

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Beverly Butler, Jane Louie & Helen Hoskins		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	8/9/84	50 DAY CPC ACTION DATE	REPORT BY: SD:lr
NEGATIVE DEC.	9/3/84	EIR	ASSESSOR'S PCL NO. 031-240-67; 031-260-47,48

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone .6+ Acres from Single Family (R-1) to Townhouse (R-1-A) (Section 13).
 - C. Tentative Map (P84-305) (City Ordinance Chapter 40).
 - D. Special Permit for Halfplex Development (Section 2-B-3a).

LOCATION: Various corner lots in Lake Crest Village Unit 3

PROPOSAL: The applicant is requesting the necessary entitlements to develop 6 halfplex units on three existing corner lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low density residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Duplexes
Proposed Zoning:	R-1A
Surrounding Land Use and Zoning:	
North: Residential; R-1	
South: Vacant and Offices; R-1 and OB-R	
East: Residential; R-1	
West: Residential; R-1	
Parking Required:	6 spaces
Parking Provided:	12 spaces
Parking Ratio:	2 spaces/unit
Property Dimensions:	Irregular
Property Area:	.6+ acres
Square Footage of Building:	985-1,482/unit
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Plywood and shakes
Height of Structures:	18 feet; one-story

SUBDIVISION REVIEW COMMITTEE: On August 29, 1984, the Subdivision Review Committee unanimously voted to recommend approval of the Tentative Map, subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject sites consist of six corner lots located in Lake Crest Village, Unit 3. The sites are currently zoned R-1. Duplex units are under construction. The General Plan and the South Pocket Community Plan designate the site residential and low density residential respectively.

APPLC. NO. P84-305

MEETING DATE September 13, 1984
September 27, 1984

CPC ITEM NO. 15
30

003470

/o

Under the current R-1 zone, the applicant can develop duplexes by right. The requested tentative map and rezone do not represent an increase in density. Approval of these entitlements merely provide for individual ownership of each unit.

- B. The applicant's plans consist of two floor plans and elevations. Typically, they are two bedroom/two bath ranging from 985 to 1,482 square feet in size per unit. Each unit has a two-car garage. Each garage is located on a separate frontage. Building materials consist of wood siding with brick or stone trim and wooden shake roofs. Staff finds the floor plans and elevations sufficiently varied to prevent repetition on corner lots. In addition, locating garages on individual frontages helps achieve compatibility with surrounding standard single family construction. Staff therefore supports the special permit request.
- C. The Planning and Community Services Departments have determined that .067 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the dedication. The applicant shall submit an appraisal of the property to be subdivided.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration with a mitigation measure regarding archaeological finds.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Rezoning from Single Family (R-1) to Townhouse (R-1A);
- C. Recommend approval of the Tentative Map, subject to conditions which follow;
- D. Approve the Special Permit, based upon Findings of Fact which follow.

