

CITY PLANNING COMMISSION

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

APPLICANT	Murray Smith & Assoc., 3020 Explorer Dr., Sacramento, CA 95825		
OWNER	Pacific Lands Ltd., 2416 W. Shaw Ave., Ste. 109, Fresno, CA 93711		
PLANS BY	Murray Smith & Assoc., 3020 Explorer Dr., Sacramento, CA 95825		
FILING DATE	11/5/82	50 DAY CPC ACTION DATE	REPORT BY: SD:lao
NEGATIVE DEC	11/29/82	EIR	ASSESSOR'S PCL. NO. 265-420-01,08,15,16,40,41 47,48,54

- APPLICATION:
1. Environmental Determination
 2. Rezone 7 vacant corner lots from R-1 to R-1-A (Section 2-b-3)
 3. Special Permit for halfplex development (Section 8-c-3)
 4. Subdivision Modification to waive sewer and water services (Section 40.811, Subdivision Ordinance)
 5. Tentative Map (P-82-266) (Section 40 Subdivision Ordinance)

LOCATION: Various corner lots in Canon Residential Park at Taft Street and Helena Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct fourteen halfplex units on existing corner lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1966 Hagginwood Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Residential; R-1
South:	Northwood School; R-1
East:	Industrial; M-2
West:	Residential; R-1
Property Dimensions:	Irregular
Property Area:	1.7+ acres
Density of Development:	8 du./ac.
Square Footage of Building:	972 to 1,097 sq. ft.
Significant Features of Site:	None
Topography:	Flat
Street Improvements:	Provided
Utilities:	To be provided
Exterior Building Colors:	Earthtones
Exterior Building Materials:	Stucco and wood
Number of Stories:	One story
North/South Lot Orientation:	100%

Subdivision Review Committee Recommendation: At the December 22, 1982 Subdivision Review Committee Meeting by a vote of 5 ayes, 4 absent, the Subdivision Review Committee voted to recommend approval of the 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:

000304

APPLC. NO. P-82-266

MEETING DATE January 13, 1983

CPC ITEM NO. 7326

1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and the proposed lots. These services must be paid for and installed at the time of obtaining building permits.
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 service to each lot.
4. New lot property lines shall be monumented.

BACKGROUND INFORMATION: On May 5, 1979, the City Council approved a request to subdivide 11 acres into 54 single family lots and a remnant industrial lot (P-8554). The map has been recorded and street improvements and utilities have been installed. The subject site consists of corner lots in the residential subdivision.

STAFF EVALUATION: Staff has the following comments with regard to the project:

1. The applicant is proposing to subdivide 7 vacant corner lots into 14 lots for halfplex development. The project does not represent an increase in density or change in character since duplex units are allowed on corner lots in the R-1 zone. The request will allow for individual ownership of each unit. The project is located in an area primarily developed with single family residences.
2. The proposed halfplexes are located on corner lots throughout the subdivision. One garage is located on each frontage. Separate street frontage design is consistent with halfplex design criteria by providing each unit with the appearance of a single family structure.
3. The applicant has submitted 3 different floor plans consisting of 2 and 3 bedroom units. There are 2 different outside elevations. Since these units are distributed on 14 out of 54 lots in the subdivision, staff believes there is sufficient variety along the streetscape to prevent monotony. Furthermore, staff finds the floor plans to be well laid out. There is logical correlation between the indoor and outdoor living areas. There is sufficient room on each lot to accommodate the proposed structure as demonstrated on the typical site plan, Unit A and B (See Exhibit C). Staff finds these floor plans and elevations acceptable.
4. The proposed halfplexes are consistent with the General Plan which designates the site for residential uses. It is also consistent with the 1966 Hagginwood Community Plan which designates the area Light Density Residential.
5. Each individual living unit must be provided separate sewer and water facilities. The City Engineer recommends that the additional hookups be waived until building permits are obtained so that they can be correctly located.

6. The Planning and Community Services Departments have determined that .208 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the rezoning from R-1 to R-1-A;
3. Approval of the Special Permit based on findings of fact which follow;
4. Approval of the Subdivision Modification to waive sewer and water services;
5. Approval of the tentative map subject to the following conditions:

The applicant shall satisfy each of the following conditions prior to filing of the final map unless a different time for compliance is specifically noted:

1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and the proposed lots. These services must be paid for and installed at the time of obtaining building permits.
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 service to each lot.
4. New lot property lines shall be monumented.

