

CITY PLANNING COMMISSION

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

APPLICANT	Raymond Vail & Associates, 1410 Ethan Way, Sacramento, CA 95815		
OWNER	Charles Gordon, 7360 Pocket Road, Sacramento, CA 95831		
PLANS BY	Mitchell Design Associates		
FILING DATE	1-20-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC	2-13-84	EIR	ASSESSOR'S PCL. NO. 031-370-34

- APPLICATION:
1. Environmental Determination
 2. Rezone .33 vacant acres from Single Family (R-1) to Townhouse (R-1A)
 3. Tentative Map to divide .33 vacant acres into two halfplex lots
 4. Special Permit to construct two halfplex units

LOCATION: 6875 Cläibörne Way

PROPOSAL: The applicant is requesting the necessary entitlements to create two halfplex units.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community
Plan Designation: Low Density Residential
Existing Zoning: Single Family (R-1)
Existing Land Use: Vacant

SURROUNDING LAND USE AND ZONING:

North: Vacant; R-1A & R-1
South: Single Family; R-1
East: Vacant; R-1
West: Single Family; R-1

Parking Required: 2 spaces
Parking Provided: 4 spaces
Ratio Required: 1 per dwelling unit
Ratio Provided: 2 per dwelling unit
Property Dimensions: Irregular
Property Area: .33 acres
Density of Development: 6 dwelling units/acre
Square Footage of Building: 1,200 - 1,600
Height of Structure: 2-story; 27 feet
Street Improvements: Existing
Utilities: Existing to property line
Exterior Building Colors: Earth tones
Exterior Building Materials: Stucco and brick

002977

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 8, 1984, by a vote of seven ayes, two absent, the Subdivision Review Committee voted to recommend approval of the 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. 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 filing the final map.
- 2. Provide separate water and sewer service to each unit.
- 3. Pay off existing assessments.
- 4. Relocate the rear lot line between units to increase the rear yard of Lot A.

STAFF EVALUATION: Staff has the following comments on this project:

- 1. The subject site is located in an area of standard single family development. As proposed, the halfplex development will not increase the density or alter the character of the residential neighborhood since duplexes are allowed on corner lots in the Single Family (R-1) zone. The tentative map provides opportunity for individual ownership of each unit. Staff has no objection to the rezoning or tentative map requests.
- 2. The units are approximately 1,200 and 1,600 square feet of living area. Building materials include medium shake roofs and stucco and brick exteriors. Each has a two-car garage.
- 3. The units are designed to provide separate street frontage for each unit. This creates consistency with the appearance of neighboring single family structures. Staff has no objection to granting the special permit, based on the site plan submitted by the applicant except that the common rear property line should be moved northwest to give Lot A a larger rear yard (see Exhibit A). The Subdivision Review Committee also recommended that the lot line be relocated to increase the rear yard area of Lot A.
- 4. The Planning and Community Services Departments have determined that 0.0224 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication. The applicant shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends the following:

- 1. Ratification of the Negative Declaration;
- 2. Approval of the Rezoning from Single Family (R-1) to Townhouse (R-1A);
- 3. Approval of the Tentative Map, subject to conditions 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:

- a. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the land to be subdivided and pay the required Parkland Dedication in-lieu fees. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map;
- b. Provide separate sewer and water services to each lot;
- c. Pay off existing assessments;
- d. Relocate the rear lot line between units to increase the rear yard of Lot A (as indicated on Exhibit A).

4. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow.

