

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corp., P.O. Box 2511, Sacramento, CA 95811		
OWNER	Beverly Butler & Edwin McDonald		
PLANS BY	Spink Corp., P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	7/20/84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	8/13/84	EIR	ASSESSOR'S PCL. NO. 031-700-01,08,16; 031-710-

16,23,28,29,30

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone 1.8+ acres from Single Family (R-1) to Townhouse (R-1A) (Sec. 13)
 - C. Tentative Map (P84-282) (City Ord. Chapter 40)
 - D. Special Permit for halfplex development (Sec. 2-B-3a)

LOCATION: Various corner lots in Parkway Oaks Unit 4

PROPOSAL: The applicant is requesting the necessary entitlements to develop 16 halfplex units on eight existing corner lots.

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:	Vacant, and under construction
Proposed Zoning:	R-1A

Surrounding Land Use and Zoning:

North:	Developing Residential; R-1
South:	Developing Residential; R-1
East:	Developing Residential; R-1
West:	Developing Residential; R-1

Parking Required:	16 spaces
Parking Provided:	32 spaces
Parking Ratio:	2 spaces/unit
Property Dimensions:	Irregular
Property Area:	1.8+ acres
Square Footage of Building:	985 - 1,482 per unit
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Plywood and shakes
Height of Structures:	18 feet; one-story

SUBDIVISION REVIEW COMMITTEE: On August 8, 1984, by a vote of 6 ayes, 3 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map, subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject sites consist of eight corner lots located in Parkway Oaks Unit 4. The sites are currently zoned R-1 and are vacant or under construction. The General Plan and the South Pocket Community Plan designate the site residential and low density residential respectively.
- B. Under the current R-1 zone, the applicant can develop duplexes by right. The requested tentative map and rezone do not represent an increase in density. Approval of these entitlements merely provide for individual ownership of each unit.
- C. The applicant's plans consist of five floor plans and elevations. Typically, they are two bedroom/two bath or three bedroom/two bath, ranging from 985 to 1,482 square feet in size per unit. Each unit has a two-car garage. Each garage is located on a separate frontage. Building materials consist of wood siding with brick or stone trim and wooden shake roofs. Staff finds the variety of floor plans, elevations and building materials sufficient to prevent repetition on corner lots. In addition, locating garages on individual frontages helps achieve compatibility with surrounding standard single family construction. Staff therefore supports the special permit request. The applicant should obtain individual site plan approval from the Planning Department staff prior to issuance of building permits.
- D. The Planning and Community Services Departments have determined that .141 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the dedication. The applicant shall submit an appraisal of the property to be subdivided.

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

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

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

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:

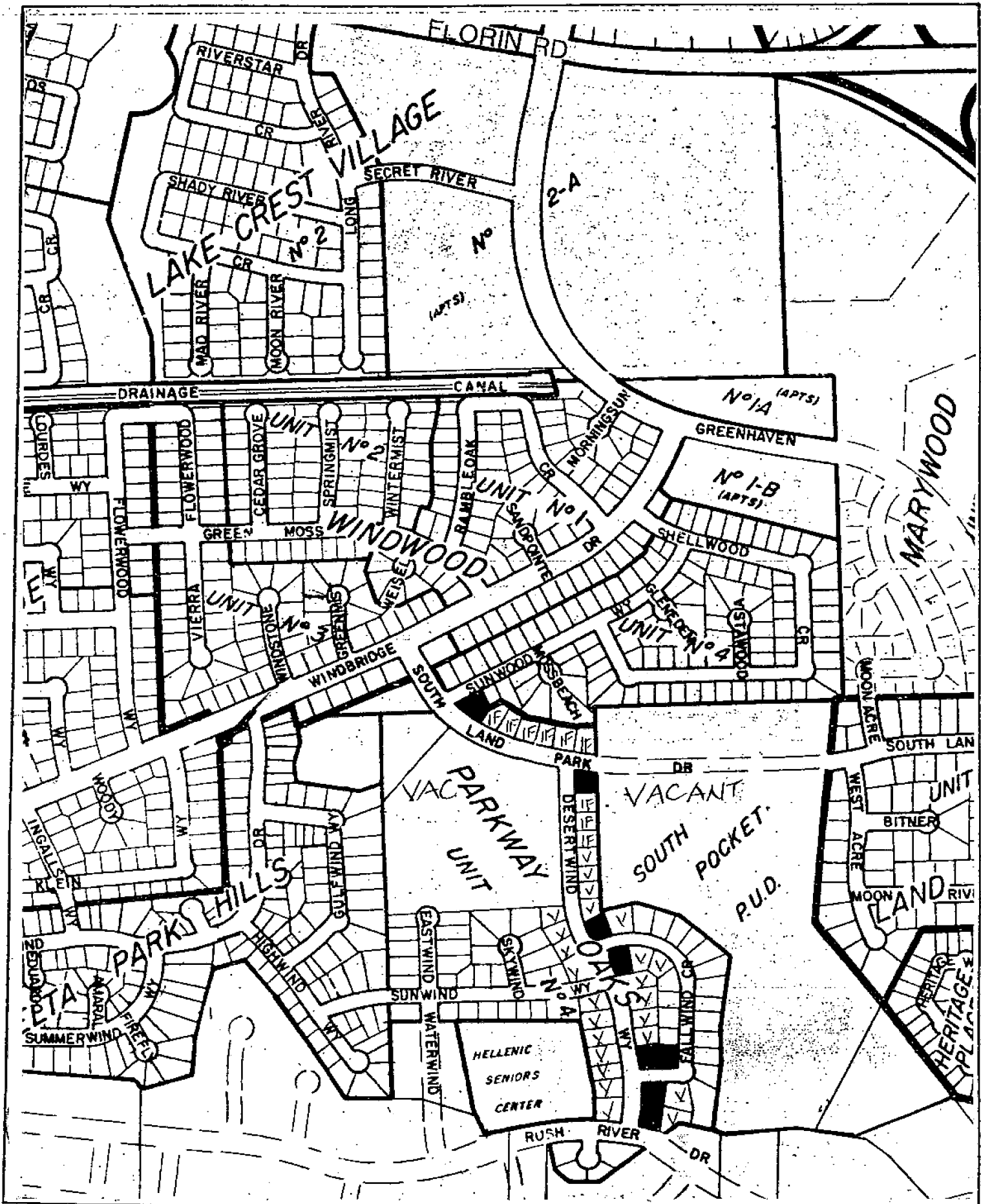
1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
3. Provide separate sewer and water services to each lot and hook up.

Condition - Special Permit

The applicant shall submit individual site plans to the Planning staff for review and approval prior to issuance of building permits.

Findings of Fact - Special Permit

1. As proposed, the project is based upon sound principles of land use, in that:
 - a. it does not represent an increase in density over allowed R-1 uses;
 - b. it will allow individual unit ownership.
2. The project will not be detrimental to public health, safety or welfare or result in the creation of a nuisance, in that:
 - a. the use is compatible with residential uses in the area;
 - b. the construction will be similar in appearance to standard single family construction in the area.
3. The project is consistent with the South Pocket Community Plan and the General Plan which designate the site for residential purposes.

