

CITY PLANNING COMMISSION

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

APPLICANT	Raymond D. Hart - 2009 Ione Street, Sacramento, CA 95825				
OWNER	Chris Fuller - 3041 Branch Street, Sacramento, CA 95815				
PLANS BY	Raymond D. Hart - 2009 Ione Street, Sacramento, CA 95825				
FILING DATE	7-10-87	ENVIR. DET.	8-3-87	REPORT BY	SD:sg
ASSESSOR'S-PCL. NO.	226-0161-035				

- APPLICATION:**
- A. Negative Declaration
 - B. Amend the 1984 North Sacramento Community Plan from Residential 11-21 du/acre to Residential 7-15 du/acre
 - C. Rezone 0.4+ acre from Multi-Family (R-2A, 2,500 sq. ft./unit) to Standard Single Family (5,200 sq. ft./unit)
 - D. Tentative Map
 - E. Subdivision Modification to waive standard street improvements

LOCATION: Northwest corner of Rio Linda Bouleved and Exchange Street

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 0.4+ acre developed with a single family residence in order to develop a corner lot halfplex.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento Community
Plan Designation: Residential 11-21 du/acre
Existing Zoning of Site: R-2A
Existing Land Use of Site: Single family residence

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family; R-2A	Front:	25'	25'
South: Single family; R-2A	Side(Int):	5'	15'
East: Single family; R-1	Side(St):	12.5'	20'
West: Single family; R-2A	Rear:	15'	11'

Parking Required: 3 spaces
Parking Provided: 3 spaces
Property Dimensions: 120' x 184'
Property Area: 0.4+ acres
Density of Development: 7.6 d.u. per acre
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 29, 1987, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions. By the same vote, the Subdivision Review Committee voted to recommend denial of the request to waive standard subdivision improvements.

002530

APPLC. NO. P87-308 MEETING DATE January 28, 1988 ITEM NO 87

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for 11 to 21 residential units per acre in the 1984 North Sacramento Community Plan. The site is surrounded by single family development zoned R-2A to the north, south and west, and single family residential zoned R-1 to the east. The site is developed with a single family residence on the northern portion. The applicant proposes to develop a halfplex on the southern portion.

The proposed density necessitates a community plan amendment. Staff finds the proposed project density more compatible with surrounding development. Furthermore, the parcel lends itself more suitably to the proposed project.

The proposed project was accepted by the Planning Division in July. It was subsequently determined that the application required a community plan amendment. The applicant agreed to wait until the General Plan update was completed.

B. Design

Parcel A is currently developed with a residence. The applicant proposes to split the residence off and construct a halfplex on the corner. The proposed halfplex plans indicate compliance with Zoning Ordinance setback requirements. Each unit will have a garage on a different frontage. Staff has no objection to the proposed project.

C. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .0447 acres of land multiplied by the applicant's appraiser.

D. Noise

The subject site is within the noise contour of Rio Linda Airport. The map will be conditioned so that noise attenuation techniques are incorporated into the design of the proposed structure.

E. Street Improvements

There are no curbs, gutters or sidewalks in the area. Sewer and water lines are in the area of the site. Drainage lines, however, are 1,600+ feet from the site and would have to be extended. The applicant is requesting to waive the street improvements at this time. Planning and Public Works staff do not support this request. The map stage is the appropriate time for these improvements to be installed.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment. A negative declaration with mitigation measures regarding noise has been filed.

