

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Kimland Yee, 7387 Alma Vista, Sacramento, CA 95831		
OWNER	Douglas & Shirley Fong, 1255-58th Avenue, Sacramento, CA 95831		
PLANS BY	Builders Design Services, 5896 So. Land Park Dr., Sacramento, CA 95822		
FILING DATE	10-21-83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	11-21-83	EIR	ASSESSOR'S PCL. NO. 030-660-05

- APPLICATION:
1. Environmental Determination
 2. Rezone from Single Family (R-1) to Townhouse (R-1A)
 3. Tentative Map to divide .3 vacant acres into two halfplex lots
 4. Special Permit to develop two halfplex units in the R-1A zone

LOCATION: Southwest corner Riverside Boulevard & Shoreside Drive

PROPOSAL: The applicant is requesting the necessary entitlements to build two halfplex dwelling units on a corner lot in an existing Single Family (R-1) zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1977 North Pocket Community
Plan Designation: Residential; 4-6 du/ac.
Existing Zoning: Single Family (R-1)
Existing Land Use: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1 & R-3-R
South: Residential; R-1
East: Vacant; R-1 & R-1A
West: Vacant; R-1

Parking Required: 2 spaces
Parking Provided: 4 spaces
Ratio Required: 1 per dwelling unit
Ratio Provided: 2 per dwelling unit
Property Dimensions: Irregular
Property Area: Approx. 15,300 sq. ft.
Square Footage of Lots: Approx. A = 8,000; B = 7,300
Height of Structures: 18 feet
Street Improvements: Existing
Utilities: Separate utilities to be required
Exterior Building Colors: Light brown
Exterior Building Materials: Wood siding, shake roof, stone chimney

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 16, 1983, by a vote of eight ayes and one absent, the Subdivision Review Committee voted to recommend approval of the 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 stated:

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

2. 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 parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to filing of the final map.
3. Separate sewer and water services shall be provided to each lot.

STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject site is located in an area that is being developed with single family, duplex and halfplex dwellings. As proposed, this halfplex development will not alter the density of the area or change the character of the neighborhood since other halfplexes and duplexes are being developed on corner lots. The purpose of the halfplex development is to allow individual ownership of each unit in the structure.
2. The units have been designed to provide separate street frontage for each unit which is consistent with the Pocket Plan design criteria for duplex development. This criteria was established to ensure that duplex or halfplex units would resemble the single family structures on neighboring lots. Staff therefore has no objection to the use of the site as a halfplex.
3. A narrow (26 ft. wide) leg of the existing site extends to Lake Greenhaven. The proposed division will create two accesses only 13 feet wide. The applicant states that there are private restrictions preventing any fencing within 25 feet of the lake. Also, the present owner intends to place any fence no closer than 50 feet to prevent any sense of tunneling to the lake.
4. The Planning and Community Services Departments have determined that .0224 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 no more than 90 days prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from Single Family (R-1) to Townhouse (R-1A);
3. Approval of the Tentative Map, subject to conditions that follow;
4. Approval of the Special Permit for halfplex development, subject to conditions and based on Findings of Fact which follow.

Conditions - Tentative Map

002319

- a. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
- b. 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;
- c. Separate sewer and water services shall be provided to each lot.

Condition - Special Permit

The halfplex shall be constructed per the submitted plans (see attached plans).

Findings of Fact - Special Permit

- a. The proposed halfplex is based on sound principles of land use in that the design and materials of the structure are compatible to the neighboring single family residences and duplexes are allowed in corner lots in The R-1 zone;
- b. The project, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the halfplex development will not alter the characteristics of the area, and adequate on-site parking is provided;
- c. The proposed development is consistent with the 1974 General Plan and the 1979 Pocket Area Community Plan which designate the site for residential and low density residential respectively.

