

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Nick G. & Ethel M. Kockinis, 930-43rd Ave., Apt. 136, Sacramento, CA 95831		
OWNER	Nick G. & Ethel M. Kockinis, 930-43rd Avenue, Apt. 136, Sacto., CA 95831		
PLANS BY	George A. Amaro, 6823 Havenside Drive, Sacramento, CA 95831		
FILING DATE	6/23/83	50 DAY CPC ACTION DATE	REPORT BY: PB:mm
NEGATIVE DEC.	7/18/83	EIR	ASSESSOR'S PCL. NO. 031-490-24

- APPLICATION:
1. Environmental Determination
  2. Rezone .22± vacant acres for Single Family (R-1) zone to Townhouse (R-1A) zone
  3. Tentative Map to divide .22± vacant acres into two halfplex lots.
  4. Special Permit to develop 2 halfplex units.

LOCATION: N.E. Corner Grand River Drive and Greenhaven Drive

PROPOSAL: The applicant is requesting the necessary entitlements to build two halfplex units on a corner lot.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1 Single Family
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Single Family R-1
South:	Halfplex R-1A
East:	Halfplex R-1
West:	Vacant R-1
Parking Required:	2 spaces
Parking Provided:	3 spaces
Ratio Required:	1/du.
Ratio Provided:	1½/du.
Property Dimensions:	113 x 86
Property Area:	9,718 s.f.
Density of Development:	9 du/ac.
Square Footage of lot(s):	Approx 4,850 s.f.ea.
Square Footage of Building(s):	3,249 (A- 1,621 s.f. B- 1,628 s.f.)
Height of Structure:	2 story
Significant Features of Site:	Existing Oak and Walnut trees
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Colors:	White with blue shutters
Exterior Building Materials:	Brick and stucco

001275

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 13, 1983 by a vote of 6 ayes, 3 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the following 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. Pay off any 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;
- c. Provide separate sewer and water services to each lot.

STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject sites are located in an area designated and partially developed with single family and two family residences, generally located at Pocket Road, south along Greenhaven. The present R-1 zoning of the properties would allow a duplex. The requested R-1A zoning to allow two halfplex units would not increase the density of the development. The proposed halfplex units would enable individual ownership of each side. Therefore, staff has no objection to the proposed project.
2. Staff notes that there is a group of trees (oak and walnut) on the east side of the property (Lot B). To insure that these trees are not harmed in any way, staff has conditioned the Tentative Map as well as the Special Permit to prevent any construction activity within the drip line of these trees, including the drip line of the large oak tree located on the adjacent property to the east.
3. Shake roofing and varied exterior materials are shown on the elevations. In order to assure compatibility with the neighborhood, these exterior elements should be used on the structures.
4. The Planning and Community Services Departments have determined that .0224 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from Single Family R-1 to Townhouse R-1A zone;
3. Approval of the Tentative Map subject to conditions;
4. Approval of the Special Permit subject to conditions and based on findings of fact.

Conditions - 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 noted:

- a. Pay off any 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;
- c. Provide separate sewer and water services to each lot.
- d. No construction activity of any type shall occur within the drip line area of the trees located adjacent to the eastern property line. Construction activity shall be defined as grading, trenching, stacking of materials, or the building of any type of structures other than fences. A note shall be placed on the final map in reference to this.

Condition - Special Permit

- a. Shake roofing and varied exterior materials shall be used as shown on the submitted elevations.
- b. No construction activity of any type shall occur within the drip line area of the trees located adjacent to the eastern property line. Construction activity shall be defined as grading, trenching, stacking of materials, or the building of any type of structures other than fences.

Findings of Fact - Special Permit

- a. The proposed halfplex development is based on sound principles of land use in that one structure exists and there are similar halfplex and duplex units in the neighborhood, and the design is compatible with other units in the area;
- b. The proposed project will not be detrimental to public health, safety or welfare and will not result in the creation of a nuisance as conditioned in that the use is compatible with existing residential uses;
- c. The proposed development is compatible with the 1974 General Plan and the 1976 South Pocket Specific Plan which designate the properties for residential and low density multiple family, respectively.

001277



E-553  
PKT-19  
67-14d

TENTATIVE MAP  
LOT 38 OF

# PARKWAY OAKS UNIT NO. 1

PORTION OF SECTION II, T.7 N., R.4 E., M.D.B.&M.  
CITY OF SACRAMENTO, CALIFORNIA

JUNE 1983

SCALE: 1" = 100'

THE SPINK CORPORATION

### NOTES:

All distances along curved lines are chord measurement.

