

CITY PLANNING COMMISSION

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

APPLICANT	Thomas & Rhonda Miles, 6333 Indian Springs Road, Loomis, CA		
OWNER	Thomas & Rhonda Miles, 6333 Indian Springs Road, Loomis, CA		
PLANS BY	Spink Corporation, 720 'E' Street, Sacramento, CA 95814		
FILING DATE	3-21-85	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC	3-28-85	EIR	ASSESSOR'S PCL NO. 030-710-01

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone from Single Family (R-1) to Townhouse (R-1A) zone
 - C. Tentative Parcel Map to subdivide one lot into two lots
 - D. Special Permit to develop a halfplex unit

LOCATION: 402-418 Windward Way

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

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Single Family; R-1
East:	Duplex; R-1
West:	Single Family; R-1

Parking Required:	One/du															
Parking Provided:	Two/du															
Property Dimensions:	85' x 115'															
Property Area:	9,750± sq. ft.															
Density of Development:	8.9 du/ac															
Square Footage of Building:	2,500± sq. ft.															
Height of Building:	One story															
Topography:	Flat															
Street Improvements/Utilities:	Existing															
Exterior Building Colors:	Brown															
Exterior Building Materials:	Shake roof; T-111 siding															
Setbacks:	<table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th style="text-align: center;"><u>Required</u></th> <th style="text-align: center;"><u>Provided</u></th> </tr> </thead> <tbody> <tr> <td>Front:</td> <td style="text-align: center;">25'</td> <td style="text-align: center;">25'</td> </tr> <tr> <td>Side (int):</td> <td style="text-align: center;">5'</td> <td style="text-align: center;">10-1/2'</td> </tr> <tr> <td>Side(st)</td> <td style="text-align: center;">12-1/2'</td> <td style="text-align: center;">12-1/2'</td> </tr> <tr> <td>Rear:</td> <td style="text-align: center;">15'</td> <td style="text-align: center;">25'</td> </tr> </tbody> </table>		<u>Required</u>	<u>Provided</u>	Front:	25'	25'	Side (int):	5'	10-1/2'	Side(st)	12-1/2'	12-1/2'	Rear:	15'	25'
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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 10, 1985, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions which follow.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a 9,750± square foot corner lot located in the Park River Estates subdivision. The site is designated for residential use on both the General Plan and the 1976 South Pocket Community Plan. The lot is zoned Single Family (R-1) and is surrounded by single family and duplex uses.
- B. The applicant's plan indicates a 2,500± square foot halfplex unit will be constructed on the site. The unit, however, is already under construction as a duplex and nearly completed. The structure is compatible with the architectural style of the surrounding single family residences.
- C. The project was reviewed by the Traffic, Real Estate and Water/Sewers Divisions. The following comments were received:

Real Estate

Pay off any existing assessments.

Water/Sewers

Will require separate water and sewer services.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration, based upon compliance with the following mitigation measure:

If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.

RECOMMENDATION: Staff recommends the following action:

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

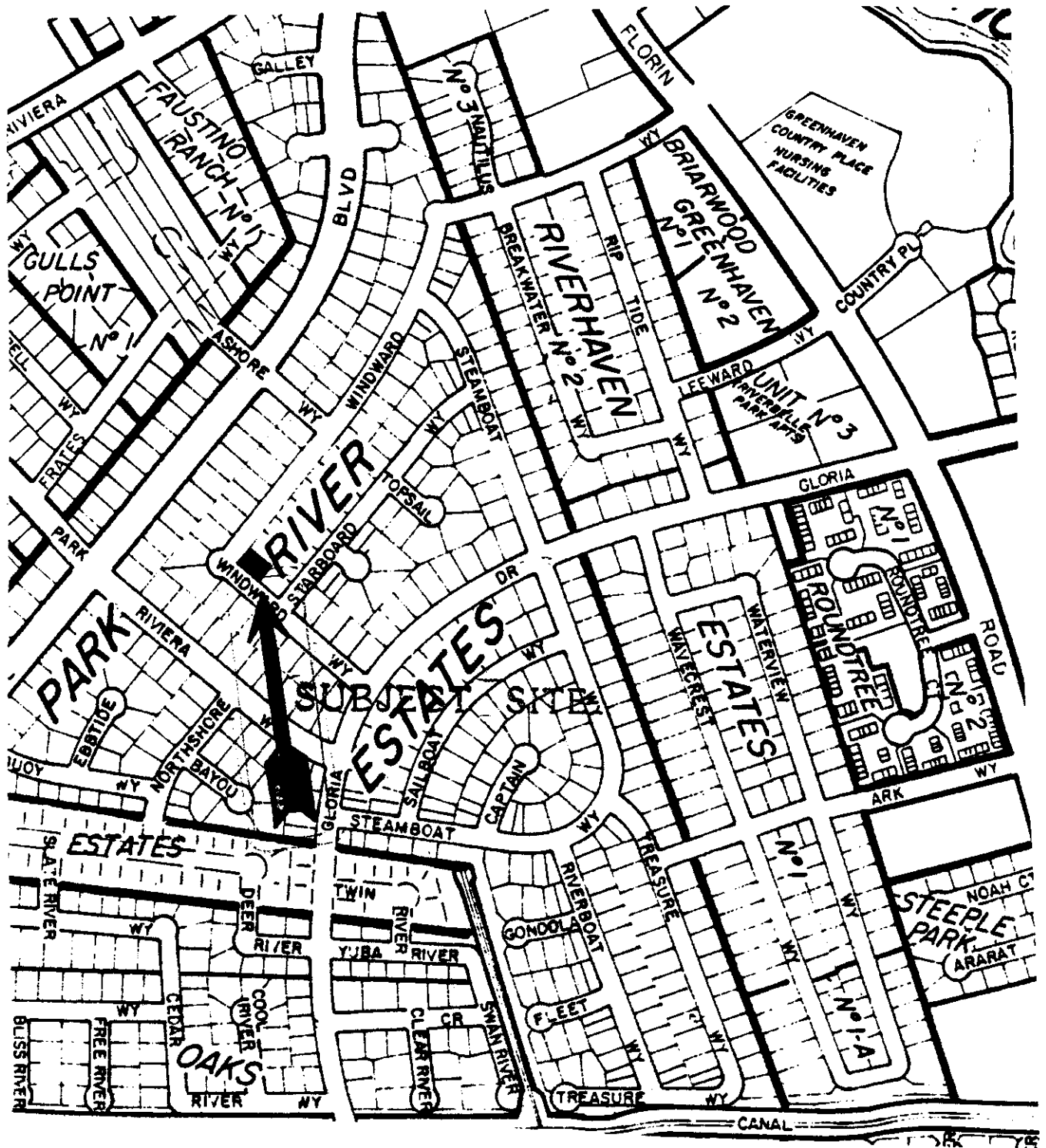
Tentative Map - Conditions

1. Place the following note on the final map: Separate water and sewer service connections must be paid for and installed at the time of obtaining building permits.
2. Pay off existing assessments, or 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. Applicant shall locate existing sewer and water services.
5. Applicant shall pay Pocket Bridge fees.

Findings of Fact - Special Permit

1. The project is based upon sound principles of land use, in that:
 - a. adequate space is available on the site to accommodate the type and density of the proposed project;
 - b. the project is compatible with surrounding land uses which consist of single family and duplex uses.
2. The project will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that the project will provide adequate setbacks, parking and landscaping.
3. The project is consistent with the General Plan and the 1976 South Pocket Community Plan which designate the site for residential use.

