

# CITY PLANNING COMMISSION

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

APPLICANT Morton & Pitalo Inc - 1767-J Tribute Road, Sacramento, CA 95815  
OWNER Karine Lyon-King/Trustee - 2580 Fair Oaks Boulevard, Sacramento, CA 95825  
PLANS BY Applicant & Vigg'o Mathiesen AIA - 708 Alhambra Boulevard, Sacramento, CA  
FILING DATE 8-15-83 50 DAY CPC ACTION DATE \_\_\_\_\_ REPORT BY RXL:sg  
NEGATIVE DEC 9-19-83 EIR \_\_\_\_\_ ASSESSOR'S PCL. NO. 031-540-49;031-790-02

- APPLICATION:
1. Environmental Determination;
  2. Rezone two corner lots to R-1A (Sec. 13);
  3. Tentative Map to divide two corner lots into four halfplex lots;
  4. Special Permit for halfplex development (Sec. 7-c);
  5. Subdivision Modification to waive water and sewer services.

LOCATION: Lot 49 - 7628 River Ranch Way  
Lot 52 - SW corner of Grand River Drive and South Oak Way

PROPOSAL: The applicant requests the necessary entitlements to develop two corner lots with halfplexes.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1976 South Pocket Specific  
Plan Designation: Low Density Residential  
Existing Zoning of Sites: Lot 49 - R-2A; Lot 52 - R-1  
Existing Land Use of Sites: Vacant

Surrounding Land Use and Zoning:

<u>Lot 49</u>	<u>Lot 52</u>
North: Vacant; R-2-R	Undeveloped park site; R-1
South: Vacant; R-1	Vacant; R-1
East: Vacant; R-2-R	Single family under construction; R-1
West: Single family under construction; R-2-R	Vacant; R-1

Parking Required: 1 space per unit  
Parking Proposed: 2 spaces per unit  
Property Area: 0.23± acre each  
Square Footage of Units: Unit 49A - 1645 sq. ft.  
Unit 49B - 1608 sq. ft.  
Unit 52A - 1668 sq. ft.  
Unit 52B - 1589 sq. ft.  
Street Improvements: Existing  
Utilities: Available to sites  
Exterior Building Colors: Earth tones  
Exterior Building Materials: Stucco/brick veneer/medium shakes

001033

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 7, 1983, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification, subject to the following conditions:

1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels A and B. 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.

STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject site is located in an area that is presently being developed with single family and halfplex dwellings. As proposed, this halfplex development will not alter the density of the area or change the character of the neighborhood since other halfplexes and duplexes are being developed on corner lots. The purpose of the halfplex development is to allow individual ownership of each unit in a duplex structure.
2. The halfplexes have been designed to provide separate street frontage for each unit which is consistent with the Pocket Plan design criteria for duplex development. This criteria was established to ensure that duplex or halfplex units would resemble the single family structures on neighboring lots.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from R-2-R for Lot 49 and from R-1 for Lot 52 to R-1A;
3. Approval of the Tentative Map subject to conditions that follow;
4. Approval of the Special Permit for halfplex development based on the findings of fact that follow;
5. Approval of the Subdivision Modification to waive water and sewer services.

