

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 Water 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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
  - b. 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.
  - c. Demolishing of the existing dwelling shall have a City Building Permit assuring capping of all utilities.
  - d. The proposed halfplex shall comply with the requirements of the City Zoning Ordinance to the satisfaction of the Planning Director prior to recordation of the final parcel map.
  - e. Dedicate the east 10 feet of Parcel 2 as a public utility easement for underground and overhead electrical facilities and appurtenances.
  - f. Provide separate water and sewer services to each lot at time of Building Permit (may require sewer extension or easement across Parcel 2 to serve Parcel 1.)
  - g. Existing deteriorated curbs, gutter and sidewalks shall be removed and reconstructed to City standards.

- h. Provide grading plan to assure each lot drains independently to the street.
- i. Place a flood hazard warning note on final map if necessary. Note will be prepared by Department of Public Works.

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CHAIR

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

have halfplex or duplex structures on them.

D. Tentative Map Evaluation

The tentative map proposes to divide the lot along the common wall separating each unit. Useable rear yard area is established for Parcels 1 and 2 of 22 feet of depth. The garage driveway for Parcel 1 appears too close to the intersection of Shirley Drive and Gilgunn Way for adequate sight clearance and maneuvering. Staff recommends driveways be relocated away from the intersection. Redesign of the halfplex should show the relocated garage. Separate water and sewer services will be required to each lot. Standard improvements or upgrades will be required as conditions of the map.

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

RECOMMENDATION: Staff recommends the Commission approve the tentative map by adopting the attached resolution subject to conditions:

**RESOLUTION NO.**

**ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION**

**ON DATE OF**

**ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR  
PROPERTY LOCATED AT 1424 SHIRLEY DRIVE (P89-059)  
(APN: 017-0232-001)**

**WHEREAS**, the City Planning Commission, on February 23, 1989, held a public hearing on the request for approval of a tentative map for property located at 1424 Shirley 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 review pursuant to State E.I.R. Guidelines (CEQA, Section 15315).

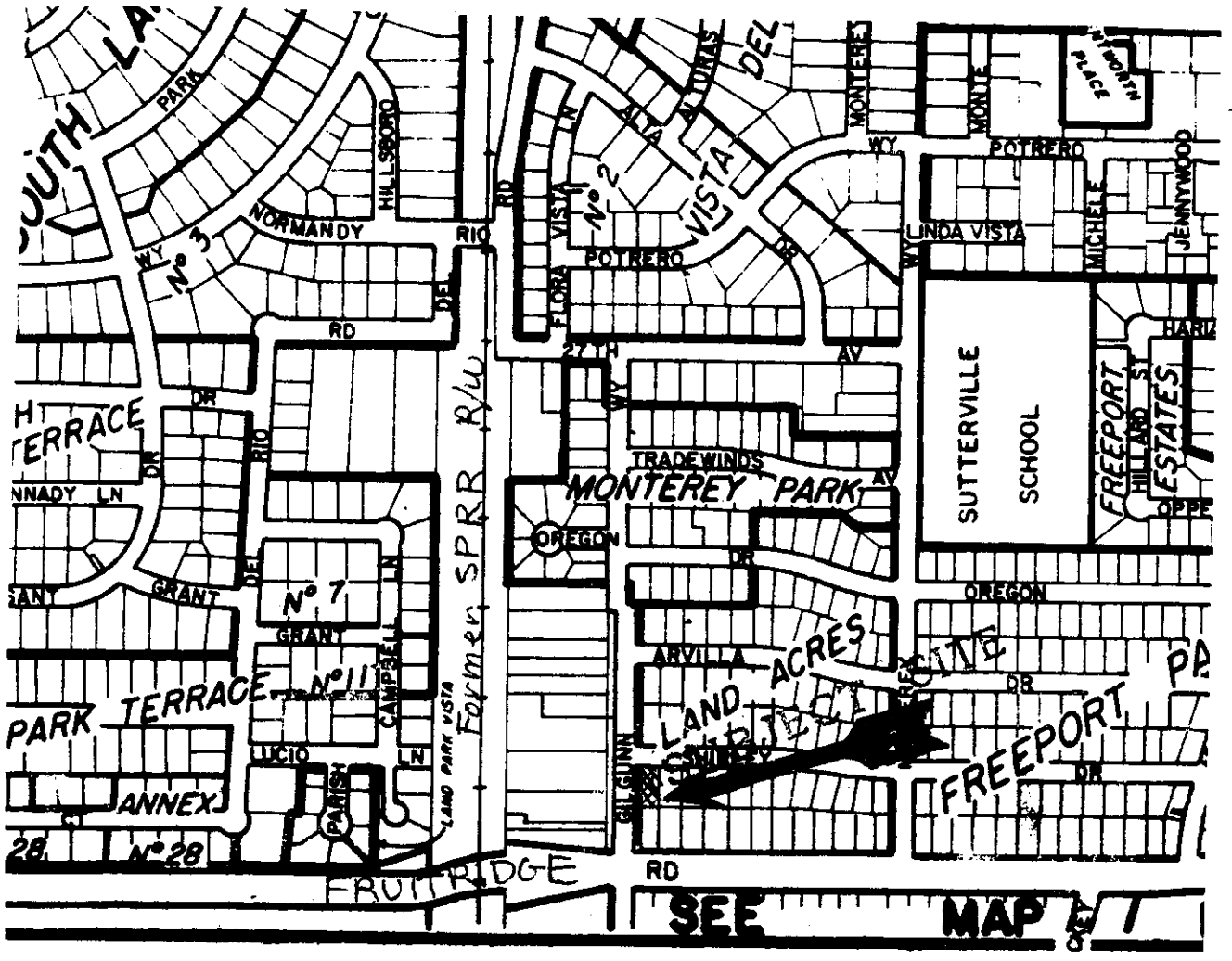
**WHEREAS**, the Parcel Map Advisory Agency has submitted to the City Planning Commission its report and recommendations on the proposed subdivision.

