

**CITY PLANNING COMMISSION**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT:</b> Allied- Langdon Engineering, P.O. Box 2077 Citrus Heights, CA 95611
<b>OWNER:</b> Kimie Katsuragi & Katherine Clinard, 3321 Romford Way, Sacramento, CA 95825
<b>PLANS BY:</b> Allied- Langdon Engineering, P.O. Box 2077 Citrus Heights, CA 95611
<b>FILING DATE:</b> May 20, 1992 <b>ENVIR. DET.:</b> Exempt (Sec. 15315) <b>REPORT BY:</b> Doug Holmen
<b>ASSESSOR'S PCL. NO.</b> 226-0122-029_038

**APPLICATION:** Tentative Map to subdivide two developed lots consisting of 0.5 acres into four lots for halfplex development in the Standard Single Family (R-1) zone.

**LOCATION:** NE and NW corners of Coppersmith and Pinedale Avenues

**PROPOSAL:** The applicant is requesting the necessary entitlement to split two corner lots into four halfplex lots for the purpose of building and selling four halfplex units.

**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential (4- 15 du/na)  
North Sacramento Community  
Plan Designation: Residential 4- 8 du/na  
Existing Zoning of Site: Standard Single Family (R-1)  
Existing Land Use of Site: Vacant  
Surrounding Land Use and Zoning:

North: Single family residences, R-1  
South: Single family residence across from NW corner site, SMUD transformer station across from NE corner site; R-1  
East: Single family residence adjacent to NE corner site, R-1  
West: Vacant lot, single family beyond NW corner site, R-1

Parking Required: 4 one car garages (one for each unit)  
Parking Provided: 4 two car garages (one for each unit)  
Property Dimensions: NW lot: 67' x 97'; NE lot: 71' x 90'  
Property Area: 0.3 net acre (combined)  
Density of Development: 8 du/na  
Square Footage of Units: Two units at 1205 sq. ft.; Two units at 1270 sq. ft.  
Height of Building: Two stories  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Stucco and Wood  
Roof Material: 25 year composition

**APPLC. NO.** P92-140

**MEETING DATE:** AUGUST 13, 1992 002294

**ITEM NO.** 8

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On July 1, 1992; by a vote of four ayes and five absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions.

**PROJECT EVALUATION:**

A. Land Use and Zoning

The subject site consist of two corner lots zoned Standard Single Family Residential (R-1). The site contains 0.3± net vacant acres. When the original tentative map was approved in 1988 (P88-111), a variance was approved to create the substandard sized (less than 100 feet in depth) corner lots. The site is surrounded by low density residential to the north, south, east, and west in the R-1 zone with the exception of a SMUD transformer station site south of the NE lot and a vacant lot to the west of the NW lot. The other parcels in the area contain single family residential units. The subject site is designated Low Density Residential (4- 15 du/na) in the General Plan and Residential 4- 8 du/na in the North Sacramento Community Plan.

B. Applicant's Proposal

The applicant is requesting the necessary entitlement to divide the two corner lots into four halfplex lots to build four halfplex units for separate ownership and sale. The units would be two stories in height. The building materials would be stucco and wood with 25 year composition shingles.

C. Staff Analysis

The applicant's request is consistent with the adopted General Plan, North Sacramento Community Plan and zoning. The site is designated Low Density Residential (4- 15 du/na) in the General Plan and Low Density Residential 4- 8 du/ac in the North Sacramento Community Plan. The site is surrounded by low density residential to the north, east, west and south. The property to be subdivided is zoned Standard Single Family (R-1) which permits a duplex or two halfplexes on a corner lot.

Halfplexes are allowed on corner lots in the Standard Single Family (R-1) zone as long as the design of the units meet the halfplex criteria in the zoning ordinance. The proposed halfplexes meet the halfplex criteria identified as follows:

- A. Each unit shall have its entrance, including driveways, off different streets;
- B. The halfplex lots and structure(s) combined, and the halfplex shall meet the minimum setback requirements for the R-1 zone;
- C. Each unit shall have an enclosed garage and a driveway of at least 20 feet long and eight feet wide. The enclosed garage shall be a minimum 10' wide and 20' long;
- D. Exterior siding materials and roofing materials shall be consistent with the quality, and

002295

compatible with the appearance of single family homes in the area;

E. Rear and side yard areas shall be shaped to maximize their potential use.

D. Agency Comments

The proposed project was reviewed by several divisions of the Public Works Department, as well as other City Departments, and the public utilities. Their comments regarding the proposed project have been incorporated into the conditions.

