

CITY PLANNING COMMISSION

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

APPLICANT	Glenn F. Williams Engineering, 6020 Rutland Dr. Ste. 19, Carmichael, CA 95608				
OWNER	Rene Guantanilla, 3412 Lindi Ct., Carmichael, CA 95608				
PLANS BY	Gilena F. Williams				
FILING DATE	7-16-87	ENVIR. DET.	EX 15315	REPORT BY	SD:vf
ASSESSOR'S-PCL. NO.	031-1010-09,16				

- APPLICATION:**
- A. Tentative Map (P87-329)
 - B. Special Permit to develop two halfplexes in the R-1A zone.

LOCATION: North and south of Axios River Court at Pocket Road.

PROPOSAL: The applicant is requesting the necessary entitlements to develop two halfplexes in the R-1A zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1A	Front:	Determined	25'
South: Vacant; R-1A	Side(Int.)	by	10.5'
East : Residential; R-1	Side(St.)	Planning	25'
West : Residential; R-1	Rear:	Commission	10.5'

Parking Required:	4 Spaces
Parking Provided:	8 Spaces
Property Dimensions:	Lot 9 = 100' x 125'
	Lot 16 = 100' x 113'
Property Area:	.6+ acre
Square Footage of Units:	1,900+ sq. ft./unit
Height of Building:	1 Story, 25.5'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood siding, stucco, brick trim
Roof Materials:	Medium Shake

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 12, 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 made the following findings:

A. Land Use

The subject site is designated for low density residential uses in the 1976 South Pocket Community Plan. The site is currently zoned Single Family Alternative (R-1A). The site is surrounded by existing single family development and vacant land designated for low density residential development.

B. Design

The applicant proposes four three-bedroom, 2 bath units, each with a two car garage. Each unit is approximately 1,900 sq. ft. in area. Both structures are single story. Exterior building materials consist of wood siding and stucco with brick trim and medium shake shingle roofs. Colors will be earth tones. Staff has no objection to the halfplexes or to the exterior elevations.

Staff is concerned with the lack of correlation between indoor and outdoor living area and with the lack of usable outdoor area. Unit B on Lot 9 has a 10.5 foot side yard setback with no door openings along that wall. The rear yard for the unit is usable but quite small. There is no convenient access to the rear yard. It is reached by exiting through the living room and walking all the way around to the back. This is very inconvenient for outdoor activities such as barbecuing.

Both units on Lot 16 have 10.5 foot interior setbacks. Neither unit has any usable rear yard nor any correlation between indoor and outdoor living area.

Staff finds the building design inappropriate for these particular corner lots. Staff does recognize that these comments affect only the subject sites and therefore, will not request a complete redesign. Standard setbacks are complied with on Lot 9. Staff recommends that the structure on Lot 16 be located as near Pocket Road as possible. Sliding glass doors for exit to the outdoor area should be placed in both units. In addition, the lot line on lot 16 should be so located as to create two rectangular rear yards (see site plan). This will create more usable outdoor living area, however, there is still no real correlation between indoor and outdoor living area.

C. Parkland Dedication

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

D. Flood Hazard

A portion or all of the property may lie in zone x of FEMA (FIRM) map.

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

RECOMMENDATION: Staff recommends the following actions:

- A. Approve the Tentative Map by adopting the attached Resolution and Findings of Fact.
- B. Approve the Special Permit subject to conditions and based upon the following Findings of Fact.

Conditions/Special Permit

Prior to issuance of building permits, sliding glass doors shall be added in the family room of Unit B and den of Unit A and subject to staff approval.

Findings of Fact/Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that it is compatible with surrounding residential development.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare or result in a nuisance in that:
 - a. adequate setbacks are provided; and
 - b. adequate parking is provided.
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 by the 1976 South Pocket Community Plan and the proposed halfplexes conform 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

NORTH AND SOUTH OF AXIOS RIVER DRIVE AT POCKET ROAD. (APN:031-1010-09, 10)

(P87-329)

WHEREAS, the City Planning Commission, on August 27, 1987, held a public hearing on the request for approval of a tentative map for property located north and south of Axios River Drive at Pocket Road.

