

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

APPLICANT <u>Kakavas & Associates, 7481 Griggs Way, Sacramento, CA 95831</u>		
OWNER <u>Nancy C. Alves et al, 7025 Greenhaven Drive, Sacramento, CA 95831</u>		
PLANS BY <u>Kakavas & Associates, 7481 Griggs Way, Sacramento, CA 95831</u>		
FILING DATE	<u>March 24, 1992</u>	ENVIR. DET. Exempt 15301(k), 15315
ASSESSOR'S PCL. NO. <u>031-0250-010</u>		REPORT BY <u>SLY</u>

APPLICATION: Tentative Map to subdivide one parcel totaling 0.2± developed acres into two parcels for halfplex development in the Single Family Alternative (R-1A) zone.

LOCATION: 7025 Greenhaven Drive

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide one parcel into two halfplex parcels.

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: R-1A
Existing Land Use of Site: Duplex

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Single Family, R-1	Front:	25'	25'
South: Duplex, R-1A	Side(Int):	5'	7'
East: Single Family, R-1	Side (St)	12.5'	12.5'
West: Duplex, R-1A	Rear:	15'	7' Existing

Property Dimensions: Irregular
Property Area: 0.2± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 28, 1992, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions below.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of a corner lot totaling 0.2± developed acres in the Single Family Alternative (R-1A) zone. The site is developed with a 3,110 square foot duplex. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The Pocket Community Plan designates the site Low Density Residential (3-6 du/na). The surrounding land use and zoning for the subject site are single family, zoned Standard Single Family (R-1) to the north and east; duplex, zoned (R-1A) to the south and west.

B. Applicant's Proposal

The applicant is proposing to subdivide an existing parcel into two parcels for halfplex development (see Exhibit A).

C. Tentative Map

The proposed two lot halfplex tentative map meets all the minimum standards for lot width, depth, and size. There is an existing duplex on the parcel that meets all setback requirements. The rear yard setback was reduced to seven feet with rear yard substitution for a corner lot. Staff has no objection to the map provided the conditions listed below are met.

F. Agency Comments

The proposed project was reviewed by several City departments and other agencies. Their comments are incorporated into the conditions listed below.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15301(k) and 15315).

RECOMMENDATION: Staff recommends the Planning Commission adopt the attached resolution approving the Tentative Map to subdivide one parcel totaling 0.2± developed acres into two parcels for halfplex development subject to the following conditions:

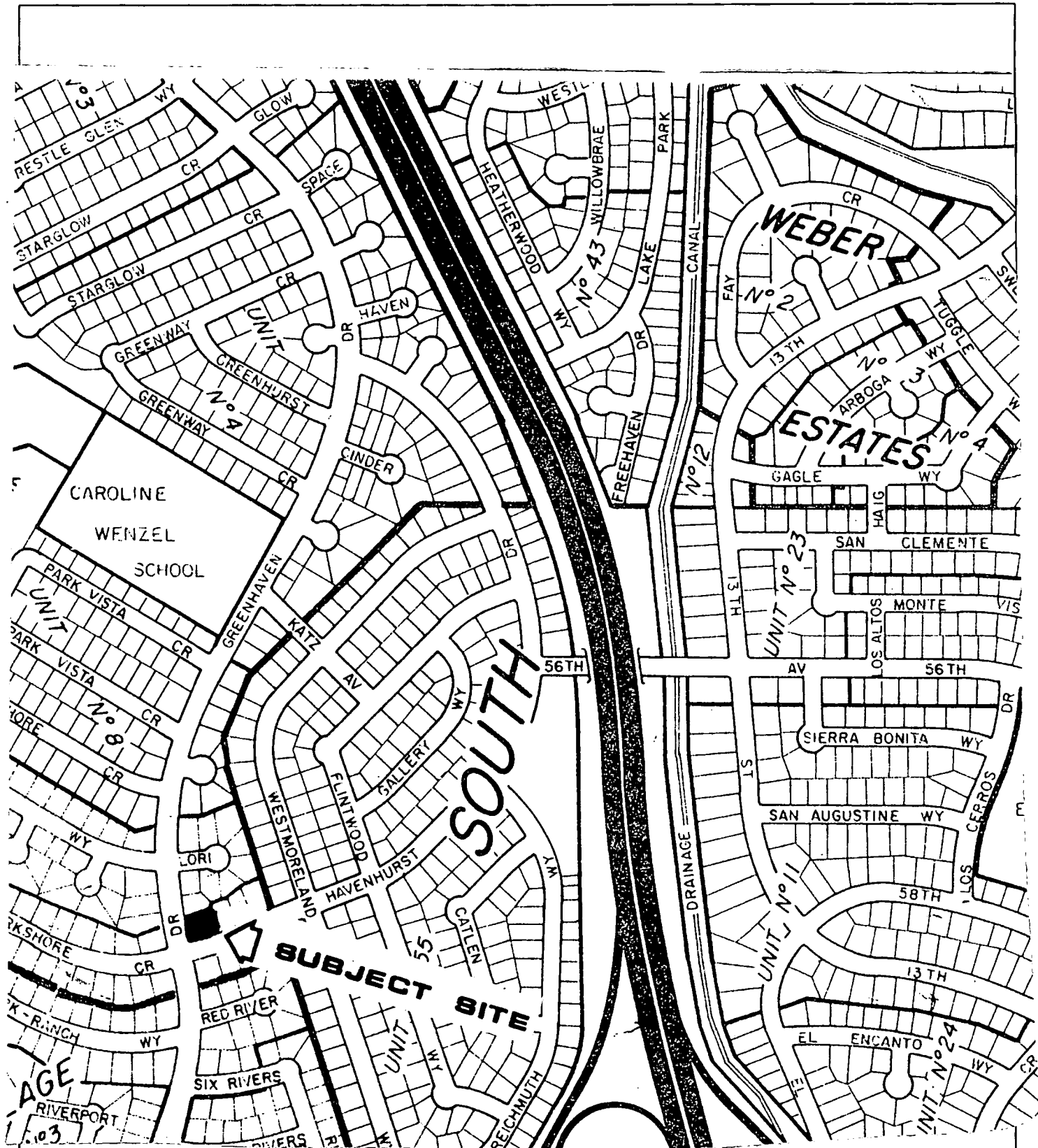
Conditions-Tentative Map:

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. 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