ENVIRONMENTAL DETERMINATION:

The Environmental Coordinator has determined that the proposed project is exempt from Environmental Review and has issued a categorical exemption (CEQA Sec. 15313).

RECOMMENDATION: Staff recommends the Planning Commission approve the Tentative Map to subdivide two corner lots consisting of 0.3± net acres into four halfplex lots in the Single Family Residential (R-1) zone by adopting the attached resolution.

002275  
002296

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION  
ON DATE OF AUGUST 13, 1992

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING TENTATIVE MAP  
FOR PROPERTY LOCATED AT NE and NW CORNERS OF COPPERSMITH AND  
PINEDALE AVENUES (APN: 226-0122-029, AND 038) (P92-140)

WHEREAS, the Planning Commission on August 13, 1992 held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the Environmental Coordinator has determined that the proposed project is exempt from Environmental Review and has issued a categorical exemption (CEQA Sec. 15315- minor land division).

WHEREAS, the Subdivision Review Committee has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the Planning Commission has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. A Categorical Exemption has been issued in compliance with State and City Guidelines.
2. None of the conditions described in Government Code Section 66474, subsections

APPLC. NO. P92-140

MEETING DATE: AUGUST 13, 1992

ITEM NO. 8

002237

(a) through (g) inclusive, exist with respect to the proposed subdivision.

3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. The City General Plan designates the site Low Density Residential (4- 15 du/na).
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of 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 any unpaid parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map. Note: This Map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991;
  - B. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit;
  - C. Show all existing easements;
  - D. Place note on Final Map: Separate sewer and metered water services to be purchased and installed at time of obtaining building permits;
  - E. Provide street lights. Coordinate street light design with the Electrical Section of the Engineering Division;

APPLC. NO. P92-140

MEETING DATE: AUGUST 13, 1992

ITEM NO. 8

002298

- F. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required; and
- G. Prior to recordation of the Final Map, applicant shall negotiate with the Robla School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.
- H. (see below)

*Gloria V. Beerna*  
Vice-CHAIRPERSON

ATTEST:

*Hanna Pedersen*  
acting SECRETARY TO THE PLANNING COMMISSION

- H. Building plans for Lot 4 (NE corner of Coppersmith and Pinedale) shall indicate a 24 inch box specimen tree in the front yard. Tree shall be planted prior to issuance of occupancy permit for residence. (Amended by the City Planning Commission 8/13/92).

APPLC. NO. P92-140

MEETING DATE: AUGUST 13, 1992

ITEM NO. 8

002299

(a) through (g) inclusive, exist with respect to the proposed subdivision.

3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. The City General Plan designates the site Low Density Residential (4- 15 du/na).
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of 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 any unpaid parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map. Note: This Map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991;
  - B. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit;
  - C. Show all existing easements;
  - D. Place note on Final Map: Separate sewer and metered water services to be purchased and installed at time of obtaining building permits;
  - E. Provide street lights. Coordinate street light design with the Electrical Section of the Engineering Division;

APPLC. NO. P92-140

MEETING DATE: AUGUST 13, 1992

ITEM NO. 8

002309

- F. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required; and
- G. Prior to recordation of the Final Map, applicant shall negotiate with the Robla School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO THE PLANNING COMMISSION