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JOHN F. KENNEDY
HIGH SCHOOL

002323

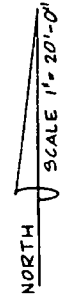
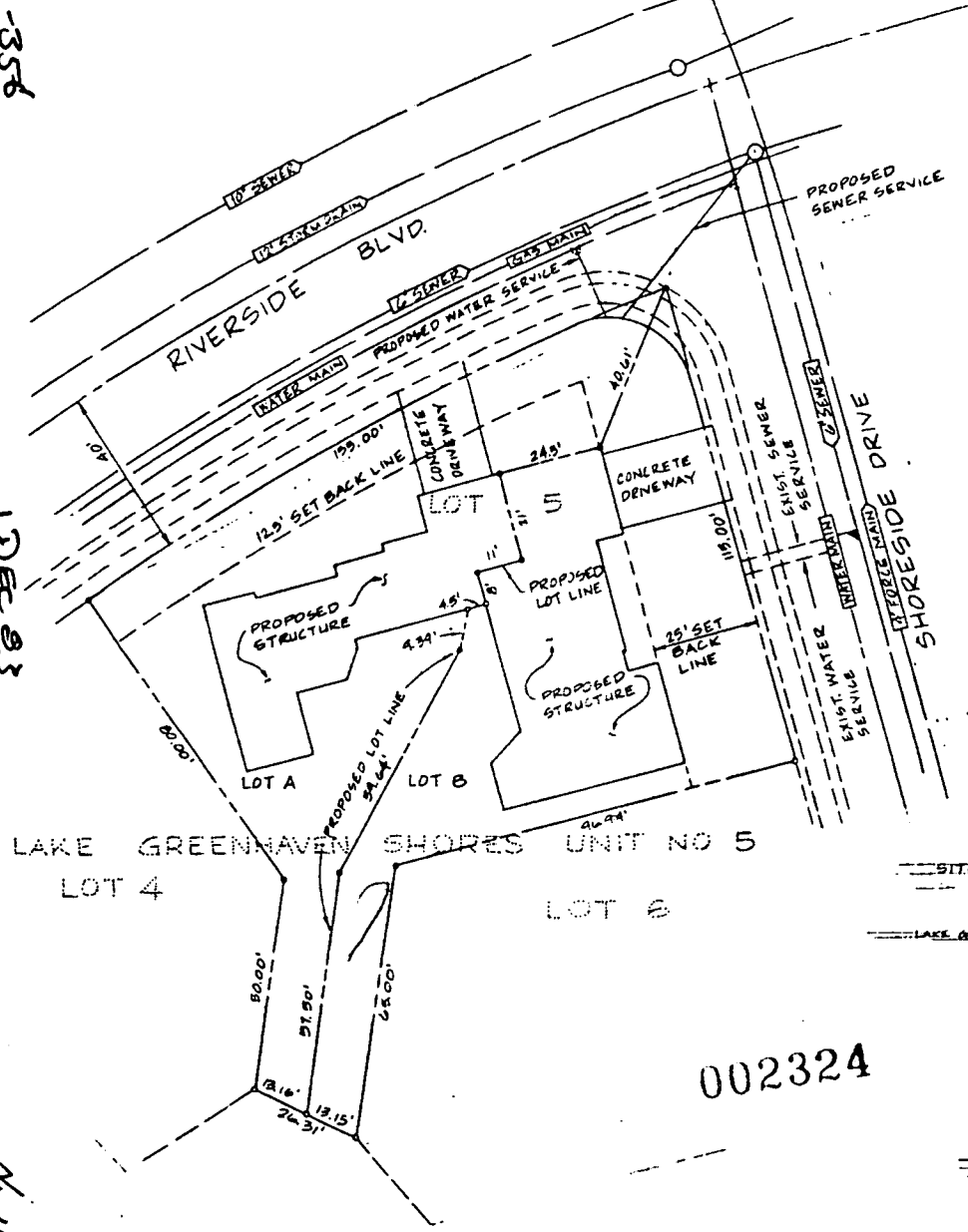
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TENTATIVE PARCEL MAP

FOR LOT 5 LAKE GREENHAVEN SHORES UNIT NO. 5



ASSESSOR'S PARCEL NO.
30-660-05
PRESENT OWNER
DOUGLAS C./SHIRLEY FONG
1255 50TH AVE
SACRAMENTO, CA.

