

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

| | | | | | |
|--------------|--|------------------------|--|--------------------|------------|
| APPLICANT | Speath Engineering, Inc., 5710 Garfield Avenue, Ste. B, Sacramento, CA 95841 | | | | |
| OWNER | Robert Sutherland, 216 Delta Oaks Way, Sacramento, CA 95831 | | | | |
| PLANS BY | Speath Engineering, 5710 Garfield Avenue, Ste. B, Sacramento, CA 95841 | | | | |
| FILING DATE | 6/8/84 | 50 DAY CPC ACTION DATE | | REPORT BY: | SD:bw |
| NEGATIVE DEC | 7/2/84 | EIR | | ASSESSOR'S PCL NO. | 031-290-17 |

- APPLICATION:
- A. Negative Declaration
 - B. Rezone .2± vacant acres from Single Family (R-1) to Townhouse (R-1A) zone. (Sec. 13)
 - C. Tentative Parcel Map to divide .2± acres into two lots (Sub. Ord. Ch. 40 (P84-225))
 - D. Special Permit for halfplex development (Sec. 2-B-3a)

LOCATION: 217 Delta Oaks Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop a halfplex on an existing vacant 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: 4 spaces
Parking Ratio: 2/unit
Property Dimensions: 115' x 96'
Property Area: .2± acres
Square Footage of Building: 3,088, plus garages
Topography: Flat
Street Improvements: Existing
Utilities: To be provided
Exterior Building Colors: Earth tones
Exterior Building Materials: Wood and brick veneer
Height of Structure: 21 feet; two-story

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 27, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee 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. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;

002245

APPLC. NO. P84-225

MEETING DATE July 12, 1984

CPC ITEM NO. 16

- B. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit an appraisal of the property to be subdivided and pay the required Parkland Dedication fees. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map;
- C. Provide separate sewer and water services to each lot and hook up.

STAFF EVALUATION: Staff has the following comments:

- A. The subject site is an existing vacant corner lot located in the Delta Oaks Subdivision. Since duplex development is allowed on corner lots in the R-1 zone, the proposal will neither increase density nor alter the character of residential development in the vicinity. The request will allow for individual ownership of each unit. In addition, the General Plan and the 1976 South Pocket Community Plan designate the site residential and low density residential respectively. The proposed project is, therefore, consistent with applicable plans.
- B. The requested rezoning to R-1A and the special permit are necessary for halfplex development. The plans indicate that each street frontage will have an entryway and garage. This is consistent with adjacent single family development. The units are 1,310 square feet and 1,778 square feet in size. The smaller unit is two stories, 20 feet in height. This also is compatible with surrounding development.
- C. The Planning and Community Services Departments have determined that .022 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required dedication. The applicant shall submit an appraisal of the property to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

ENVIRONMENTAL DETERMINATION. The environmental coordinator has reviewed the project and has filed a Negative Declaration, based upon compliance with the following mitigation measure:

If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction resumes.

STAFF RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Approval of the Rezoning from Single Family (R-1) to Townhouse (R-1A) zone;
- C. Approval of the Tentative Map, subject to conditions which follow;
- D. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow.

Conditions - 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:

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit an appraisal of the property to be subdivided and pay the required parkland dedication fees. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map;
3. Provide separate sewer and water services to each lot and hook up;
4. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction resumes.

Condition - Special Permit

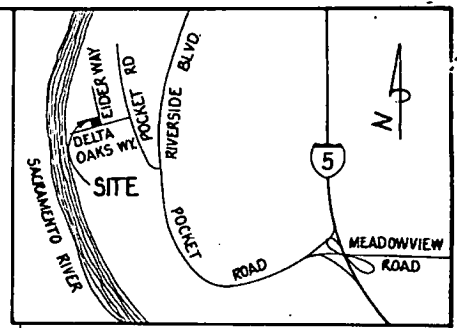
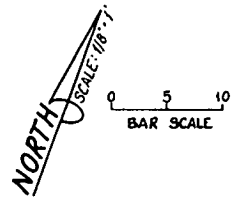
The halfplex shall be constructed per the submitted plans.

Findings of Fact - Special Permit

1. As proposed, the project is based upon sound principles of land use in that:
 - a. each street frontage has an entryway and garage as is compatible with single family development;
 - b. the request will not increase the density beyond that previously approved.
2. As proposed, the project will not be injurious to public health, safety or welfare nor create a nuisance to surrounding development in that it is compatible with surrounding single family development;
3. The project is consistent with the 1974 General Plan and the 1976 South Pocket Community Plan which designate the site residential and low density residential respectively.

