

25



# CITY OF SACRAMENTO

## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

### Administration

Room 300 449-5571

### Building Inspections

Room 200 449-5716

### Planning

Room 200 449-5604

February 4, 1986

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P85-487)

LOCATION: Southwest corner of Florin Road and Havenside Drive

**APPROVED**  
BY THE CITY COUNCIL

FEB 11 1986

OFFICE OF THE  
CITY CLERK

### SUMMARY

The Tentative Map proposes to divide a corner lot into two parcels for halfplex units. The Planning Commission and staff recommend approval of the map with conditions.

### BACKGROUND INFORMATION

The subject corner lot is currently vacant and located within a single family subdivision. The Planning Commission has approved a Special Permit for the design of the halfplex units.

Planning staff has drafted an Ordinance amendment to allow Planning Commission approval of the entire project and maps corner lot halfplex projects will no longer necessitate City Council approval. This amendment will be before the Council in March.

### VOTE OF THE PLANNING COMMISSION

On January 9, 1986 the Commission voted nine ayes to recommend approval of the map.

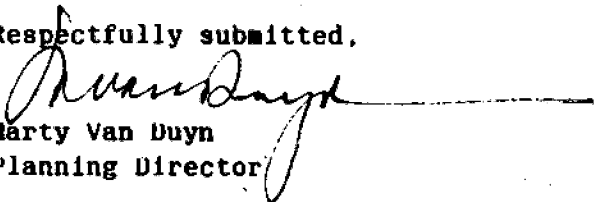
February 5, 1986

25

RECOMMENDATION

The Planning Commission and staff recommend the City Council adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

AG:pkb  
attachments  
P85-487

February 11, 1986  
District No. 8



**RESOLUTION No. 86-118**

**Adopted by The Sacramento City Council on date of**

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTH-  
WEST CORNER OF FLORIN ROAD AND HAVENSIDE DRIVE** **APPROVED  
BY THE CITY COUNCIL**

(P 85-487) (APN: 031-340-08)

**FEB 11 1986**

**OFFICE OF THE  
CITY CLERK**

WHEREAS, the City Council, on February 11, 1986, held a public hearing on the request for approval of a tentative map for property located at the southwest corner of Florin Road and Havenside 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, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1976 South Pocket Community Plan designate the subject site for low density residential use(s).

- 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 the filing of the final map unless a different time for compliance is specifically noted:
  - a. Place the following note on the final map: "Separate water, drain 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 40.1302 (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. Pay Pocket Bridge fees; and
  - e. Development is restricted to single family attached units. A note shall be placed on the final map referencing this condition.

