

CITY PLANNING COMMISSION

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

APPLICANT	Gene Hurych, P.O. Box 22522, Sacramento, CA 95822		
OWNER	Jack & Carol Boxler, P.O. Box 22156, Sacramento, CA 95822		
PLANS BY	Gene Hurych, P.O. Box 22522, Sacramento, CA 95822		
FILING DATE	5/31/84	50 DAY CPC ACTION DATE	REPORT BY: EG:hw
NEGATIVE DEC	6/19/84	EIR	ASSESSOR'S PCL. NO. 031-350-22

- APPLICATION:
- A. Negative Declaration
 - B. Rezone 0.23± acres from Single Family (R-1) to Townhouse (R-1A) zone
 - C. Tentative Parcel Map
 - D. Special Permit to develop two halfplex units totaling 2,800± square feet

LOCATION: Northeast corner Havenside Drive and Los Gatos Circle

PROPOSAL: The applicant is requesting the necessary entitlements to develop an existing lot into two halfplex units.

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: Duplex under construction

Surrounding Land Use and Zoning:

- North: Single Family; R-1
- South: Single Family; R-1
- East: Single Family; R-1
- West: Single Family; R-1

Parking Required: One space per dwelling unit
Parking Provided: Two spaces per dwelling unit
Property Dimensions: Irregular
Property Area: 10,000± square feet
Density of Development: 8.7 per acre
Square Footage of Lots: Lot A: 5,405; Lot B: 4,410
Square Footage of Buildings: Unit A: 1,450; Unit B: 1,183
Height of Structures: One story - 16 feet
Topography: Flat
Street Improvements: Existing
Utilities: Available to site
Exterior Building Colors: Brown (proposed)
Exterior Building Materials: Wood/stucco

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 27, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map, subject to the following conditions which the applicant shall satisfy prior to filing the final map unless a different time for compliance is specifically noted:

- A. Pay off existing assessments.

001768

APPLC. NO. P84-216

MEETING DATE July 12, 1984

CPC ITEM NO. 15

- 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 for Parcel B and hook up.

STAFF EVALUATION: Staff has the following comments and concerns regarding this request:

- A. The subject site is a 0.23± acre parcel located at the northeast corner of Havenside Drive and Los Gatos Circle. The site is zoned Single Family (R-1). The General Plan and the Community Plan designate the site for residential and low density residential, respectively. The proposed rezoning to R-1A, in order to develop two halfplex units, would not represent a more intensive land use. In addition, the proposal would provide a compatible housing type for the area. A duplex is under construction on the subject lot at this time.
- B. The requested rezoning to R-1A and the special permit are necessary for the halfplex development. The applicant's plan indicates that the halfplex will be developed on a corner lot. The halfplex units are attached and separated by a two-hour rated firewall.
- C. The project has been reviewed by Building Inspections, Engineering and Traffic Engineering; they had no comments.

ENVIRONMENTAL DETERMINATION: The environmental coordinator has reviewed the proposed project and has filed a Negative Declaration, based upon the following mitigation measure:

If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to less than a significant level before any construction resumes.

STAFF RECOMMENDATION: Staff recommends the following actions:

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

Conditions - Tentative Map

The applicant must 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;
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 sewer and water services for Parcel B and hook up.

Conditions - Special Permit

1. The project shall be developed in accordance with submitted plans;
2. If unusual amounts of bone, stone or artifacts are uncovered within 50 meters of the area, work will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to less than a significant level before construction resumes.

Findings of Fact - Special Permit

1. As proposed, the project is based upon sound principles of land use in that:
 - a. adequate space is available on the site to accommodate the type and density of the proposed project;
 - b. the project is compatible with surrounding land uses which consist of single family and halfplex uses.
2. The project, as provided, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that the project will adhere to the Townhouse development standards which stipulate design and density criteria.
3. The project is consistent with the land use element of the General Plan to:

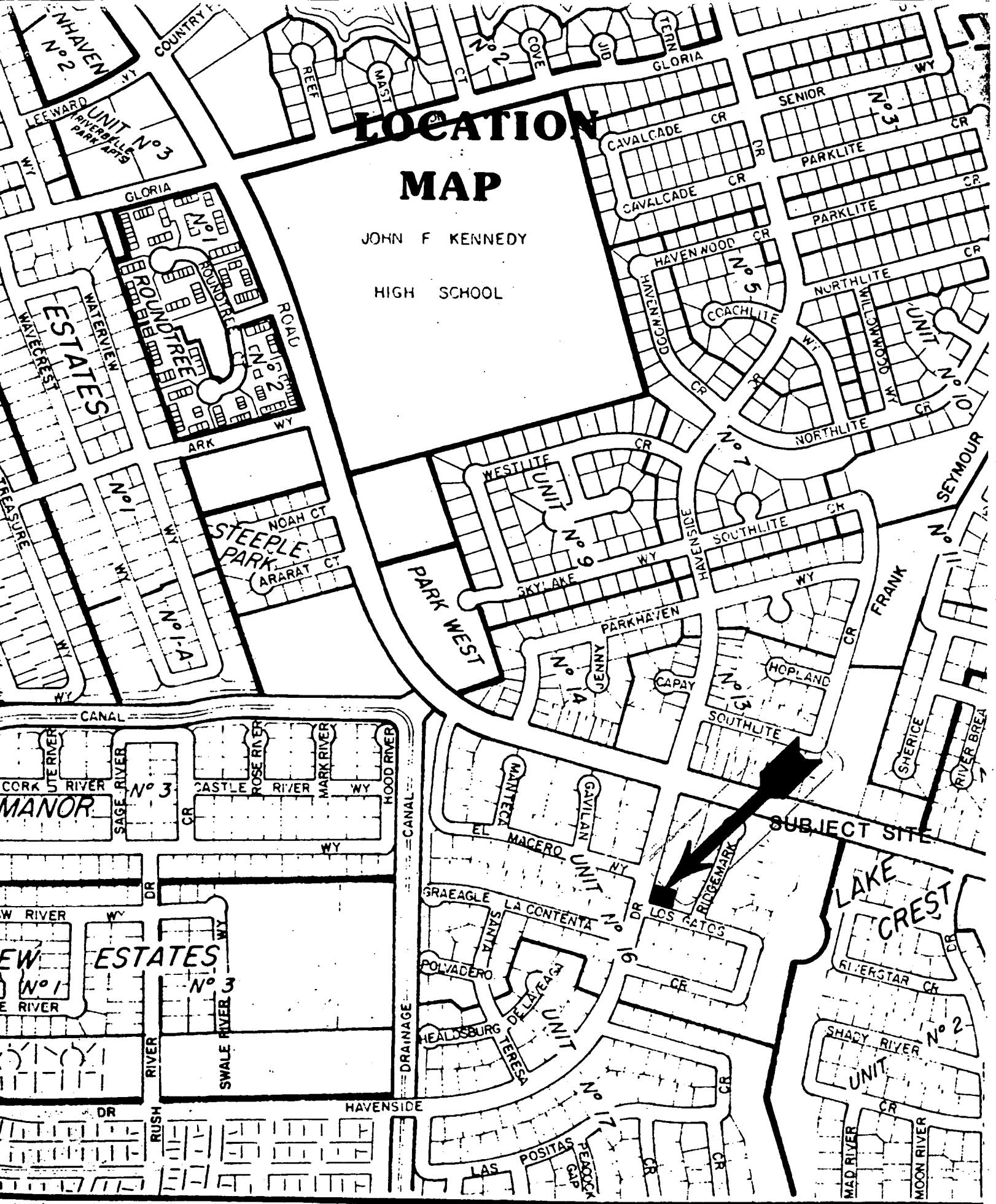
"Allocate residential, commercial, industrial and other land use in such a manner as to result in a desirable urban environment which satisfies the needs of the total community" and

"Provide safe, stable and attractive residential areas in which to live."
4. The project is consistent with the goal of the Pocket Area Community Plan to:

