

CITY PLANNING COMMISSION

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

APPLICANT KASL CONSULTING ENGINEERS, 4200 North Freeway Blvd., Sacramento, CA 95834
OWNER CASCADE DEVELOPMENT, 10428 Riverwood Way, Rancho Cordova, CA 95670
PLANS BY KASL CONSULTING ENGINEERS, 4200 North Freeway Blvd., Sacramento, CA 95834
FILING DATE 7/27/87 ENVIR. DET. Exempt 15315 REPORT BY PW/vf
ASSESSOR'S-PCL. NO. 031-0490-005

APPLICATION: Tentative Map to subdivide a corner lot totaling 0.24+ vacant acres into two lots for halfplex development in the Standard Single Family (R-1) zone.

LOCATION: Northwest corner of Greenhaven Drive and Grand River Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct two halfplex units on 0.24+ vacant acres.

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:	Setbacks:	Required	Provided
North: Residential; R-1, R-1A	Front:	25'	25'
South: Residential; R-1, R-1A	Side(Int):	5'	5'
East : Residential; R-1	Side(St):	12.5'	12.5'
West : Residential; R-1, R-1A	Rear :	15'	15'

Parking Required: 2 spaces
Parking Provided: 2 spaces
Property Dimensions: 95' x 110'
Property Area: 0.24+ acre
Square Footage of Building: 4,714 sq. ft.
Height of Building: 29'
Topography: Flat
Street Improvements & Utilities: Existing
Exterior Building Materials: Stucco and brick
Roof Materials: Wood shake

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 26, 1987, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the project subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

The subject site consists of a vacant corner lot totaling 0.24+ vacant acres located in the Standard Single Family (R-1) zone. The 1976 South Pocket Community Plan designates the site for low density residential use. The site is

surrounded by existing single family development with half-plexes on all adjacent corner lots. Surrounding zoning is R-1A to the north and west and R-1 to the south and east.

The applicant is proposing to subdivide an existing corner lot into two lots in order to accommodate halfplex development. No building plans have been submitted at this time. Halfplex developments are allowed in the R-1 zone subject to review and approval by the Planning Director prior to issuance of building permits. In addition, all halfplex developments in the R-1 zone must comply with the following criteria.

- a. The halfplex development must be on a corner lot.
- b. Each unit shall have its entrance, including driveways, off different streets.
- c. The halfplex lots and structure(s), when combined, shall meet the minimum setback requirements for the R-1 zone.
- d. Each unit shall have an enclosed garage and a driveway of at least 20 feet long and eight feet wide.
- e. Exterior siding materials and roofing materials shall be consistent with the quality and compatible with the appearance of single family homes in the subdivision.
- f. Rear and side yard areas are shaped to maximize their potential use.

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

RECOMMENDATION: Staff recommends the following actions:

Approve the Tentative Map by adopting the attached Resolution and Findings of Fact.

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 NORTHWEST CORNER OF GREENHAVEN DRIVE AND GRANDRIVER DRIVE
(APN: 0031-0490-005)**

(P87-343)

WHEREAS, the City Planning Commission on September 10, 1987, held a public hearing on the request for approval of a tentative map for property located at the northwest corner of Greenhaven Drive and Grand River Drive.

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 EIR 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 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:

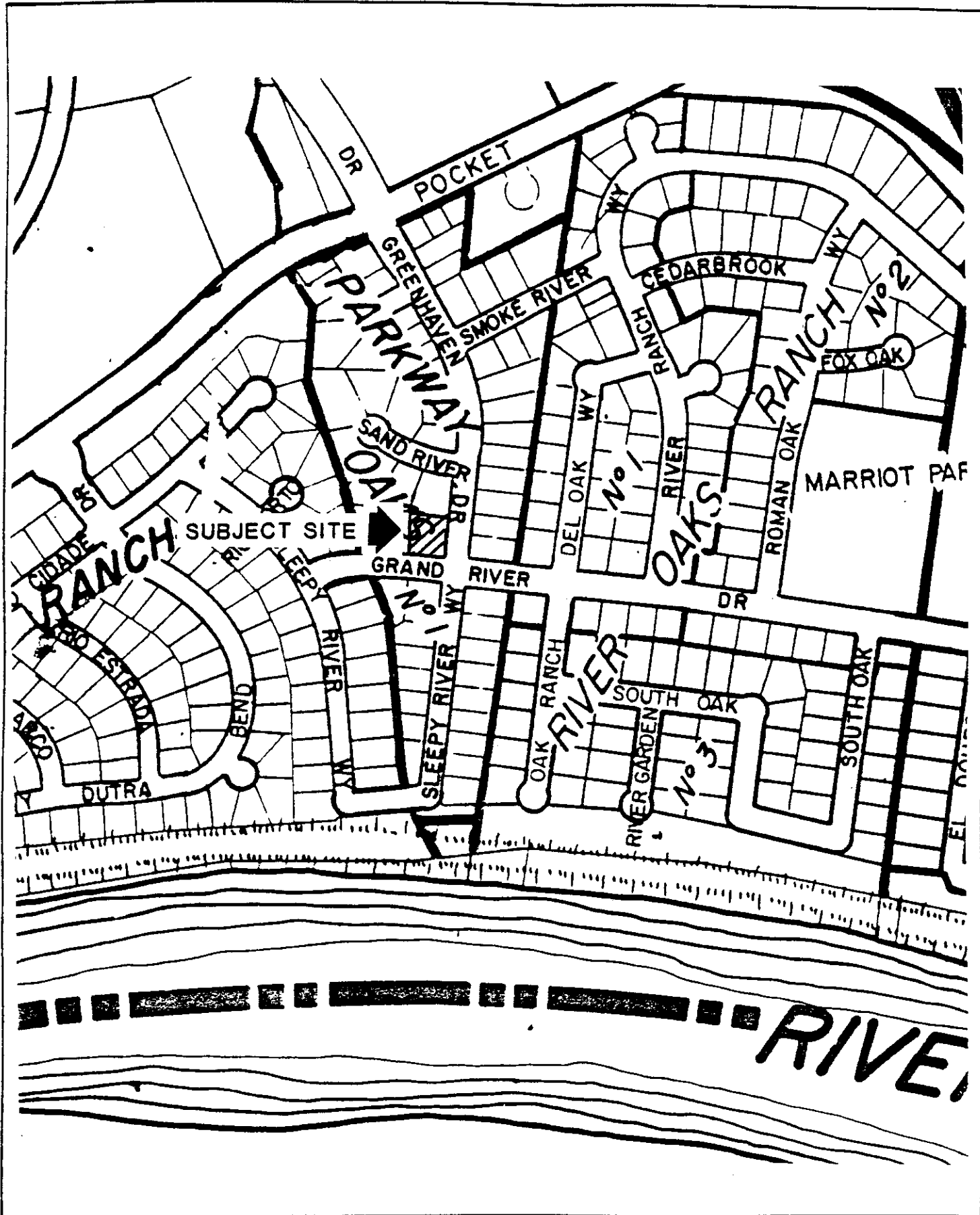
1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which 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 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. Place the following note on the final map: Water and sewer service connections 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.
 - e. File Certificate of Compliance - waive parcel map.
 - f. Minimum lot pad grade = 4.0 ft. and minimum gutter grade = +2.5 ft.
 - g. Grade lots to drain to street; remove all concrete and rubbish to legal dump site.