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

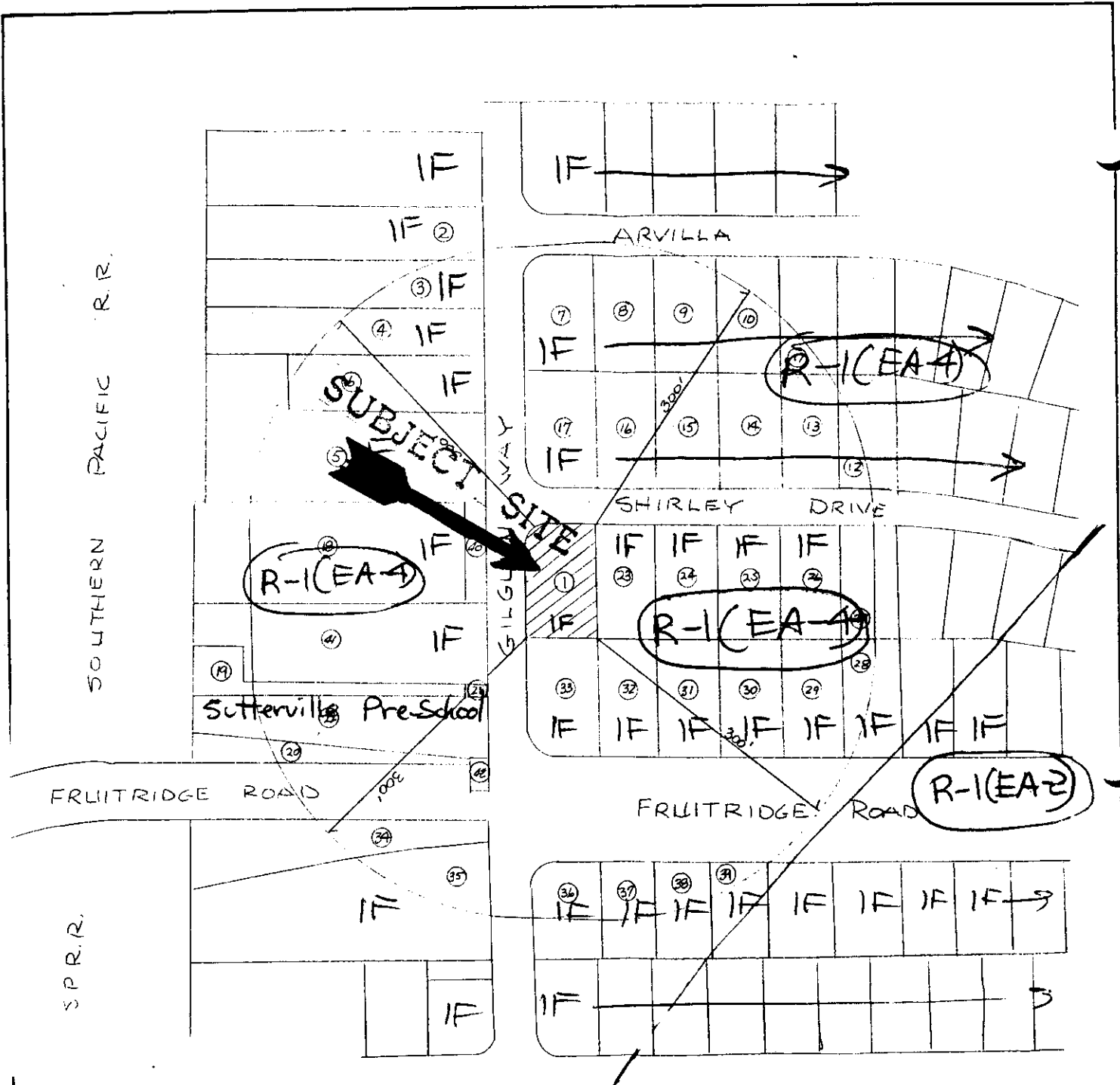
**WHEREAS**, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal environmental resources.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Sacramento that:

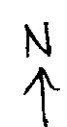
1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a specific plan of the city. The proposed project is consistent with the City's General Plan in that the site is designated for low density residential uses in the 1988 General Plan and the proposed map conforms with that designation.



VICINITY MAP



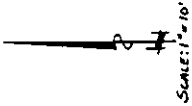
Zoning: **R-1**  
**EA-4** Entire Page



Reduced Scale

# LAND USE & ZONING MAP

**TENTATIVE PARCEL MAP**  
**LOT 24, LAND ACRES**  
 City of Sacramento, California  
 December 1988



**RECORD OWNERS**  
 JENNIFER L. DENNY & JOHANNE J. LA TONA  
 5400 W. 21ST STREET  
 SACRAMENTO, CA 95812  
 (916) 448-8673

**SURVEYOR**  
 TIMOTHY S. TRAM, LAND SURVEYOR  
 2404 - 21ST STREET  
 SACRAMENTO, CA 95818  
 (916) 451-7793

**ASSESSOR'S PARCEL NUMBER**  
 017-0232-001

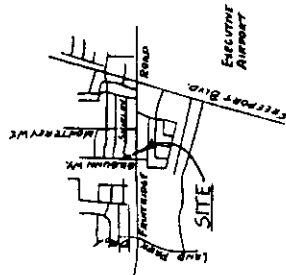
**EXISTING ZONING & USE**  
 R1-4 RESIDENTIAL