Conditions-Tentative Map

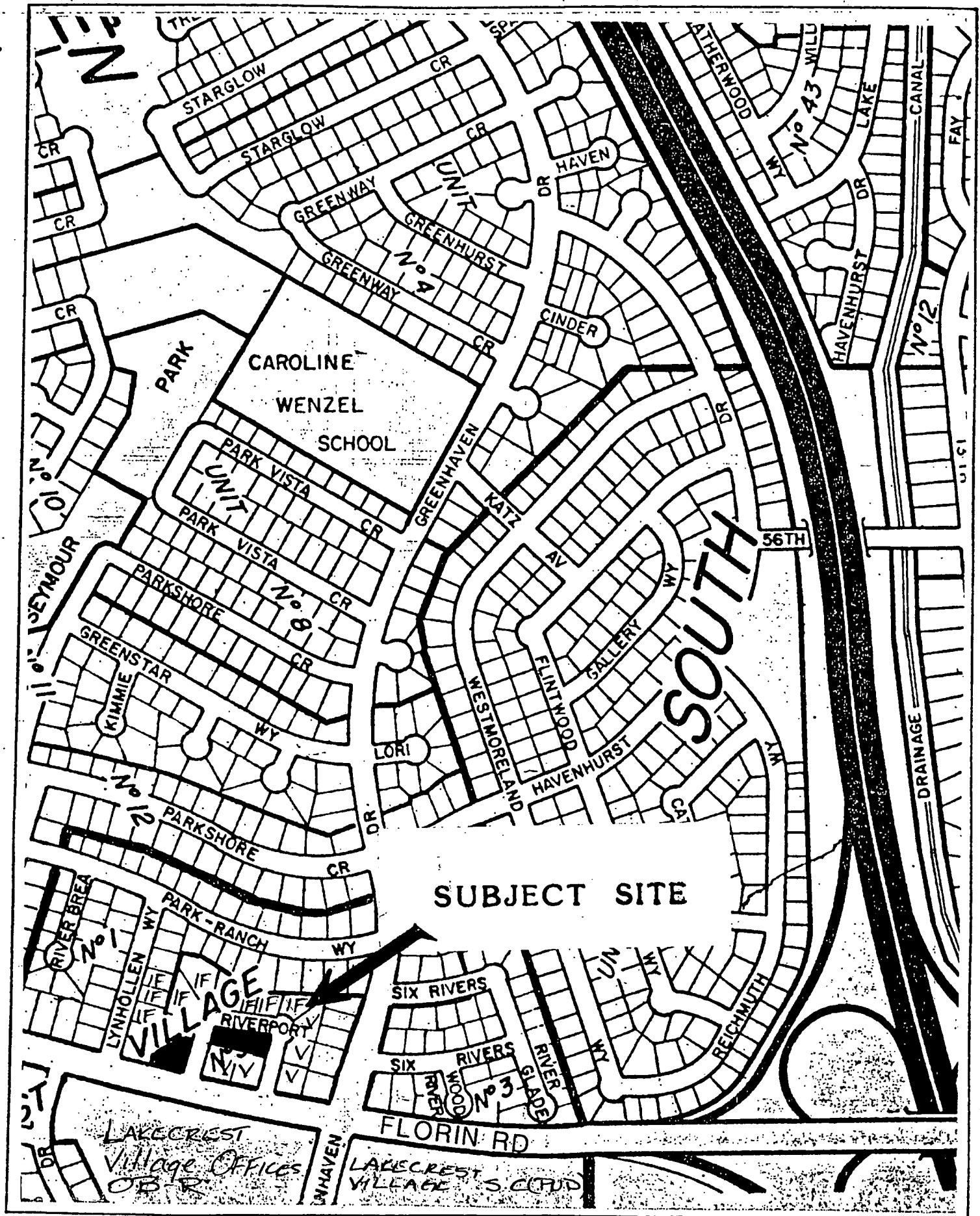
The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

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 services to each lot and hook up;
4. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.

Findings of Fact-Special Permit

1. As proposed, the project is based upon sound principles of land use, in that:
 - a. it does not represent an increase in density over allowed R-1 uses;
 - b. it will allow individual unit ownership.
2. The project will not be detrimental to public health, safety or welfare or result in the creation of a nuisance, in that:
 - a. the use is compatible with residential uses in the area;
 - b. the construction will be similar in appearance to standard single family construction in the area.
3. The project is consistent with the South Pocket Community Plan and the General Plan which designate the site for residential purposes.