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 recommendation on the proposed subdivision;

WHEREAS, the City Planning Commission 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:

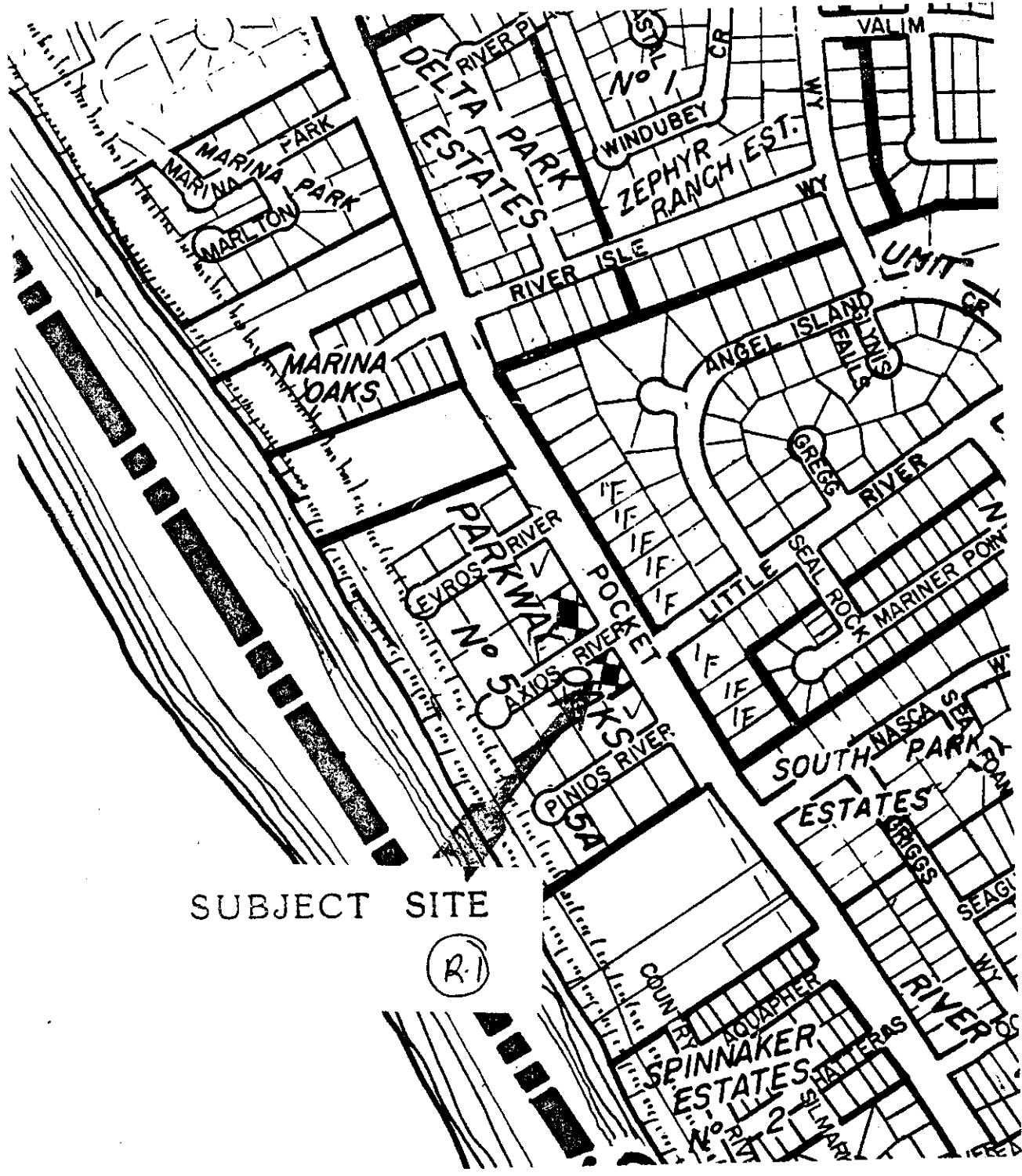
1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvements, is consistent with Chapter 40 of the City Code, which 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 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, if necessary;
 - 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 (.0298 ac.);
 - d. Locate existing sewer and water services;
 - e. File a Certificate of Compliance;
 - f. Grade lots to drain to street;
 - g. Pay Pocket Bridge fees, if unpaid;
 - h. Redesign the map to locate the structure on Lot 16 as close as possible to Pocket Road and make rectangular usable yards;

CHAIR

ATTEST

SECRETARY TO CITY PLANNING COMMISSION



SUBJECT SITE

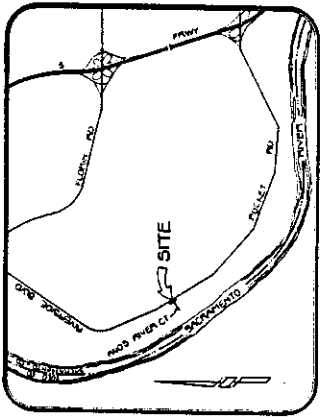
(R1)

VICINITY - LAND USE - ZONING

ADDRESS

2000

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VICINITY MAP
TO SCALE

TENTATIVE PARCEL MAP

LOTS 1 & 10 AS SHOWN ON
THE PLAN OF PARKWAY OAKS UNIT NO. 5, 10TH
CITY OF SACRAMENTO
JULY, 1987
SCALE: 1" = 20'