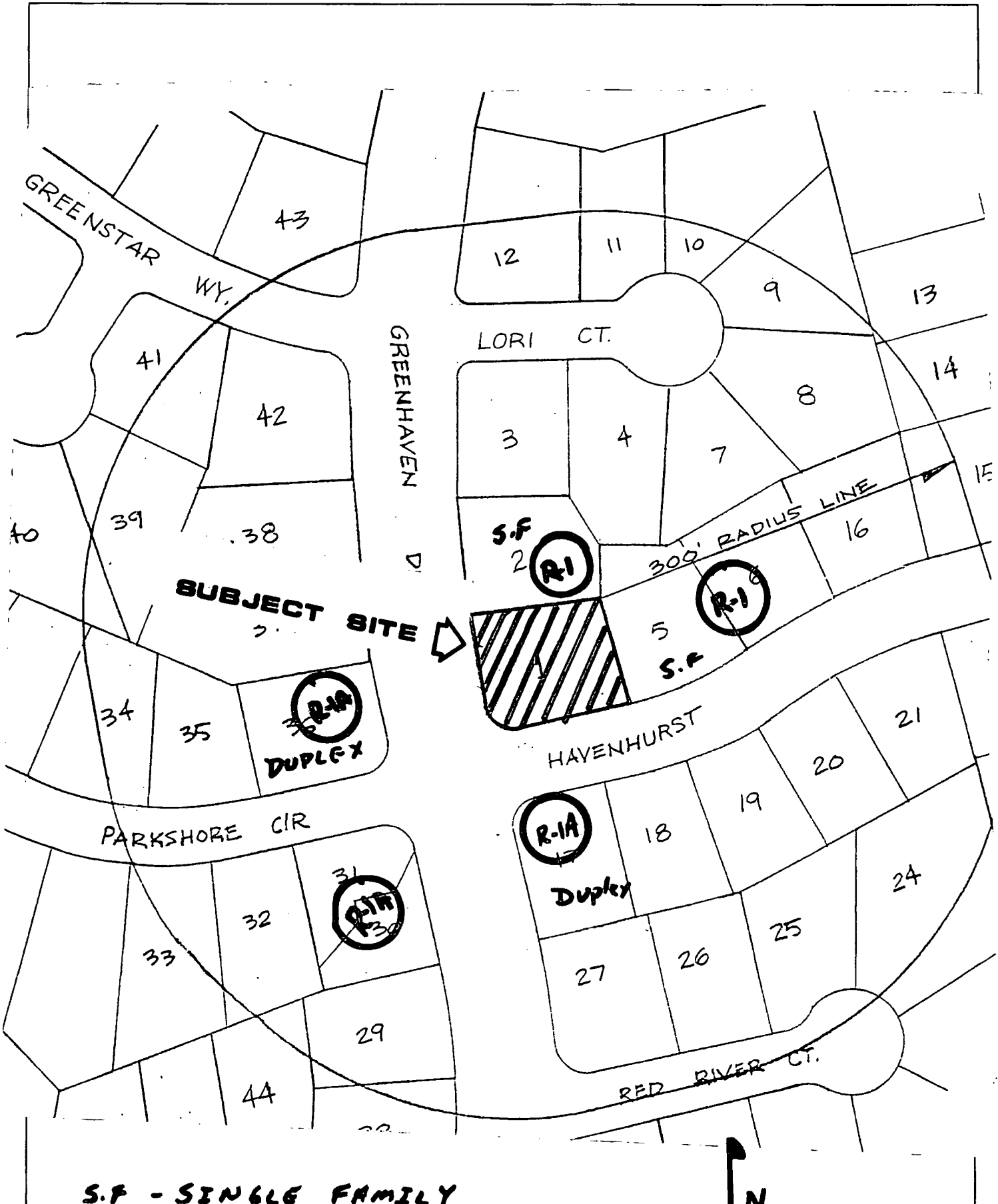
elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100.

3. Provide separate sewer and water services to each lot prior to recordation of Final Map.
4. Water meters shall be provided for all new water services required for this project.
5. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required.
6. The applicant shall verify that the duplex structure complies with the Uniform Building Code requirement for a halfplex prior to recordation of a final map.