VICINITY - LAND USE - ZONING

P84-305

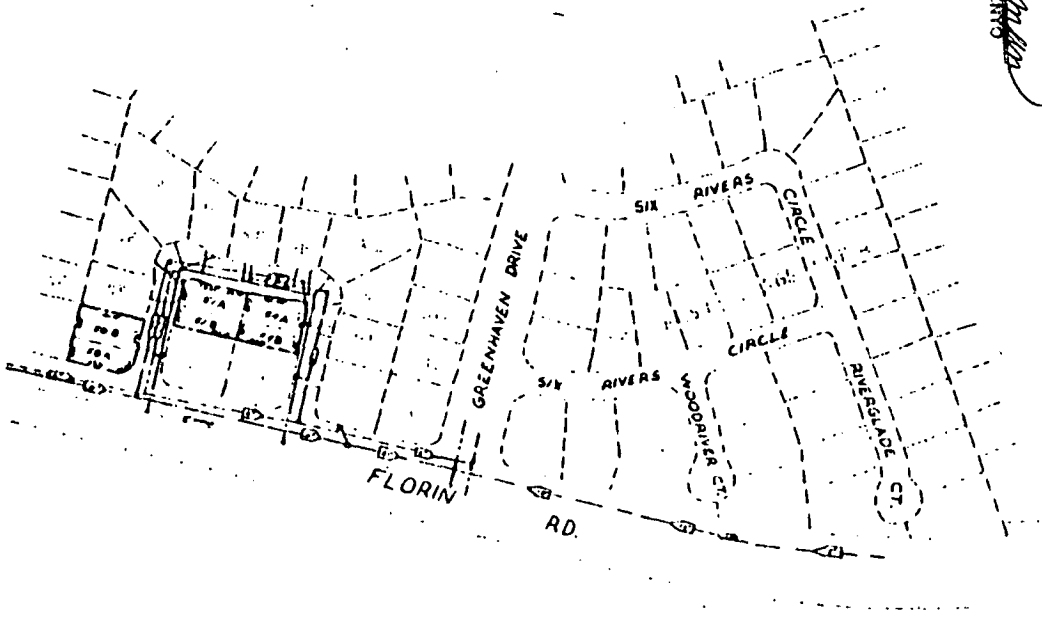
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9-27-84
9-13-84 13

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No. 15

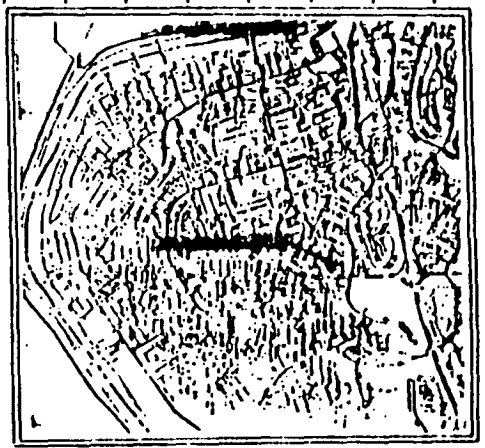
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DATE CERTIFIED
 NOV 09 1984
 Deputy City Clerk, City of Sacramento

CERTIFIED AS TRUE COPY
 of Resolution No. 84-728



VICINITY MAP
 NO SCALE

RECORD OWNER & SUBDIVIDER:
 BEVERLY BUTLER GENE McDONALD
 PO BOX 22083 847 SHORESIDE DR
 SACRAMENTO, CALIF. SACRAMENTO, CALIF.

ENGINEER:
 THE SPINK CORPORATION
 P.O. BOX 2111
 SACRAMENTO, CALIF.

PROPOSED USE & ZONE:
 6 LOTS (ATTACHED SINGLE FAMILY) R-1A (RESIDENTIAL)

PRESENT USE & ZONE:
 3 IMPER LOTS (UNDER CONSTRUCTION) R-1 (RESIDENTIAL)

ACREAGE:

0.62 ACRES NET

WATER SUPPLY:

PUBLIC UTILITIES

SEWAGE DISPOSAL:

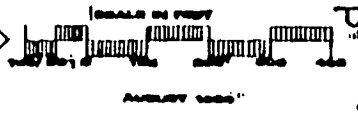
PUBLIC SEWERS

SCHOOL DIST.:
 SACRAMENTO CITY UNIFIED
 SCHOOL DIST

A.P.N.:
 011-240-67
 011-240-4288

LEGAL DESCRIPTION:

