

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

| | | | |
|---------------|---|------------------------|--|
| APPLICANT | Robert Howse, c/o L & P Land & Development, Inc. - 6355 Riverside Blvd. 95831 | | |
| OWNER | Morrison Homes - P.O. Box 23172, Pleasant Hill, CA 94523 | | |
| PLANS BY | Donald Joseph & Co. - 2649 Harkness Street, Sacramento, CA 95818 | | |
| FILING DATE | 5-2-83 | 50 DAY CPC ACTION DATE | REPORT BY: PB:sq |
| NEGATIVE DEC. | 5-26-83 | EIR | ASSESSOR'S PCL. NO. 031-500-34,48; 031-510-14,18 |

- APPLICATION:
1. Environmental Determination
 2. Rezone R-1 to R-1A (Lot 179 only)
 3. Tentative Map to divide four duplex lots into eight halfplex lots
 4. Special Permit to develop eight halfplex units

LOCATION: Various corner lots on Princeville Circle and Las Positas Circle.

PROPOSAL: The applicant is requesting the necessary entitlements to convert four existing duplex structures into eight halfplex units.

PROJECT INFORMATION:

| | |
|---|---|
| 1974 General Plan Designation: | Commercial/Offices |
| 1976 South Pocket Community Plan Designation: | Low Density Residential |
| Existing Zoning of Site: | R-1A & R-1 (Lot 179 only) |
| Existing Land Use of Site: | Duplexes |
| Surrounding Land Use and Zoning: | |
| North: Residential; R-1 & R-1A | |
| South: Residential; R-1 & R-1A | |
| East: Residential; R-1 | |
| West: Vacant; R-1 | |
| Parking Required: | 1/du. |
| Parking Provided: | 1/du. |
| Ratio Required: | 1/du. |
| Ratio Provided: | 1/du. |
| Property Dimensions: | Various |
| Property Area: | 1± acre approx./or existing 4 lots |
| Density of Development: | 8/acre |
| Square Footage of Building(s): | 1,500 - 1,636 sq. ft. |
| Height of Structure(s): | 2 story |
| Street Improvements: | Existing |
| Utilities: | Separate extensions required for each du. |
| Exterior Building Colors: | Earth tones |
| Exterior Building Materials: | Stucco, brick, wood siding |

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 25, 1983 the Subdivision Review Committee, by a vote of six ayes, three absent, recommended approval of the subdivision 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:

APPLC. NO. P83-134

000596

MEETING DATE June 9, 1983

(10)

CPC ITEM NO. 16

1. 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.
2. Install separate sewer and water services to each lot.
3. Pay off any existing 1911 bonds prior to filing the final map.
4. Pay Pocket Bridge fees.

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

1. The applicant proposes to resubdivide four corner duplex lots with existing duplex units into eight halfplex lots and rezone one lot from R-1 to R-1A (Townhouse). This will not affect the density of the subdivision as no new units are being constructed and duplexes are allowed on corner lots under the Zoning Ordinance and the South Pocket Community Plan. The subject request will allow individual ownership of each unit.
2. The structures exist on-site and will need building permits prior to conversion to halfplex.
3. The applicant has provided elevations and site plans (attached) of the existing/proposed plans for the Commission's review.
4. The requested special permit applies to conversion of all four structures to halfplex units. The requested rezoning applies only to Lots 179A and 179B because the other lots were rezoned to R-1A in 1981.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Negative Declaration.
2. Approval of Rezoning of Lot 179 from R-1 to R-1A.
3. Approval of the Tentative Map subject to conditions which follow.
4. Approval of the Special Permit subject to condition and based on findings of fact which follow.

Condition - Special Permit

A building permit shall be obtained prior to conversion to halfplex units.

Condition - 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 noted:

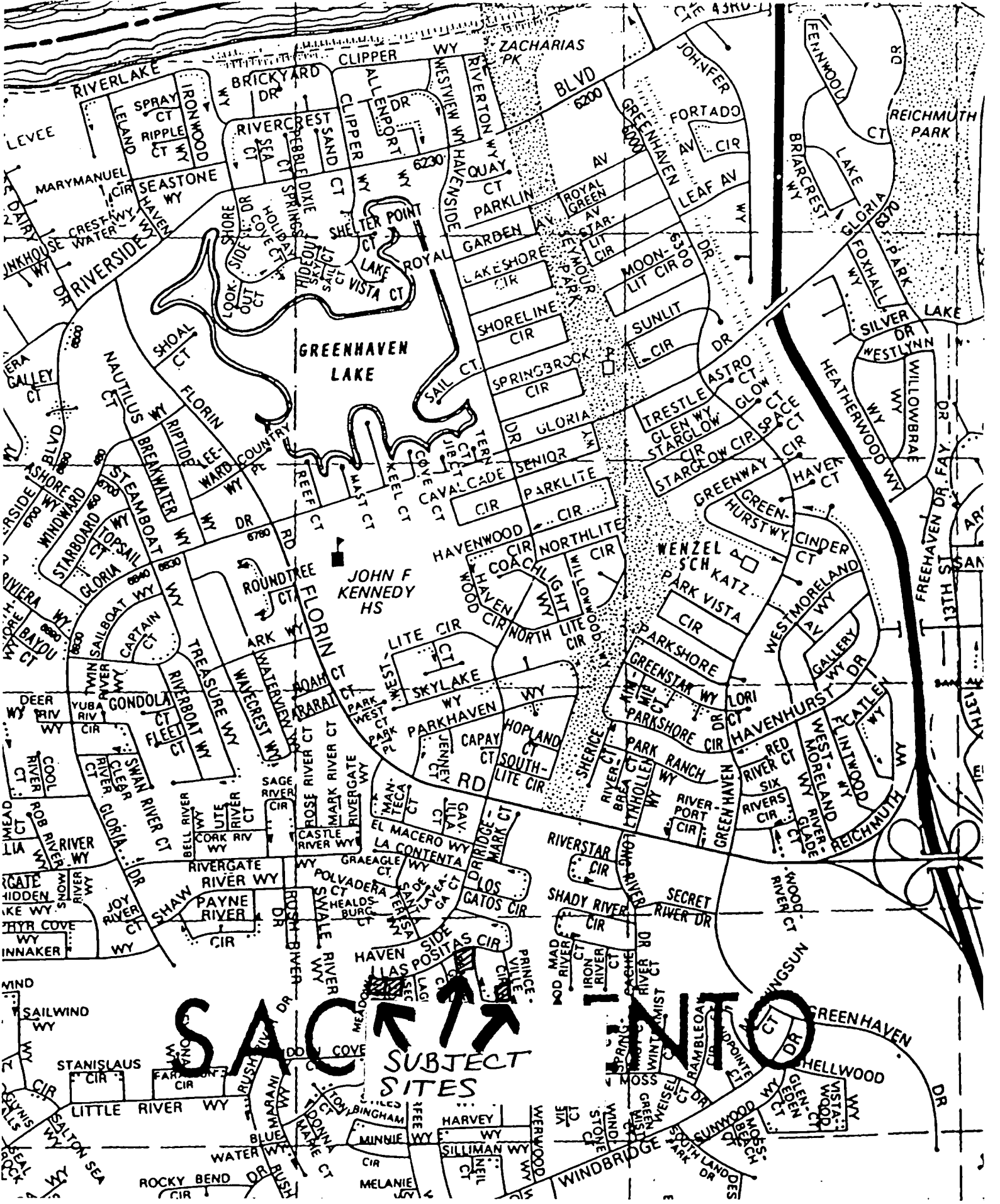
- a. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu

fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.

- b. Install separate sewer and water services to each lot.
- c. Pay off any existing 1911 bonds prior to filing the final map.
- d. Pay Pocket Bridge fees.
- e. A building permit shall be obtained prior to conversion to halfplex dwelling.

Findings of Fact - Special Permit

- a. The project as conditioned is based on sound principles of land use in that: 1) the project is compatible with surrounding residential uses; 2) the Zoning Ordinance allows duplexes on corner lots in the R-1 Single Family zone.
- b. The project, as conditioned, is not detrimental to public health, safety or welfare and will not result in the creation of a nuisance in that: 1) it will not significantly alter the characteristics of the area which consist of residential uses; 2) the structures are existing duplexes; 3) adequate on-site parking is available.
- c. The project is consistent with the 1976 South Pocket Specific Plan, which designates the sites a light density residential.



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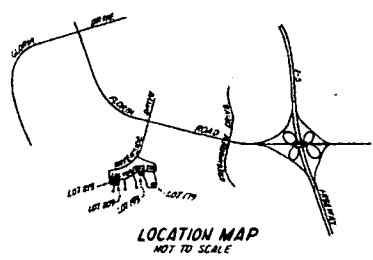
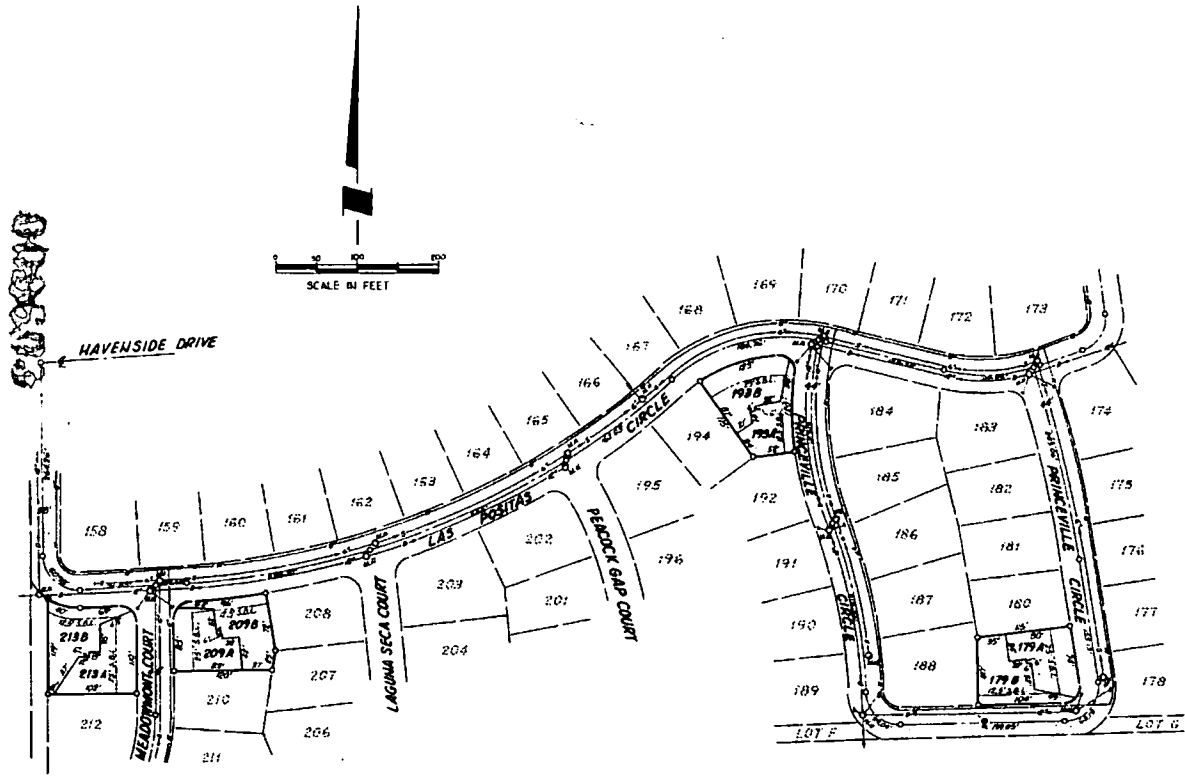
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9 JUNE 1983

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TENTATIVE MAP for
 RESUBDIVISION of LOTS 179, 193, 209 & 213 of
GREENHAVEN UNIT NO. 17 (128 B.M.)

