

CITY PLANNING COMMISSION

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	José L. & Linda E. Alaestra		
OWNER	9291 Billy Mitchell Boulevard, Roseville, CA 95678		
PLANS BY	Jepsen & Dahmen, Civil Engineers, 4020 El Camino Ave., A-2, Sacto., CA		
FILING DATE	3-2-82	60 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	3-29-82	EIR	ASSESSOR'S PCL. NO. 274-152-15

- APPLICATION:
1. Negative Declaration
 2. Rezone from Garden Apartment, R-2A, to Townhouse, R-1A
 3. Special Permit to develop halfplex units
 4. Subdivision Modification to waive sewer and water services
 5. Tentative Map (P-82-055)

LOCATION: Southwest corner of American Avenue and Harding Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 27+ acres with an existing residence into three parcels, two of which are proposed for halfplex use.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: 4-21 units per acre/7 units minimum
Existing Zoning of Site: R-2A
Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:

North: Single Family Residential; R-2A
South: Single Family Residential; R-2A
East: Single Family Residential; R-2A
West: Single Family Residential; R-2A

Parking Required: 2 spaces
Parking Provided: 1 space
Parking Ratio: 1 per dwelling unit
Property Dimensions: 108' x 112'
Property Area: .27 acres
Density of Development: 11 units per acre
Square Footage of Building: 1,225 per unit
Topography: Flat
Street Improvements: Existing
Utilities: Available to Site
Roof Material: Composition shingle
Exterior Material: Stucco and brick

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 24, 1982, by a vote of seven ayes, one absent, one abstention, the Subdivision Review Committee voted to recommend approval of the 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 stated:

APPLIC. NO. P-82-055 MEETING DATE April 8, 1982 CPC ITEM NO. 18

001558

1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels B and C. These services must be paid for and installed at the time of obtaining building permits.
2. File the necessary segregation requests and fees to segregate existing assessments.
3. 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.
4. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.
5. Indicate location of sewer and water services to the existing residence. Separate services are required to this residence. Easements for such service shall be provided for or dedicated as required by City Engineering.
6. Applicant shall dedicate a five-foot PUE along the southern property line.

The Subdivision Review Committee also recommended approval of the Subdivision Modification to waive sewer and water services until such time as building permits are obtained. This deferment will avoid possible damage to the inactive hookups.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site, as well as the adjacent properties, are currently zoned R-2A, Garden Apartments. Under this zoning designation the applicant is entitled to construct a maximum of five units on this 110' x 112' lot. However, given the required 25-foot street side yard and front yard setbacks as well as the existing residence, it is unlikely that more than three units could be developed under the R-2A zoning.

Also, staff notes that the proposed halfplexes are more compatible with the surrounding land uses which consist of primarily single family residences.

2. The applicant has indicated that the halfplex units will consist of two bedroom units of approximately 1,200 square feet. The exterior materials will consist of grooved wood siding with red brick utilized along the front elevations. Garages will be provided at opposite ends of the dwelling units thereby providing separate entries. Staff notes that the northernmost structure has an enclosed yard with a fence which is approximately eight feet from the street property line. Staff recommends that this six-foot high fence be moved to 12 and one-half feet from the street property line so as to coincide with fencing requirements for single family zones.
3. Staff has concerns with the design of the structure and its compatibility with the surrounding residential neighborhood. Specifically, the proposed firewall parapet between the units appears out of place for a residential structure. In addition, in order to provide additional design relief, roofing material should be utilized that will provide a variation in depth similar to wood shingles or shakes.
4. The Planning and Community Services Departments have calculated that .02816 acres of land are required for parkland dedication purposes and that fees are to be charged in-lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be dated and submitted within 90 days prior to filing the final map with the City Council.

ENVIRONMENTAL DETERMINATION: The City Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed a Negative Declaration with the City Clerk.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the REzone from Garden Apartment, R-2A, to Townhouse, R-1A;
3. Approval of the Special Permit to develop two halfplexes subject to conditions and based upon Findings of Fact which follow;
4. Approval of the Subdivision Modification to waive sewer and water services;
5. Approval of the Tentative Map subject to the following conditions:

Tentative Map Conditions

The applicant shall satisfy each of the following conditions prior to filing 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 do not exist between the main lines and parcels B and C. These services must be paid for and installed at the time of obtaining building permits;
- b. File the necessary segregation requests and fees to segregate existing assessments;
- 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;
- d. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- e. Indicate location of sewer and water services to the existing residence. Separate services are required to this residence. Easements for such services shall be provided for or dedicated as required by City Engineering;
- f. Applicant shall dedicate a five-foot PUE along the southern property line.

Special Permit Conditions

- a. The applicant shall revise the site plan to indicate a 12 foot-six inch setback for the proposed fence adjacent to Harding Avenue;
- b. Subject to review and approval of the Design Review/Preservation Board as discussed in Item 3 of the Staff Evaluation.

