

CITY PLANNING COMMISSION

915 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Victor Ng Yee, etal - 1219 42nd Avenue, Sacramento, CA 95822		
OWNER	Victor Ng Yee, etal - 1219 42nd Avenue, Sacramento, CA 95822		
PLANS BY	V. Albiani		
FILING DATE	9/8/82	50 DAY CPC ACTION DATE	REPORT BY: SD:sg
NEGATIVE DEC.	10/4/82	EIR	ASSESSOR'S PCL. NO. 024-421-04

- APPLICATION:
1. Environmental Determination
 2. Rezone from R-1 Single Family to R-1-A Townhouse
 3. Special Permit for halfplex development
 4. Tentative Map

LOCATION: 1301 42nd Ave. & 6065 13th St.

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

PROJECT INFORMATION

1974 General Plan Designation:	Residential
1976 Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Under construction

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: Duplex; R-1
East: Single Family; R-1
West: Single Family; R-1

Parking Required:	2 spaces	Parking Provided:	4
Parking Ratio:	1:1		
Property Dimensions:	122'x 140'	Property Area:	.3± ac.
Density of Development:	6 du/ac. gross		
Square Footage of Building:	4,013 sq. ft.		
Significant Features of Site:	none		
Topography:	flat		
Street Improvements:	existing		
Utilities:	to be provided		
Exterior Building Colors:	earthtone		
Exterior Building Materials:	wood, stone, stucco		
Height of Structure:	1 story - 18'		

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 22, 1982, by a vote of five ayes, three absent, and one abstention, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the following conditions which must be satisfied prior to filing the final map:

1. Pursuant to City Code Sec. 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 not be dated more than 90 days prior to filing of the map.

2. Dedicate necessary sewer and water easements and extend mains as required. Construction of services to be completed prior to filing the map.

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

1. The proposed project does not represent an increase in density or a change in the neighborhood character since duplex units are allowed on all corner lots in the R-1 zone. The request to rezone to R-1A will allow individual ownership of each unit.
2. The proposed halfplex development is located on a corner lot and each of the units will be located on a different street frontage. This site design is consistent with the Pocket Community Plan which designates light density residential duplexes on corner lots. In addition, the separate street orientation of the units meets the desired design criteria for this type of development and gives the appearance of a single family structure.
3. The proposed lot split is consistent with the General Plan and Pocket Community Plan in that the site will be developed with low density residential use. The Pocket Community Plan allows a density of seven units per acre.
4. The Planning and Community Services Departments have determined that .03 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted 90 days prior to filing the final map.
5. There is an existing sewer line to the subject site. Off-site improvements will be required to bring water services along the utility easement existing on the parcel to the north of the subject site. In order to provide Parcel A with separate services, the City Engineer recommends the necessary easements be reflected on the final map and the construction be completed prior to filing the map.

The structure is currently under construction. The applicant is aware of the additional structural and utility requirements necessary for halfplex construction as opposed to duplex construction.

6. The subject site is located within the Executive Airport Overflight zone (zone 4). The project is compatible with the Executive Airport CLUP and the proposed ordinance.

RECOMMENDATION: Staff recommends the Commission:

1. Ratify the Negative Declaration.
2. Approve the Rezone from R-1 to R-1A.
3. Approve the Special Permit, based on Findings of Fact to follow.
4. Approve the Tentative Map, subject to conditions to follow.

Findings of Fact - Special Permit

- a. The halfplex development is based upon sound principles of land use in that similar housing types are located in this neighborhood and duplex units are allowed on corner lots.