OWNER:
RENE QUINTANILLA % DAVE J. BARDEN
3412 LINDI COURT
CARMICHAEL, CA 95608 - PH (916) 707-9199

DEVELOPER:
DAVE J. BARDEN
3412 LINDI COURT
CARMICHAEL, CA 95608 - PH (916) 707-9199

ENGINEER:
GLENN F. WILLIAMS - CIVIL ENGINEERING & SURVEYING
6020 RUTLAND DRIVE SUITE B - CARMICHAEL, CA 95608 - PH (916) 331-4336

GENERAL NOTES:
1. ALL STREET IMPROVEMENTS (CURB, GUTTER, SIDEWALK, EXISTING ZONING: R-1A
PROPOSED ZONING: R-1A
EXISTING USE: VACANT
PROPOSED USE: 2 HALF-PLAT LOTS (4 DWELLING UNITS)
WATER: SACRAMENTO WATER DIST.
FIRE: SACRAMENTO FIRE DEPT.
SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED
SEWER: CITY OF SACRAMENTO
TELEPHONE SERVICE: PACIFIC BELL
ELECTRICAL SERVICE: S.F. ILLUD
GAS SERVICE: F.O. L.E.
AREA: 0.56 ± ACRES (24,400 ± SQ. FT.)

TENTATIVE MAP

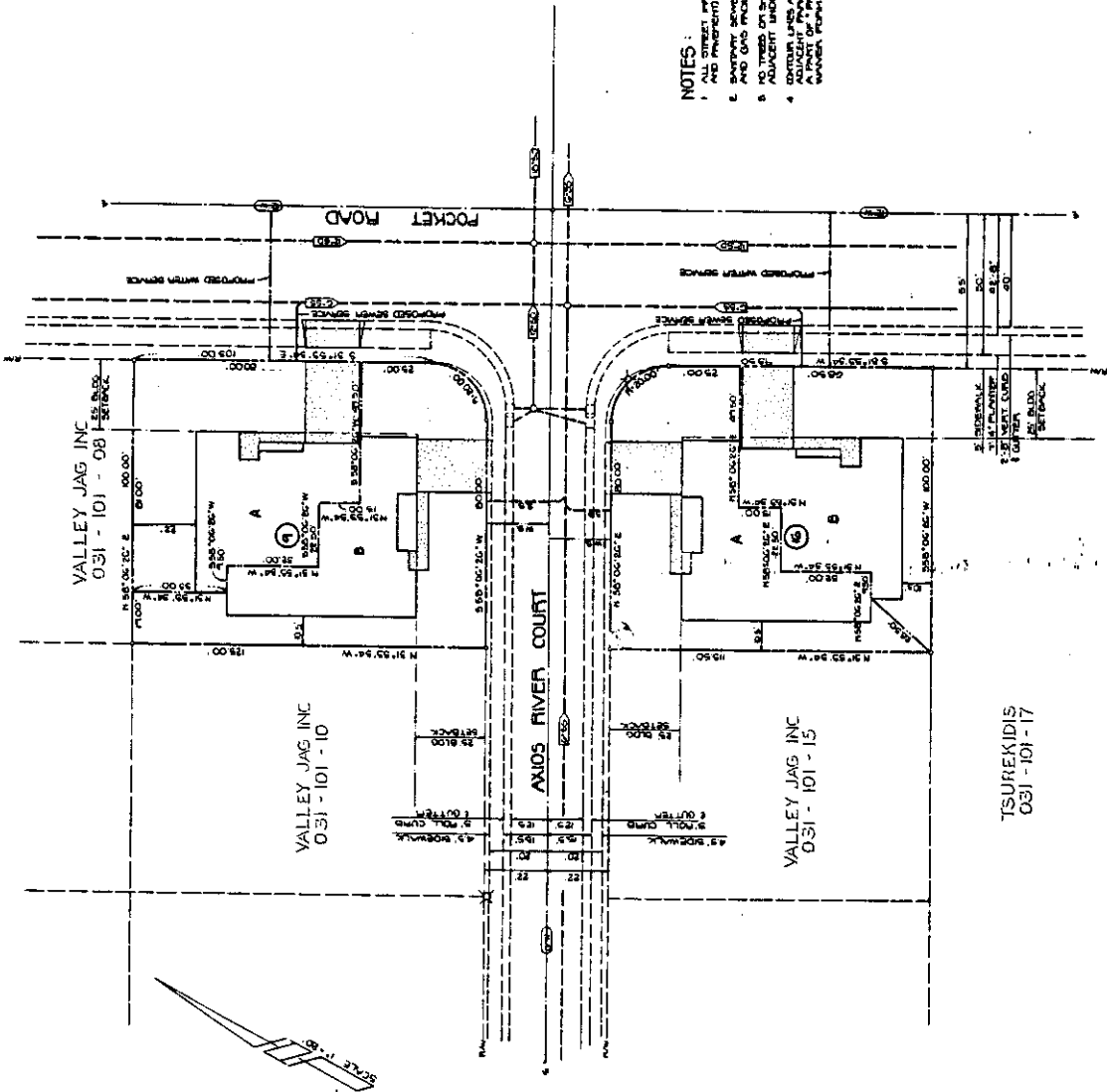
ASSESSOR'S PARCEL NO. 031-101-013-10