LOTS 5, 6, 7, 8, 9 AS SHOWN ON THE
 "PLAN OF LARA CREST VILLAGE UNIT NO. 3"
 RECORDED IN BOOK 114 OF MAPS, MAP NO 10
 RECORDS OF SAID COUNTY



TENTATIVE MAP

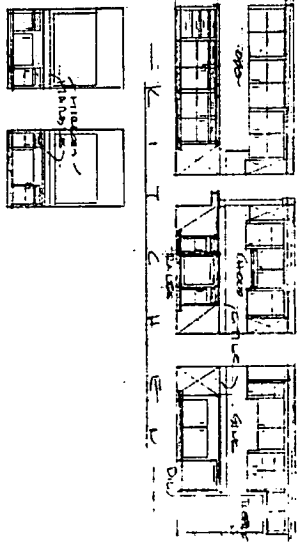
THE SPINK CORPORATION
 1207 "D" STREET
 1004 "B" STREET
 SACRAMENTO
 CA 95811
 916-444-0000

ENGINEER
 THE SPINK CORPORATION
 P.O. BOX 2111
 SACRAMENTO, CALIF. 95833

DATE: 11/9/84
 SCALE: 1" = 100'
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

DATE: 9-18-84
BY: [Signature]
CHECKED: [Signature]
TITLE: CONSTRUCTION

16
1
3

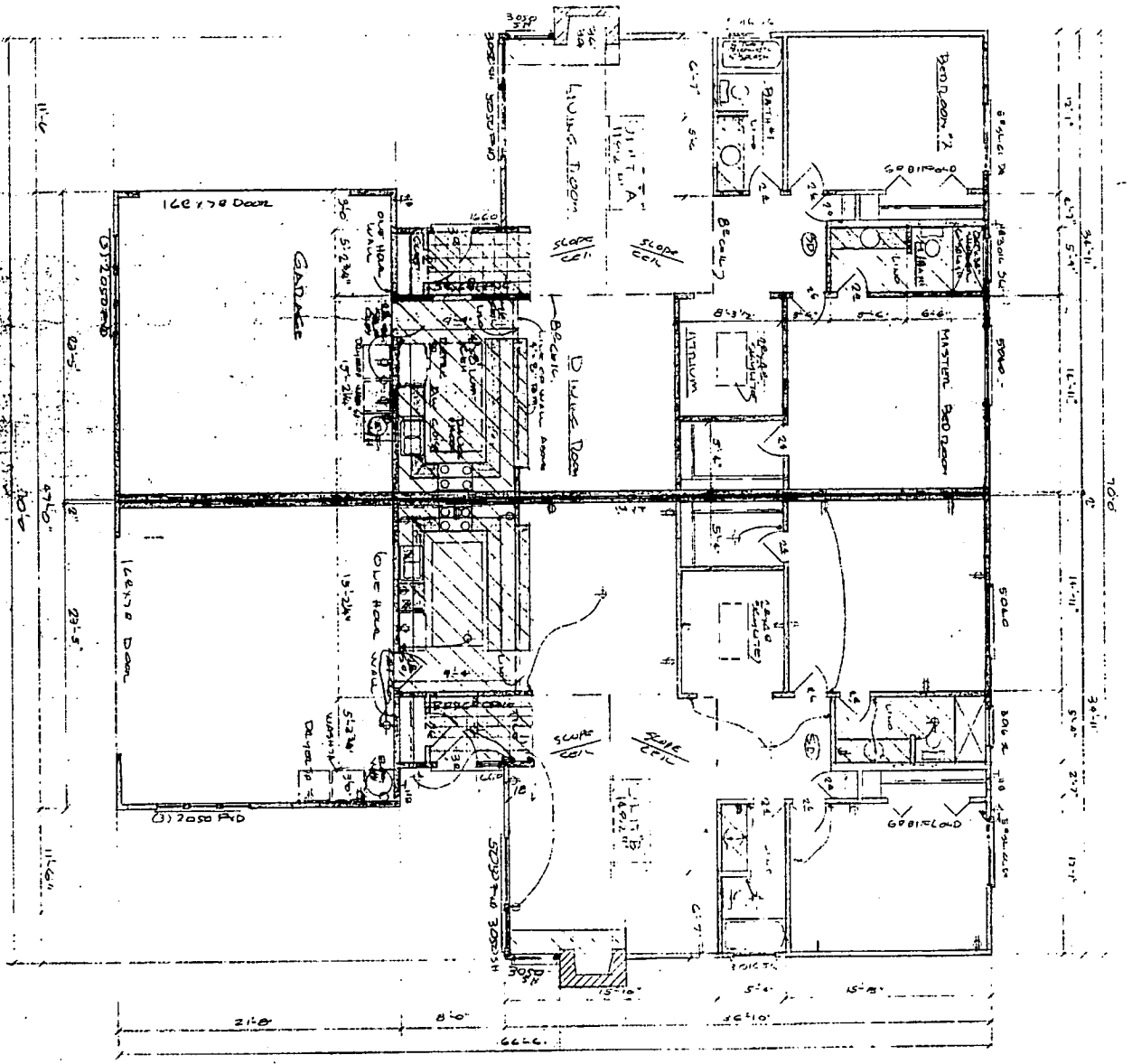


BATH #1
BATH #2

UNIT "A"

UNIT "B" SIMILAR BUT OPPOSITE

LIVING AREA 1482' x 1692' = 2500' CLASH ALIGNED
CUBES SHOW 15'9"
UNIT "A" SIMILAR BUT OPPOSITE



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DAVID G. WILLIAMS & ASSOCS.