**PROPOSED DRAINAGE & SANITARY SEWERS**  
 EXISTING, CITY OF SACRAMENTO

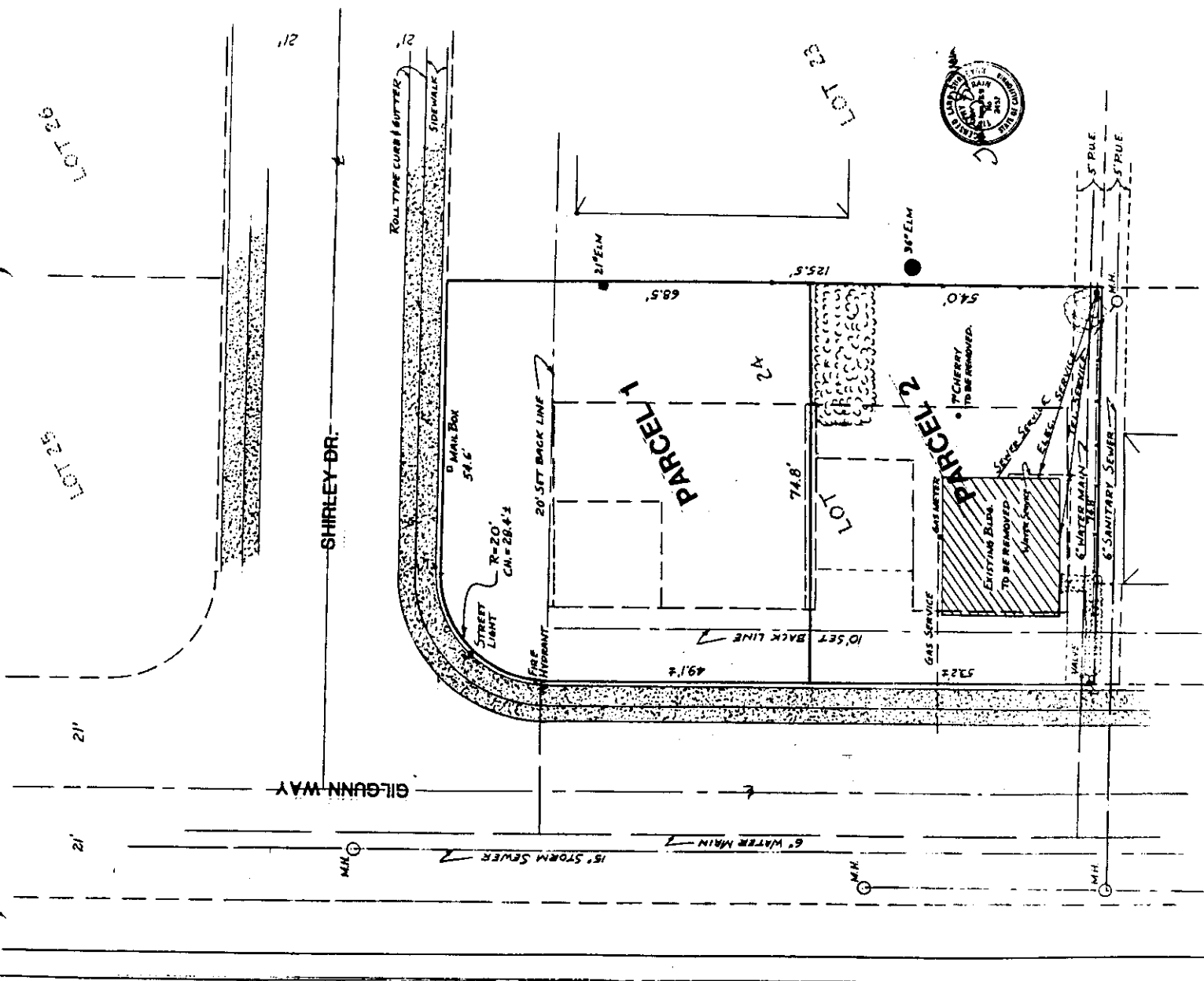
**PROPOSED WATER SUPPLY**  
 EXISTING, CITY OF SACRAMENTO

**SCHOOL DISTRICT**  
 SACRAMENTO UNIFIED SCHOOL DISTRICT

**PROPOSED ZONING & USE**  
 R1/TWO HALF-PLEX RESIDENCES



**VICINITY MAP**  
 No Scale



RECORDING REQUESTED BY  
CHICAGO TITLE COMPANY

And When Recorded Mail This Deed and, Unless  
Otherwise Shown Below, Mail Tax Statements To

NAME [ Jennifer Dean and  
STREET ADDRESS [ Joanne J. LaTona  
CITY, STATE ZIP [ 5604 Greenbrae Road  
Sacramento, California

0.11  
will  
ORDER

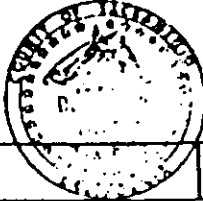
SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title Order No. \_\_\_\_\_ Fixture No. 2520600 G

DOCUMENTARY TRANSFER TAX \$ 66.00  
XX COMPUTED ON FULL VALUE OF PROPERTY CONVEYED  
OR COMPUTED ON FULL VALUE LESS LIENS AND  
ENCUMBRANCES REMAINING AT TIME OF SALE

The undersigned Grantor Declares  
Signature of Declarant or Agent determining tax form name

FILE  
\$5  
M



### GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

BERTHA M. HEBERT, a widow

hereby GRANT(S) to

JENNIFER DEAN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND JOANNE J. LA TONA, a widow, as tenants in common

the following described real property in the CITY OF SACRAMENTO  
county of SACRAMENTO, state of California:

Lot 24 of Land Acres, according to the official plat thereof, filed in the office of the recorder of Sacramento County, California, on March 20, 1948 in Book 27 of Maps, Map No. 39.

