

CITY PLANNING COMMISSION

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

APPLICANT	Vito LaBarbara - 1200 Smoke River Way, Sacramento, CA 95831		
OWNER	Vita LaBarbara - 1200 Smoke River Way, Sacramento, CA 95831		
PLANS BY	CHA Engineers - 300 Douglas Boulevard, Roseville, CA 95678		
FILING DATE	9-20-84	50 DAY CPC ACTION DATE	REPORT BY: SC:SQ
NEGATIVE DEC.	10-4-84	EIR	ASSESSOR'S PCL. NO. 031-490-04

- APPLICATION:
- A. Negative Declaration
 - B. Tentative Map (Subdivision Ordinance)
 - C. Rezone from R-1 to R-1A (Section 13 & Section 2-B-3a)
 - D. Special Permit to allow halfplex development in the R-1A zone (Section 2-B-3a) (Section 7)

LOCATION: Southwest corner of Sandriver Court and Greenhaven Drive

PROPOSAL: The applicant is requesting the necessary entitlements to create 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
 Existing Land Use of Site: Vacant

002304

Surrounding Land Use and Zoning:

North: Single family residential and vacant; R-1 & R-1A
 South: Single family residential and vacant; R-1
 East: Single family residential and vacant; R-1
 West: Single family residential and vacant; R-1

Parking Required: Two
 Parking Provided: Two+
 Property Dimensions: Irregular
 Property Area: 0.2+ acres
 Density of Development: 8 du per acre
 Square Footage of Building: 2,539
 Height of Structure: 24'
 Street Improvements: Existing
 Utilities: Existing and to be provided

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 10, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. The subject site is located in the south Pocket Community Plan area in a neighborhood developed with single family dwellings and halfplex units on

APPLC. NO. P84-351

MEETING DATE October 25, 1984

CPC ITEM NO. 10

certain corner lots. The applicant is requesting to develop two halfplex units on the subject site. The requested rezone and special permit for the halfplex development will not alter the character of the neighborhood or increase the density since duplex units are allowed on corner lots in the single family zone.

- B. The units are designed with separate street orientation and the structure is compatible with other single family and halfplex dwellings in the neighborhood. The creation of halfplex units will allow separate ownership of the units which is consistent with the other residences in the area.
- C. The site plan indicates that the required setback of at least 12-1/2 feet will be maintained on the street side yard and a minimum of 25 feet on the front yard will be provided. The proposed halfplex structure will not exceed the maximum lot coverage of 40%. Since the project conforms to the requirements set forth in the Zoning Ordinance and the structure is compatible with the surrounding neighborhood, staff supports the applicant's request.
- D. The Planning and Community Services Departments have determined that .0176 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. Ratification of the Negative Declaration;
- B. Recommend approval of the Rezone from Single Family (R-1) to Townhouse (R-1A);
- C. Recommend approval of the Tentative Map, subject to conditions which follow; and
- D. Approve the Special Permit, subject to conditions and based upon findings of fact which follow:

Conditions - Tentative Map

002305

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. Place the following note on the final map: Water and sewer service connections do not exist between the mainlines and lots A and B; these services must be paid for and installed at the time of obtaining building permits;

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. Pay off existing assessments.

