

CITY PLANNING COMMISSION

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

APPLICANT	Liberty Home Loans, 2740 Fulton Ave., Sacramento, CA 95821				
OWNER	Liberty Home Loans, 2740 Fulton Ave., Sacramento, CA 95821				
PLANS BY	Alwood Design Service				
FILING DATE	4-18-86	ENVIR. DET. Neg. Dec. filed	4-28-86	REPORT BY	CV
ASSESSOR'S-PCL. NO.	014-0141-026,027,028				

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to allow apartments in the Light Commercial (C-1) zone.
 - C. Lot Line Adjustment to merge three parcels into one parcel.

LOCATION: NE corner of Broadway and 39th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a ten unit apartment complex.

PROJECT INFORMATION:

1974 General Plan Designation: Three year Commercial Demonstration Area

1985 Oak Park Redevelopment Plan Designation: Three year Commercial Demonstration Area (effective through 12-31-87)

Existing Zoning of Site: C-1

Existing Land Use of Site: Abandoned house

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family residential; R-1	Front:	26 ft.	29 ft.
South: Vacant, office; C-1	Side(Int):	5 ft.	5 ft.
East: Four-plex apartment; C-1	Side(St):	none	9 ft.
West: Single family residential; C-1	Rear:	15 ft.	Bldg. A-11'± Bldg. B-86'±

Parking Required: 10 spaces

Parking Provided: 10 spaces

Property Dimensions: Irregular

Property Area: 0.35± acres

Density of Development: 28.5 d.u. per acre

Square Footage of Building: Building A, B 837 sq. ft. per unit

Height of Building: Two story

Topography: Flat

Street Improvements/Utilities: Existing

Exterior Building Materials: Stucco, T1-11 plywood siding

Roof Material: Fiberglass composition roof

PROJECT EVALUATION: Staff has the following comments:

A. LAND USE/ZONING

The subject site is presently developed with abandoned single family residential structure. Surrounding land uses and zoning include: single family residential, R-1 to the north, vacant, office, and C-1 to the south, two story four-plex apartment to the east, and single family residential, C-1 to the west.

B. SITE PLAN/BUILDING DESIGN

The applicant proposes to remove the existing abandoned residential structure located on the site to allow the construction of ten apartment units. Four of these units would be located in a two story building B, while the remaining six units would be located in another two story building A.

The density as proposed by the applicant is 28.5 du/ac. The site plan indicates that building B will be located on the corner of 39th and Broadway, while building A will be located in the rear of the lot.

Parking will be provided directly off Broadway and in the street side yard.

The units consist of two story two bedroom, one bath units, approximately 837 sq. ft. in size. The entryway for building B will face 39th Street, while the entryway for building A will face Broadway. Exterior building materials consist of stucco for the first floor and T1-11 plywood siding for the second floor. A fiberglass composition roof is also proposed.

C. SITE PLAN/BUILDING - STAFF COMMENTS

The subject site is located in the Oak Park Redevelopment Area. The 1985 Oak Park Redevelopment Plan designates the subject site as commercial demonstration through December 31, 1987. The purpose of this land use designation is to encourage new commercial development during this time period. If no commercial development occurs during this time period, then the subject site will be changed to a residential land use designation.

To attain consistency with the intent of the 1985 Oak Park Redevelopment Plan and to retain the subject parcel for future residential land uses. Staff recommends the site be developed instead with three two unit one or two story duplexes (see Exhibit A). This alternative would preserve the existing residential character of the surrounding neighborhood and would reduce the density from 28 to 17 du/ac.

In addition, staff notes that the existing dimensions of the subject site and its location on Broadway would make single family residential development difficult on all three existing parcels (see Exhibit B).

While parcel 28 which is an 80'+ x 80'+ lot could be developed with a single family unit, parcel 27 which is 41'+ x 127'+ and parcel 26 which is a 40'+ x 121'+ would not have the necessary parcel width to easily accommodate a standard single family residence.

This project is located in the Oak Park Redevelopment Area and the building materials and elevations are required to be evaluated by the Design Review/Preservation Board.

Staff notes conflicting comments regarding the applicant's proposal from the Oak Park Project Area Committee who opposes the applicant's proposal and the Redevelopment Agency who finds the applicant's proposal consistent with the Oak Park Redevelopment Plan. The Oak Park Project Area Committee has indicated to staff that the Oak Park Redevelopment Plan and use designation for the subject parcel is a commercial demonstration area for a three year period ending December 31, 1987. After this period, the Oak Park Redevelopment Plan designates the subject site for residential uses.

D. INTERDEPARTMENTAL REVIEW

This proposal was reviewed by the City departments of Redevelopment, Traffic Engineering, Engineering, Real Estate, Water, and the Oak Park Project Area Committee and the following comments were received:

Engineering: Provide frontage improvements at the time of Building Permit; may require replacement of existing curbs, gutters, and/or sidewalks.

Water: Provide adequate water services at time of building permit.

Traffic Engineering: Increase corner radius to 32' feet radius (at curblines) and dedicate necessary right-of-way. Dedicate right-of-way on eastern most lot to straighten Broadway.

Oak Park Project Area Committee: We are opposed to multi-family use for the subject site. It is our recommendation the request for the Special Permit to build the ten unit apartment building be denied.