Findings of Fact - Special Permit

- a. The halfplex development is based on sound principles of land use in that similar housing types are located in this neighborhood and duplex units are allowed on corner lots.
- b. The proposed project will not be detrimental to the public health, safety and welfare or result in the creation of a nuisance in that the use is compatible with the surrounding residential uses.
- c. The proposed project is compatible with the 1966 Hagginwood Community Plan and the 1974 General Plan which designates the site for residential uses.



SACRAMENTO

NORTH

CANNON MARGONI SUBJECT SITE

CANNON RESIDENTIAL PARK

INDUSTRIAL

PARK

NORTHWOOD SCHOOL

000309

ACACIA

ALAMOS

MAGNIN WOOD SCHOOL

JULIESSE

DEL PASO BLVD.

BROWNING TRACT

HELENA

NORTHWOOD SCHOOL

FRIENZA

BELL-LEROY

J.W. BIRD

SELMA TR. NO. 2

BRINKMEYER

CANNON

FRIENZA

EL CAMINO

ORLANDO

TERRACE

EL CAMINO

EL CAMINO AVE.

LOCATION MAP

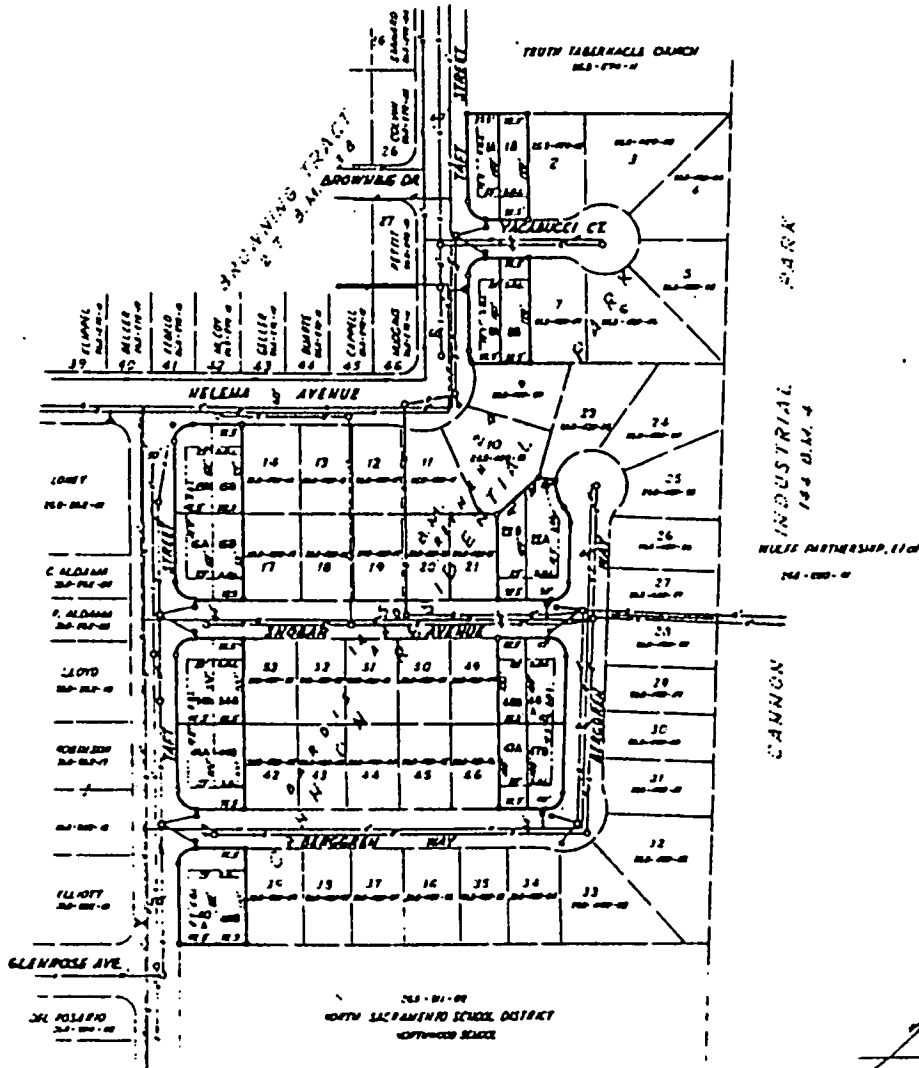
NORTH

WEST LAS PALMAS
POQUITA ST
LAS PALMAS
ELEANOR
VICTORY
ENSENADA
EVERGREEN
SANTIAGO AV
LEXINGTON
SELMA
SELMA TR.

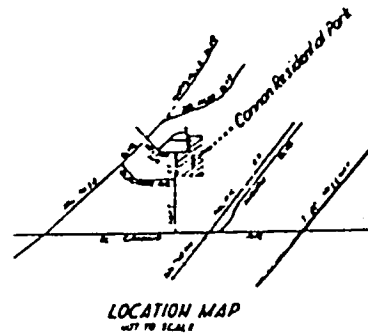
ACACIA AV
MARGIN WOOD SCHOOL
TESSA DUFFEE TR
ALAMOS AV
PERKTEL TR
MAURCORA
MARYSVILLE
DEL PASO
ACADEMY
HELENA
HELENA
INDUSTRIAL
PARK
GLENROSE
AUBURN