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VICINITY MAP



S.F - SINGLE FAMILY

LAND USE & ZONING MAP

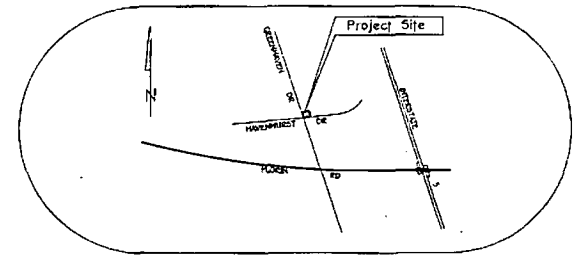
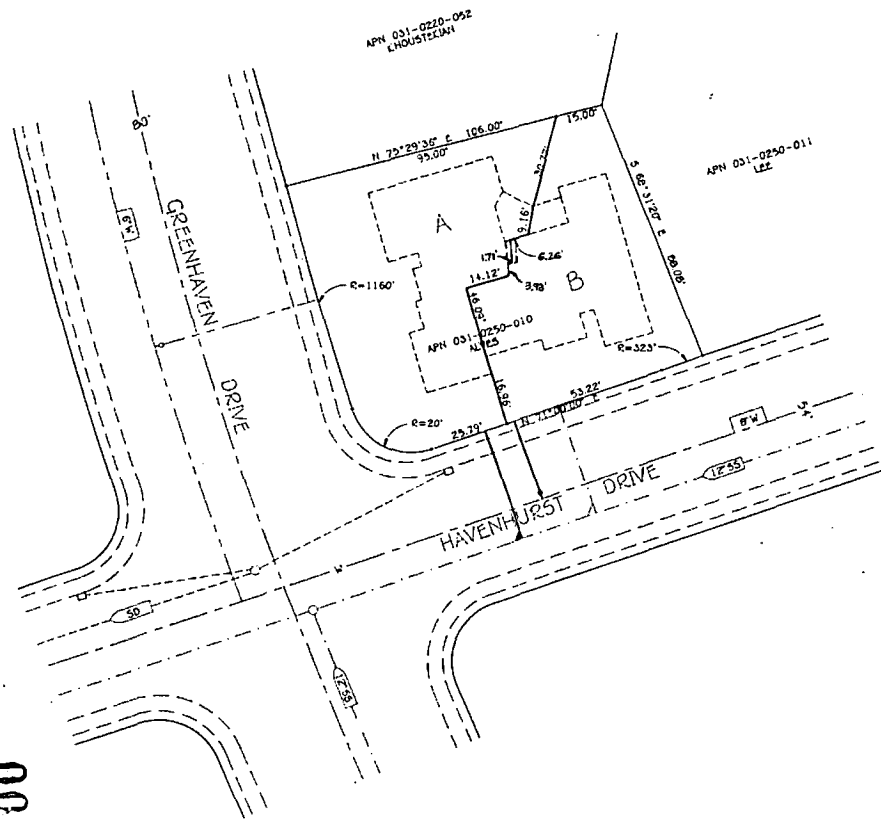
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P92-069

MAY 28, 1992

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ITEM 7



GENERAL NOTES:

Assessor's Parcel No.	031-0250-010	Utilities:	Water: City of Sacramento Sewer: City of Sacramento Gas: PG&E Electric: SMUD Telephone: Pacific Bell
Existing Use & Zone:	R1A, Duplex	Fire District:	City of Sacramento
Proposed Zoning:	R1A, Halfplex's	School District:	Sacramento Unified School District
Acres:	0.20 Acres (Gross) 0.20 Acres (Net)	Developer/Owner:	031-0250-010 Nancy C. Alves 7025 Greenhaven Drive Sacramento, CA 95831 (916) 424-9487
Number of Lots:	2	Engineer:	Kakavas & Associates 740i Griggs Way Sacramento, CA 95831 (916) 395-6314
Proposed Density:	10 DU/HA		
Entitlements:	Fast Track Tentative Map (Planning Commission)		

NOTE:

- (1) A BOUNDARY SURVEY WAS PERFORMED BY ALAN RICHTER, L.S., AND MICHAEL J. KAKAVAS, P.E., FOR THE PURPOSE OF A FAST TRACK TENTATIVE MAP SUBMITTAL ONLY.
- (2) PER REVIEW OF CITY OF SACRAMENTO PLANNING DEPARTMENT CONTOUR ELEVATIONS ARE NOT REQUIRED FOR THIS SUBMITTAL.

Fast Track Tentative Map for Nancy C. Alves		Job No. B92003	Revised	Prepared by Michael J. Kakavas, P.E.	Kakavas & Associates Engineers and Planners 740 Griggs Way Sacramento, California 95831 March 16, 1992
		Sheet No. 1 of 1		Checked by Michael J. Kakavas, P.E.	
		Drawing No.		D.W.C.	
		Scale 1" = 20'		DATE	

