

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Cheyenne Construction Co. Inc., P.O. Box 420817, Sacramento, CA 95842		
OWNER	Cheyenne Construction Co. Inc., P.O. Box 420817, Sacramento, CA 95842		
PLANS BY	Sunrise Design, 4800 Manzanita Ave., #7, Carmichael, CA		
FILING DATE	10-7-83	50 DAY CPC ACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC.	10-31-83	EIR	ASSESSOR'S PCL. NO. 225-468-01

- APPLICATION:
1. Environmental Determination
  2. Rezone a corner lot from Single Family (R-1) to Townhouse (R-1A) (Sec. 13);
  3. Tentative Map to divide an existing corner lot into two halfplex lots;
  4. Special Permit for development of two halfplex units (Sec. 7-c)
  5. Subdivision Modification to waive separate water and sewer services.

LOCATION: Southeast corner of Truxel Road and Woodland Oaks Way

PROPOSAL: To develop a corner lot in the Woodbridge Unit No. 3 with two halfplex units.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1978 South Natomas Community  
Plan Designation: Residential; 4-21 du/ac; 12 average  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Abandoned model home parking lot

Surrounding Land Use and Zoning:

North: Single Family; R-1  
South: Single Family; R-1  
East: Single Family; R-1  
West: Vacant, utility substation, construction trailer; A

Parking Required: 2 spaces  
Parking Proposed: Two 2-car garages  
Property Dimensions: 75' x 115'  
Property Area: 0.19± ac.  
Square Footage of Building: 1,300 per unit  
Street Improvements: Existing  
Utilities: Available to site  
Exterior Building Colors: Earth tones  
Exterior Building Materials: Wood siding, shake roofing

SUBDIVISION REVIEW COMMITTEE: On October 26, 1983, the Subdivision Review Committee, by a vote of six ayes and three absent, voted to recommend approval of the tentative map and subdivision modification to waive separate water and sewer services. The applicant shall satisfy each of the conditions prior to the filing of 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 main lines and Parcel B. These services must be paid for and installed at the time of obtaining building permits;

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APPLC. NO. P83-339

MEETING DATE November 10, 1983

CPC ITEM NO. 14

2. Pay off existing assessments or 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;
4. Extend sewer line to Parcel 203B. Construction must be complete or underway prior to filing final map.

STAFF EVALUATION: Staff has the following comments:

1. The subject site is located in an area presently being developed with single family residences. The current R-1 zoning would permit development of a duplex on the subject site. The requested entitlements are needed to facilitate individual ownership of each unit of the two-family structure proposed for this corner lot. Whether developed as a duplex or as halfplexes, a two-family structure would not change the low density character of the neighborhood.
2. Staff notes that a window and chimney indicated on the floor plan of Unit A was omitted from the Woodland Oaks Way elevation. Staff has sketched them in.
3. The fenced area at the front of Unit A is necessary for the provision of private open space. However, the fencing detracts from the aesthetics of that front yard and therefore staff suggests that landscaping in front of the fencing be required. The landscaping should include trees and shrubs as indicated on the elevation plans and Exhibit B.

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 Subdivision Modification to waive sewer and water services;
5. Approval of the Special Permit, subject to conditions and based on Findings of Fact that follow.

Conditions - Tentative Map

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

- d. Extend sewer line to Parcel 203B. Construction must be complete or underway prior to filing final map.

Condition - Special Permit

Landscaping shall include special attention given to the area against the front fencing of Unit A (see Exhibit B). This shall include a combination of five-gallon shrubs, 15 gallon trees and ground cover.

Findings of Fact - Special Permit

- a. The proposed halfplex development is based on sound principles of land use in that 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; and
- c. The proposed development is compatible with the 1974 General Plan and the 1978 South Natomas Community Plan which designate the property for Residential and Low Residential (4-21 du/ac; 12 average) respectively.