Sacramento Housing and Redevelopment Agency: The proposed development for the 10 unit apartment complex is consistent with the current development plan for Oak Park.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a negative declaration, based upon compliance with the following mitigation measures:

The applicant shall make on site structure available for 30 days to any interested party, free or at a reasonable cost, via a seven day ad in the Sacramento Bee or Union prior to issuance of a demolition permit. Such party shall have a minimum of 60 days during which to move the structure.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration.
- B. Approve the lot line adjustment to merge three parcels into one parcel by adopting the attached resolution.
- C. Approve the Special Permit request to allow a maximum of six units subject to conditions and findings of fact which follow:

Conditions:- Special Permit

1. A maximum of six units shall be developed on the subject properties as indicated by exhibit A. A duplex shall be developed on a corner lot (parcel 28) and two duplexes shall be developed on the interior lot (parcels 26, 27).
2. The project shall be reviewed and approved by the Design Review/Preservation Board.
3. The applicant shall make the on-site structure available for 30 days to any interested party, free or at a reasonable cost, via a seven day ad in the Sacramento Bee or Union prior to issuance of demolition permit. Such party shall have a minimum of 60 days during which to move the structure.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that the proposed duplex development is compatible with surrounding residential development.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, or result in the creation of a nuisance because off-street parking and landscaping will be provided.
3. The proposed project, as conditioned, and with a special permit, is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for future residential use by the 1985 Oak Park Redevelopment Plan and the proposed duplex development use conforms with this plan designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON THE DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE THREE PARCELS INTO ONE
PARCEL FOR ALL THOSE PORTIONS OF LOTS 1, 2, 5, 6 AS SHOWN ON THE
PLOT OF BOYLE TRACT IN BOOK 13 OF MAPS, MAP NUMBER 42 (P86-155)
APN: 014-141-26,27,28

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 3901, 3905, 3911 Broadway; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1985 Oak Park Redevelopment Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Commercial use by the 1985 Oak Park Redevelopment Plan and the proposed lot line adjustment conforms with the plan designation;

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

that the lot line adjustment for property located at 3901, 3905, 3911 Broadway, City of Sacramento, be approved as shown and described in Exhibits C and D attached hereto.

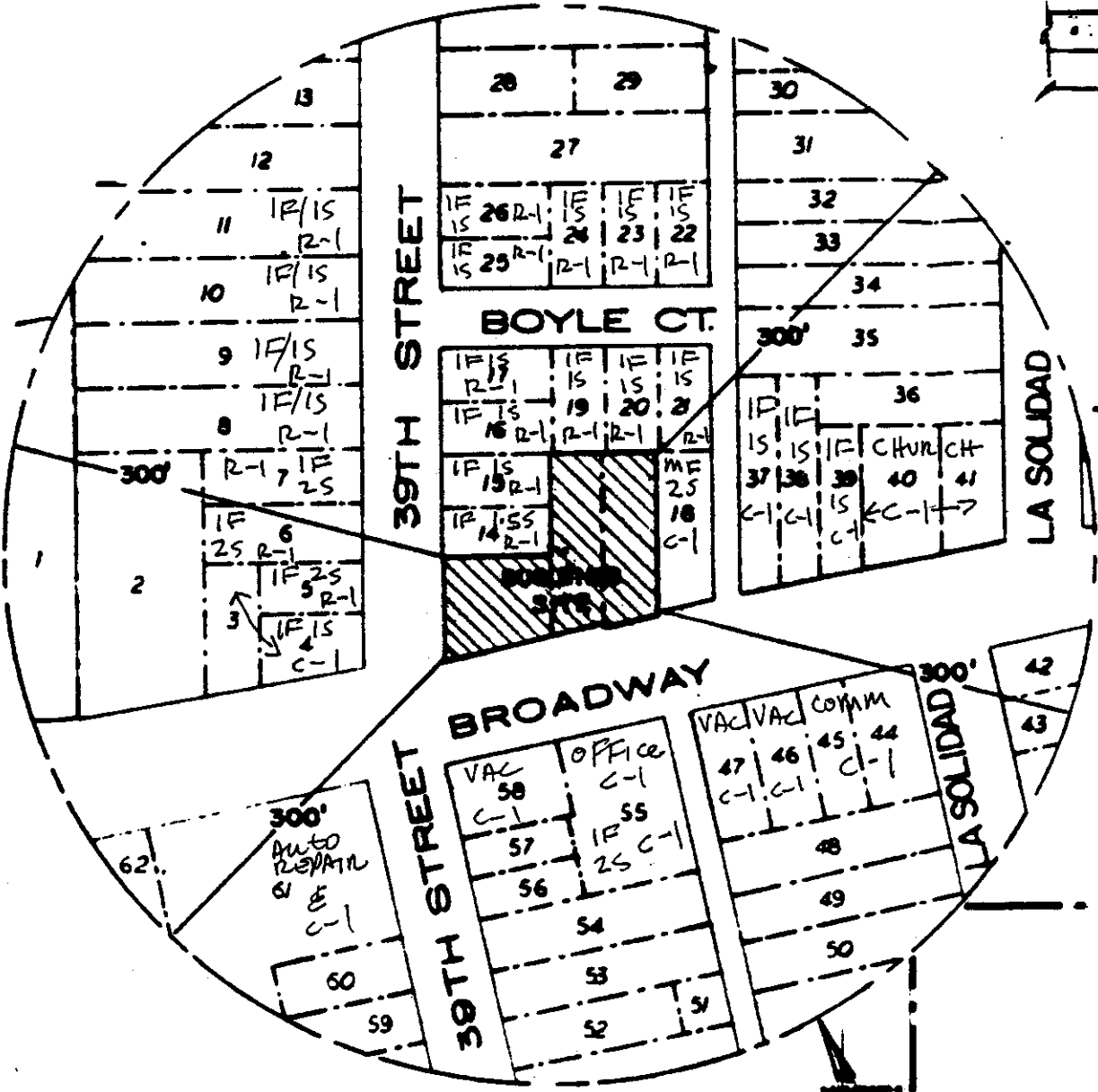
CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY MAP