APN#017-0232-001-0000

Dated October 11, 1988

Bertha M. Hebert  
Bertha M. Hebert

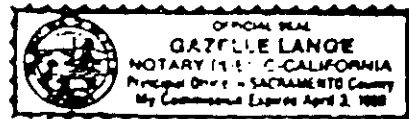
STATE OF CALIFORNIA  
COUNTY OF October 13, 1988 } ss.

On this the 13th day of October 19 88, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bertha M. Hebert

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that she executed the same

Gazelle Lange  
Gazelle Lange

Name (Typed or Printed)  
Notary Public in and for said County and State



(Space above for official notarial seal)

P  
017-0232-001-0000

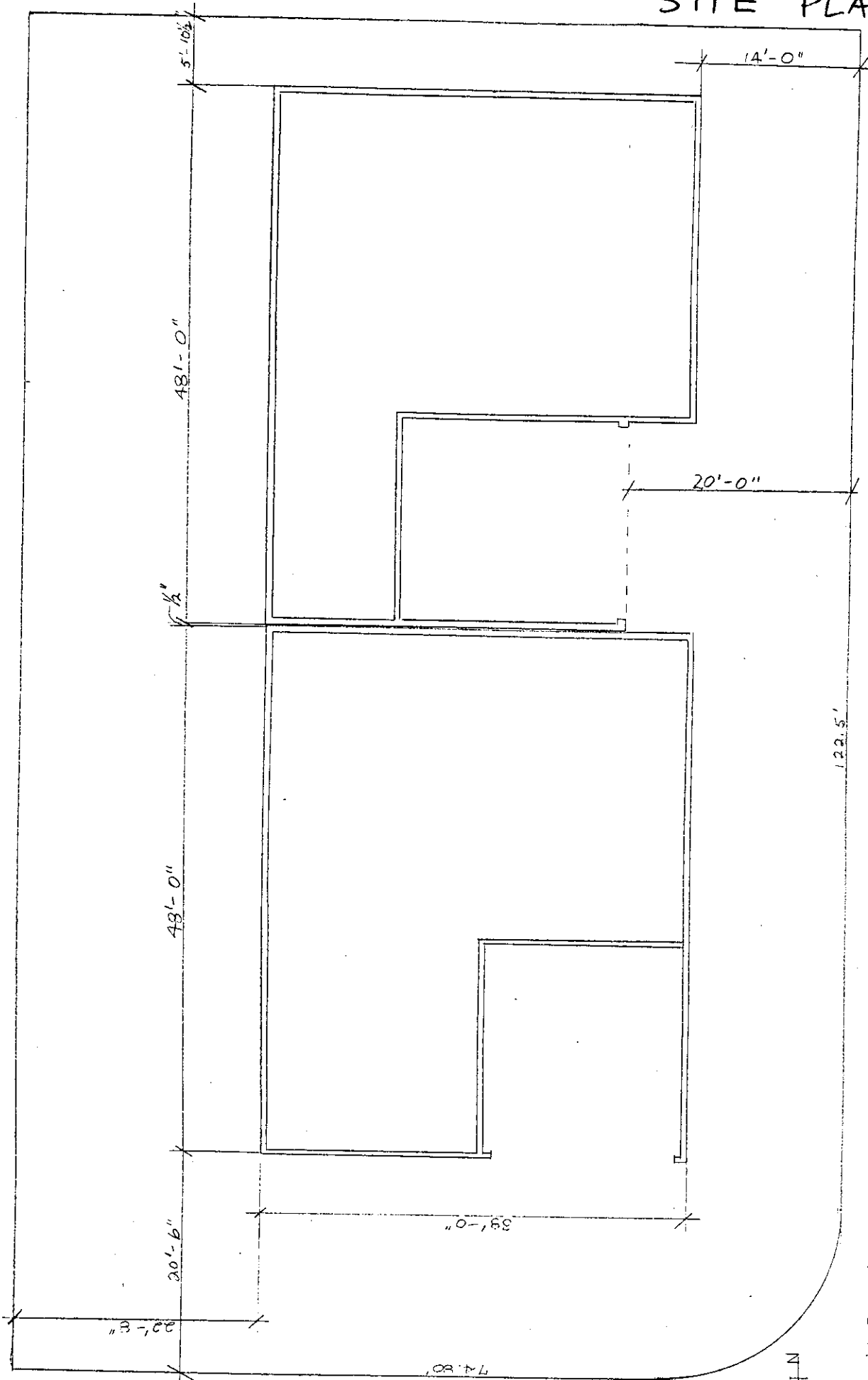
P-89-059

2-23-89

item 15



# SITE PLAN



GILGWIN

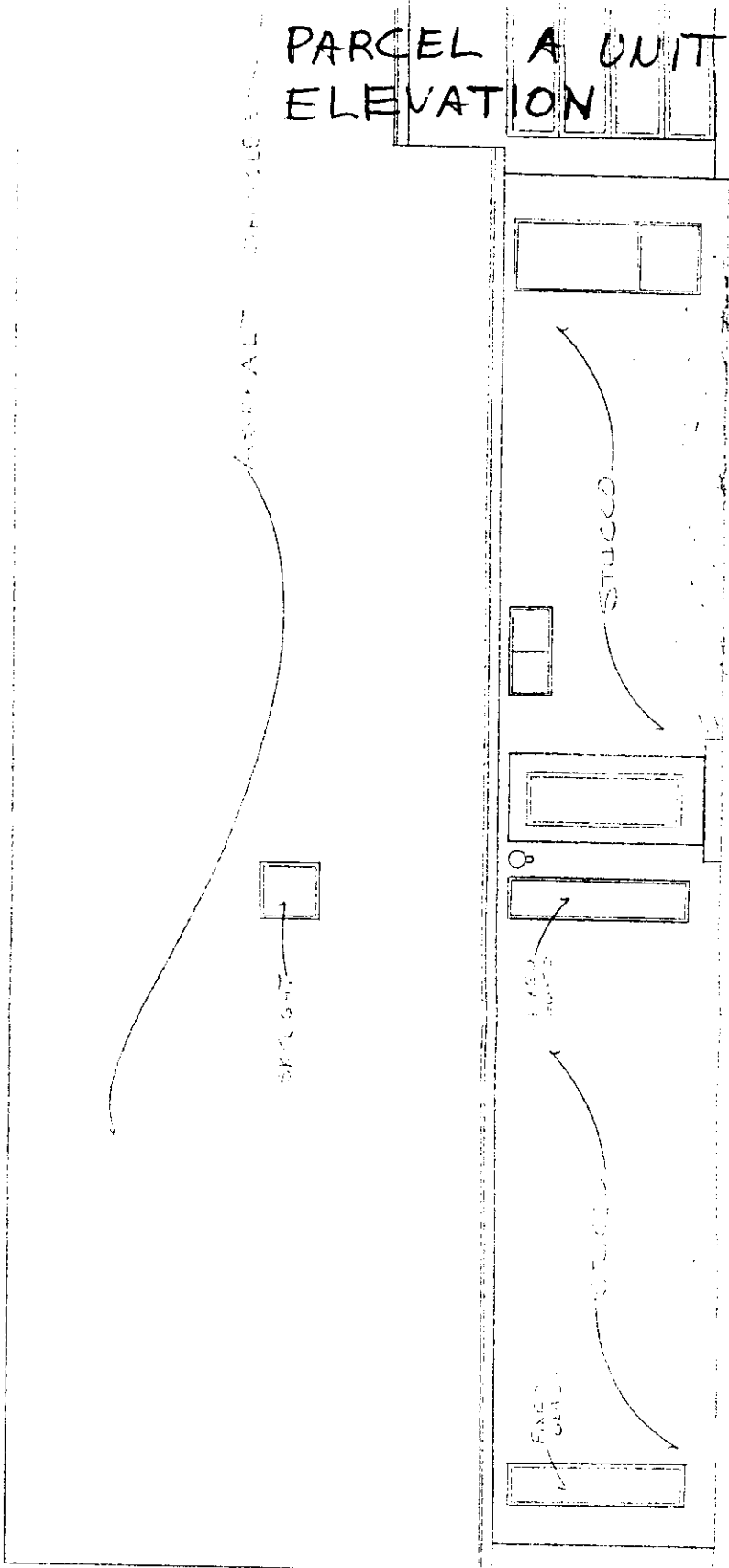
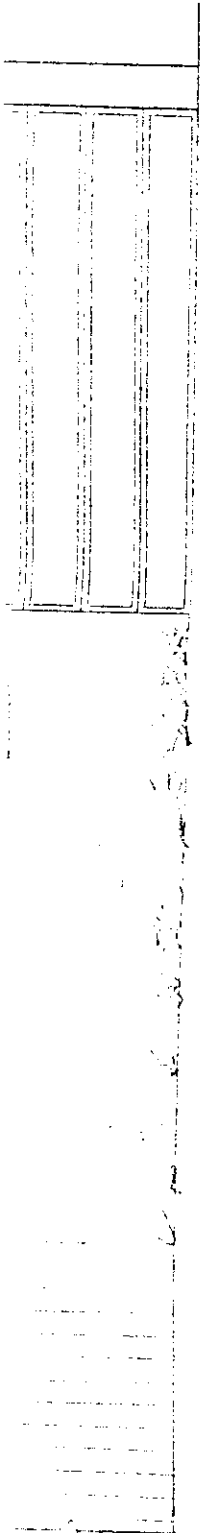
OWNER: J. LATONA, J. DEAN  
PARCEL #: 017-0232-001-0000  
SCALE: 1/8" = 1'-0"