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NATOMAS SANITARY DISTRICT

SEWAGE TREATMENT PLANT

AIRPORT

SIDE

# LOCATION MAP

SUBDIVISION

SAN JUAN ROAD



PB3-339  
ER

TOMAS WOODS

NATOMAS EAST

11-10-83 SIDE

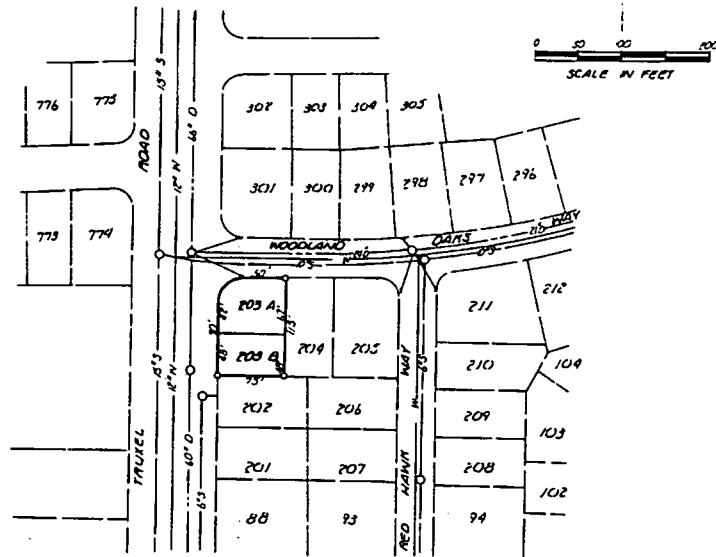
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MEM 14

TENTATIVE MAP for  
 RESUBDIVISION OF LOT 203 of  
 WOODBRIDGE UNIT NO. 3  
 CITY OF SACRAMENTO, CALIFORNIA  
 OCTOBER 1983 SCALE: 1" = 100'



OWNER & SUBDIVIDER: CHEYENNE CONSTRUCTION CO., INC.  
 PO BOX 420817  
 SACRAMENTO, CALIF. 95842

IMPROVEMENTS: AS REQUIRED BY CITY OF SACRAMENTO  
 DEPARTMENT OF PUBLIC WORKS

EXISTING USE: VACANT

PROPOSED USE: SINGLE FAMILY, HALF DPLEX

EXISTING ZONING: R-1

ASSESSOR'S PARCEL NO: 225-468-01

SEWAGE DISPOSAL: CITY OF SACRAMENTO

WATER SUPPLY: CITY OF SACRAMENTO

DRAINAGE: CITY OF SACRAMENTO

FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT

ACREAGE: 0.19 ± AC.