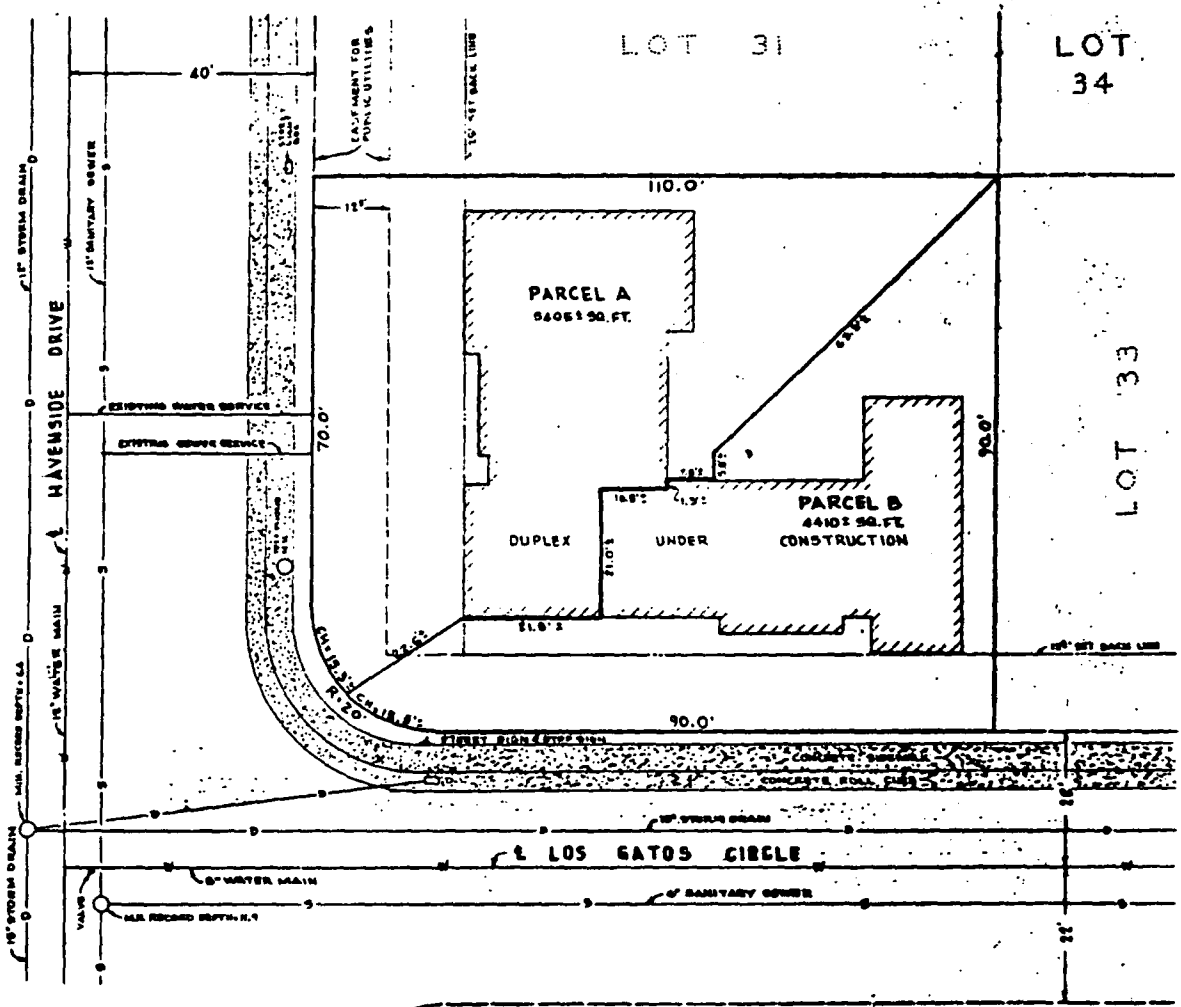
"Provide for a wide range of residential styles and densities which are compatible with each other."
5. The project is consistent with the Pocket Area Community Plan and the General Plan which designate the site for residential uses.