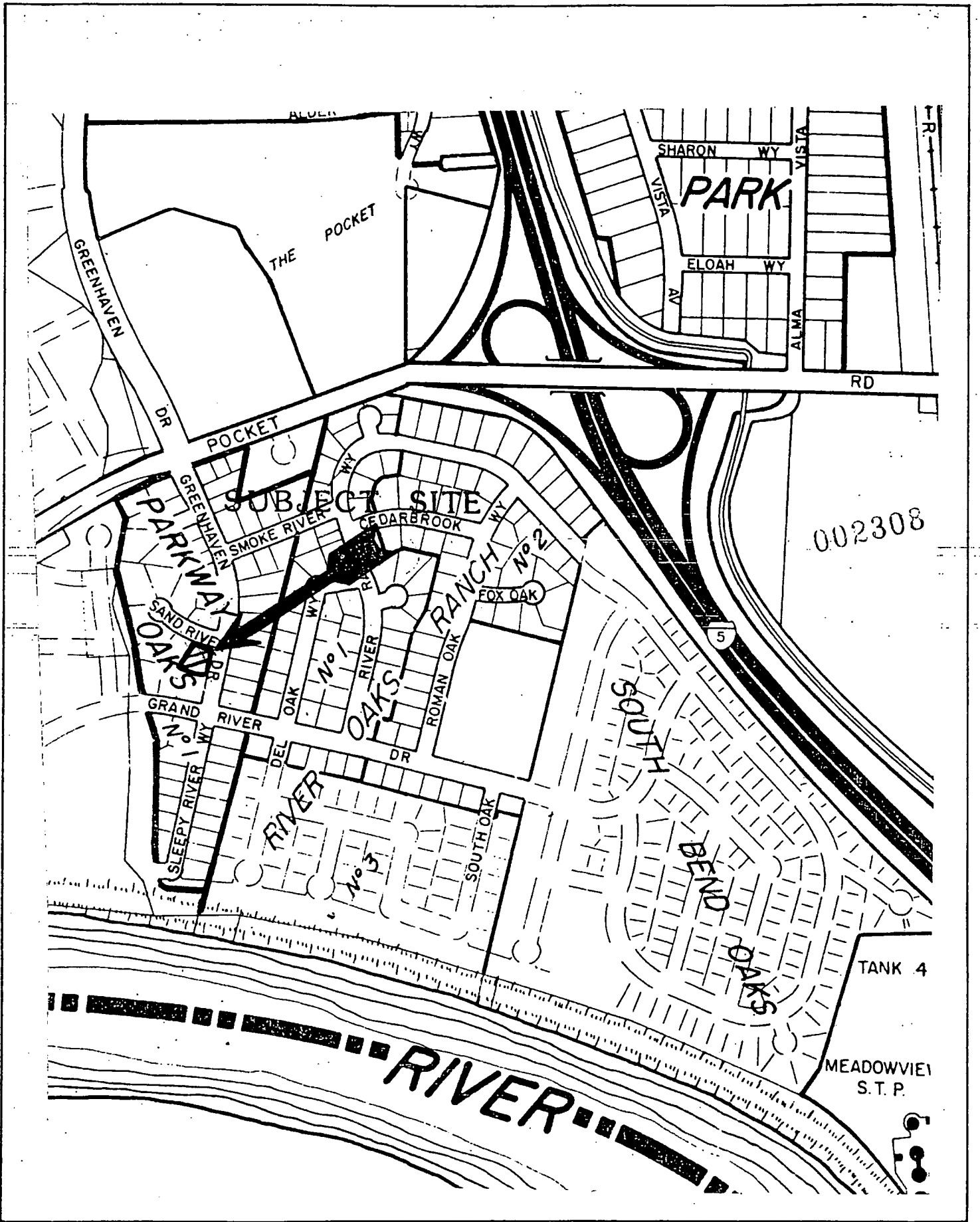
Condition - Special Permit

The structure shall be developed per the submitted site, elevation and floor plans.

Findings of Fact - Special Permit

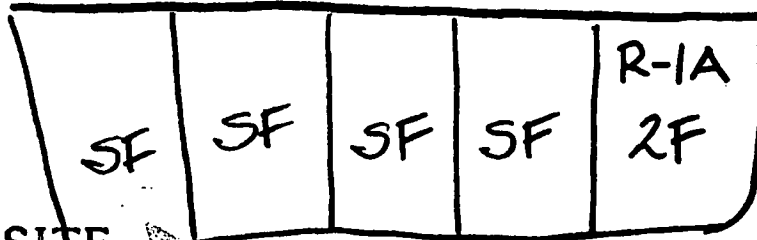
1. As proposed, the special permit is based upon sound principles of land use in that:
 - a. the halfplex development will not increase the density over that allowed in the single family zone;
 - b. the halfplex development will allow for individual ownership of the units which is consistent with other single family uses in the neighborhood.
2. The project will not be detrimental to public health, safety or welfare or result in the creation of a nuisance, in that the halfplex structure will be designed with separate street orientation and will appear like other single family structures in the area.
3. The special permit is consistent with the South Pocket Community Plan and the General Plan which designate the site for residential purposes.