GLENROSE
FRIENZA
VAN NESS ST
ORLANDO WY
PRINCETON
CROSBY

TENTATIVE MAP FOR RESUBDIVISION OF
**LOTS 1, 8, 15, 16, 22, 40, 41, 47, 48 and 54 of
 CANNON RESIDENTIAL PARK (145 B.M. 24)**

CITY OF SACRAMENTO, CALIFORNIA
 OCTOBER 1982 SCALE: 1" = 100'
 MURRAY SMITH AND ASSOCIATES



- OWNER AND SUBDIVIDER: PACIFICA LANDS LTD.
 2816 W. SHAW, STE 109
 FRESNO, CA 93711
 PHONE: 209-432-0566
- ENGINEER: MURRAY SMITH & ASSOCIATES
 3020 EMPLOYER DRIVE
 SACRAMENTO, CA 95827
 PHONE: 916-361-0444
- IMPROVEMENTS: AS REQUIRED BY CITY OF SACRAMENTO
- EXISTING USE: VACANT
- PROPOSED USE: 1/2 PLS (TWO FAMILY ATTACHED DWELLINGS)
- EXISTING ZONING: R-1
 PROPOSED ZONING: R-1A
 ASSESSOR'S NOS.: 265-420-01, 08, 15, 16, 22,
 40, 41, 47, 48 & 54
- SEWAGE DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT
- SCHOOL DISTRICT: NORTH SACRAMENTO ELEMENTARY
- ACREAGE: 17 ACRES ±
- NO. OF LOTS: 20
- LOT SIZE: AS SHOWN
- NOTE: LOTS HAVE BEEN GRADED AND IMPROVEMENTS
 CONSTRUCTED PER APPROVED PLANS FOR
 CANNON RESIDENTIAL PARK



TENTATIVE MAP

EXHIBIT 'A'

000310

F.P.-266

1-13-93

No. 13

FD GILLUM
361-0444

BROWNING TRACT
27 B.M. 38

BROWNING DRIVE

STREET 60'

TAFT 60'

YACABUCCI COURT

HELENA AVENUE

SHOBAR AVENUE

BERGGREN WAY

WAY 44'

BERGGREN 44'

STREET 498.33'

TAFT N.00°05'00"E.

50'

ROSE AVE.