NO. OF LOTS: 2

LOT SIZE: AS SHOWN

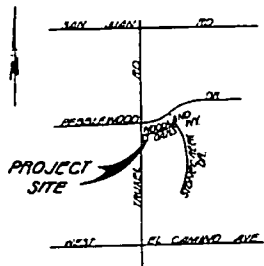


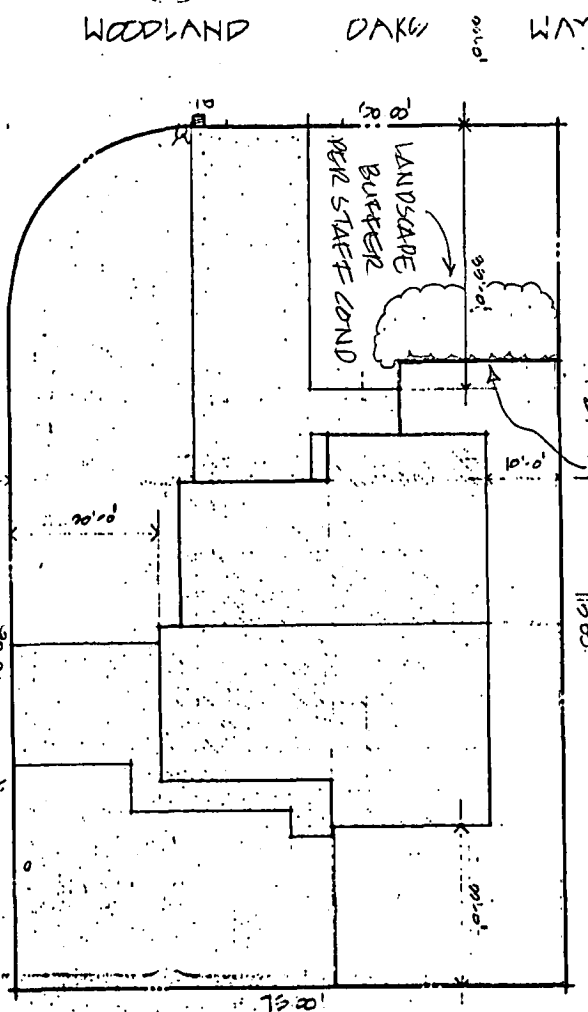
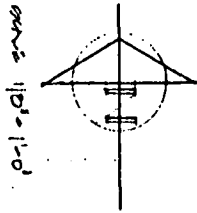
EXHIBIT 'A'

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# STEVE PLAIN

LOT # 003 OF JACKSON UNIT NO. 5 CITY OF SACRAMENTO CALIFORNIA 11900'



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EXHIBIT B

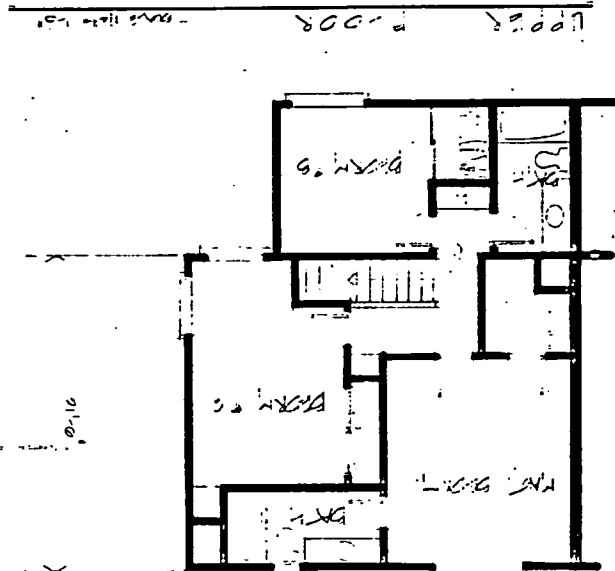
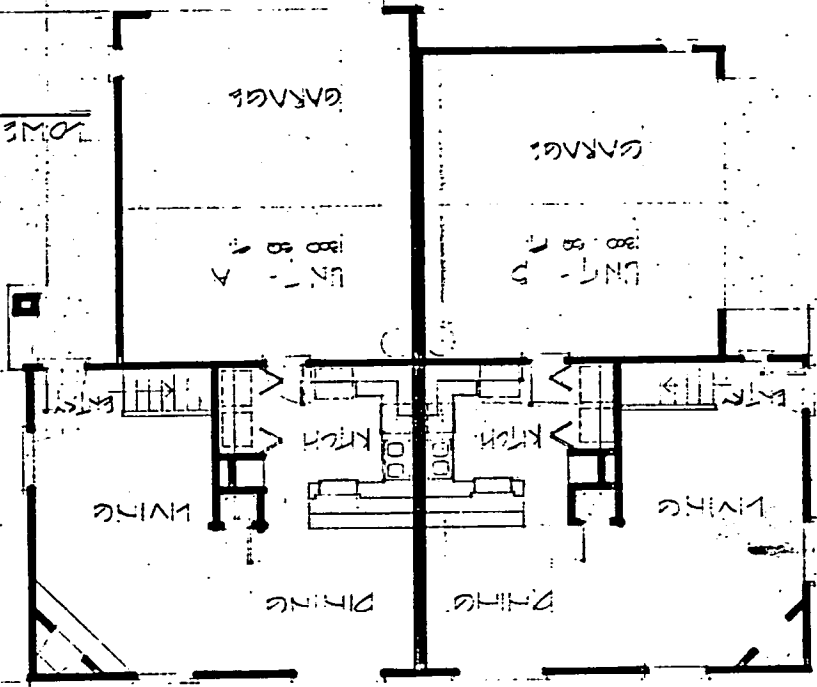