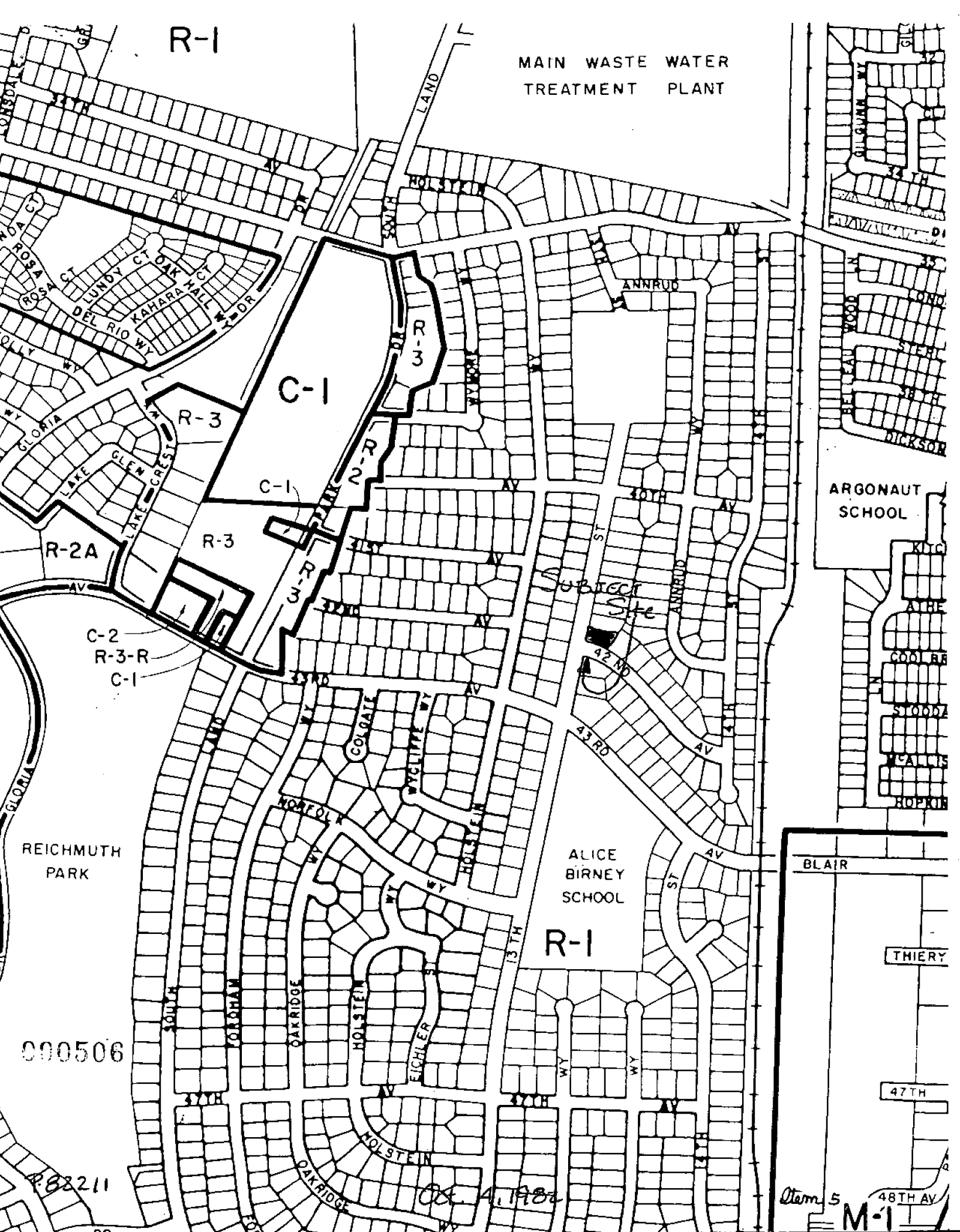
- b. The proposed project will not be detrimental to the public health, safety and welfare or result in the creation of a nuisance in that the use is compatible with the adjacent residential uses.
- c. The proposed project complies with the General Plan and the Pocket Community Plan in that each designates the site for residential development.
- d. The proposed project is compatible with the Executive Airport CLUP and the proposed ordinance.

Tentative Map - Conditions

- 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. The applicant shall indicate necessary sewer and water easements on the final map and extend mains as required (construction to be completed prior to filing the map).

