

# CITY PLANNING COMMISSION

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

APPLICANT Owen Yuen - 1748 4th Avenue, Sacramento, CA 95818  
OWNER Tony & Mindey Wong - 1071 Piedmont Drive, Sacramento, CA 95822  
PLANS BY Owen Yuen - 1748 4th Avenue, Sacramento, CA 95818  
FILING DATE 3-10-89 ENVIR. DET. Negative Declaration REPORT BY CL:sg  
ASSESSOR'S PCL. NO. 031-0540-001

- APPLICATION:**
- A. Negative Declaration
  - B. Tentative Map to divide one lot into two lots
  - C. Special Permit to develop a detached half-plex unit on 0.42+ vacant acres in the Single Family Alternative (R-1A) zone

**LOCATION:** 7614 River Ranch Way

**PROPOSAL:** The applicant is requesting the necessary entitlements to divide one lot into two lots for the development of detached half-plex units.

**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential (4-8 du/na)  
Pocket Community  
Plan Designation: Residential (4-8 du/na)  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Vacant

**Surrounding Land Use and Zoning:**

	Setbacks:	Required	Provided
North: Pocket Road & multi-family residential; R-1A	Front:	25'	25'
South: Single family residential; R-1	Side(Int):	5'	5'
East: Single family residential; R-1A	Side(St):	12.5'	12.5'
West: Vacant & single family residential; R-1A & R-2-R	Rear:	15'	15'

Parking Required: 2 spaces  
Parking Provided: 4 spaces (2 two-car garages)  
Property Dimensions: Irregular  
Property Area: 0.42+ acres  
Density of Development: 4.8 d.u. per acre  
Square Footage of Building: 1,980 per unit  
Height of Building: 16'  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Stucco  
Roof Material: Tile

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On April 12, 1989, by a vote of 7 ayes and 0 noes, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions.

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.42+ vacant acres in the Single Family Alternative (R-1A) zone. The General Plan designates the site Low Density Residential (4-8 du/na). The Pocket Community Plan designates the site Residential (4-8 du/na). The surrounding land use and zoning is Pocket Road and Multi-family Residential, zoned R-1A, to the north; Single Family Residential, zoned R-1, to the south; Single Family Residential, zoned R-1A, to the east; and vacant and Single Family Residential, zoned R-1A and R-2-R, to the west.

B. Applicant's Proposal

The applicant is requesting a tentative map to split one corner lot into two lots in order to develop two detached half-plex units. The applicant is also requesting a special permit to develop the half-plex units as required in the R-1A zone.

C. Building Design

The proposed half-plex units contain 1,980 square feet each and are single story. The units are detached except for a 7 foot 6 inch stucco wall connecting them. This wall allows access to a court yard for each unit. The required setbacks have been met and driveways of at least 20 feet have been provided off of each street frontage. The units are earthtone stucco with a tile roof. A two-car garage is provided for each unit. The design of the structures is compatible with surrounding dwellings.

D. Tentative Map

The tentative map proposes to divide the lot such that each unit has adequate yard area. No additional unit shall be allowed on the new corner lot created by the parcel split.

**ENVIRONMENTAL DETERMINATION:** The Environmental Coordinator has determined that the project will not have a significant effect on the environment and has filed a negative declaration.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Tentative Map subject to conditions which follow; and

- C. Approve the Special Permit subject to conditions and based upon findings of fact which follow.

Conditions - Tentative Map

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. 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;
3. Provide separate water and sewer services for each lot at time of building permit;
4. Pay any unpaid parkland dedication and Pocket Bridge fees; and
5. Place flood hazard warning note on final map. Note will be prepared by Public Works Department.
6. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest

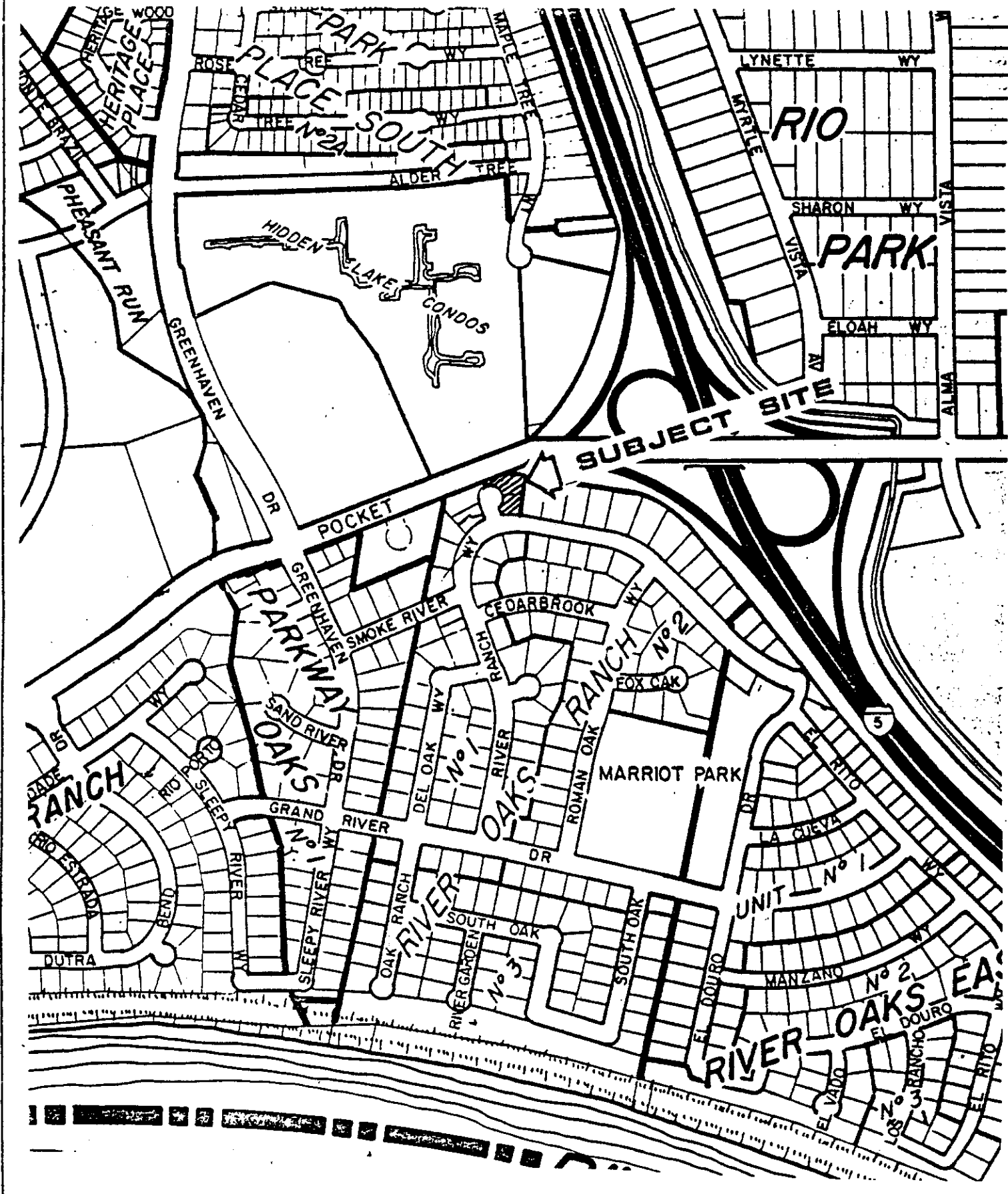
in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

Condition - Special Permit

The project shall be constructed per the submitted plans.

Findings of Fact - Special Permit

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



**VICINITY MAP**

condos

745.00'

R. 682.41'

178.45'

POCKET RD.

300' RADIUS OUTLINE

SUBJECT SITE

(R-2R)

7

Vacant

1630'

IF

8

(R-1A)

9

IF

10

(R-2R)

11

IF

12

(R-1A)

SMOKE

RIVER RANCH WY

15

IF

14

13

(R-1)

16

IF

24

17

IF

23

18

22

19

21

3

IF

(R-1A)

