

CITY PLANNING COMMISSION

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

APPLICANT	Ken Fulmer & Son, 1325 San Augustine Way, Sacramento, CA 95831		
OWNER	Ken Fulmer & Son, 1325 San Augustine Way, Sacramento, CA 95831		
PLANS BY	Datum Surveys, 1116-26th Street, Sacramento, CA 95816		
FILING DATE	4-8-83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	5-2-83	EIR	ASSESSOR'S PCL. NO. 013-340-70

- APPLICATION:
1. Environmental Determination
 2. Rezone .24 acre lot from Single Family (R-1) to Townhouse (R-1A) zone
 3. Tentative Map to divide one corner duplex lot into two halfplex lots
 4. Special Permit to develop two halfplex units
 5. Variance to reduce driveway from 20 feet to 16 feet for Parcel B

LOCATION: 7200 Havenside Drive and 778 La Contenta Way

PROPOSAL: The applicant is requesting the necessary entitlements to construct two halfplex units on an existing corner lot.

PROJECT INFORMATION:

1973 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Building under construction

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Residential; R-1
East:	Residential; R-1
West:	Residential; R-1

Parking Required:	One space per unit
Parking Provided:	Two spaces
Ratio Required:	Two spaces per unit
Ratio Provided:	One space per unit
Property Area:	10,364 square feet
Density of Development:	8 du/ac.
Square Footage of Building(s):	1,678 and 1,318. Total: 3,927
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Douglas Fir siding

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 27, 1983, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically stated:

1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments; prepay 1983-84 installments.

APPLC. NO. P83-106

MEETING DATE May 12, 1983

CPC ITEM NO. 8

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002239

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.

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The subject site is located in an area developed with single family units. The proposed halfplex development will not change the density or character of the area since duplexes are allowed on corner lots in the R-1 zone under the Zoning Ordinance and the South Pocket Community Plan. The subject request will allow individual ownership of each unit.
2. Each halfplex will have separate street orientation which is consistent with the South Pocket Community Plan design criteria encouraging the appearance of standard single family units in duplex or halfplex structures.
3. The halfplex fronting on Havenside Drive is being built with only a 16 foot driveway to property boundary. Staff has no objection to a reduction from the required 20 feet as the driveway to the sidewalk (within City right-of-way) measures 20 feet.
4. The applicant should review any Conditions, Covenants and Restrictions (CC&R's) to verify if a 23 foot setback is allowed. If the previously recorded 25-foot setback (see Exhibit A) is required, the existing violation must be rectified.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from R-1 to R-1A;
3. Approval of the Special Permit, based upon Findings of Fact which follow;
4. Approval of the Tentative Map, subject to conditions which follow;
5. Approval of the Variance, based on Findings of Fact which follow.

Conditions - Tentative Map

The applicant must satisfy each of the following conditions prior to filing the final map:

- a. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments; prepay 1983-84 installments;
- 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.