\_\_\_\_\_  
MAYOR

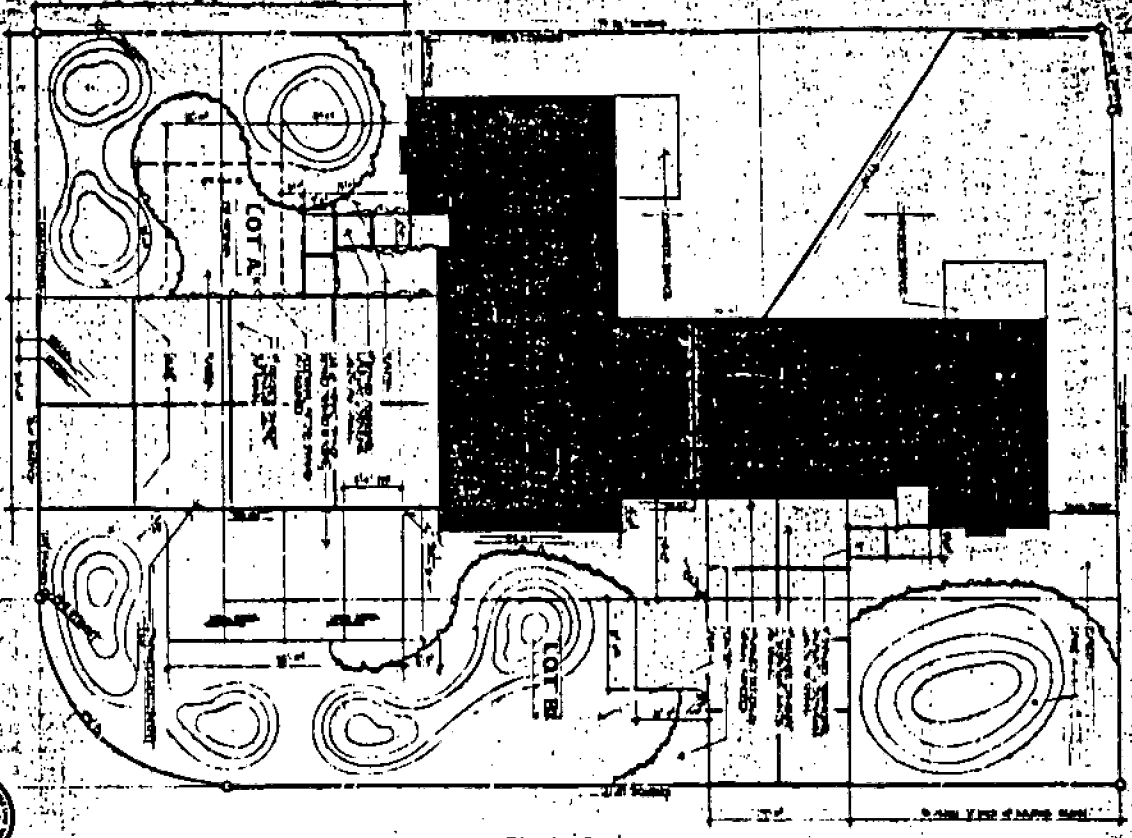
ATTEST:

\_\_\_\_\_  
CITY CLERK

P85-487

**SITE PLAN**

Havenly Drive



Florin Rd.



**LOT NO. 26  
GREENHAVEN UNIT NO. 16  
SACRAMENTO, CA.**

**INDEX**

**NOTES**

**GENERAL NOTES:**

**VICINITY MAP**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



Site Plan  
Cover Sheet

L & P LAND AND DEVELOPMENT, INC.  
 1000 J STREET, SACRAMENTO, CALIF. 95811

**DONALD JOSEPH CO.**

6

**CITY PLANNING COMMISSION**

1231 I STREET, ROOM 200, SACRAMENTO, CALIFORNIA 95814

25

<b>APPLICANT</b>	Roger O. Hanchen, 6355 Riverside Boulevard, Sacramento, CA 95831		
<b>OWNER</b>	L & P Land & Development, Inc., 6355 Riverside Blvd., Sacramento, CA		
<b>PLANS BY</b>	Donald Joseph Company, 2210-16th Street, Sacramento, CA		
<b>FILING DATE</b>	12-5-85	<b>50 DAY CPC ACTION DATE</b>	Exempt 15315
<b>REPORT BY:</b>	CV:lr		
<b>NEGATIVE DEC</b>	Exempt 15315	<b>EIR</b>	<b>ASSESSOR'S PCL NO</b> 031-340-08

- APPLICATION:**
- A. Special Permit to Develop a Halfplex in the Townhouse (R-1A) Zone.
  - B. Tentative Map to Subdivide 0.34± Acres into Two Lots.

**LOCATION:** Southwest corner Florin and Havenside Drive.

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a halfplex on a vacant 0.34± acre corner parcel.

**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:	Setbacks	Required	Provided
North: Vacant; R-1	Front	To be De-	54'±
South: Vacant; R-1	Side(Int)	termined by	8'±
East: Single Family Residential; R-1	Side(St)	Planning	33'±
West: Single Family Residential; R-1	Rear	Commission	8'±

Parking Required:	2 Spaces
Parking Provided:	4 Spaces
Property Dimensions:	irregular
Property Area:	0.34± acres
Density of Development:	5.8 dwelling units per acre
Square Footage of Building:	2,864 (Total)
Height of Building:	2 story; 16± feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Masonry veneer, horizontal lapp siding
Roof Material:	Medium Shake
Color:	Earth Tones

**SUBDIVISION REVIEW COMMITTEE:** The Subdivision Review Committee reviewed and approved the project on December 23, 1985, subject to the attached conditions.