LOCATION MAP

JOHN F KENNEDY
HIGH SCHOOL



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TENTATIVE PARCEL MAP OF
LOT 32 GREENHAVEN UNIT NO. 16
 CITY OF SACRAMENTO, CALIFORNIA
 MAY 18, 1984 SCALE: 1" = 10'

RECORD OWNER & SUBDIVIDER
 JACK A. AND CAROL L. BOALER
 JOHN A. BOALER
 61 GOME STREET (ADJUTANT)
 P.O. BOX 22915
 SACRAMENTO, CALIFORNIA 95824
 (916) 421-5400

SURVEYOR
 TIMOTHY S. TRIMBLE, C.S. 1007
 2608 1/2 STREET
 SACRAMENTO, CALIFORNIA 95816
 (916) 421-7713



ASSESSOR'S PARCEL NUMBER
 03-180-12

EXISTING ZONING & USE
 ZONED R-1 & DUPLEX

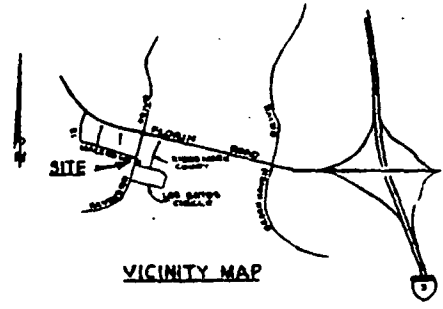
PROPOSED ZONING & USE
 R-1-A ZONE & DUPLEX