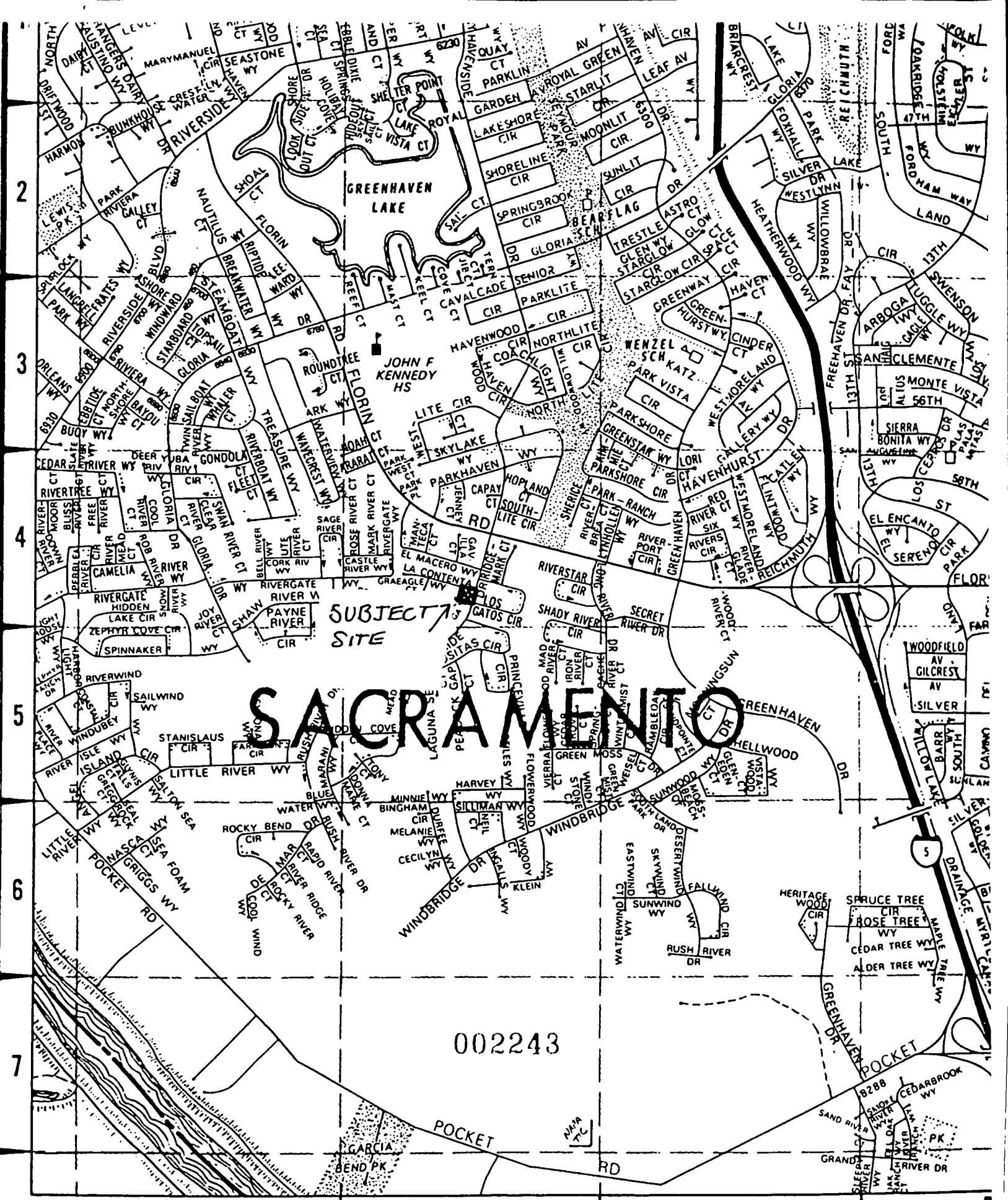
Findings of Fact - Special Permit

- a. The proposed halfplex development is based on sound principles of land use in that:
 - 1) the design of the halfplex is similar to other single family structures in the area;

- 2) the Zoning Ordinance allows duplexes on corner lots in the Single Family (R-1) zone.
- b. The proposed project will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
 - 1) adequate on-site parking is provided;
 - 2) it will not alter the residential character of the surrounding neighborhood which consists of single family uses.
- c. The proposed project complies with the 1974 General Plan and the 1976 South Pocket Community Plan which designate the site for residential uses.

Findings of Fact - Variance

- a. The proposed project is not a special privilege extended to one individual owner in that the same variance would be appropriate for any property owner facing similar circumstances;
- b. The proposed project is not a use variance in that residential use is permitted in the R-1A zone;
- c. The proposed project will not be injurious to public welfare nor to property in the vicinity of the applicant in that residential uses are located in the area and it will not alter the character of the neighborhood;
- d. The proposed project is in compliance with the 197 City General Plan and the 1976 South Pocket Community Plan which call for residential use.



SUBJECT SITE

SACRAMENTO

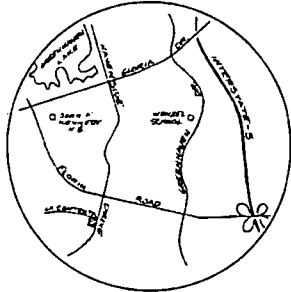
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POCKET

83-106

12 MAY 1983

No. 8



VICINITY MAP

LEGEND

- O--- DIMENSION POINT
- UTILITY MANHOLE
- W--- WATERMAIN
- SS--- SANITARY SEWER
- S.D.--- STORM DRAIN
- G--- GAS MAIN
- D--- DEPTH OF MANHOLE
- C.O.--- CLEAN OUT
- ⊥--- CENTERLINE
- S.B.L.--- SETBACK LINE