ENGINEER
RANDOLPH K. YACKZAN
246 EL CAJON AVE
DAVIS, CA

PRESENT USE & ZONING
VACANT, R-1

PROPOSE USE & ZONING
HALF-PLEX, R-1A

ACREAGE
0.34 ACRES

SIZE OF LOTS
LOT A - 7,525 Sq.Ft., LOT B - 7,258 Sq.Ft.

NUMBER OF LOTS
2

SCHOOL DISTRICT
SACRAMENTO UNIFIED

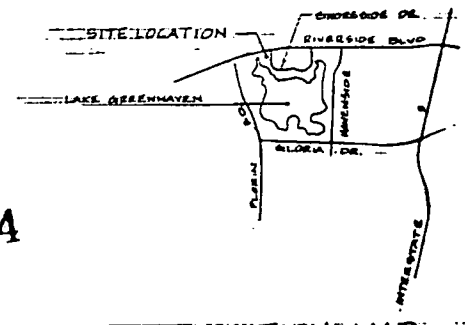
SOURCE OF WATER
CITY OF SACRAMENTO

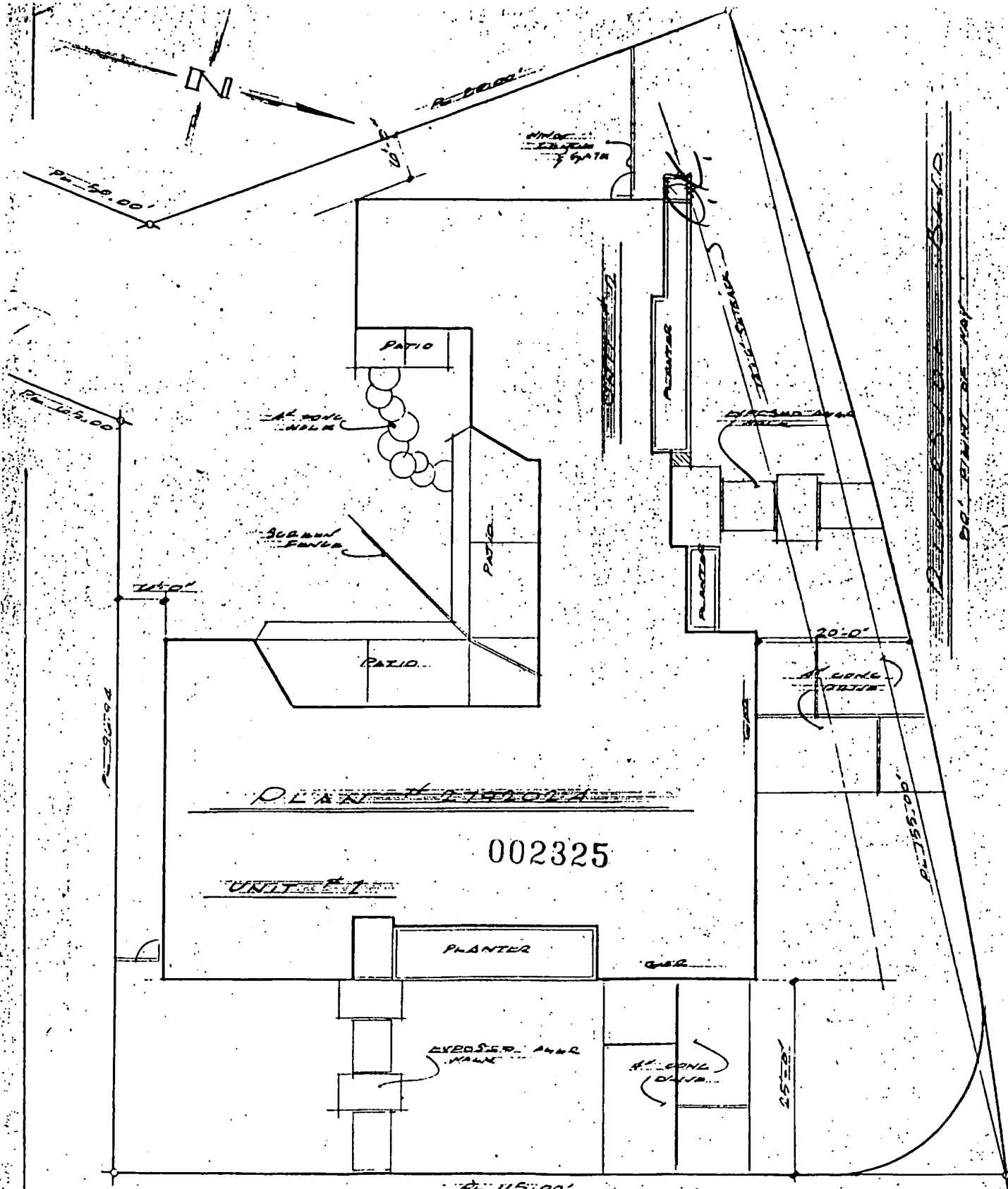
SANITATION FACILITIES
CITY OF SACRAMENTO

DRAINAGE FACILITIES
CITY OF SACRAMENTO

LAKE GREENHAVEN SHORES UNIT NO 5
LOT 4 LOT 6

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~~PLAN # 15001A~~