**PROJECT EVALUATION:** Staff has the following comments:

- A. **Land Use and Zoning:** The subject site is a vacant 0.34± acre parcel zoned Townhouse (R-1A) and located on the southwest corner of Florin Road and Havenside Drive. Surrounding land uses include single family to the east and west and vacant to the north and south.

B. Site Plan and Building Design:

1. The applicant proposes to construct a 2,864 square foot halfplex on a vacant corner lot. The ground floor plan indicates a garage, living room, kitchen, bathroom and dining room for each unit for a total square footage of 1,436 square feet. The second story floor plan proposes three bedrooms and a bathroom for each unit for a total square footage of 1,428 feet for both halfplex units. Windows for the second story unit will be located on the north, south, east and west sides of the halfplex.
2. Exterior building materials proposed include horizontal lapp siding, masonry veneer, masonry fireplace and chimney, stucco and medium shake roof. This project will be architecturally compatible with surrounding land uses consisting of halfplexes, single family units, and duplexes.
3. The applicant has indicated to staff that the halfplex units are to be used as model homes and will subsequently be submitting a Planning Director's Special Permit for a model home.

C. Modification to Site Plan:

1. Staff notes the proposed property line bisects a portion of the garage located on Lot A rather than coinciding with the common wall between the two units. The building code does not allow this and the proposed plan shall be redesigned accordingly to meet the applicable building code requirements.
2. Four parking spaces are proposed to be located on Lot B to be used as guest parking spaces for visitors to the model homes. Staff has no objection with this provided they are removed prior to occupancy of the proposed halfplex units.
3. The proposed width of the driveway for Lot A is 29 feet; the maximum allowed by the Traffic Engineering Department is 22 feet.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Approval of the Tentative Map, subject to conditions which follow.
- B. Approval of the Special Permit, subject to conditions and based upon findings of fact which follow.



Tentative Map - Conditions

1. Place the following note on teh final map: Separate water, drain and sewer service connections must be paid for and installed at the time of obtaining building permits.
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. Pay Pocket Bridge fees.
5. Development is restricted to single family attached units. A note shall be placed on the final map referencing this condition.