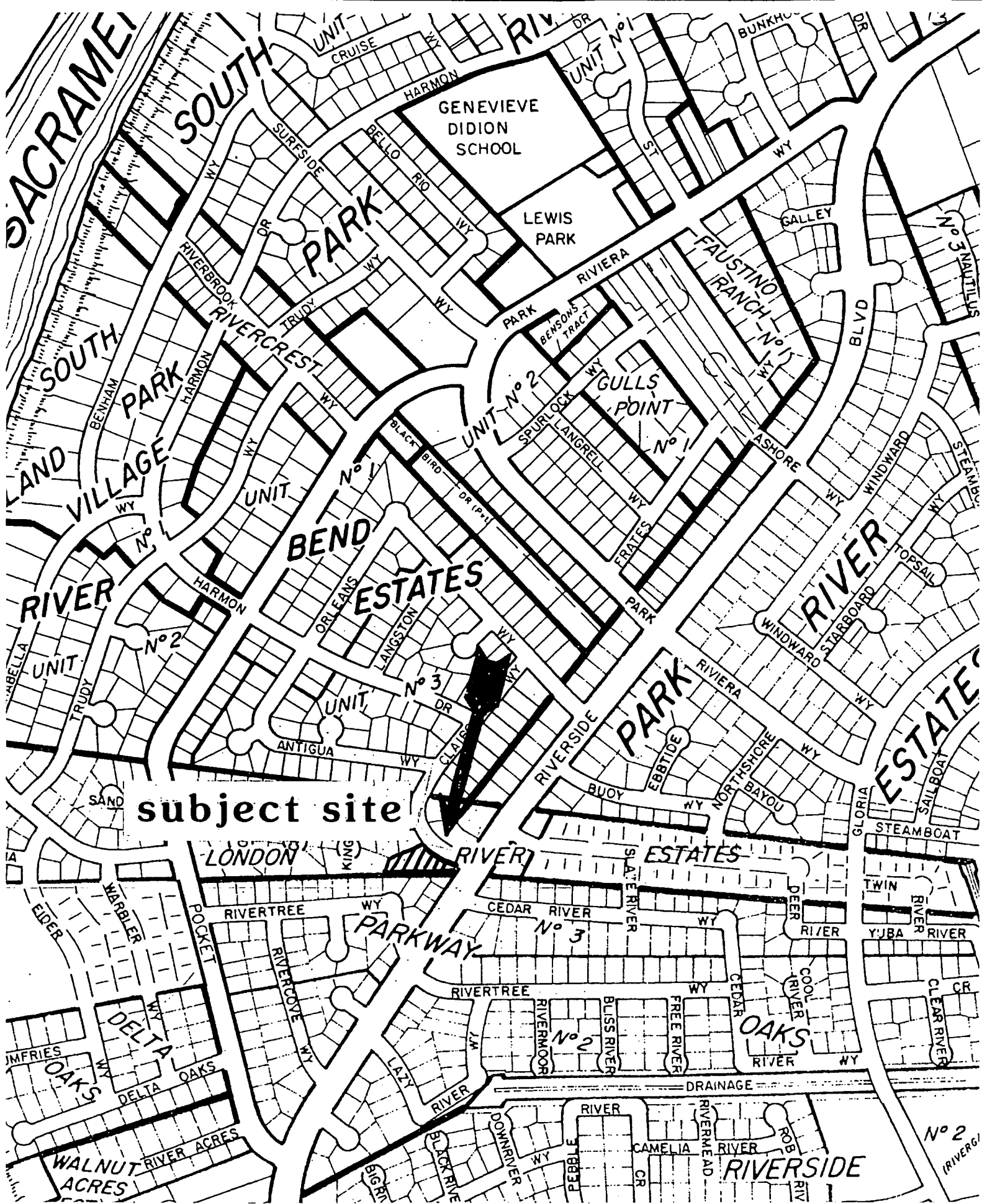
Conditions - Special Permit

- a. Approval is subject to site plans and elevations as submitted. Building plans shall be reviewed and approved by the Planning Director prior to issuance of permits;
- b. Roofs shall be of shake material.

Findings of Fact - Special Permit

- a. The project is based upon sound principles of land use in that:
 - 1) each unit has frontage on a different street;
 - 2) each unit is provided individual sewer and water services.
- b. The project is not injurious to surrounding property in that the existing residential character of the neighborhood will not be altered;
- c. The project is consistent with the 1974 General Plan and the 1976 South Pocket Community Plan which designate the site for residential uses.

