

19



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

APPROVED
BY THE CITY COUNCIL

OCT 21 1986

OFFICE OF THE
CITY CLERK

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

October 15, 1986

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (exempt 15315)
2. Tentative Map (P86-313)

LOCATION: South side of Pocket Road, 100+ feet west of Greenhaven Drive

SUMMARY

This is a request to subdivide an existing vacant lot located in the Townhouse, R-1A zone into two parcels. The Planning Commission and staff recommend approval of the Tentative Map with conditions.

BACKGROUND INFORMATION

The subject site is a vacant interior lot located in the Townhouse, R-1A zone. The site is surrounded by vacant residential land and single family development. The site fronts on Pocket Road, a major street. The applicant proposes to subdivide the site in order to construct two single family detached residences which is a departure from typical development in the R-1A zone. The proposal eliminates the necessity of a back-out parking situation onto Pocket Road.

VOTE OF THE PLANNING COMMISSION

On September 11, 1986, the Planning Commission voted five ayes, four absent to recommend approval of the project subject to conditions.

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City Council

-2-


October 15, 1986

RECOMMENDATION

The Planning Commission and staff recommend the following actions by the City Council:

Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,

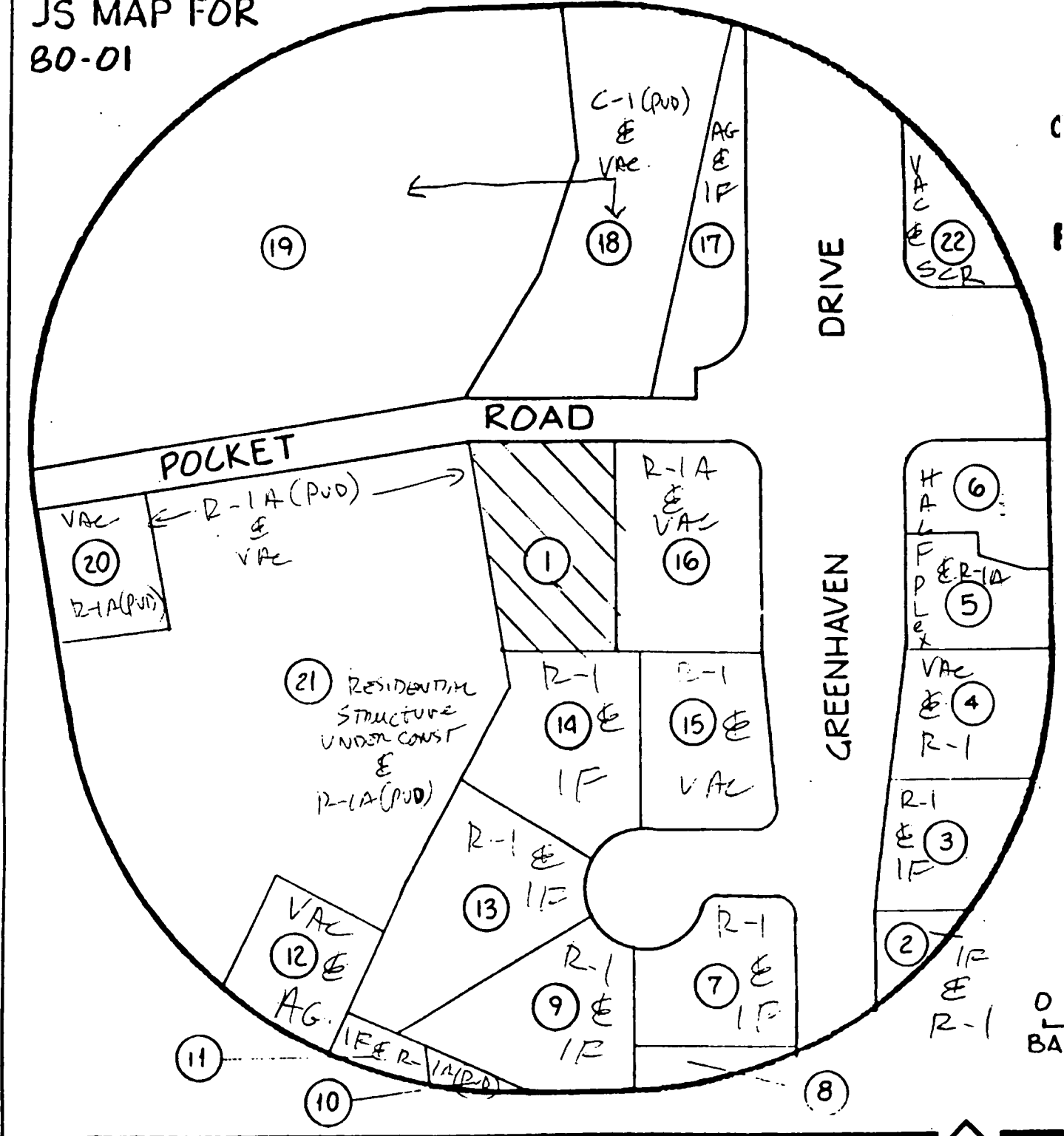

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

SD:lao
attachments
P86-313

October 21, 1986
District No. 8

JS MAP FOR
80-01



LAND USE & ZONING MAP

SACRAMENTO CITY PLANNING COMMISSION

19

MEETING DATE September 11, 1986
 ITEM NO. 13B FILE P 86-313
 M _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING LOT LINE ADJUSTMENT
 SPECIAL PERMIT ENVIRONMENTAL DET.
 VARIANCE OTHER _____

Location: South side of Pocket Road, 100±' west of Greenhamer Drive

Recommendation:

- Favorable w/conds.
 Unfavorable Petition Correspondence

PROPOSERS

NAME

ADDRESS

OPPOSERS

NAME

ADDRESS

MOTION

- TO APPROVE
 TO DENY
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

MOTION NO. _____

	YES	NO	MOTION	SECOND
Chinn	✓			
Ferris	<u>absent</u>			
Goodin	<u>absent</u>			
Hollick	✓			
Holloway	<u>absent</u>			
Otto	✓			✓
Ramirez	✓			
Walton	✓		✓	
Ishmael	<u>absent</u>			

19

RESOLUTION No. 86-804

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

OCT 21 1986

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED ON THE SOUTH SIDE OF POCKET ROAD, 100+ FEET WEST OF GREENHAVEN DRIVE.

(P86-313) (APN: 031-480-01)

WHEREAS, the City Council on October 21, 1986, held a public hearing on the request for approval of a tentative map for property located on the south side of Pocket Road, 100+ feet west of Greenhaven Drive;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15315;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision.

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2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential use(s) in the 1976 Pocket Community Plan and the map conforms with the plan designation.
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - a. Place the following note on the final map: Water and sewer service connections 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 40.319-1 (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. 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 a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
 - e. Provide cross access easements from Parcel B to Parcel A.