002325

~~UNIT # 1~~

PLANTER

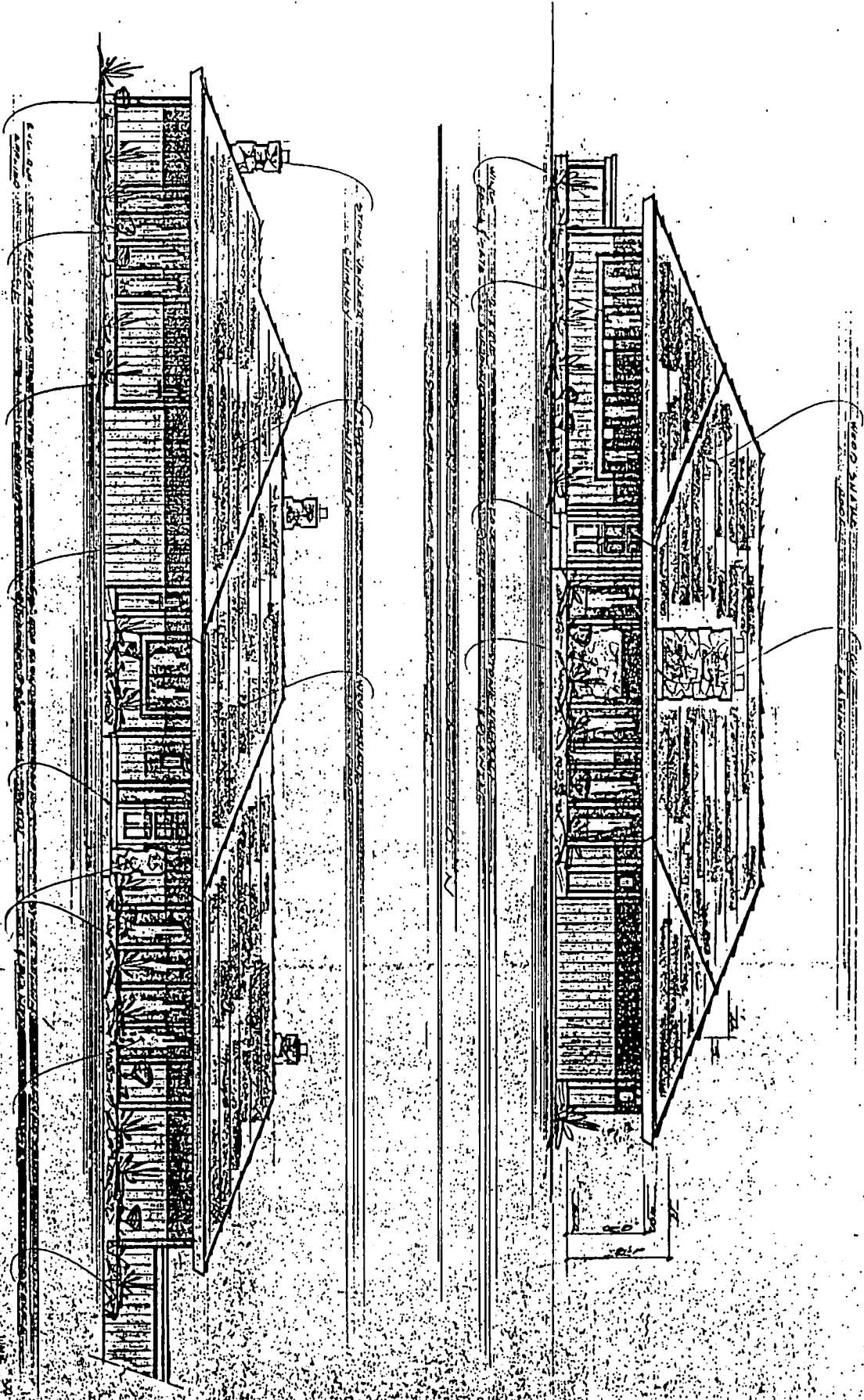
EYELED WALK

CONC. DRIVE

~~SHORESIDE DRIVE~~
44' RIGHT OF WAY

~~SITE PLAN~~

~~NO. 5000~~
~~LOT # 5~~
~~AREA 50' WIDE~~
~~UNIT # 5~~
~~CITY OF SAPO~~
~~SCALE~~

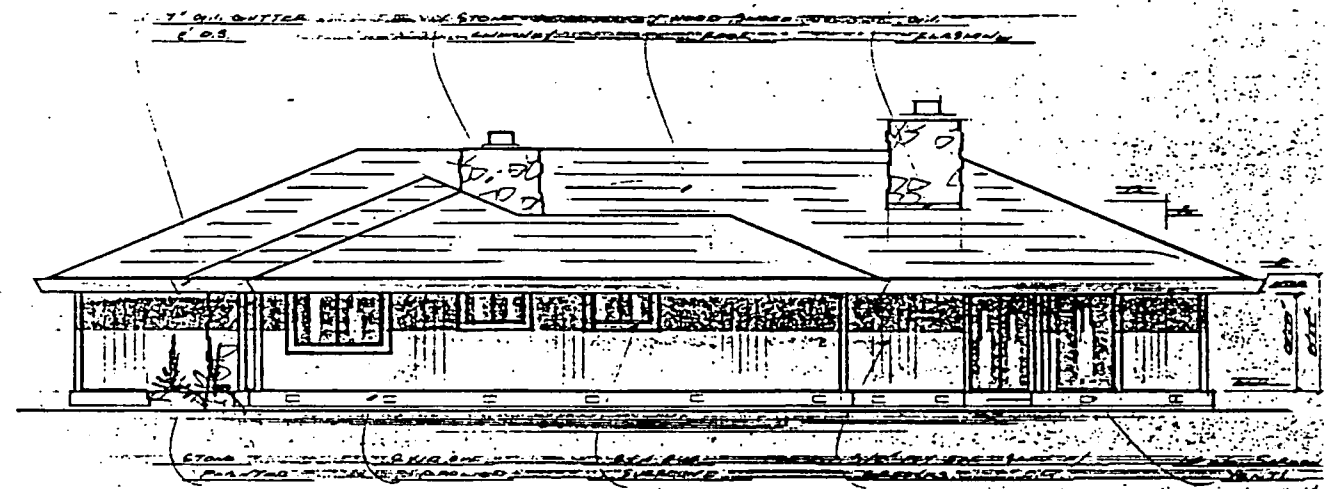