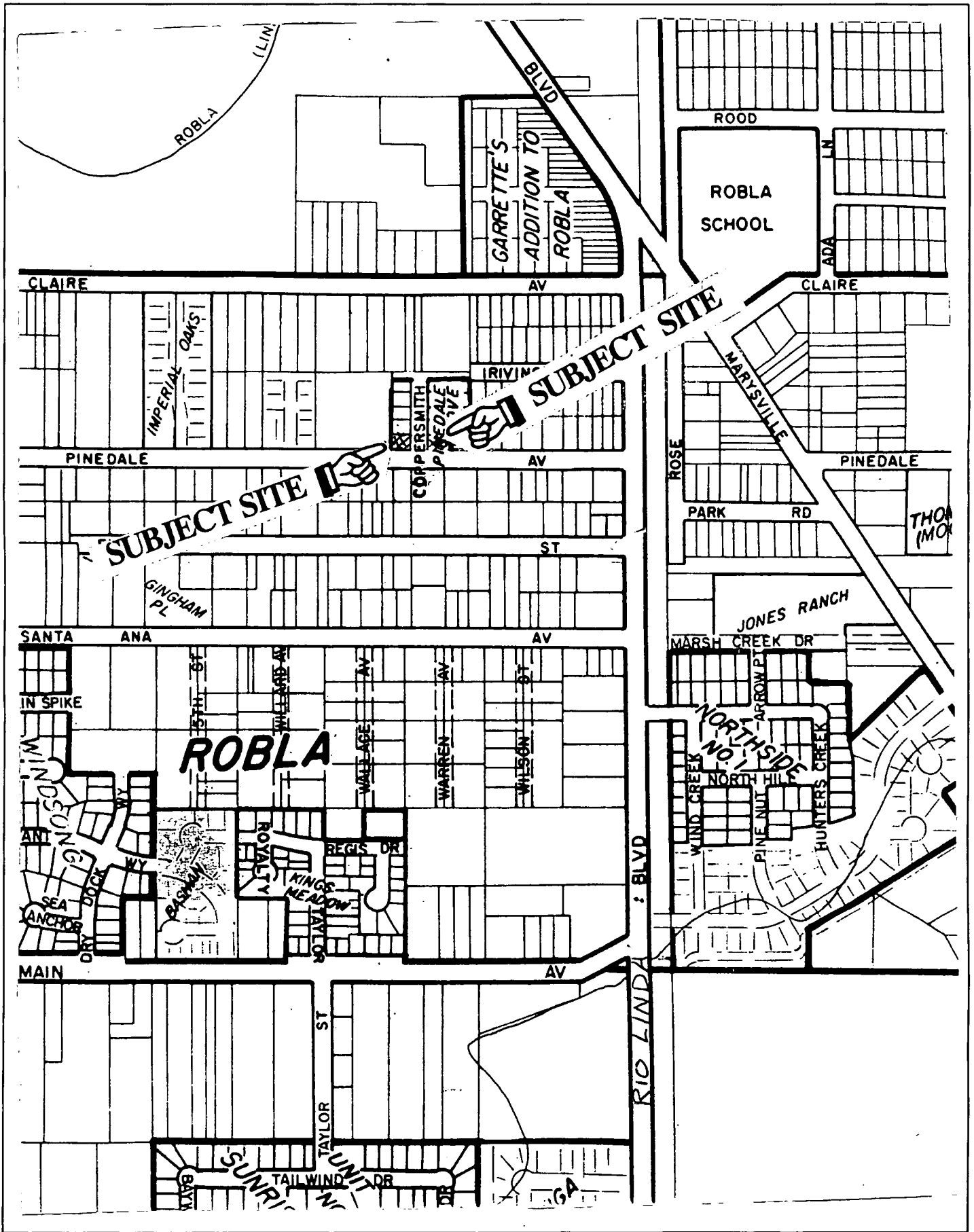
APPLC. NO. P92-140

MEETING DATE: AUGUST 13, 1992

ITEM NO. 2

