

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

APPLICANT	Gardner-Fausi Company, 1722 Professional Drive, Suite C, Sacramento, California 95828				
OWNER	Dennis F. Louie, 7210 Long River Drive, Sacramento, California 95831				
PLANS BY	Gardner-Fausi Company, 1722 Professional Drive, Suite C, Sacramento, California 95828				
FILING DATE	March 20, 1992	ENVIR. DET.	Negative Declaration	REPORT BY	SLY
ASSESSOR'S PCL. NO.	031-1370-002				

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map Time Extension to subdivide one parcel totaling 0.46± vacant acres in the Standard Single Family (R-1) zone.

LOCATION: 7000 Blackwater Way

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide one parcel into two half-plex 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-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Half-plexes; R-1A	Front:	25'	25'
South: Single Family; R-1	Side(Int):	5'	6'
East: Vacant; R-2B	Side (St)	12.5'	28'
West: Vacant; R-1	Rear:	15'	31'

Property Dimensions:	92 feet X 112 feet
Property Area:	0.46± acres (10,304 square feet)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Square Footage of Units:	1,779 square feet each
Height of Buildings:	2 Stories

APPLC. NO. P92-068

MEETING DATE June 25, 1992

ITEM NO. 12

000381

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 3, 1992, by a vote of four ayes, five absent, the Subdivision Review Committee voted to recommend approval of the tentative map time extension subject to the conditions listed in the attached resolution.

BACKGROUND INFORMATION: On April 12, 1990, the Planning Commission approved a Tentative Map to subdivide 0.46± vacant acres into two lots for half-plex development (P89-316).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 92 foot by 112 foot corner lot totaling 0.46± vacant acres in the (R-1) zone. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the Pocket Community Plan designate the site as Low Density Residential (3-6 du/na). The surrounding land use and zoning includes half-plexes, zoned R-1A, to the north; single family residential, zoned (R-1) to the south; vacant, zoned (R-1) to the east; and vacant, zoned Multi-Family (R-2B) to the west.

B. Applicant's Proposal

The applicant is requesting an one year time extension for an existing Tentative Map to subdivide one parcel into two half-plex parcels (see Exhibits A and B).

C. Tentative Map

The proposed two lot half-plex tentative map meets all the minimum standards for lot width, depth, and size. No driveways are allowed onto Pocket Road so two side-by-side double car garages are proposed off Blackwater Way. Adequate setbacks will be provided. Staff has no objection to the map provided the conditions listed in the attached resolution are met.

D. 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 the project, as proposed, will not have a significant impact on the environment and has filed a negative declaration with no mitigation measures.

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

A. Ratify the Negative Declaration.

B. Approve the Tentative Map to subdivide one parcel totaling 0.46± vacant acres into two parcels for half-plex development by adopting the attached resolution.

RESOLUTION NO.

**ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF JUNE 25, 1992**

**ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY
LOCATED AT 7000 BLACKWATER WAY (P92-068)**

(APN: 031-1370-002)

WHEREAS, the City Planning Commission on June 25, 1992, held a public hearing on the request for approval of a tentative map for property located at 7000 Blackwater Way; and

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

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a negative declaration;

WHEREAS, the Subdivision Review Committee has considered the design of the proposed subdivision in relation to feasible future passive and 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 and the City General Plan. The General Plan designates the site for Low Density Residential (4-15 du/na).**
- 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.**

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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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
 - b. Pay any unpaid parkland dedication fees. Note: This Map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991.
 - c. 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.
 - d. Submit a drawing showing the location of existing sewer and water services to verify each new lot has a separate sewer and water service.
 - e. Water meters shall be provided for all new water services required for this project.
 - f. 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.
 - g. No driveway access will be allowed on Pocket Road.
 - h. Provide a 25-foot building set back on Blackwater Way.