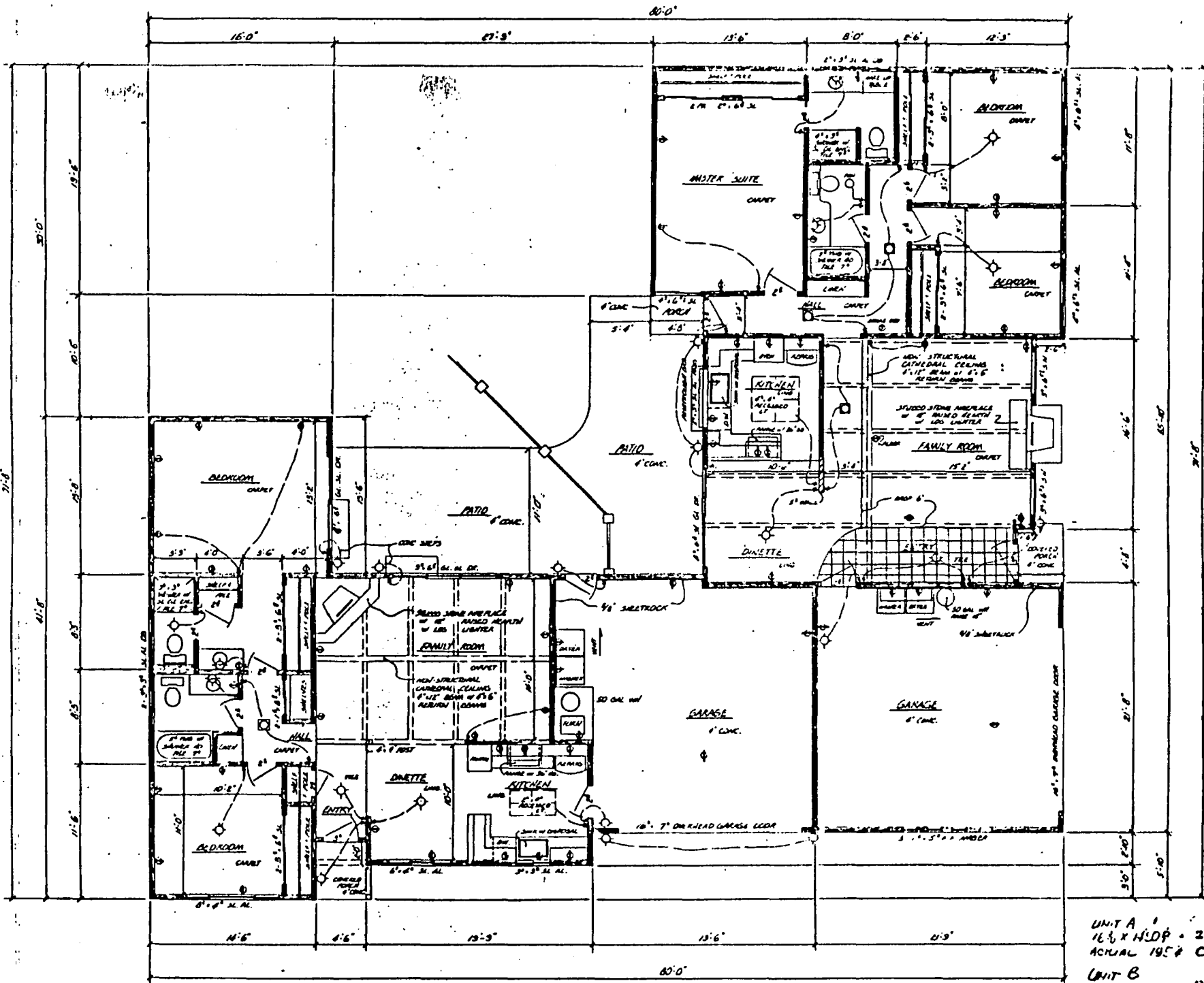
PROPOSED SEWAGE DISPOSAL & DRAINAGE
 EXISTING PUBLIC SEWERS & DRAINS

PROPOSED WATER SUPPLY
 EXISTING PUBLIC WATER MAINS

SCHOOL DISTRICT
 SACRAMENTO CITY UNIFIED

TENTATIVE MAP





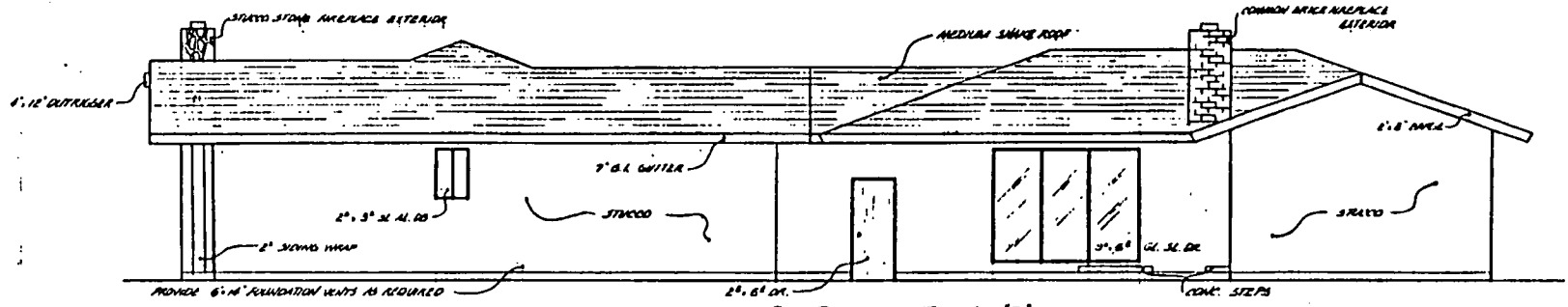
FLOOR PLAN

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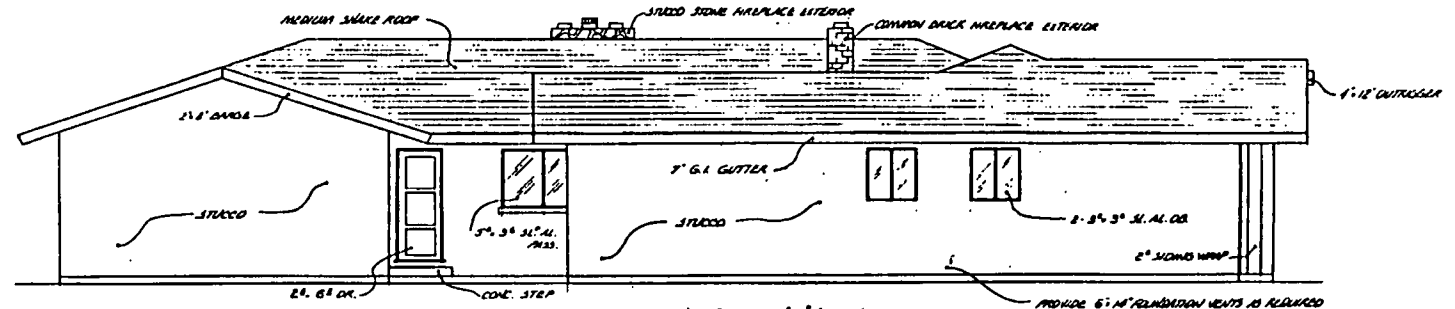
FLOOR PLAN
 SCALE: 1/8" = 1'-0"