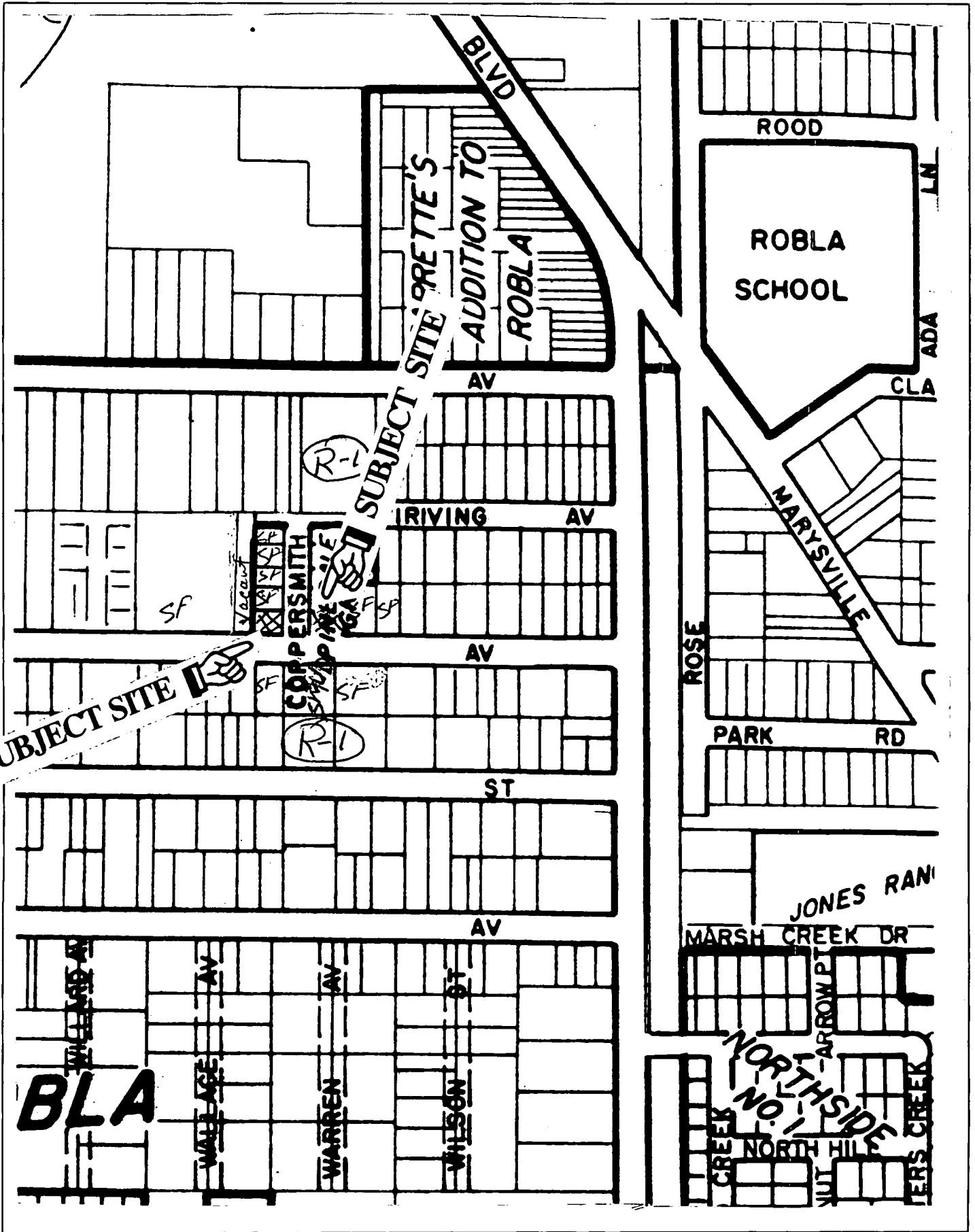
002391



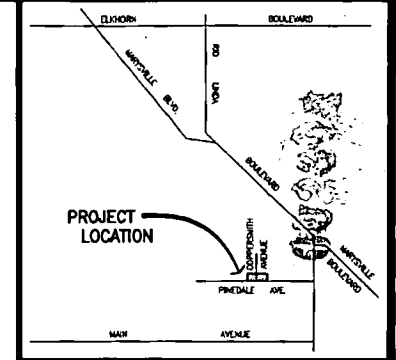
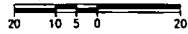