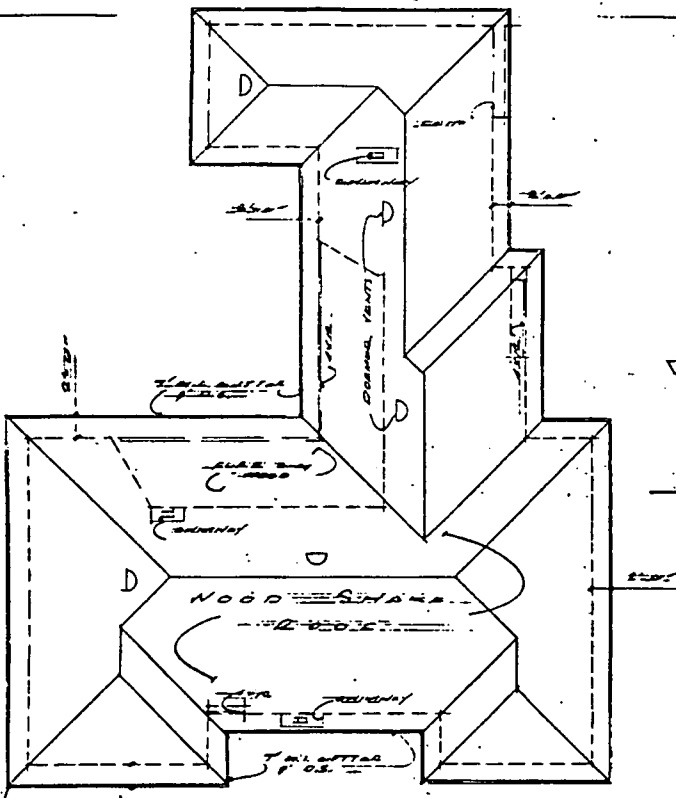


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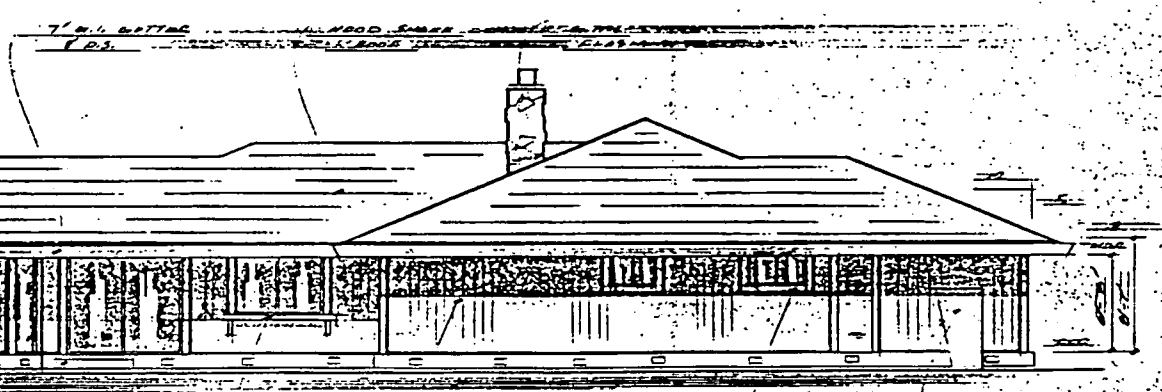
B.D. Builders Design Service
 1000 S. 10th St.
 Suite 100
 Phoenix, AZ 85026
 Phone: 602-254-1111
 Fax: 602-254-1112
 Website: www.buildersdesign.com