R-1

MAIN WASTE WATER
TREATMENT PLANT



ARGONAUT
SCHOOL

ALICE
BIRNEY
SCHOOL

REICHMUTH
PARK

000506

082211

08. A. 1984

Item 5

M-1

48TH AV

47TH

BLAIR

THIERY

ROPER

WALTERS

STOODER

COOPER

ATHE

KILG

DICKSON

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37TH

36TH

35TH

34TH

33TH

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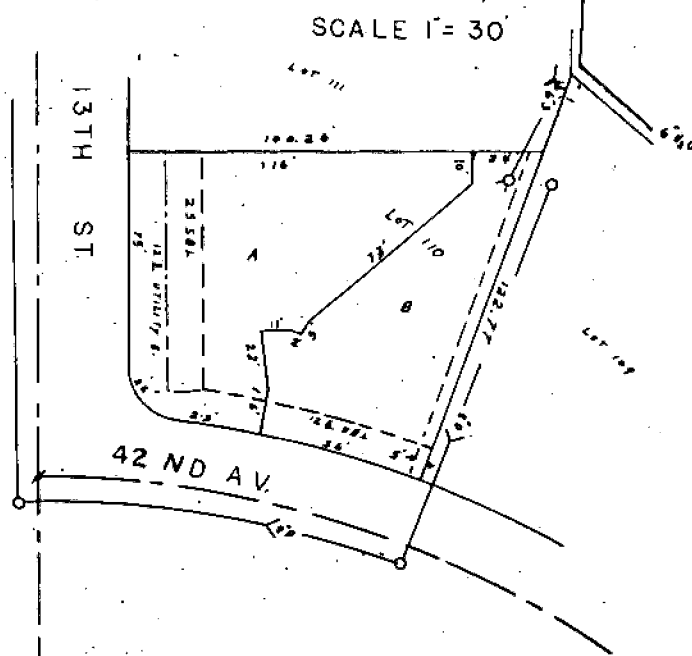
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TENTATIVE PARCEL MAP
OF
LOT 110 "SOUTH LAND PARK
HILLS UNIT 10-A" 79 BM 22
CITY OF SACRAMENTO, CALIFORNIA AUGUST, 1982

SCALE 1" = 30'



DESCRIPTION

LOT 110, AS SHOWN ON THE "PLAN OF SOUTH LAND PARK HILLS UNIT NO. 10-A" RECORDED IN BOOK 79 OF MAPS, MAP NO. 22

ASSESSORS PARCEL NO.