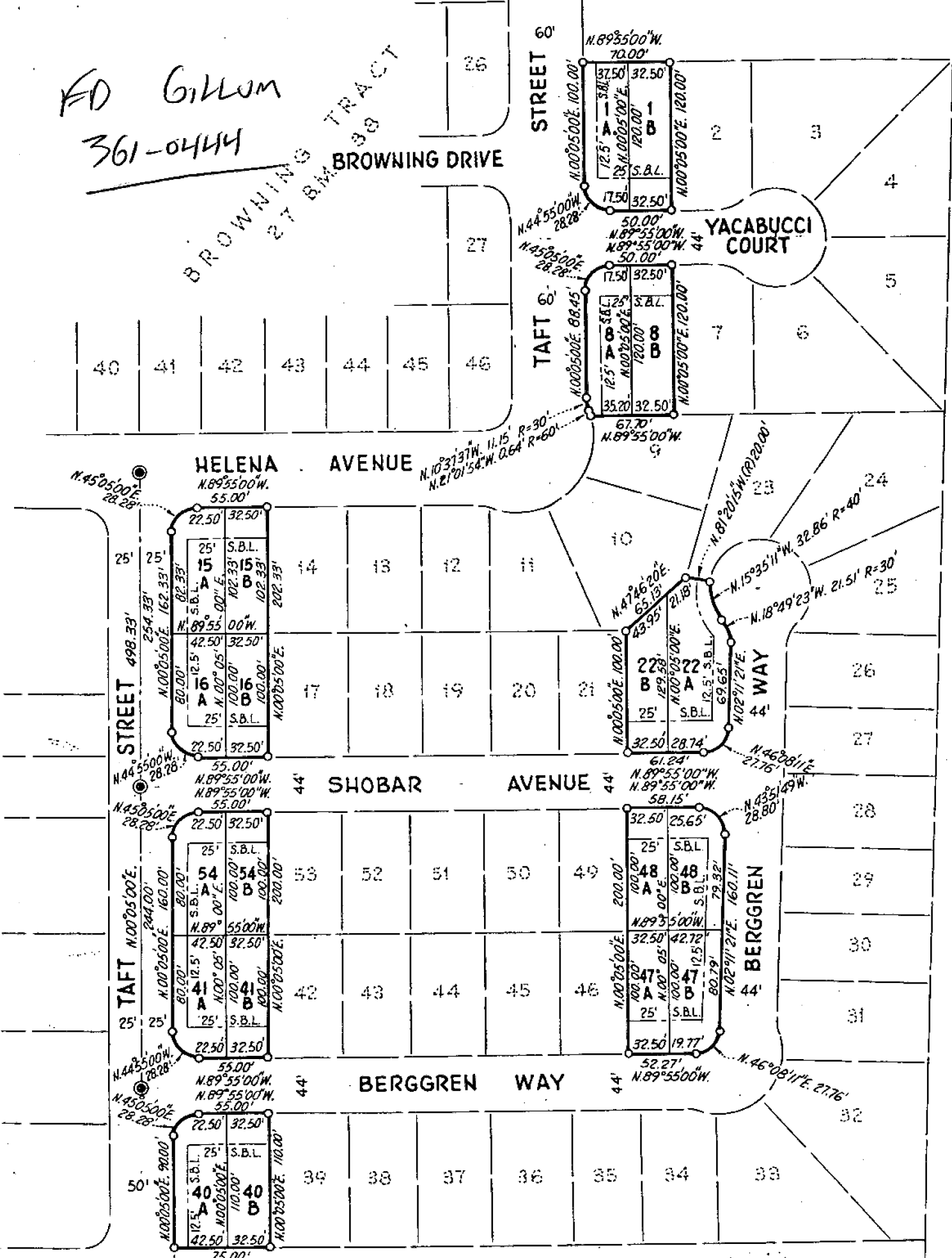
P82-266

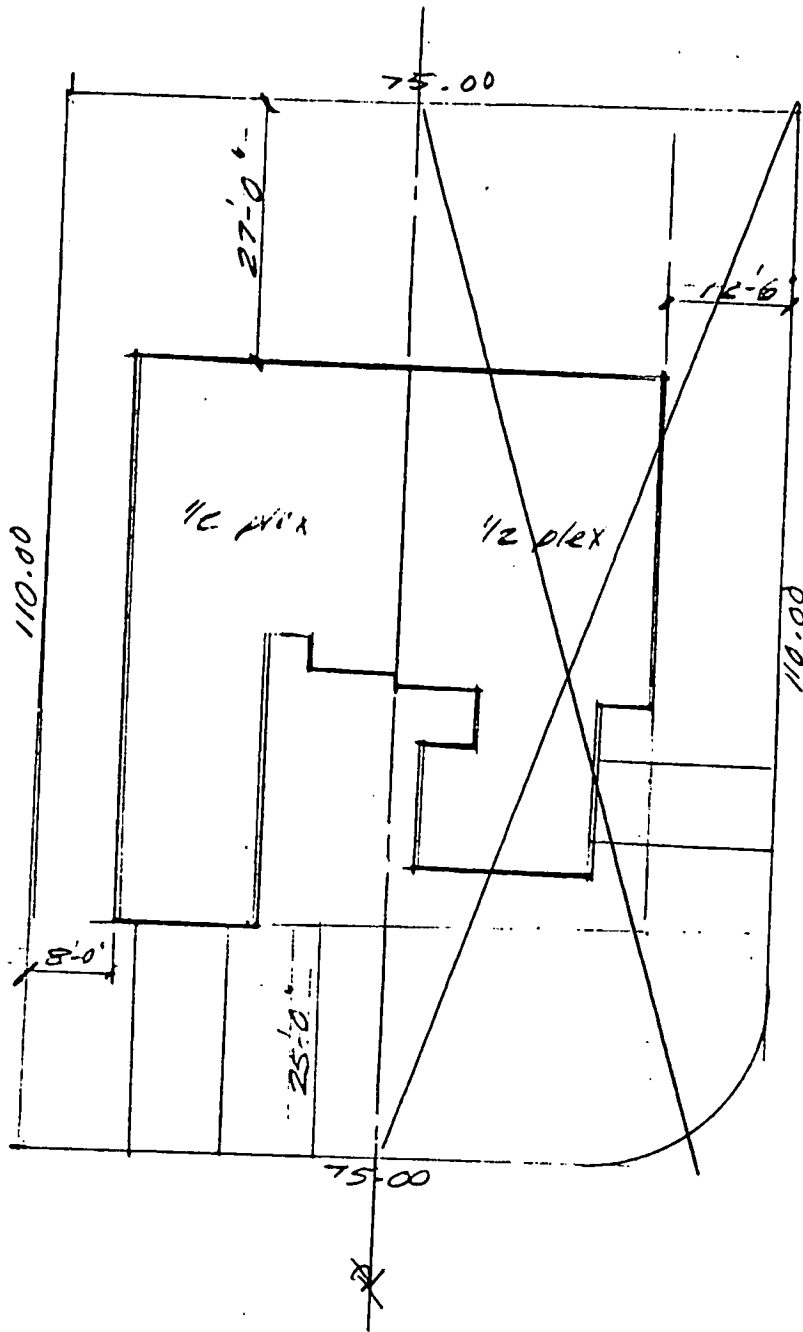
5-23-85

000311

No. 26

CANNON INDUSTRIAL PARK





TAPET ST



$\theta = 20^{\circ} 0'$

BERGGEN NY

