

CITY PLANNING COMMISSION

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

APPLICANT	Robert Bargsten - 3000 Franklin Boulevard, Sacramento, CA		
OWNER	G.M. Consultants, Inc. - 629 Brickyard Drive, Sacramento, CA 95831		
PLANS BY	Robert Bargsten - 3000 Franklin Boulevard, Sacramento, CA		
FILING DATE	9-10-84	50 DAY CPC ACTION DATE	REPORT BY: SD:sg
NEGATIVE DEC.	10-15-84	EIR	ASSESSOR'S PCL NO. 029-132-08

- APPLICATION:
- A. Negative Declaration
 - B. Rezone from Single Family (R-1) to Townhouse (R-1A) (Section 13)
 - C. Tentative Map (P84-338) (Chapter 40, City Code)
 - D. Special Permit to construct a halfplex (Section 2-B-3a)

LOCATION: Southwest corner of South Land Park Drive and Los Padres Way

PROPOSAL: The applicant is requesting the necessary entitlements to construct a halfplex.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1969 North Pocket Community
Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant
Proposed Zoning: R-1A

Surrounding Land Use and Zoning:

North: Duplex; R-1
South: Single family; R-1
East: Single family & duplex; R-1
West: Single family; R-1

Executive Airport Designation: EA-4
Parking Required: Two spaces
Parking Provided: Four spaces
Parking Ratio: Two spaces/one unit
Property Dimensions: Irregular
Property Area: 0.2+ acres
Square Footage of Building: 3,000+ sq. ft.
Significant Features of Site: None
Topography: Flat
Street Improvements: Existing
Utilities: To be provided
Exterior Building Colors: Earth tones
Exterior Building Materials: Wood, stone, stucco, wood shakes
Height of Structure: 16', one story

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 10, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is designated for residential uses in the 1974 General Plan. It is designated Light Density Residential in the 1969 North Pocket Community Plan. The subject site is located in an area developed with standard single family units and duplexes on corner lots. The residences are primarily single story.

The request is compatible with applicable plans, current zoning and surrounding land uses. The subject site is located in Executive Airport approach zone 4. The proposed use is allowed in that zone.

- B. The requested rezoning to R-1A does not represent an increase in density since two-family attached units (duplexes) are allowed in the R-1 zone. The Townhouse zoning is appropriate for individual ownership of each unit. Staff, therefore, supports the requested rezoning to R-1A.
- C. The subject site is 11,000± square feet in size. The applicant proposes to construct a single family attached structure (halfplex). Each unit is 1,400± square feet in size excluding the two car garages. Each unit is one-story in height. The applicant proposes using horizontal wood siding, brick trim and wood shake roofing. Each garage faces a separate frontage, creating the appearance of standard single family construction. The proposed halfplex unit is compatible in appearance and character with the surrounding residential property. Staff, therefore, supports the special permit request.
- D. The Planning and Parks Divisions have reviewed the project and determined that in-lieu fees are appropriate. Parkland fees shall be based on .03 acres of land multiplied by the land value submitted by the applicant's appraiser.

RECOMMENDATION: Staff recommends the following:

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

Conditions - Tentative Map

1. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit an appraisal of the land to be subdivided and pay required parkland dedication in-lieu fees. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.
2. Provide separate sewer and water services to each lot and hook up (will require private sewer and water easement from Los Padres Way).

3. Designate individual lots "A" and "B".

Conditions - Special Permit

The structure shall be developed per the submitted site plan, elevations and floor plans.

Findings of Fact - Special Permit

1. The project is based upon sound principles of land use in that:
 - a. it creates the appearance of standard single family construction;
 - b. it is similar in construction and building materials to surrounding residential uses.
2. The project will not be injurious to public health, safety or welfare nor result in the creation of a nuisance in that it is compatible in character with the surrounding residential uses.
3. The project is compatible with the 1974 General Plan and the 1969 North Pocket Community Plan which designate the site for residential uses.

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84-338

10-25-84

No. 9

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- NOTES**
1. THIS PLAN IS TO BE CONSTRUCTION IN ACCORDANCE WITH ALL LOCAL AND STATE UNIFORM BUILDING, PLUMBING, ELECTRICAL, AND MECHANICAL CODES, AND THE NEW CALIFORNIA ENERGY EFFICIENCY REGULATORY ENERGY CONSERVATION STANDARDS (TITLE 24) FOR SINGLE-FAMILY HOMES. AND IT IS THE RESPONSIBILITY OF THE LICENSED CONTRACTOR TO OBTAIN THESE CODES AND REGULATIONS.
 2. THE CONTRACTOR IS ADVISED TO CHECK AND VERIFY ALL PLANS AND MEASUREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY OMISSIONS, ERRORS, OR CHANGES AFTER COMMENCEMENT OF CONSTRUCTION, OR FOR QUALITY OR ACCURACY OF MEASUREMENTS OBTAINED.