Conditions - Special Permit

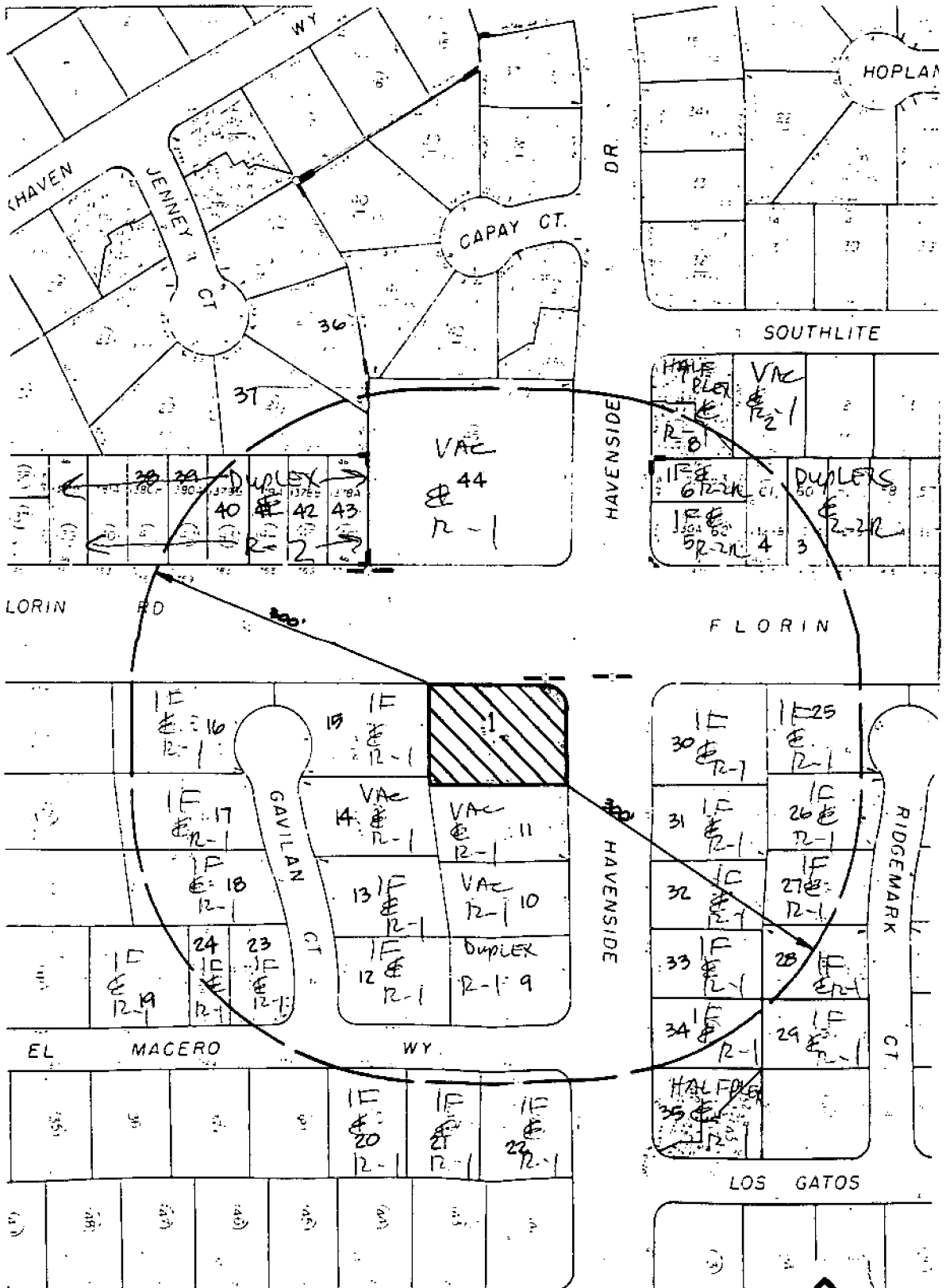
1. The four guest parking spaces proposed for Lot B shall be removed prior to occupancy of the halfplex units.
2. The property line proposed shall coincide with the common wall between the two units.
3. The proposed driveway width for Lot A shall be reduced to 22 feet.
4. The structure shall be developed per the submitted plans which consist of horizontal lap siding, masonry veneer, stucco and a wood shake roof.

Findings of Fact - Sepcial Permit

1. The project, as conditioned, 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, duplex and halfplex units.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that the project will provide adequate setbacks, parking and landscaping.

3. The project is consistent with the General Plan and the 1976 South Pocket Community Plan designating the site for residential use.





