

CITY PLANNING COMMISSION

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

APPLICANT <u>Darryl Chinn, 1311 Perkins Way, Sacramento, CA 95818</u>
OWNER <u>John Wong, 5941 Wymore Way, Sacramento, CA 95822</u>
PLANS BY <u>Darryl Chinn, 1311 Perkins Way, Sacramento, CA 95818</u>
FILING DATE <u>2/6/87</u> ENVIR. DET. <u>Ex 15315</u> REPORT BY <u>SD-SC</u>
ASSESSOR'S-PCL. NO. <u>031-1120-26,51</u>

APPLICATION: A. Tentative Map

B. Special Permit for halfplex development

LOCATION: 103, 105 and 119 Arbusto Circle, 415 Sailwind Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop 4 halfplex units on two existing corner lots 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 and Single Family; R-1A, R-1	Front:	Determined	15'
South: Halfplex; R-1A	Side(Int):	by	5'
East: Single Family; R-1	Side(St):	the	15'
West: Halfplex and Single Family; R-1A, R-1	Rear:	Commission	5'

Parking Required: 4 spaces
Parking Provided: 8 spaces
Property Dimensions: 75' x 200'
Property Area: .3+ acres
Square Footage of Units: 1,500 sq. ft.
Height of Building: 2 story, 22 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Cement plaster
Roof Material: Medium shake
Exterior Colors: Neutrals

BACKGROUND INFORMATION: On December 20, 1983, the City Council approved the necessary entitlements to develop 197 single family and 94 halfplex units known as Greenhaven 18, 19, 20. Halfplexes were zoned R-1A. The subject is a portion of Greenhaven 20.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 25, 1987, by a vote of four ayes, four absent, one abstain, the S.R.C. voted to recommend approval of the Tentative Map subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the General Plan and the 1976 South Pocket Community Plan. The site is surrounded by single family residential uses and corner lot halfplexes zoned Single Family (R-1) and Townhouse (R-1A). The subject site consist of two corner lots which abut one another and are zoned Townhouse (R-1A).

B. Design

The applicant for Greenhaven 18, 19, and 20 requested the halfplex plans be reviewed individually by staff to allow design flexibility and solar orientation of the units. The Special Permit was conditioned as follows:

- a. roofing shall be shake or similar material
- b. roofs shall have a variety of styles
- c. exterior building materials and colors shall vary.
- d. each unit shall have a garage and driveway on separate street frontages.
- e. landscaping shall be compatible with surrounding single family dwellings.

The applicant proposes two halfplex structures. Each unit consists of 3 bedrooms, 2-1/2 baths and a two car garage. The structures are two stories in height. Exterior building materials are cement plaster over metal lath and medium shake roofing. Color are neutral. Staff recommends, for consistency with the old approval, that exterior color and trim material be different on each structure. Garages and entries face different street frontages.

The applicant proposes a 15 foot front yard setback. In the past, staff has not supported front setbacks of less than 20 feet except on unusually small lots. Staff, therefore recommends that the plans be redesigned to provide a 20 foot front yard setback on both structures.

The applicant proposes large, usable rear yards for all units.

C. Parkland Dedication

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .0596 acres of land multiplied by the per acre value established by the applicant's appraiser.

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

RECOMMENDATION: Staff recommends the following actions:

1. Approve the Tentative Map by adopting the attached Resolution and Findings of Fact.
2. Approving the Special Permit subject to conditions and based upon Findings of Fact which follow.

Conditions - Special Permit

1. Exterior elevation shall indicate different trim materials and exterior colors for building permit approval.
2. Front yard setbacks shall be a minimum of 20 feet.

Findings of Fact- Special Permit

1. The project is based upon sound principles of land use in that;
 - a. it is consistent with the previous approval;
 - b. adequate useable rear yard is provided.
2. The project will not be detrimental to public health or safety or result in a nuisance in that:
 - a. adequate parking is provided
 - b. it is compatible with the existing residential character of the area.
3. 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 the plan designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON THE DATE OF March 12, 1987

ADOPTING FINDINGS OF FACT AND
APPROVING A TENTATIVE MAP FOR
PROPERTY LOCATED AT 103,105, AND
119 ARBUSTO CIRCLE AND 415 SAILWIND
WAY (P87-083) (APN:031-1120-26,51)

WHEREAS, the City Planning Commission, on March 12, 1987, held a public hearing on the request for approval of a tentative map for property located at 103, 105 and 119 Arbusto Circle and 415 Sailwind Way.