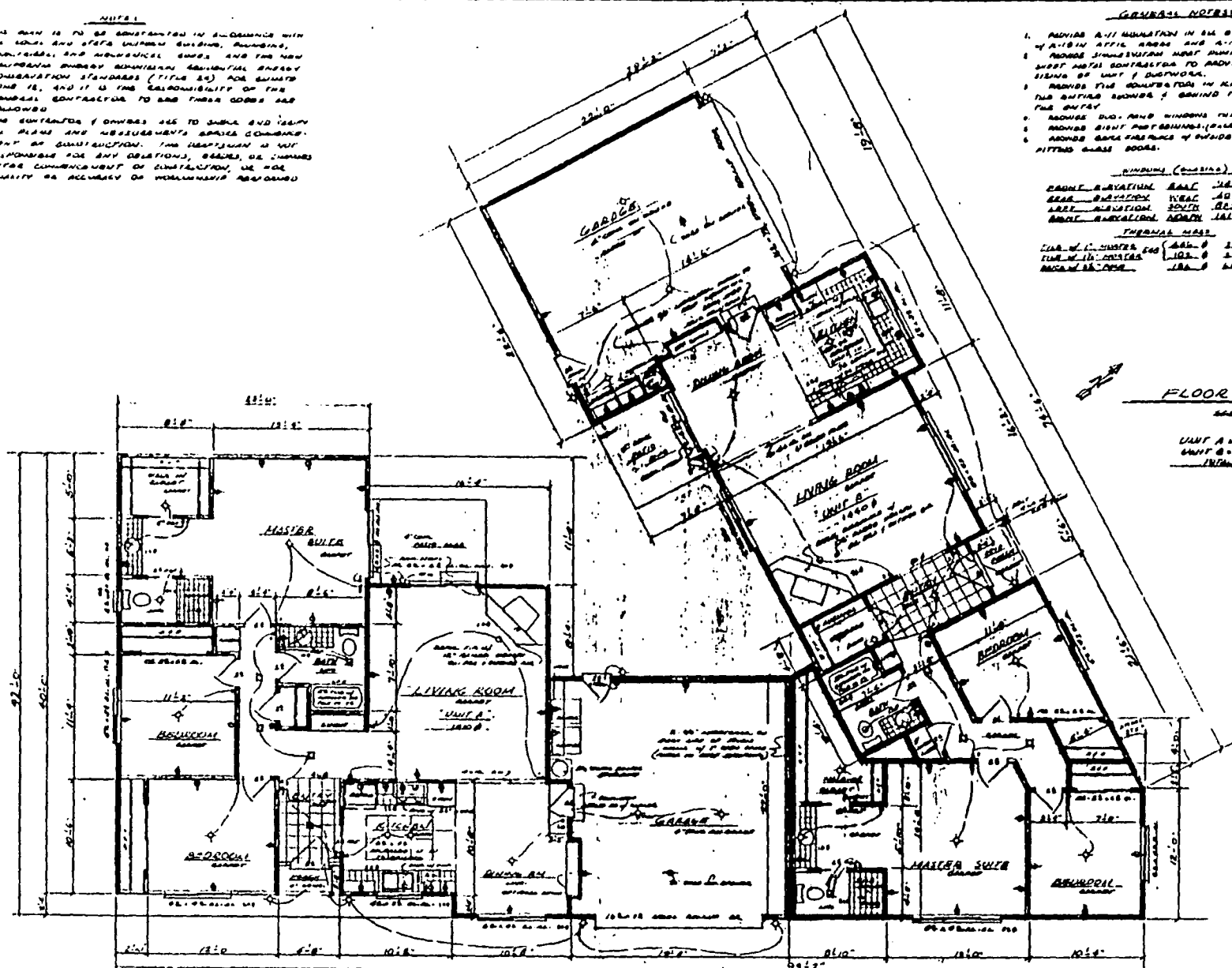
- GENERAL NOTES**
1. PROVIDE ALL UTILITIES IN ALL EXTERIOR WALLS OF 4" MIN. AFFIX AREA AND ALL EXTERIOR FLOORS.
 2. PROVIDE INSULATION UNDER SLAB OF CONCRETE. DURING MOST WET WEATHER CONDITIONS FOR PROTECTION OF FINISH OF UNIT & DRAINAGE.
 3. PROVIDE THE INSULATION FOR KITCHENS & BATHS. TWO BATHS REQUIRED & BATHING TUB TO TUB. PROVIDE THE SHOWER.
 4. PROVIDE DUAL PANE WINDOWS THROUGHOUT HOUSE.
 5. PROVIDE SIGHT PANE WINDOWS (GLASS) THROUGHOUT HOUSE.
 6. PROVIDE SURE-FIT DOORS OF INSIDE AND OUT & FRONT FITTING GLASS DOORS.