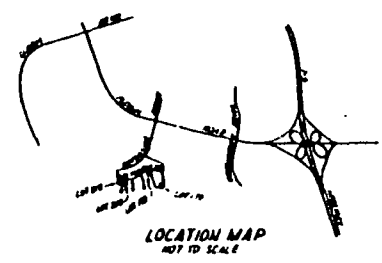
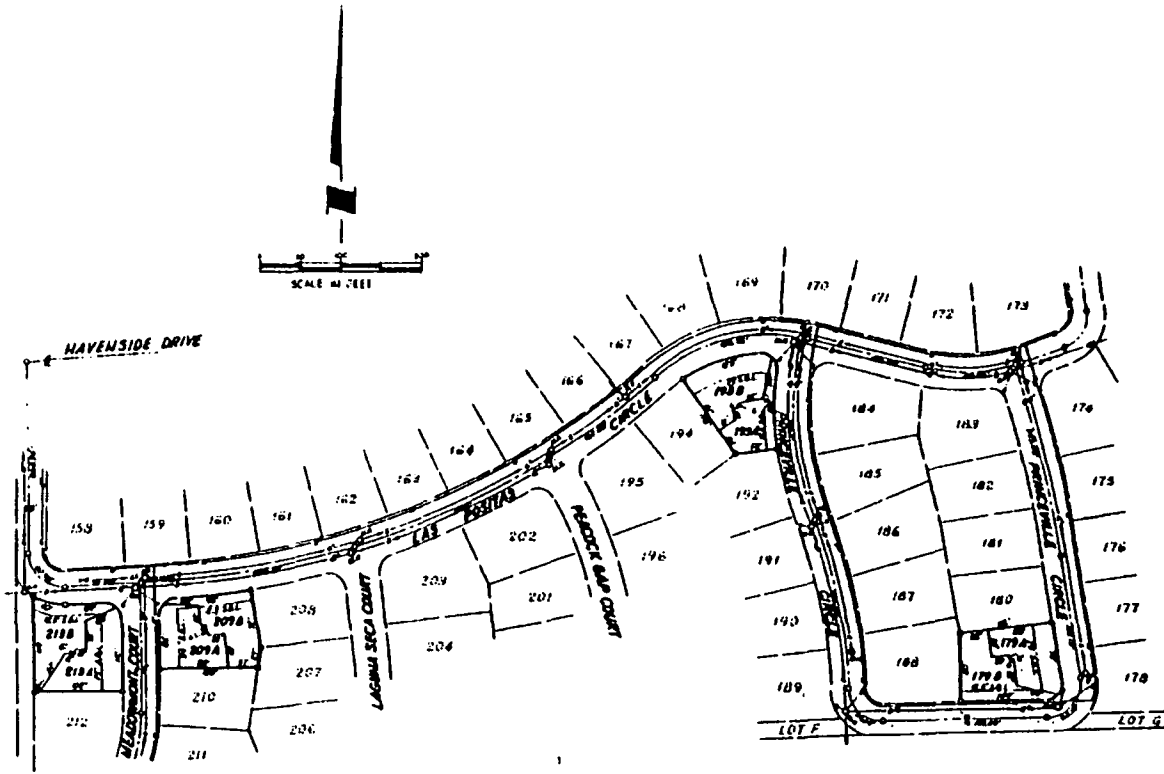
CITY OF SACRAMENTO, CALIFORNIA
 MARCH 1983 SCALE: 1" = 100'
 MURRAY SMITH AND ASSOCIATES



- OWNER: MORRISON HOMES CORP.
P.O. BOX 23172
PLEASANT HILL, CALIF. 94523
- SUBDIVIDER: L & P LAND AND DEVELOPMENT INC.
6355 RIVERSIDE BLVD. SUITE A
SACRAMENTO, CALIF. 95831
PH: 422-3756
- ENGINEER: MURRAY SMITH & ASSOCIATES
ENGINEERING, INC.
3020 EXPLORER DRIVE
SACRAMENTO, CA. 95827
- IMPROVEMENTS: AS REQUIRED BY CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY, HALF-PLEX
- EXISTING ZONING: LOT 179: R-1, LOTS 193, 209 &
213: R-1A
- ASSESSOR'S PARCEL NO'S.: 031-500-34 & 48 and 031-510-14 & 18
- SEWER DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT
- ACREAGE:
- NO. OF LOTS: 8
- LOT SIZE: AS SHOWN

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TENTATIVE MAP for
 RESUBDIVISION of LOTS 179, 193, 209 & 213 of
GREENHAVEN UNIT NO. 17
 CITY OF SACRAMENTO, CALIFORNIA
 MARCH 1985, SCALE: 1" = 100'
 MURRAY SMITH AND ASSOCIATES



| | |
|--------------------------|---|
| OWNER: | HORRISON HOPE'S CORP. P.O. BOX 23172 PLEASANT HILL, CALIF. 94623 |
| SUBDIVIDER: | L & P LAND AND DEVELOPMENT INC. 6366 HAVENSIDE DR. SUITE A SACRAMENTO, CALIF. 95821 PH: 422-3766 |
| ENGINEER: | MURRAY SMITH & ASSOCIATES ENGINEERING, INC. 3020 EMPLENER DRIVE SACRAMENTO, CA. 95821 |
| IMPROVEMENTS: | AS REQUIRED BY CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS |
| EXISTING USE: | UNCANT |
| PROPOSED USE: | SINGLE FAMILY, HALF-PLU |
| EXISTING BOUND: | LOT 179: B-1, LOTS 193, 209 & 213: B-1A |
| ASSESSOR'S PARCEL NO'S.: | 031-500-34 & 48 and 031-510-14 & 18 |
| SCHEME DISPOSAL: | CITY OF SACRAMENTO |
| WATER SUPPLY: | CITY OF SACRAMENTO |
| DRAINAGE: | CITY OF SACRAMENTO |
| FIRE PROTECTION: | SACRAMENTO FIRE DEPARTMENT |
| ACREAGE: | |
| NO. OF LOTS: | 6 |
| LOT SIZE: | AS SHOWN |