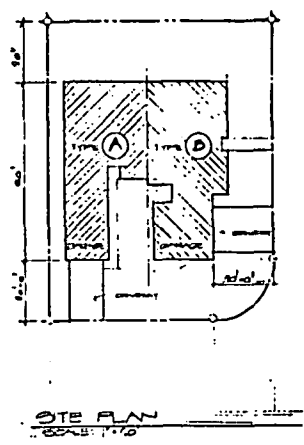
lot # 40B
common residential park

SITE PLAN APPROVED
CITY PLANNING COMMISSION
DATE: 5/30/85 BY: S. A. [Signature]
PLANNING DIRECTOR

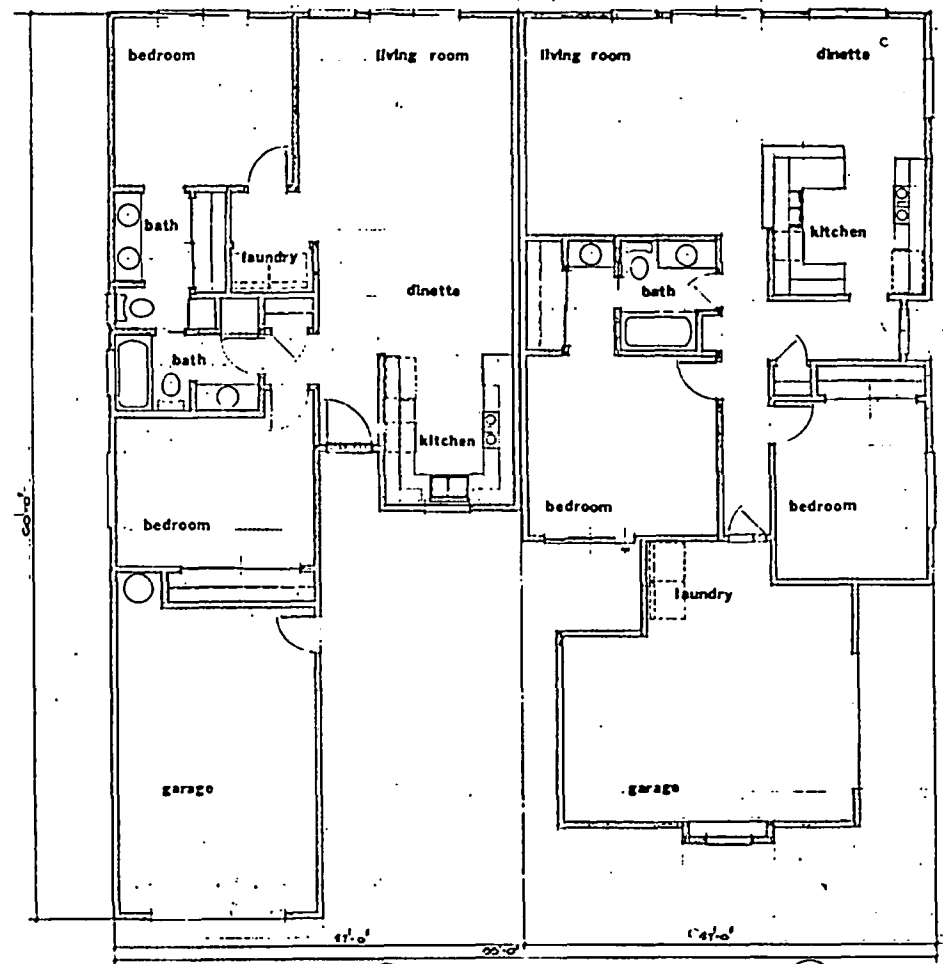
P-82-266 apt 5/23/85
000312

P 82-266

1-13-83



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



FLOOR PLAN OF TYPE A

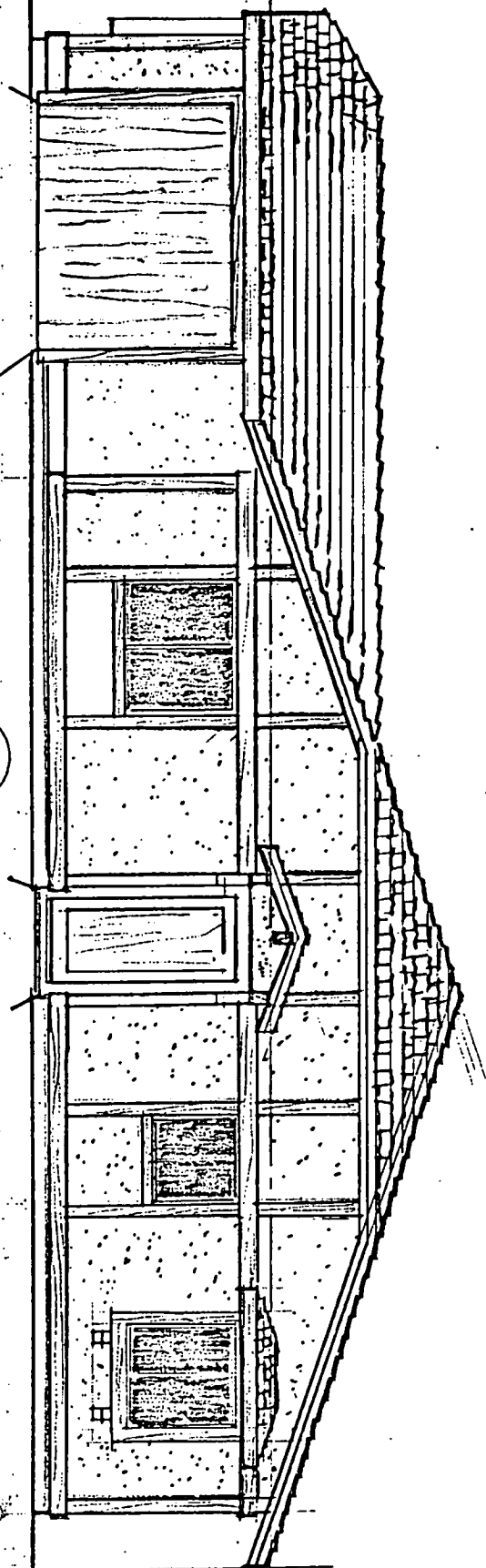