Conditions

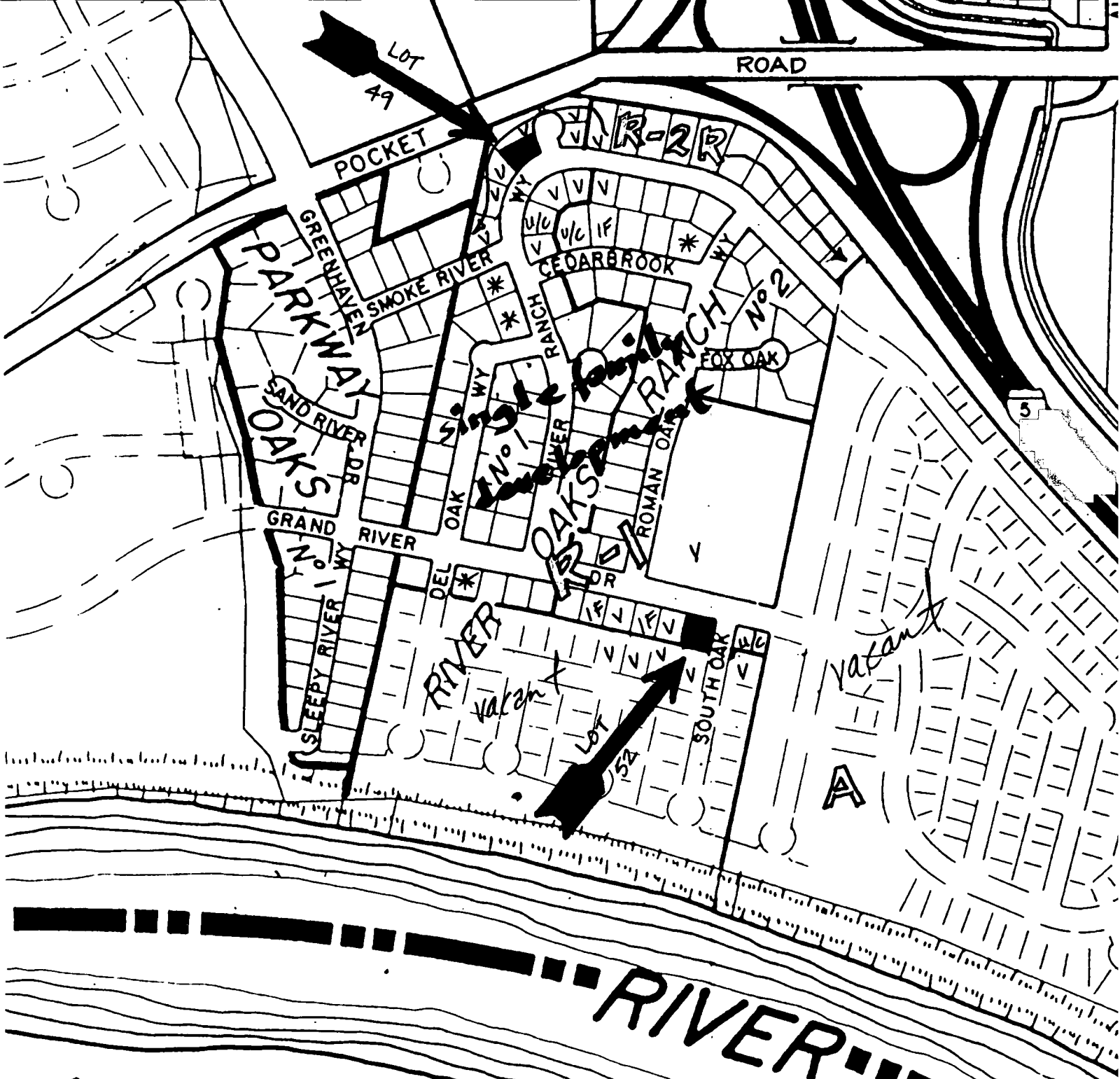
- a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels A and B. These services must be paid for and installed at the time of obtaining building permits;

- 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.

Findings of Fact - Special Permit

- a. The proposed halfplex development is based upon sound principles of land use in that the design and materials of the structure are compatible to the neighboring single family residences and duplexes are allowed on corner lots;
- b. The project, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the halfplex development will not alter the character of the area;
- c. The proposed development is consistent with the General Plan and the 1979 Pocket Area Community Plan which designate the site for Residential and Low Density Residential respectively.