item

P-89-059

CHIRLEY DRIVE (1424)  
223-89

# PARCEL A UNIT ELEVATION



PARCEL B UNIT

ELEVATION

Z  
O  
N  
E  
H  
O  
M  
E

1  
5  
0  
0  
6

STUCCO

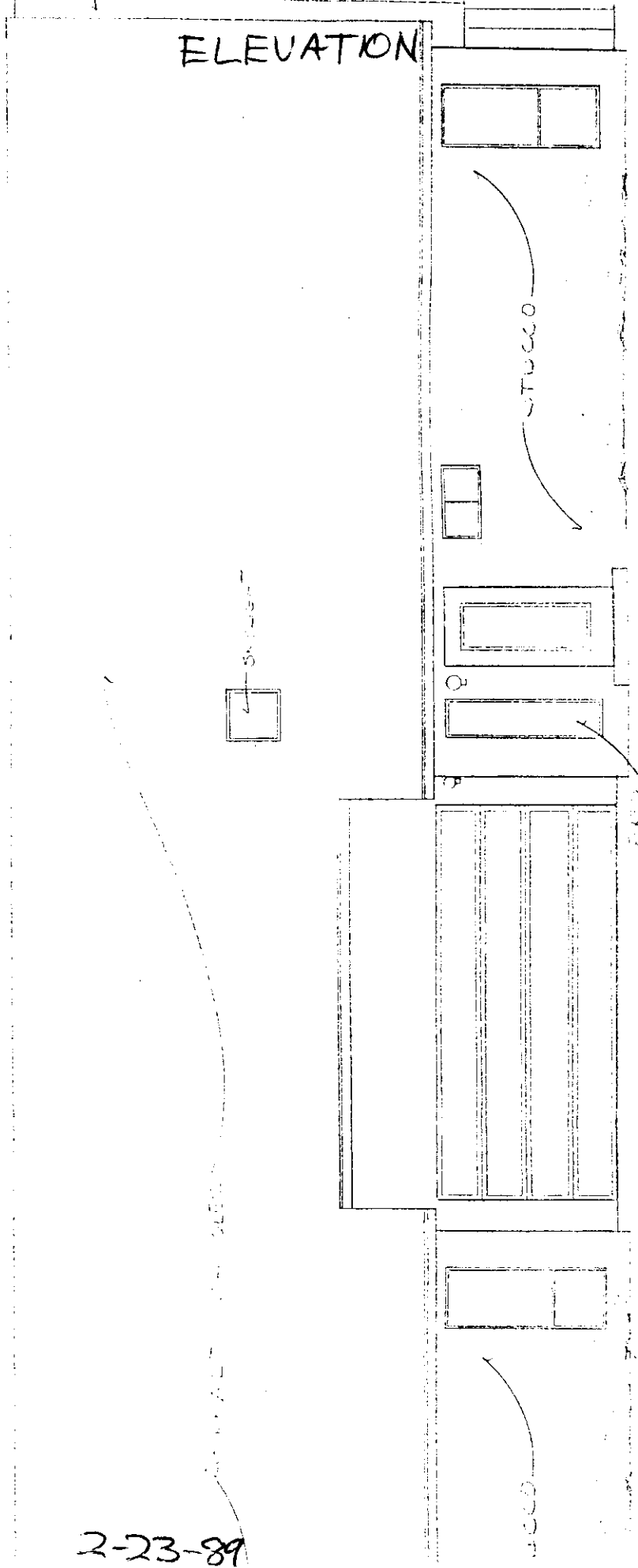
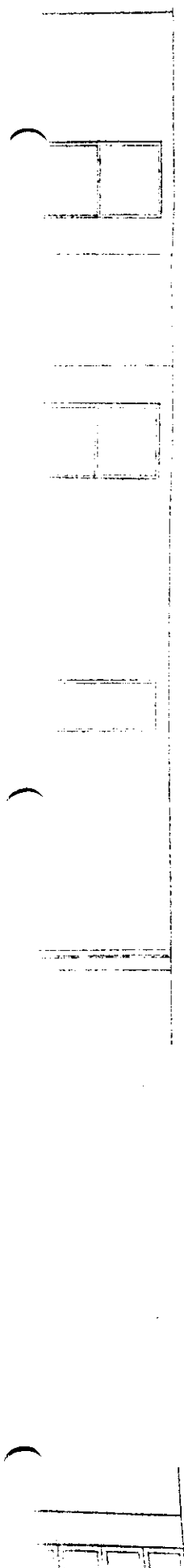
FIXED