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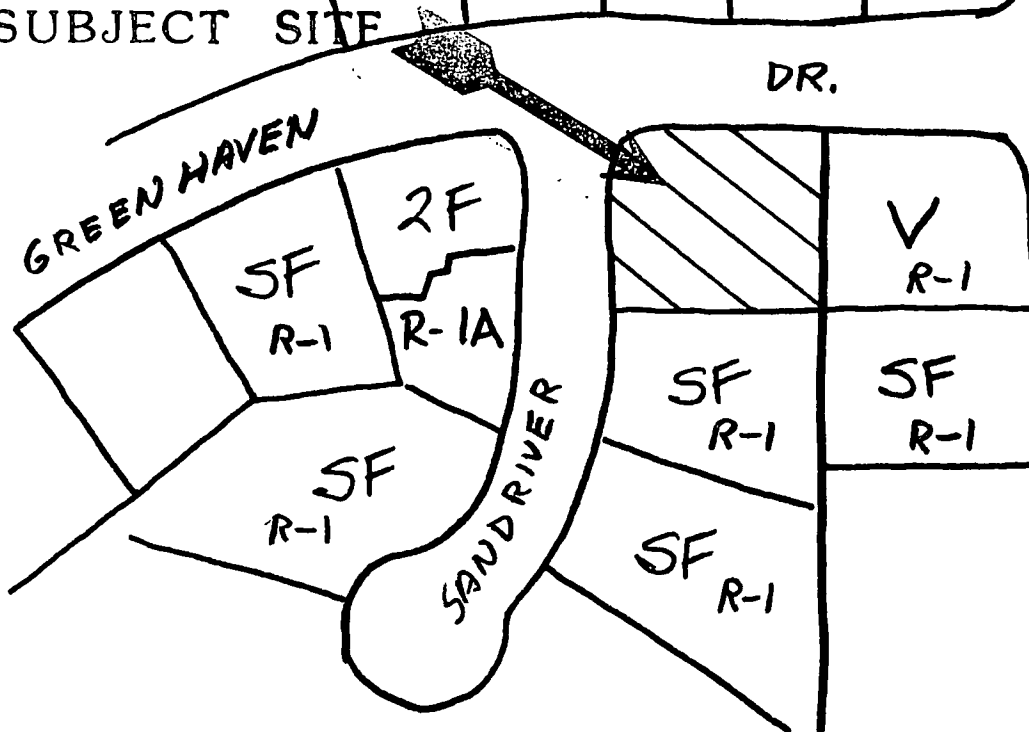


VICINITY MAP

← R-1 →



SUBJECT SITE



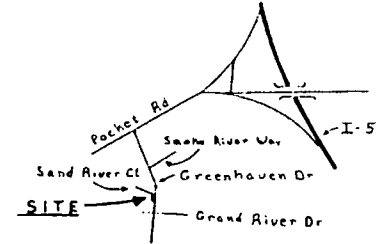
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LAND USE & ZONING MAP