- f. Place a note on the final map: Parcels are restricted to single family development.
- g. Minimum lot pad grade = 4.0' and minimum gutter grade = +2.0'.
- h. Grade lots to drain to street or provide on-site drainage system for Parcel B.
- i. Pay Pocket Bridge fees.
- j. Monument new lot lines.
- k. Dedicate proposed utility and access easement for underground electrical facilities and appurtenances.

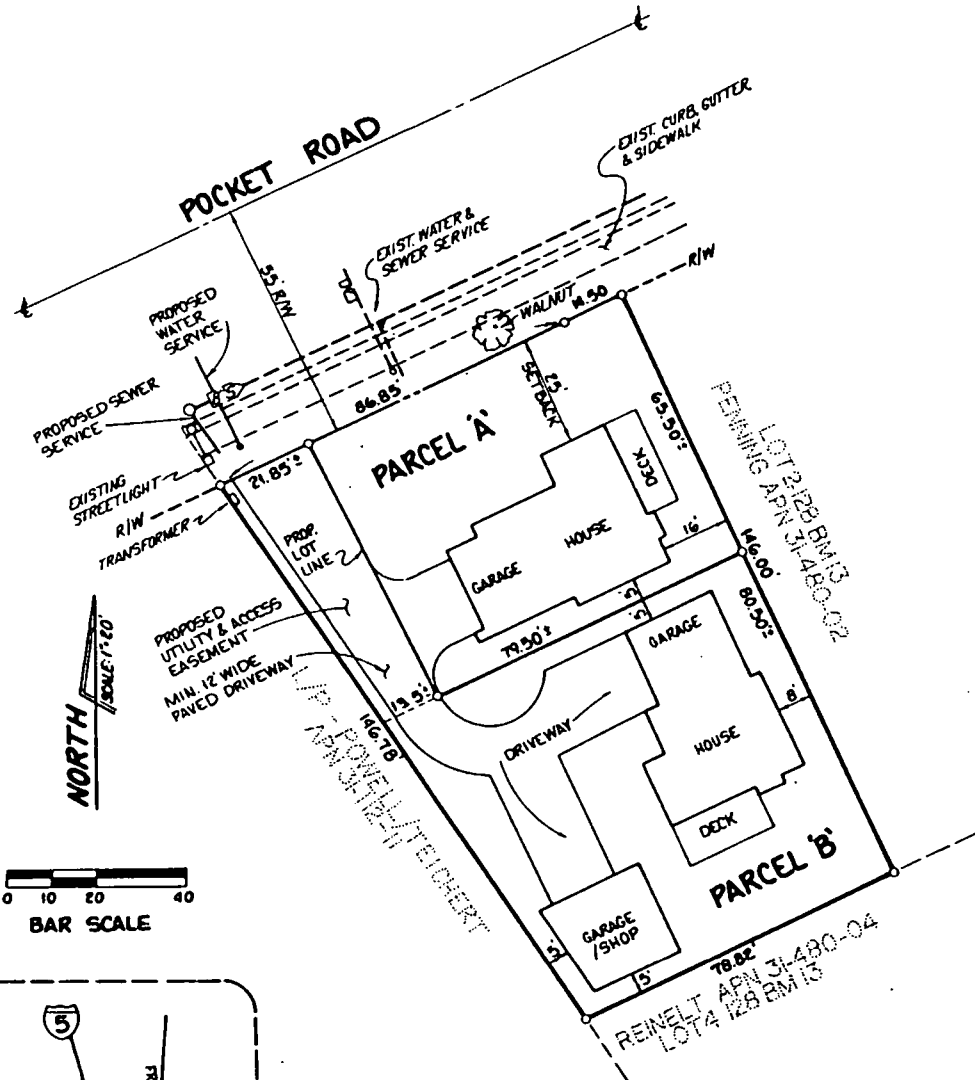
MAYOR

ATTEST:

CITY CLERK

P86-313

**TENTATIVE PARCEL MAP
AND SPECIAL PERMIT FOR
LOT 1 - PARKWAY OAKS UNIT 1, 128 BM13
JULY 1986**



OWNER:
JERRY FASZER JR.
2143 HURLEY WAY SUITE 220
SACRAMENTO, CA. 95825
PHONE: 925-7661

SIZE OF LOTS:
PARCEL 'A' - 5200' S.F.
PARCEL 'B' - 7900' S.F.

ASSESSOR'S PARCEL NO.:
31-480-01

SOURCE OF WATER:
SACRAMENTO CITY

ACREAGE:
13,150' SQ. FT. NET
17,880' SQ. FT. GROSS

DRAINAGE FACILITIES:
SACRAMENTO CITY

PRESENT USE & ZONING:
VACANT & R-1A

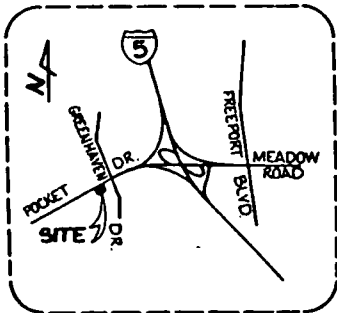
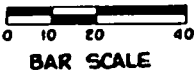
SANITATION FACILITIES:
SACRAMENTO CITY

PROPOSED USE & ZONING:
2 HALF-PLEX UNITS & R-1A

SCHOOL DISTRICT:
SACRAMENTO CITY

NUMBER OF LOTS:
TWO

986313
19



**VICINITY
MAP
N.T.S.**



Richard Rozumowicz
RICHARD ROZUMOWICZ
PCE 22217

**AREA
WEST ENGINEERS, INC.**
5710 Garfield Avenue, Suite B
Sacramento, CA. 95841 (916) 334-8308
CIVIL ENGINEERING - PLANNING - SURVEYING

CITY PLANNING COMMISSION

19

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Area West Engineers, Inc. 5710 Garfield Avenue, Suite B, 95841		
OWNER	Jerry Faszer, Jr. 2143 Hurley Way, Suite 220, Sacramento 95825		
PLANS BY	owner		
FILING DATE	8/8/86	ENVIR. DET.	Exempt 15315
ASSESSOR'S-PCL. NO.	031-480-01		
		REPORT BY	CV:jg

- APPLICATION:**
- A. Special Permit to develop two detached singly family units
 - B. Tentative Parcel Map to divide one vacant parcel into two parcels