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 recommendations on the proposed subdivision;

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive or 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:

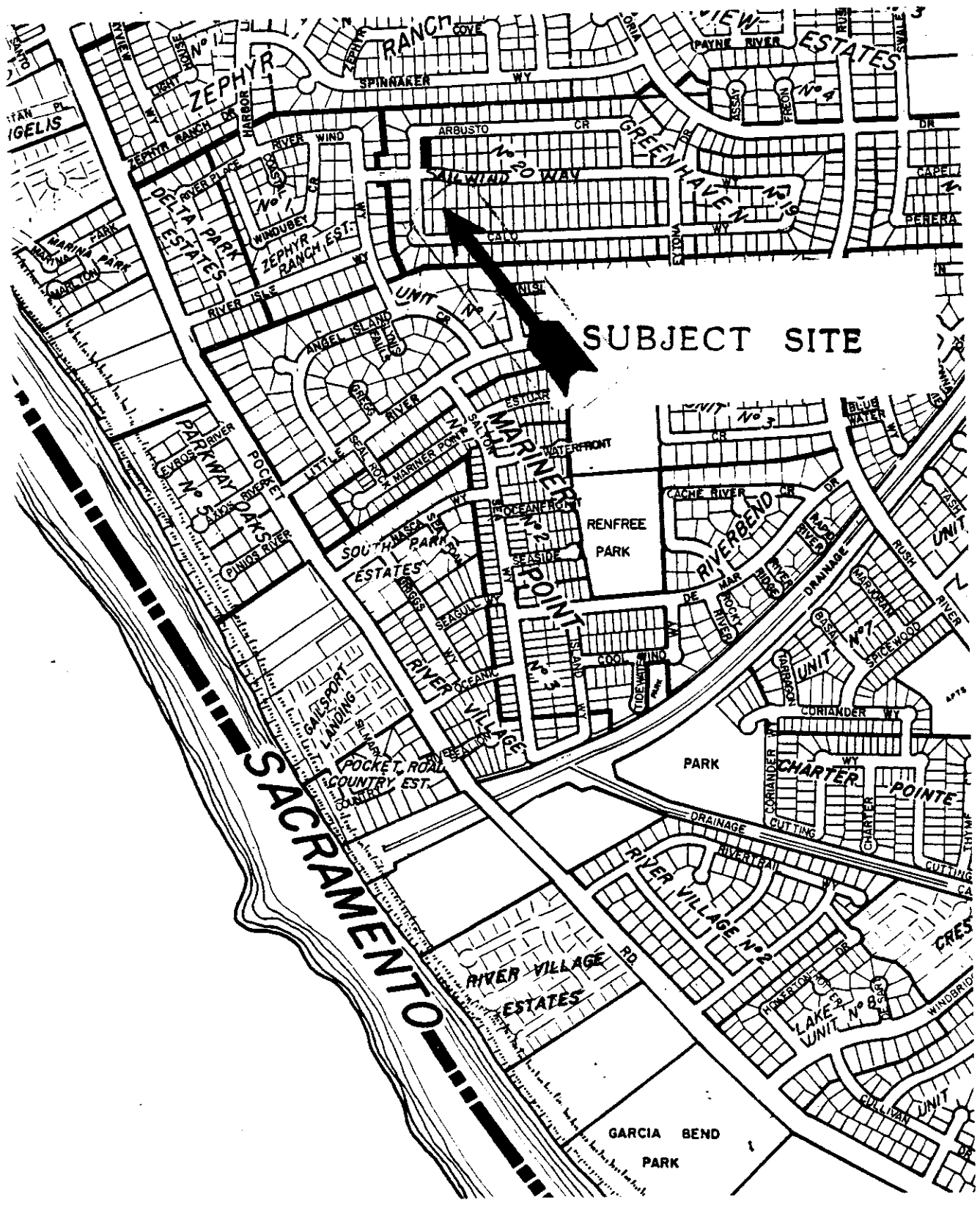
1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provision for its design and improvement, is consistent with Chapter 40 of the City Code, which is 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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - b. 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;