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VICINITY MAP
No Scale

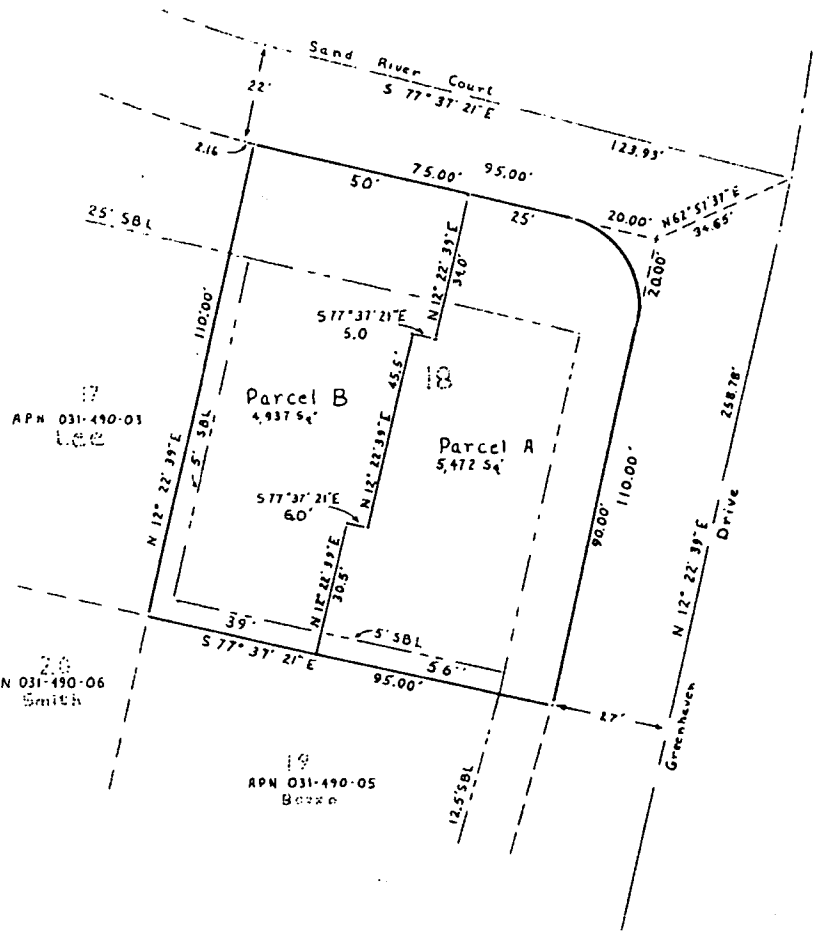
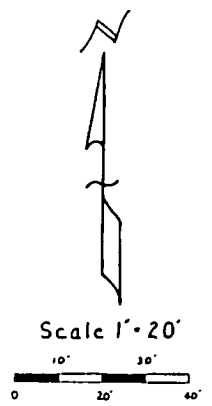
MAP DATA

Owner of record: Vito Labarbara 421-
1200 Smoke Tree Way
Sacramento, Ca 95831

Engineer: Crail Hibbs & Assoc.
800 Douglas Blvd.
Roseville, Ca 9678
781-2670

Subdivider: Vito T. Labarbara
1200 Smoke Tree Way
Sacramento, Ca. 95831

Present Zoning: R-1
Present Use: Vacant
Proposed Zoning: R-1A
Proposed Use: 1/2 Pless
Number of Lots: 2
Net Area: Parcel A 5,472 Sq', Parcel B 4,937 Sq'
Gross Area: Parcel A Parcel B
School District: Sacramento City Unified
Water: City of Sacramento
Sewer: " " " "
Storm drain: " " " "
Flood Control: " " " "
Assessors Parcel No. 031-490-04
Prepared By:
Charles W. Crail
Charles W. Crail
L.S. 4519



TENTATIVE PARCEL MAP
for the division of
LOT NO. 18 OF PARKWAY OAKS
UNIT NO. 1 128 RM 13
SEPTEMBER 1984

CHA CRAIL, HIBBS & ASSOCIATES
Engineers • Surveyors
300 Douglas Boulevard • Roseville, California 95678 • (916) 781-2670

