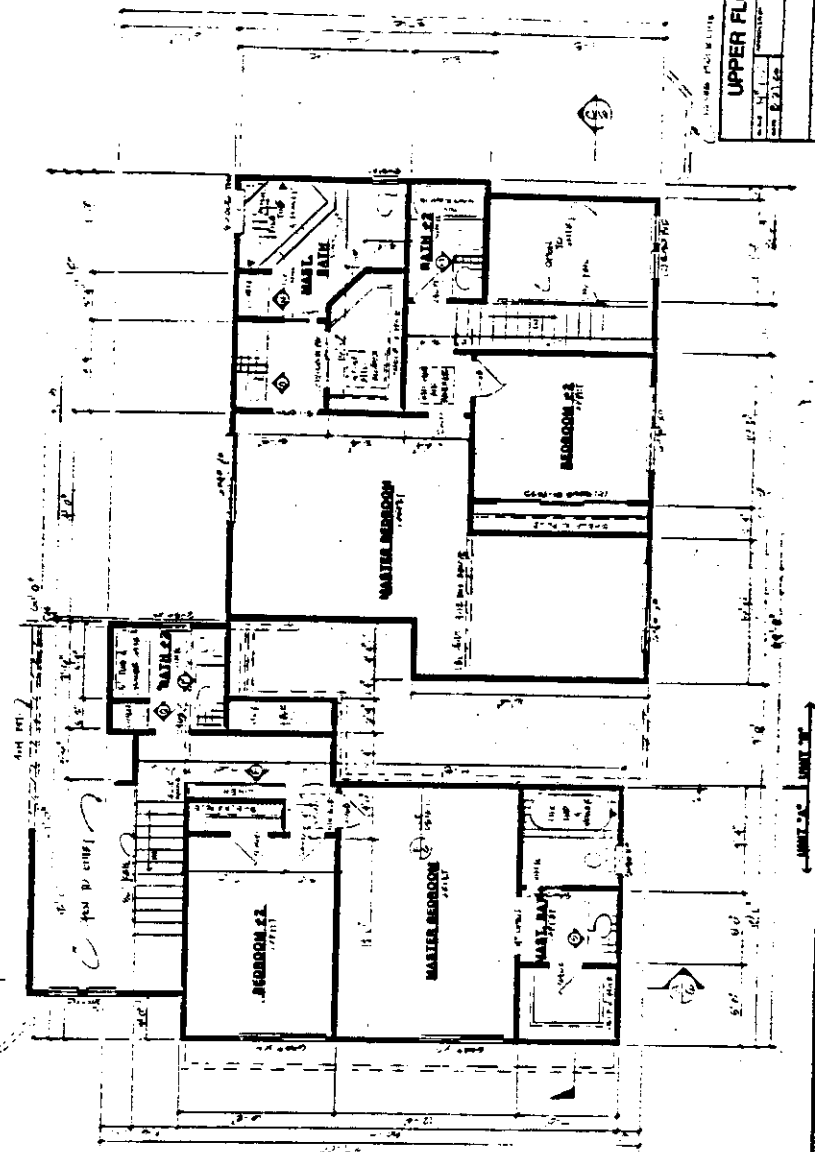
MEETING DATE: JUNE 17, 1987



# SECOND FLOOR PLAN

NOTES  
 1. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.  
 2. ALL DOORS ARE SWUNG UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE IN FEET AND INCHES.