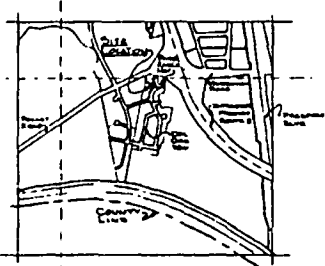
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# LAND USE & ZONING

- LEGEND :
- IF - Single Family
  - \* - Halfplexes
  - u/c - under construction

001038



VICINITY MAP No Scale

ASSESSOR'S PARCEL NO  
031-540-49

LEGAL DESCRIPTION  
LOT N<sup>o</sup> 49, RIVER OAKS RANCH UNIT N<sup>o</sup> 1

OWNER / DEVELOPER  
KARINE LYON-KING / TRUSTEE  
2500 FAIR OAKS BLVD  
SACRAMENTO, CA. 95825

ENGINEER  
MORTON-PITALO  
CIVIL ENGINEERS  
1767 TRIBUTE DR  
SACRAMENTO, CA. 95815 920-2411

PROPOSED USE  
2 SINGLE FAMILY HALF-PLEX UNITS

PRESENT USE  
VACANT

NO OF LOTS  
2 LOTS

LOT SIZE  
PARCEL 'A' - .145 ACRE  
PARCEL 'B' - .115 ACRE

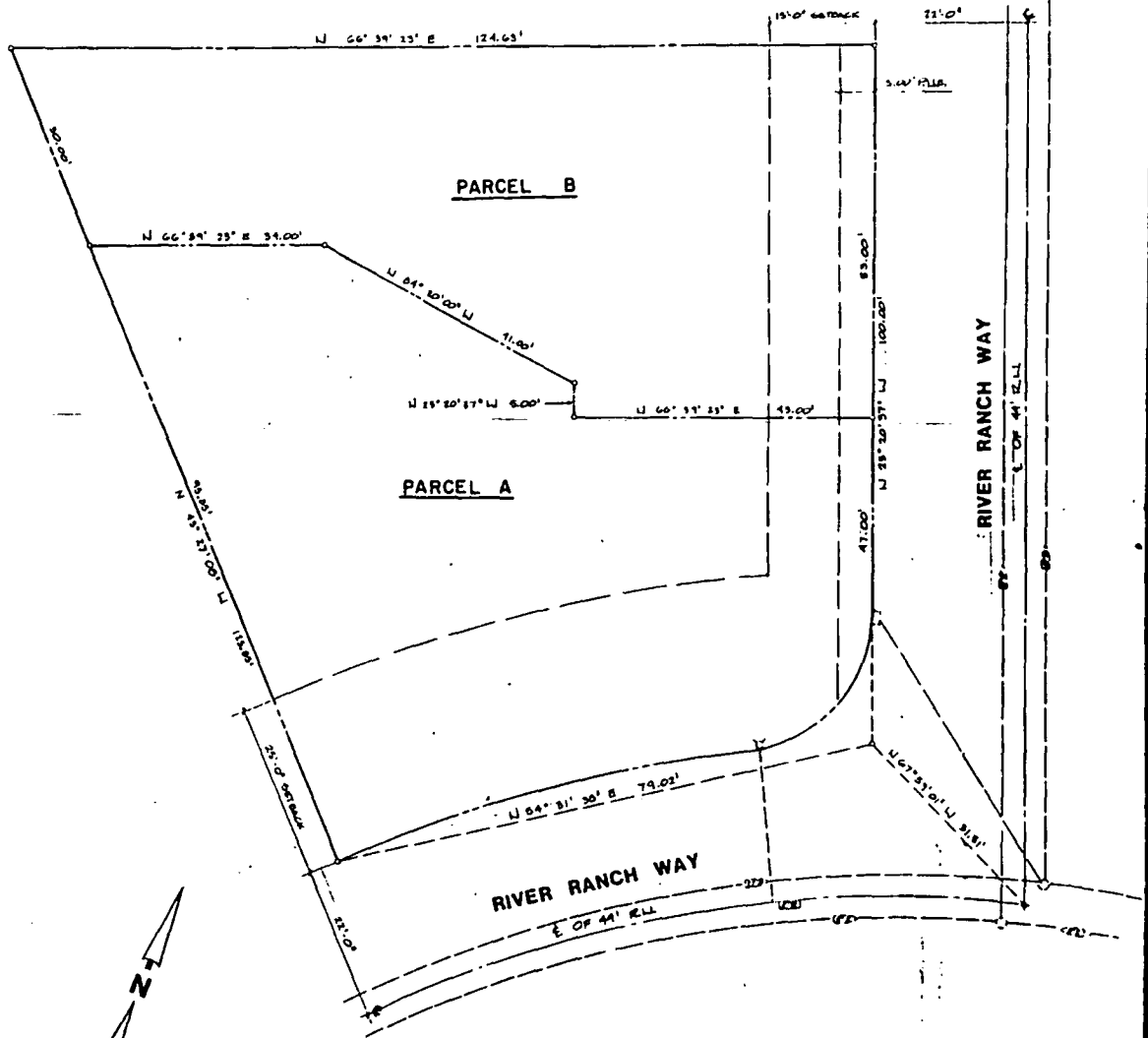
ACREAGE  
.26 ACRE