024-421-04

OWNER - DEVELOPER

VICTOR YEE, AND TERRY WONG
1219 - 42ND AV.
SACRAMENTO, CALIF.
PH. 984-8555 SIP 95822

SURVEYOR

R. B. SURVEYS
2223 MARCOVI ST. #2
SACRAMENTO, CALIF.
78721-1037 B.R. 93321
L.S. 8878

PROPOSED USE

PARCEL A - HALF PLEX
PARCEL B - HALF PLEX

PRESENT USE

PUBLIC IMPROVEMENTS

CLASS C

ZONING

A-1 RESIDENT PROPOSED R1-A

WATER SUPPLY

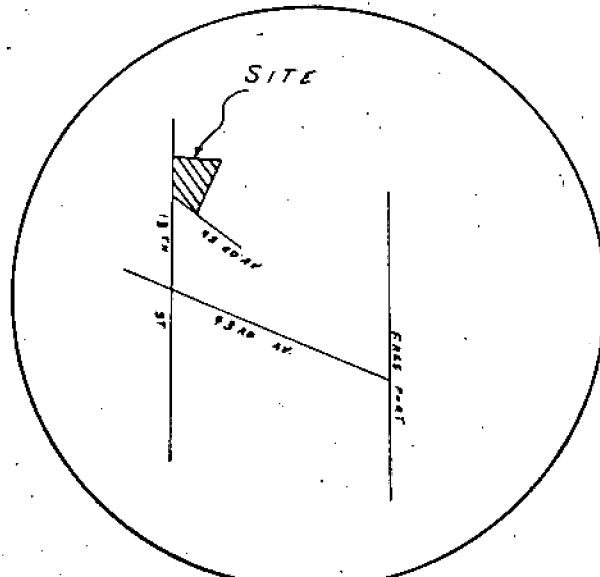
CITY OF SACRAMENTO

SAN. SEWER STORM DRAIN

CITY OF SACRAMENTO

ACREAGE

PARCEL A - 7002 SQ. FT. ±
PARCEL B - 5304 SQ. FT. ±



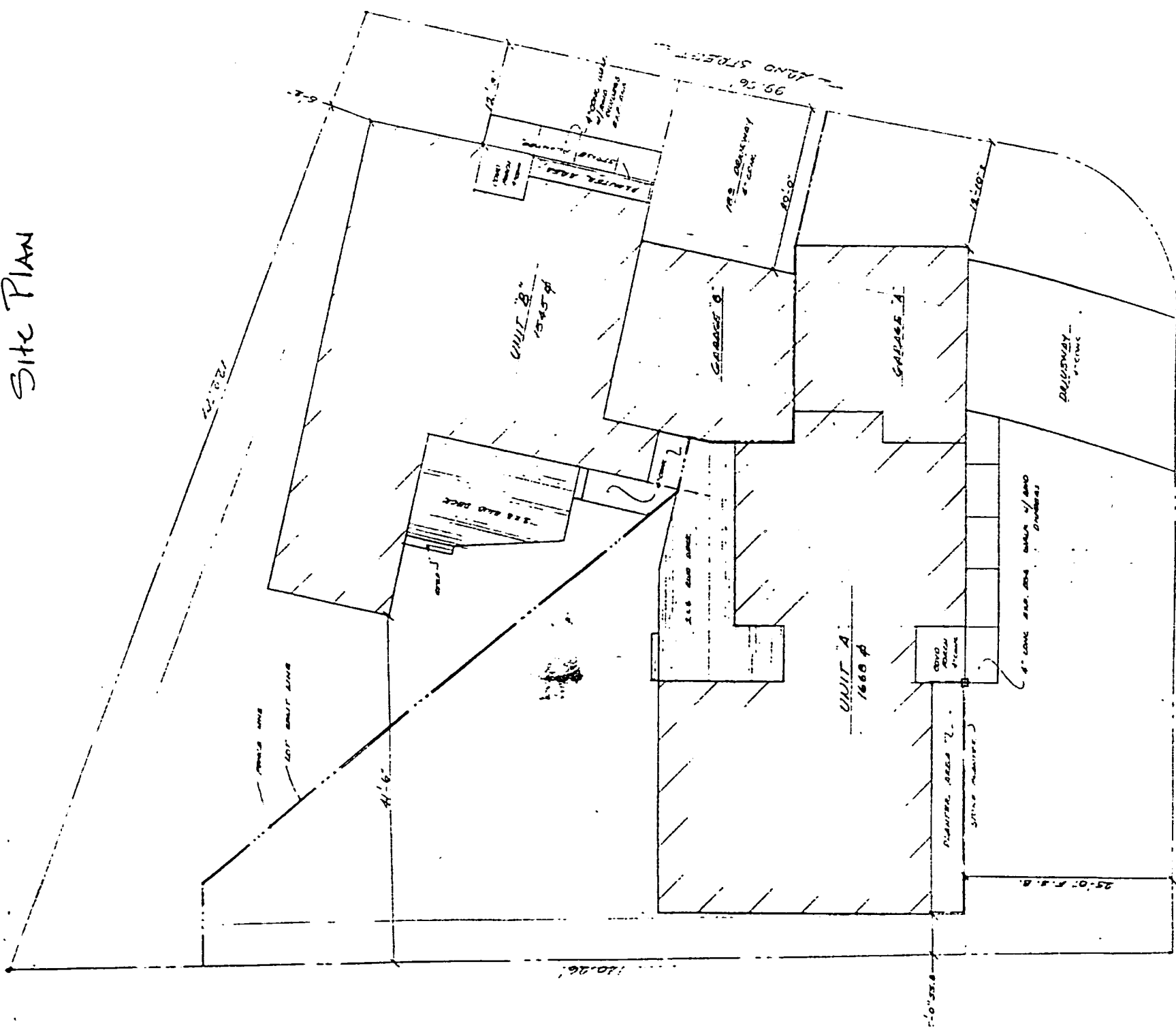
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Oct. 14, 1982