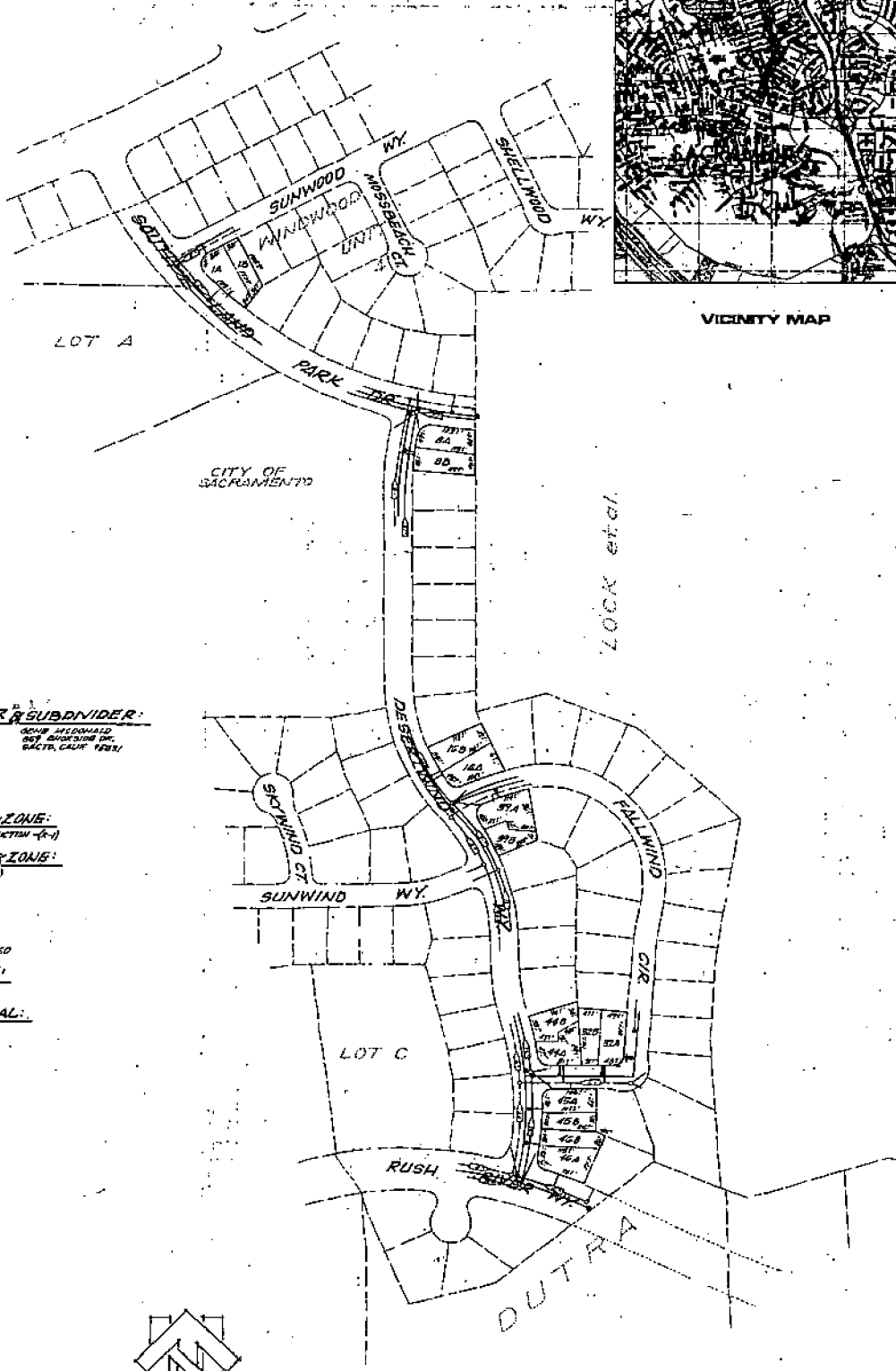


VICINITY - LAND USE - ZONING

TENTATIVE MAP



VICINITY MAP



RECORD OWNER & SUBDIVIDER:

SEVERLY BUTLER
5400 JAYAVIND DR.
SACRA, CALIF 95811

JOHN McDONALD
967 BUCKING DR.
SACRA, CALIF 95811

ENGINEER:

THE STRAIN CORP
715 30TH ST
SACRA, CALIF 95811

PRESENT USE & ZONE:

VACANT & UNDER CONSTRUCTION (R-1)

PROPOSED USE & ZONE:

18 HALF-FLEX UNITS (R-1)

ACREAGE:

1.81 AC. (TOTAL)

SCHOOL DIST.:

SACRAMENTO CITY UNIFIED

WATER SUPPLY:

PUBLIC UTILITIES

SEWAGE DISPOSAL:

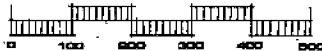
PUBLIC SEWERS

A.P.N.:

024-100-01, 02 & 03
024-10-14, 15, 16, 17 & 18



SCALE IN FEET



DATE: JULY 1984

TENTATIVE MAP OF
LOTS 1, 8, 16, 39, 44, 52, 45 & 46
OF
PARKWAY OAKS UNIT 4
CITY OF SACRAMENTO
CALIFORNIA

: ASSESSMENT
 : RECORD PLANNING
 : SURVEYING
 : ENGINEERING
 : ARCHITECTURE
 : CIVIL ENGINEERING
 : ELECTRICAL ENGINEERING
 : MECHANICAL ENGINEERING
 : PLUMBING
 : SANITARY ENGINEERING
 : STRUCTURAL ENGINEERING
 : TRAFFIC ENGINEERING
 : WATER RESOURCES ENGINEERING
 : ZONING