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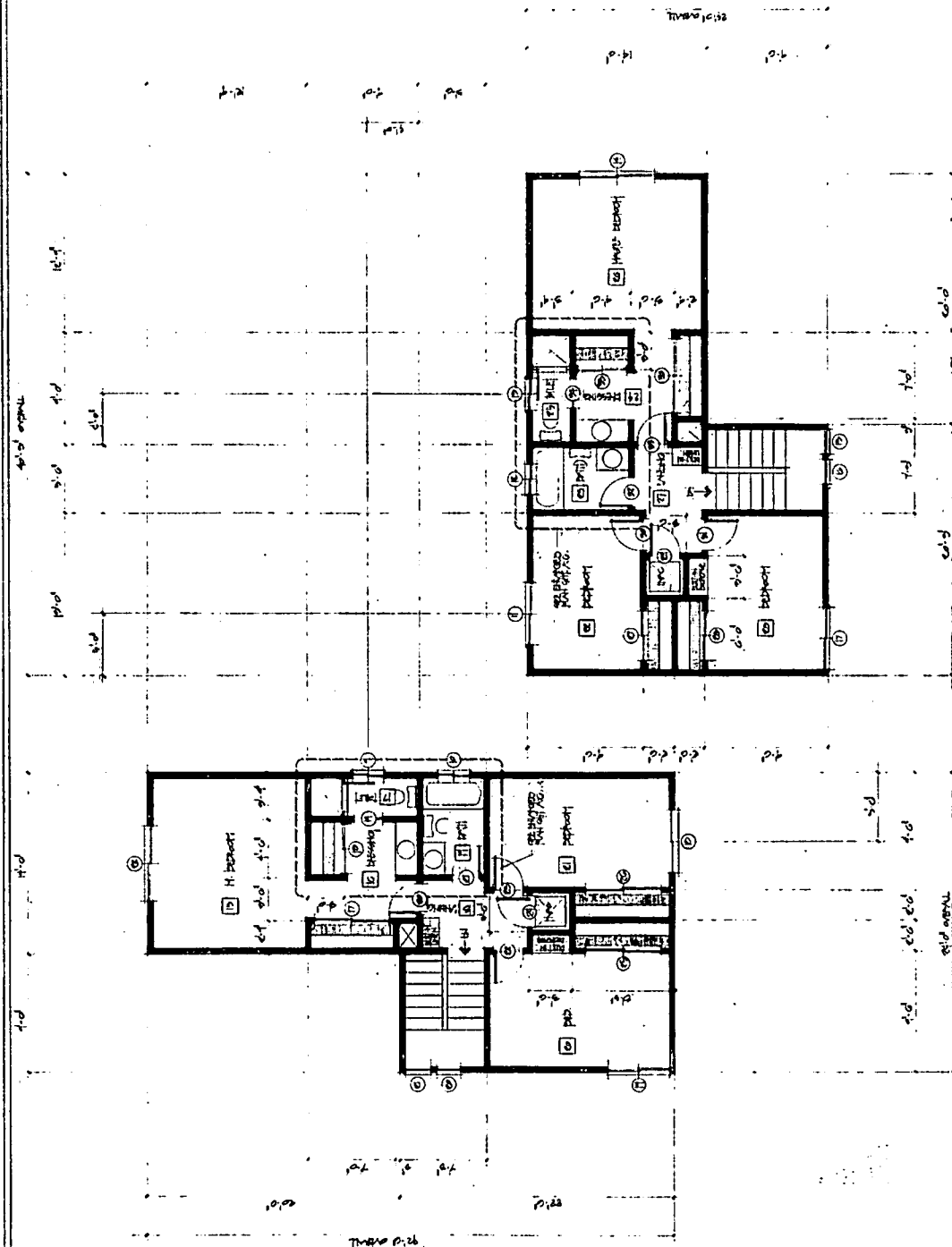
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second floor plan