LOCATION: South side of Pocket Road 100'+ west of Greenhaven Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct two detached single family residences.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential																																			
1976 South Pocket Community Plan Designation:	Low Density Residential																																			
Existing Zoning of Site:	R-1A																																			
Existing Land Use of Site:	Vacant																																			
Surrounding Land Use and Zoning:	<table border="0"> <tr> <td></td> <td>Setbacks:</td> <td>Required</td> <td colspan="2" style="text-align: center;"><u>PROVIDED</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td>Parcel A</td> <td>Parcel B</td> </tr> <tr> <td>North: Vacant; C-1 (PUD)</td> <td>Front:</td> <td>to be</td> <td>25'±</td> <td>70'±</td> </tr> <tr> <td>South: Single Family Residential; R-1</td> <td>Side(Int):</td> <td>determined</td> <td>16'±-35'±</td> <td>5'±-8'±</td> </tr> <tr> <td>East: Vacant; R-1A</td> <td></td> <td>by the</td> <td></td> <td></td> </tr> <tr> <td>West: Vacant, R-1A (PUD)</td> <td>Rear:</td> <td>Planning</td> <td>5'±</td> <td>5'±</td> </tr> <tr> <td></td> <td></td> <td>Commission</td> <td></td> <td></td> </tr> </table>		Setbacks:	Required	<u>PROVIDED</u>					Parcel A	Parcel B	North: Vacant; C-1 (PUD)	Front:	to be	25'±	70'±	South: Single Family Residential; R-1	Side(Int):	determined	16'±-35'±	5'±-8'±	East: Vacant; R-1A		by the			West: Vacant, R-1A (PUD)	Rear:	Planning	5'±	5'±			Commission		
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		Commission																																		
Parking Required:	2 spaces																																			
Parking Provided:	6 spaces																																			
Property Dimensions:	Irregular																																			
Property Area:	0.4± acres																																			
Density of Development:	4.9 d.u. per acre																																			
Square Footage of Building:	1,568 per unit																																			
Height of Building:	2 Story																																			
Topography:	Flat																																			
Street Improvements:	Existing																																			
Utilities:	Existing																																			
Exterior Building Materials:	Stucco																																			
Roof Material:	Standing seam metal roof																																			

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On August 27, 1986, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which follow.

BACKGROUND INFORMATION:

The Planning Commission, on July 28, 1983, approved a special permit for a halfplex development on the subject site (P83-212).

The City Council, on September 6, 1983, approved the following entitlements for the subject site (P83-212):

- 1. Rezone from R-2R to R-1A.
- 2. Subdivision Modification to waive water and sewer service until development of the site.
- 3. Tentative Map

PROJECT EVALUATION:

Staff has the following comments:

- A. Land Use/Zoning: The site is a vacant parcel zoned Townhouse (R-1A). Surrounding land uses include vacant to the north and east and west and Single Family Residential to the south.
- B. Proposal: The applicant proposes to subdivide an interior lot into two single family residential lots and construct two, two-story 1568 SF single family residential units. The two lots vary in size from 78 to 86 feet wide to 65 to 80 feet in depth.
- C. Site Plan/Elevations: Building floor plans and elevations proposed indicate both units will be two story structures with standing seam metal roofs and stucco exteriors. Staff feels the proposed housing type will be compatible with surrounding residential uses. The architectural style proposed will provide additional variation to existing residential architectural styles.

A second garage/shop is proposed to be located on Parcel B approximately five feet from the rear and interior property lines and approximately 12'+ from the proposed house. This structure will be one story in height and no windows are proposed along its south elevation. Staff has no problem with the location of the garage/shop as proposed provided that trees and shrubs are planted between the garage/shop and the rear property line. These trees and shrubs should be evergreen and provide a visual buffer between the garage/shop and the adjacent residence located directly south of the subject site.

The applicant has not submitted landscape and irrigation plans. Staff recommends landscape and irrigation plans be submitted for the front yard adjacent to Pocket Road prior to issuance of a building permit.

D. Environmental Review: Because the subject site has not been excavated, the Environmental Section has requested the following mitigation measure be added to the exempt determination (EX 15315):

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

ENVIRONMENTAL DETERMINATION:

This project is exempt from Environmental Review pursuant to State EIR Guidelines (CEQA, Section 15315).

RECOMMENDATION:

Staff recommends the following actions:

- A. Approve the special permit, subject to conditions and based upon findings of fact which follow; and
- B. Recommend approval of the tentative map, subject to conditions and based upon findings of fact which follow:

TENTATIVE MAP CONDITIONS:

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. Place the following note on the final map: Water and sewer service connections 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 40.319-1 (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. 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 a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- e. Provide cross access easements from Parcel B to Parcel A.
- f. Place a note on the final map: Parcels are restricted to single family development.
- g. Minimum lot pad grade = 4.0' and minimum gutter grade = +2.0'.
- h. Grade lots to drain to street or provide on-site drainage system for Parcel B.
- i. Pay Pocket Bridge fees.
- j. Monument new lot lines.
- k. Dedicate proposed utility and access easement for underground electrical facilities and appurtenances.

CONDITIONS - SPECIAL PERMIT

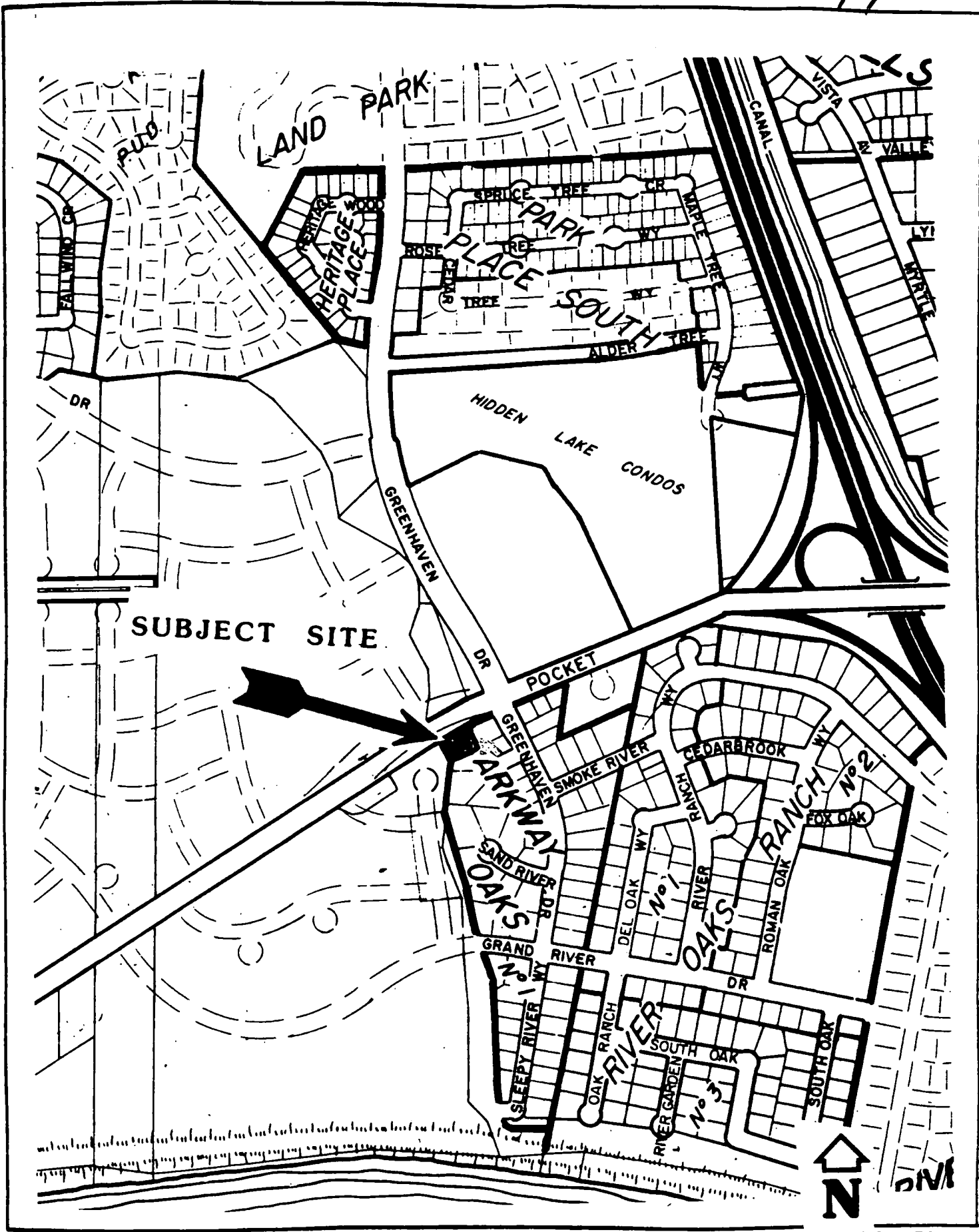
- 1. Complete landscape and irrigation plans for the front yard adjacent to Pocket Road shall be submitted for review and approval of Planning Director prior to issuance of a building permit.
- 2. The garage/shop proposed for Parcel B shall be limited to one story and have no windows on the south elevation as proposed.
- 3. Trees shall be planted between the proposed garage/shop and the rear property line. Proposed trees shall be reviewed and approved by the Planning Director prior to issuance of a building permit.