CHAIRPERSON

ATTEST:

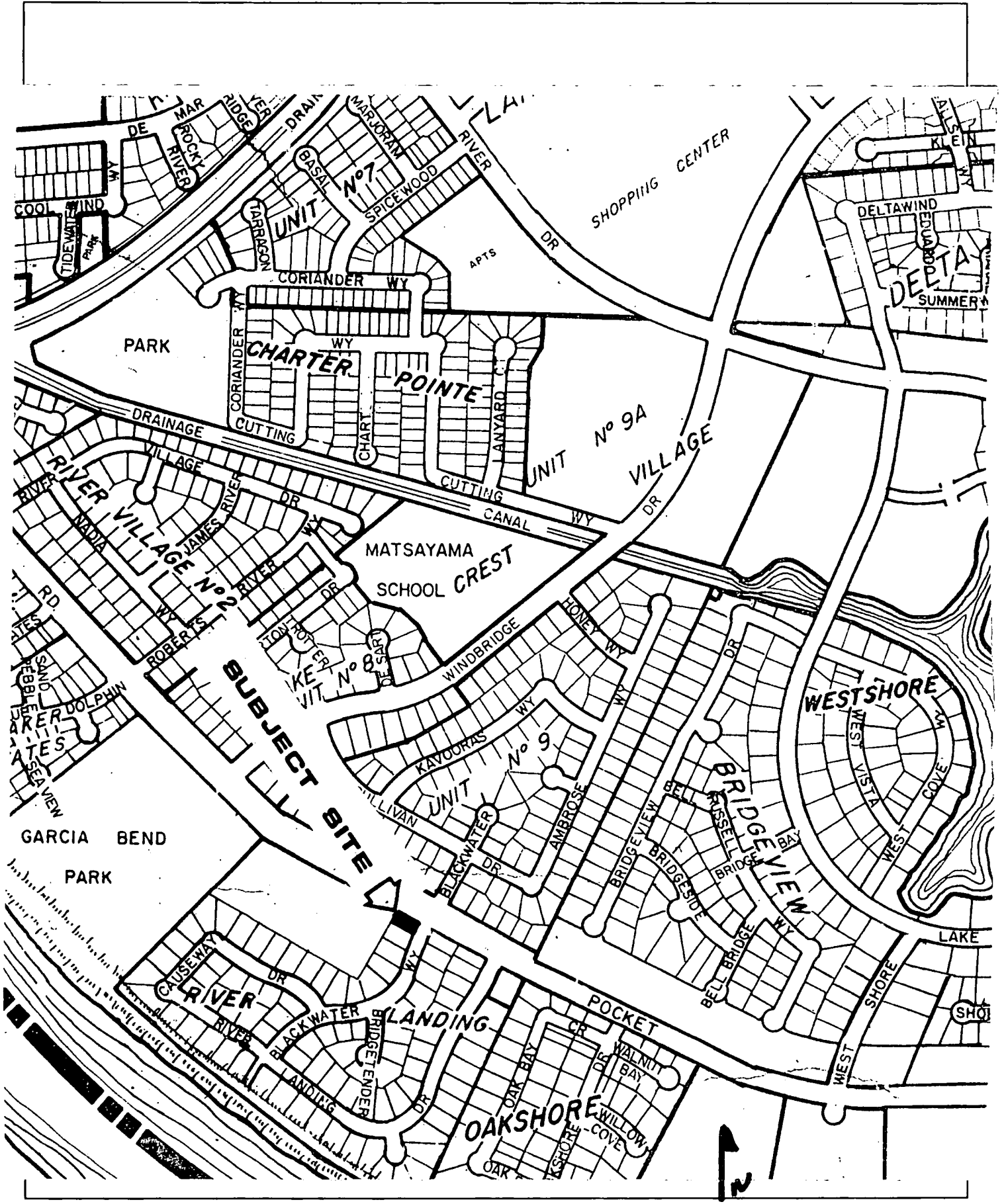
SECRETARY TO CITY PLANNING COMMISSION

APPLC. NO. P92-068

MEETING DATE June 25, 1992

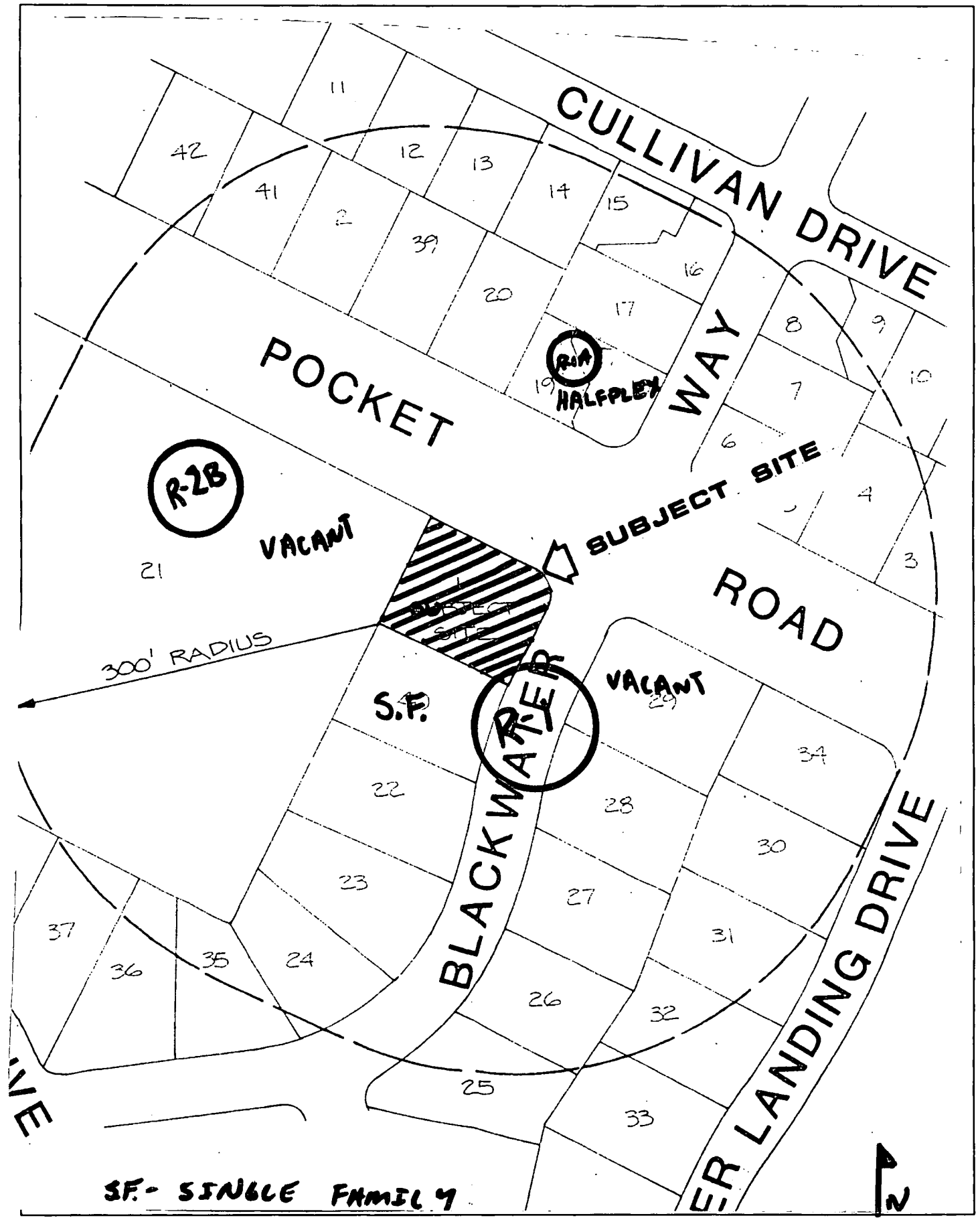
ITEM NO. 12

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VICINITY MAP