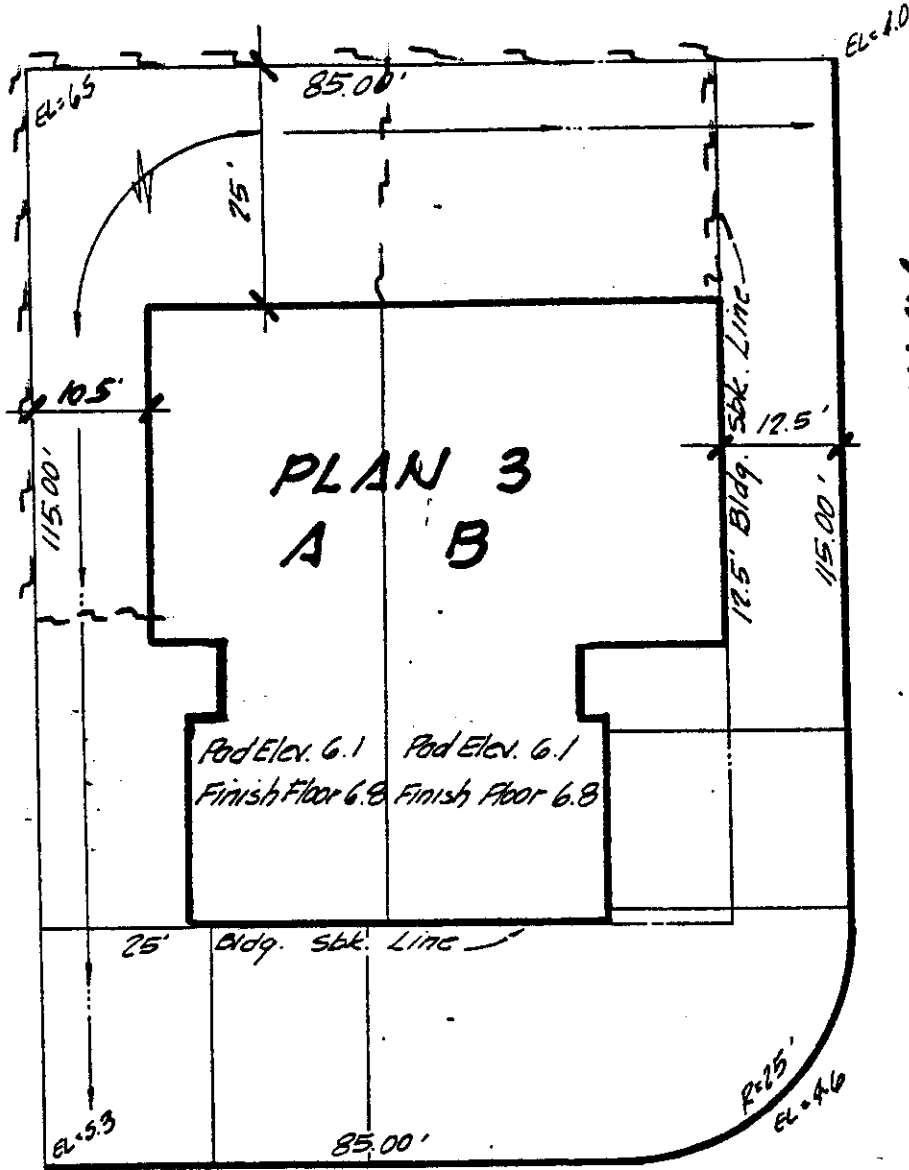


VICINITY MAP

**EXHIBIT A
TENTATIVE MAP**

2 Existing & Proposed

SITE PLAN



402 WINDWARD WAY

418 WINDWARD WAY

P 85137

PARK RIVER EST.

CITY OF SACRAMENTO, CALIF.
SCALE: 1"=20'

402/418

P85-137 ZESS: Windward Way

4-25-85 NO.: 291

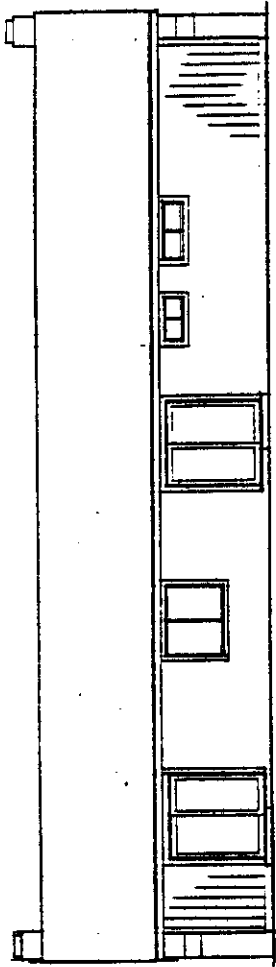
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PREPARED BY: THE SPINK CORPORATION