FINDINGS OF FACT - SPECIAL PERMIT

- 1. The project, as conditioned, is based upon sound principles of land use in that:
 the proposed use will not alter or disturb the residential character of the neighborhood.

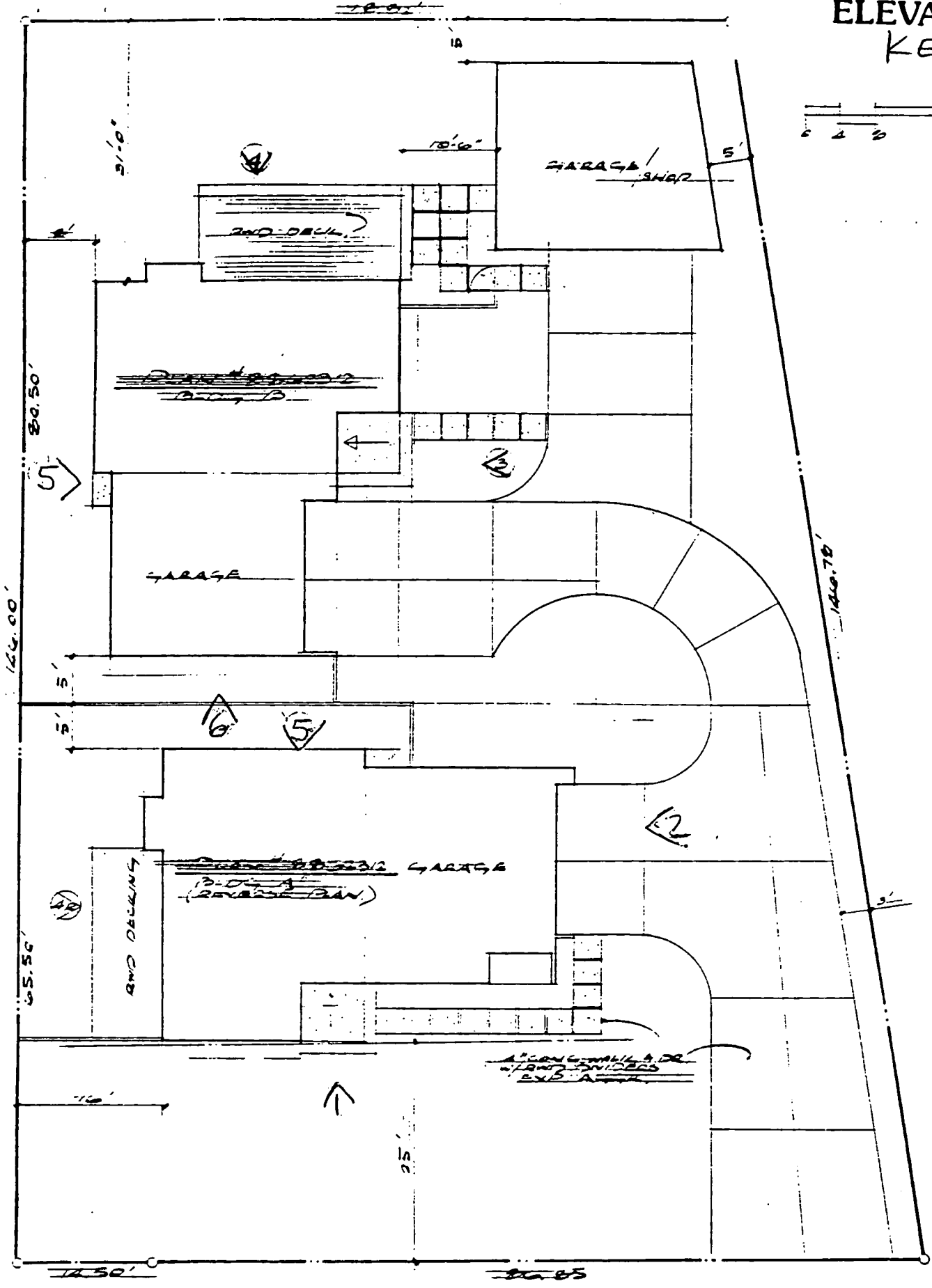
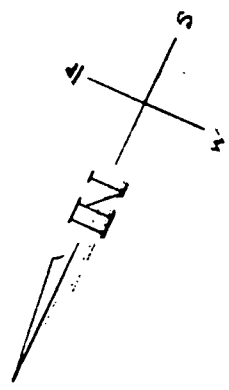
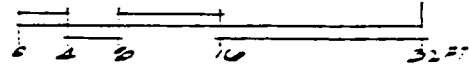
2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a nuisance in that:
 - a. the proposed structure will be single family dwelling units;
 - b. adequate landscaping will be provided.

3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for residential uses in the 1976 South Pocket Community Plan and the proposed single family residential use conforms with the plan designation.