WINDOWS (DOUBLE)

ROOF - SLOTTING	AREA	12.0	2.2
ROOF - SLOTTING	AREA	10.0	2.2
ROOF - SLOTTING	AREA	10.0	2.2
ROOF - SLOTTING	AREA	10.0	2.2

THERMAL MASS

CONC. FLOOR	AREA	100.0	2.2	2.2
CONC. FLOOR	AREA	100.0	2.2	2.2
CONC. FLOOR	AREA	100.0	2.2	2.2



FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT A - 1910 S
UNIT B - 1840 S
TOTAL - 3750 S

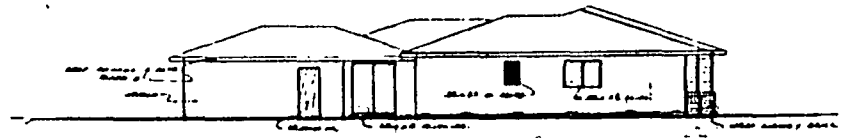
FLOOR PLANS

P84-338

10-25-84

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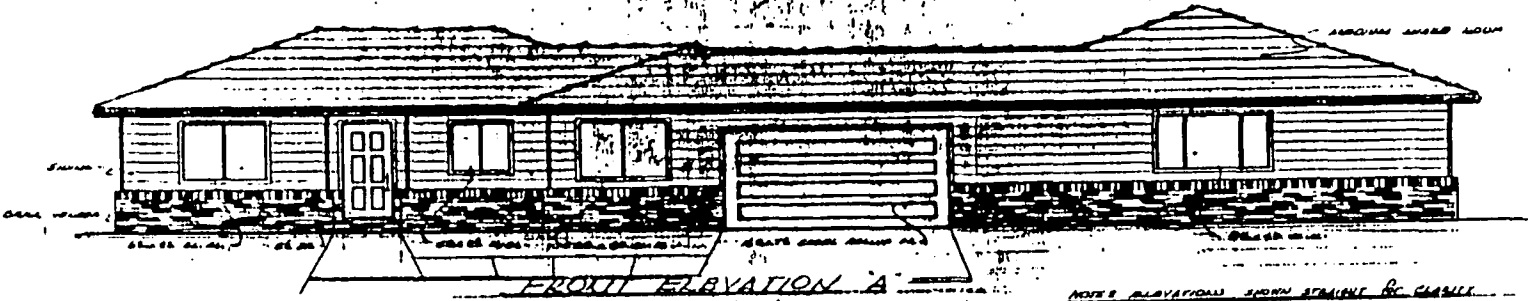
LEFT ELEVATION OF UNIT 'A'



RIGHT ELEVATION OF UNIT 'B'



FRONT ELEVATION 'A'



FRONT ELEVATION 'A'