000385



S.F. - SINGLE FAMILY

LAND USE & ZONING MAP

000387

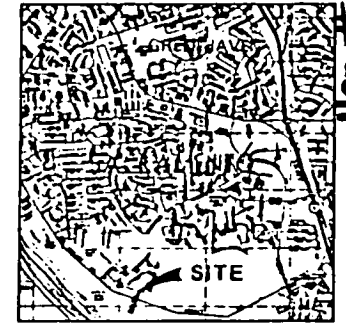
**EXHIBIT - A
TENTATIVE MAP**

TENTATIVE MAP

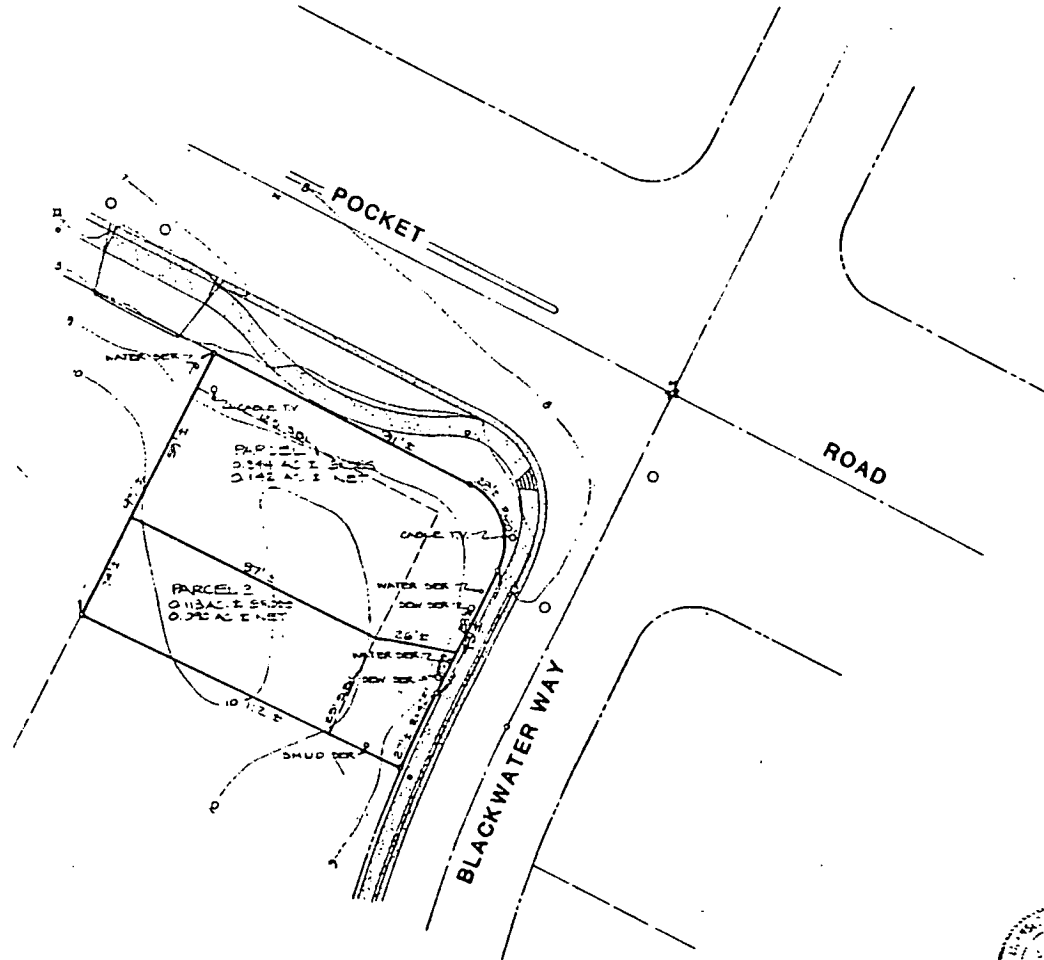
CITY OF SACRAMENTO

CALIFORNIA

LOCATION MAP



New # 18



LEGEND

- FIRE HYDRANT
- MAN HOLE
- STREET LIGHT
- ELECTRICAL BOX
- BRIDGE
- TRAFFIC BOX
- WATER VALVE
- GAS VALVE
- SEWER CLEAN OUT
- TREE
- TREE TO BE REMOVED
- FENCE LINE
- LIGHT OR POWER POLE