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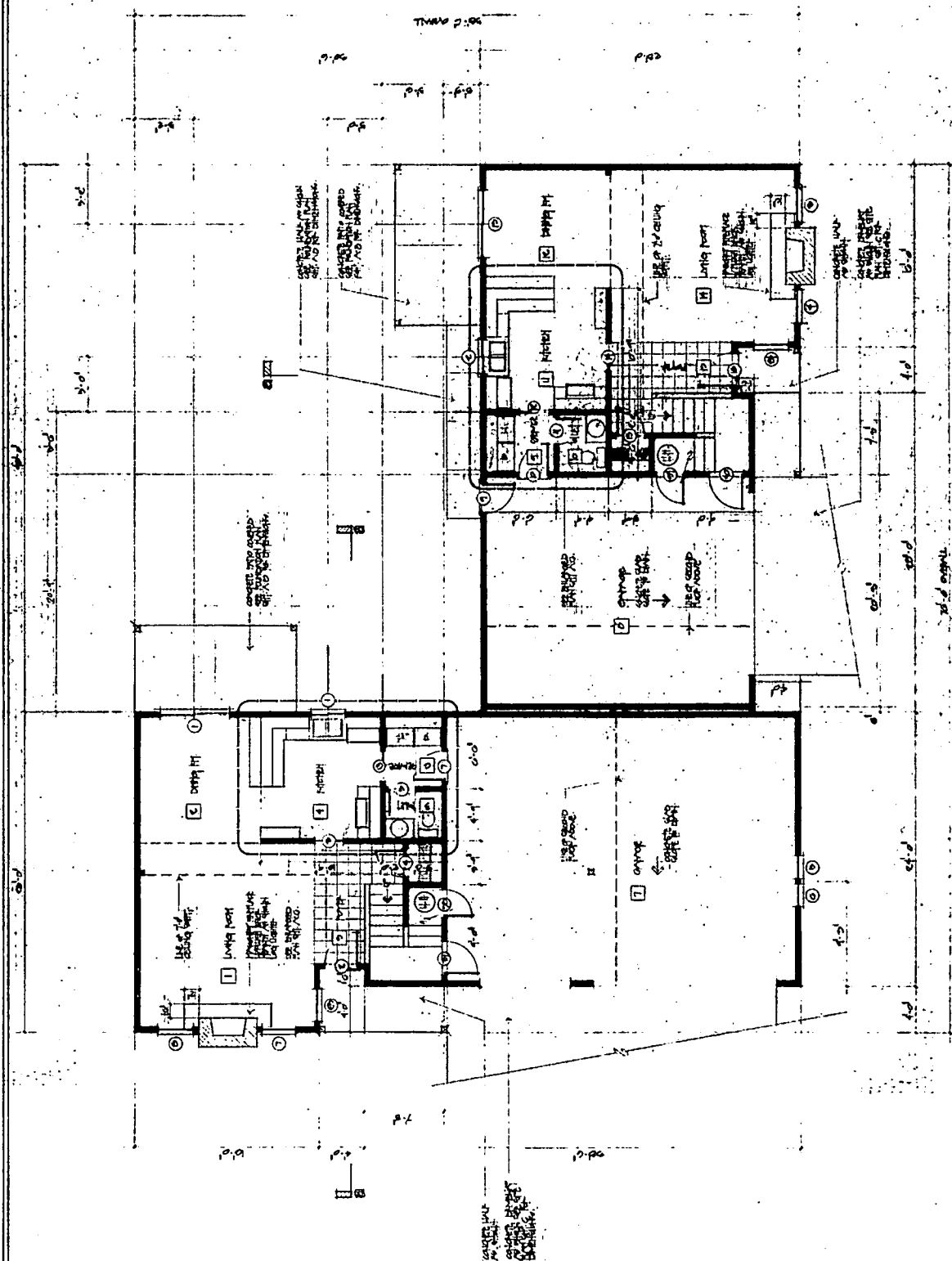
second floor plan

SCALE: 1/4" = 1'-0"
 DATE: 6/9/83
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]

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ground floor plan

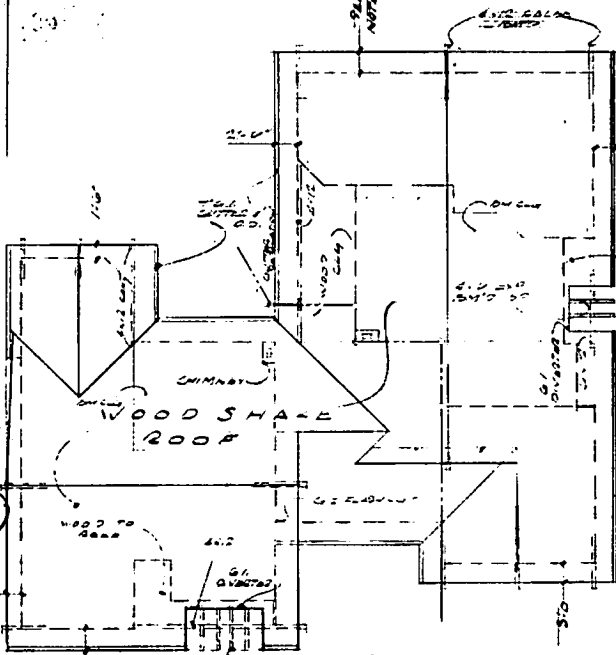
NOT TO SCALE
SEE ARCHITECTURAL RECORDS FOR THIS PLAN
MAY BE SUBJECT TO REVISION

0513x

9 JUNE 1935

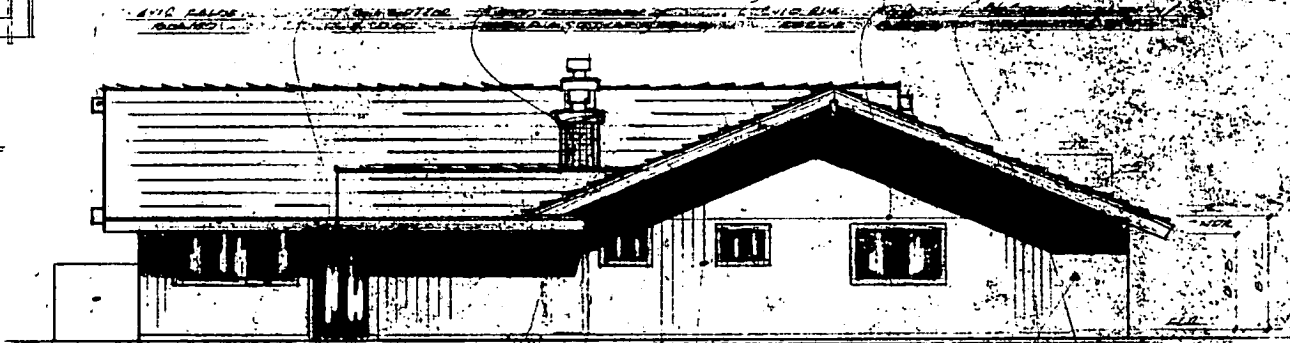
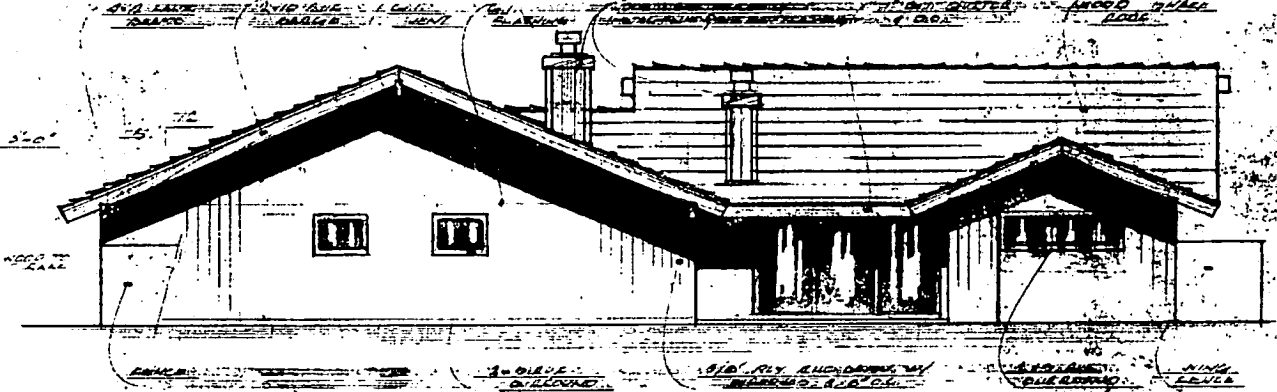
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ROOF PLAN