Radii shown are centerline radii unless otherwise noted.

All street corners have a twenty foot radius curve at the property lines unless otherwise noted.

Distances along street frontages or corner lots are to the intersection of property lines produced unless otherwise noted.

A soils report for this subdivision was prepared by Geomechanics Inc. on September, 1977. A copy of this report is available for public inspection at the office of the City of Sacramento Building Inspector.

### RECORD OWNER & SUBDIVIDER:

NICHOLSON ATTORNEYS  
250 25TH AVE. SUITE 400  
SACRAMENTO, CALIF. 95811

### PRESENT USE & ZONE:

VACANT R-1 SINGLE FAMILY ZONE

### PROPOSED USE & ZONE:

R HALF-PLY LOTS/UNITS R-1A TOWNHOUSE ZONE

### ACREAGE:

1.9802 ± sq. ft. / 0.0451 ac.

### WATER SUPPLY:

PUBLIC UTILITIES (CITY OF SACRTO)

### SEWAGE DISPOSAL:

PUBLIC SEWERS (CITY OF SACRTO)

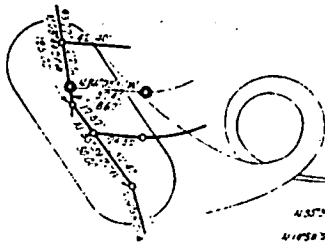
### ASSESSOR'S PARCEL NO.:

034-490-14

### SCHOOL DIST.:

CITY UNIFIED SCHOOL DIST.