TENTATIVE
PARCEL MAP
OF

LOT 68, "GREENHAVEN UNIT NO. 16"
BOOK 118 OF MAPS, MAP NO. 22

CITY OF SACRAMENTO
APRIL 5, 1983

STATE OF CALIFORNIA
SCALE: 1" = 20'

SHEET 1 OF 1 SHEET

OWNER OF RECORD AND SUBDIVIDER:

KENNETH P. AND SARA M. FULMER
1325 SAN AUGUSTINE WAY
SACRAMENTO, CA 95831 916-682-3755

MAP PREPARED BY:

DATUM SURVEYS
1116-26TH STREET, SUITE F
SACRAMENTO, CA 95816 916-448-6222

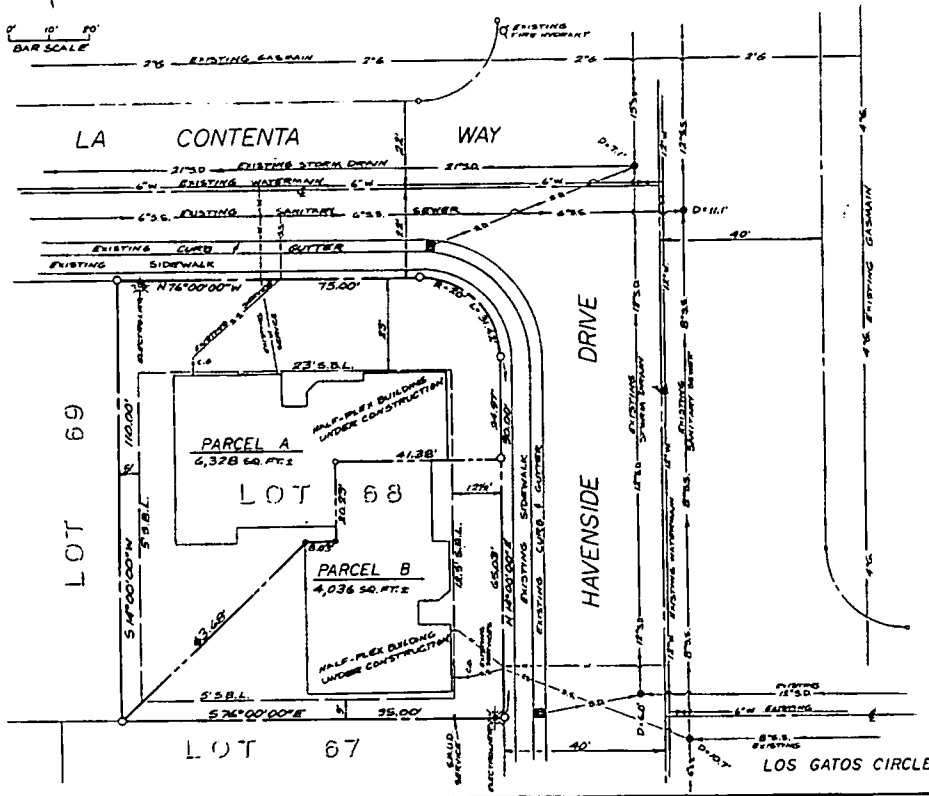
Kent J. Schoenenberger
KENT J. SCHOENENBERGER
LAND SURVEYOR No. 4122



- PRESENT ZONING: R-1
- PRESENT USE: VACANT
- PROPOSED ZONING: R-1A
- PROPOSED USE: RESIDENTIAL HALF-FLEX DWELLINGS
- PROPOSED NUMBER OF PARCELS: TWO (2)
- AREA BEING DIVIDED: 10,364.2 SQUARE FEET
- WATER: CITY OF SACRAMENTO
- SEWER AND STORM DRAIN: CITY OF SACRAMENTO
- POWER: SACRAMENTO MUNICIPAL UTILITY DISTRICT
- TELEPHONE: PACIFIC TELEPHONE
- GAS: PACIFIC GAS & ELECTRIC CO.