1S = 1 story
 1.5S = 1.5 story
 2S = 2 story

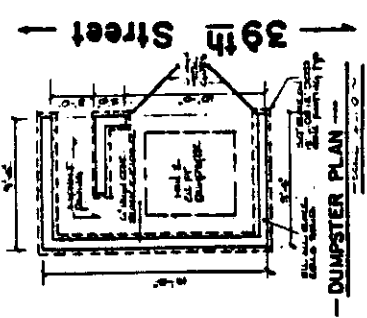
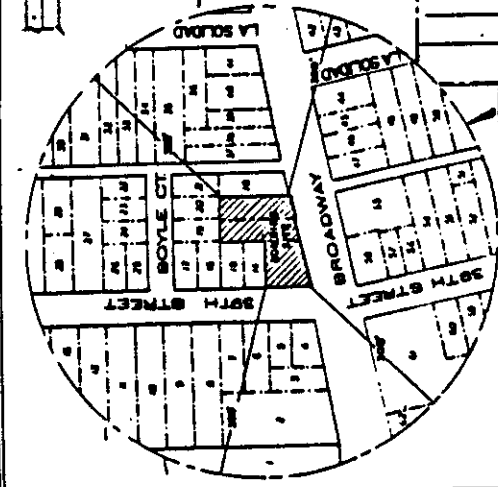
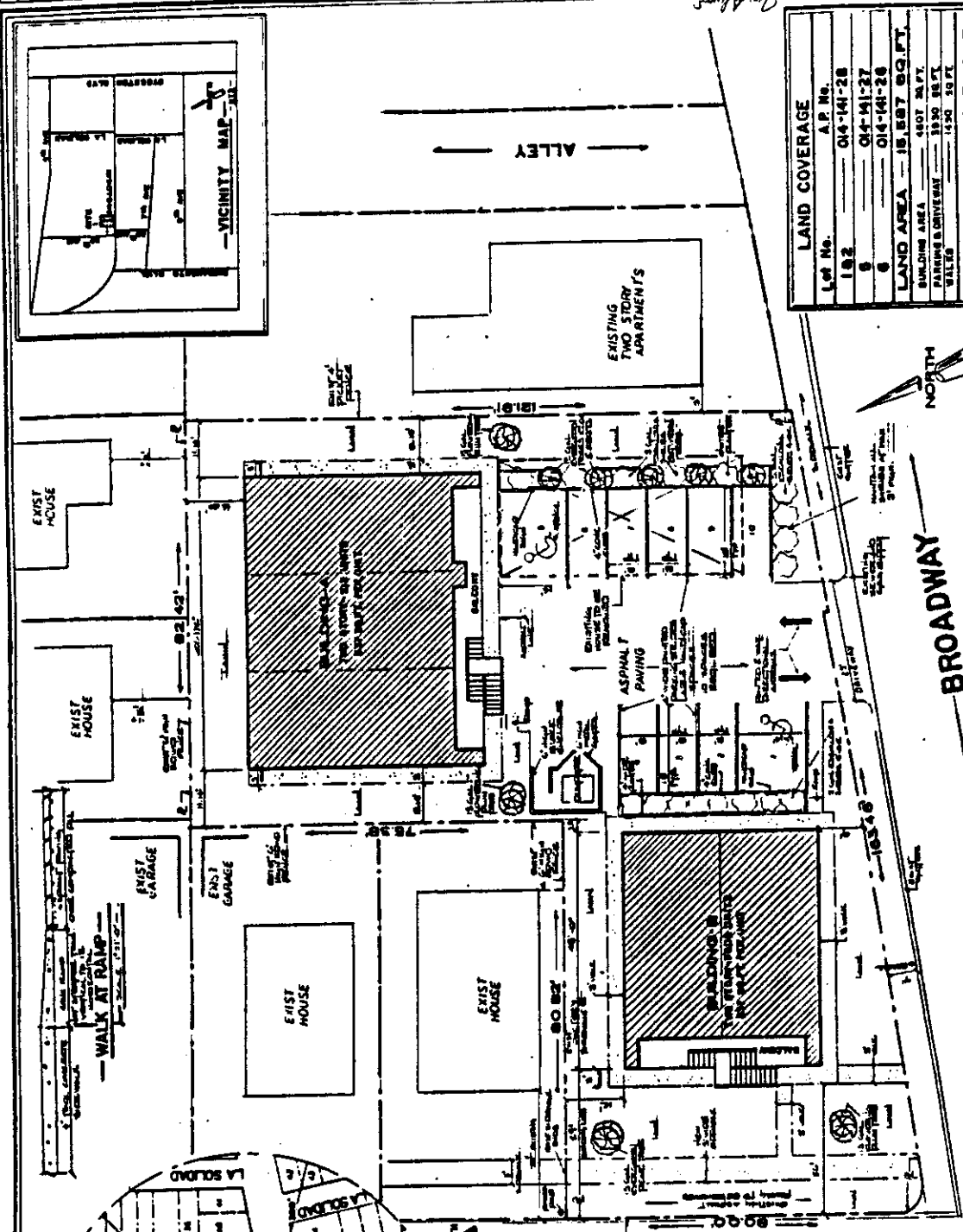
LAND USE & ZONING MAP

SITE PLAN



— PLOT / SITE PLAN —

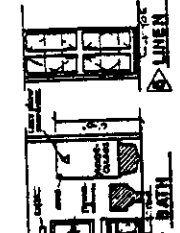
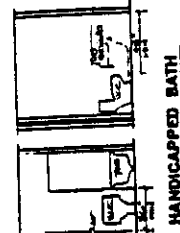
LAND COVERAGE	
Lot No.	04-141-28
A.P. No.	04-141-27
	04-141-26
LAND AREA	15,587 SQ. FT.
BUILDING AREA	4807 SQ. FT.
PARKING & DRIVEWAY	1930 SQ. FT.
WALKS	1530 SQ. FT.
TOTAL BUILDING	4807 SQ. FT.
BUILDING	80% LOT AREA