NOTE: ELEVATIONS SHOWN STRAIGHT BY CHANCE

ELEVATIONS

Custom Home Plan for
LIVE LOST GREEN VALLEY

Albani's Custom Home Planning & Drafting Service ~

Planning and Drafting by Vince Albani
Sacramento, California 916-928-3103

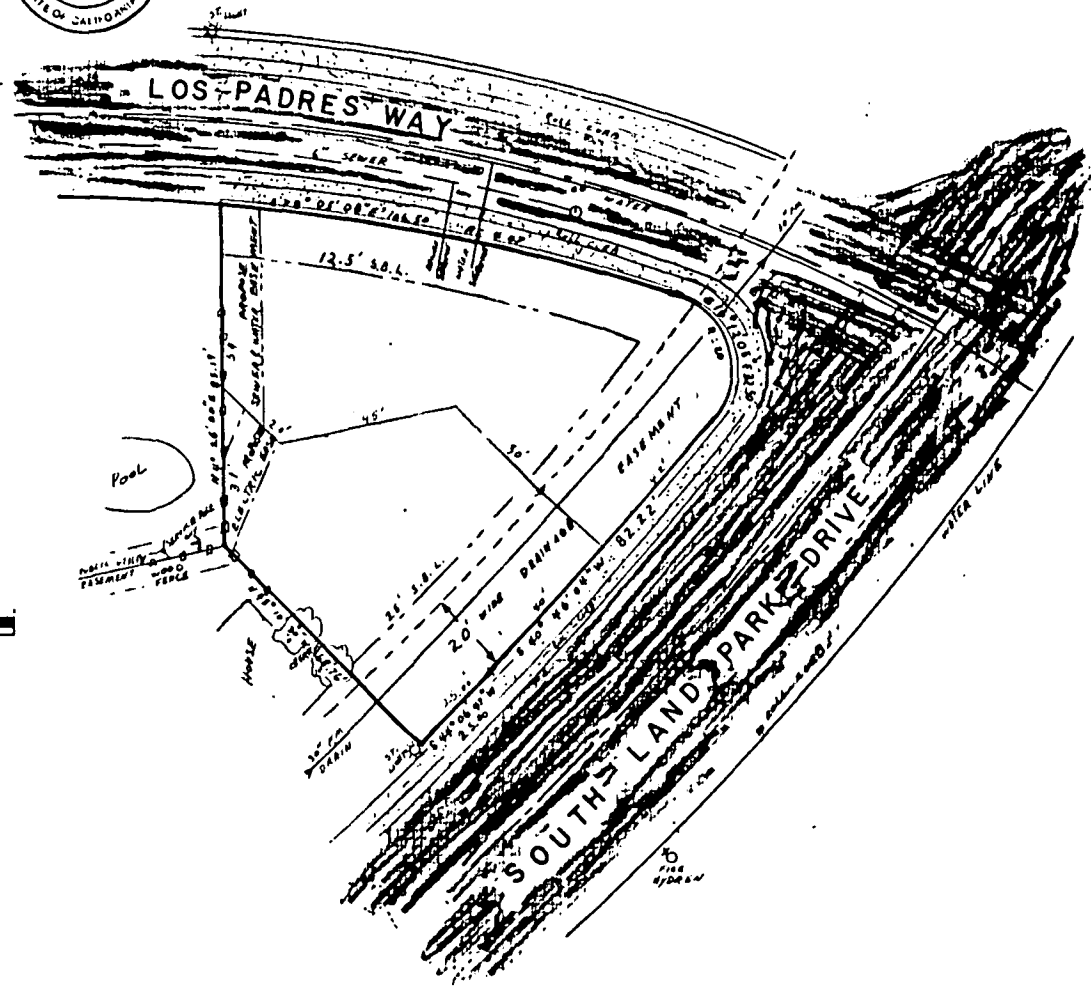
100 1/2
2000 1/2

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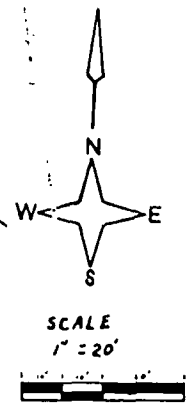
084-338

tentative parcel map

LOT 293 SOUTH LAND PARK HILLS 23
R.B. surveys 1984 SEPT.



10-25-84



OWNER G.W. CONSULTANTS INC.
629 BRICKYARD DR.
SACRA. CA. 95831

SURVEYOR: R.B. SURVEYS
3000 FRANKLIN BLVD.
SACRA. CA. 95818
916-986-5018

PRESENT ZONING R-1 VACANT

PROPOSED A-1A V2 PARK

LOT "A" LOT "B"
NET 6200 SQ. FT. 4650 SQ. FT.
AREA

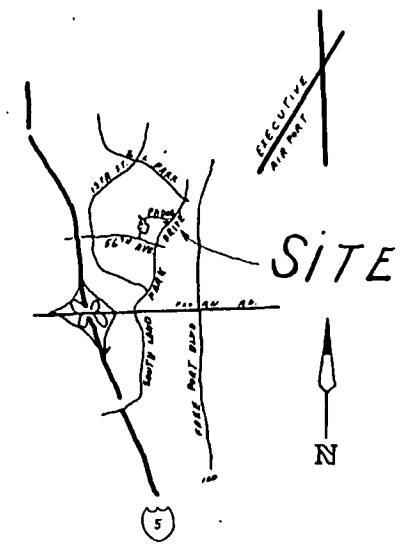
SCHOOL SACRAMENTO CITY

WATER CITY OF SACRAMENTO

SEWER CITY OF SACRAMENTO

DRAIN CITY OF SACRAMENTO

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No. 9

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