EXHIBIT A

RECEIVED

APR 8 1992

CITY OF SACRAMENTO
CITY PLANNING DIVISION

P92 069

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RECEIVED

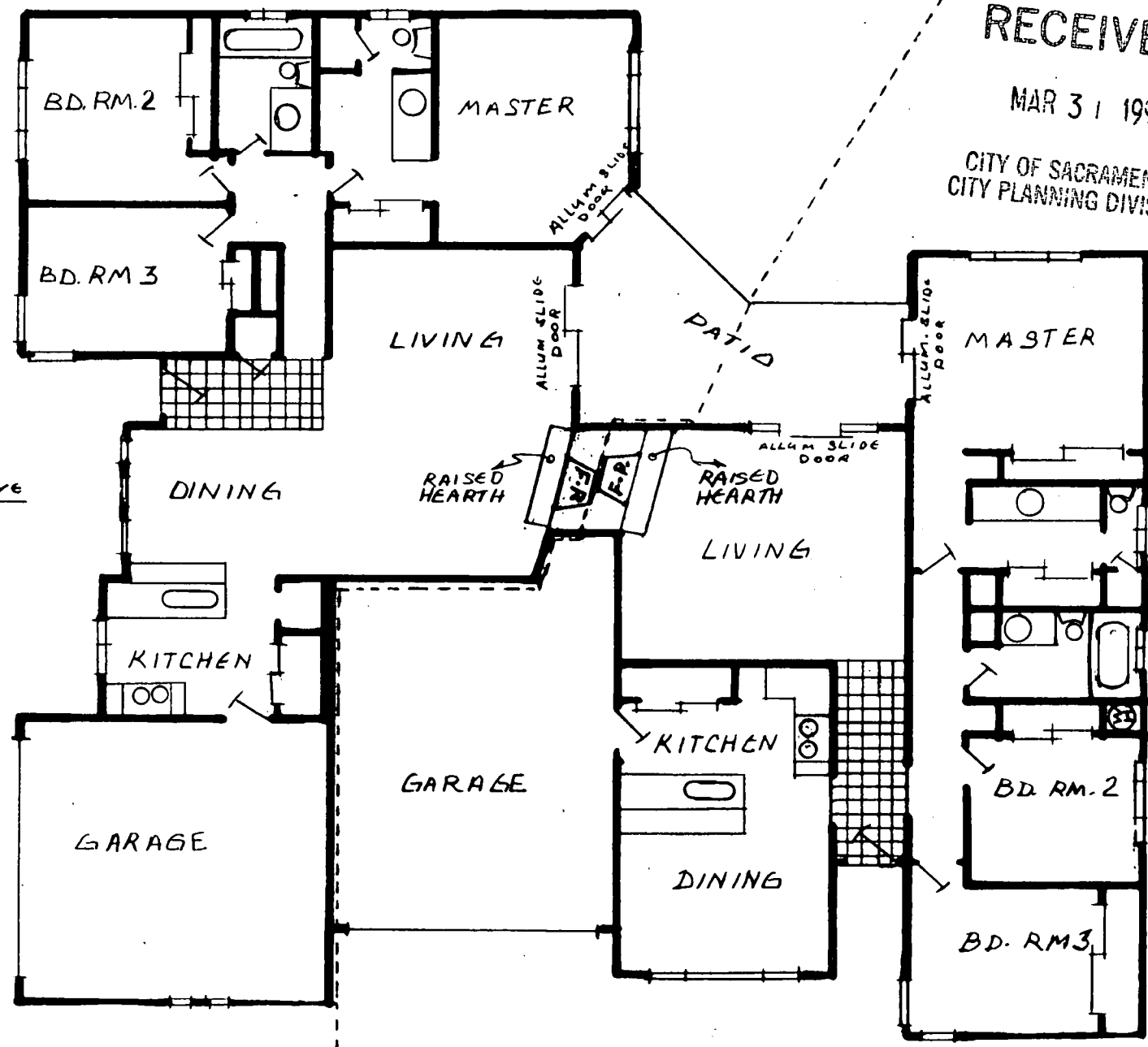
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CITY OF SACRAMENTO
CITY PLANNING DIVISION