000389

June 25, 1992

PROJECT DATA

RECORD OWNER & SUBDIVIDER: DENNIS LOUIE
 ADDRESS: 600 BARNHUR-PELUSI CO
 FREE PROFESSIONAL OR
 SACRAMENTO CA 95825
 DATE: 'C' PHONE: 888-1111

EXISTING ZONING: R-1	PROPOSED ZONING: R-1
EXISTING USE: VACANT	PROPOSED USE: RESIDENTIAL
PROPOSED IMPROVEMENTS: AS REQUIRED	ACREAGE: 0.151 AC GROSS, 0.026 AC NET
PARCEL NUMBER: 031-1570-002	LEGAL DESCRIPTION: LOT 1, RIVERLANDING SACRAMENTO COUNTY CITY OF SACRAMENTO
WATER SUPPLY: CITY OF SACRAMENTO	SEWER DISPOSAL: CITY OF SACRAMENTO
PARKS RECREATION: SACRAMENTO	FIRE DISTRICT: SACRAMENTO
SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED	

Steven A. Gardner
 STEVEN A. GARDNER, L.S. 5123
 EXPIRATION DATE: 5-30-91



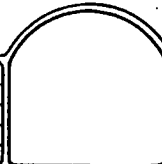
FIELD ONLY
 AUG 2 - 1989
 Gardner-Feustl Co.

pg 2-068

REVISIONS	DESCRIPTION	DATE	BY

BENCHMARK	ELE. 2200 NO. 2200
HORIZ SCALE	1" = 20'
VERT SCALE	N/A
SURVEYED BY	MD
FIELD BOOK NO.	ED7
DATE	AUG 1989
AP. NO.	031-1570-002

DRAFTED BY	AP
DESIGNED BY	N/A
CHECKED BY	SG



GARDNER-FEUSTL
 1723 Professional Drive
 Sacramento, CA 95825
 916-482-6177

TENTATIVE MAP

LOUIE

SHEET
 1 OF 1
 PLAN NO.
 89-39

U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

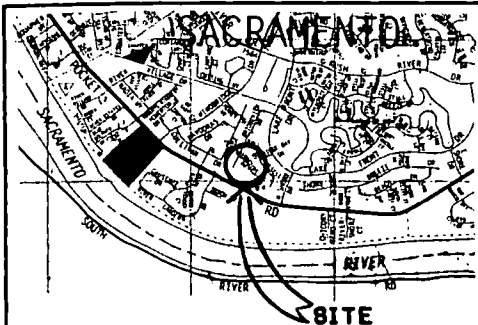
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EXHIBIT A



TENTATIVE PARCEL MAP FOR LOT 29 OF BRIDGEVIEW AT RIVERLAKE, 180 B.M. 24 CITY OF SACRAMENTO, CALIFORNIA

000390

RECORD OWNER AND SUBDIVIDER:

JAMES R. WATERS, JUDITH A. WATERS, & DARREN WATERS
6200 ALLENPORT WAY
SACRAMENTO, CA 95831

ENGINEER:

THE SPINK CORPORATION
2590 VENTURE OAKS WAY
SACRAMENTO, CA 95833

ASSESSOR PARCEL NUMBER:

031-1300-057

EXISTING USE AND ZONE:

1 HALF-PLEX (2 UNITS); R-1A

PROPOSED USE AND ZONE:

1 HALF-PLEX (2 UNITS); R-1A (POD)

ACREAGE:

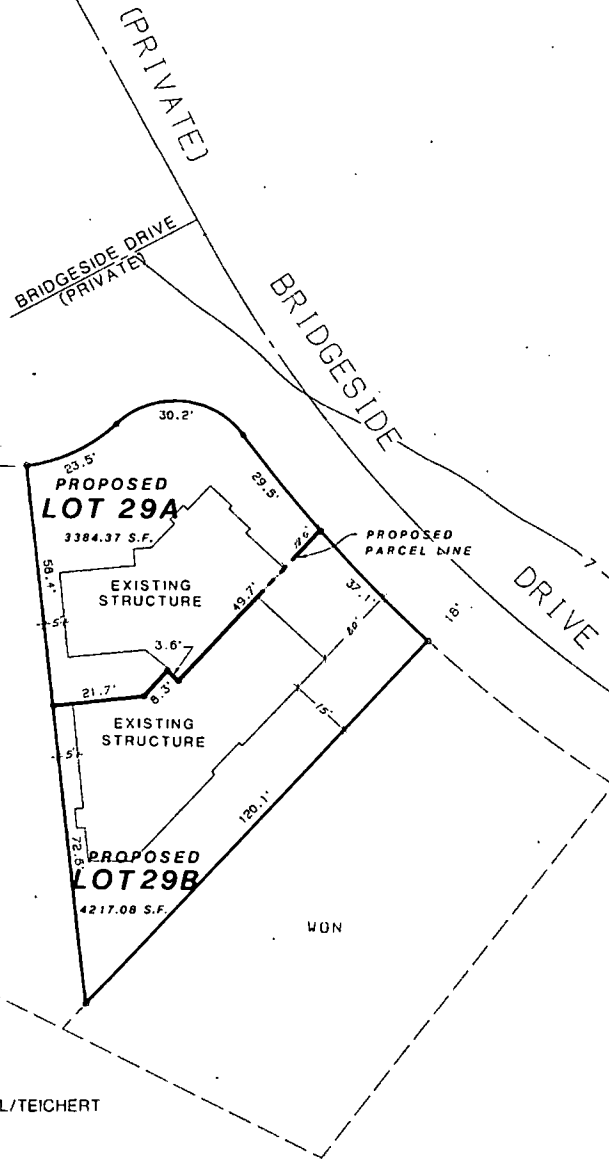
0.17± AC. (NET)

RESIDENTIAL NET DENSITY:

11.8± DU/AC

DISTRICTS:

IMPROVEMENTS:	CITY OF SACRAMENTO
WATER:	CITY OF SACRAMENTO
SEWER:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
ELECTRICITY:	S.M.U.D.
GAS:	PACIFIC GAS & ELECTRIC
TELEPHONE:	PACIFIC BELL
SCHOOL DISTRICT:	CITY OF SACRAMENTO
FIRE DISTRICT:	SACRAMENTO
PARK DISTRICT:	CITY OF SACRAMENTO

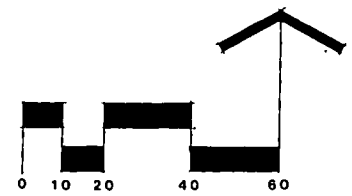


THE BOUNDARY, EASEMENTS AND TOPOGRAPHY SHOWN ON THIS TENTATIVE MAP WERE PREPARED BY OR UNDER THE CONTROL OF THE UNDERSIGNED LICENSED LAND SURVEYOR AND ARE INTENDED FOR TENTATIVE MAP PURPOSES ONLY

Harold A. Wecker
HAROLD A. WECKER, L.S. 3013

L/P-POWELL/TEICHERT

NOTE:
THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.



Spink Corporation
MAR 08 1991
2590 VENTURE OAKS WAY
SACRAMENTO, CA 95833
FEBRUARY 27, 1991