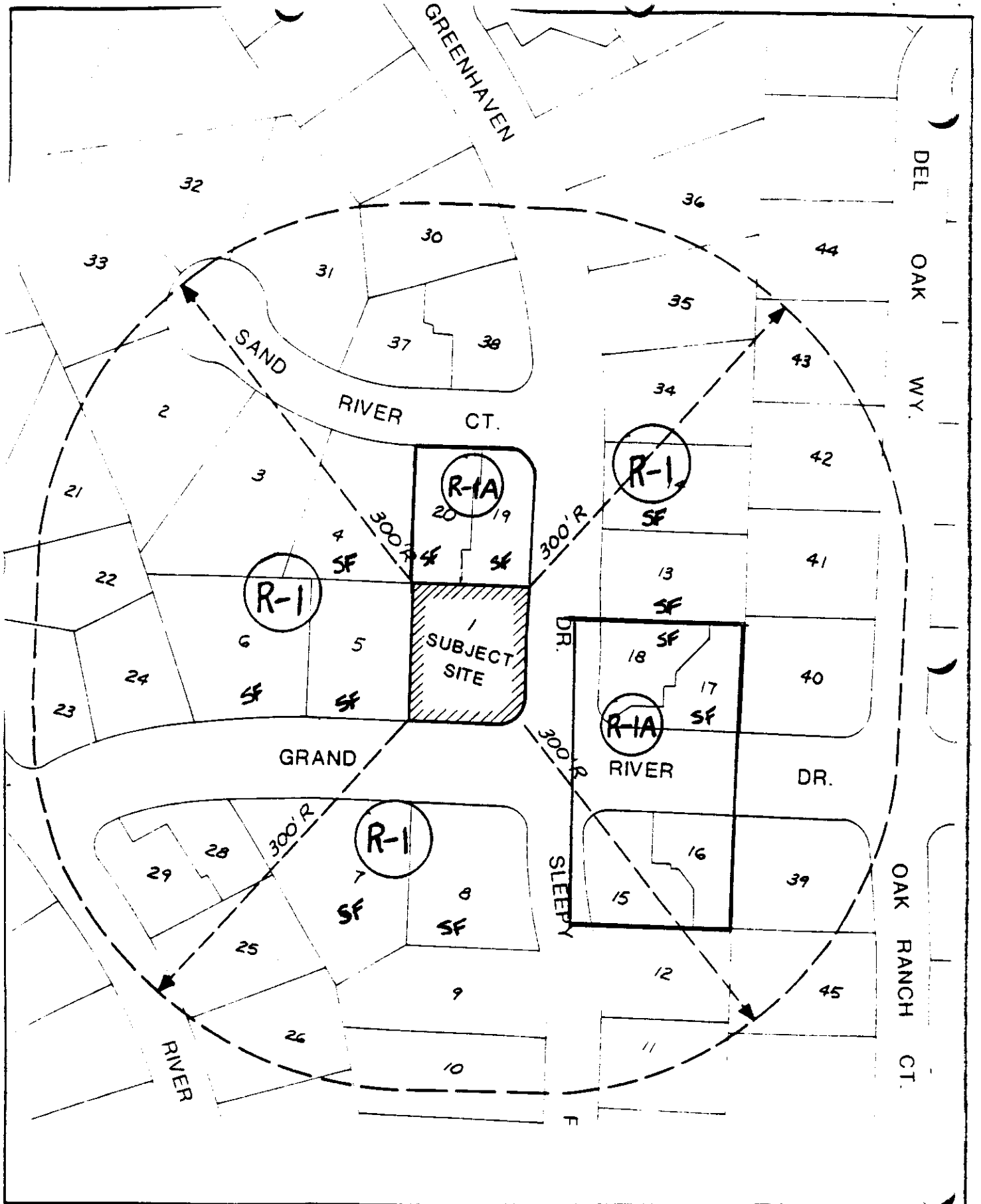
CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