NOTE: 1. NEEDS SIDE YARD OVERHANG W/ 1/2 FLARE. 2. 30\"/>



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2 1 6 LINDSEY E. T. B. H. A. T. 10 N. E. T.



2 1 6 LINDSEY E. T. B. H. A. T. 10 N. E. T.

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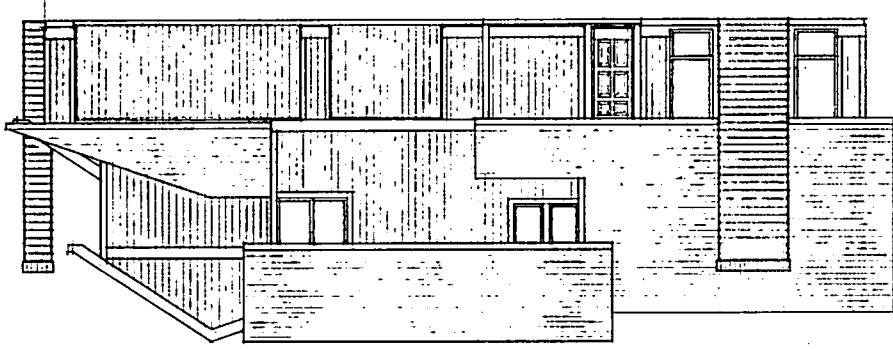
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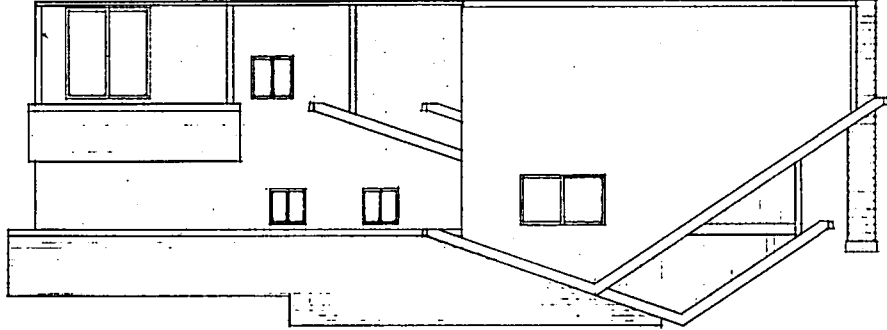
right elevation
left elevation

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left elevation
level above ground
level above ground



right elevation
level above ground
level above ground



DOWN
LIFE
& CO.