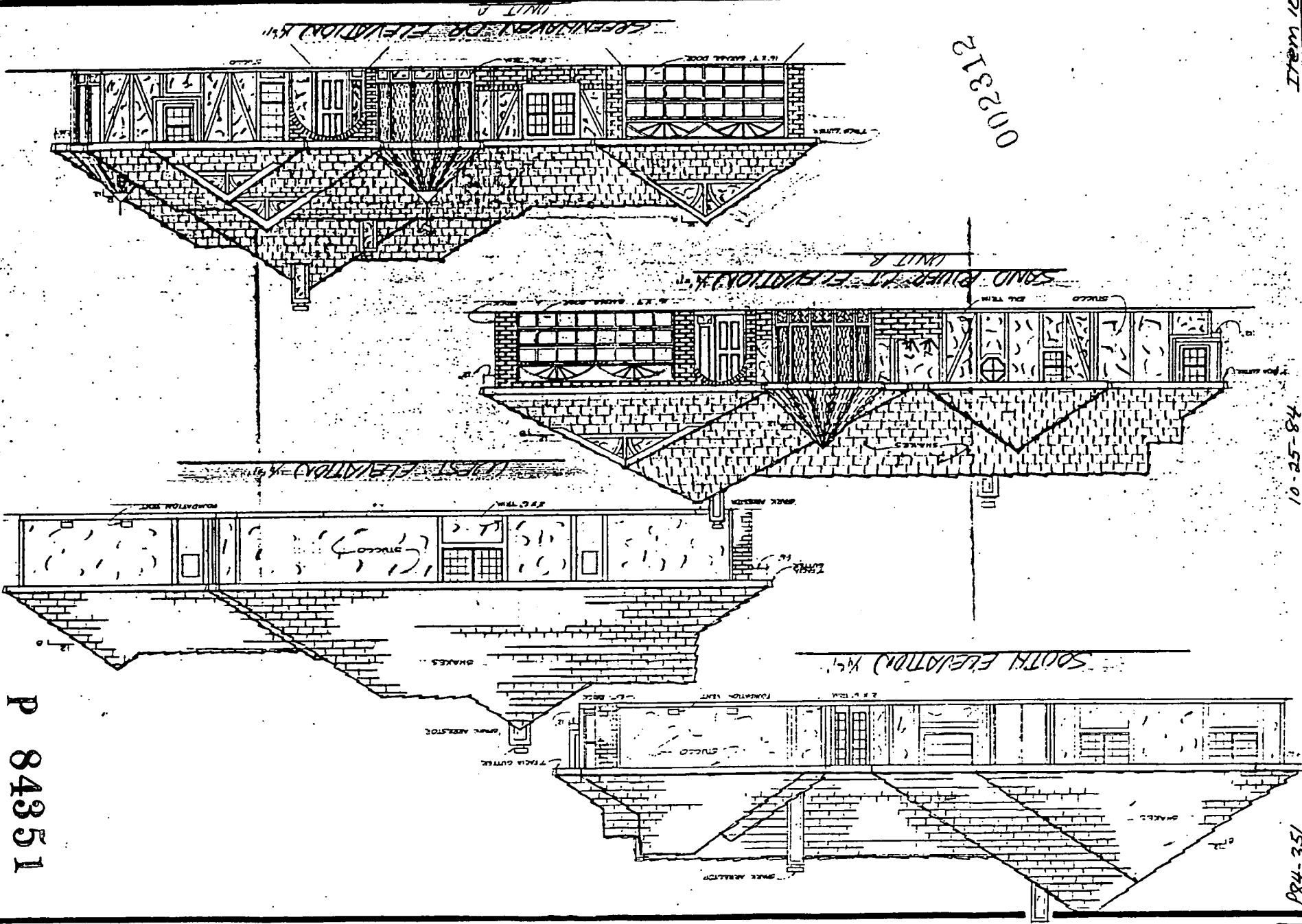
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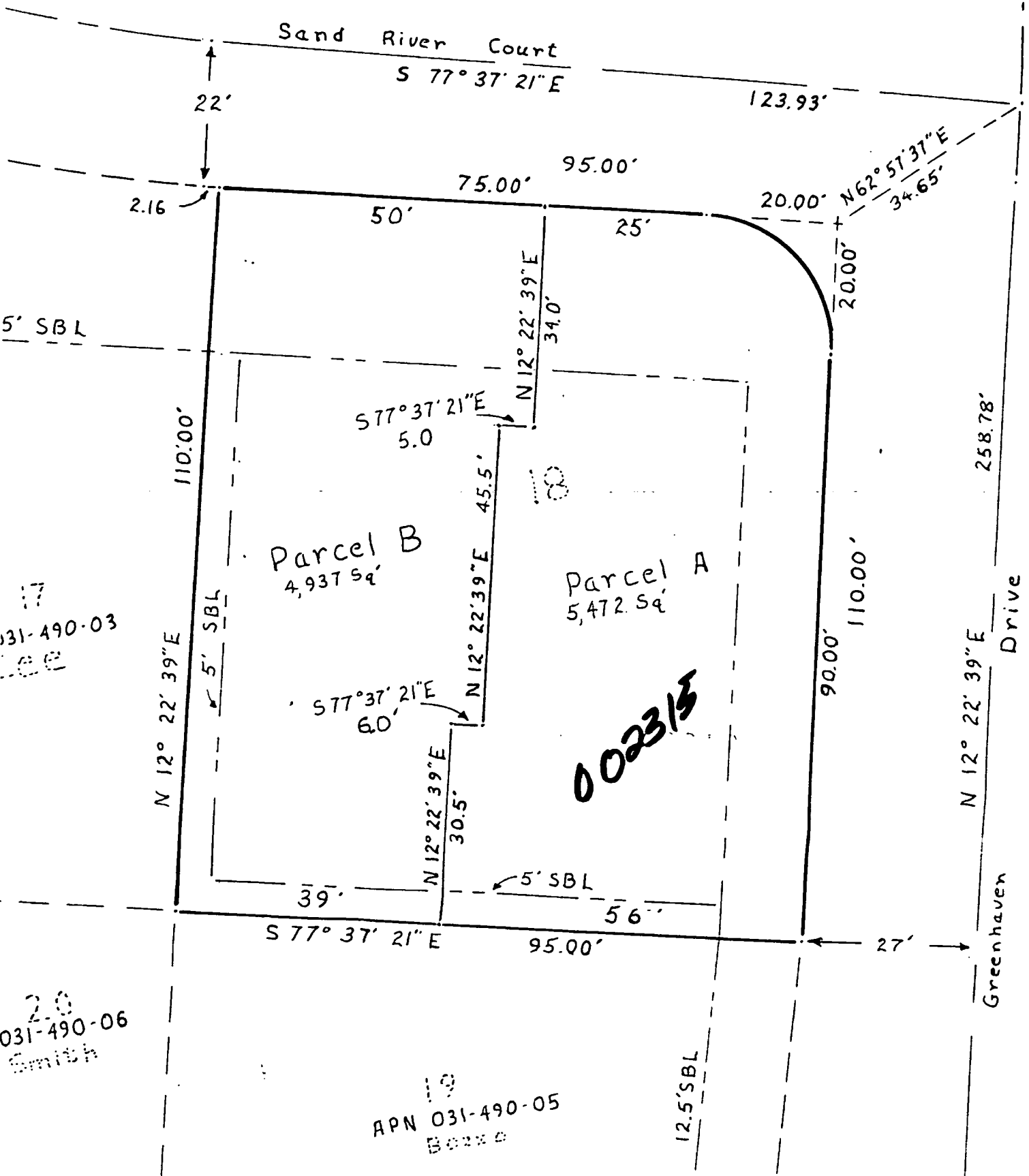
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10-25-84

Item 10

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Smith

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Bozza

12.5' SBL