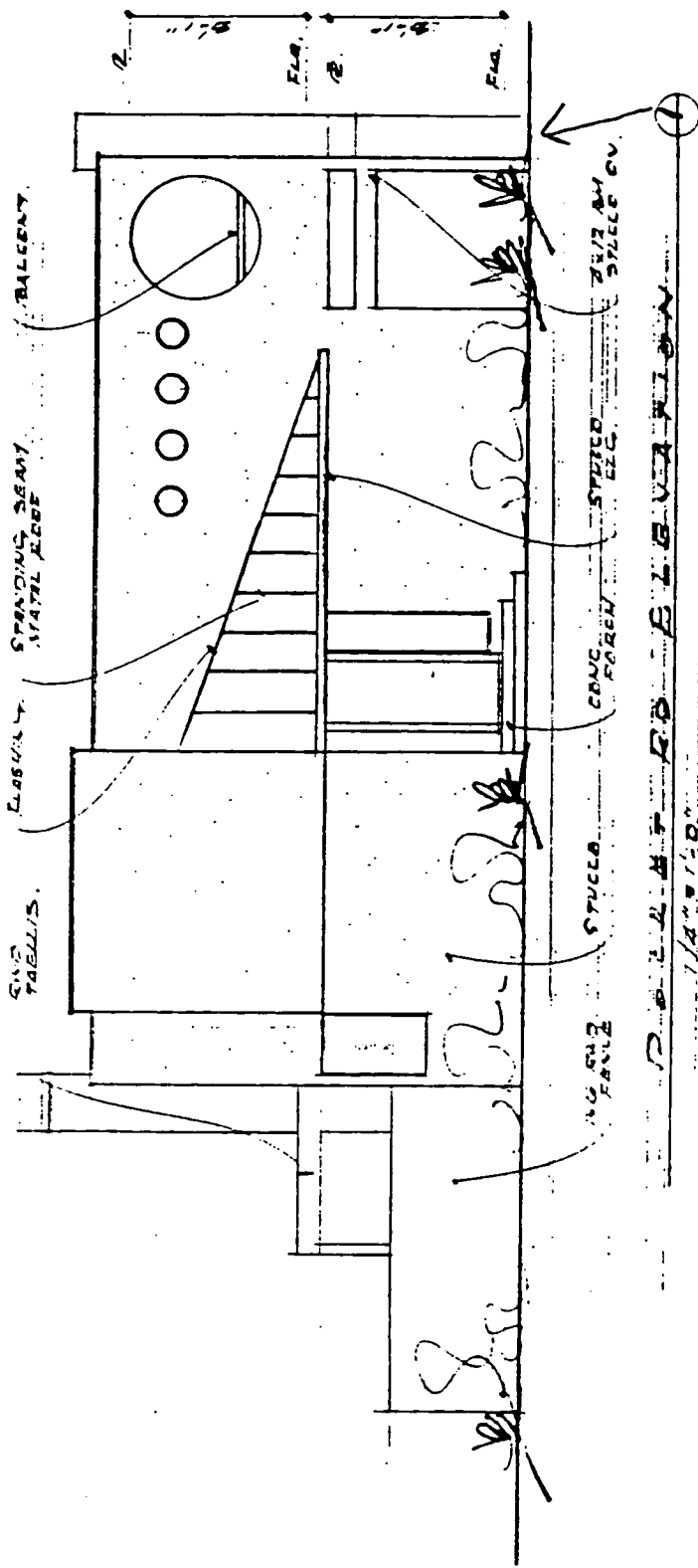


VICINITY MAP

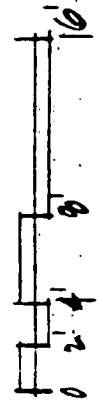
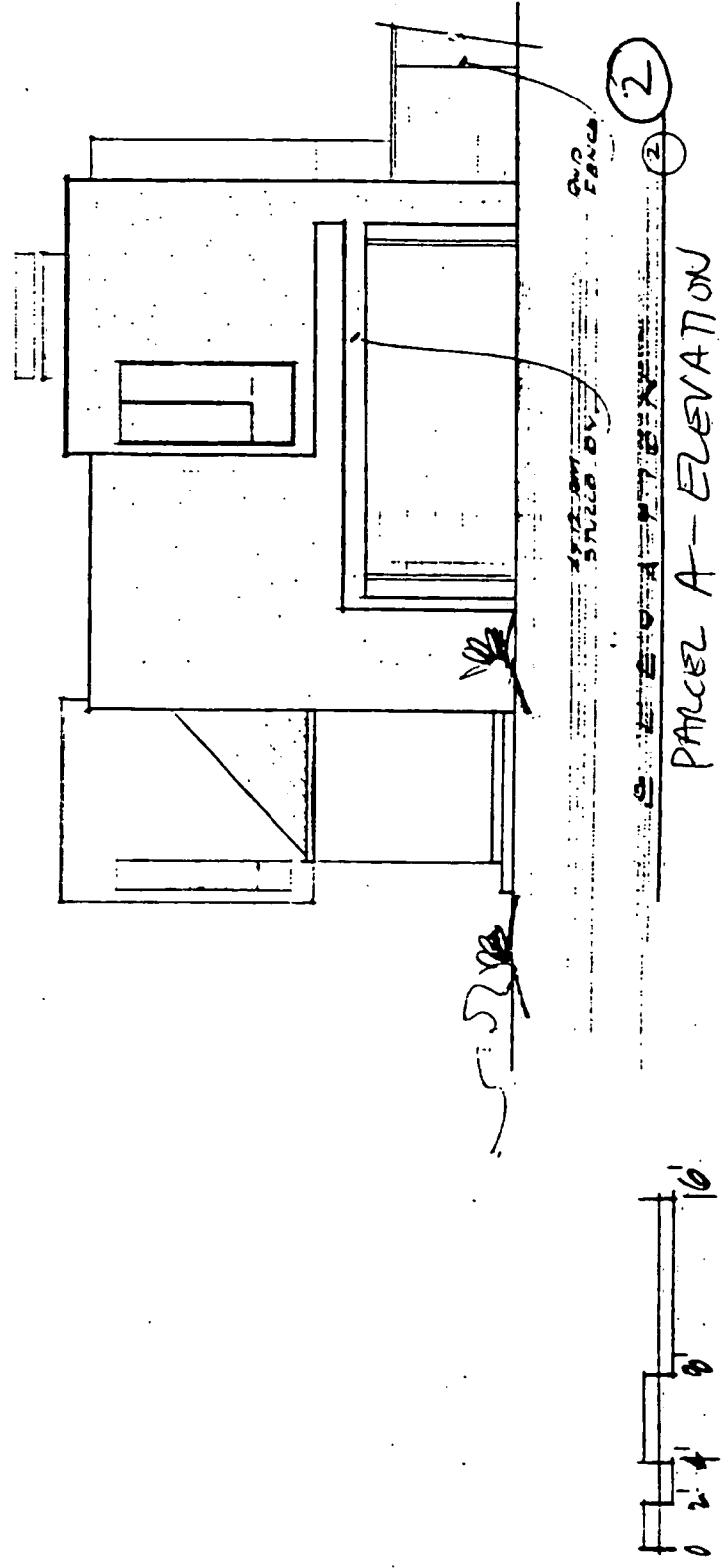
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ELEVATIONS-
KEY