CITY OF SACRAMENTO

CALIFORNIA

SHEETS

P87329



- NOTES:**
1. ALL STREET IMPROVEMENTS (CURB, GUTTER, SIDEWALK, EXISTING ZONING: R-1A, PROPOSED ZONING: R-1A)
 2. EXISTING SEWER, WATER, ELECTRICAL, TELEPHONE, GAS LINES TO BE MAINTAINED
 3. NO LOT REVISIONS ARE PERMITTED
 4. ADJACENT UNDEVELOPED PARCELS
 5. EXISTING LINES ARE NOT LOCATED AS SUBJECT LOTS AND ADJACENT PARCELS ARE PLAT HAVING BEEN DIVIDED AS VACANT PLOTS
 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED

GLENN F. WILLIAMS CIVIL ENGINEERING & SURVEYING
SITE ENGINEERING - LAND ACQUISITION - CONSTRUCTION
SPECIAL PROJECTS

6020 RUTLAND DRIVE, SUITE B - CARMICHAEL, CA 95608 - PHONE 331-4336

GLENN WILLIAMS (CIVIL) - REG.

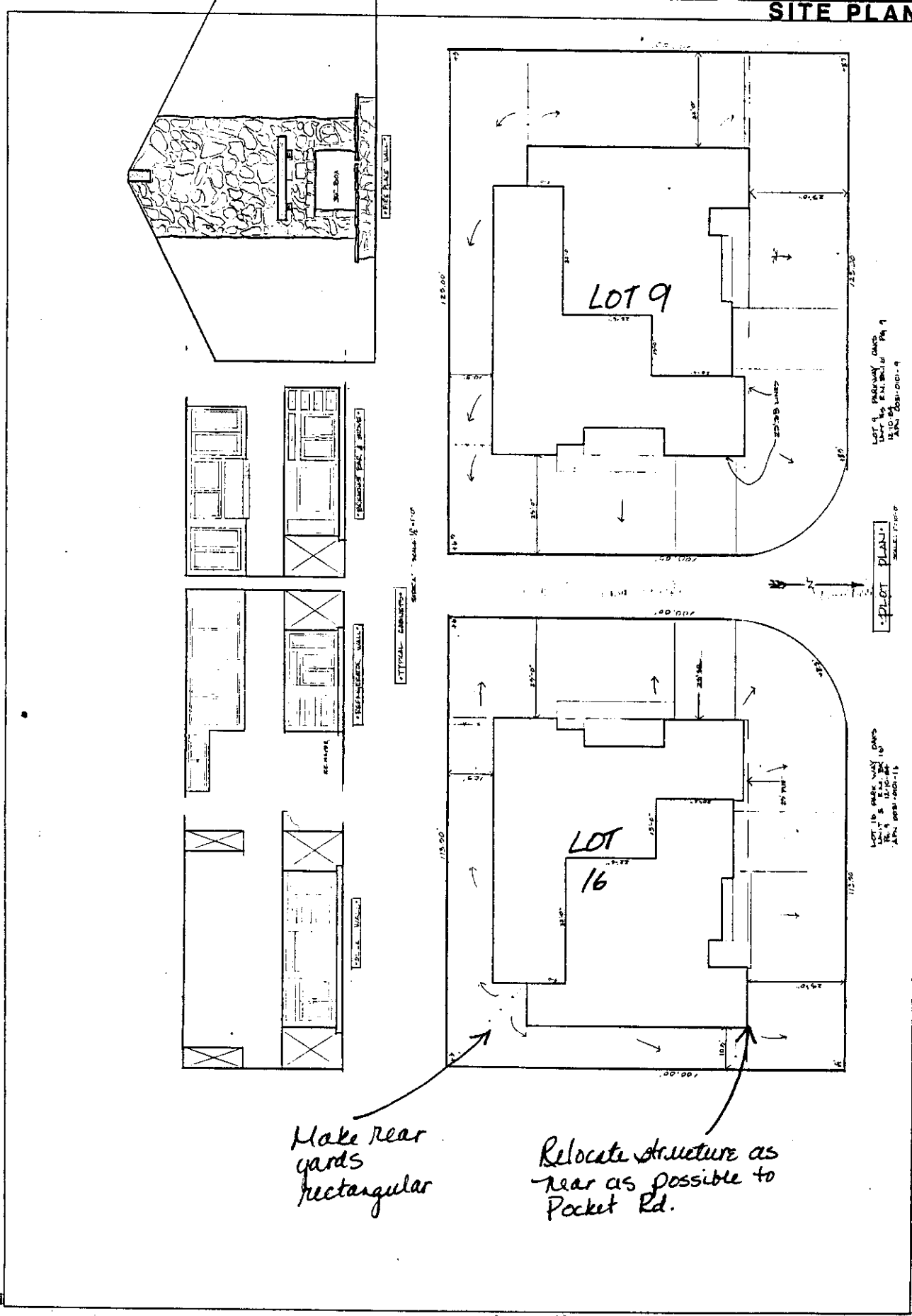
SCALE	AS SHOWN
DATE	8-27-87
BY	DAVE J. BARDEN
CHECKED BY	GLENN F. WILLIAMS
APPROVED BY	GLENN F. WILLIAMS
DATE	8-27-87