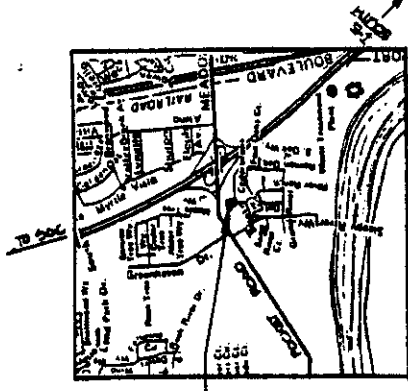
4

IF

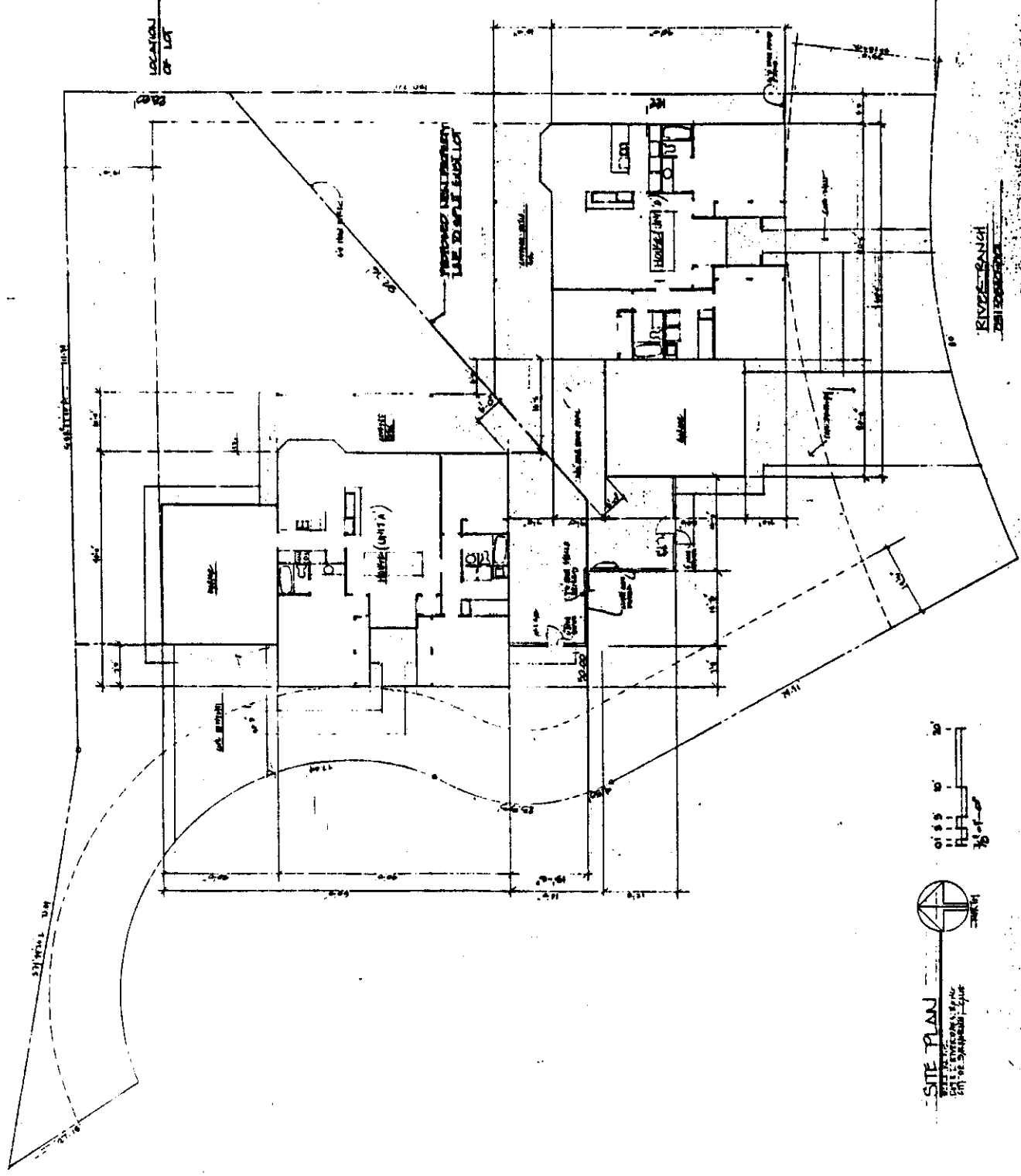
5

CEDARBROOK