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# FLOOR PLANS

EXHIBIT 2

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ITEM 14

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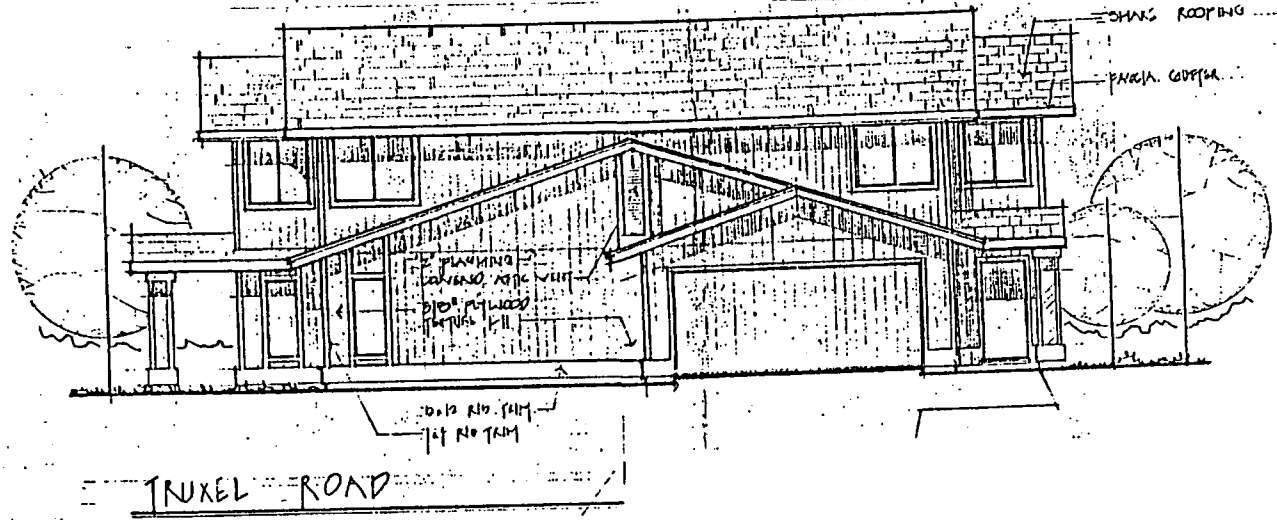
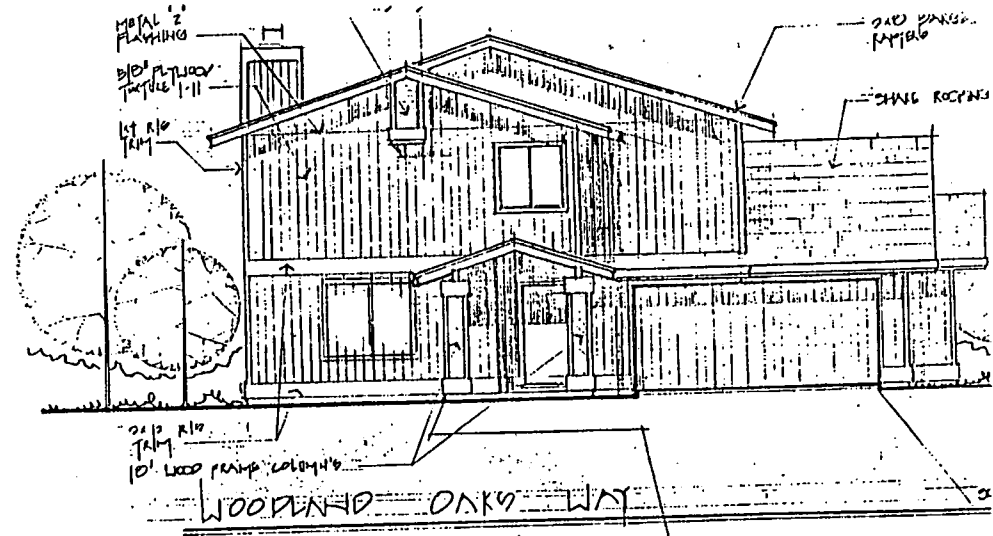
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ITEM NO. 17