TENTATIVE PARCEL MAP
FOR LOT 17 OF "AMENDED PLAT OF DELTA OAKS"
RECORDED IN 126 BM 16

031-290-18 61UGN1



VICINITY MAP
NO SCALE

ASSESSOR'S PARCEL NUMBER
031-290-17

ACREAGE
0.233 ± ACRES (NET)

SIZE OF LOTS
PARCEL A = 6100 ± S.F.
PARCEL B = 4050 ± S.F.

DRAINAGE FACILITIES
SACRAMENTO CITY

SOURCE OF WATER
SACRAMENTO CITY

OWNER
ROBERT SUTHERLAND
216 DELTA OAKS WAY
SACRAMENTO, CA 95831

PRESENT USE AND ZONING
VACANT - R-1

PROPOSED USE AND ZONING
HALF-PLEX - R-1A

SCHOOL DISTRICT
ELEMENTARY - GENEVIEVE DIDON
HIGH SCHOOL - J.F. KENNEDY

NUMBER OF LOTS
TWO

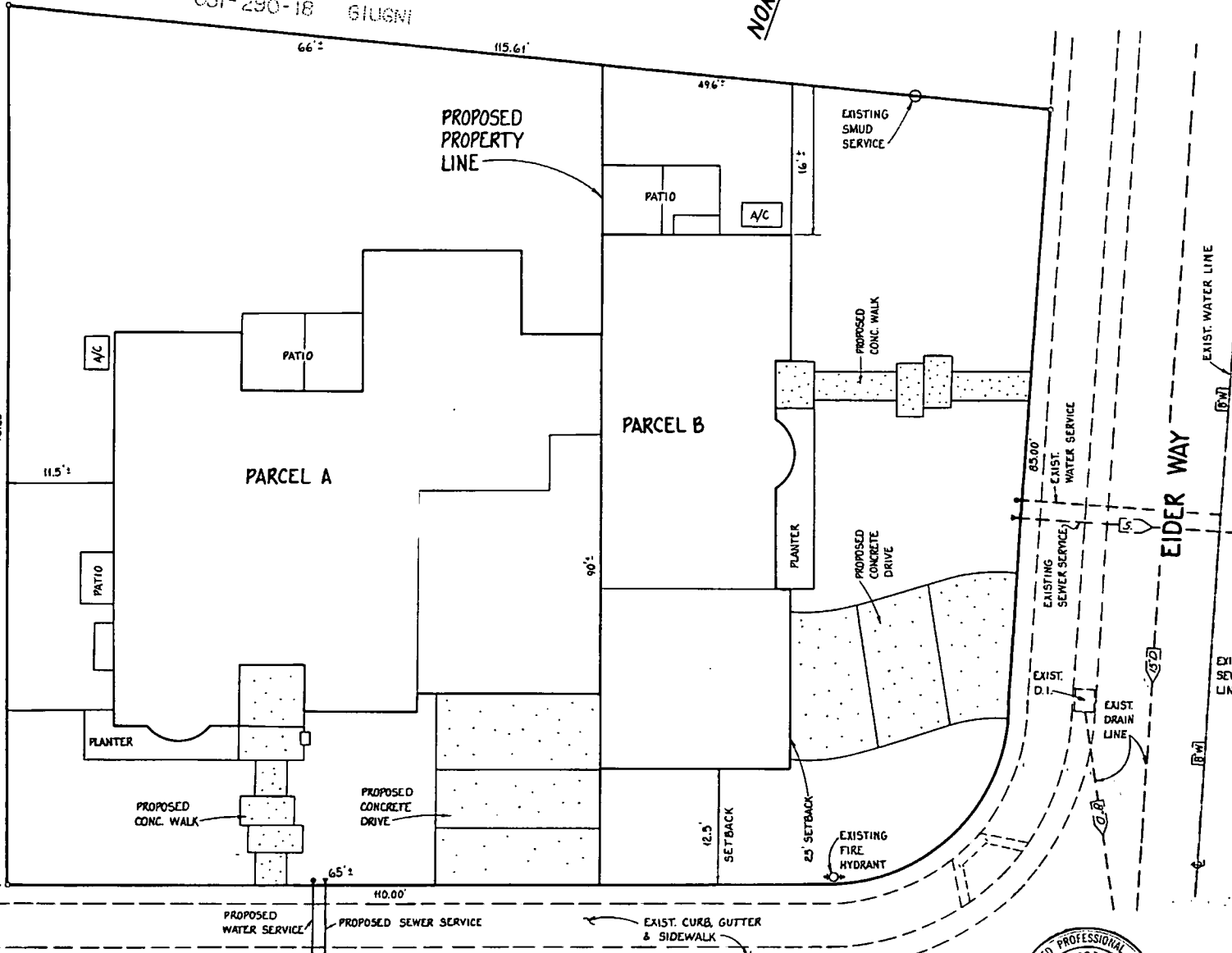
SANITATION FACILITIES
SACRAMENTO CITY

84-225

7-18-84

BEALS
031-290-16

No. 16



NOTE:
UPON PAYMENT OF APPROPRIATE FEES THE
CITY OF SACRAMENTO WILL MAKE WATER
& SEWER TAPS.