12

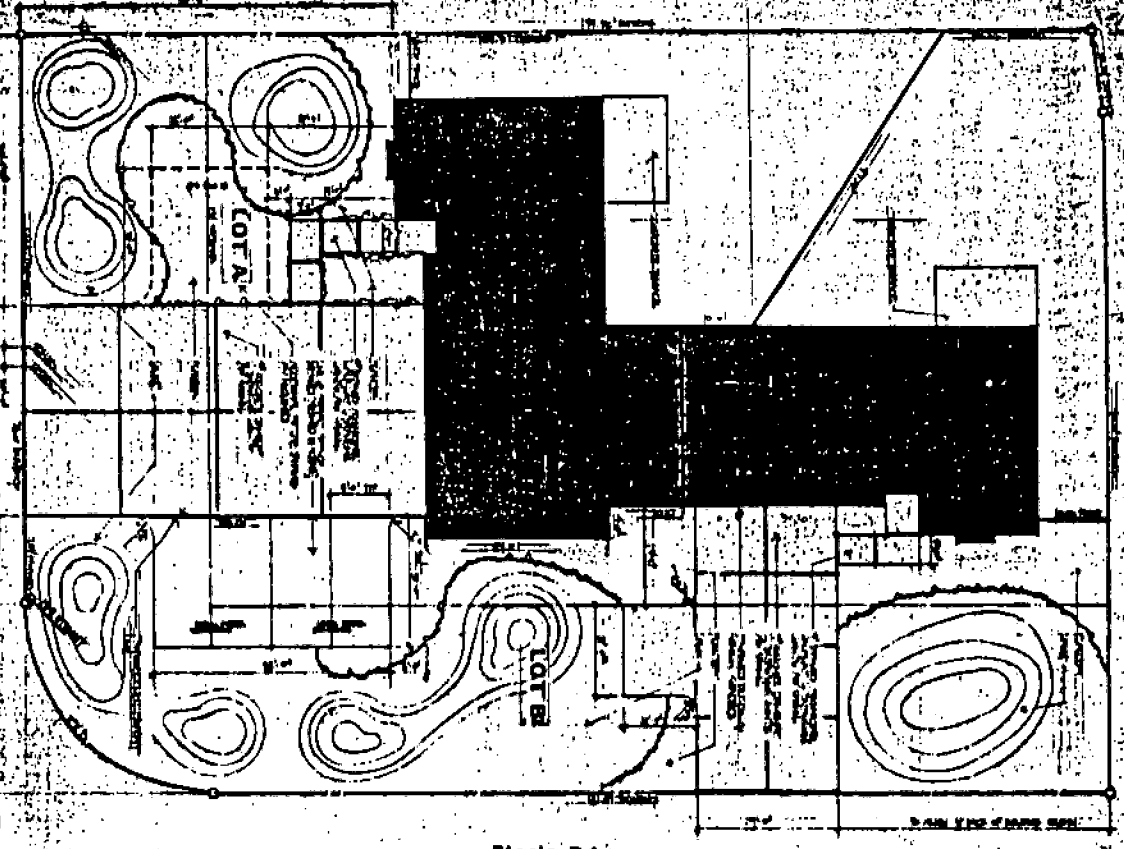
# LAND USE & ZONING MAP

P 85487



**SITE PLAN**

HavenSide Drive



Florin Rd.



**LOT NO. 26  
GREENHAVEN UNIT NO. 16  
SACRAMENTO, CA.**

**INDEX**

**NOTES**

**GENERAL NOTES:**

**VICINITY MAP**

[Faded text, likely general notes or specifications]