Item 5

Site Plan



13th Street 000508

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Oct. 14, 1982

Item 5

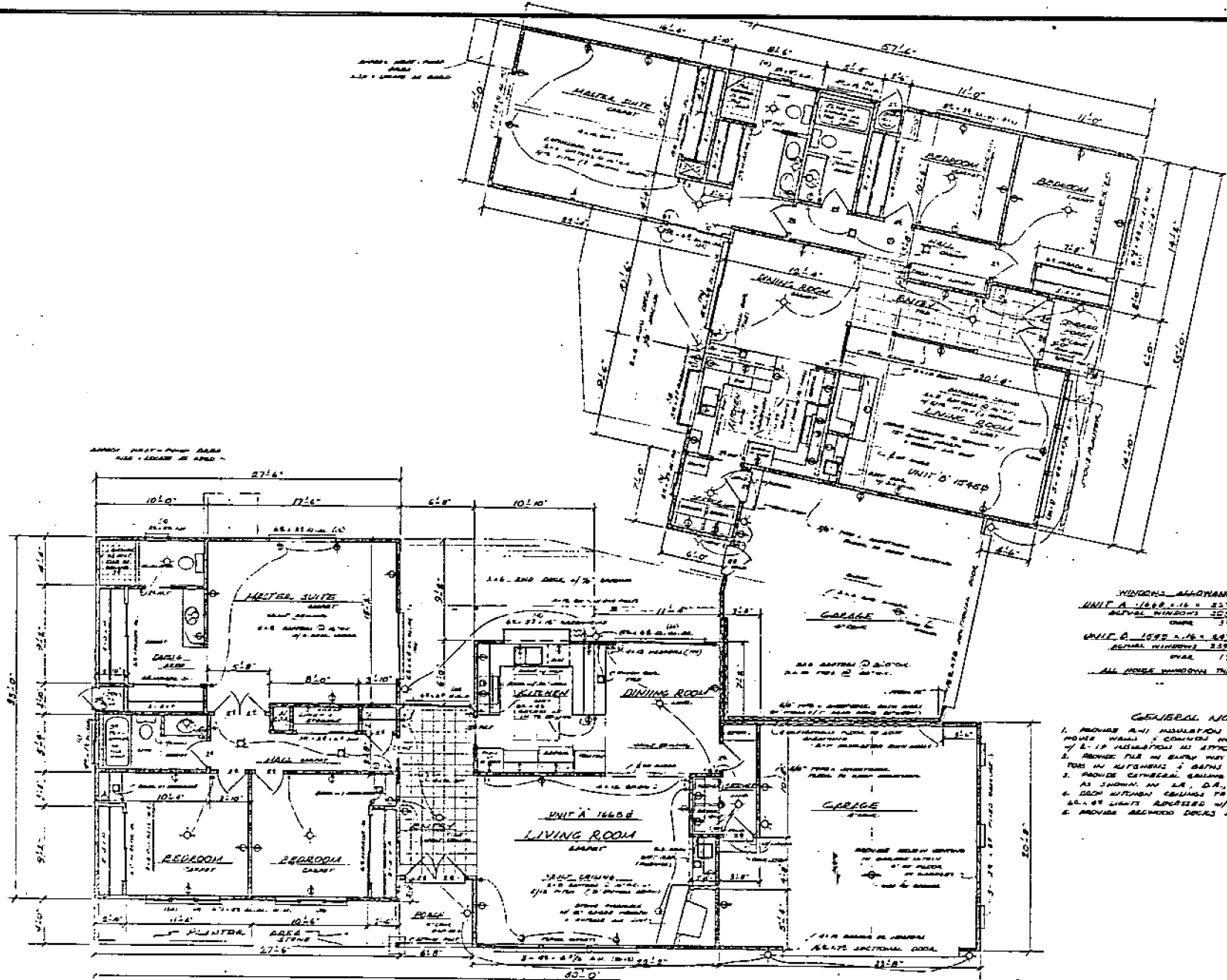
DS-2-80

FLOOR PLAN

Floor Plan

October 14, 1982

Draw 5



WINDOWS ALLOWANCE

UNIT A 1668 S.F. x 827 G.	ACTUAL WINDOWS 105 B
CHIPS	59 F
UNIT B 1588 S.F. x 76 x 827 B	ACTUAL WINDOWS 105 B
CHIPS	12 D

ALL DOORS WINDOWS THERMAL BREAK

- GENERAL NOTES:
1. PROVIDE R-4 INSULATION IN ALL EXTERIOR MOISTURE WALLS & CONCRETE MASONRY WALLS. 1/2" IS INSULATION IN STIC AREAS
 2. PROVIDE FIBER IN ENTRY WAY & ALL CORNERS FOR IN REFORMERS & BATHS & HOT SPA.
 3. PROVIDE CEILING CASING IN UNIT A & B AS SHOWN ON S.P., D.R., & S.L.P.
 4. EACH KITCHEN CABINETS TO 36" & PROVIDE 36" x 48" LIGHTS ADAPTED TO CAB. FRAM & PROVIDE RECESSED DOORS AS SHOWN.