— PLOT / SITE PLAN —

FLOOR PLANS

1st FLOOR PLAN

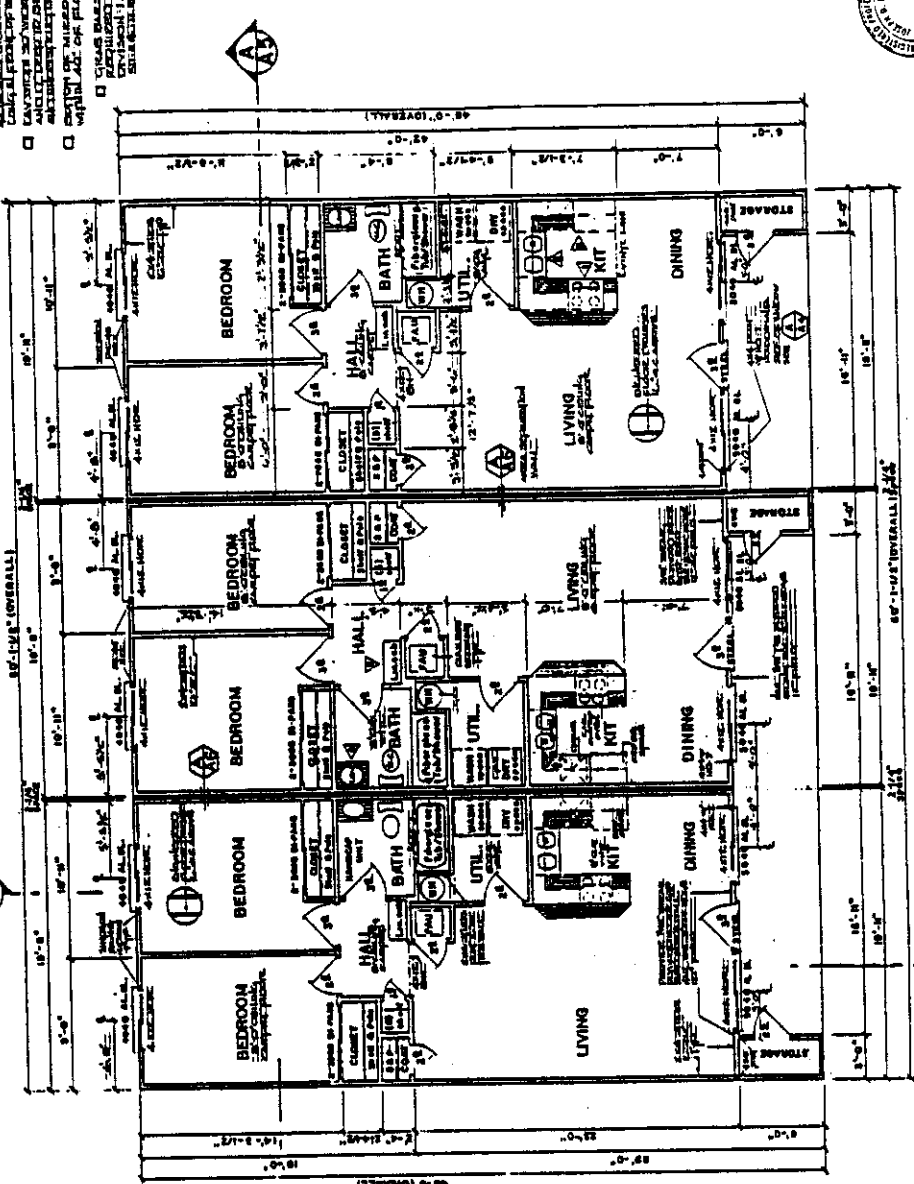


HANDICAPPED BATH

- Grab bars shall have chrome finish and be installed in the following locations:
 - At least one in each of the two long walls of the tub or shower.
 - At least one in each of the two long walls of the toilet.
 - At least one in each of the two long walls of the vanity.
- Grab bars shall be installed at a height of 33" to 36" above the finished floor.
- Grab bars shall be installed at a height of 33" to 36" above the finished floor.
- Grab bars shall be installed at a height of 33" to 36" above the finished floor.

ENERGY REQUIREMENTS

- Comply with all state and federal energy codes.
- All exterior doors and windows shall be C.E.C. certified and labeled for energy efficiency.
- Minimum ceiling insulation to be R-19.
- Minimum wall insulation to be R-13.
- Windows to have high E-value glazing and double air space and double panes.
- All exterior doors, windows, and doors to be C.E.C. certified.
- Exterior door frame joints to be 1/2" or greater.
- New water and duct pipes to be insulated with 1" or greater insulation.
- HVAC equipment to be C.E.C. certified and labeled.
- General fans and the system to have energy efficient.
- All doors constructed and installed per chapter 10 of the 1978 U.B.C.
- Standard labeling for kitchen and bath, 28 houses with 1/2" R-value.
- All windows to be equipped with storm windows.