UTILITIES  
CITY OF SACRAMENTO PACIFIC GAS & ELECTRIC  
CITY OF SACRAMENTO SCHOOL DISTRICT  
CITY OF SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

REGULATIONS  
SACRAMENTO MUNICIPAL  
BUILDING DISTRICT

**mp** MORTON & PITALO, INC.  
CIVIL ENGINEERING  
PLANNING SURVEYING

001039



TENTATIVE SUBDIVISION MAP

OF LOT 49, RIVER OAKS RANCH UNIT N<sup>o</sup> 1, SECTION 11, T7 N., R1 E., M. 64 N.  
CITY OF SACRAMENTO, STATE OF CALIFORNIA JUNE 1983

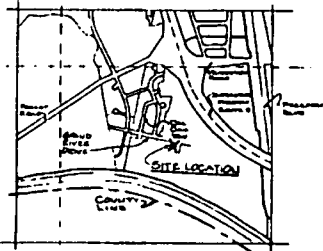
SCALE 0 5 10 15 20 25 30 35


**MP**  
MORTON & PITALO, INC.  
CIVIL ENGINEERS  
1767 TRIBUTE DR  
SACRAMENTO, CA. 95815

**SINGLE FAMILY HALF-PLEX UNITS**  
**LOT 49 RIVER OAKS RANCH UNIT N<sup>o</sup> 1**  
**RIVER RANCH WAY**  
**SACRAMENTO, CALIFORNIA**