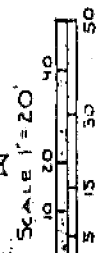
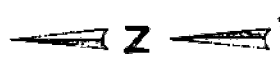
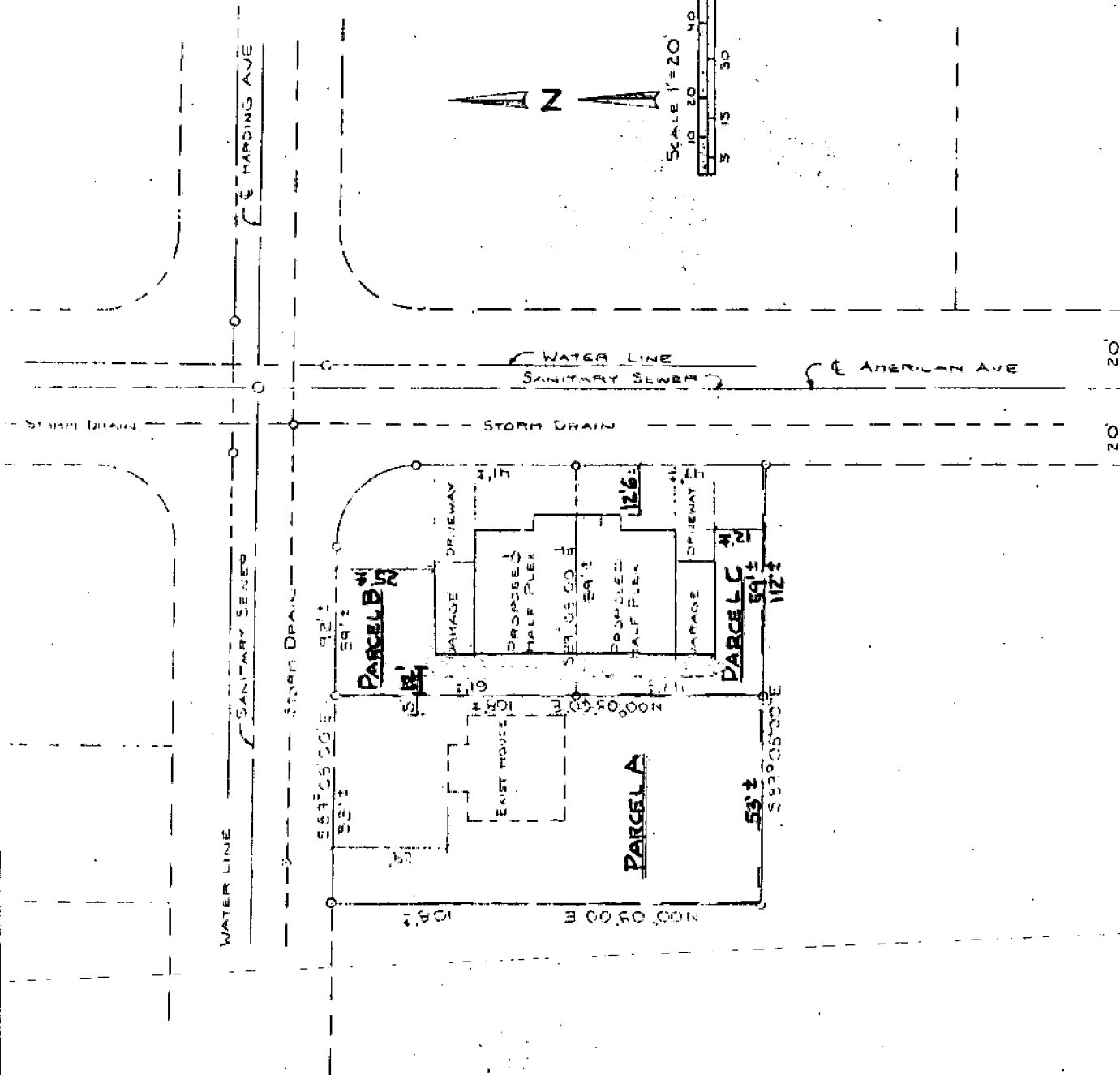
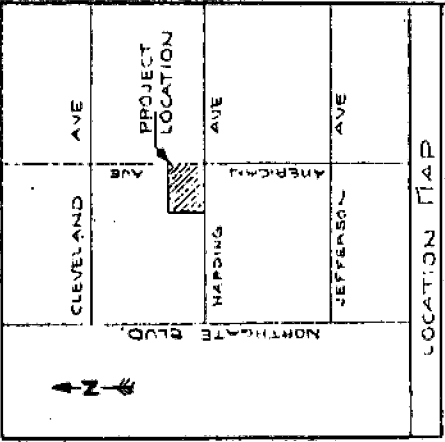
Findings of Fact - Special Permit

- a. The special permit, as conditioned, is based upon sound principles of land use in that the proposed halfplexes are compatible to the adjacent land uses;
- b. The special permit, as conditioned, will not be detrimental to public health, safety or welfare in that adequate setbacks are provided;
- c. The special permit is consistent with the General Plan and the South Natomas Community Plan which designate the site for residential purposes.