# LAND USE & ZONING MAP



VICINITY MAP

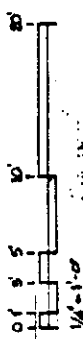
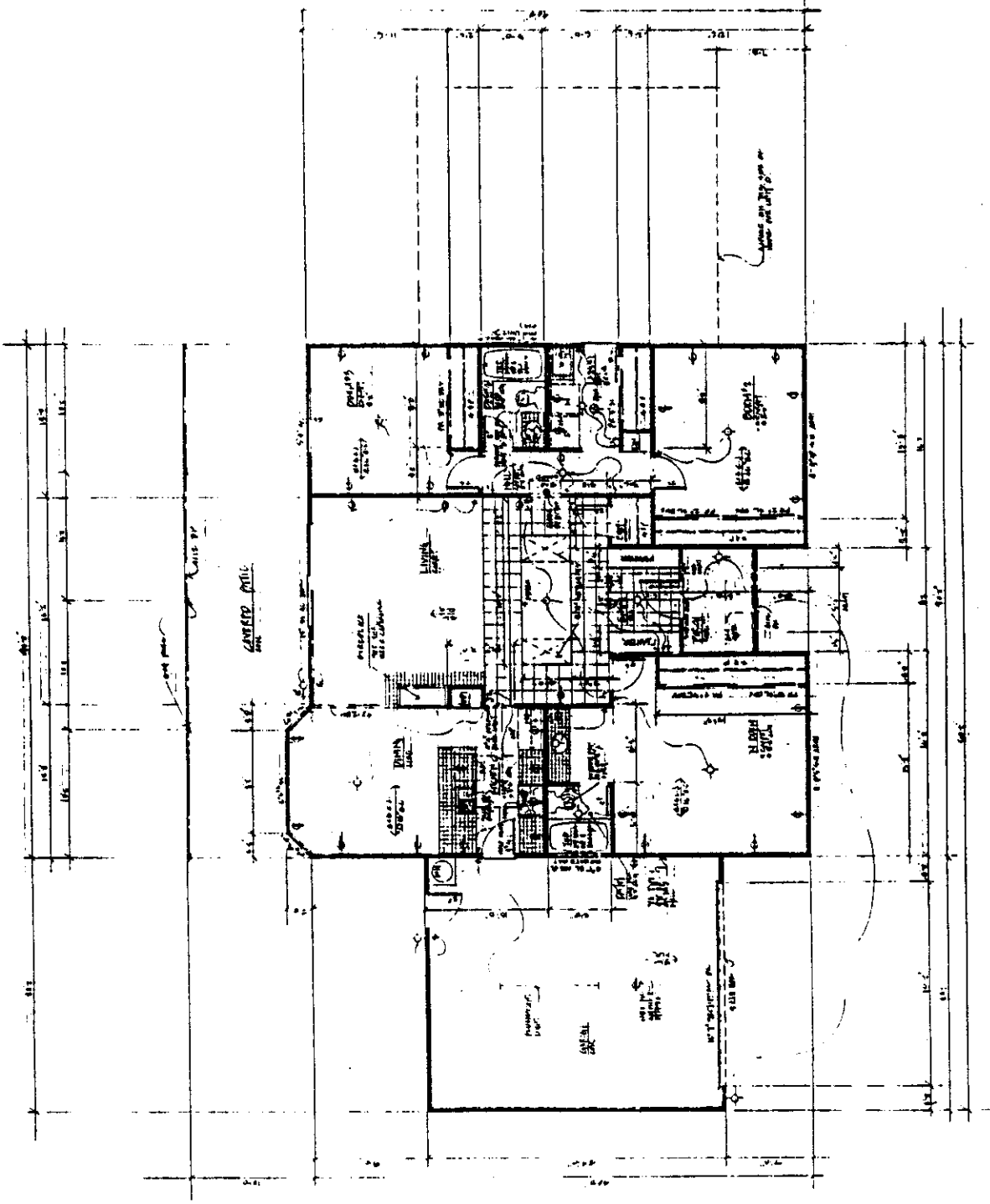