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

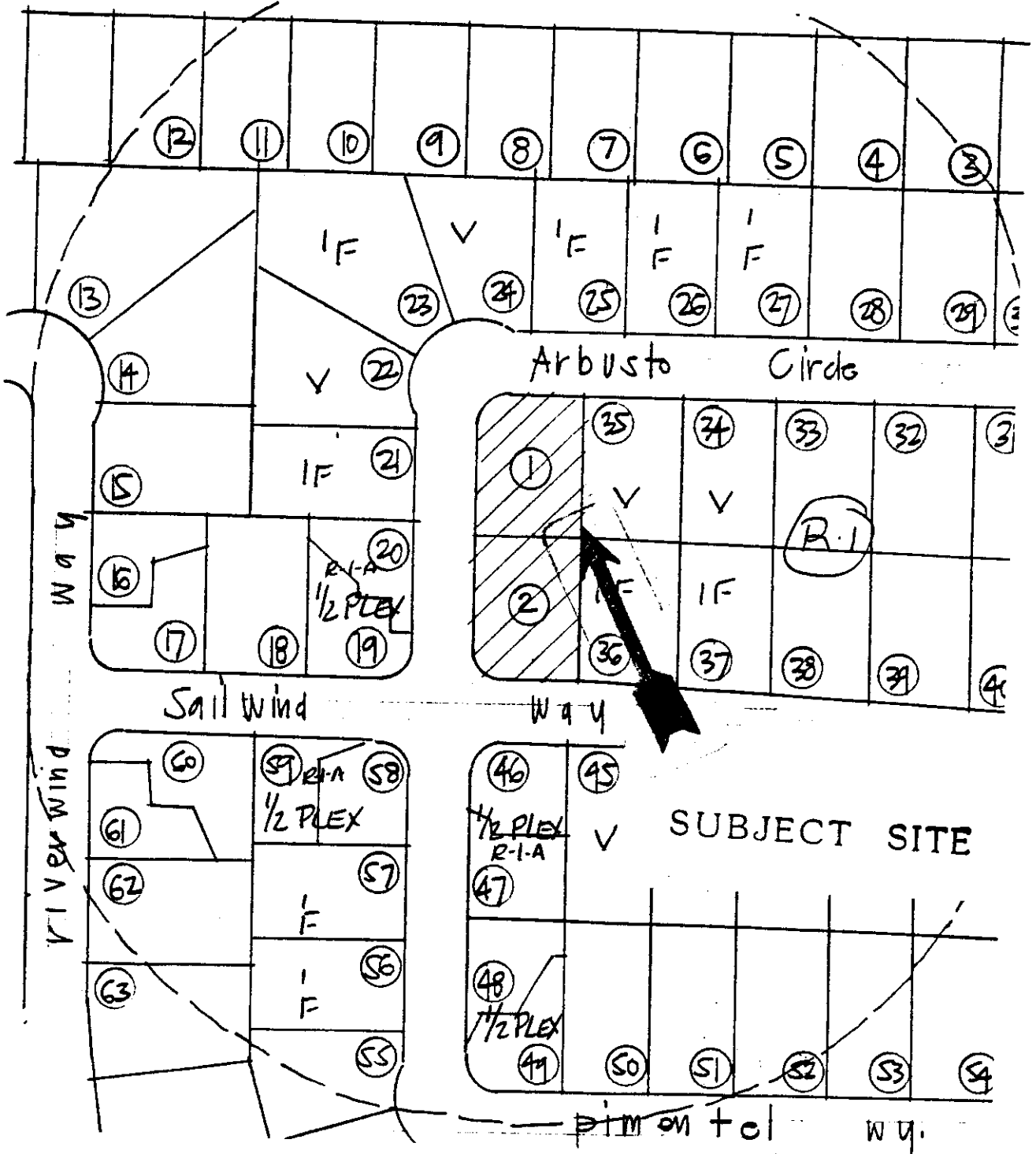


VICINITY MAP

From No. 16

P87-083

March 12, 1987



LAND USE & ZONING MAP

P87-083

March 12, 1987

Item No. 16

OWNER: JOHN WONG
123 W. MARKET ST.
SACRAMENTO, CA 95822

SUBSTITION: JOHN WONG
2443 WISDOM WAY
SACRAMENTO, CA 95817

BUILDERS: STANLEY ENGINEERING GROUP
3717 F STREET, SUITE 200