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8-27-87

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SITE PLAN

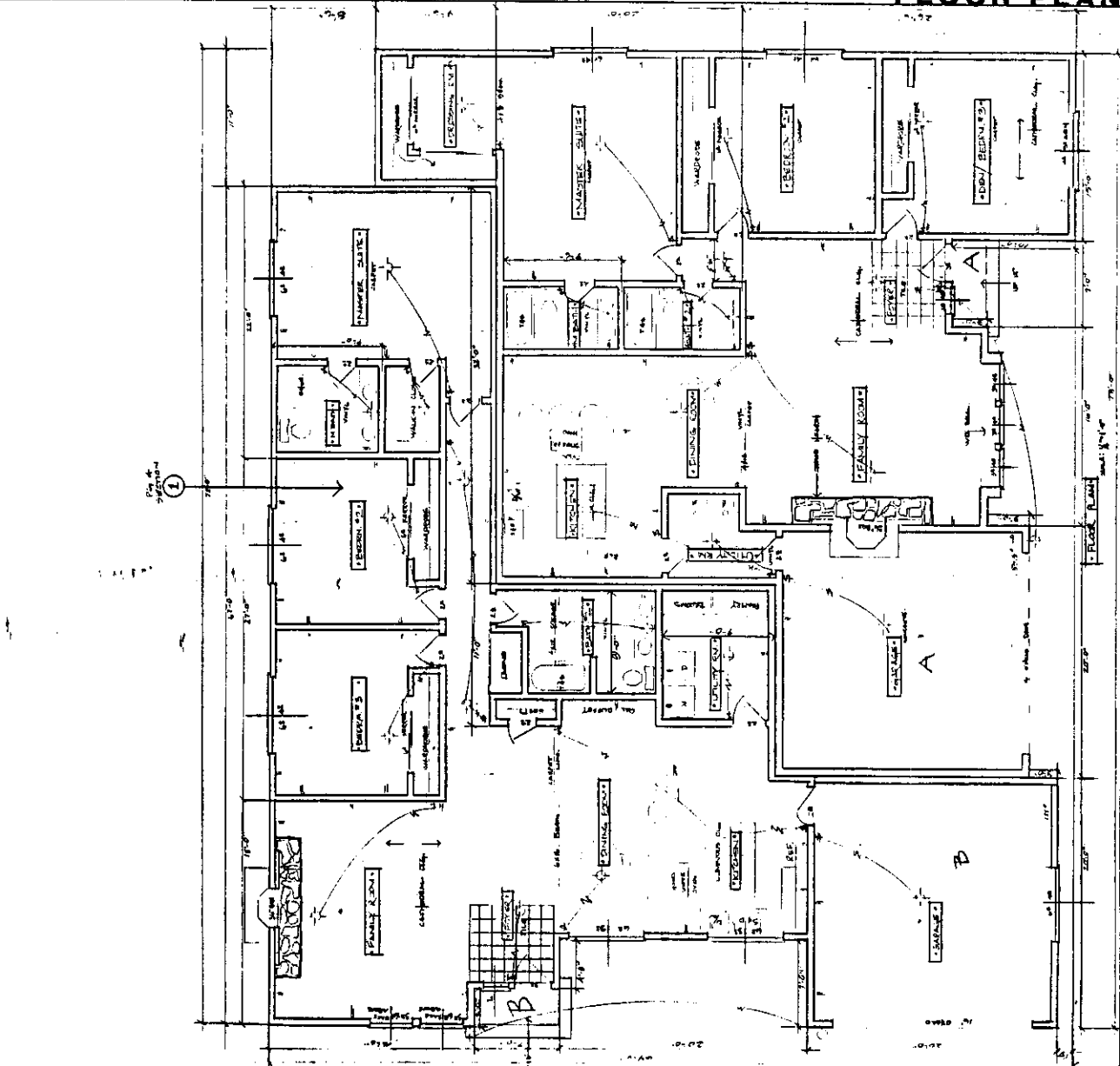


Make rear yards rectangular

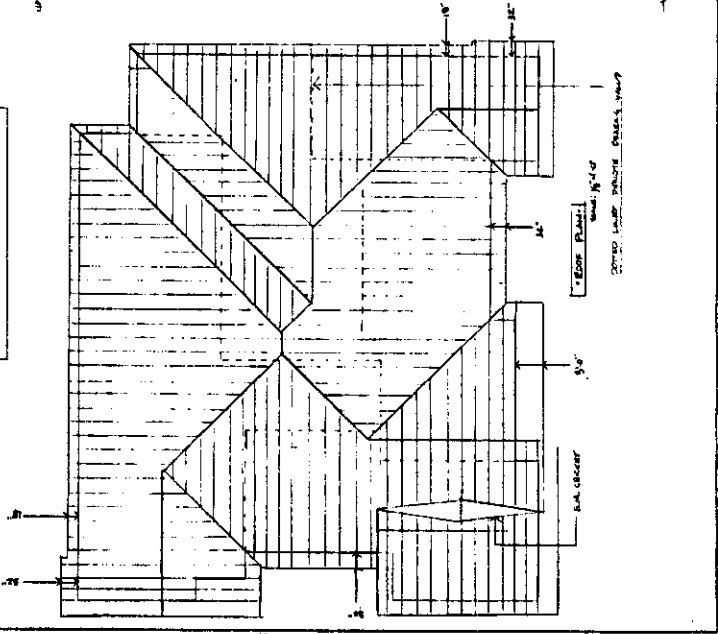
Relocate structure as near as possible to Pocket Rd.