002431

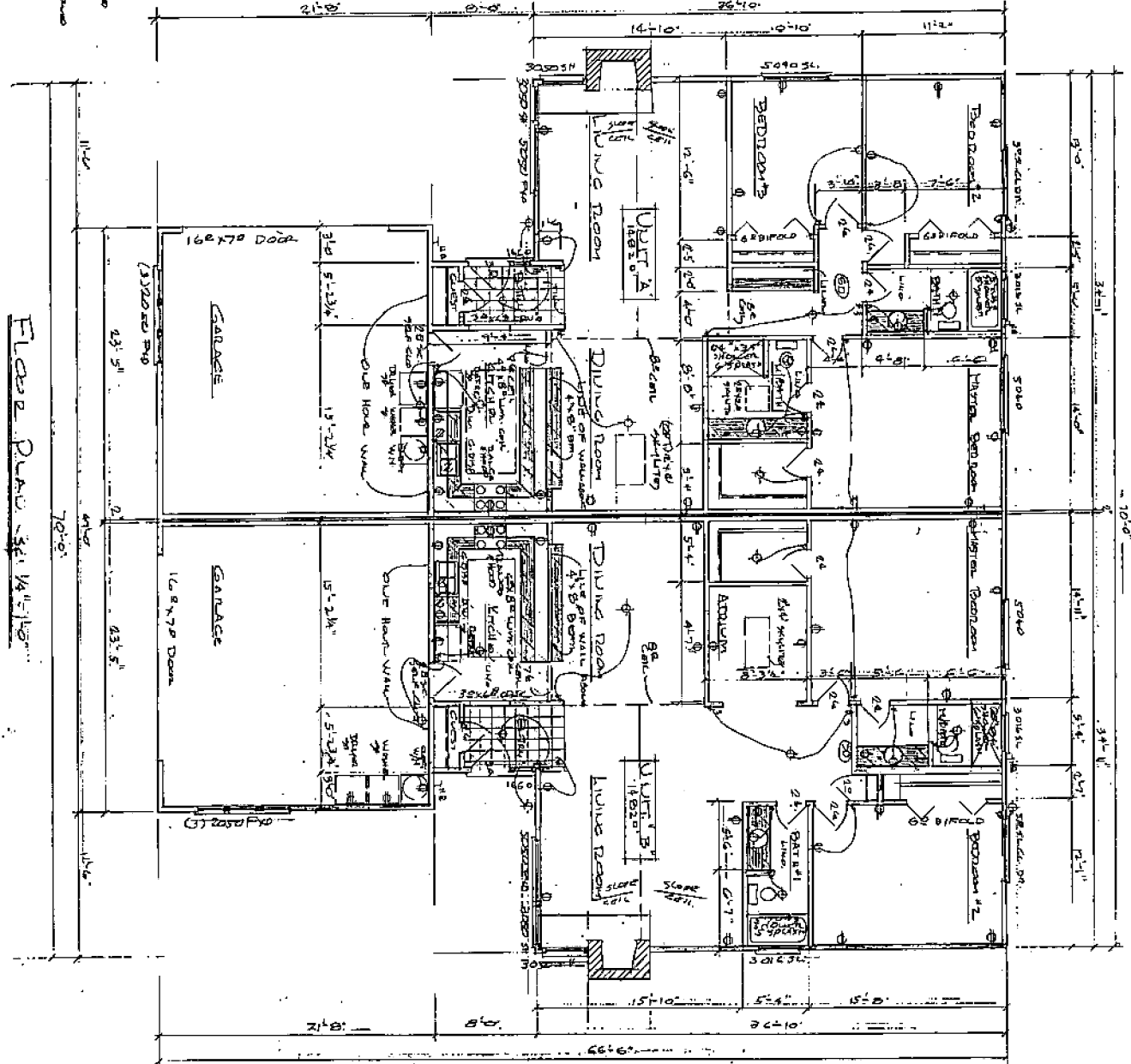
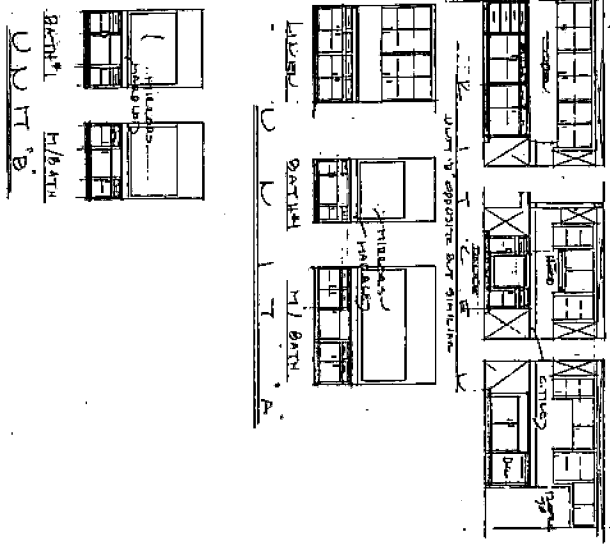
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16

UNIT A - LIVING AREA 1403' x 16' 8" = 237' CUBIC FEET ALLOWED
 CUBIC FEET SHOW 1370'

UNIT B - LIVING AREA 1403' x 16' 8" = 237' CUBIC FEET ALLOWED
 CUBIC FEET SHOW 1370'



plan 1 - floor plan

EXHIBIT C

CONSTRUCTION

DAVID G. WILLIAMS & ASSOCS.
 BUILDING DESIGNERS - PLANNERS
 7732-A FAIR OAKS BLVD. (951) 944-3201
 CARMICHAEL CALIFORNIA 95001