Spink
THE SPINK CORPORATION
2590 VENTURE OAKS WAY SACRAMENTO, CA 95833
916-933-9400 FAX 916-933-1272

1847-001

1"=20' Tentative parcel map - 32910.16)PF: 526471 162

STEP 16
JUNE 25, 1992
492-114

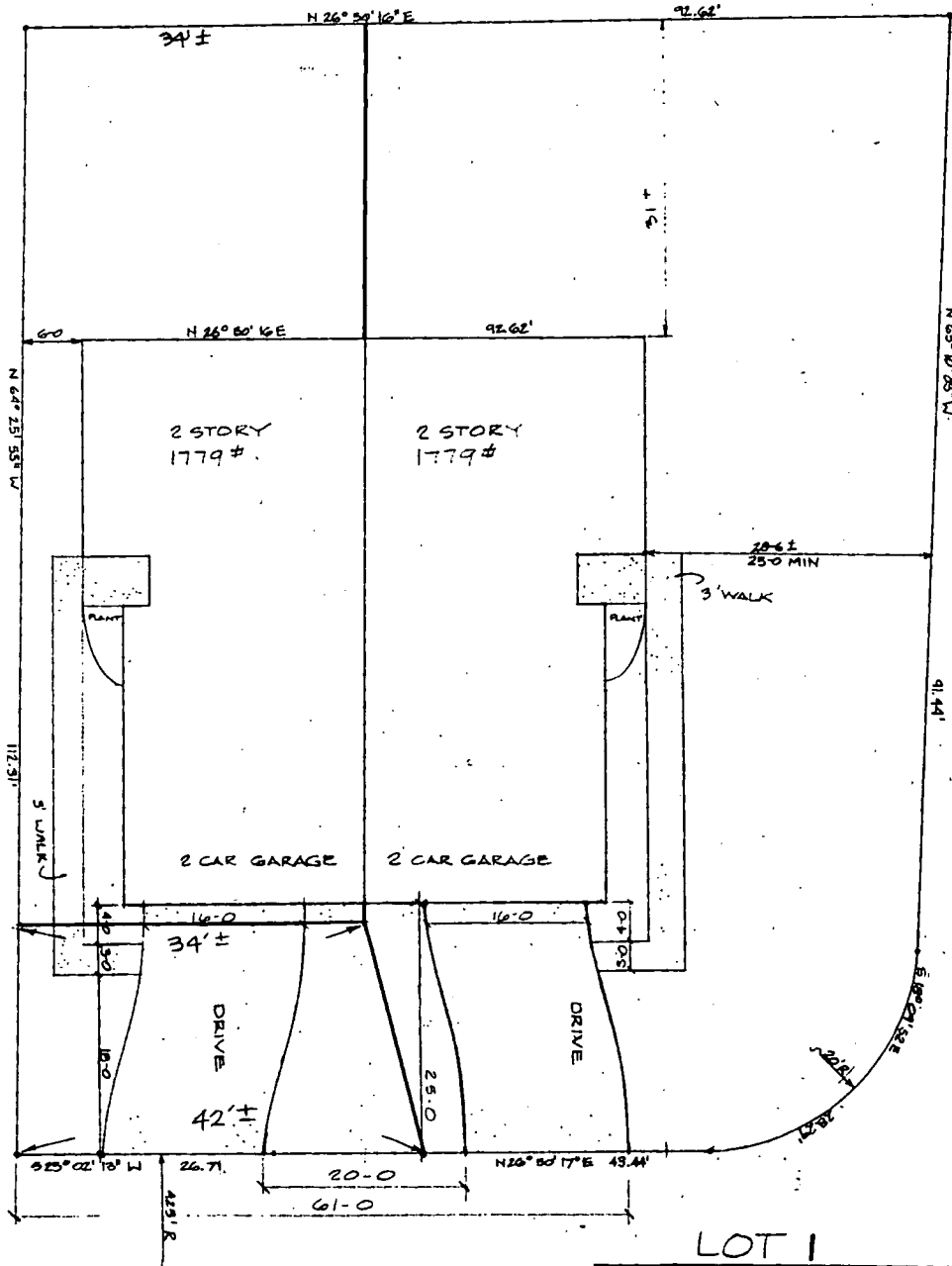
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APR 26 1992

LIBRARY OF CONGRESS

P92 114

EXHIBIT - B



BLACK WATER WAY

SACRAMENTO, CA
PLOT PLAN

ONE INCH = EIGHT FEET

BUILDER TO VERIFY DIMENSIONS & CONDITIONS PRIOR TO BUILDING

<p>SYLVAN BUILDING DESIGN 8200 HOLLY DRIVE</p> <p>P92-068</p>	<p>THOMAS V. MILES CONSTRUCTION 6833 INDIAN SPRINGS ROAD LOOMIS, CALIF</p> <p>June 25, 1992</p>	<p>23 MARCH 89</p> <p>12</p> <p>P</p>
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POE 280

RECEIVED

APR 6 1992

CITY OF SEATTLE
CITY PLANNING DIVISION

RECEIVED

APR 10 1992

CITY OF SEATTLE
CITY PLANNING DIVISION