2047 HUNTERS
BOSTON, MASS.

A 2530 5100

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9 JUNE 1983

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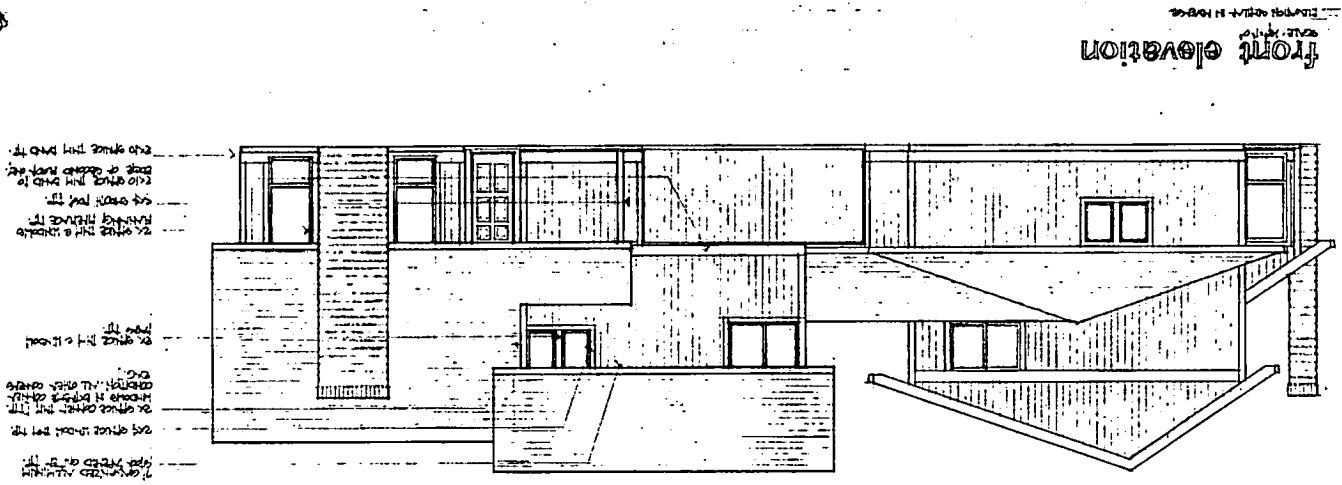
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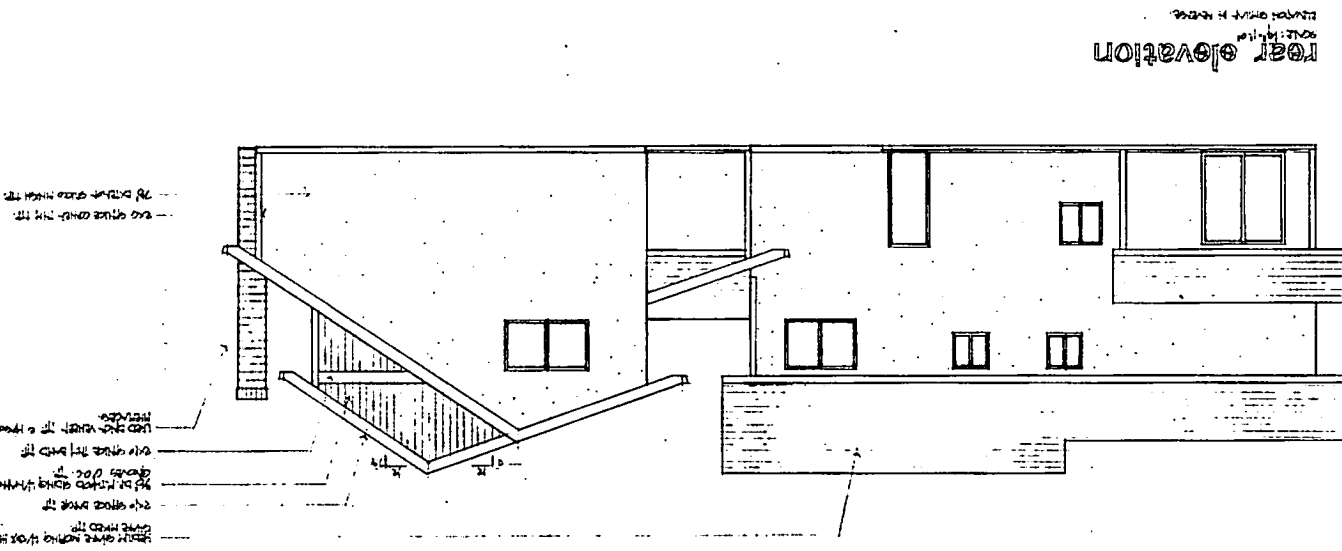
front elevation
rear elevation

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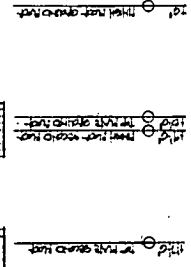
front elevation

SEE PLAN A-1 FOR POSITION OF THIS VIEW



rear elevation

SEE PLAN A-1 FOR POSITION OF THIS VIEW



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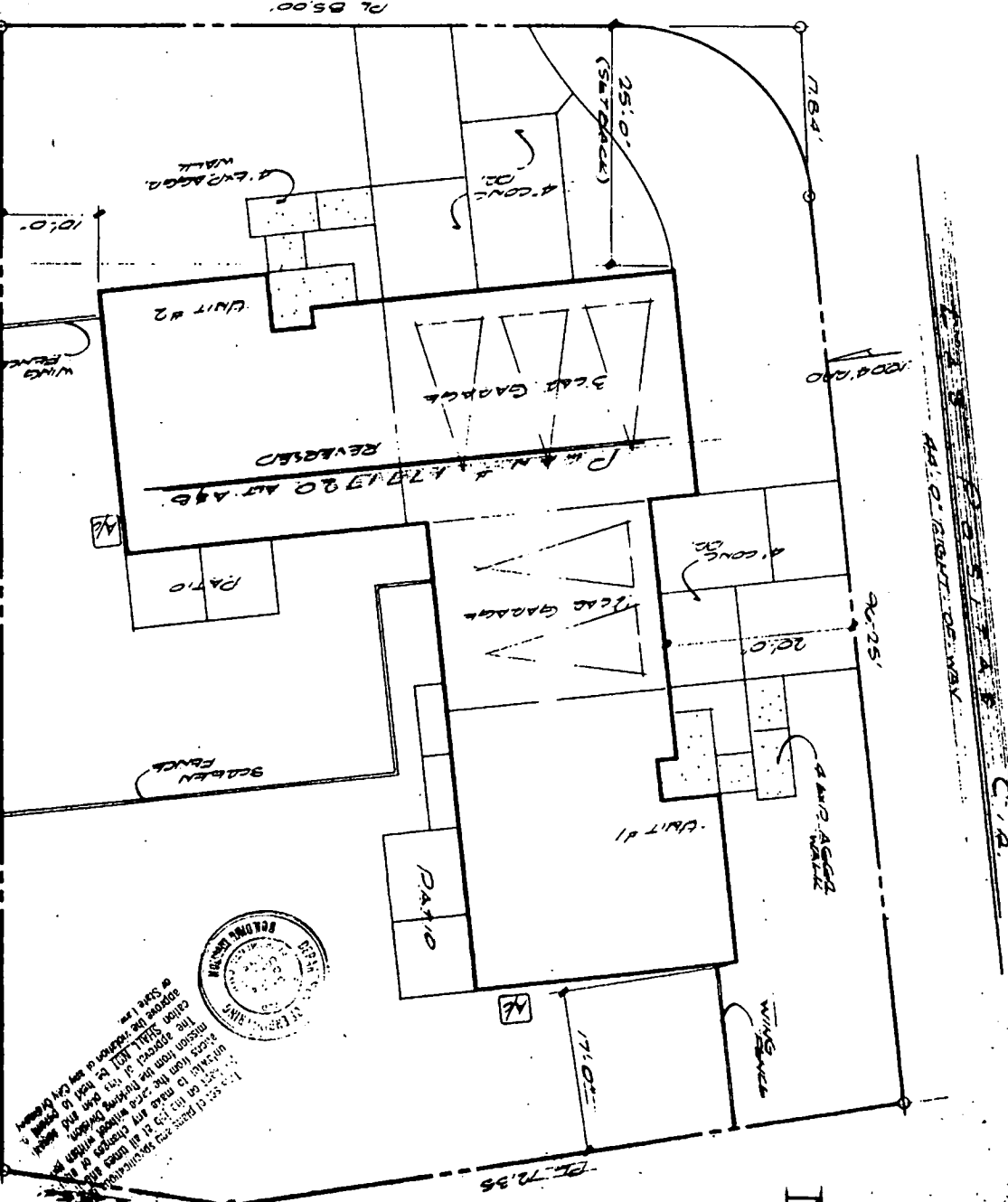
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SOUND CONTROL
 The equipment shall not emit
 sound which causes the maximum
 sound level to exceed the maximum
 level of 100 dBA at the receiving
 point.
 The sound level at the receiving
 point shall be the average of the
 sound levels of the equipment during
 the period of the equipment location
 at the nearest the equipment location.