002244

NOTE: THE BOUNDARY OF THIS LAND DIVISION IS BASED ON THAT CERTAIN MAP FILED IN 1978, BOOK 118 OF MAPS, MAP NO. 22



83-106

12 MAY 1985

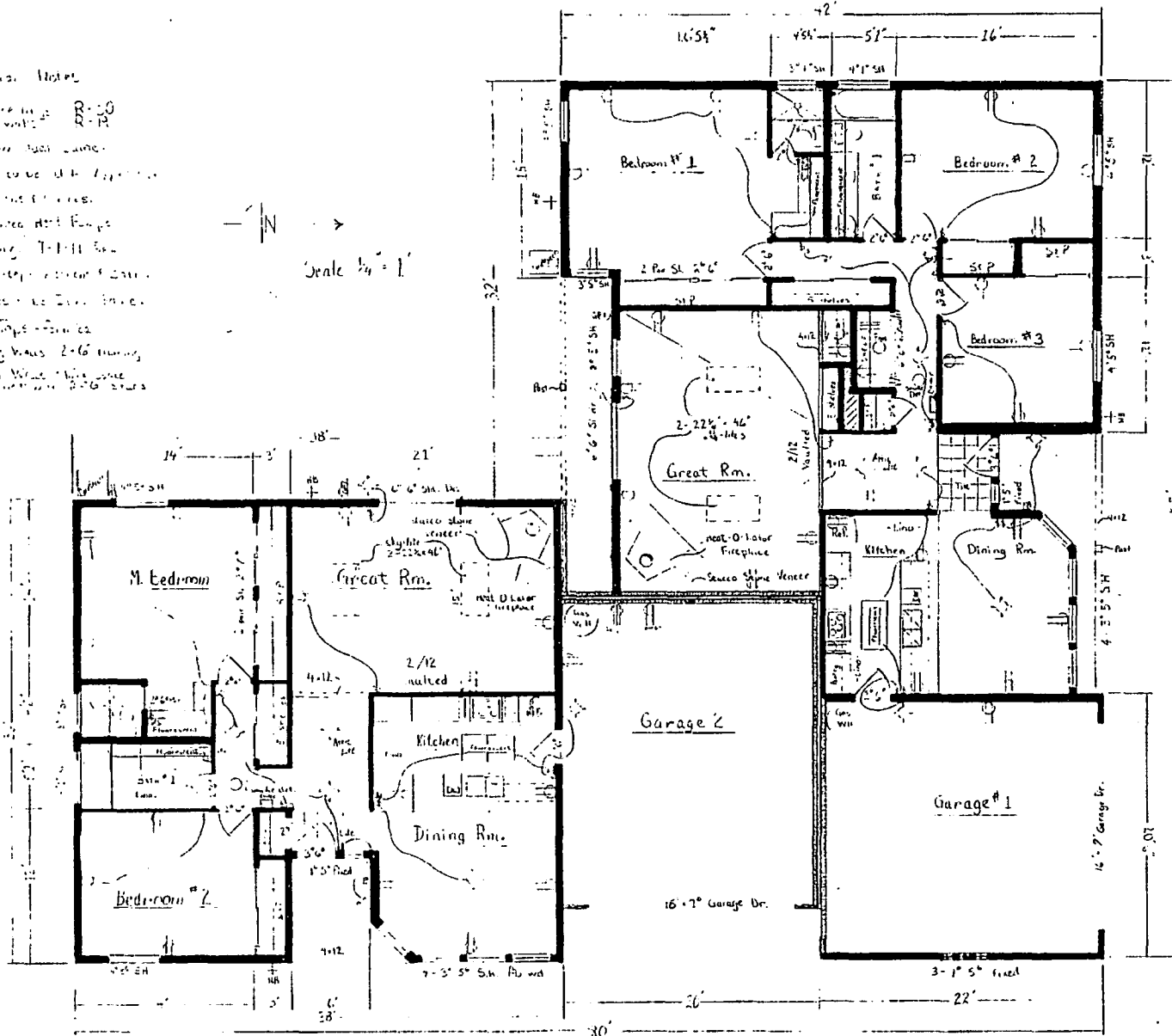
No. 8

General Notes

1. Foundation to be 18" x 18" concrete.
2. All windows to be double hung.
3. Replace to be with 2" x 4" joists.
4. SFI in all bedrooms.
5. All rooms to be carpeted.
6. Wood Ceiling in Hallways.
7. Carpets to be 12' x 12' tiles.
8. Light fixtures to be 2" x 4" fixtures.
9. Painted to be white.
10. Plumbing to be 2" x 4" piping.
11. All Exterior Windows to be 2" x 4" double hung.