~~DESCRIPTION~~
~~DATE~~
~~CARROLL PARK~~
~~CITY OF SACRAMENTO~~
PRV-313

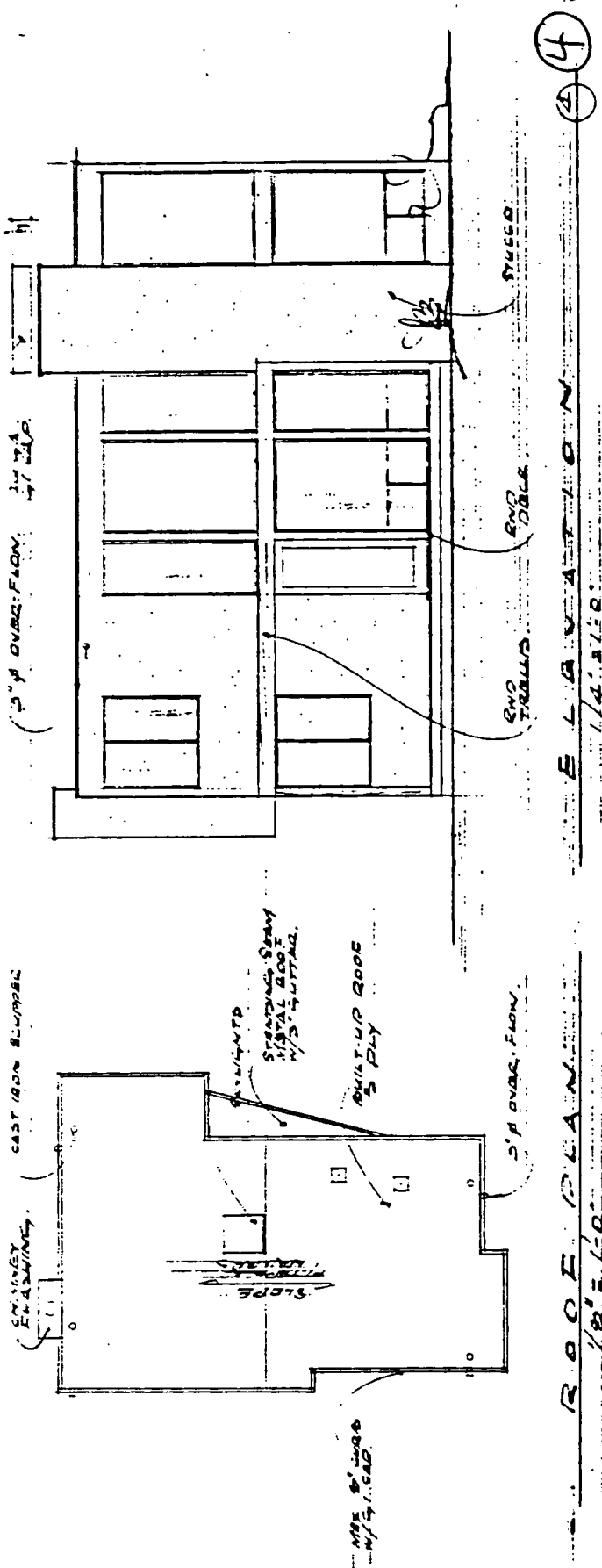


POCKET RD ELEVATION PARCEL A



ELEVATIONS
PARCEL B

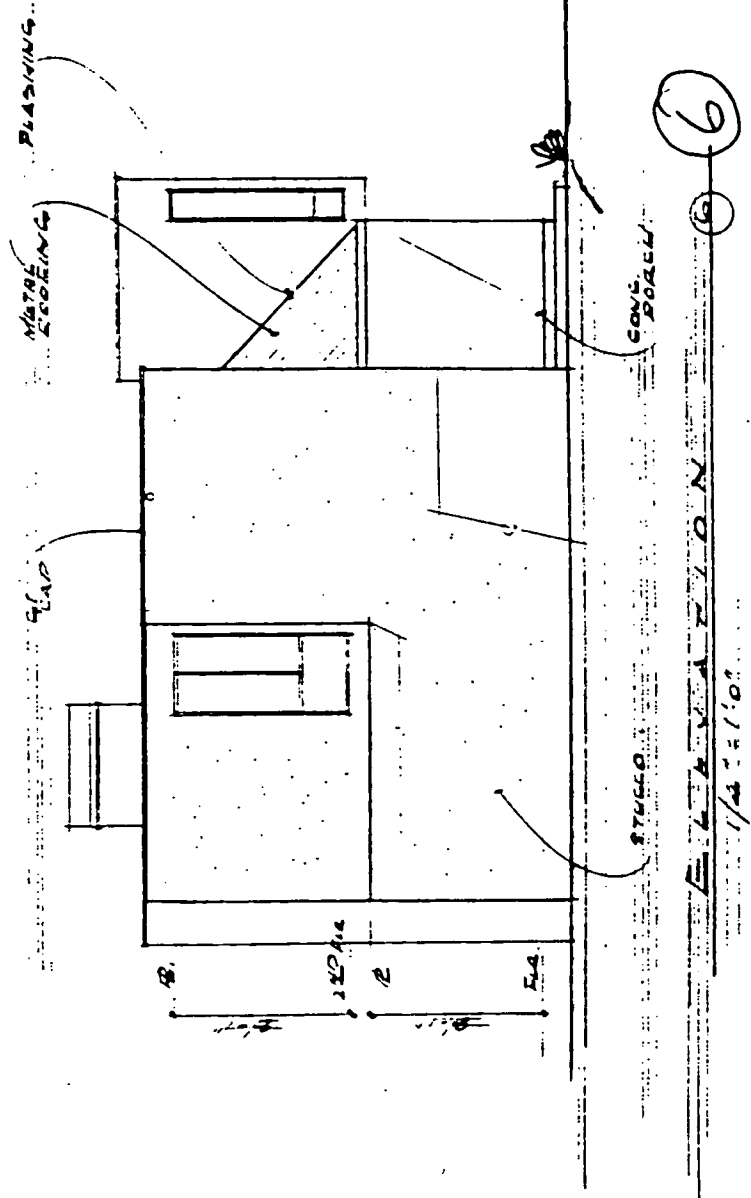
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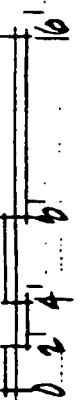
ROOF PLAN: 1/4" = 1'-0"