FILED	DATE
ASSETTED	7-20-83
BY	

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VICINITY MAP NO SCALE

ASSESSOR'S PARCEL NO  
31-790-02

LEGAL DESCRIPTION  
LOT 52, RIVER OAKS RANCH UNIT NO 2

OWNER / DEVELOPER  
KARINE LYON-KING  
2580 FAIR OAKS BLVD  
SACRAMENTO, CA. 95825

ENGINEER  
MORTON - PITALO  
CIVIL ENGINEERS  
1767 TRIBUTE RD  
SACRAMENTO, CA. 95815 920-2411

PROPOSED USE  
2 SINGLE FAMILY HALF-PLEX UNITS

PRESENT USE  
VACANT

NR OF LOTS  
2 LOTS

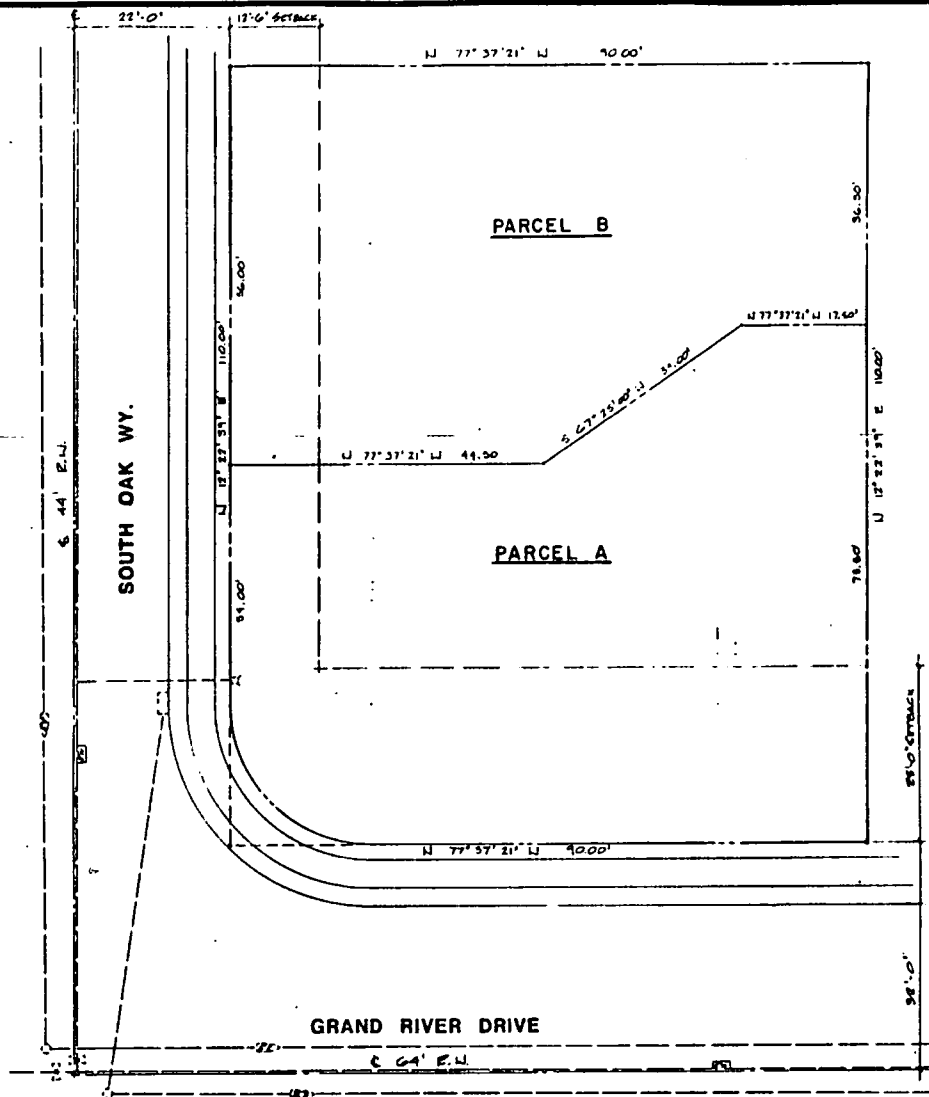
LOT SIZE  
PARCEL "A" .148 ACRE  
PARCEL "B" .102 ACRE

ACREAGE  
.25 ACRE

UTILITIES  
CITY OF SACRAMENTO PACIFIC GAS & ELECTRIC  
CITY OF SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

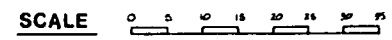
EXEMPTED  
SACRAMENTO MUNICIPAL UTILITY DISTRICT

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**TENTATIVE SUBDIVISION MAP**

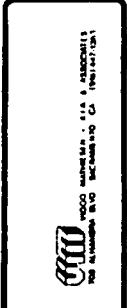
OF LOT 52, RIVER OAKS RANCH UNIT NO 2, PORTION SECTION 11, T.7N., R.4E., M.R.B&M.  
CITY OF SACRAMENTO, STATE OF CALIFORNIA  
JUNE, 1985



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**MORTON & PITALO, INC.**  
CIVIL ENGINEERING  
PLANNING SURVEYING

REVISED	BY



**SINGLE FAMILY HALF-PLEX UNITS**  
**LOT 52 RIVER OAKS RANCH UNIT N°2**  
**GRAND RIVER DR.**  
**SACRAMENTO, CALIFORNIA**