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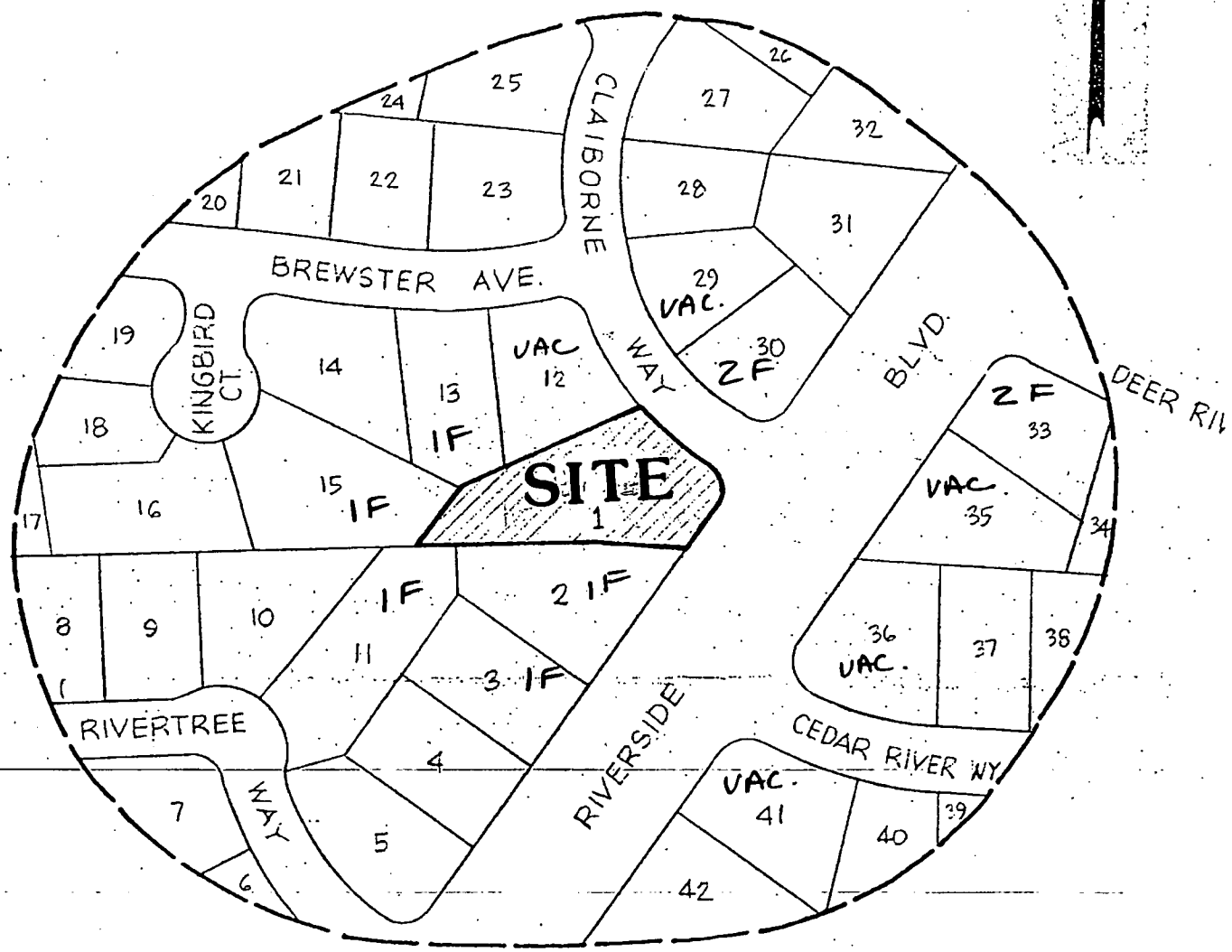


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No. 10



SURROUNDING LAND USE

003045

Scale: 1" = 100'