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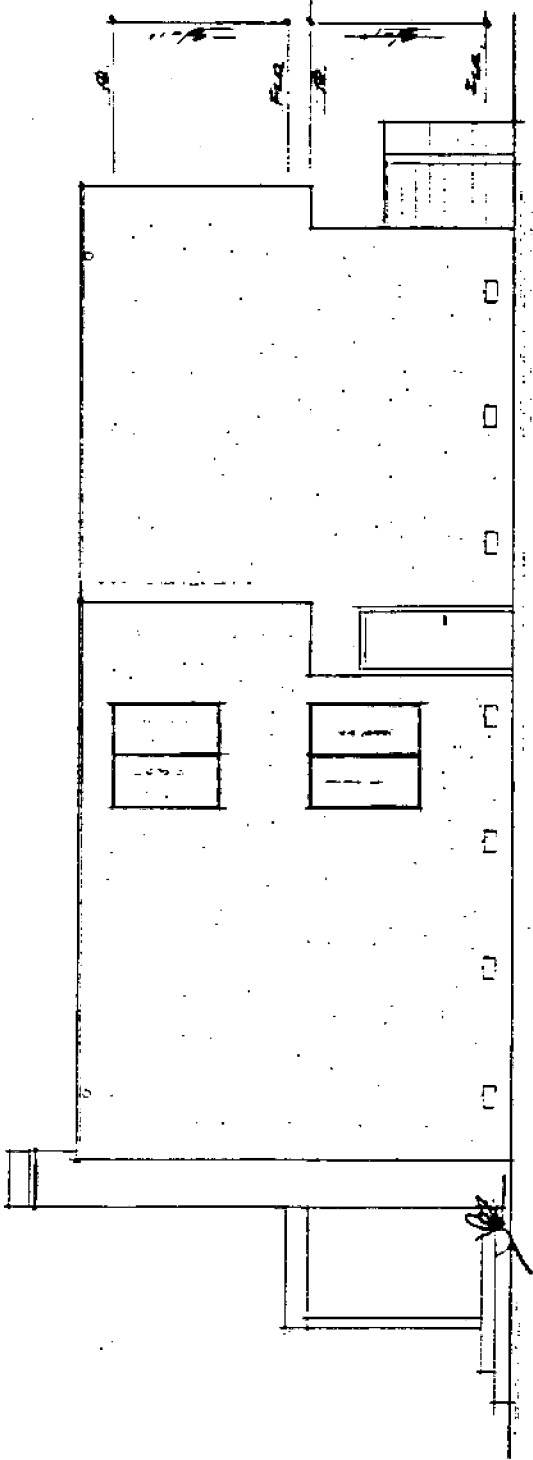
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ELEVATION: 1/4" = 1'-0"

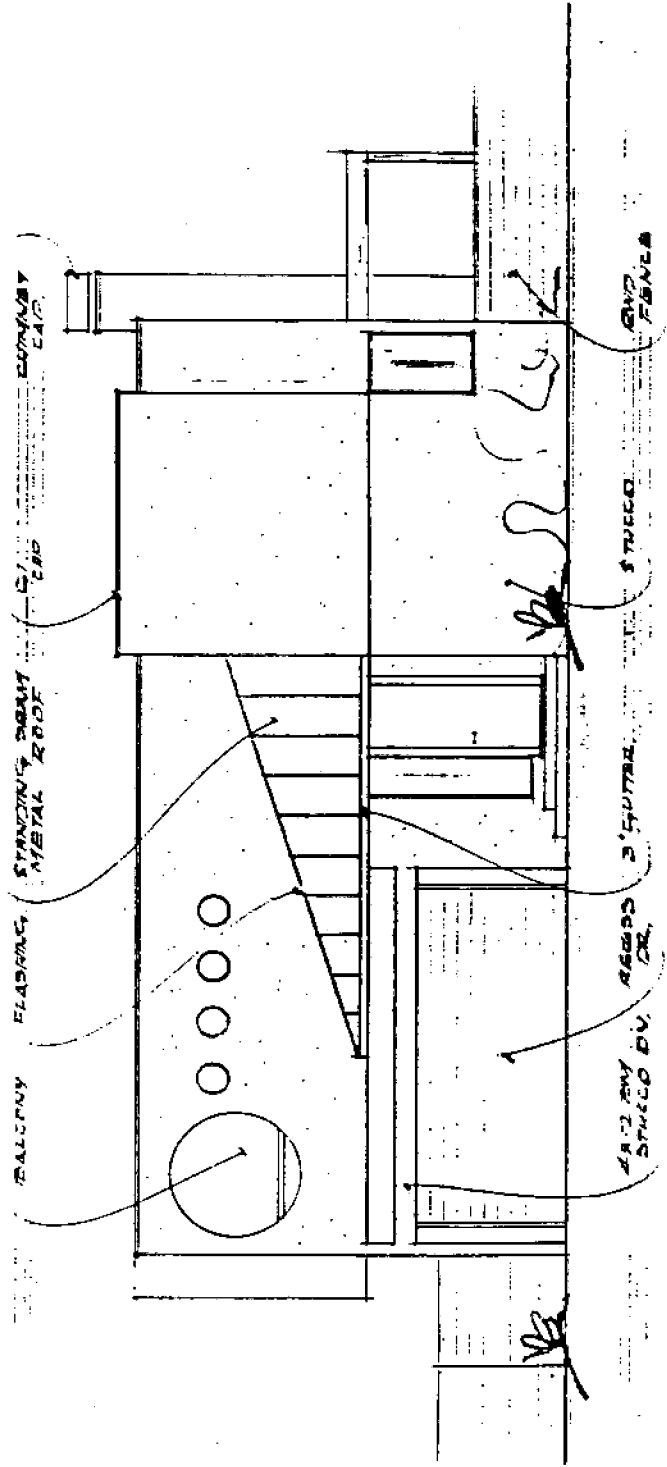


ELEVATIONS
 PARCEL A AND B

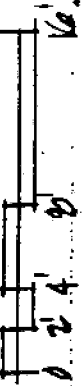
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ELEVATION PARCEL A 5