SITE PLAN  
 PREPARED BY  
 JAMES H. SWANSON, INC.  
 101 W. SHERIDAN AVENUE  
 DENVER, COLORADO 80202

P89-135

4-27-89

Item # 20



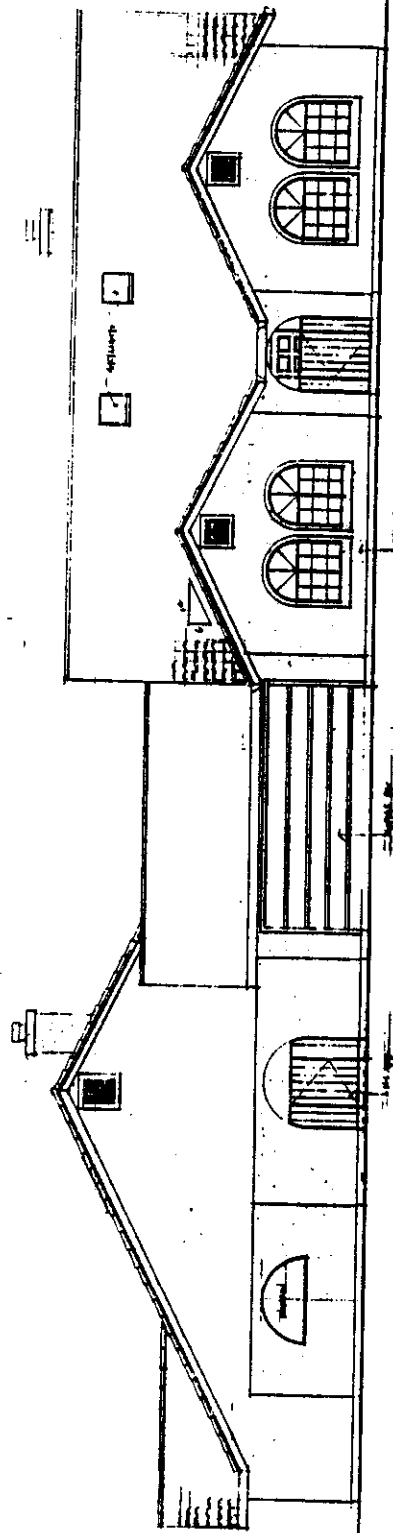
1510 SCALE

UNIT 'D' - REVERSED PLAN

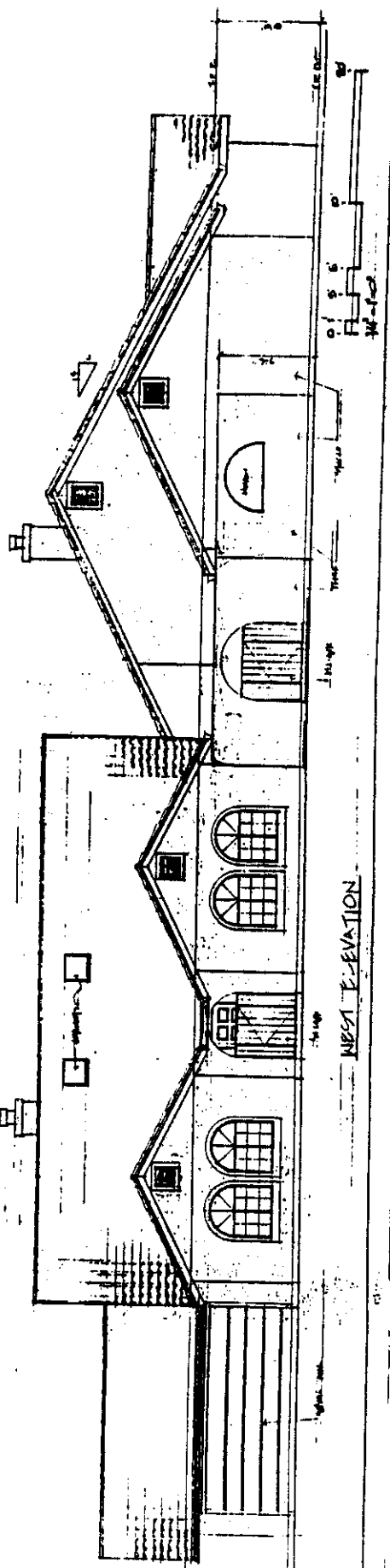
FLOOR PLAN - UNIT 'A'

NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. FINISHES TO BE AS SHOWN ON THE FINISH SCHEDULE.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT UNITS AT ALL TIMES.  
 5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT UNITS.  
 7. THE CONTRACTOR SHALL MAINTAIN THE BUILDING IN A SAFE AND SOUND CONDITION.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT UNITS.  
 9. THE CONTRACTOR SHALL MAINTAIN THE BUILDING IN A SAFE AND SOUND CONDITION.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT UNITS.