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FLOOR PLAN



* INTERIOR STAIRS
 3/4" x 1 1/2" x 12"
 2" x 4" JOIST & 2" x 6" GIRDER
 2" x 8" WOOD & 2" x 10" CONCRETE FLOOR
 2" x 8" WOOD & 2" x 10" CONCRETE FLOOR
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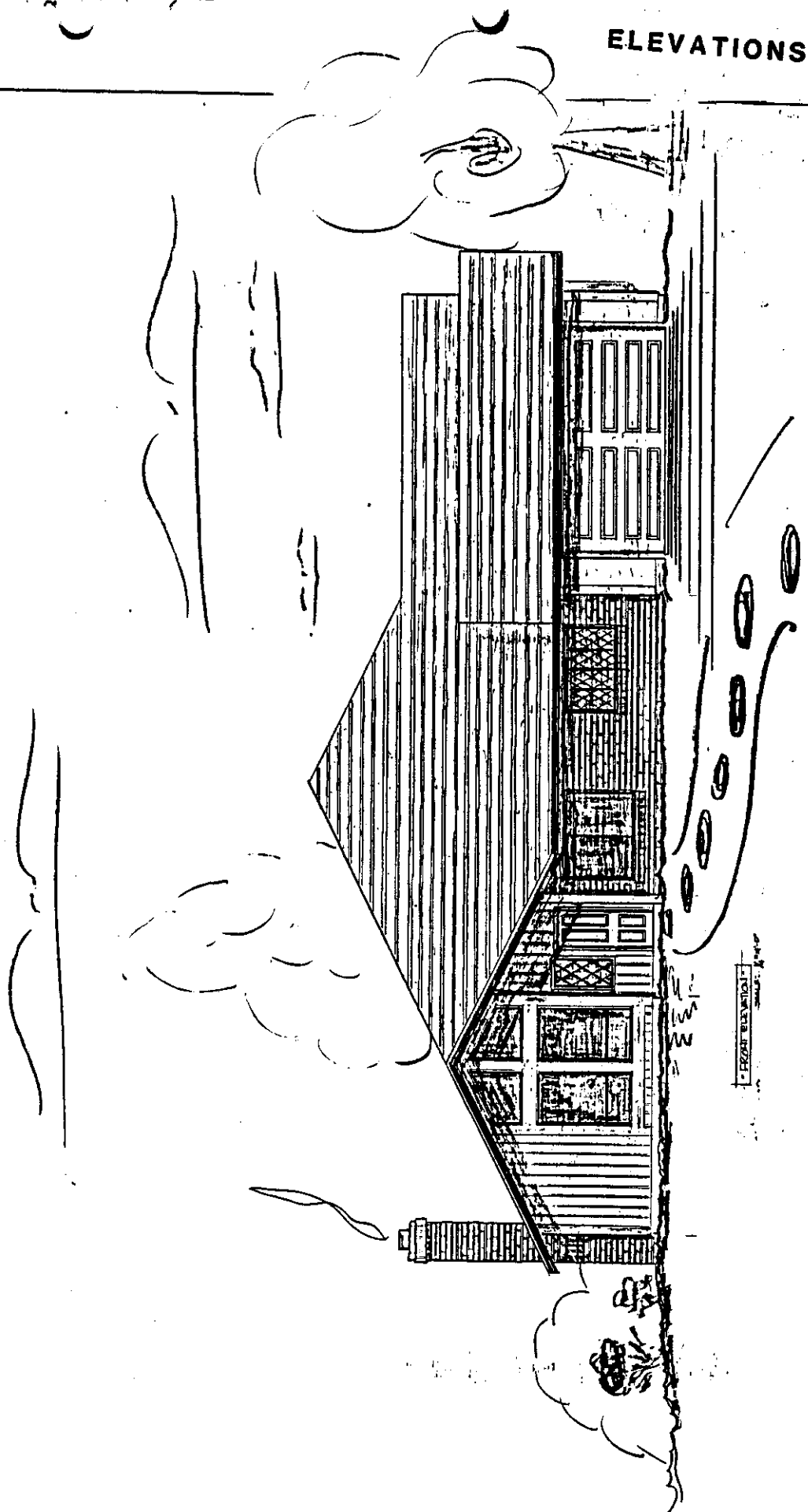