# SUBJECT SITE



PRELIMINARY

LEVEL EASEMENT GRANTED TO  
SACRAMENTO AND SAN JOAQUIN  
DISTRICT 2630 OR 98

EQUID. 1/2" DIA. PIPE  
MEASUREMENT IN CONCRETE

NORTH BANK OF SACRAMENTO RIVER

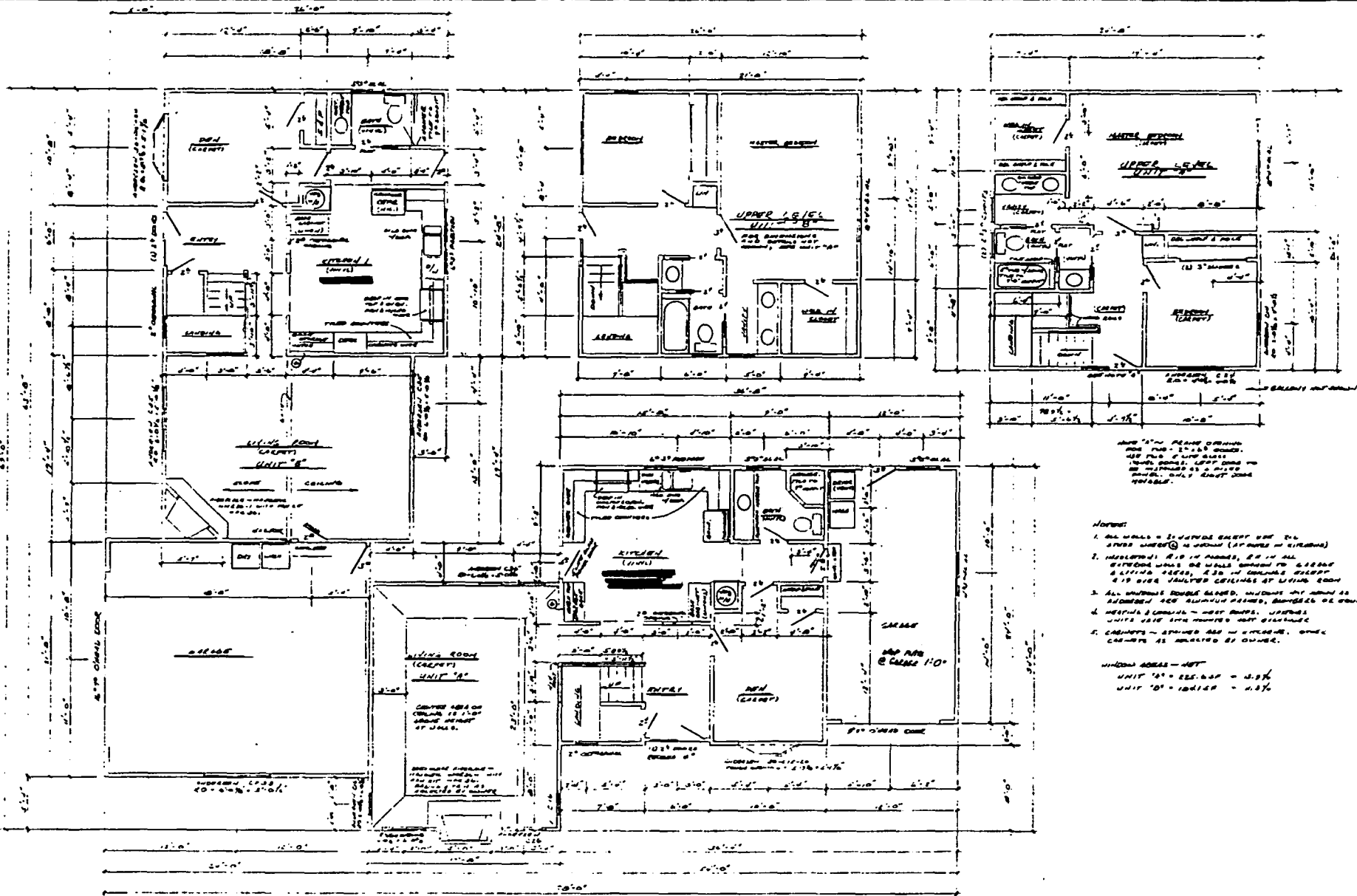
SHEET 2 OF 2 SHEETS

001280

83-207

28 JULY 1983

No. 17



- NOTES:
1. ALL WALLS - 1/2" GYPSUM EXCEPT OVER THE STAIR WELLS (1) IS JOINTS (4" SQUARE IN CIRCLES)
  2. FLOORS: (1) 1/2" IN PLACES, 3/4" IN ALL OTHERS. WALLS OR WALLS ABOVE OR BELOW SLABING AREAS, 2" IN CONCRETE EXCEPT 4" OVER JUNCTIONS AT LIVING ROOM
  3. ALL WALLS DOUBLE GLAZED, INCLUDING THE WINDOW AS SPECIFIED. 1/2" ALUMINUM FRAMES, BRASS OR BRASS
  4. METALS & COATINGS - BEST QUALITY. UNITS 8 & 10 ARE FINISHED WITH GYPSUM
  5. CARPETS - SPRING 800 IN LIVING, OTHER CARPETS AS SPECIFIED BY OWNER.
- WINDOW AREA - NET  
 UNIT 8 - 125.6 SF = 4.5%  
 UNIT 9 - 125.6 SF = 4.5%

DESIGNER: [Signature] DATE: [Date] PROJECT: [Project Name]		ARCHITECT: [Name] ADDRESS: [Address]	SCALE: [Scale]
--	--	---	----------------