SOUTH ELEVATION

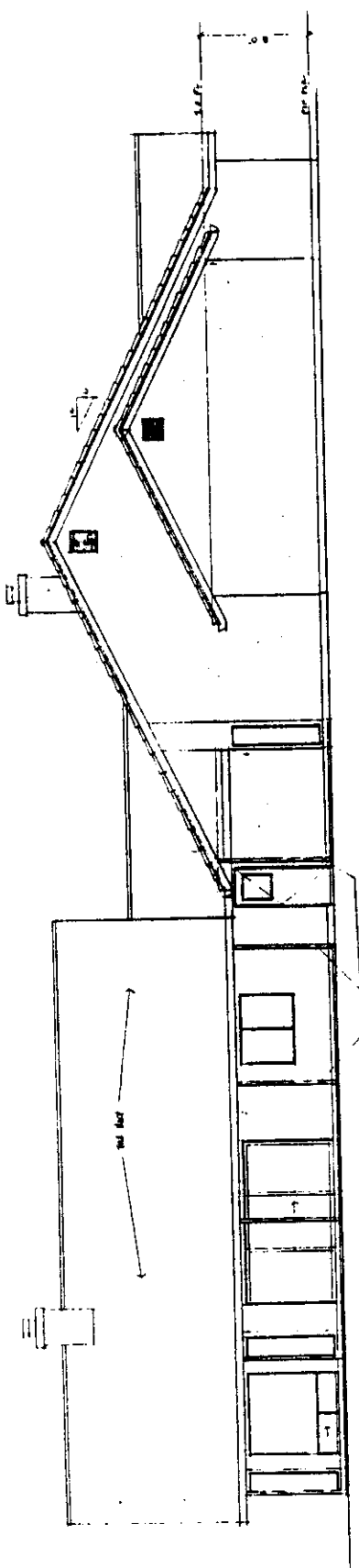


WEST ELEVATION

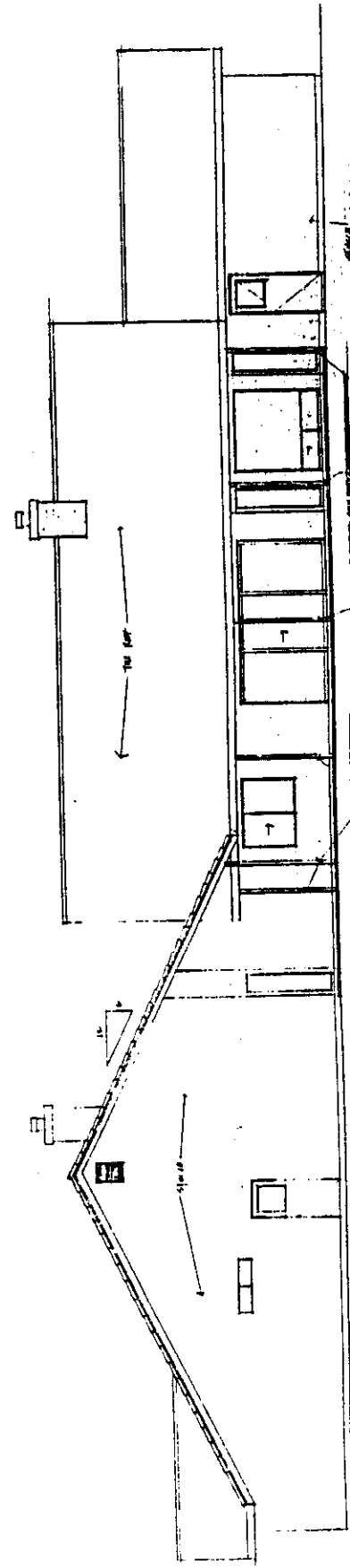
P89-135

4-27-89

Item # 20



NORTH ELEVATION



EAST ELEVATION