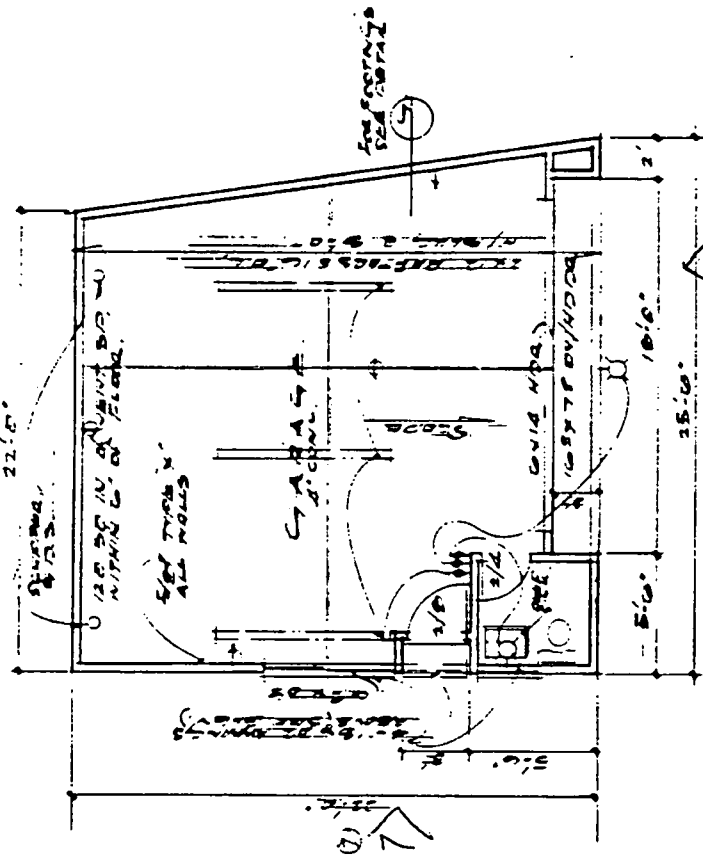


ELEVATION PARCEL B 3



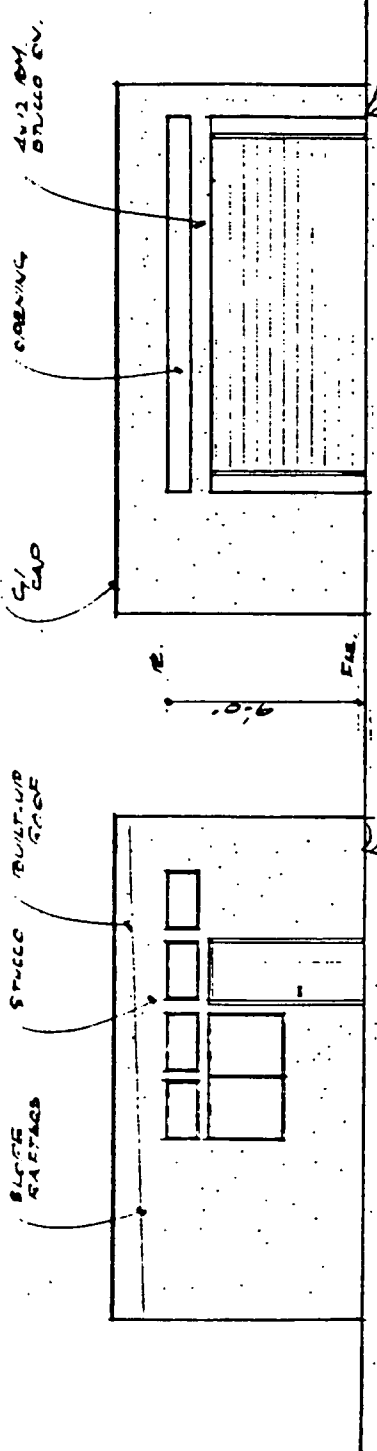
ELEVATIONS
PARCEL B

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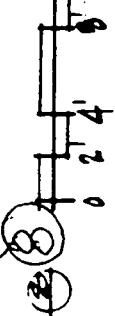


GARAGE 1/4" = 1'0"

GARAGE AND WORKSHOP



ELEVATION 1/4" = 1'0"



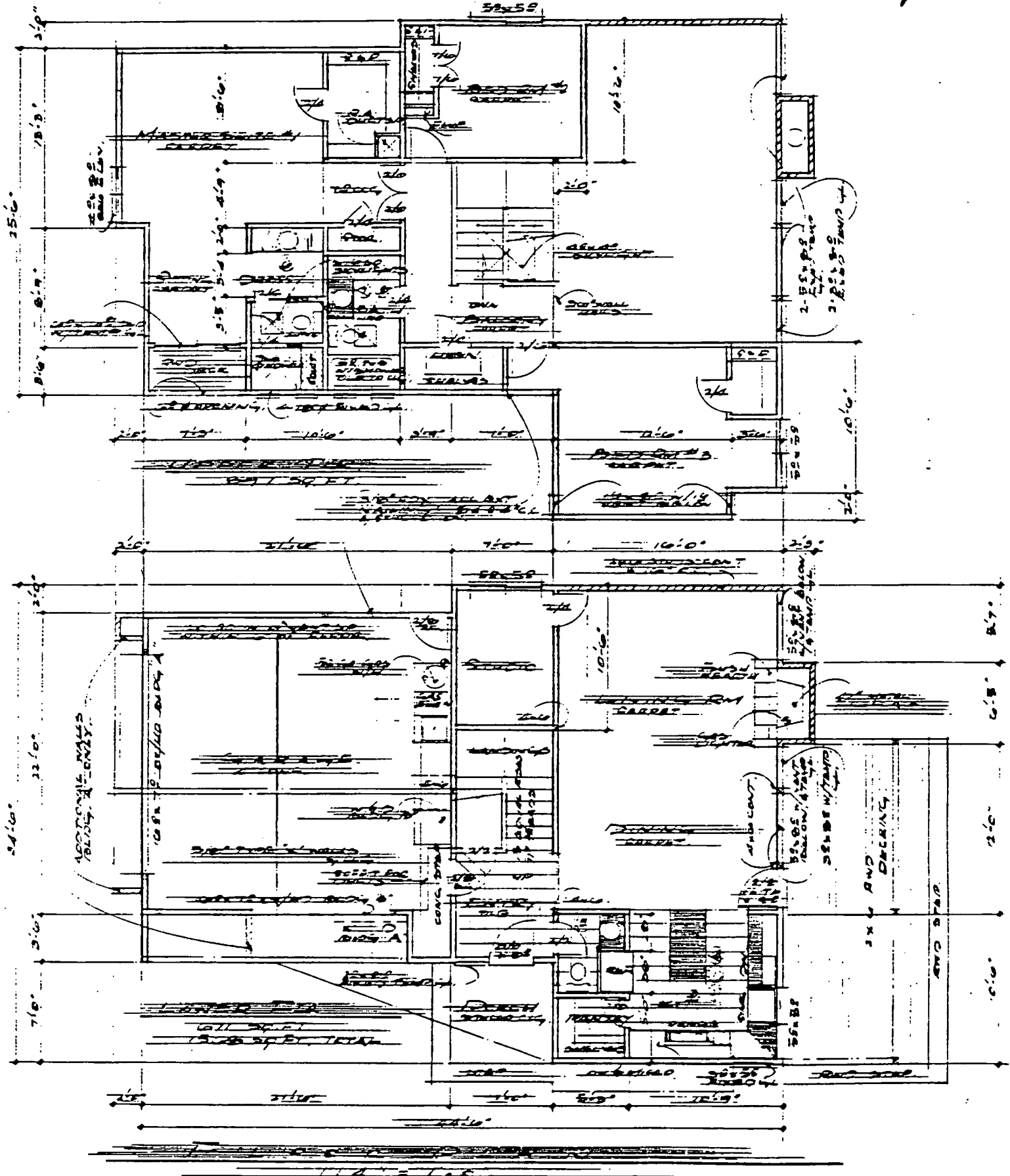
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9-11-86

P86-313

Item 13

19



October 23, 1986

Jerry Faszler, Jr.
2143 Hurley Way, Suite 220
Sacramento, CA 95825

Dear Mr. Faszler:

On October 21, 1986, the Sacramento City Council took the following action(s) for property located at the south side of Pocket Road, 100±' west of Greenhaven Drive: (P-86313)

Adopted Resolution No. 86-804 adopting Findings of Fact and approving the Tentative Map subject to conditions.

Enclosed, for your records, is a fully certified copy of the above referenced document.

Sincerely,

Janice Beaman
Deputy City Clerk

JB/dah/19

Enclosure

cc: Planning Department
Area West Engineers, Inc.