COUCH

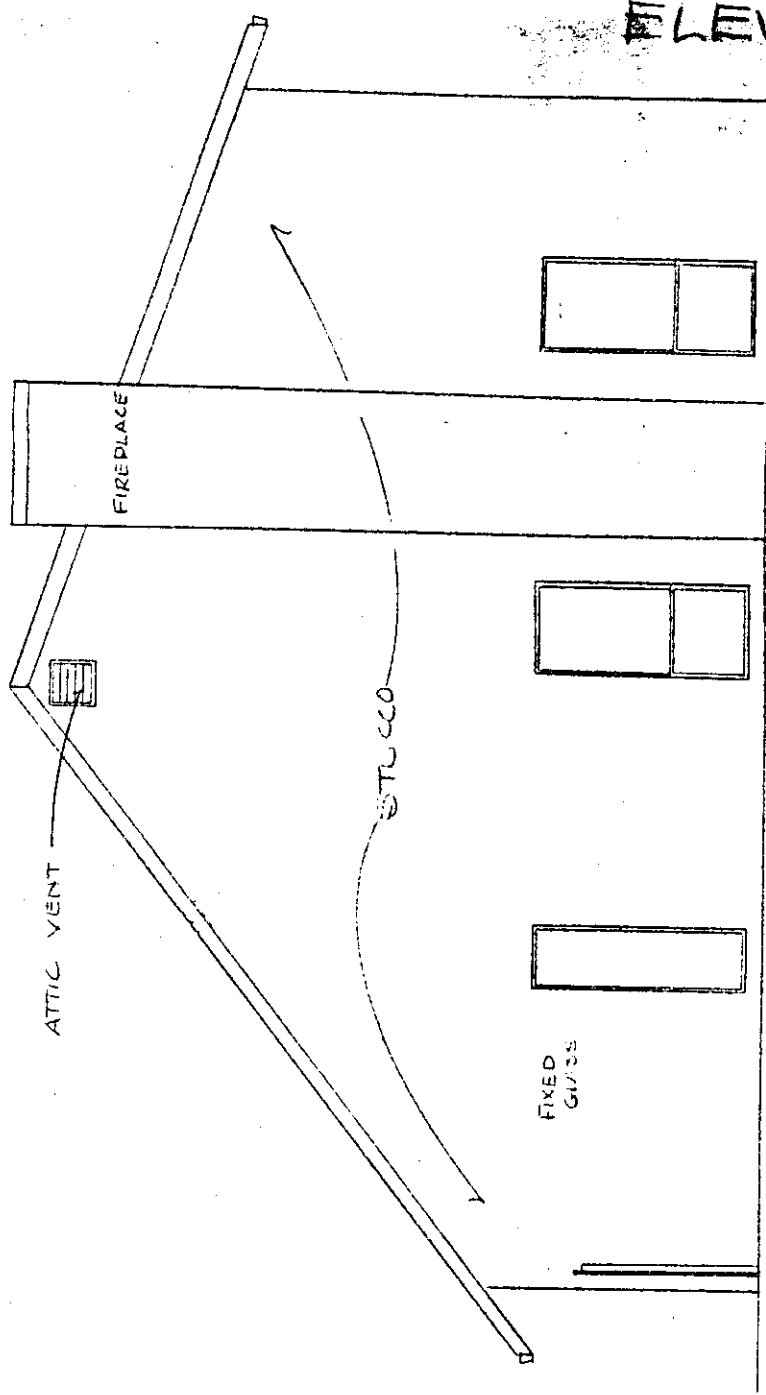
P-89-059

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item 15



SOUTH ELEVATION



ELEVATION

FRONT ELEVATION

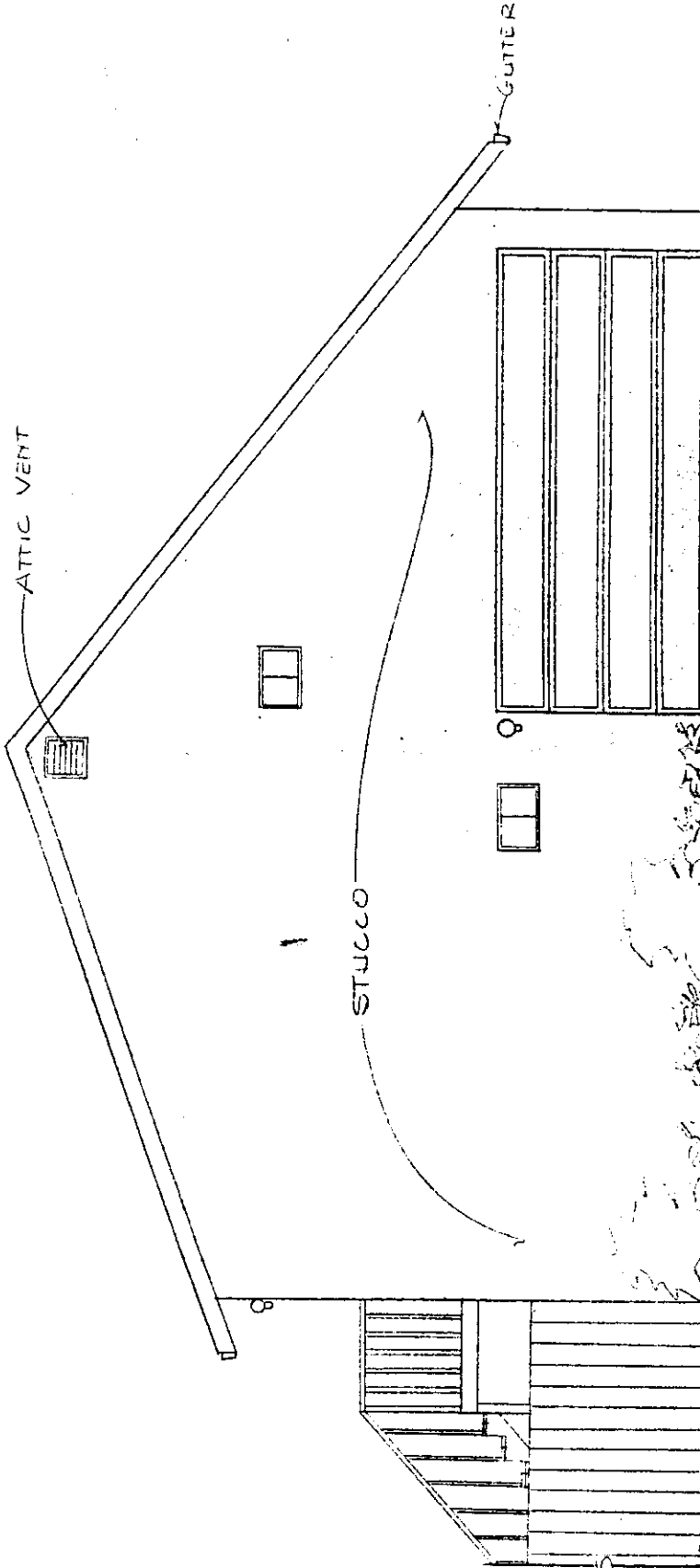
P-89-059

2-23-89

Item 15

ELEVATION

NORTH ELEVATION

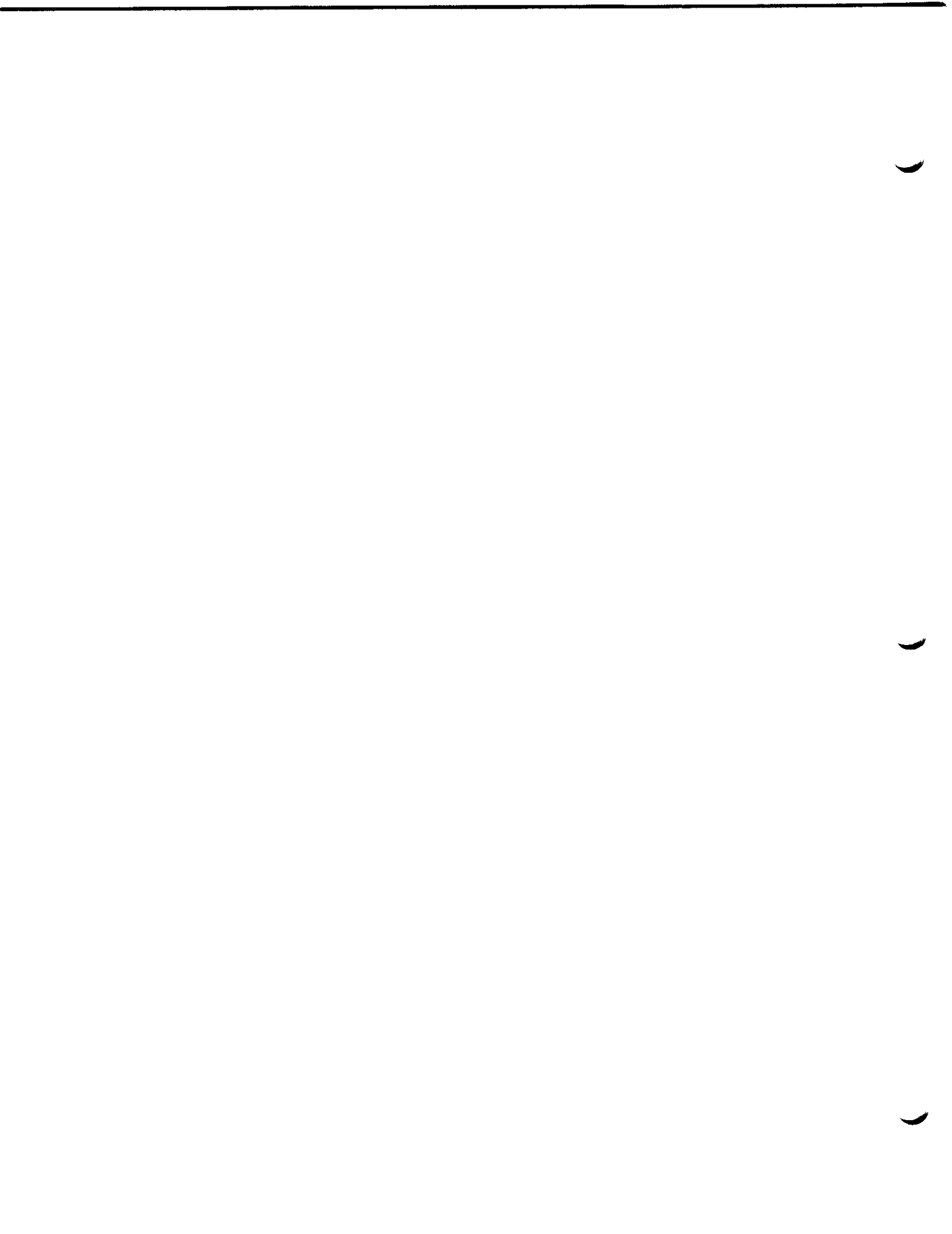


P-89-059

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item 15



# CITY PLANNING COMMISSION

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

APPLICANT	TIMOTHY TRAIN, 2604 21st Street, Sacramento, CA 95818		
OWNER	JoAnne LaTona and Jennifer Dean, 5604 Greenbrae Road., Sac., CA 95822		
PLANS BY	Timothy Train, 2604 21st Street, Sacramento, CA 95818		
FILING DATE	1/11/89	ENVIR. DET.	Cat ex 15315
ASSESSOR'S PCL. NO.	017-0232-001	REPORT BY	DH:vf

APPLICATION: Tentative Parcel Map to divide 0.21+ partially developed acres into two lots for halfplex development in the Standard Single Family (R-1(EA-4)) zone.

LOCATION: 1424 Shirley Drive

PROPOSAL: The applicant is requesting the necessary entitlements to divide a corner lot for halfplex development.

PROJECT INFORMATION:

1988 General Plan Designation:	Low Density Residential 4-15 du/net acre
Existing Zoning of Site:	R-1(EA-4)
Existing Land Use of Site:	Single Family Dwelling (to be removed)

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1(EA-4)	Front:	25'	20'
South: Single Family; R-1(EA-4)	Side(Int):	5'	6'
East : Single Family; R-1(EA-4)	Side(St):	12-1/2'	14'
West : Single Family; R-1(EA-4)	Rear:	15'	22'

Parking Required:	2 spaces
Parking Provided:	4 spaces
Property Dimensions:	75' x 125'
Property Area:	0.21+ acres
Density of Development:	9 d. u. per acre

Square Footage of Building:	Parcel 1 = 3,648 sq. ft.
	Parcel 2 = 3,426 sq. ft. includes attic and garages

Height of Building:	2 stories; 25 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Asphaltic composition shingles