REV	DATE	BY

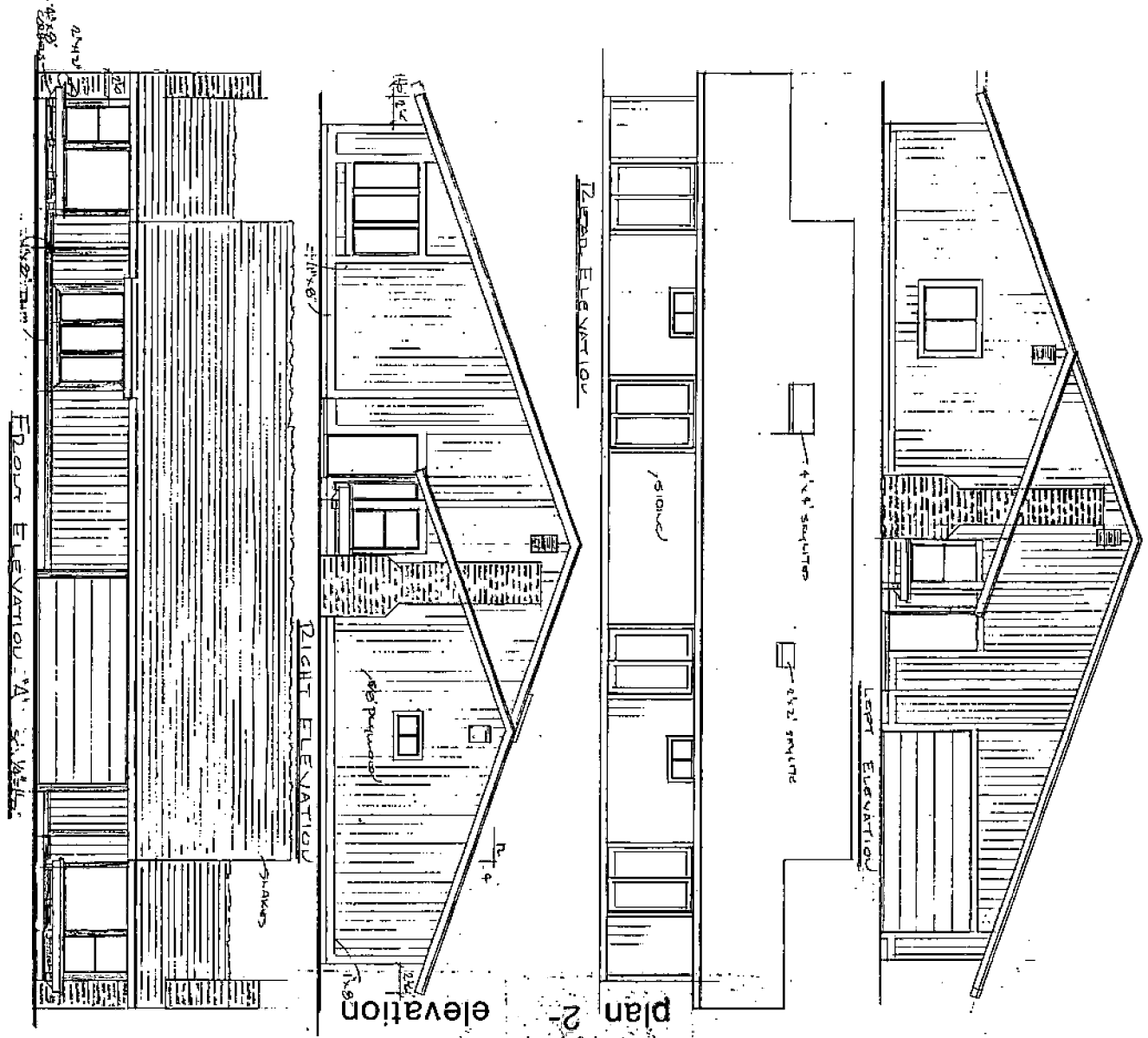


EXHIBIT D

DAVID G. WILLIAMS & ASSOCS.
 BUILDING DESIGNERS - PLANNERS
 7712-A FAIR OAKS BLVD. (916) 944-5201
 CARMICHAEL CALIFORNIA 95609

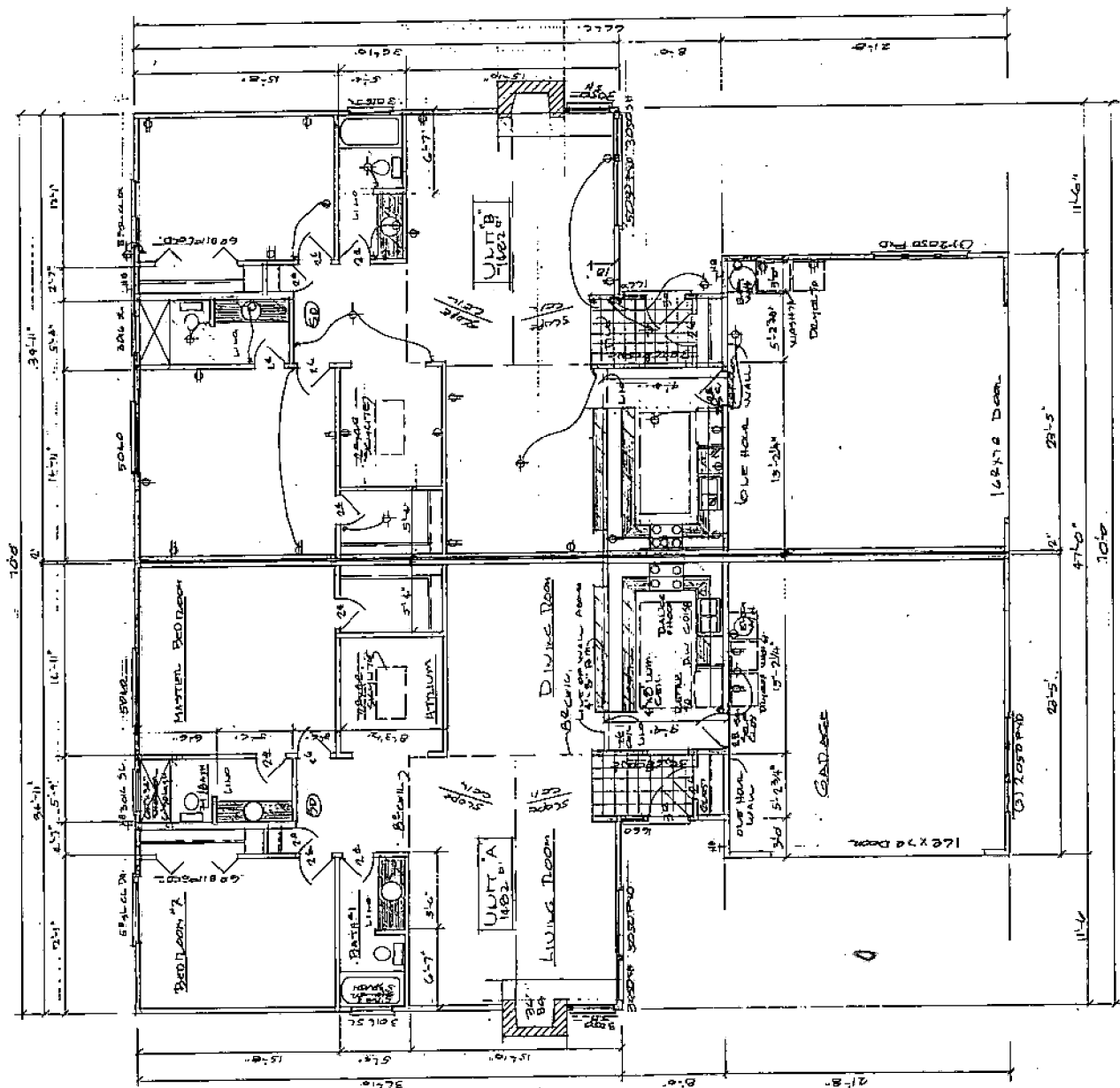
DATE	
NO.	
BY	
CHECKED	
APPROVED	

DAVID G. WILLIAMS & ASSOCS.
 BUILDING DESIGNERS - PLANNERS
 7713 A FAIR OAKS BLVD.
 CARMICHAM, CALIFORNIA 95008
 (916) 444-3301