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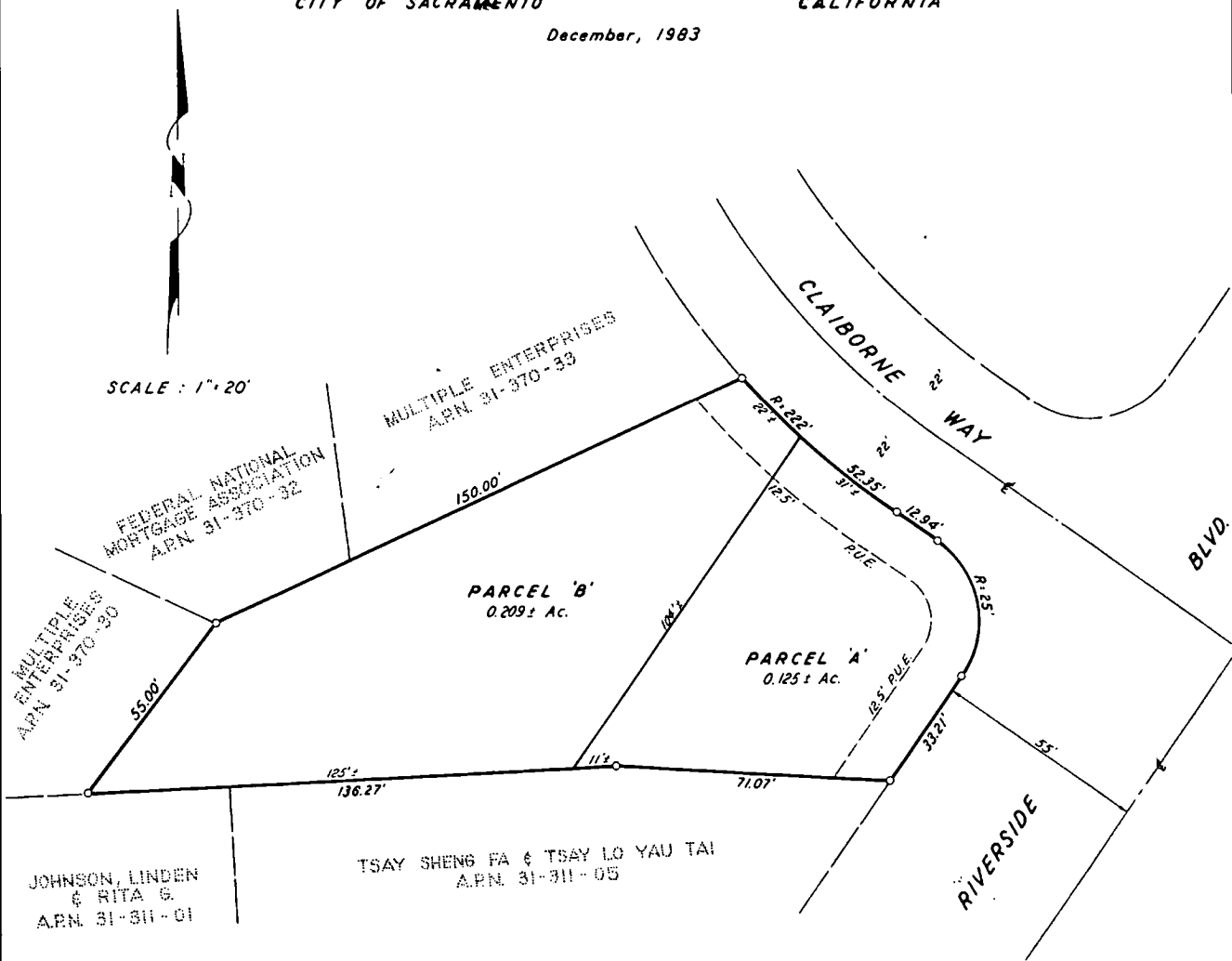
TENTATIVE PARCEL MAP

LOT 74 OF LONDON RIVER ESTATES UNIT NO. 1 (119 B.M. 6)

CITY OF SACRAMENTO

CALIFORNIA

December, 1983



SCALE: 1" = 20'