VICINITY MAP

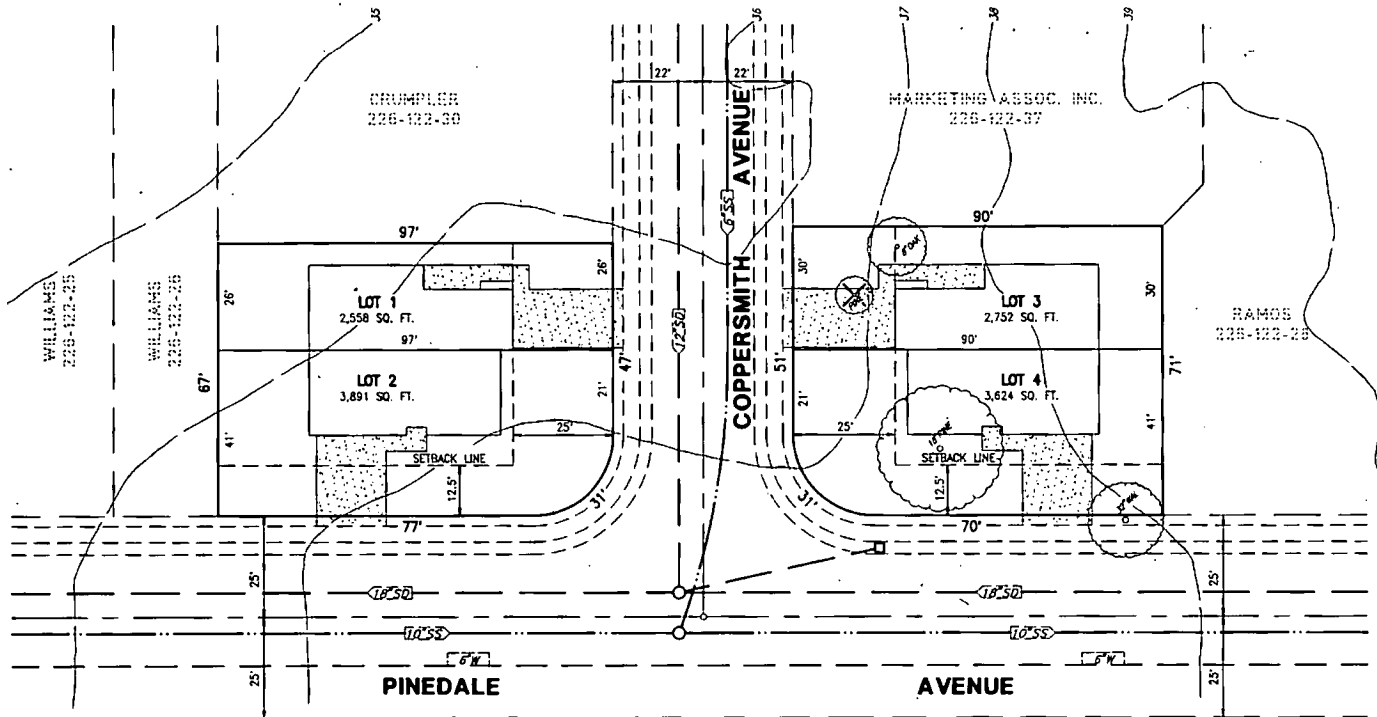
002302



LAND USE & ZONING MAP 002303



VICINITY MAP  
NOT TO SCALE



INFORMATION:

OWNER: H. KAY TIPPIT  
2386 FAIR OAKS BLVD. STE. 101  
SACRAMENTO, CA 95825

ENGINEER: ALLIED-LANGDON ENGINEERING  
P.O. BOX 2077  
CITRUS HEIGHTS, CA 95611  
(916) 969-7533

APN: 226-122-29 & 38

AREA: 0.5 ACRES

ZONING: R-1

EXISTING USE: VACANT

PROPOSED USE: HALFPLEXES

WATER DISTRICT: CITY OF SACRAMENTO

SEWER DISTRICT: CITY OF SACRAMENTO

FIRE DISTRICT: CITY OF SACRAMENTO

SCHOOL DISTRICT: ROBLA ELEMENTARY  
GRANT UNION HIGH

TENTATIVE  
PARCEL MAP

LOT 1 & LOT 10  
COPPERSMITH AVENUE  
CITY OF SACRAMENTO, CALIFORNIA  
MAY, 1992 SCALE: 1"=20'