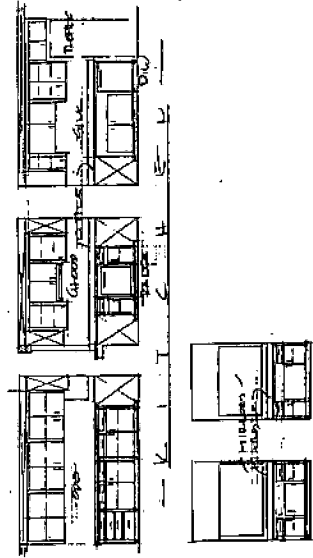
ROLLS-R-O

EXHIBIT E

plan 2- floor plan



FLOOR PLAN EXHIBIT E



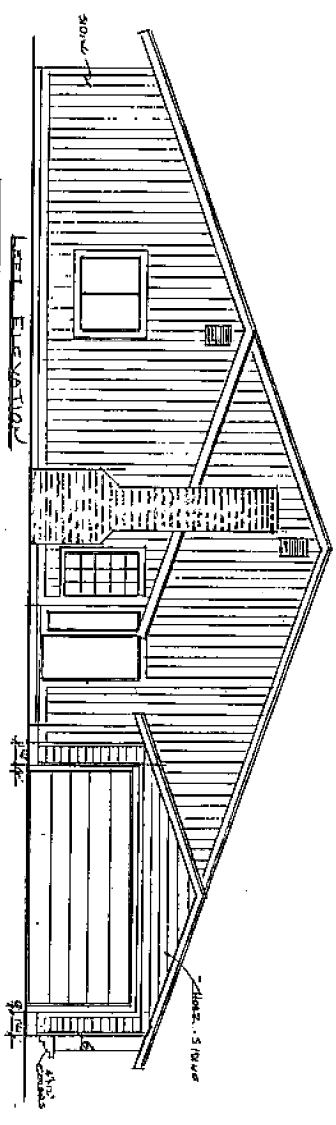
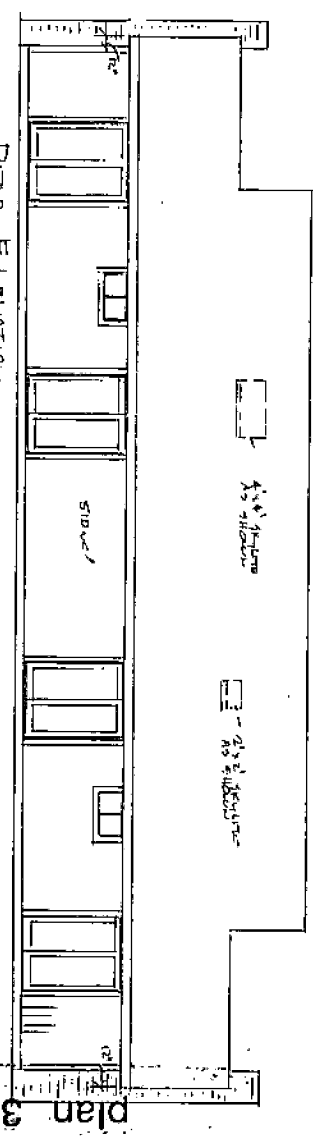
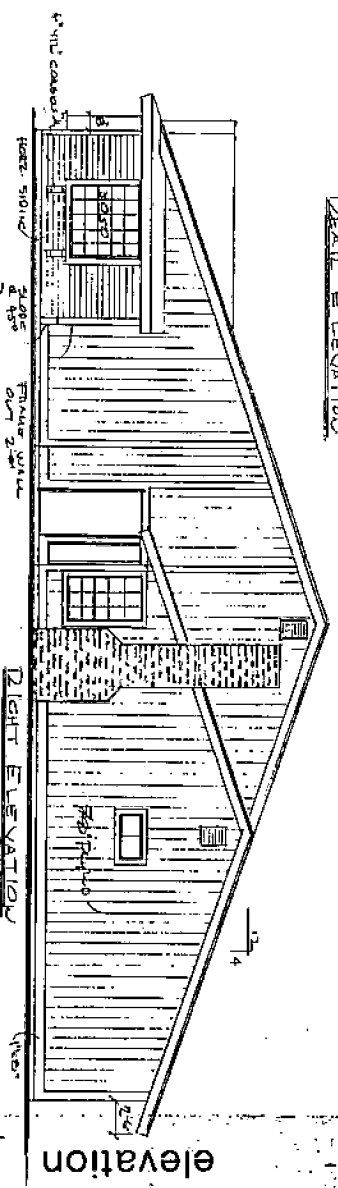
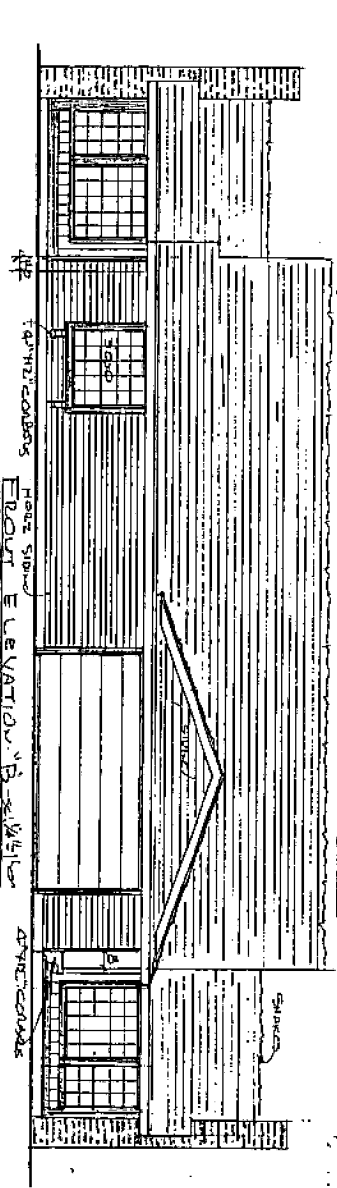
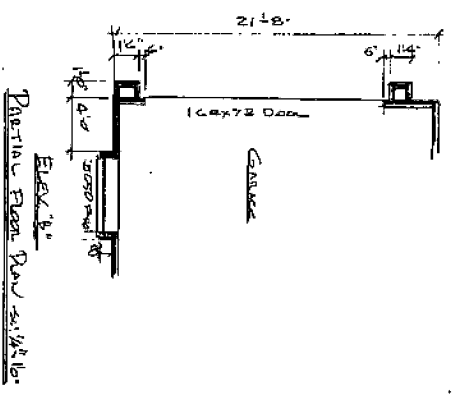
DETAIL K11214

UNIT "A"

UNIT "B" SIMILAR BUT OPPOSITE
 LIVING AREA 1482 B, 1482 A 23'-0" CLAS. ABOVE
 CURTAIN SHOW 15'-0"
 UNIT "A" IS SIMILAR BUT OPPOSITE

002A27

DATE: 11/11/11



Plan 3 - elevation

EXHIBIT F

DAVID G. WILLIAMS & ASSOCS.
 BUILDING DESIGNERS - PLANNERS
 2214 FAIR OAKS BLVD. (916) 844-3301
 CARMICHAEL CALIFORNIA 95608