RECORD OWNER
CHARLES GORDON
7360 POCKET ROAD
SACRAMENTO, CALIFORNIA 95831

DEVELOPER
OWNER

ENGINEER/SURVEYOR
RAYMOND VAIL and ASSOCIATES
1410 ETHAN WAY
SACRAMENTO, CALIFORNIA 95825

ASSESSOR'S PARCEL NO.
31-370-34

EXISTING USE
VACANT

EXISTING ZONING
R-1-A

WATER SUPPLY
CITY

FIRE PROTECTION
CITY

PARKS & RECREATION
CITY

PROPOSED USE
HALF PLEX

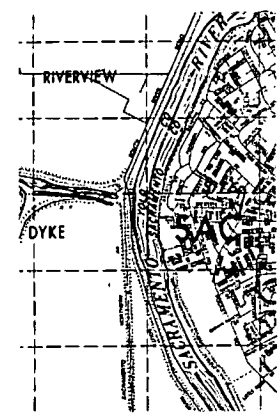
PROPOSED ZONING
R-1-A

SEWAGE DISPOSAL
CITY

SCHOOLS
SACRAMENTO UNIFIED
SCHOOL DISTRICT

LOT SIZES
AS SHOWN

GROSS AREA
0.334 ACRE



VICINITY MAP
NO SCALE

002984

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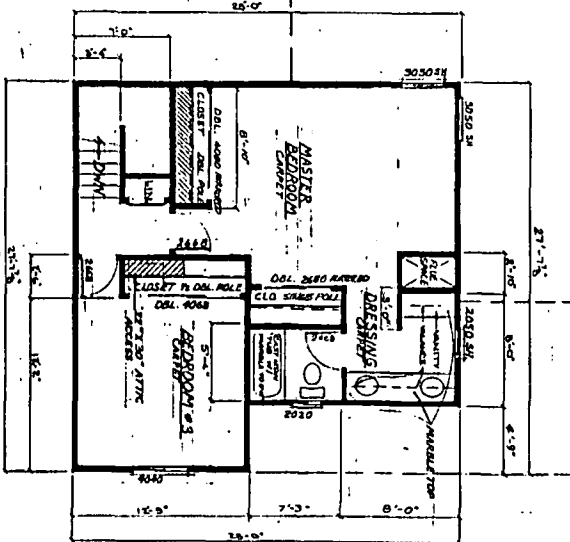
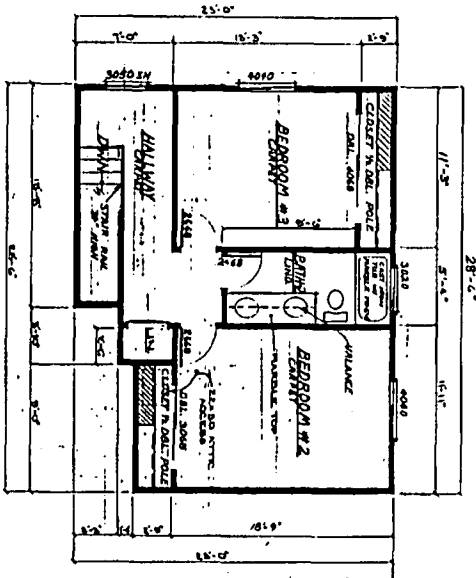
RVA SACRAMENTO • ANTIOCH • SONOMA • TAMHOE CITY
RAYMOND VAIL AND ASSOCIATES
ENGINEERING • PLANNING • ARCHITECTURE • SURVEYING
1410 ETHAN WAY, SACRAMENTO, CALIFORNIA 95825 (916) 929-3323

Nov 12

JPMAL 84, FT. - 533

SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"



002986

JPMAL 84, FT. - 533

DATE	
DESIGNER	
BY	
CHECKED	
SCALE	
PROJECT	
NO.	
DATE	

PLAN FOR:
GORDON/MITCHELL
 6700 ELK GROVE BLVD. *M
 ELK GROVE CA. 95624

Mitchell Design Associates

685-2888

NO.	
DATE	
BY	
CHECKED	
SCALE	
PROJECT	
NO.	
DATE	

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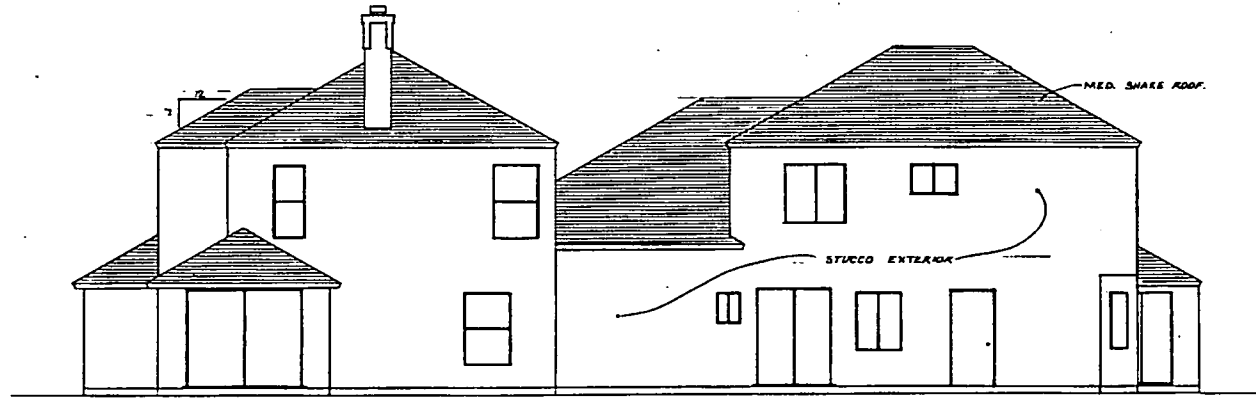
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No. 10