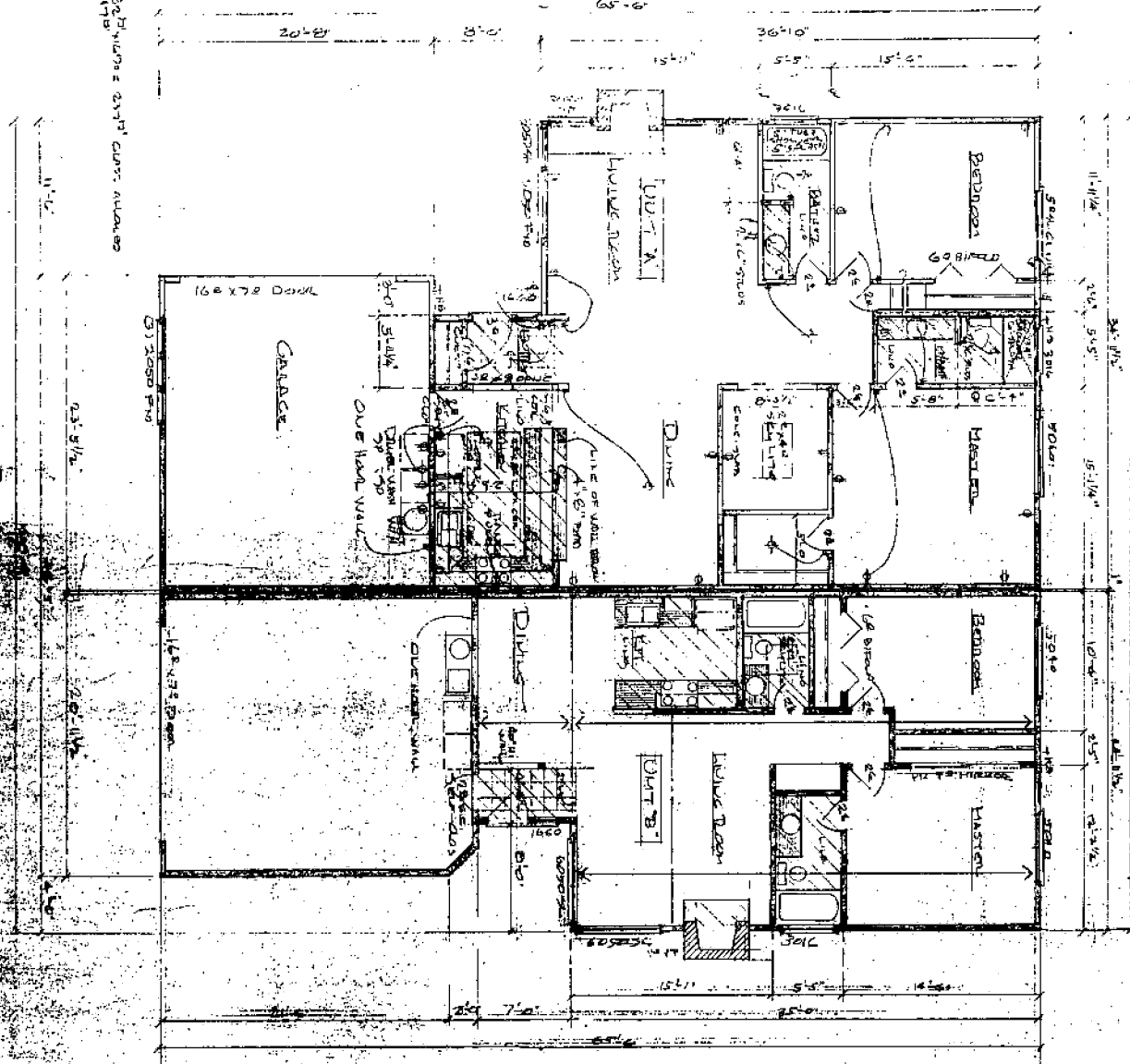
MARMAC CONSTRUCTION
428-4555

PLAN 1

DAVID G. WILLIAMS & ASSOCS.
BUILDING DESIGNERS - PLANNERS
7712-A FAIR OAKS BLVD. (916) 944-3201
CARMICHAEL CALIFORNIA 95608