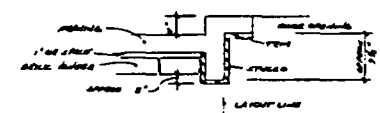
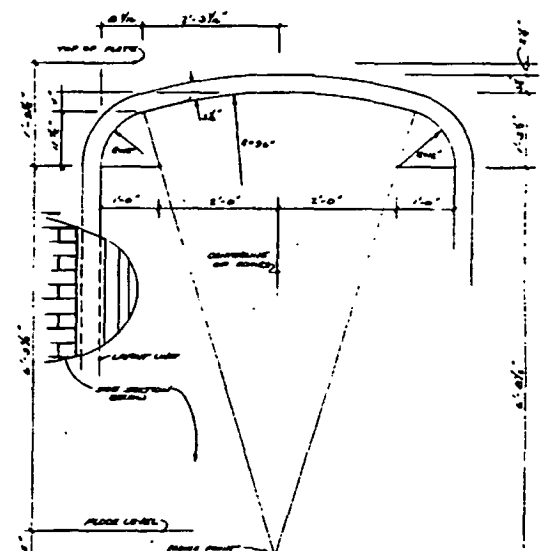
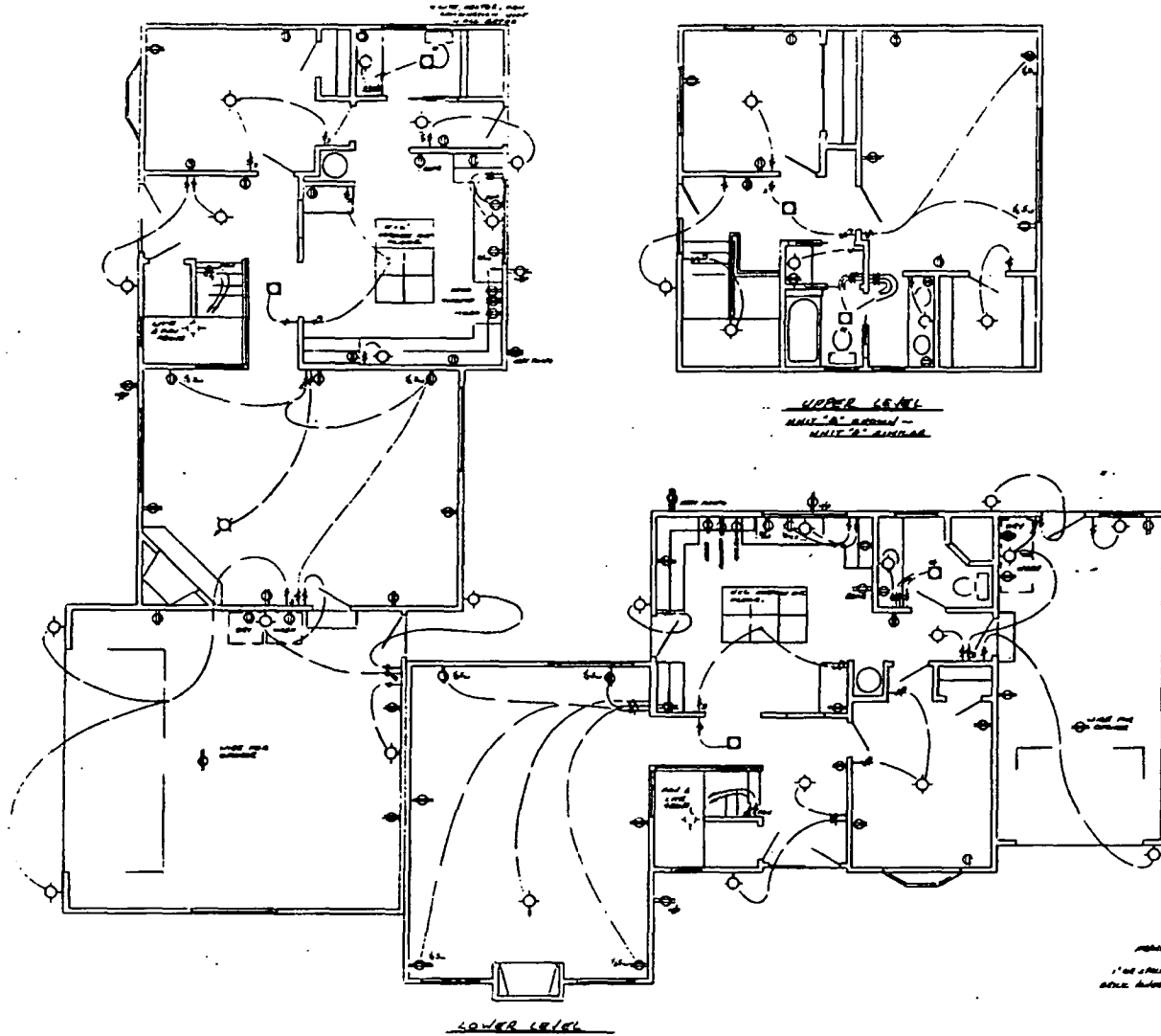