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

002990



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

REVISIONS	BY

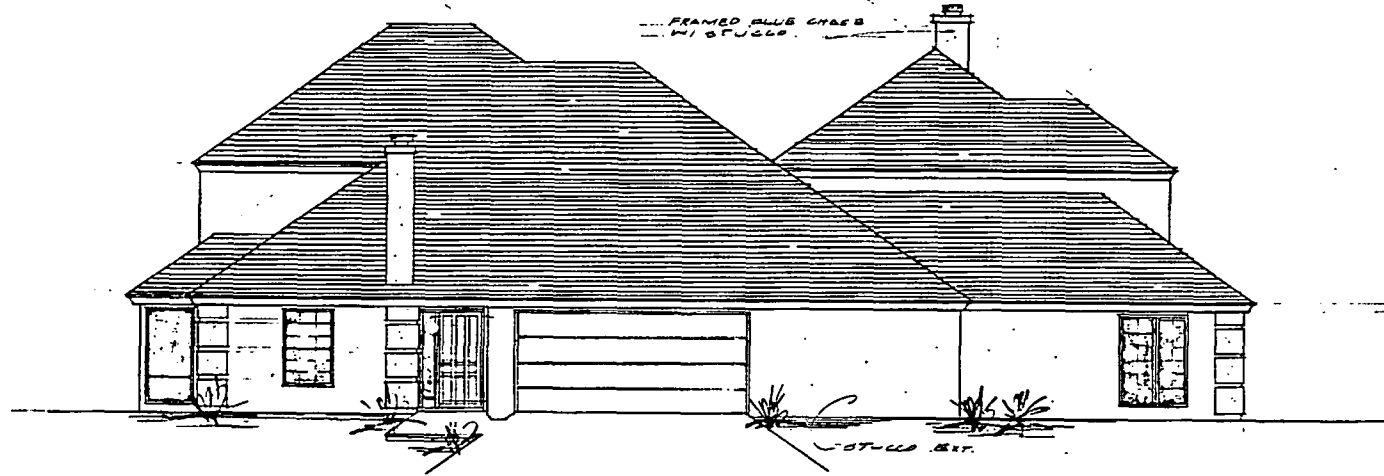
PLANS FOR:
GORDON J. MITCHELL
 8789 ELK GROVE AVENUE
 ELK GROVE, CA 95624

DESIGNED BY	MR
DRAWN BY	
CHECKED BY	
DATE	10-10-83
PROJECT NO.	83-1010
SHEET NO.	6

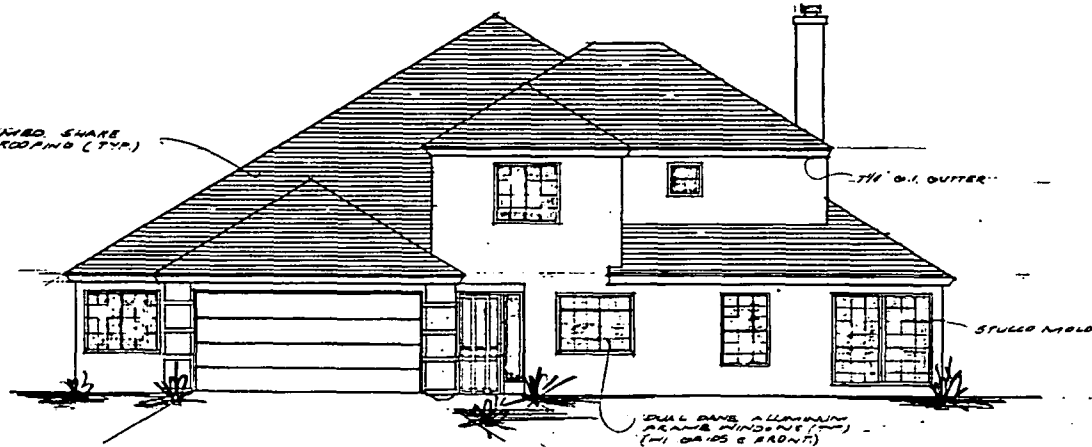
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No. 10