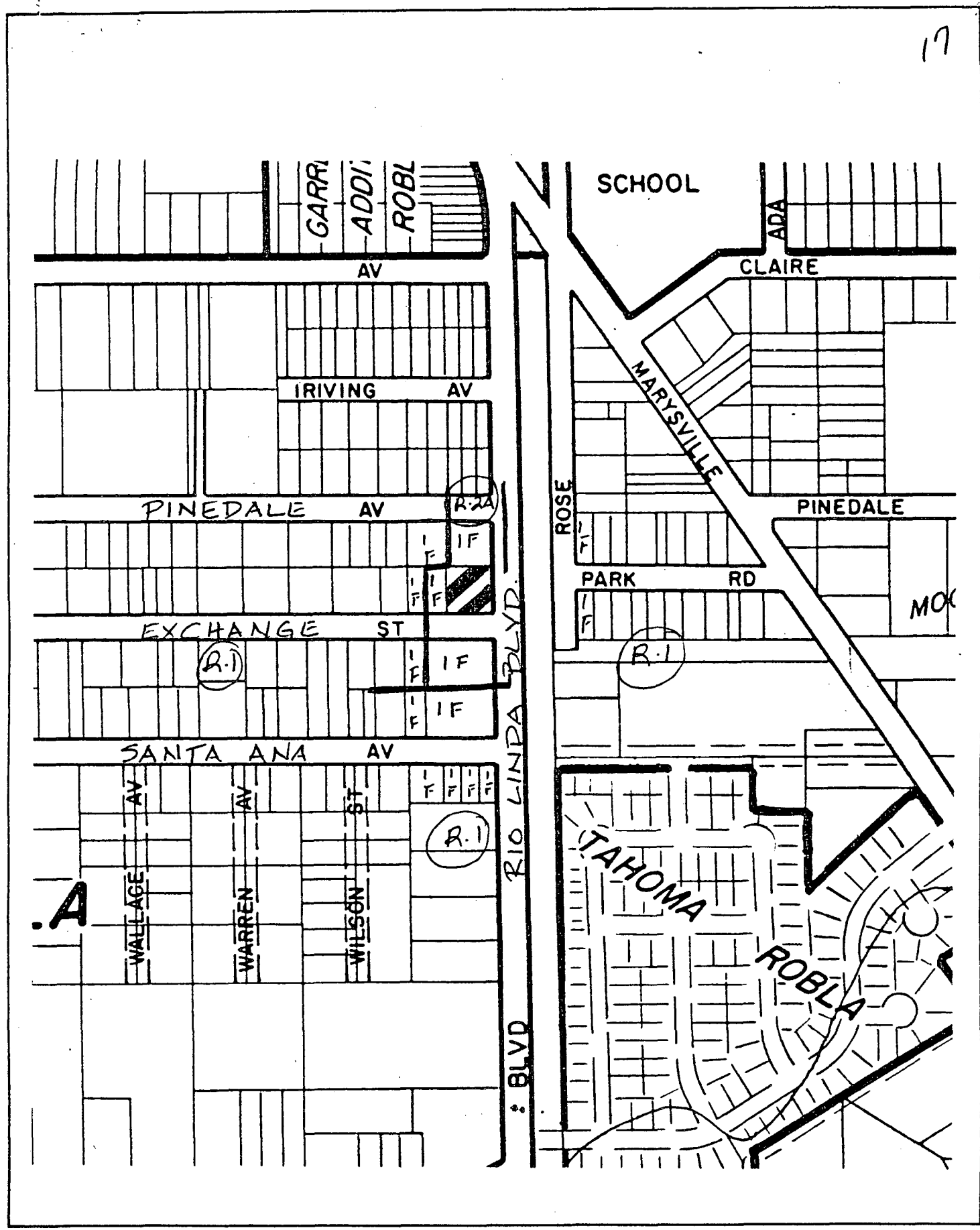
RECOMMENDATION: Staff recommends the following actions by the Planning Commission:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Community Plan Amendment of the 1984 North Sacramento Community Plan from Residential 11-21 du/acre to Residential 7-15 du/acre;
- C. Recommend approval of the Rezone from Multi-Family (R-2A, 2,500 sq. ft./unit) to Standard Single Family (R-1, 5,200 sq. ft./unit);
- D. Recommend approval of the Tentative Map, subject to the following conditions; and
- E. Recommend denial of the Subdivision Modification to waive standard street improvements.

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:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; street widths per study on file with the City;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments; if any;
4. 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.
5. Submit a soils test prepared by a registered engineer to be used in street design;
6. Dedicate a standard 12.5 foot public utility easement for underground and overhead electrical facilities and appurtenances adjacent to all public ways;
7. Locate existing sewer and water services;
8. Grade lots to drain to street;
9. Locate driveway on Parcel A from existing oak tree (on Rio Linda Boulevard) and at 90 degree angle to street;
10. Place a note on the final map indicating noise attenuation features shall be incorporated into the proposed units to reduce interior noise levels to below 45 dBC.

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LAND USE & ZONING MAP

P 87-208

~~12-17-87~~ 2-25-88
1-28-88

ITEM # 47