DATE	9-18-84
BY	[Signature]
CHECKED	[Signature]
TITLE	CONSTRUCTION

LIVING AREA 1683 sq ft
CLUBS 548 sq ft



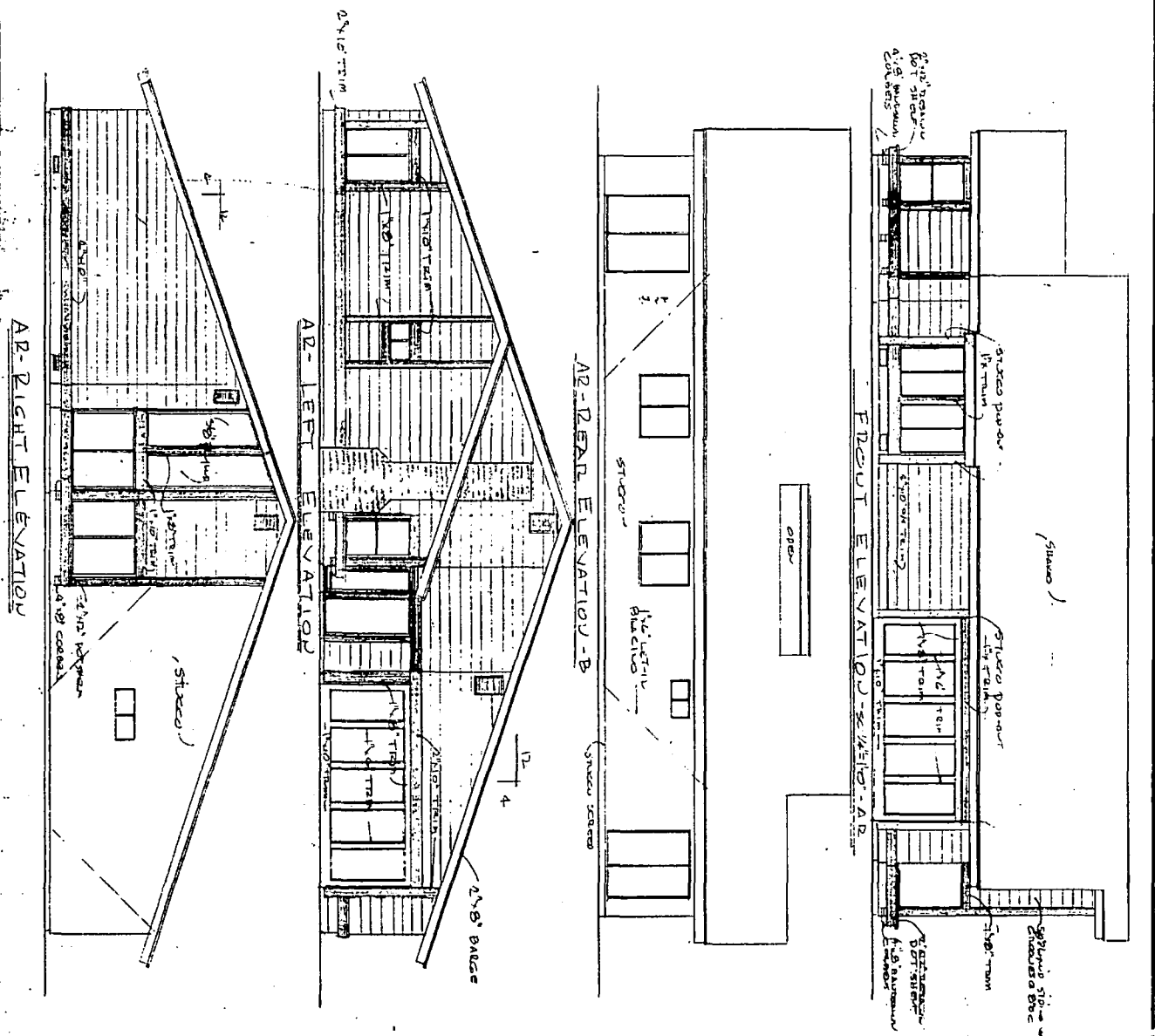
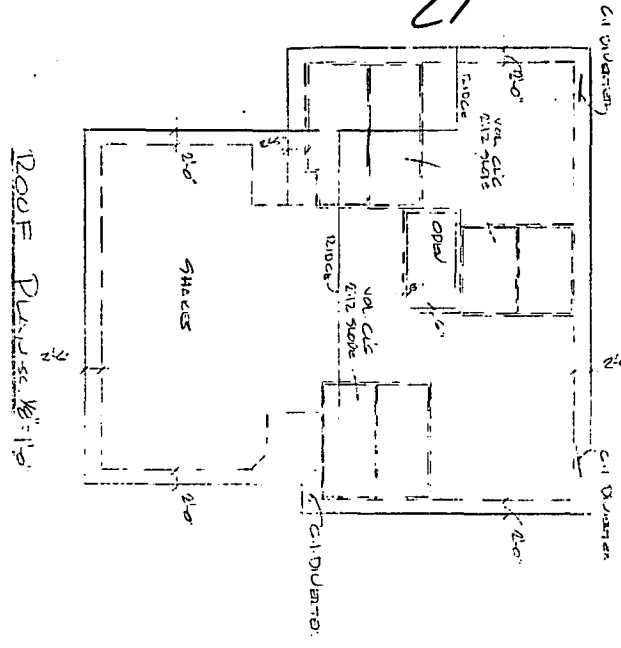
Floor Plan

PLAN 2

DAVID G. WILLIAMS & ASSOCS.
 BUILDING DESIGNERS, PLANNERS
 1961 844-8701
 1712 S. FAIR OAKS BLVD.
 CARLSBAD, CALIFORNIA 92008

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003480



<p>DATE: 11/19/50</p> <p>DRAWN BY: [signature]</p> <p>CHECKED BY: [signature]</p>	<p>DAVID G. WILLIAMS & ASSOCS. BUILDING DESIGNERS - PLANNERS 7712-A FAIR OAKS BLVD. (916) 944-3201 CARMICHAEL CALIFORNIA 95608</p>	<p>NO. 17</p>
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