FRONT ELEVATION
1/2" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

002991

REVISIONS	BY

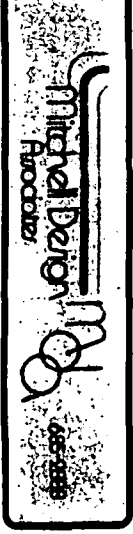
085-9888
 Mitchell Design
 Architects

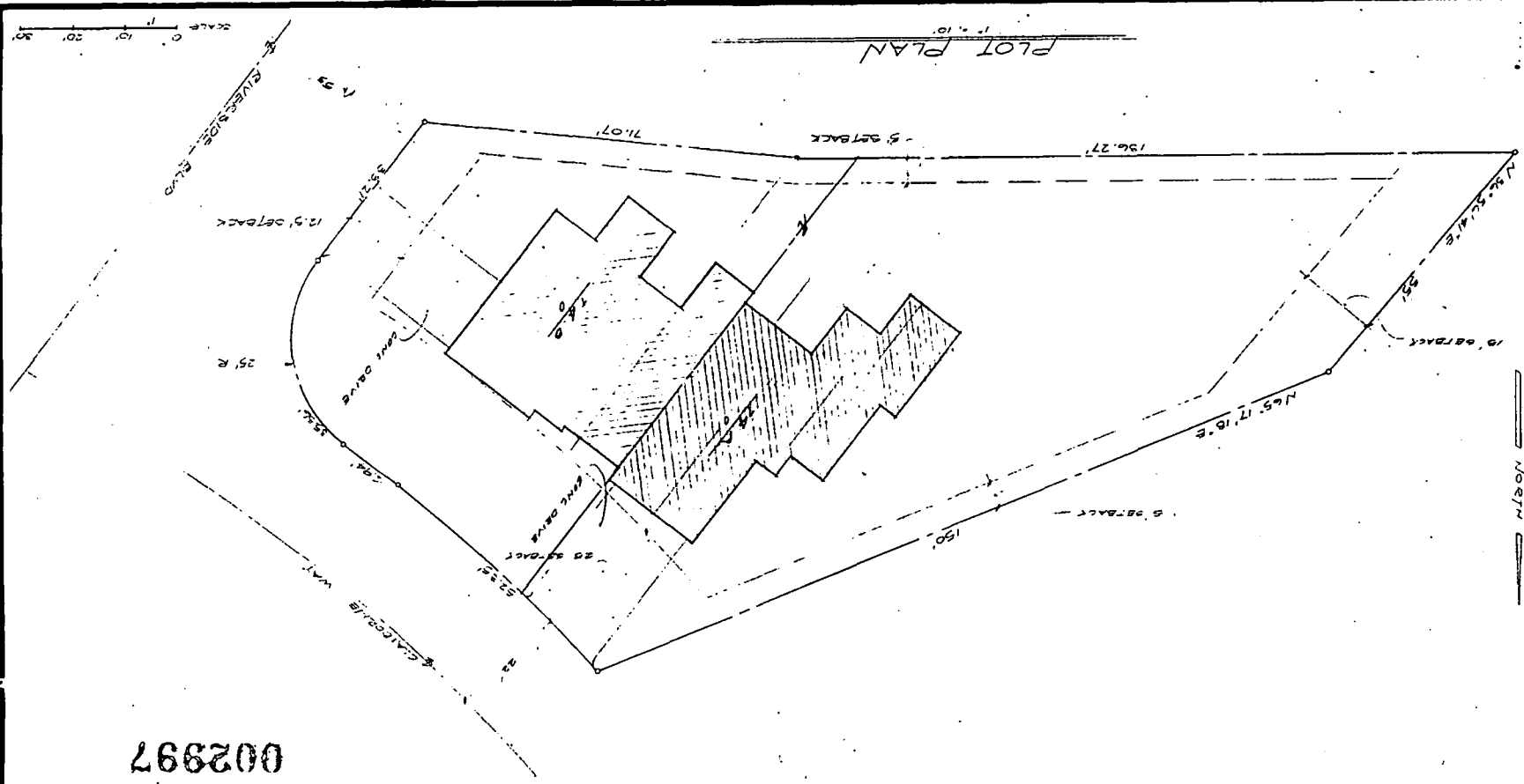
PLANNED BY:
 GORDON MITCHELL
 8708 BAY GLENDALE BLVD.
 EL PASO, CA 75041

DATE
PROJECT
NO. 10 OF 03
SCALE
SEE PLAN M
SHEET
1
SHEETS

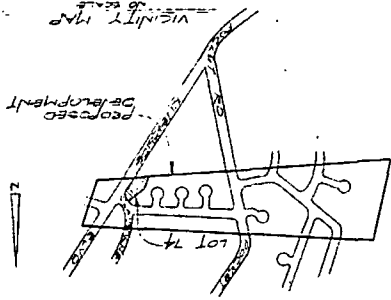
DATE	01/11/84
LOT	LOT 74
LOT	LOT 74
MAP TO	MAP 200
PLAN	PLAN