SACRAMENTO, CA 95815

DATE OF PREPARATION: FEBRUARY 6, 1987

LEGAL DESCRIPTION: LOTS 24 AND 25 OF SUBDIVISION MEET 210

ASSIGNMENT PARCEL NO.: 031-1120-01-11

PROJECT NUMBER: 81

PROPOSED ZONING: R1

PRESENT USE: TRACT

PROPOSED USE: HALF-PLEX INDUSTRIAL

NUMBER OF LOTS: 4

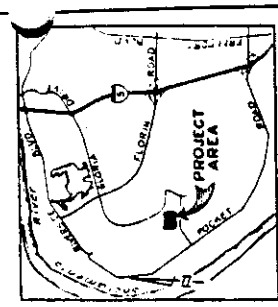
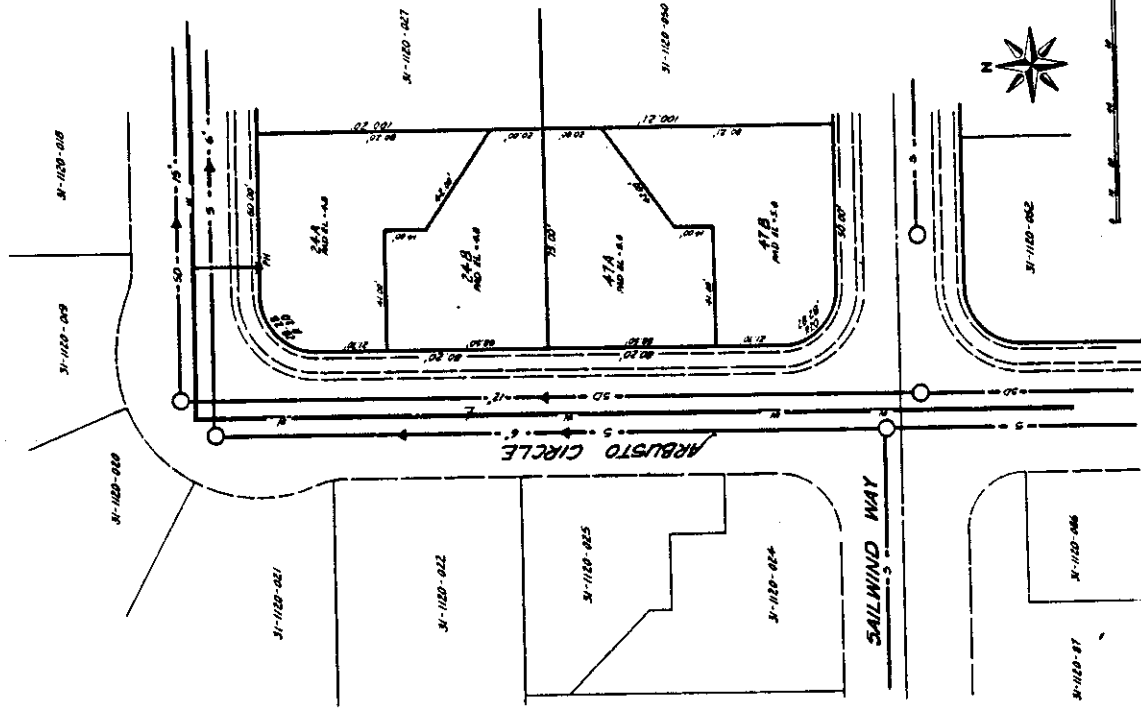
NET ACRES: 0.24