SHEET 1 OF 1



8421 AUBURN BLVD. SUITE 250, CITRUS HEIGHTS  
SAC. (916)969-7533 C.H. (916)726-3375 AUB. (916)821-1997



EXHIBIT - A  
SITE PLAN

#91007

P 92 - 140

RECEIVED

MAY 20 1992

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

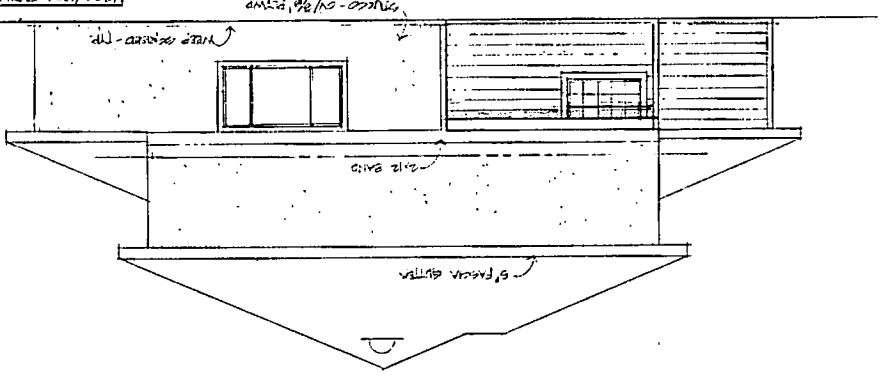
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12