Scale 1/4" = 1'



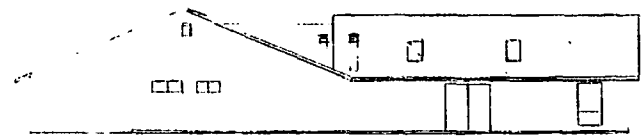
**KEN FULMER & SON
FLOOR PLAN**

002245

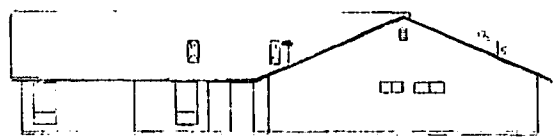
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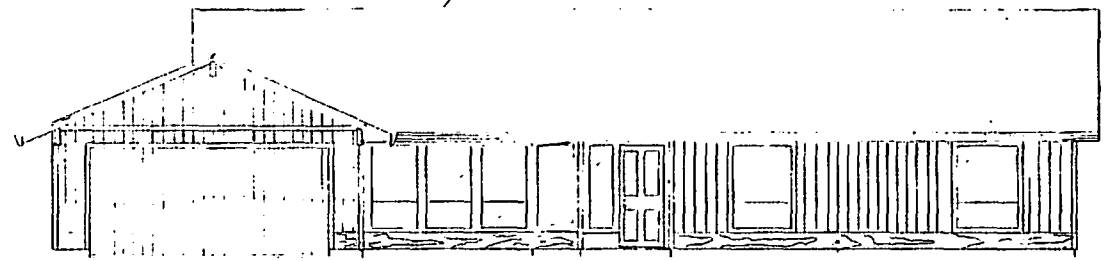
WEST ELEVATION



SOUTH ELEVATION

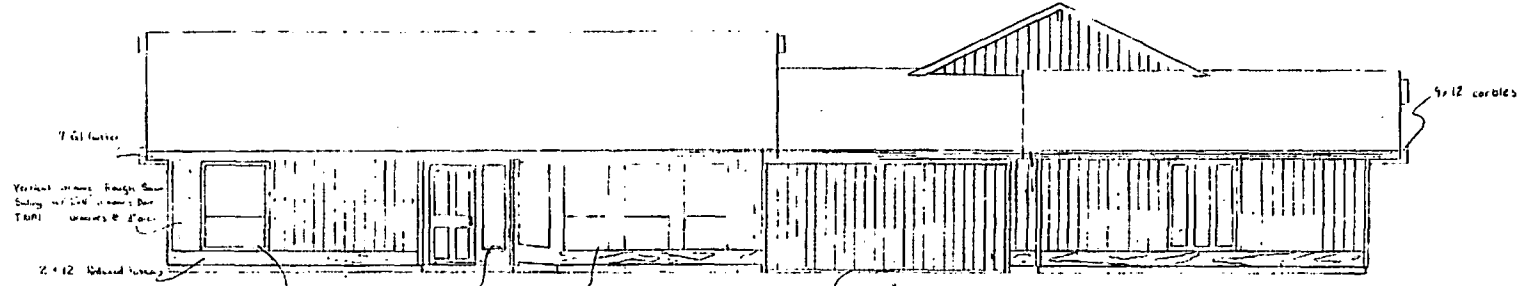
1/8" = 1'0"

Medium Shake Roof



NORTH ELEVATION

1/4" = 1'0"