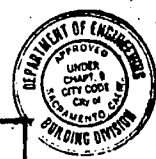
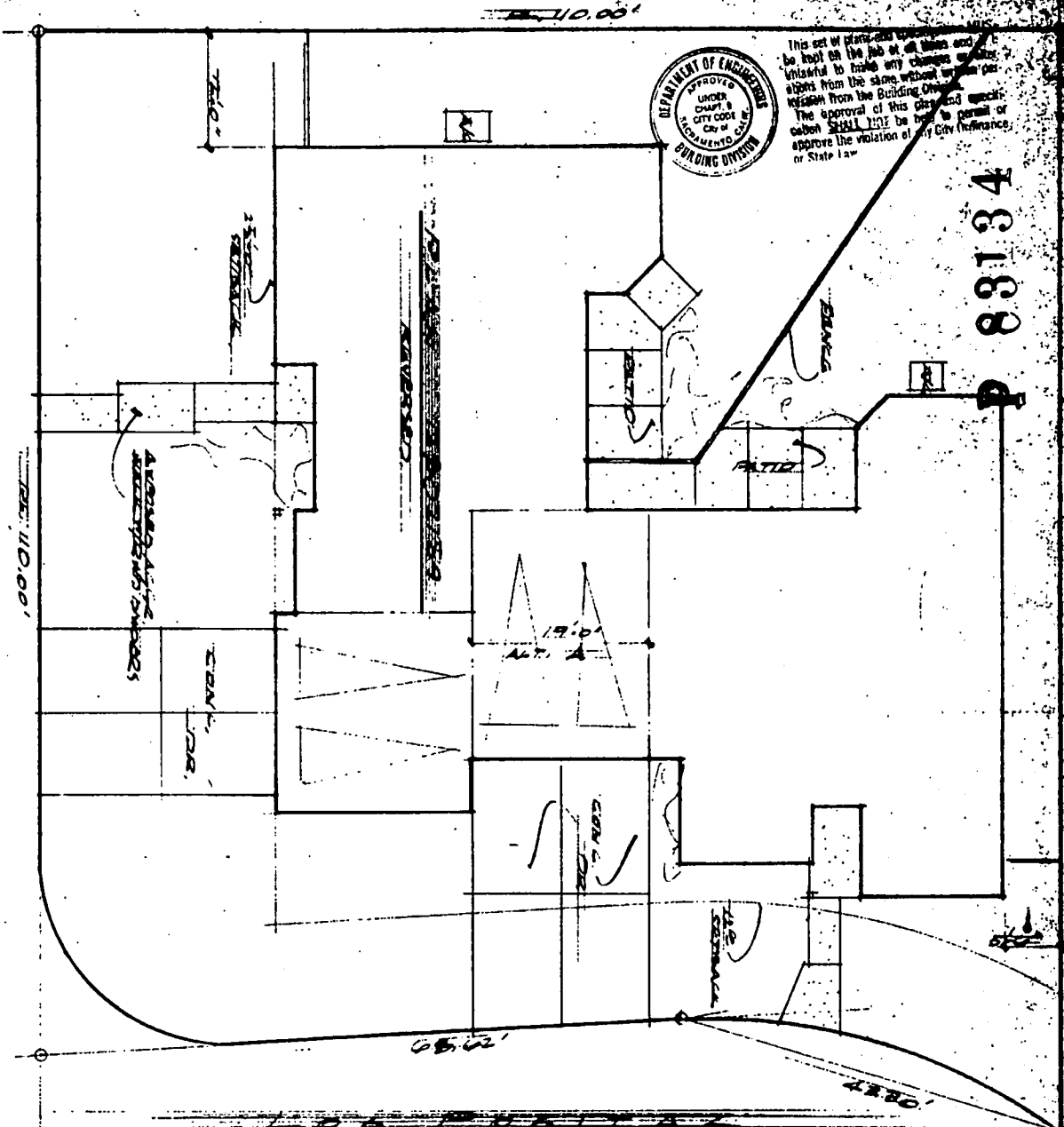
ADJ. OF DIGITIDE & WAY
 W. & D. W. N. O. N. T. C. T.
 PL 85.00



This is to certify that the above described plan has been approved by the Board of Planning and Zoning of the City of Washington, D.C. on the 17th day of June, 1983. The approval is subject to the conditions set forth in the report of the Board of Planning and Zoning and the City of Washington, D.C. Code, Title 22, Chapter 2201, Section 2201.01.

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4120' HEIGHT of WAY



This set of plans and specifications shall be kept on the job at all times and be liable to make any changes or alterations from the same without written permission from the Building Division. The approval of this plan and specification SHALL NOT be held to permit or approve the violation of any City Ordinance or State Law.

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SOUND CONTROL

Mechanical equipment shall not emit noises which would cause the maximum noise level to exceed -

- A - 60 dba 1 foot inside adjacent properties
- B - 65 dba in the center of a neighboring patio
- C - 65 dba outside of the neighboring living area nearest the equipment location

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