DO NOT SCALE: FIELD DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS

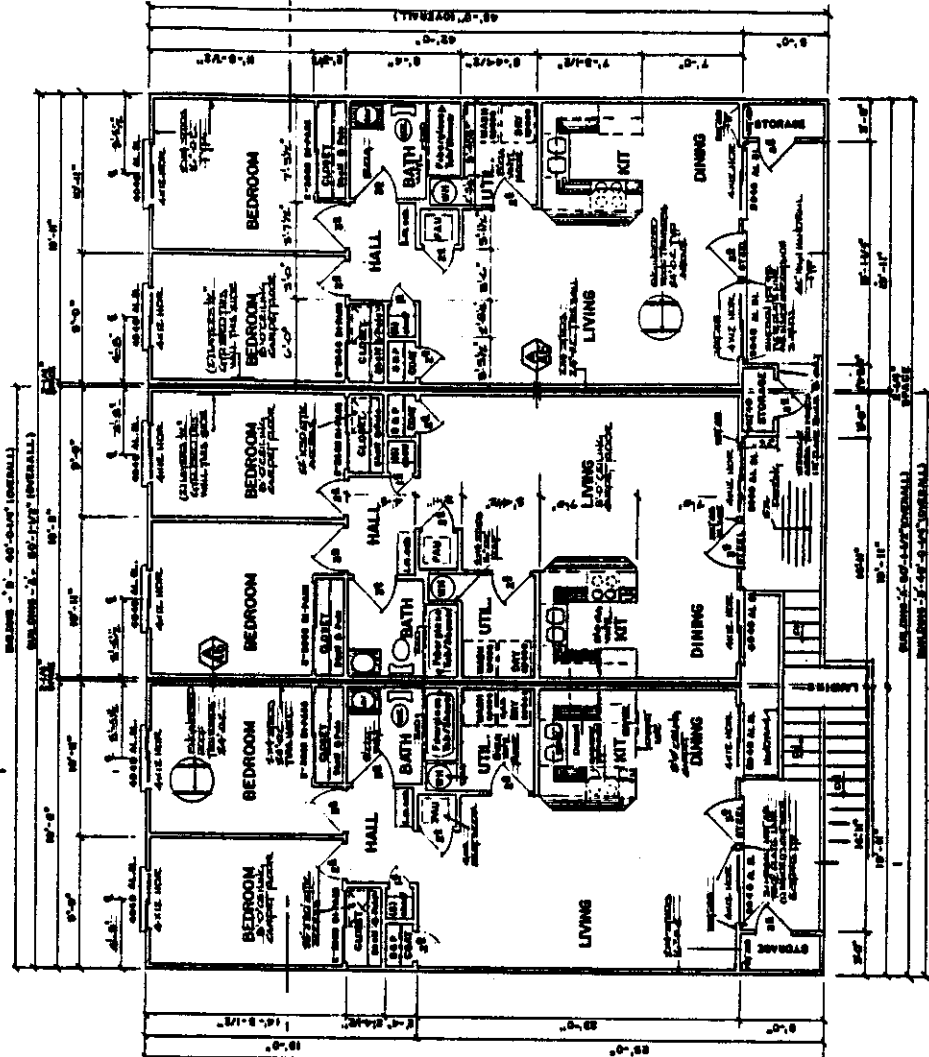


FLOOR PLANS

2nd FLOOR PLAN



- NOTES**
- ALL WORK TO BE IN COMPLIANCE WITH NATIONAL AND LOCAL BUILDING CODES.
 - PROVIDE 1/2" WATERPROOF OPTION BOARD AT ALL NET LOCATIONS WITH 1/2" AND TYPICAL.
 - PROVIDE BRASSY FAS IN BATH AND LAMINATE MIRROR WITH CAPACITY OF 8 LBS. MOUNTED PER MFR.
 - MAKE CLEARANCE TO HUB TO BE 6" INCIDENTAL AND 10" MINIMUM.



2nd FLOOR PLAN

DO NOT SCALE: FIELD DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS

- FLOORS:**
- 1st FLOOR: TO BE 4' concrete walls, 4' gypsum, 1/2" PLG, all concrete to 4' high walls, 4' x 8' joists, 2x6 framing, 1/2" and 1/4" subfloor.
 - 2nd FLOOR: 2x6 joists, 1/2" gypsum, 1/2" PLG, 1/2" subfloor, 1/2" and 1/4" subfloor, 1/2" and 1/4" subfloor, 1/2" and 1/4" subfloor.
- WALLS:**
- All exterior and interior walls to be finished with 1/2" gypsum, 1/2" PLG, 1/2" subfloor, 1/2" and 1/4" subfloor, 1/2" and 1/4" subfloor.
- CEILING:**
- All interior walls to be finished with 1/2" gypsum, 1/2" PLG, 1/2" subfloor, 1/2" and 1/4" subfloor, 1/2" and 1/4" subfloor.
- TRUSSES:**
- 2x6 trusses, 12' o.c., 1/2" gypsum, 1/2" PLG, 1/2" subfloor, 1/2" and 1/4" subfloor, 1/2" and 1/4" subfloor.
- ROOFING:**
- 1/2" gypsum, 1/2" PLG, 1/2" subfloor, 1/2" and 1/4" subfloor, 1/2" and 1/4" subfloor.