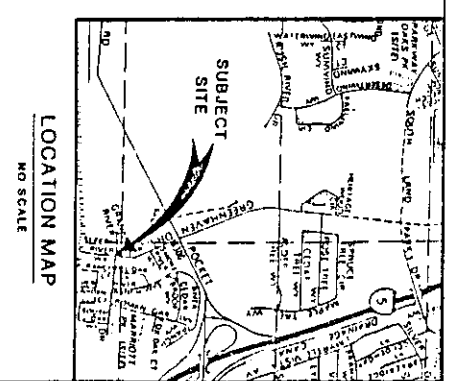
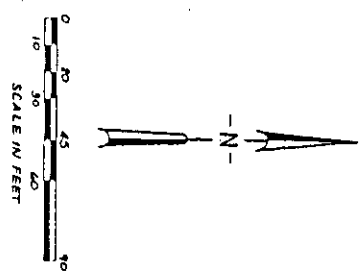
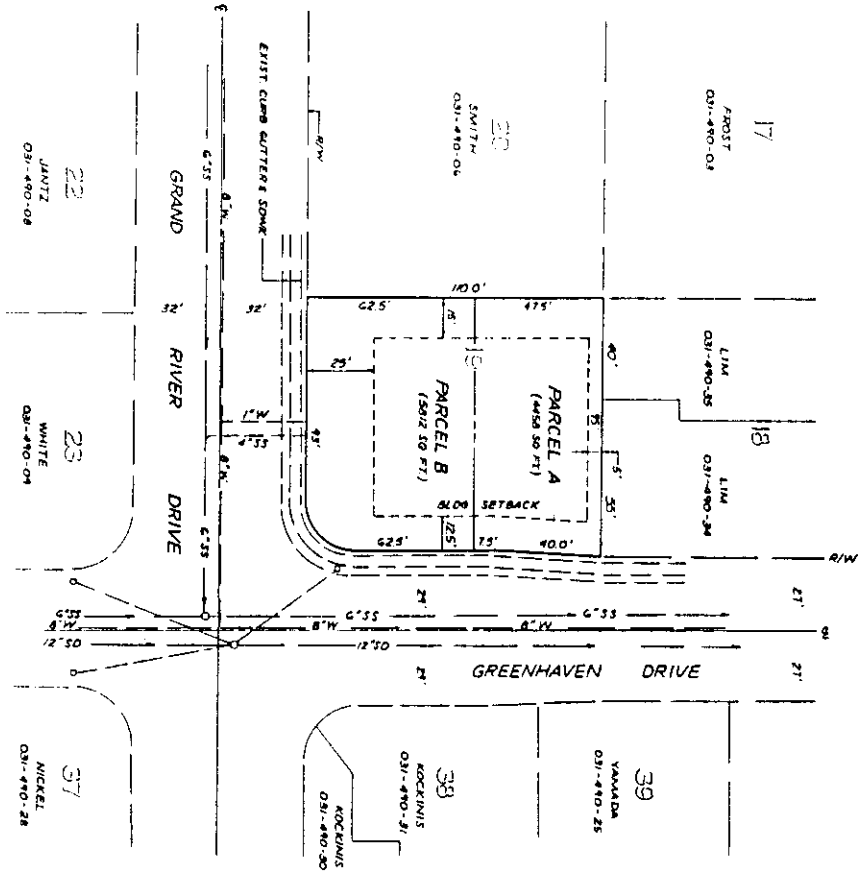


VICINITY MAP



LAND USE & ZONING MAP

TENTATIVE MAP



OWNER/DEVELOPER: CASCADE DEVELOPMENT
10428 RIVERWOOD WAY
RANCHO CORBOVA, CALIFORNIA 95670
PHONE: (916) 820-0448

ENGINEER: KASL CONSULTING ENGINEERS, INC.
4200 NORTH FERRYWAY BLVD., SUITE 1
SACRAMENTO, CALIFORNIA 95834
031-490-05

ASSESSOR PARCEL NUMBER: 031-490-05

EXISTING ZONING: R-1

PROPOSED ZONING: R-1

EXISTING USE: VACANT

PROPOSED USE: BAY-FRONT

PARK DISTRICT: CITY OF SACRAMENTO

FIRE DISTRICT: CITY OF SACRAMENTO

SCHOOL DISTRICT: SACRAMENTO DISTRICT

WATER SUPPLY: CITY OF SACRAMENTO

SEWERS: CITY OF SACRAMENTO

STORM DRAINAGE: CITY OF SACRAMENTO

AREAL: 10,270 SQUARE FEET NET
AS SHOWN

LOT SIZE: 2

NUMBER OF PARCELS: 2

GAS: P.C.A.E.

ELECTRIC: S.M.W.

TENTATIVE PARCEL MAP
LOT 19, PARKWAY OAKS UNIT 1
CITY OF SACRAMENTO, CALIFORNIA
CASCADE DEVELOPMENT
JULY, 1987

KASL
CONSULTING ENGINEERS, INC.
4200 NORTH FERRYWAY BLVD., SUITE 1
SACRAMENTO, CALIFORNIA 95834