TENTATIVE SUBDIVISION MAP

THE NORTH 105 FT LOT 67 PLAT OF GARDENLAND PLANNED ER 15 OF MAPS, MAP NO 55 CITY OF SACRAMENTO

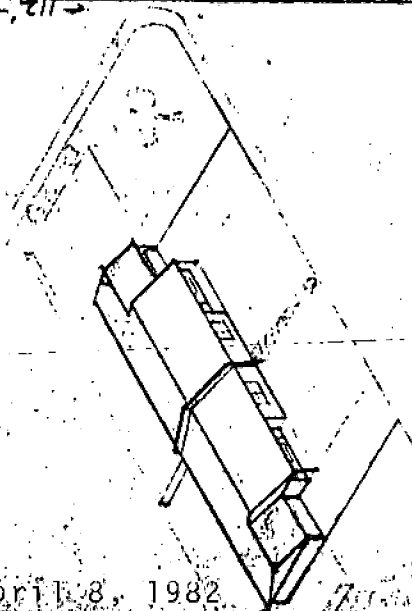
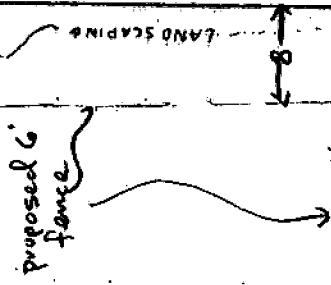
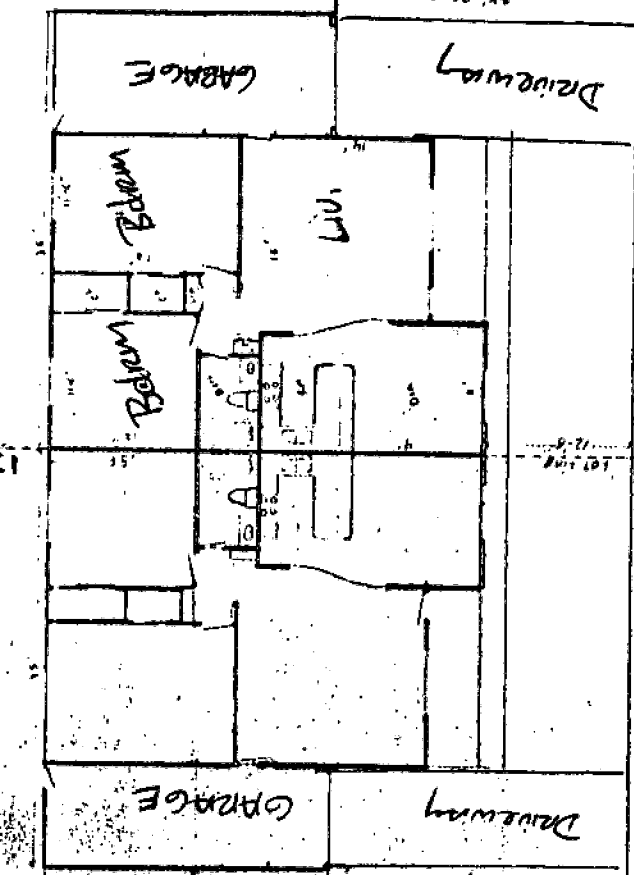
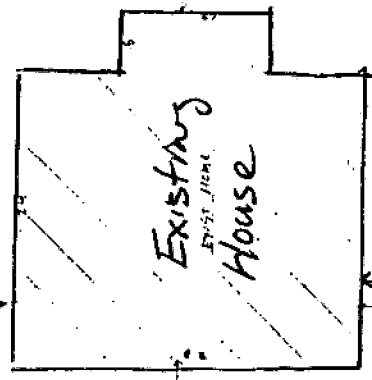
- 1) LEGAL DESCRIPTOR: THE NORTH 105 FT OF LOT 67 PLAT OF GARDENLAND ER 15 MAP NO. 55
- 2) LEGAL OWNER: JUSE - 1; ADRAE-ALESTRA
- 3) PRESENT USE: PARCEL A: SINGLE FAMILY (VACANT); PARCELS B & C: VACANT
- 4) PROPOSED USE: PARCEL A: SINGLE FAMILY; PARCELS B & C: HALF PLEXES
- 5) LOT SIZE: .27 ACRES (12,096 SQ. FT.)
- 6) ASSESSOR'S PARCEL NO: 274-152-15
- 7) ENGINEER: JERSEN DANNEN CIVIL ENGINEERS 1020 E. CAMINO AVE, A-2 SACRAMENTO, CALIF. 95821
- 8) TOTAL AREA: 27 ACRES
- 9) EXISTING STREET IMPVT'S: CURB, GUTTER & SIDEWALK
- 10) SOURCE OF WATER: SAC. CITY
- 11) SEWAGE DISPOSAL: SAC. COUNTY
- 12) PROPOSED NO. OF LOTS: 2
- 13) PRESENT ZONING: R-1