UPPER FLOOR PLAN	
DATE: 2-23-87	SCALE: AS SHOWN
2 OF 12	

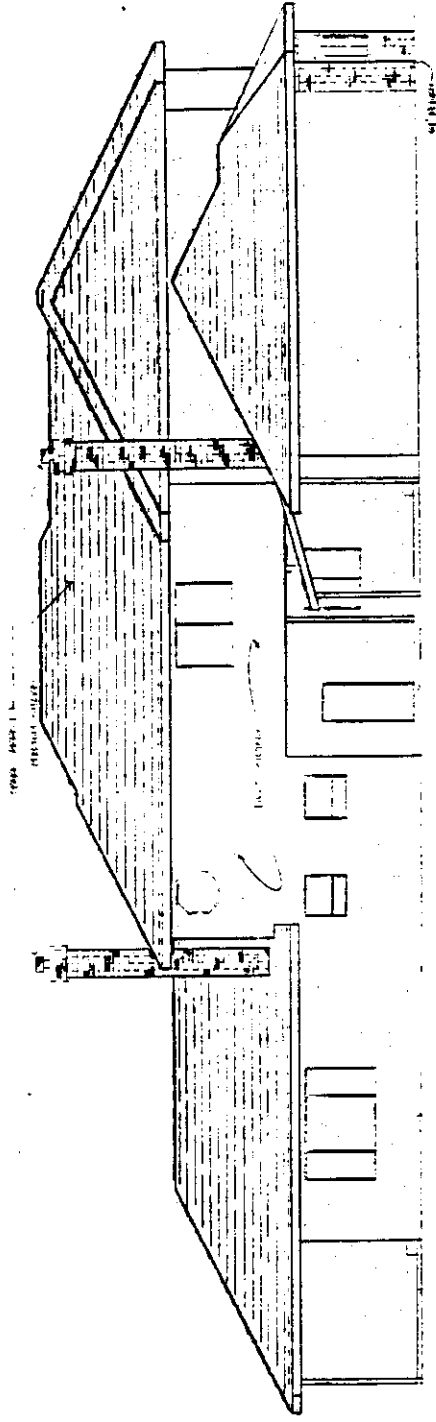


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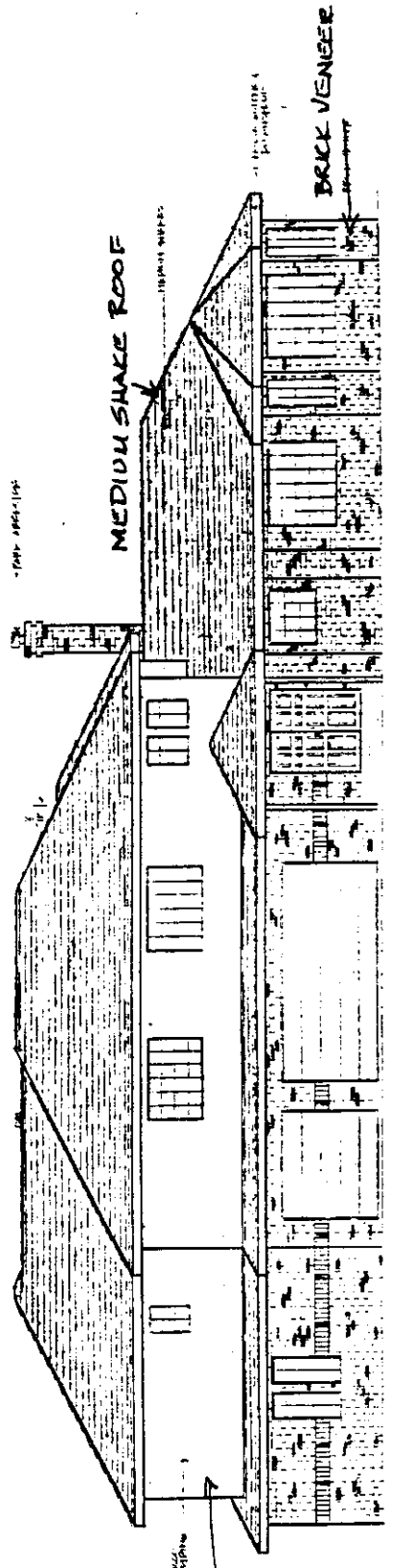
Meeting Date: Feb 24, 87 Tempo