**EXHIBIT - B**  
**ELEVATIONS**

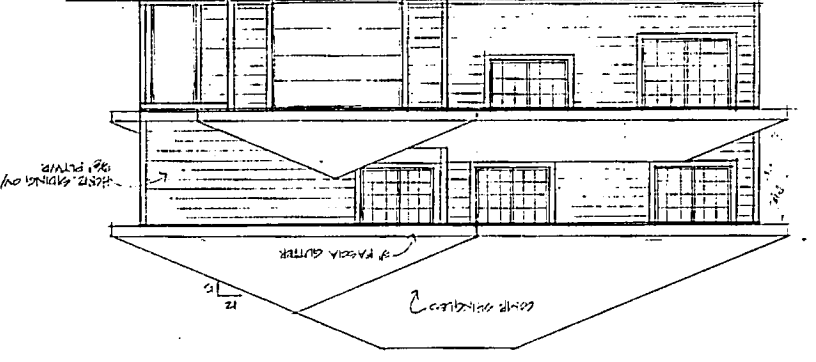
047-287

1200/1200 DUPLEX - C&M ASS.  
LOT 1 & LOT 2  
JEFFREY J. GLOMOSH  
988-0464

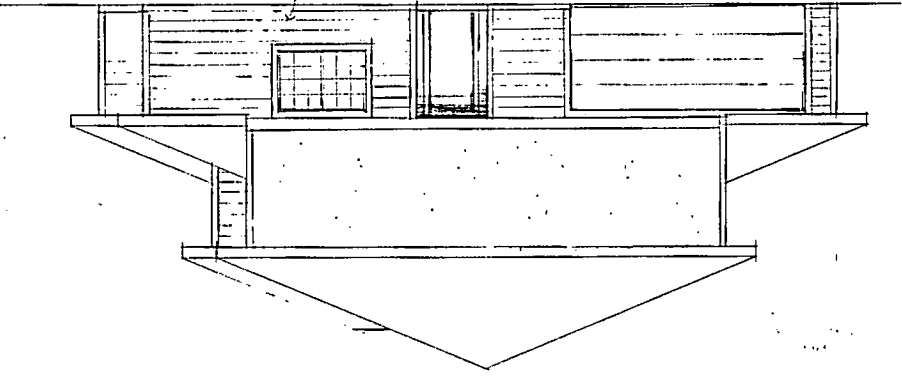
RIGHT ELEVATION



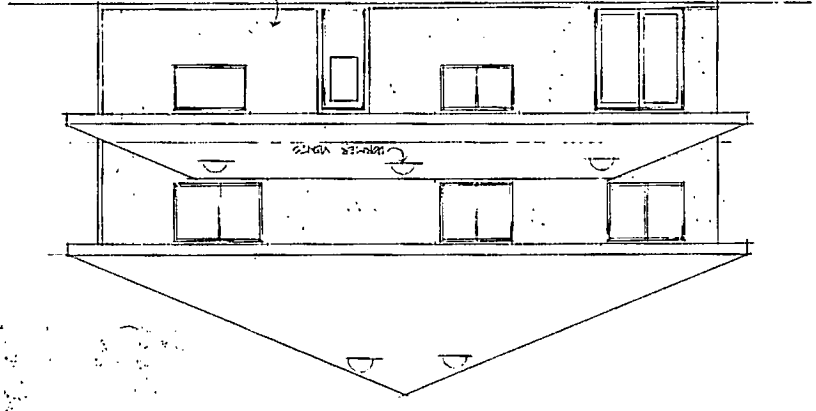
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