FLOOR PLAN OF TYPE B

000313

FLOOR PLAN A AND B
EXHIBIT 'C'

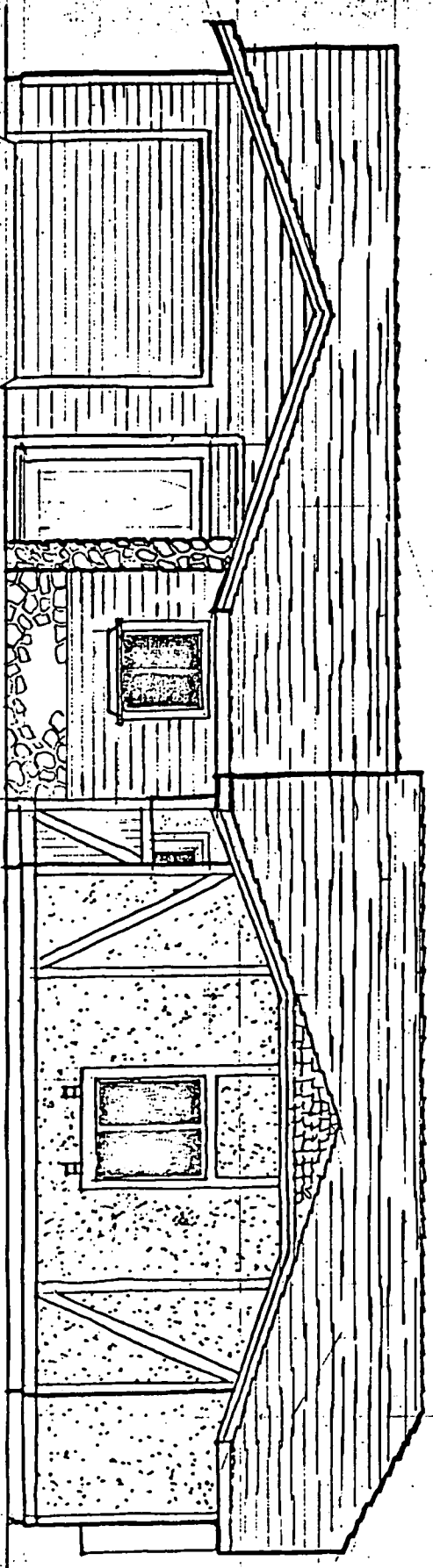
No. 13

DATE	
SCALE	
DRAWN	
CHECK	
PROJECT	
BY	



FRONT ELEVATION DI TYPE B

(B)