02-107

28 JULY 1983

No. 17

001284

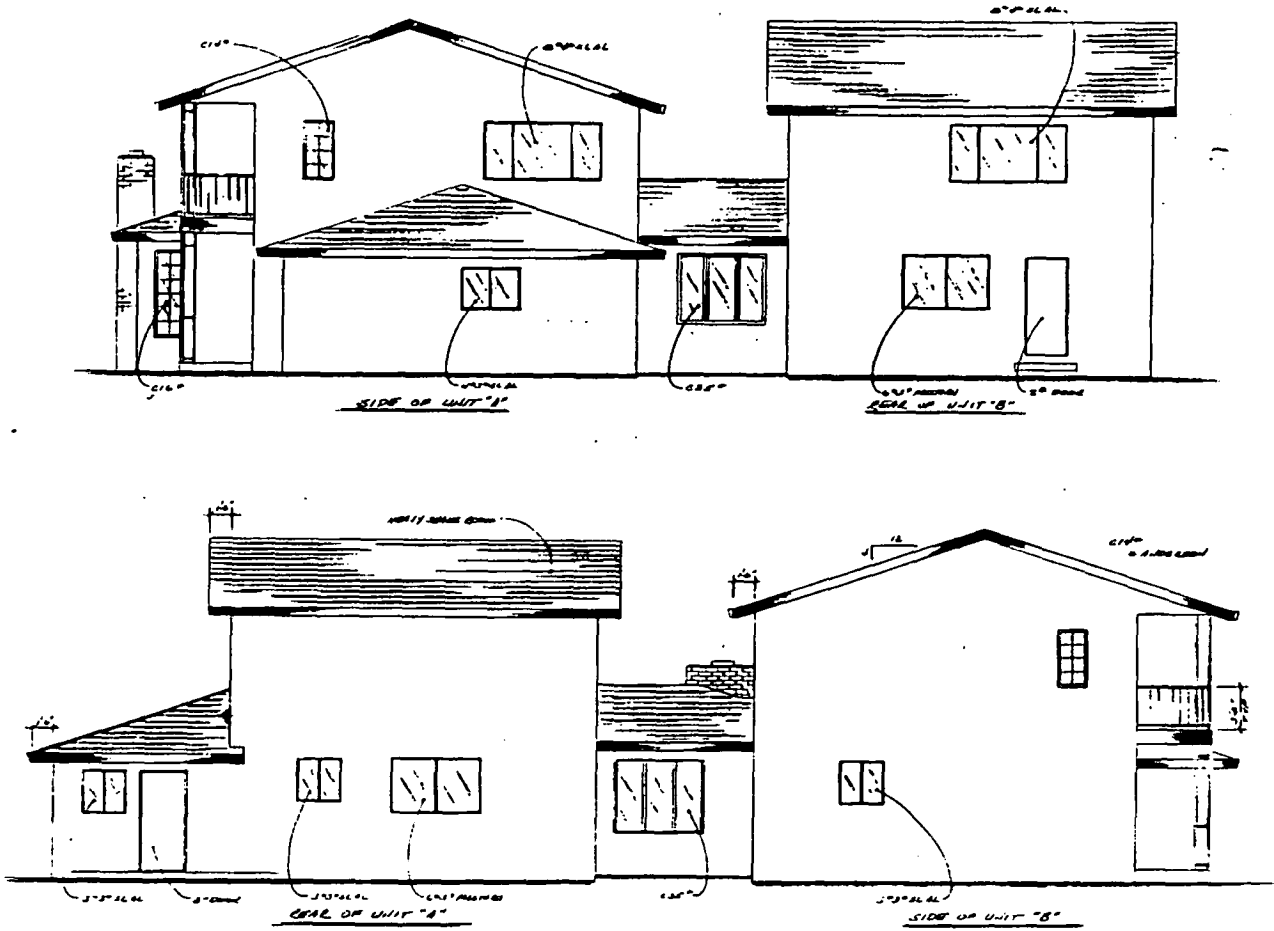


CUSTOM ARCHITECTURE & DESIGN, INC. GEORGE A. ANARD 6022 HANCOCK DRIVE SACRAMENTO, CA 95831 (916) 372-3088		CUSTOM ARCHITECTURE & DESIGN, INC. GEORGE A. ANARD	<u>ELECTRICAL PLAN</u>	DRAWING NO.: 014413-0083 SCALE: 1/2" = 1'-0" SHEET NO.: UNIT 10' ENTRY 5 of 7
---	--	---	------------------------	---