# ELEVATIONS

ELEVATIONS	
NO. 49	8 OF 12
DATE	
BY	



REAR



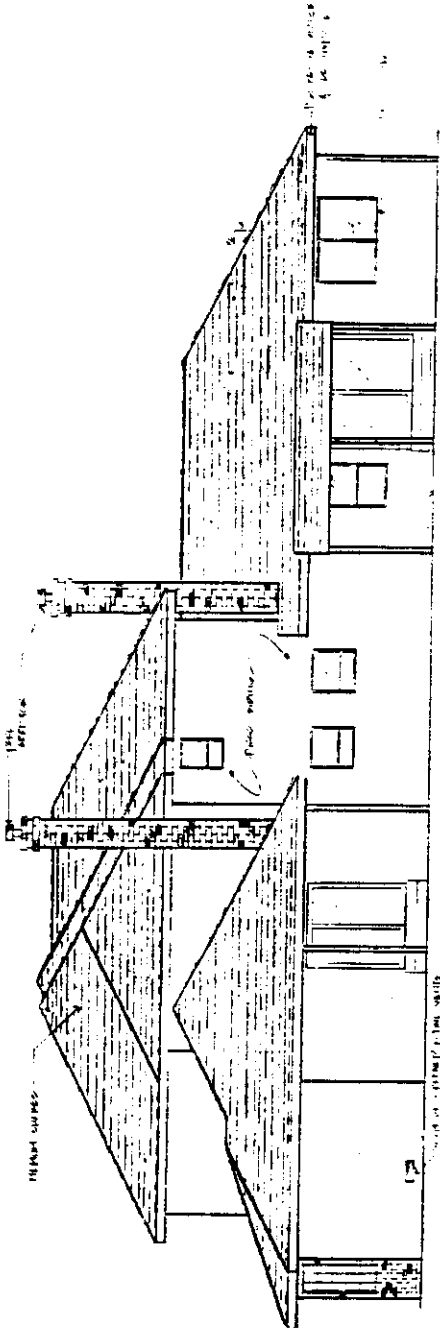
FRONT

APPL. NO P8750

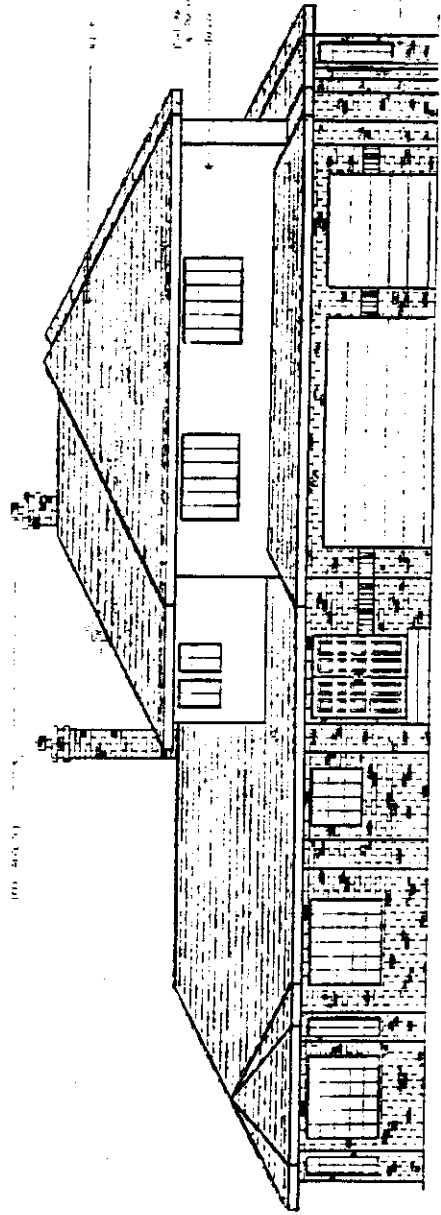
Meeting DATE Feb 24, 87 Item No 6

# ELEVATIONS

ELEVATIONS	
NO.	9 OF 12
DATE	
BY	



RIGHT



LEFT

APPL No. P8705