EXHIBIT 'D'



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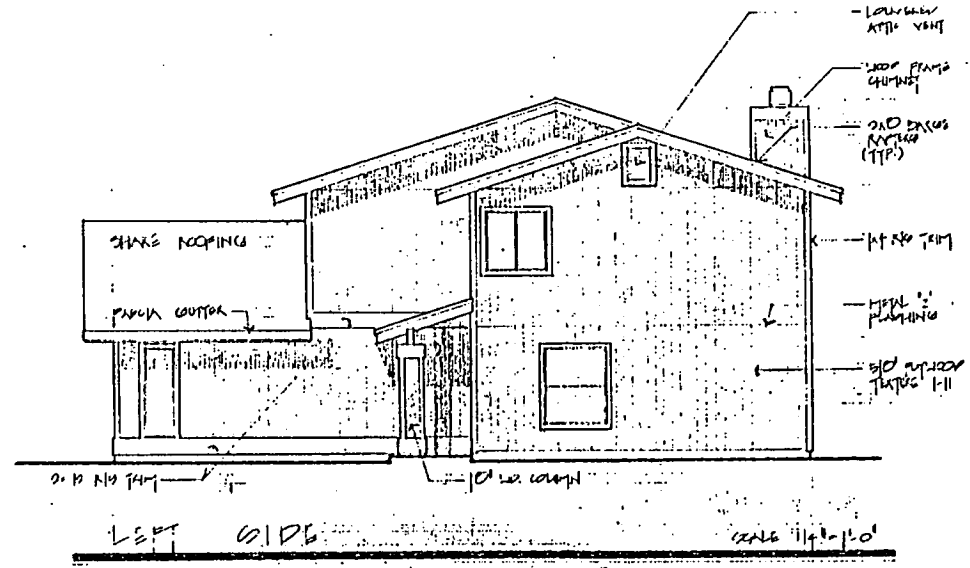
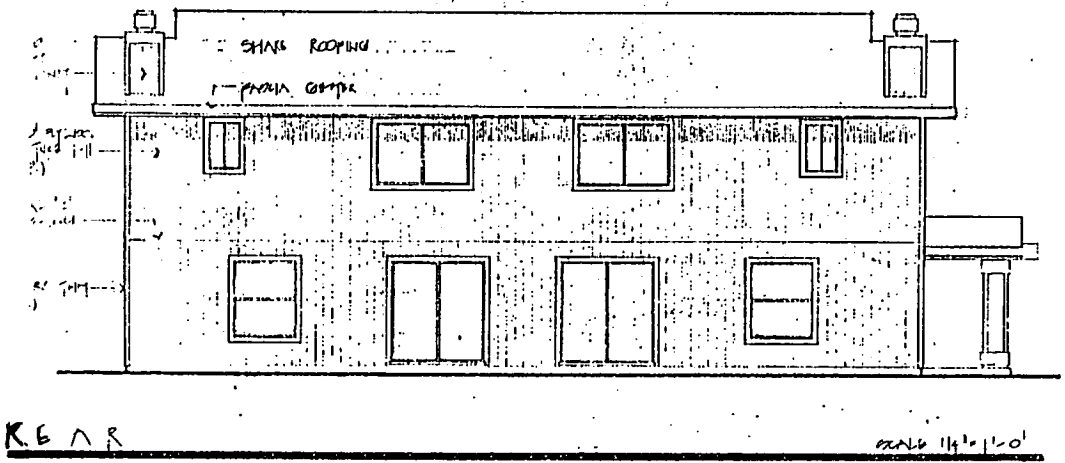