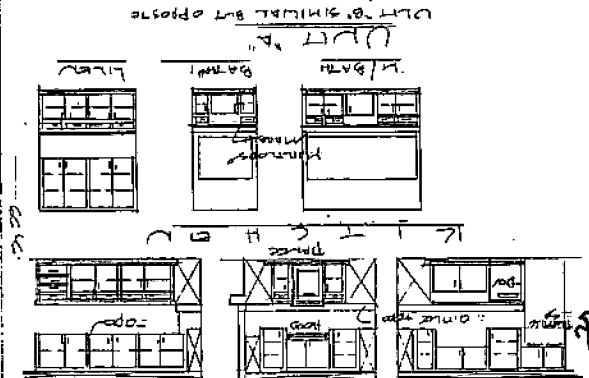
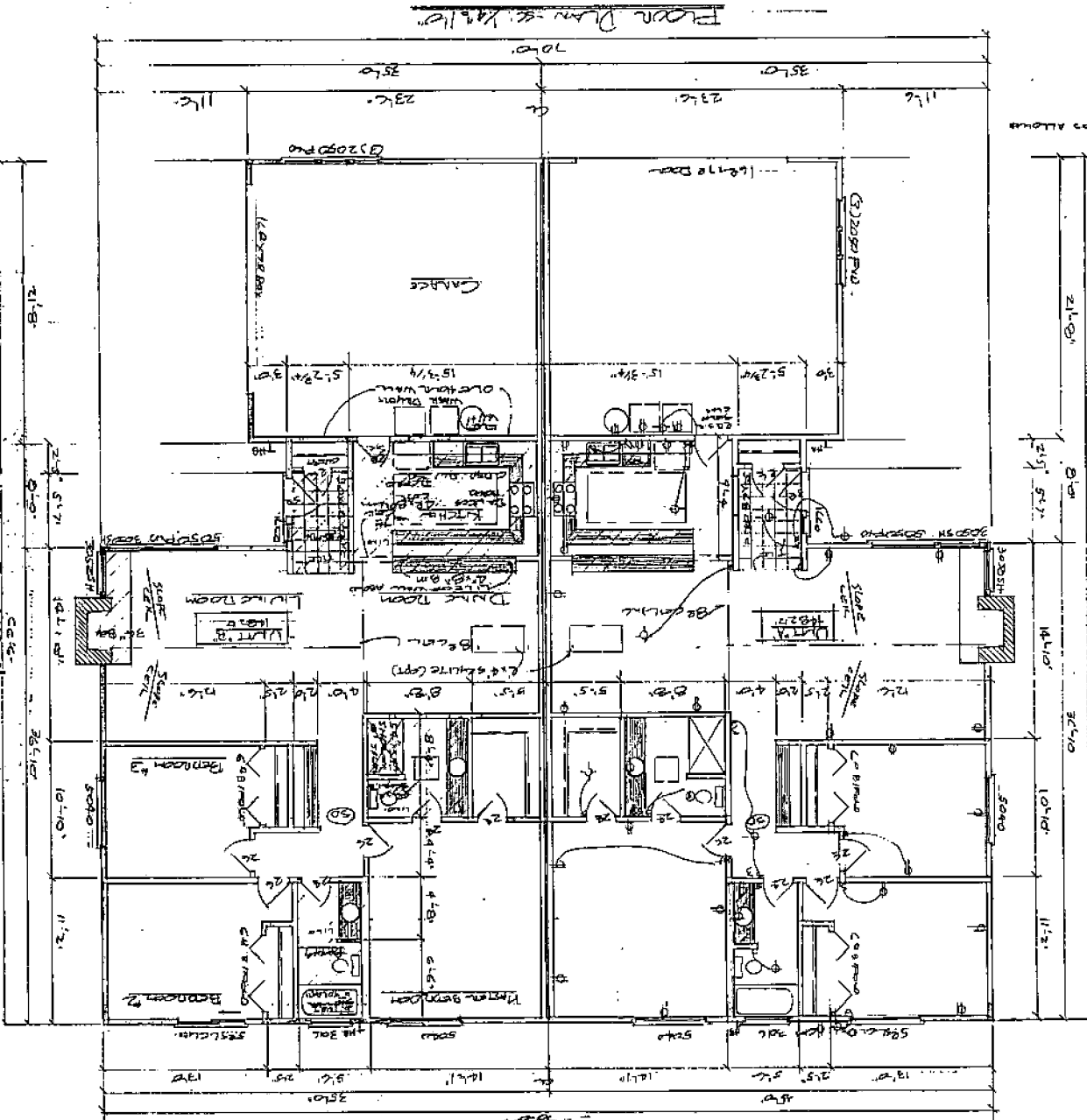
EXHIBIT G

STRUCTURE CO

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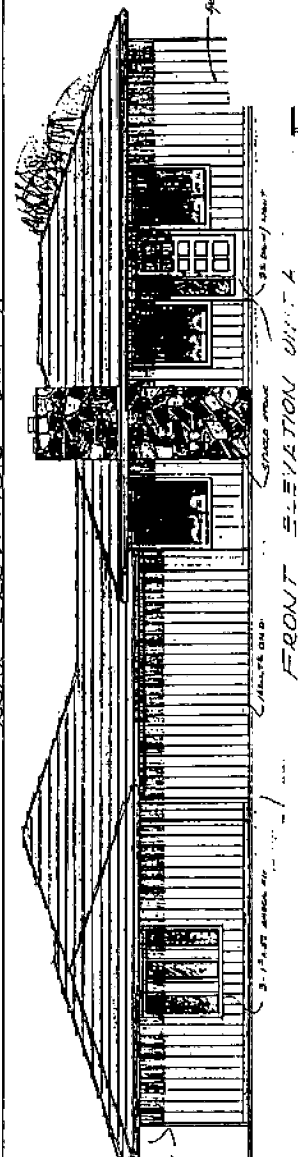
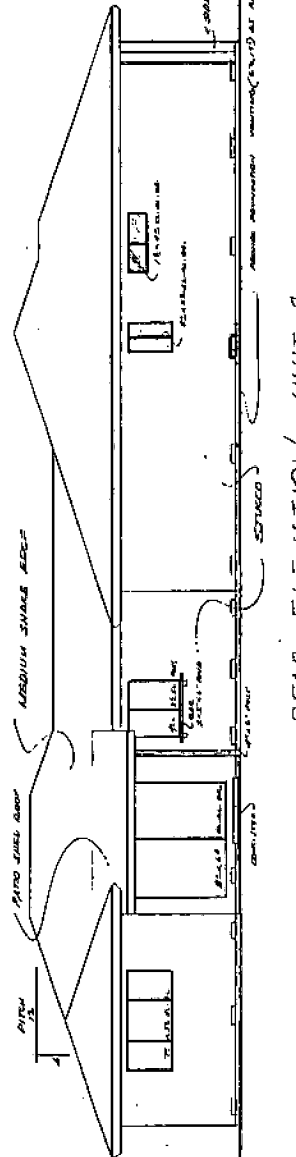
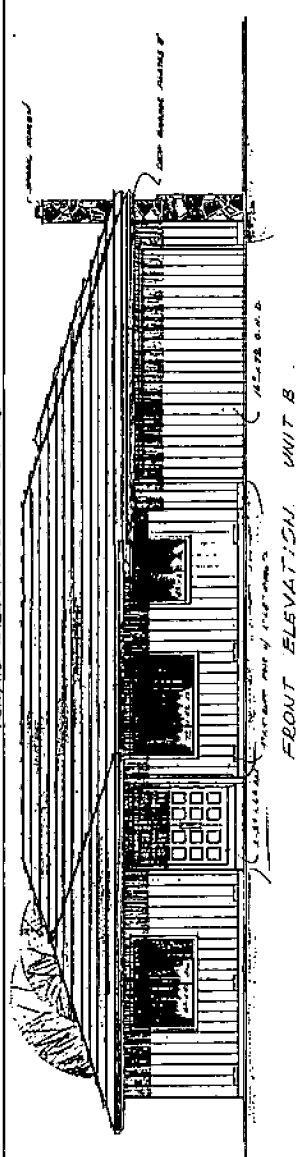
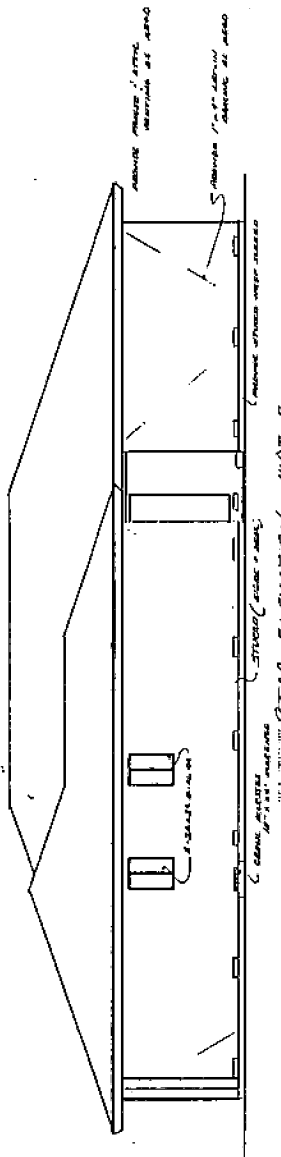
DAVID G. WILLIAMS & ASSOCS.
BUILDING DESIGNERS' PLANNERS
7711 YAR GARD BLVD.
CARMEL, CALIFORNIA 95008
(415) 344-3300