FUG	DATE
7-20-85	
AS NOTED	







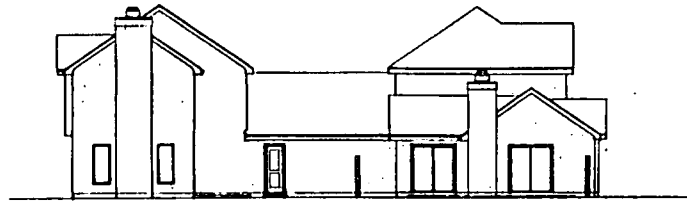
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MEM 11

LOT 49



WEST



NORTH



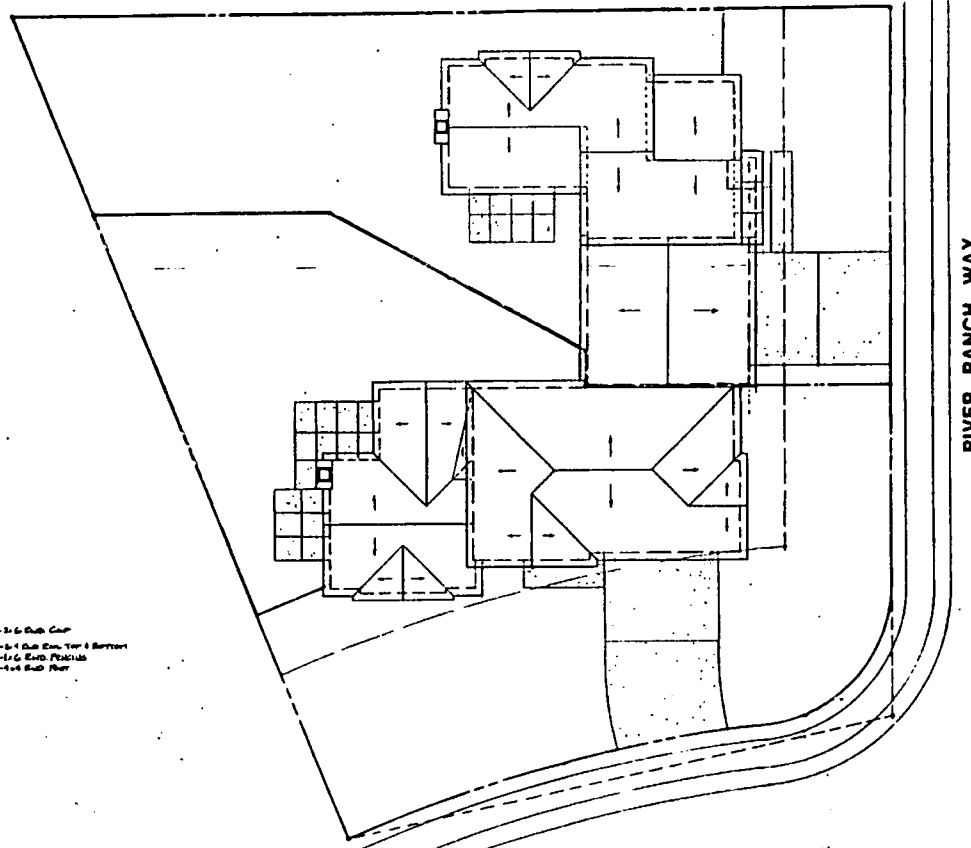
EAST



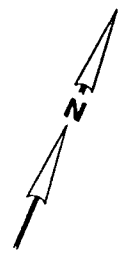
SOUTH

EXTERIOR ELEVATIONS

SCALE : SAME



ROOF PLAN



SCALE 0 5 10 15 20 25 30

REVISIONS	BY

WOOD MASTERBUILT, S.A. & ASSOCIATES  
 1000 UNIVERSITY BLVD. SACRAMENTO, CA 95811-1473

**SINGLE FAMILY HALF-PLEX UNITS**  
**LOT 49 RIVER OAKS RANCH UNIT N° 1**  
 RIVER RANCH WAY  
 SACRAMENTO, CALIFORNIA

DATE	
SCALE	
7-20-83	
AS NOTED	
10-83	

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PGS-267