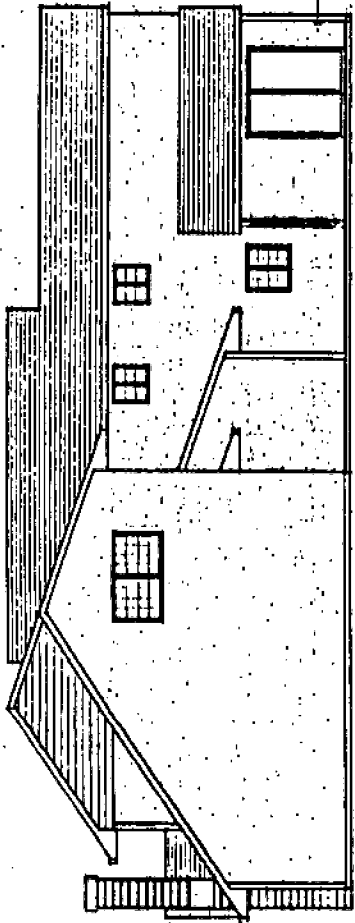
Site Plan

**DONALD JOSEPH CO.**

**SITE PLAN**

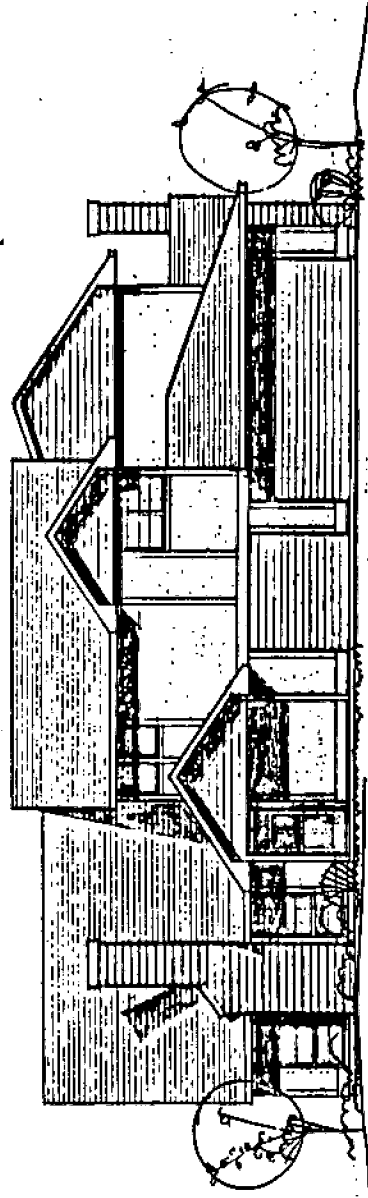
25

25



right elevation

See page 14 for details



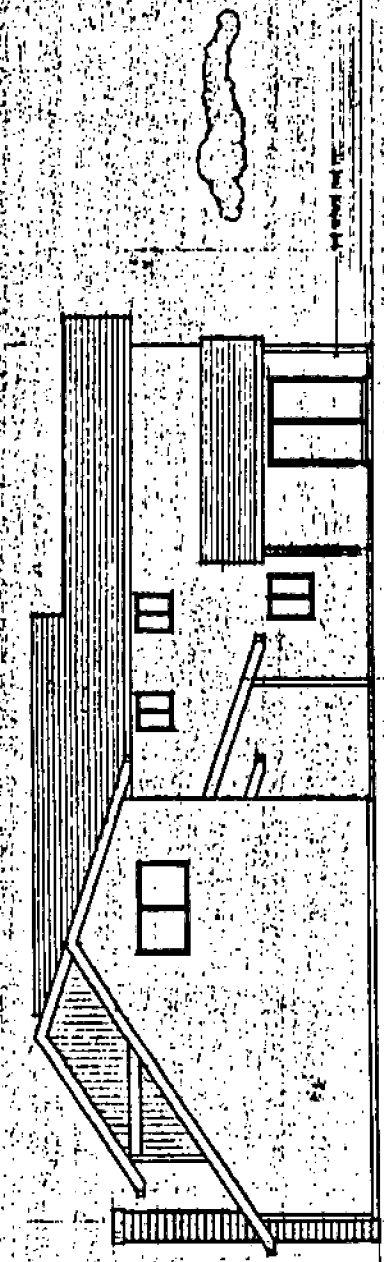
left elevation

See page 14 for details

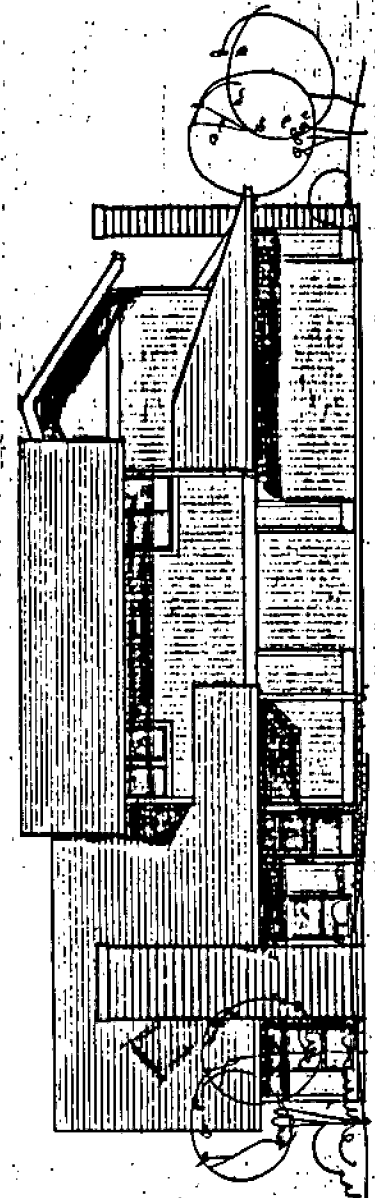
14

# ELEVATIONS

25



right elevation



left elevation

15

P85-487

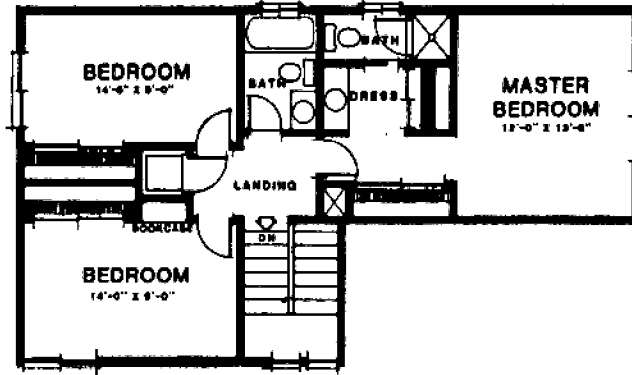
1-9-86

16-34

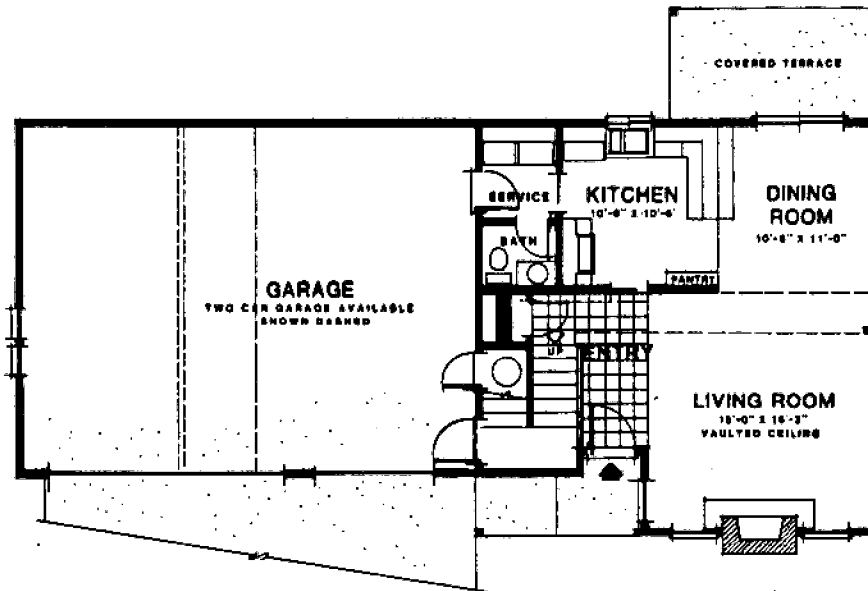
DONALD  
 DODD &  
 ARCHITECTS  
 241 W. 10th St.  
 Des Moines, Iowa 50319  
 Phone: 515-281-1111

# FLOOR PLANS

26



## SECOND FLOOR PLAN



## FLOOR PLAN 1720

1436 SQUARE FEET (APPROXIMATE)  
PLAN SIMILAR IN REVERSE  
BUILDING CUSTOMIZED TO LOT  
ROOM SIZES MAY VARY  
FLOOR PLAN MAY VARY

16

1-9-86

110.24

P85-487



February 18, 1986

L & P Land Development, Inc.  
6355 Riverside Boulevard  
Sacramento, CA

Dear Gentlemen:

On February 11, 1986, the Sacramento City Council took the following action(s) for property located at the southwest corner of Florin Road and Havenside Drive:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to subdivide 0.34± vacant acres (1 corner lot) into two halfplex lots in the Townhouse, R-1A zone.

Enclosed, for your records, is a fully certified copy of above-referenced resolution.

Sincerely,

Lorraine Magana  
City Clerk

LM/lh/#25

Enclosure

cc: Planning Department  
Roger O. Hanchen, 6355 Riverside Boulevard, Sacramento, CA 95831  
Donald Joseph Company, 2210-16th Street, Sacramento, CA