DELTA OAKS WAY

002251

Richard Roznowicz 5/6/84
RICHARD ROZNOWICZ, RCE 28217 DATE



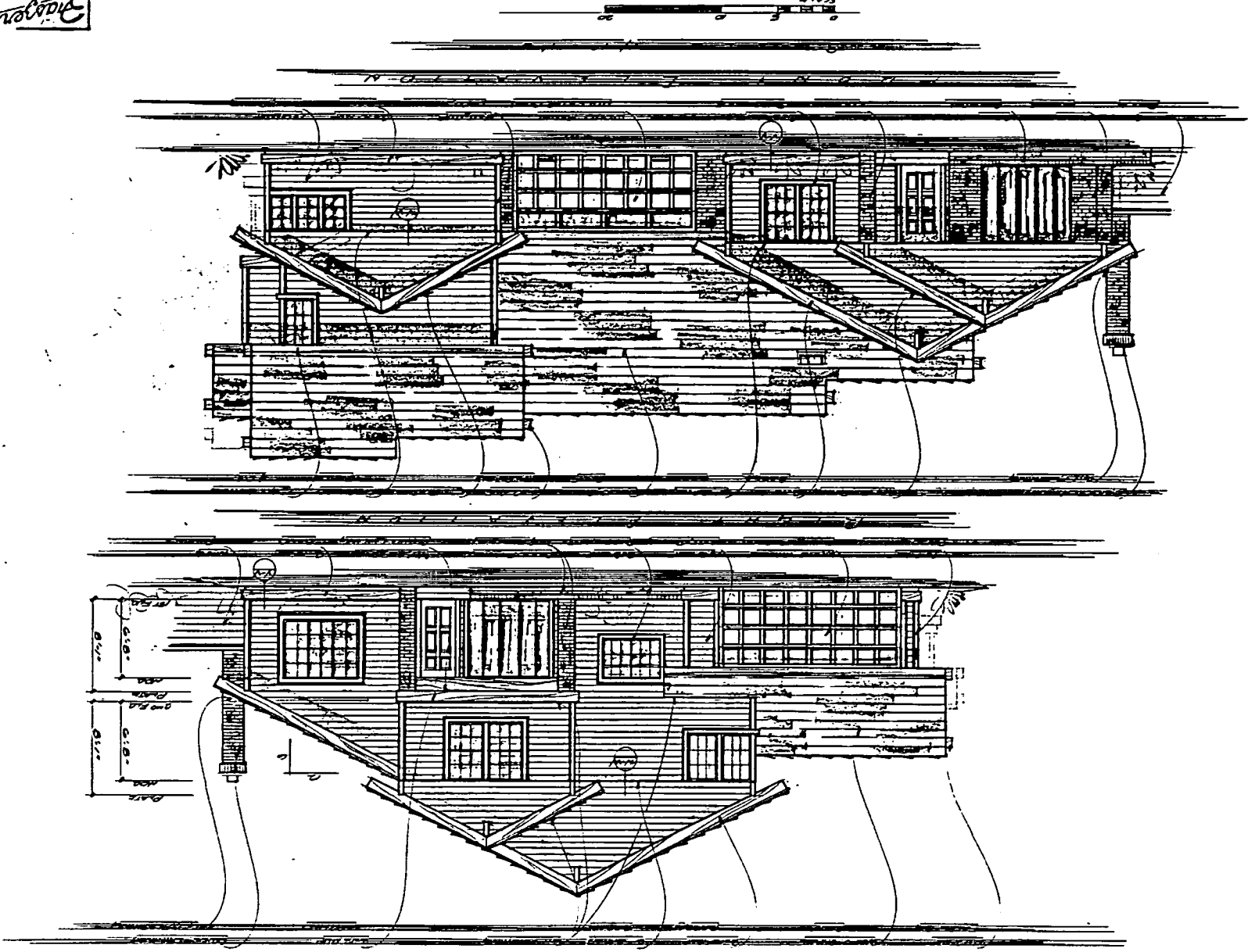
SPEATH ENGINEERING, INC.
Civil Engineers

5700 Garfield Ave. Suite "B"
Sacramento, CA 95841 (916) 334-8306

1933 Standard Building Co. Plans and Specifications for Wood and Brick
Shapera's

002254

No. 16



15
7-12-84

84-225