690 26th

EXHIBIT B



P92-069

7625 GREENHAVEN DRIVE

MAY 28, 1992

ITEM 8

NOTE: - - - = PROPOSED NEW PROPERTY LINE

7030 HAVENHURST DRIVE

DRAWN BY:	MEL BARROS
SCALE:	3/32" = 1'-0"
DATE:	3/24/92

TENTATIVE MAP: APN 031-0250-010

CITY ENGINEER'S WAIVER OF INFORMATION FOR TENTATIVE MAP PROCESSING*

I, the undersigned, being the (acting on behalf of) City Engineer, do hereby waive the following requirements of the Subdivision Regulations of the City of Sacramento:

- (X) The requirement of Section 40.403(g) of the Regulations that the tentative map contain contour lines of not more than one foot.
- (X) The requirement of Section 40.404(c) of the Regulations that a preliminary Soil Investigation and Geological Reconnaissance Report be filed with the tentative map.
- (X) The requirement of Section 40.404(d) of the Regulations that a preliminary grading plan be filed with the tentative map.

CITY ENGINEER

By: Robert R. JonesDated: 3-16-92

* The City Engineer is authorized by the Subdivision Regulations to waive its requirements in connection with certain information required for tentative map processing. It is the subdivider's responsibility to contact the City Engineer prior to the filing of the tentative map to determine whether the City Engineer is willing to execute such waivers.

Application Number: P92 069

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ORIGINAL

FORM A

APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE
(COMPLETE FIVE COPIES)

This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information is required for environmental review and will minimize future requests for additional information. Please contact Environmental Services Division, 1231 I Street, Room 300, Sacramento, CA 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200, at the address listed above, (916) 449-5604 for zoning interpretations.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: _____

PROPERTY OWNER'S NAME: Nancy C. Alves et al
Mailing Address: 7025 Greenhaven Drive, Sacramento, CA Zip Code 95831
Telephone: Business (916) 924-3211 Home (916) 424-9487

APPLICANT'S/AGENT'S NAME: Kakavas & Associates
Mailing Address: 7481 Griggs Way, Sacramento Zip Code 95831
Telephone: Business (916) 395-6314 Home () _____
Contact Person's Name: Michael I. Kakavas Phone () _____

PROJECT SITE INFORMATION **LEGAL DESCRIPTION MUST BE ATTACHED**

Property Address or Location 7025 Greenhaven Drive, Sacramento, CA 95831
Property Assessor Parcel Number(s) 031-0250-010
Property Dimensions: Irregular x _____
Property Area: Square Footage (gross) _____ (net) 9,500
Acreage (gross) 0.2 (net) 0.2
Land Use: Undeveloped/Vacant _____ Developed (give bldg.sq.ft.) 3,110
Existing Zoning of Project Site: R-1A Proposed Zoning: _____

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

	ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North	<u>R-1</u> ✓	<u>Residential</u>
South	<u>R-1A</u> ✓	<u>Duplex</u>
East	<u>R-1</u> ✓	<u>Residential</u>
West	<u>R-1A</u> ✓	<u>Duplex</u>

FOR OFFICE USE ONLY

P No. 159 Date Rec'd: 24 Mar 92 By: DL

General Plan Design: _____	Rezone _____
Amend To: _____	Tent. Map _____
Com. Plan Area: _____	Spec. Permit _____
Existing Design: _____	Variance _____
Amend To: _____	Sub. Mod. _____
Other Plan Design: _____	LLA _____
Amend To: _____	Other _____