UNIT A
 168' x 115' = 2300
 ACTUAL 195' OK

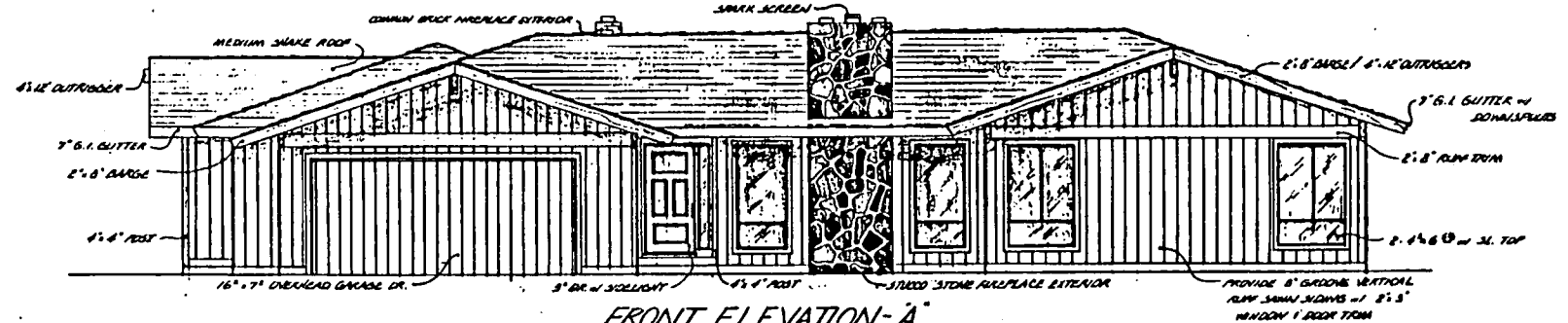
UNIT B
 168' x 113' = 189
 ACTUAL 183 OK



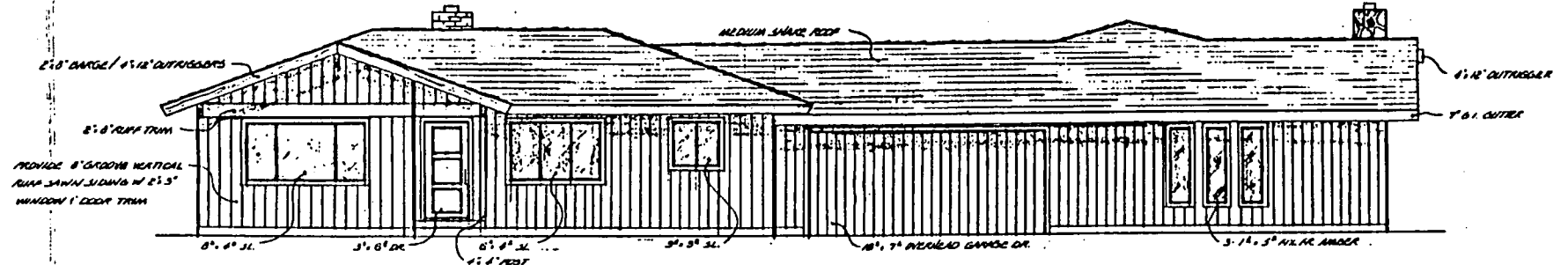
REAR ELEVATION - B



REAR ELEVATION - A



FRONT ELEVATION - A



FRONT ELEVATION - B

SCALE: 1/4" = 1'-0"

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ELEVATIONS