ORIGIN ACRES: 0.24

SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED

WATER SUPPLY: CITY OF SACRAMENTO

STORM DRAINAGE AND SEWER: DISPOSAL: CITY OF SACRAMENTO



TENTATIVE MAP
LOTS 24 AND 25 of subdivision UNIT # 20

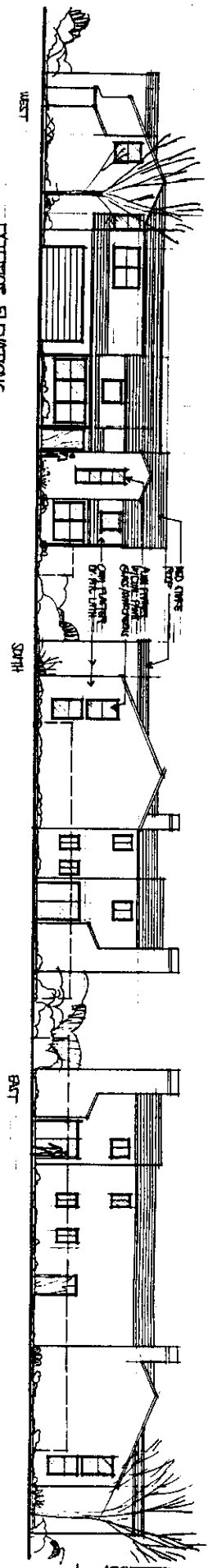
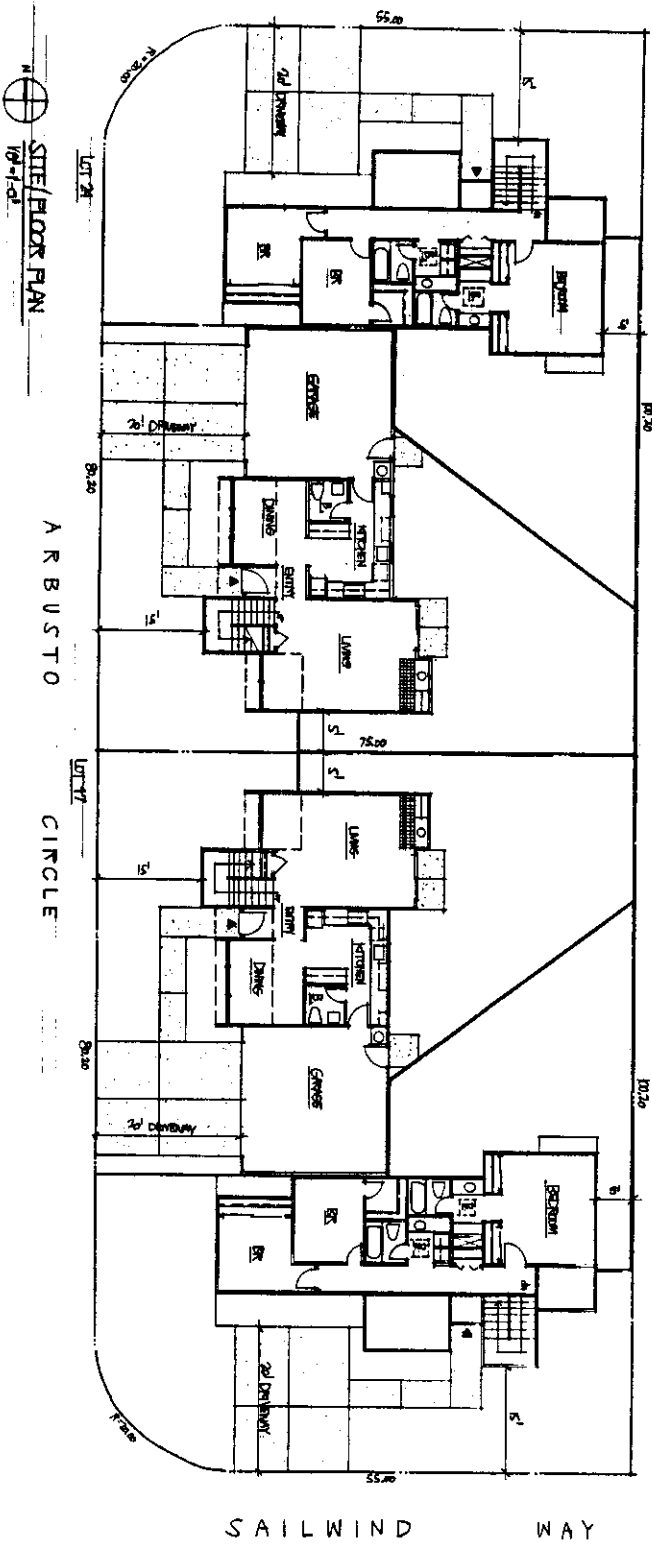
STANLEY ENGINEERING GROUP
3717 F STREET, SUITE 200
SACRAMENTO, CALIF. 95815
(916) 484-2300

REGISTERED PROFESSIONAL ENGINEER
GEORGE B. STANLEY
No. 10340
Exp. 12-31-87

REVISION	DATE	BY	APP'D.	DATE

APPROVED BY: _____ DATE: _____
 REVISION NO. 1 OF 1
 SHEET NO. 1 OF 1

P87-083 March 12, 1987 Item No 16



DATE: FEBRUARY 1987
 SHEET NO.: 1
 OF 1: 1
083

PROJECT:
 FOOTPRINT PLEXES
 105-101 ARBUSTO CIR/103 ARBUSTO #415
 SAILWIND WAY
 SACRAMENTO, CA 95811
 APN: 031-112-26-015

OWNER:
 JOHN WONG
 5911 WINDY WAY
 SACRAMENTO, CA 95822
 422-2245

MARCH 12, 1987

ARCHITECT:
 DANIEL B. CHAN AIA.
 1811 PERRINE WAY
 SACRAMENTO, CA 95818
 443-0757
 Form No. 16