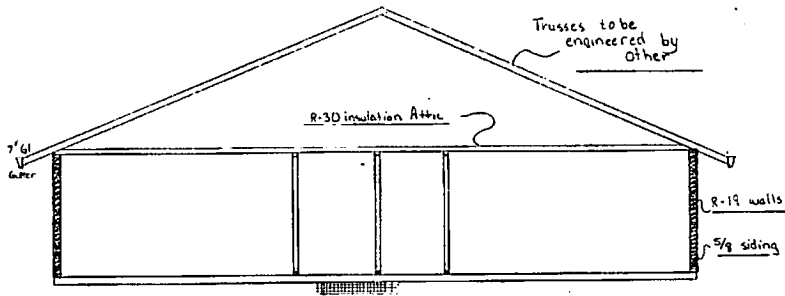


EAST ELEVATION

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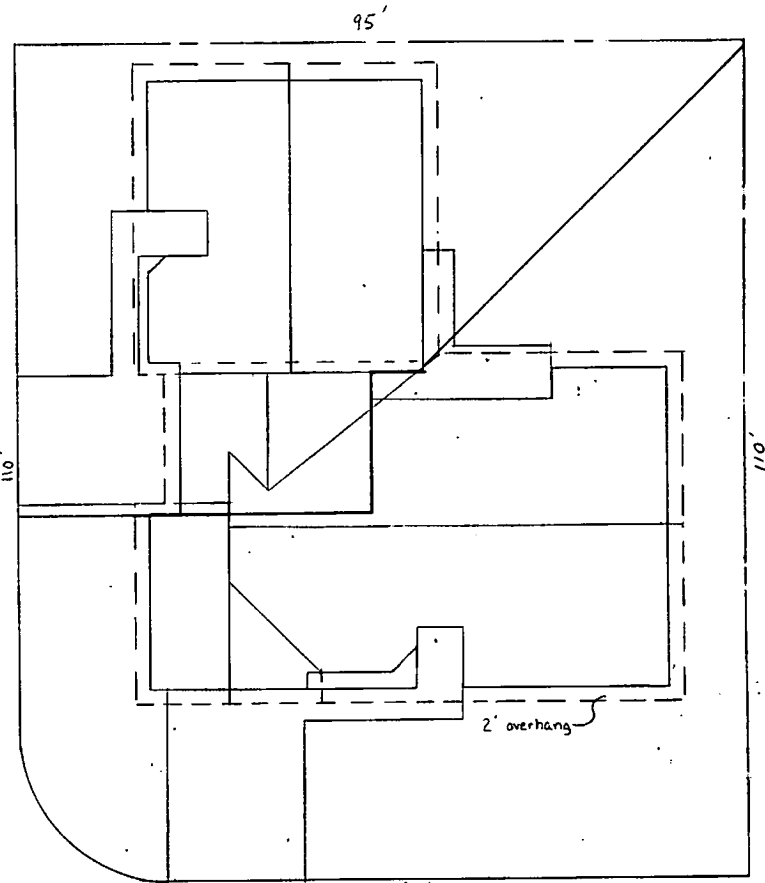
January 1985



Cross Section

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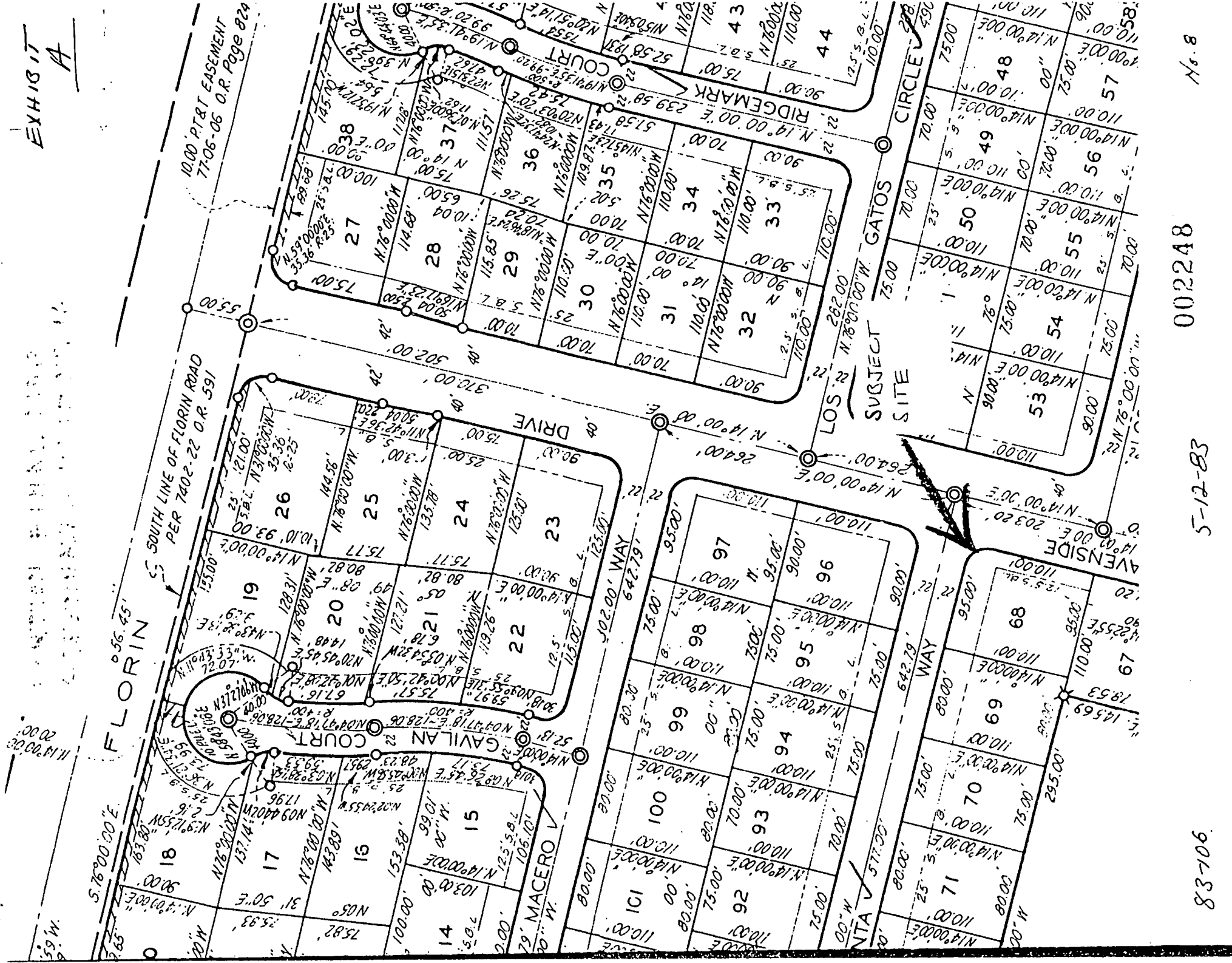
Havenside Drive