plan 3- floor plan



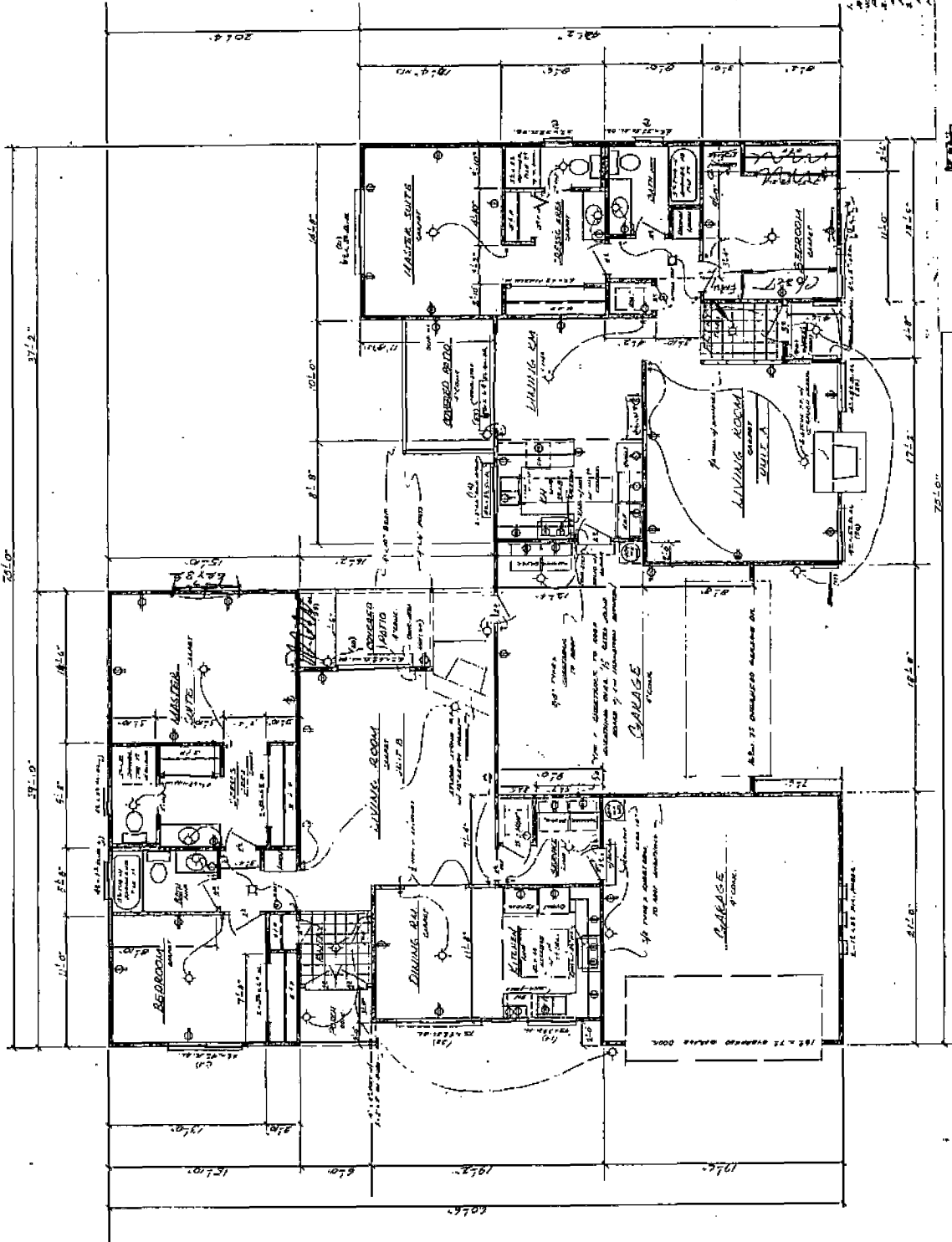
LIVING AREA PER UNIT (100' x 12' 9" x 23' 7" CLASS ALLOWANCE
CLASS SHOW 1988

DATE	DESCRIPTION



FOR PROVISIONS CONCERNING (SEE DRAWING) OF
 2'-0\"/>

ARCHITECTURE CO.
 1000 15th Street, N.W.
 WASHINGTON, D.C. 20004
 TEL. 527-1212



ALLOWABLE WINDOW UPGRADE
 (1) 4.50 x 2.50 x 2.50
 ACTUAL WINDOW: 7'0
 ALLOWABLE WINDOW: 6'0
 ACTUAL WINDOW: 5'5

1. PROVIDE AND INDICATE ALL
 SURFACE, PERIMETER WALLS, AND
 PARTS TO BE REPAIRED OR
 REFINISHED. ALL REPAIRS SHALL
 BE IN ACCORDANCE WITH THE
 2. PROVIDE ALL NECESSARY
 3. PROVIDE ALL NECESSARY
 4. PROVIDE ALL NECESSARY
 5. PROVIDE ALL NECESSARY