503200

P 92 - 140

RECEIVED

MAY 20 1992

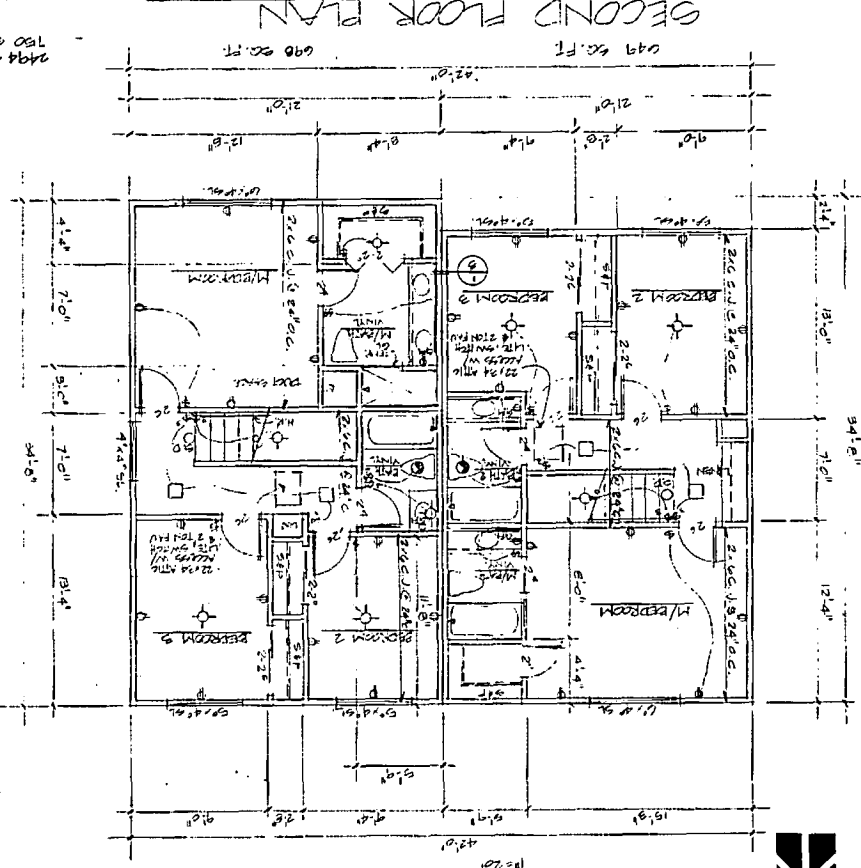
CITY OF SACRAMENTO  
CITY PLANNING DIVISION

**FLOOR PLANS**

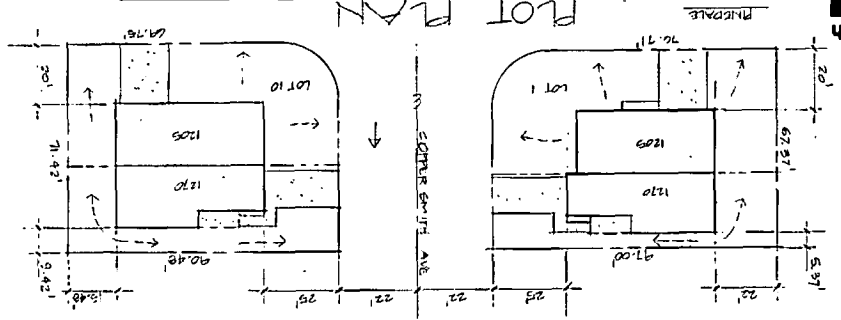
**P 82 - 140**

1500/1500 DUPLEX - 2 1/2 M. AREA  
Lot 1 & Lot 10 CORNER NORTH AVE SW  
DATE: 5/10/81  
JEFFREY J. GIORIO  
309-0464  
2 1/2 M. AREA: 452-2512

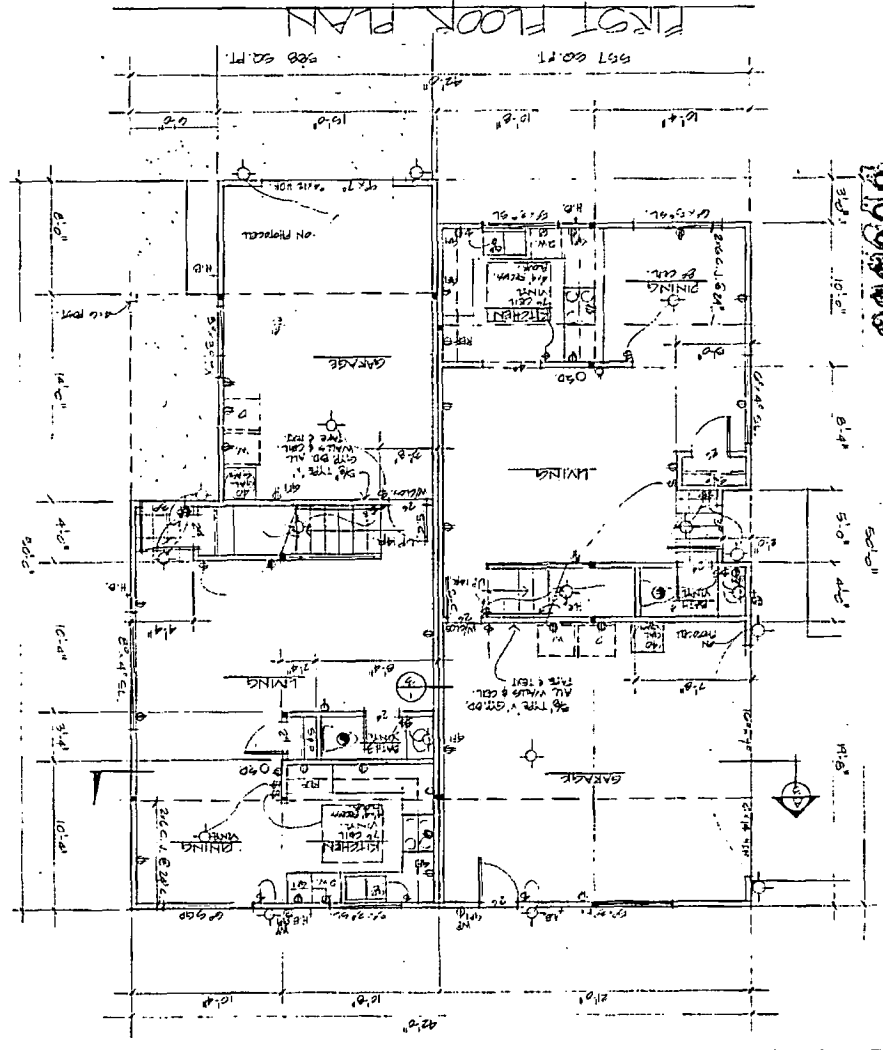
2494 SQ. FT. - LIVING  
150 SQ. FT. - GARAGE



**SECOND FLOOR PLAN**



**PLOT PLAN**



**FIRST FLOOR PLAN**



**CABINET ELEVATIONS**

**903200**

RECEIVED

MAY 20 1992

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

192-140