DOOR SCHEDULE				WINDOW SCHEDULE			
NO.	SIZE	FINISH	LOCATION	NO.	SIZE	FINISH	LOCATION
1	3'-0" x 6'-0"	1	1	1	3'-0" x 6'-0"	1	1
2	3'-0" x 6'-0"	1	2	2	3'-0" x 6'-0"	1	2
3	3'-0" x 6'-0"	1	3	3	3'-0" x 6'-0"	1	3
4	3'-0" x 6'-0"	1	4	4	3'-0" x 6'-0"	1	4
5	3'-0" x 6'-0"	1	5	5	3'-0" x 6'-0"	1	5
6	3'-0" x 6'-0"	1	6	6	3'-0" x 6'-0"	1	6
7	3'-0" x 6'-0"	1	7	7	3'-0" x 6'-0"	1	7
8	3'-0" x 6'-0"	1	8	8	3'-0" x 6'-0"	1	8
9	3'-0" x 6'-0"	1	9	9	3'-0" x 6'-0"	1	9
10	3'-0" x 6'-0"	1	10	10	3'-0" x 6'-0"	1	10
11	3'-0" x 6'-0"	1	11	11	3'-0" x 6'-0"	1	11
12	3'-0" x 6'-0"	1	12	12	3'-0" x 6'-0"	1	12
13	3'-0" x 6'-0"	1	13	13	3'-0" x 6'-0"	1	13
14	3'-0" x 6'-0"	1	14	14	3'-0" x 6'-0"	1	14
15	3'-0" x 6'-0"	1	15	15	3'-0" x 6'-0"	1	15