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410 HARDING ST

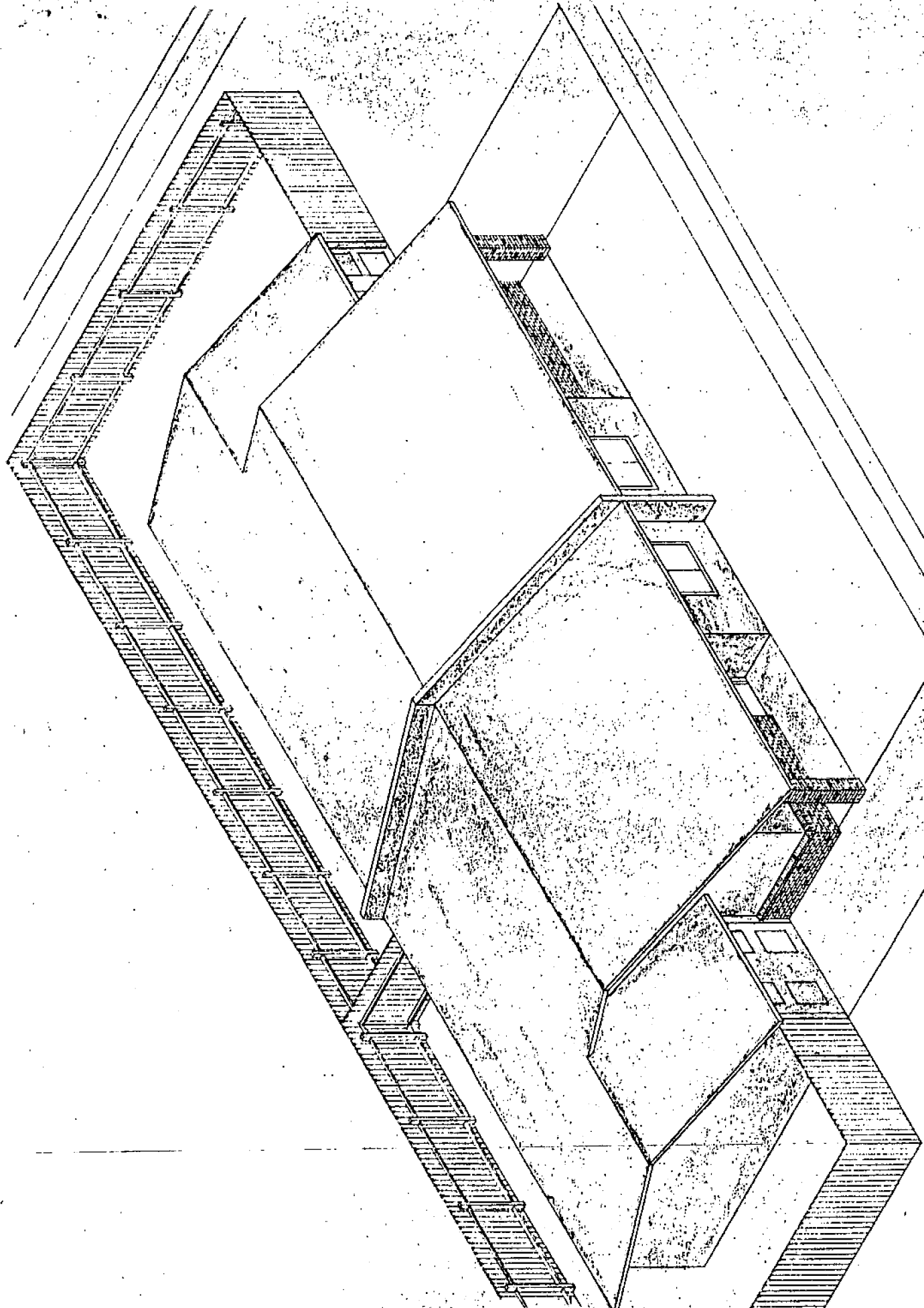
Placed by 2/27/82-10
MAYNARD 115 2115
LOT 15



AMERICAN AVE

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Proposed - Duplex for American Avz.
Dwn. by Sarrac Beck
Scale: 3/8" = 1'-0"
Date: Dec 81

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