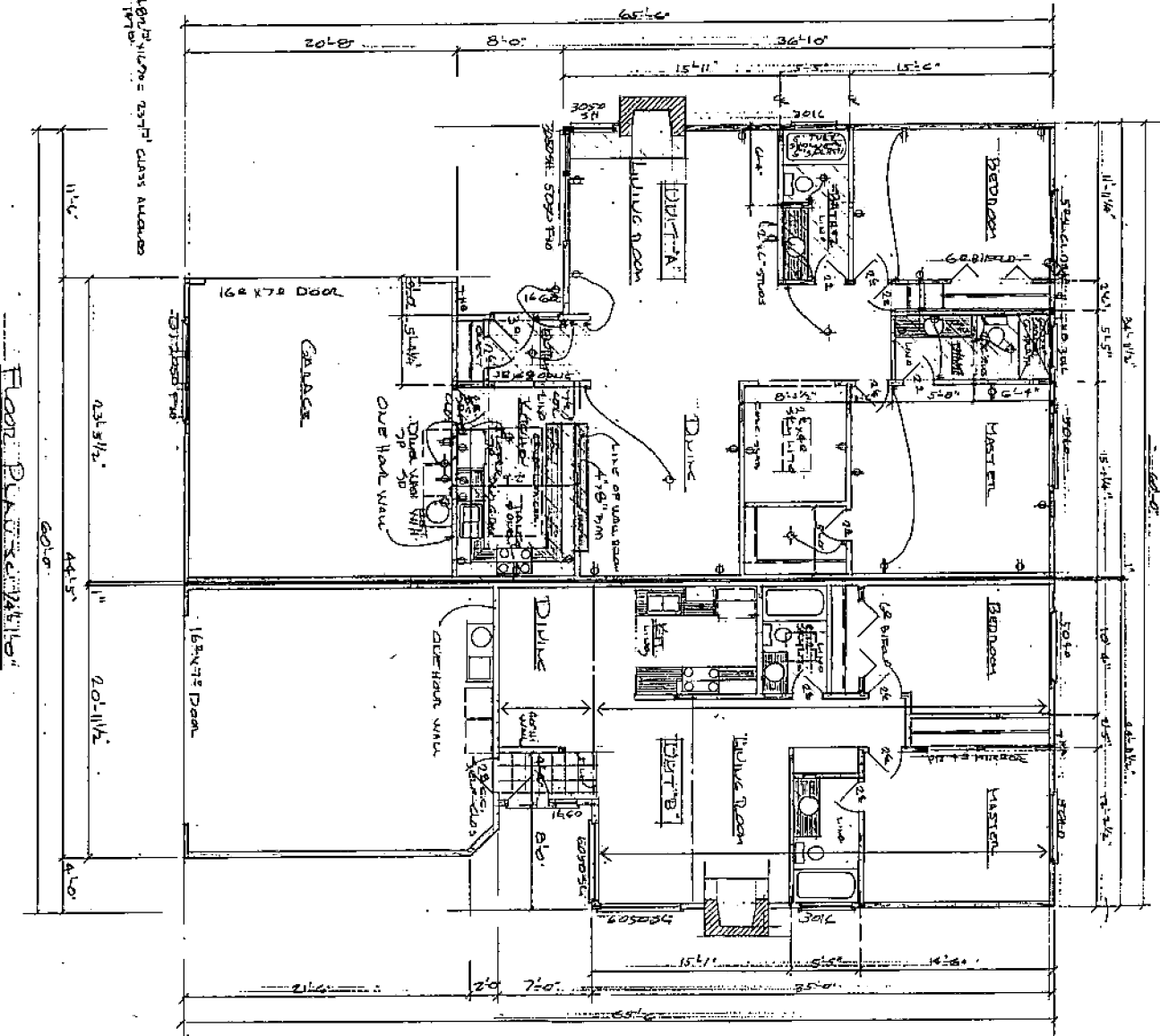
SCALE: 1/8" = 1'-0"
 DATE: 10/15/00

FLOOR PLAN

UNDAUN

21

LIVING AREA 16'0" x 11'0" = 237' CLASS AWARD CLASS SHOW ROOM



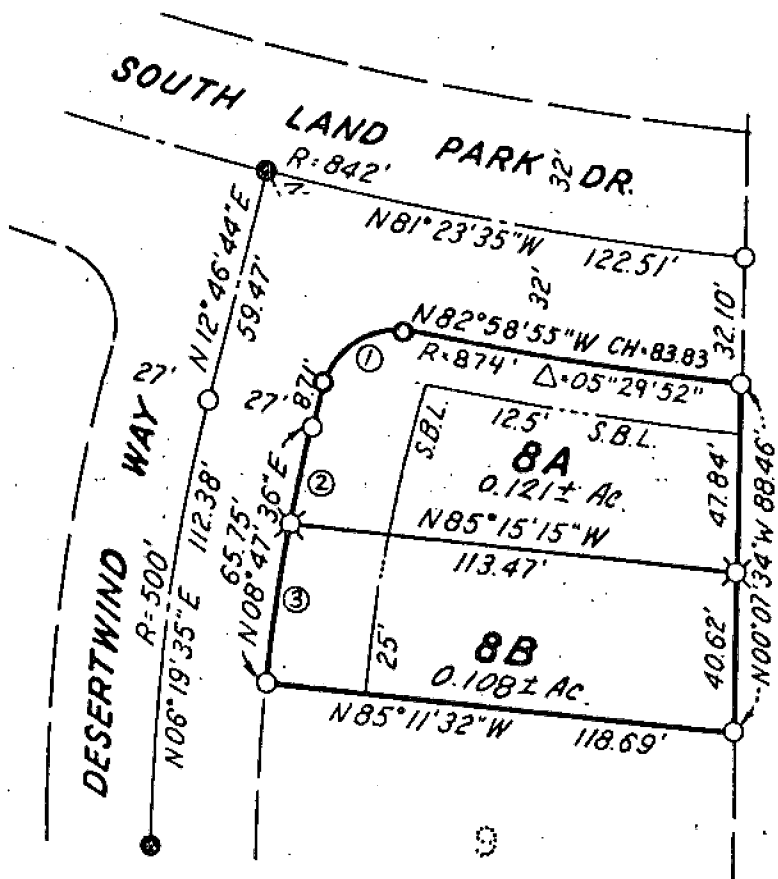
plan 5 - floor plan

EXHIBIT K

LINEMAC CONSTRUCTION Co
428-4555

DAVID G. WILLIAMS & ASSOCS.
BUILDING DESIGNERS PLANNERS
7712-A FAIR OAKS BLVD. CARMICHAEL
CALIFORNIA 95608

DATE	11/1/78
BY	DGW
CHECKED	
SCALE	
PROJECT NO.	
SHEET NO.	11



- ① Δ=86°59'13" R=20.00
CH=27.53 N56°16'18"E
- ② Δ=03°04'38" R=473.00
CH=25.40 N11°14'19"E
- ③ Δ=04°53'34" R=473.00
CH=40.38 N07°15'18"E

135-MAPS-15

LEGEND

- ⊗ SET 5/8" REBAR CAPPED LS 4444 AT REBAR CORNER OR SCRIBED BACK OF WALK FOR FRONT CORNER.
- DIMENSION POINT
- FOUND 3/4" IRON PIPE PER PARKWAY OAKS UNIT NO. 4 (135 MAPS 15)

RECEIVED



RAYMOND VAIL AND ASSOCIATES

ENGINEERING • PLANNING • ARCHITECTURAL • SURVEYING
 SACRAMENTO • ANTIOCH • SONORA • TAHOE CITY

DESIGNED BY _____
 DRAWN BY GTL
 CHECKED BY _____
 DATE 5-31-85

PLAT TO ACCOMPANY DESCRIPTION
 LOTS 8A & 8B PARKWAY OAKS
 UNIT 4 135-MAPS-15

SUBMITTED BY: _____

SCALE: 1" = 50'
 SHEET 1 OF 1 SHEETS
 FILE NO. _____