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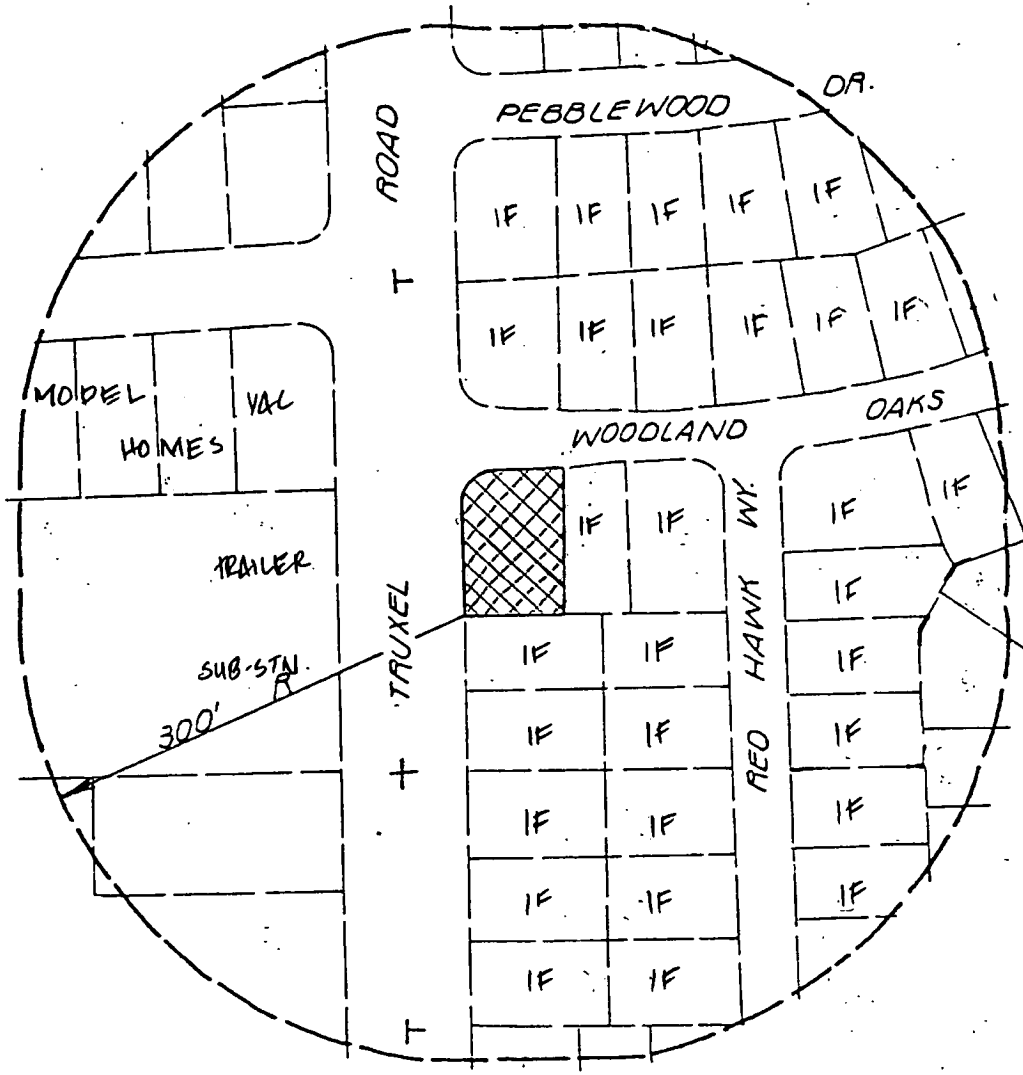
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ITEM NO. 14

EXHIBIT 'E'



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SCALE : 1" = 100'

# LAND USE & ZONING

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