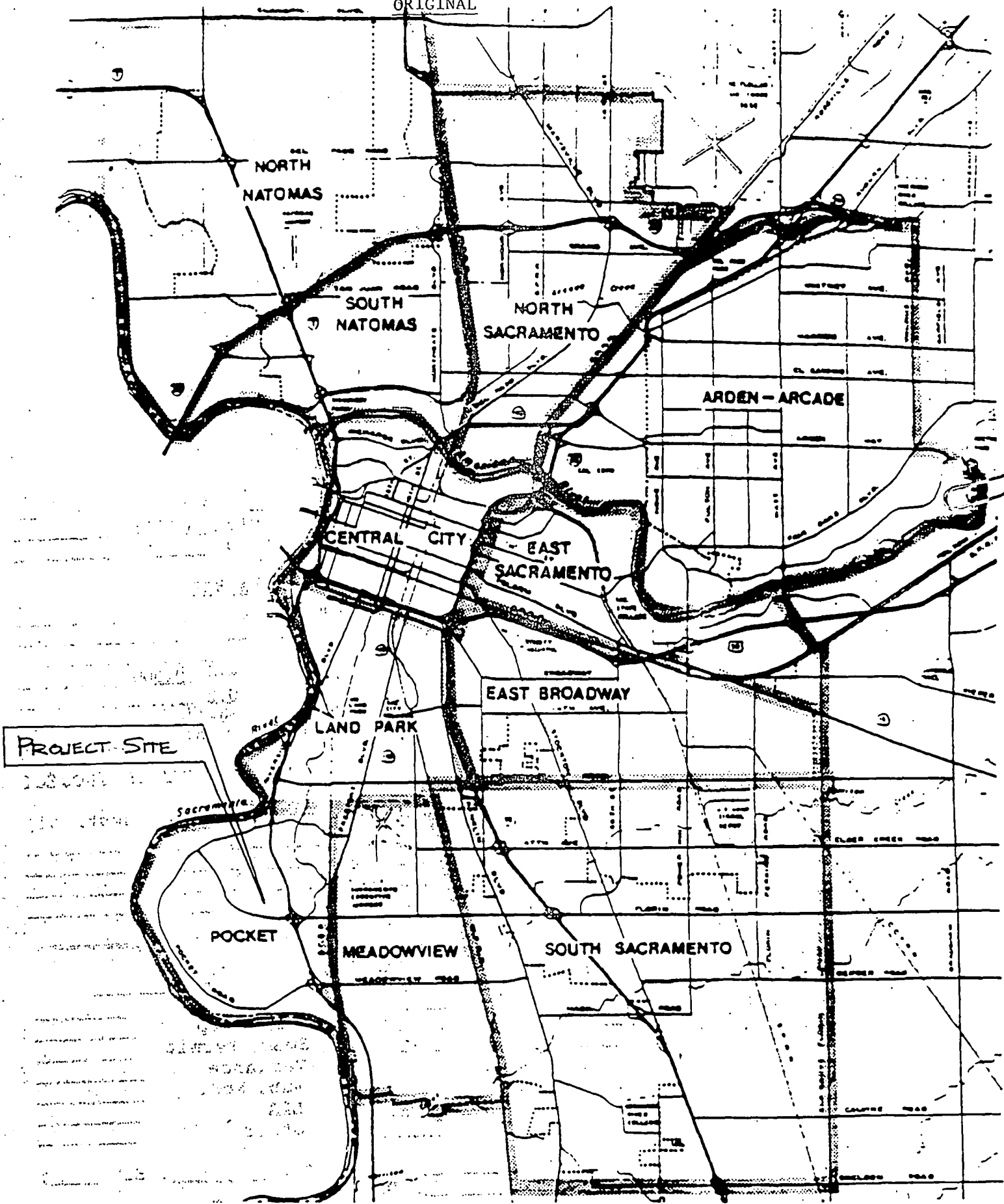
Environmental Determination: Exempt: _____; Neg. Dec _____; EIR _____;
By: _____, Date _____

P92 069

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PLEASE MARK ON THIS MAP THE APPROXIMATE LOCATION OF YOUR PROJECT

ORIGINAL



Assessor's Parcel No. 031-0250-010 Sacramento County

LEGAL DESCRIPTION

Lot 1282, as shown on the "Plat of Greenhaven Unit No. 12", recorded in Book 109 of Maps, Map No. 10, records of said county.

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