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 8, 1989 by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is designated for Low Density Residential 4-15 du/net acre on the 1988 General Plan. Zoning is Standard Single Family - Executive Airport Overlay 4(R-1(EA-4)) zone. The site is surrounded by single story family dwellings in the R-1(EA-4) zone.

B. Proposed Project

The applicant is requesting the necessary entitlements to establish a halfplex structure on a corner lot developed with a single family dwelling. The existing dwelling is in poor repair and is proposed to be demolished. A new halfplex, two stories in height, is proposed.

The City Zoning Ordinance allows halfplex development if the following six criteria are followed:

1. The halfplex development must be on a corner lot.
2. Each unit shall have its entrance, including driveways, off different streets.
3. The halfplex lots and structure(s), when combined, shall meet the minimum setback requirements for the R-1 zone.
4. Each unit shall have an enclosed garage and a driveway of at least 20 feet long and eight feet wide.
5. Exterior siding materials and roofing materials shall be consistent with the quality, and compatible with the appearance of single family homes in the subdivision.
6. Rear and side yard areas are shaped to maximize their potential use.

C. Halfplex Design

The applicant proposes to build a two story halfplex with massive sloping roof and second floor windows facing to the east.

Staff has reviewed the design and inspected the site and notes that the materials, stucco and asphaltic composition shingles is not compatible with the predominate use of wood found in the area. Staff is also concerned over the height. Before the applicant proceeds with building permits, staff recommends redesign of the structure to be more compatible with the existing single family dwellings in the area. Therefore, a building permit will not be issued (refer to Elevations) until the project is redesigned and approved by the Planning Director. As a note, no corner lots in the immediate area