PLANS FOR:
 GORDON SG MITCHELL
 5746 SIX SQUARE AVENUE SUITE M
 SAN GABRIEL CA 95024





002997



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23 FEB 84

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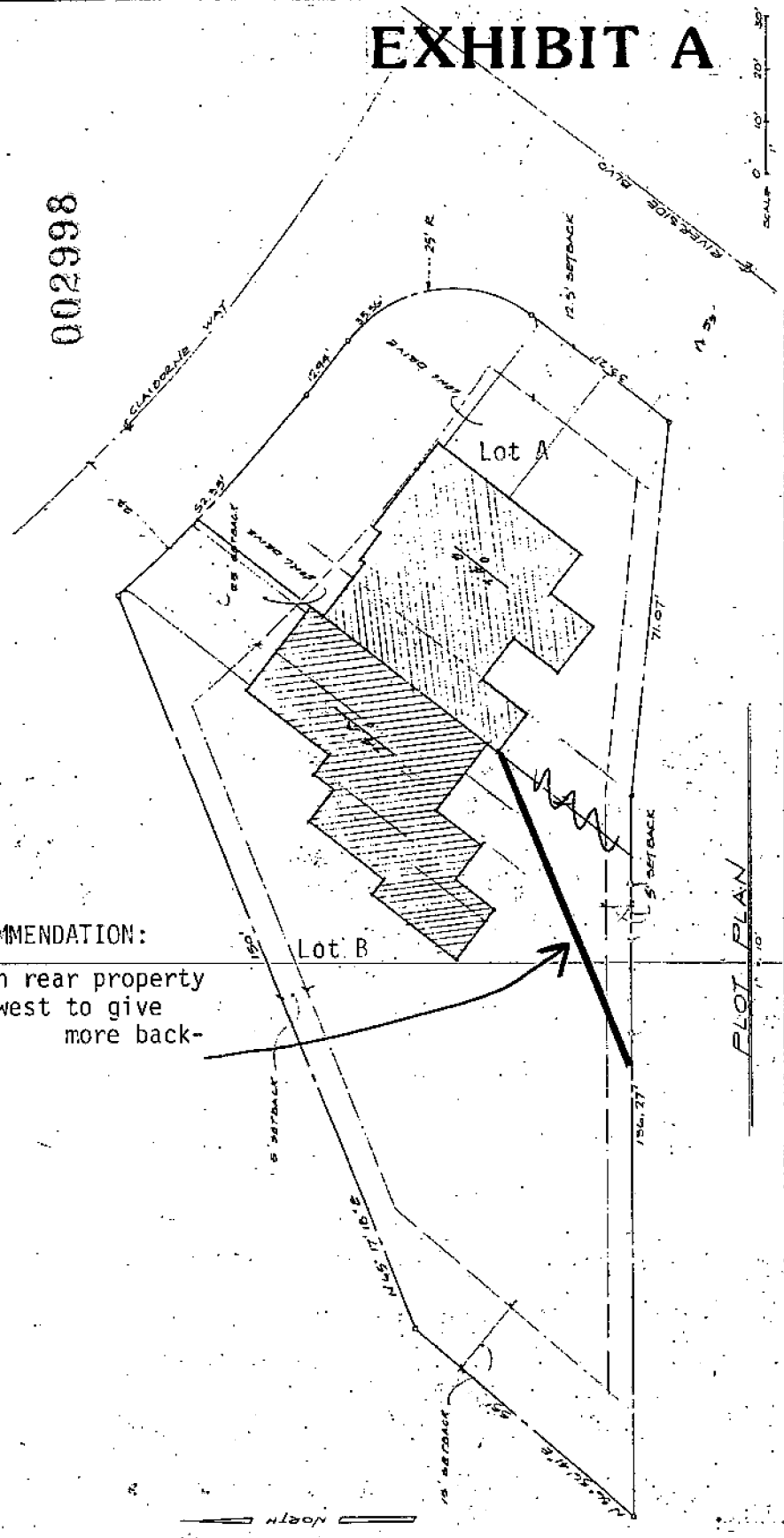
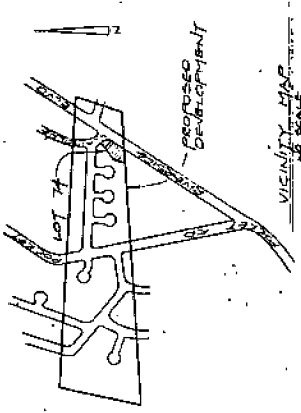


PANS FOR:
 GORDON & MITCHELL
 8759 Elk Grove Drive Suite H
 Elk Grove, CA 95624

DATE	
BY	
CHECKED	
DATE	
PROJECT	

EXHIBIT A

002998



STAFF RECOMMENDATION:

Move common rear property
 line northwest to give
 Lot A more back-
 yard.

PLOT PLAN
 1" = 10'

SCALE 0' 10' 20' 30'

84U1A

23 FEB '84

No. 10