18 9-24-83

P 83267 ITEM 11

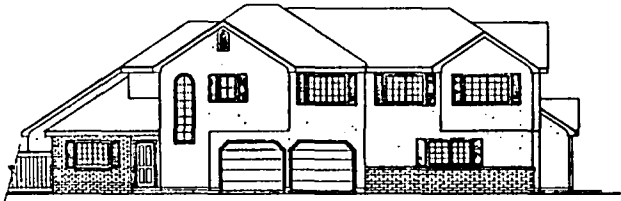
LOT 52



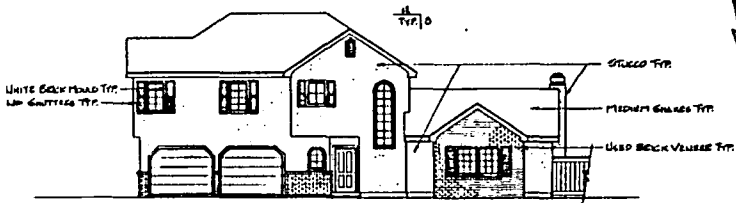
WEST



SOUTH



EAST



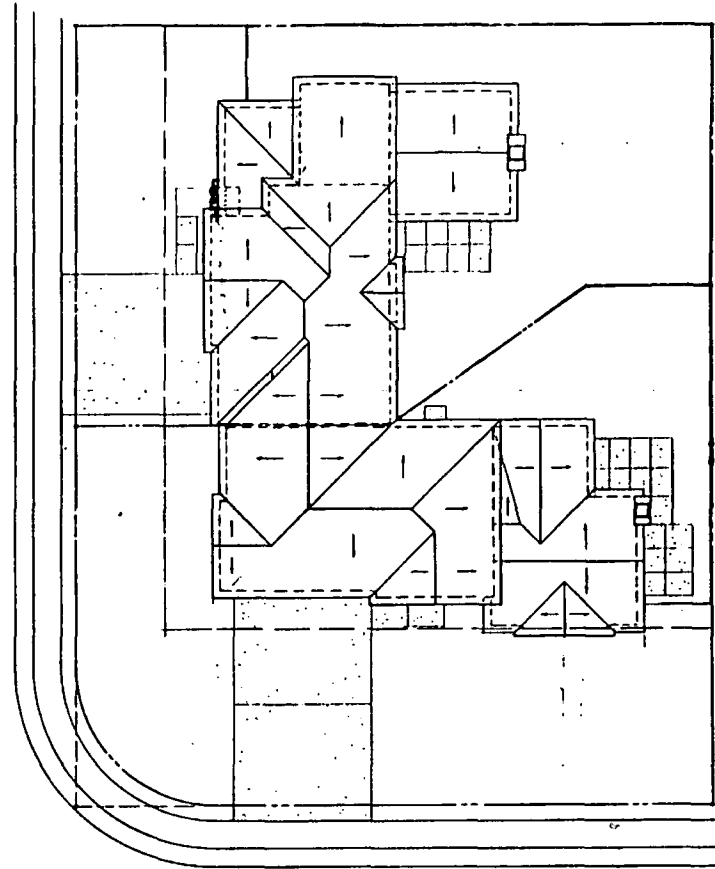
NORTH

EXTERIOR ELEVATIONS

SCALE : SAME



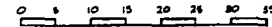
SOUTH OAK WY.



GRAND RIVER DRIVE

ROOF PLAN

SCALE



REVISIONS	BY

WOOD MACHINERY, A. L. & ASSOCIATES  
 1000 UNIVERSITY BLVD., SACRAMENTO, CALIF. 95817 (916) 442-1000

SINGLE FAMILY HALF-PLEX UNITS  
 LOT 52 RIVER OAKS RANCH UNIT N° 2  
 GRAND RIVER DR.  
 SACRAMENTO, CALIFORNIA

DATE	
BY	
CHECKED	
DATE	
SCALE	
AS NOTED	

001044