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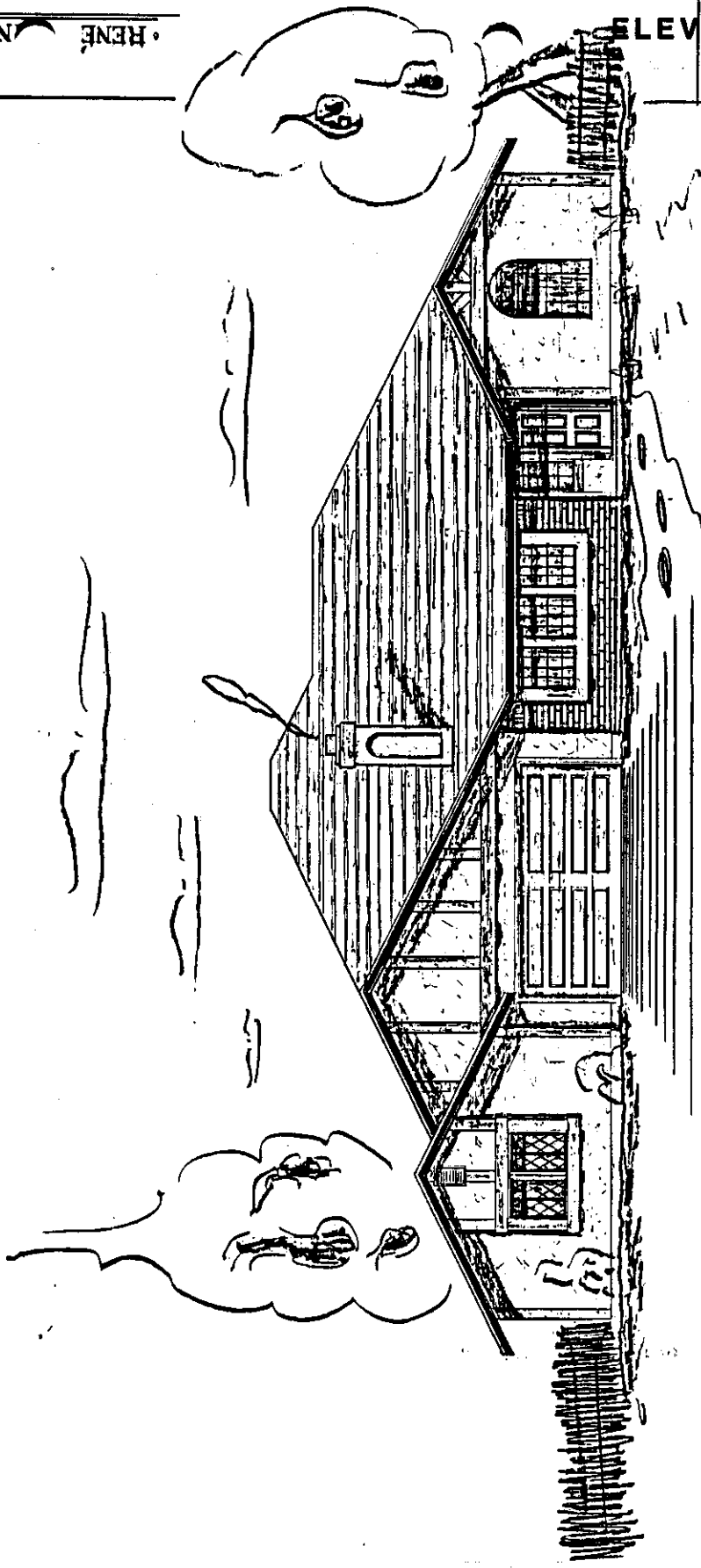
FRONT ELEVATION