Meeting Date Feb 24, 1987 Item No. 4

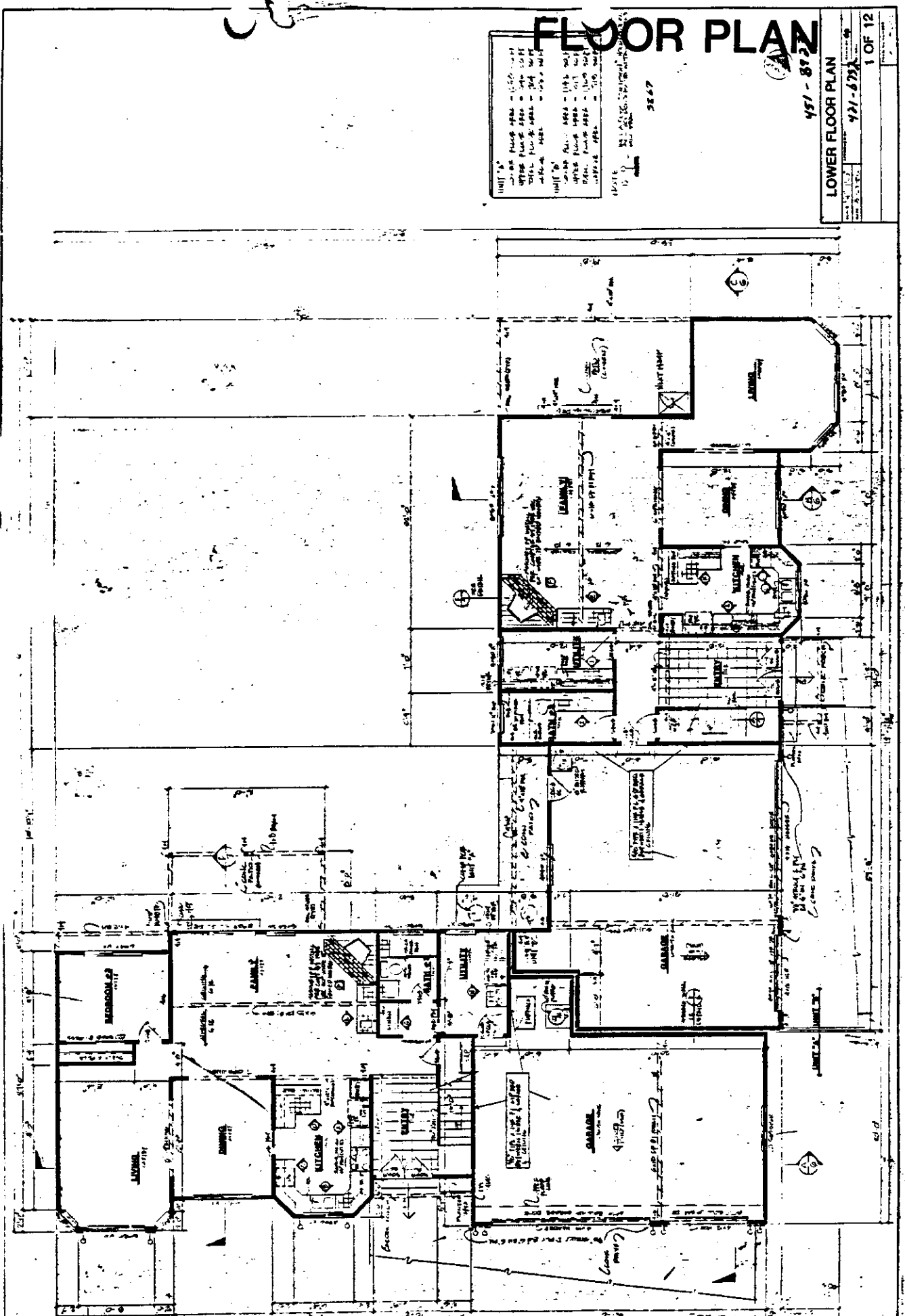
# FLOOR PLAN

451 - 872

LOWER FLOOR PLAN

1 OF 12

UNIT 1  
UNIT 2  
UNIT 3  
UNIT 4  
UNIT 5  
UNIT 6  
UNIT 7  
UNIT 8  
UNIT 9  
UNIT 10  
UNIT 11  
UNIT 12



APPL. No. P87-059

Meeting Date Feb 24 87 T.H.M. 86