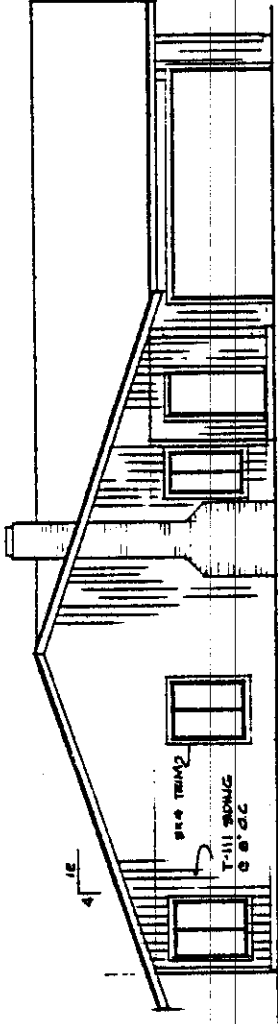


Sheet Item 14

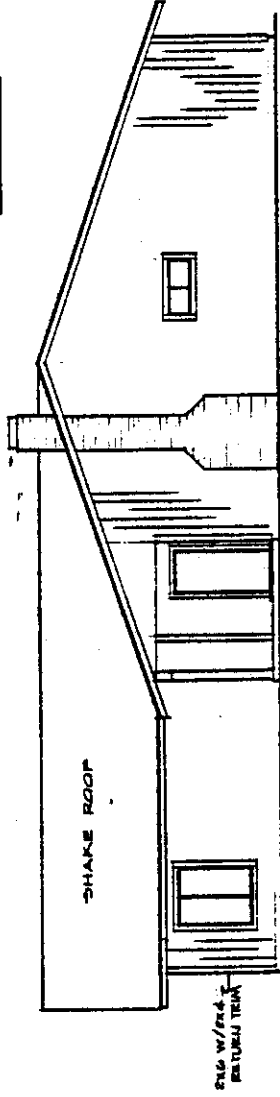
EXHIBIT C
ELEVATIONS



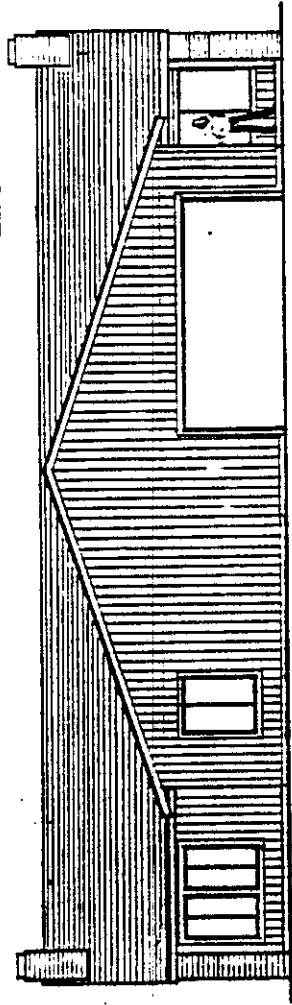
REAR



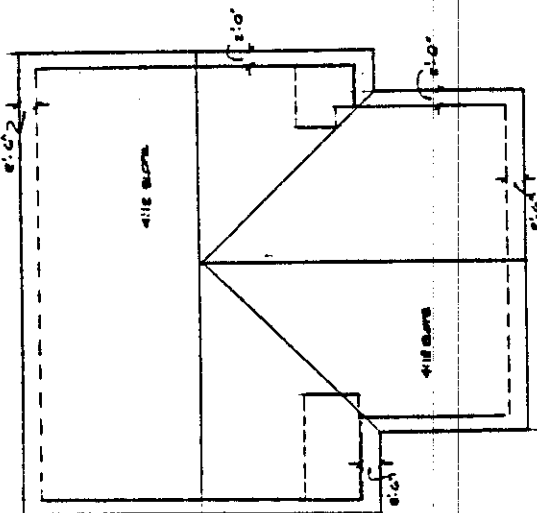
LEFT



RIGHT



FRONT



ROOF PLAN
ROOF TO BE TRUSSED

ELEVATIONS

P 85137

P85-137

4-25-85

Item

**EXHIBIT B
 FLOOR PLANS**

LOT 10
 11111 TWP 41/10
 1-652-9466

a plan c

PLAN B
 11111 TWP 41/10
 1-652-9466