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19	3'-0" x 6'-0"	1	19	19	3'-0" x 6'-0"	1	19
20	3'-0" x 6'-0"	1	20	20	3'-0" x 6'-0"	1	20
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93	3'-0" x 6'-0"	1	93	93	3'-0" x 6'-0"	1	93
94	3'-0" x 6'-0"	1	94	94	3'-0" x 6'-0"	1	94
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96	3'-0" x 6'-0"	1	96	96	3'-0" x 6'-0"	1	96
97	3'-0" x 6'-0"	1	97	97	3'-0" x 6'-0"	1	97
98	3'-0" x 6'-0"	1	98	98	3'-0" x 6'-0"	1	98
99	3'-0" x 6'-0"	1	99	99	3'-0" x 6'-0"	1	99
100	3'-0" x 6'-0"	1	100	100	3'-0" x 6'-0"	1	100

551-982

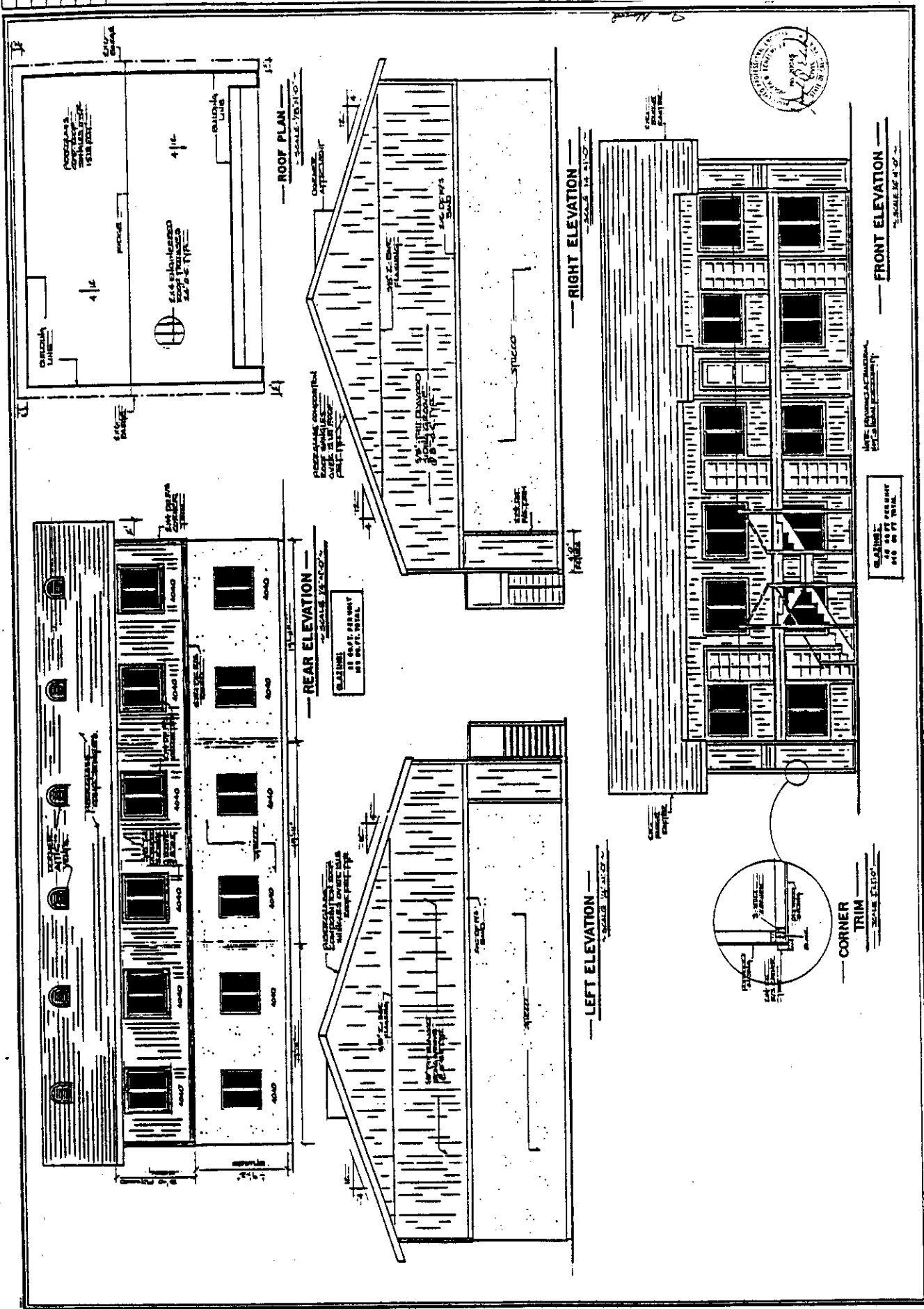
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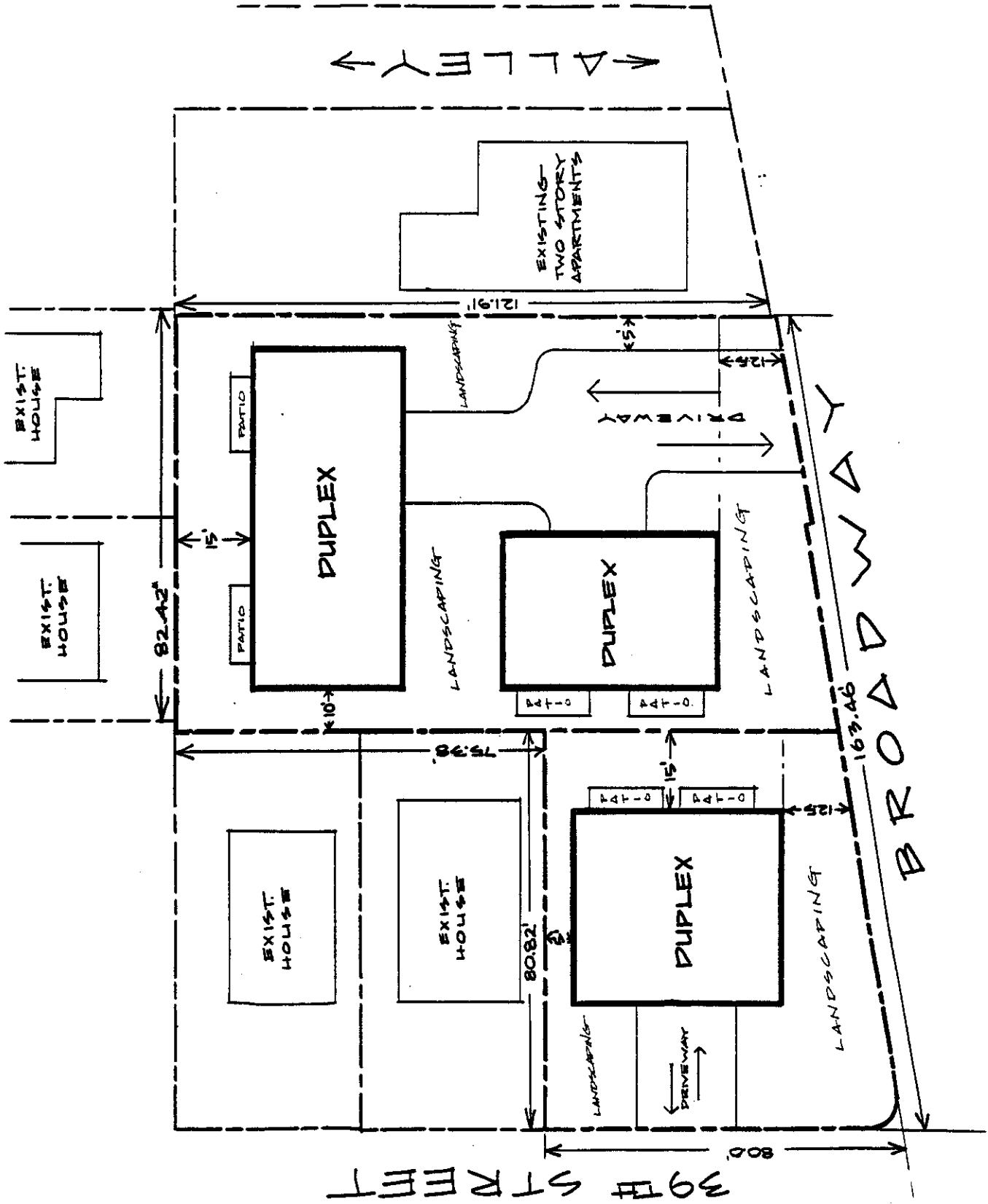
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ELEVATIONS