Oct. 14, 1982

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NOTATION OUTSIDE

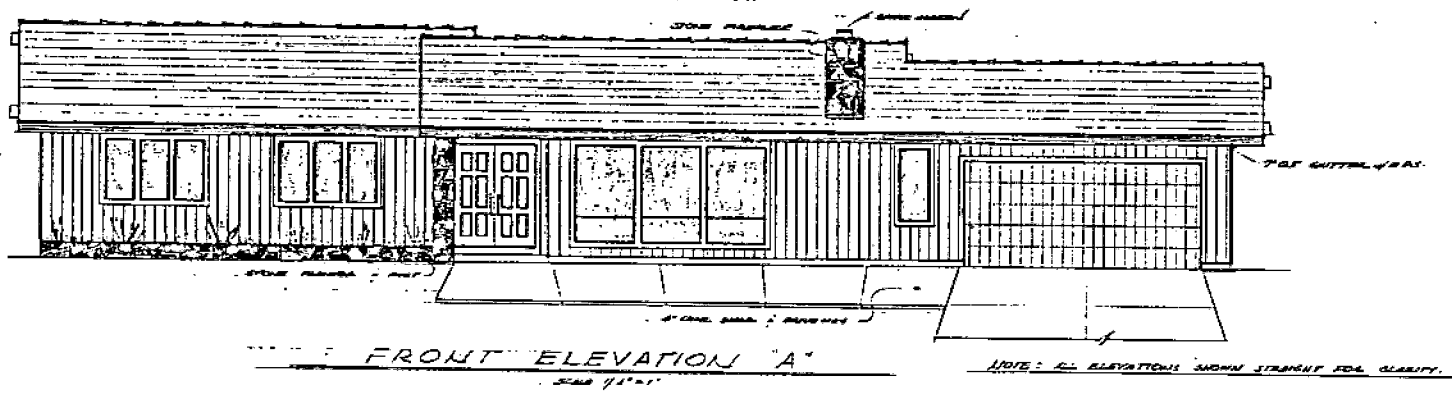
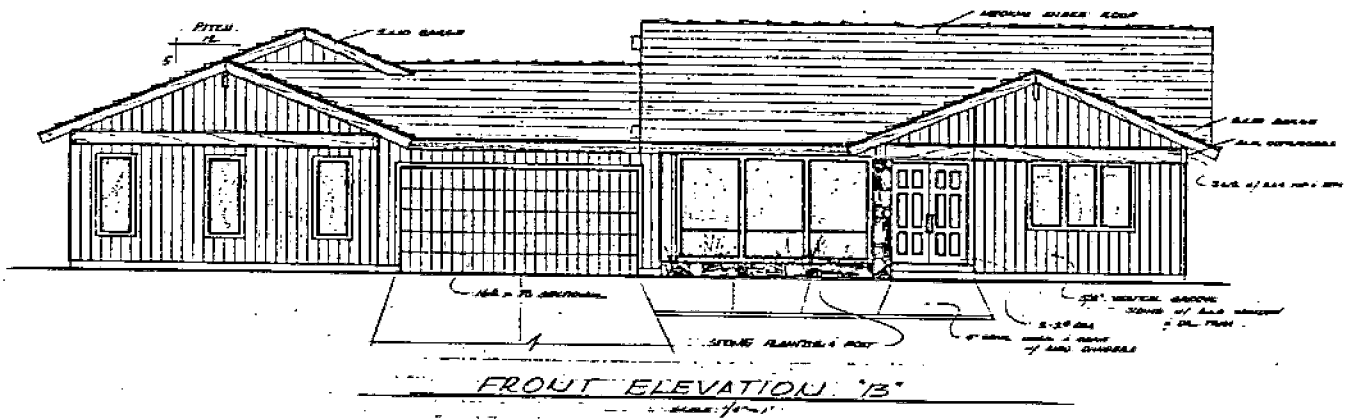
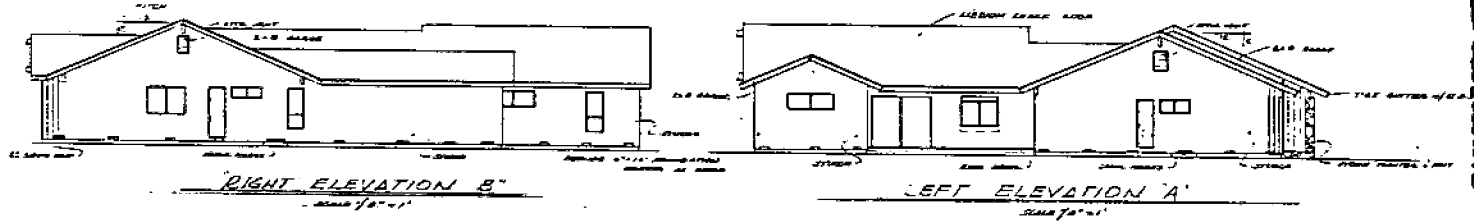
P82-211

October 14, 1982

Outside Elevation

Oct. 14, 1982

P82211



Custom Home Plan for [Name]	Albani's Custom Home Planning & Drafting Service	Planning and Drafting by Vince Albani Sacramento, California 916-929-3197	Plan # 2012A-82	Scale 1/8"=1'	Sheet 4
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