FRONT ELEVATION DI TYPE A

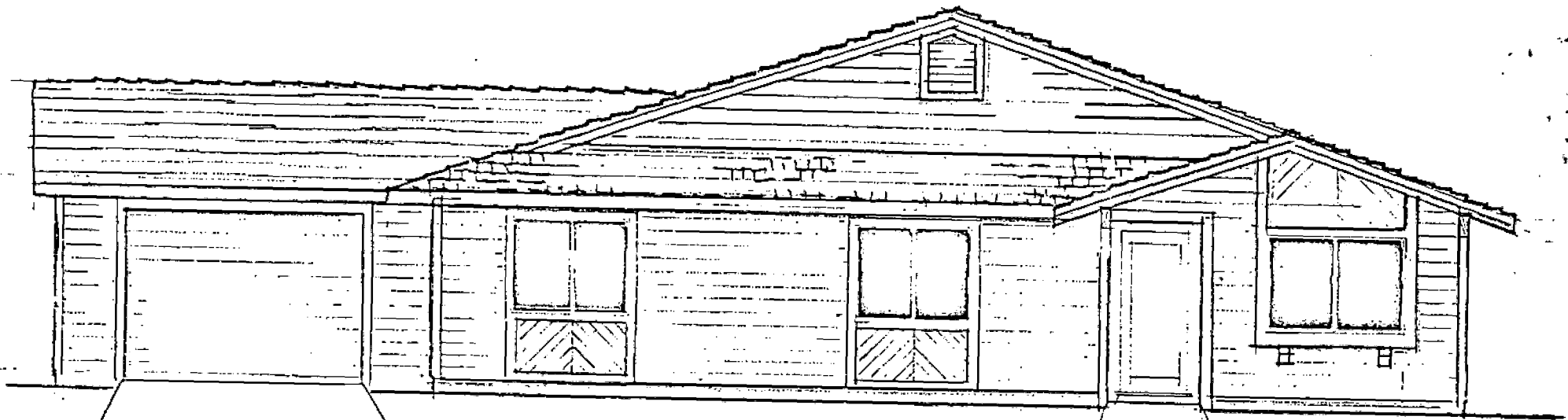
(A)

(B)

000314

OUTSIDE ELEVATION A AND B
EXHIBIT 'B'

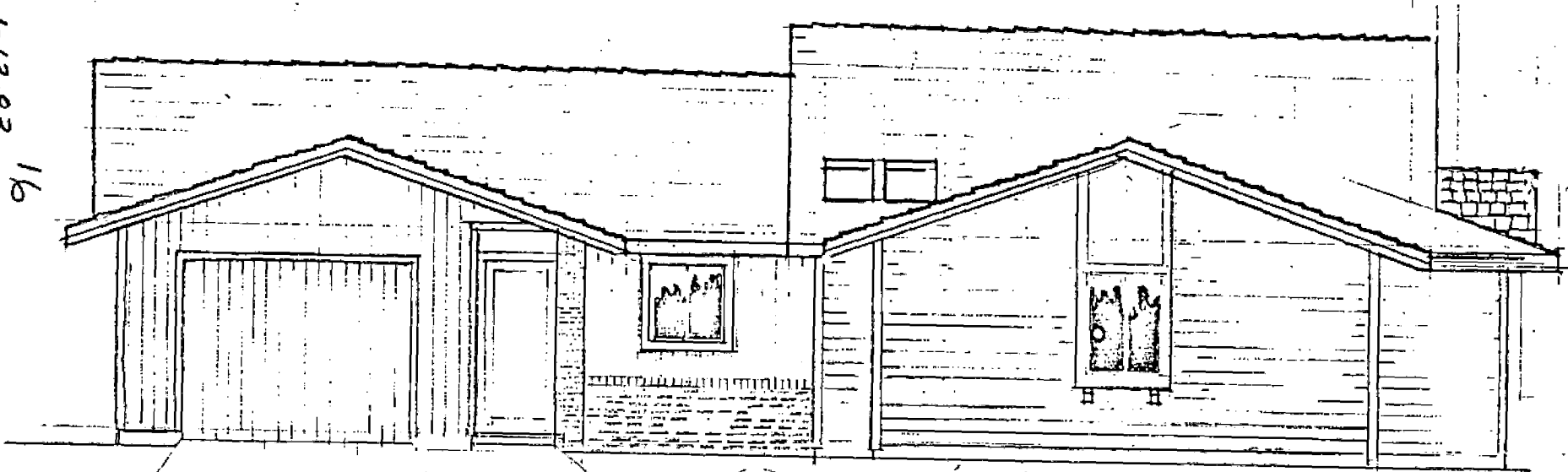
P82-266



FRONT ELEVATION D2 TYPE C UNIT

1-13-83

16



FRONT ELEVATION D1 TYPE A

C

000315

OUTSIDE ELEVATION A AND C
EXHIBIT 'D'

No. 73