ELEVATIONS

NO.	DESCRIPTION	DATE





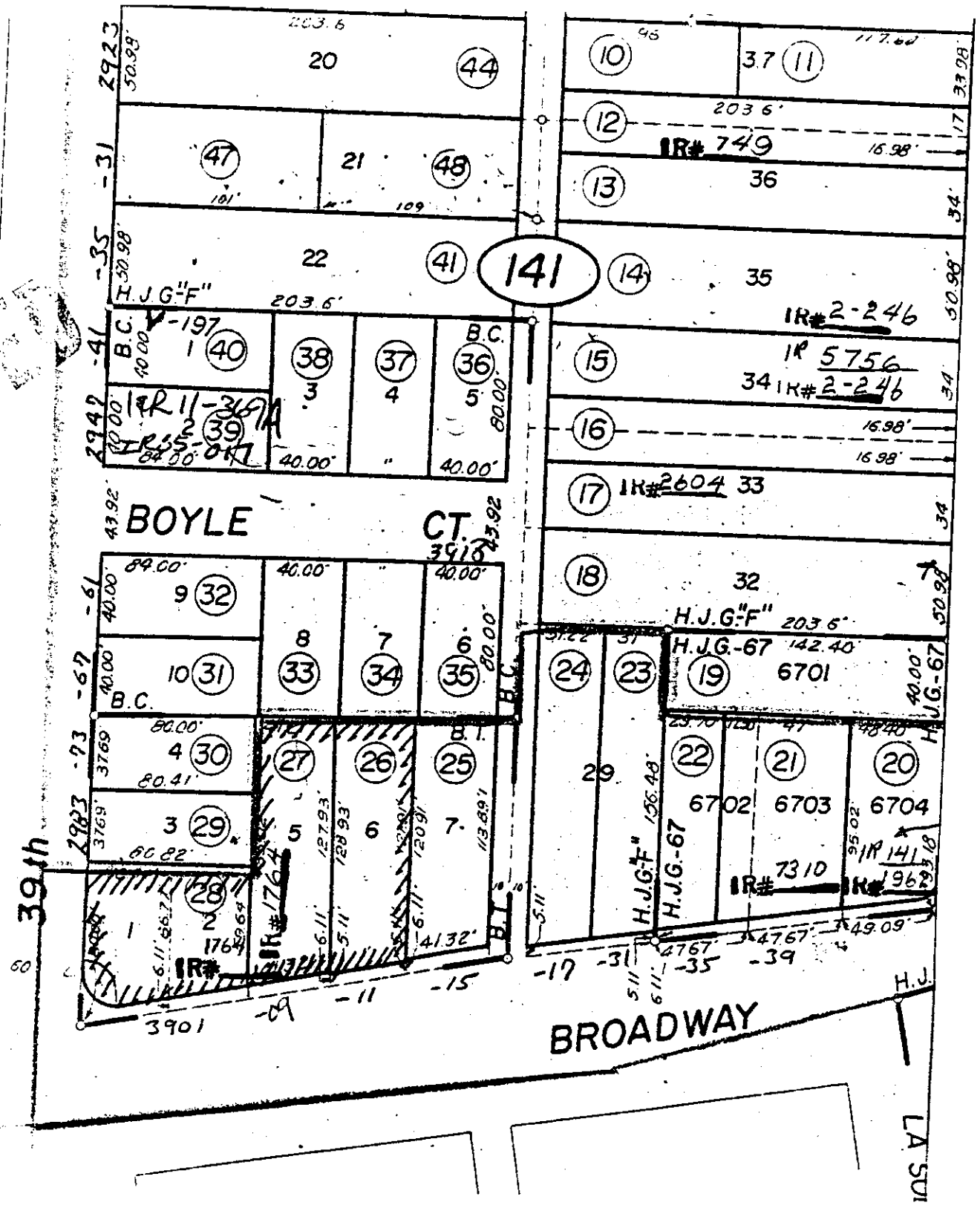
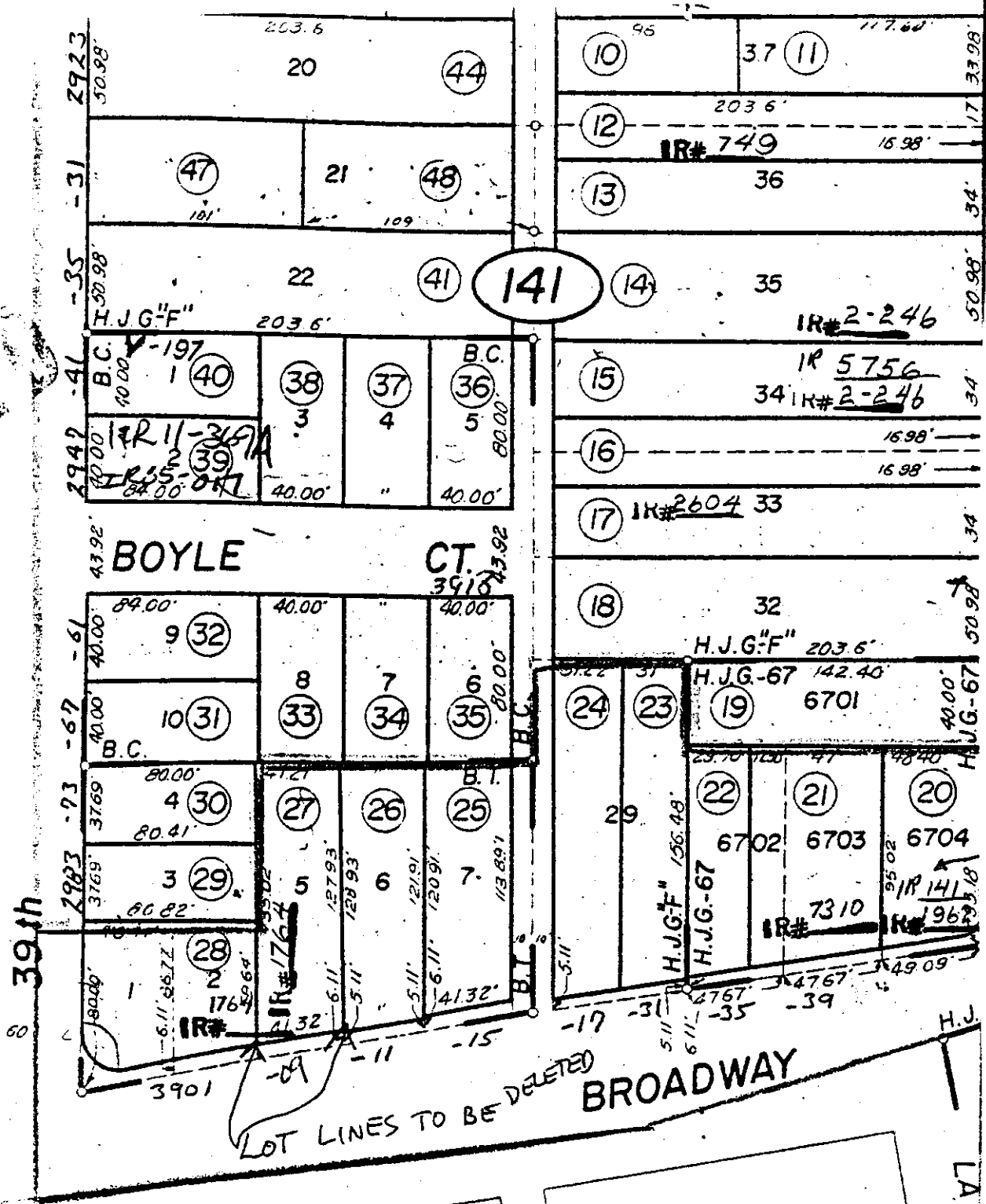


EXHIBIT C



P 86155

Liberty Home Loans

3901, 3905, 3911 Broadway

All these portions of Lots 1, 2, 5 & 6 as shown on the plot of boyle tract in book 13 of maps, map no. 42

APN: 014-141-26, 27, 28