83-207

ZB JULY 1983

No. 17



001285

JOHN RAINY & BEARD 811  
 GEORGE I. BEARD  
 1415 JEFFERSON DRIVE  
 SACRAMENTO, CA 95804  
 JW 380-3433

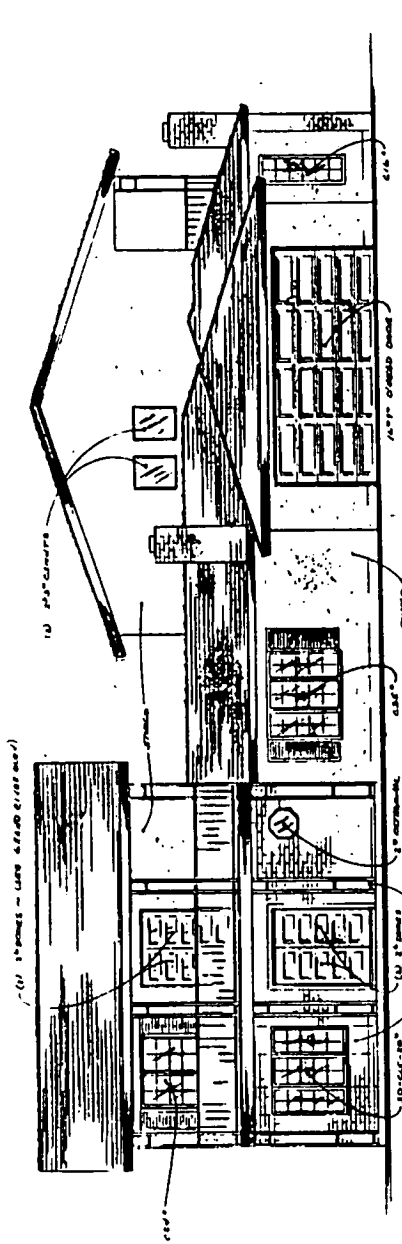


DAVID ANTONIO RICE  
 Heales Hill Locks, Inc.

SIDE & REAR  
 ELEVATIONS

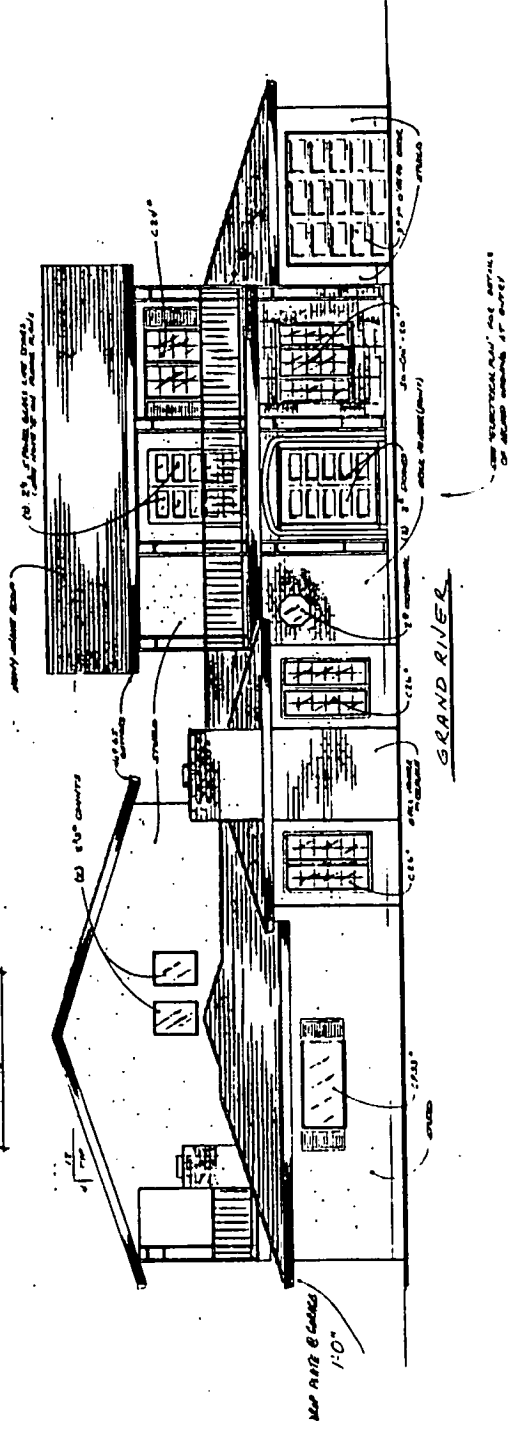
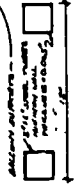
PROJECT: Darius - 0285	SCALE: 1/4" = 1'-0"
DATE: JULY 1983	SHEET: 2 of 7

001286



10 2 1/2\"/>

GREENHAGEN



GRAND RIVER

10 2 1/2\"/>

<p>WITH BATHING &amp; SHOWER, ETC.          GRAND RIVER, ALASKA          1948-1950          (P.O. BOX 100)</p>		<p>CUSTOMER: GRAND RIVER POST          AGENTS: ICE AGENTS</p>	<p>PROFIT          SPECIFICATIONS</p>	<p>SCALE: 1/4\"/&gt; </p>
--	--	---	---	---------------------------