Plot & Roof PLAN

No. 8

EXHIBIT A



002248

5-12-83

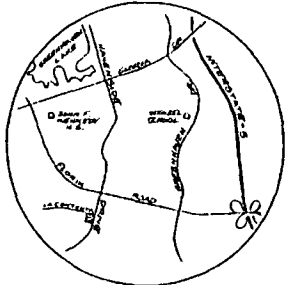
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12 MAY 1983

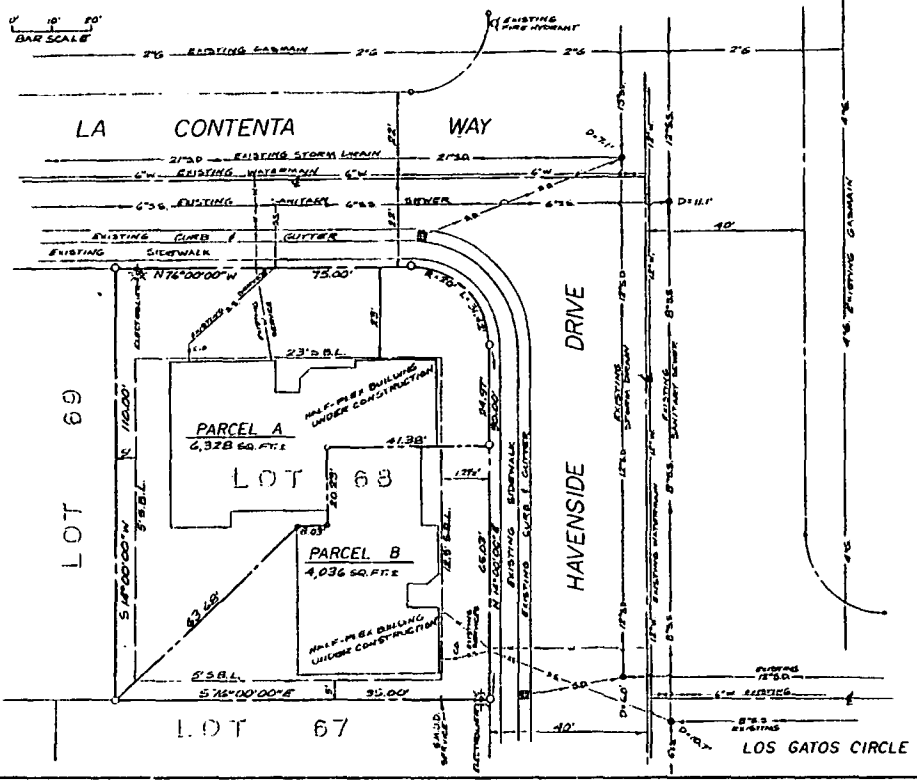
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