• RENE • ANTONIJA •

ELEVATIONS

PLAN 1

P87329



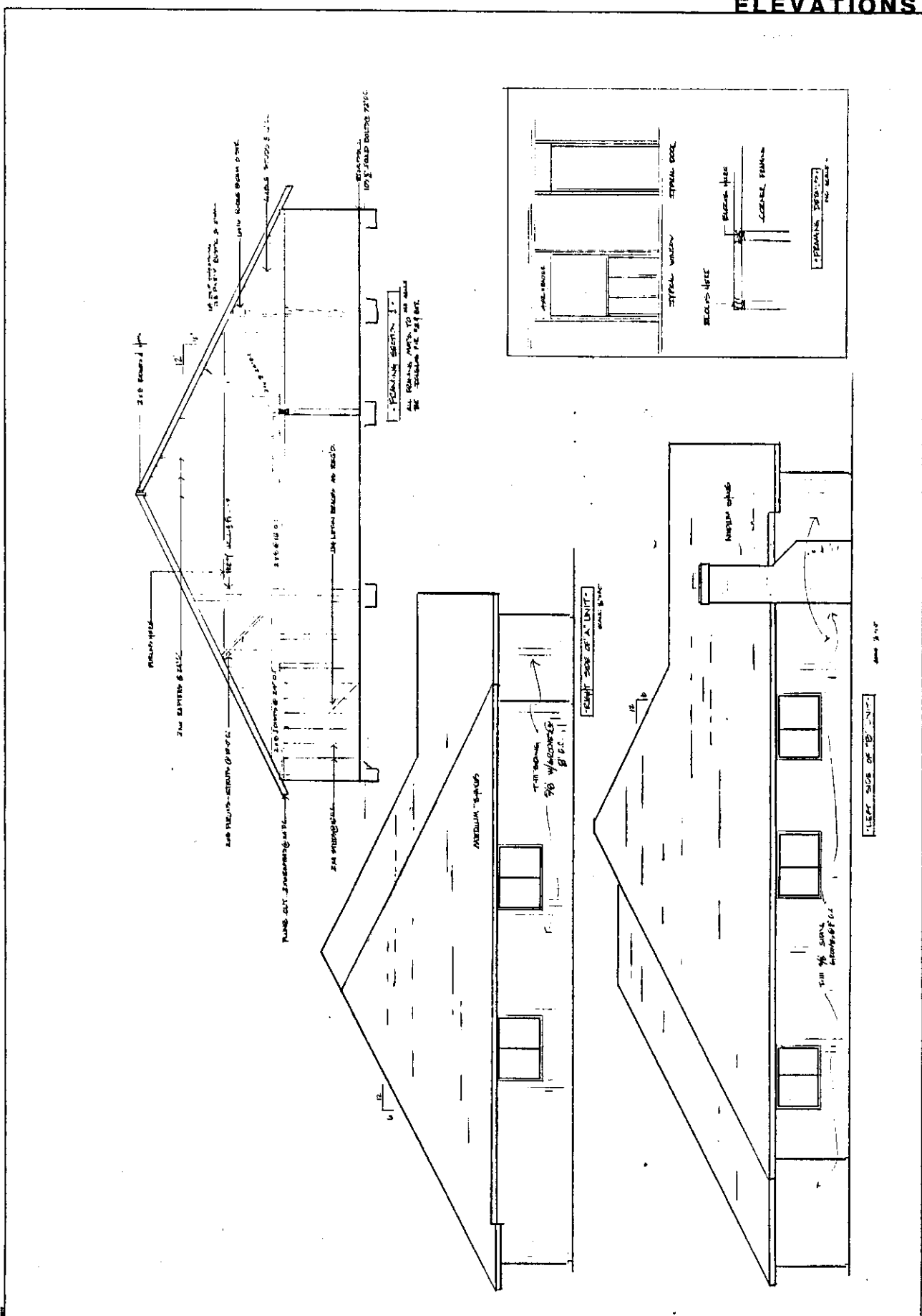
LEONARDO BARRAL

P87327

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6.1.2888

ELEVATIONS



BARDEN
DESIGN & CONSTRUCTION
1412 L...
KIRKWOOD, CA 95751-9199

DATE 5/20/87
DRAWN BY DAVID J. BARBER
SCALE VARIOUS
FOR ENGINE QUINCYVILLE
ADDRESS

6.1.2888

5-29-87

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