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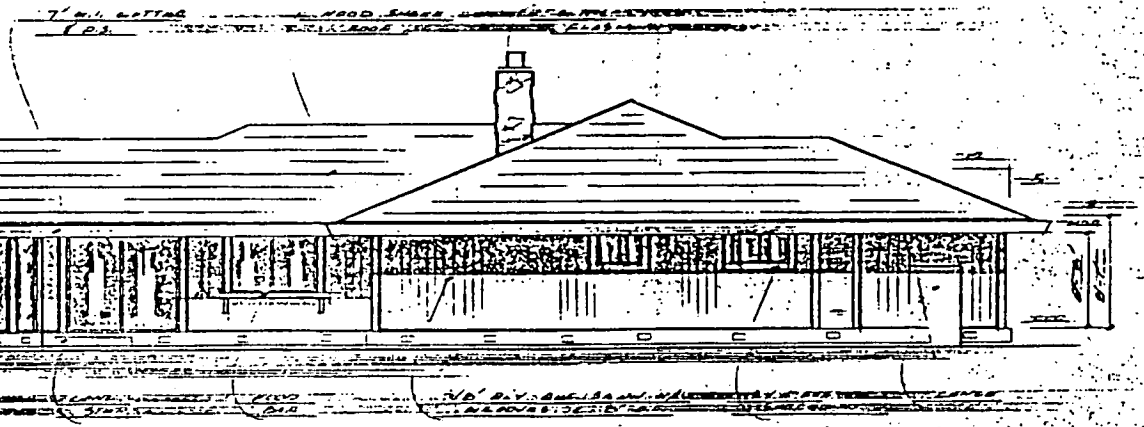
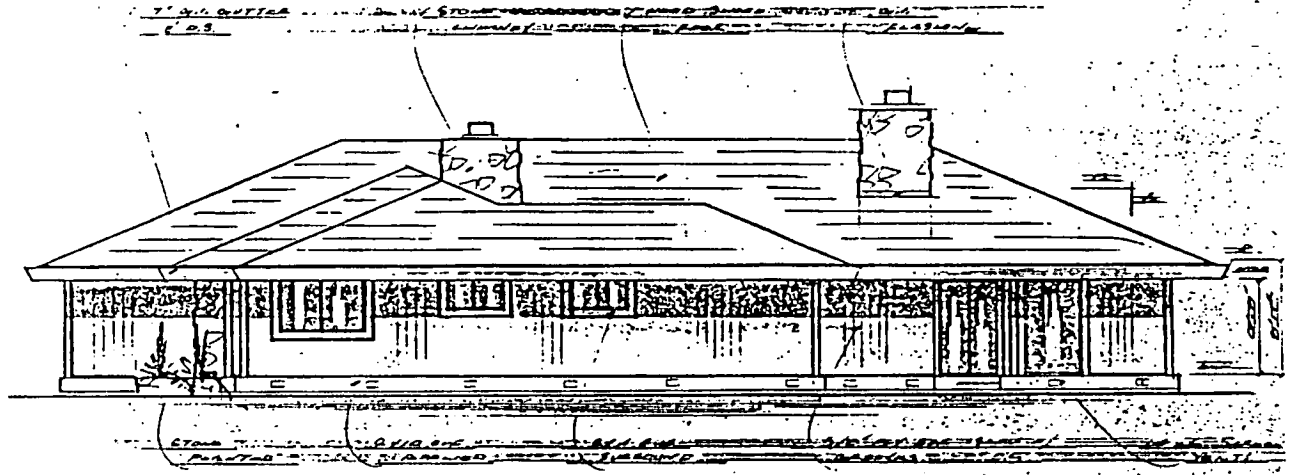
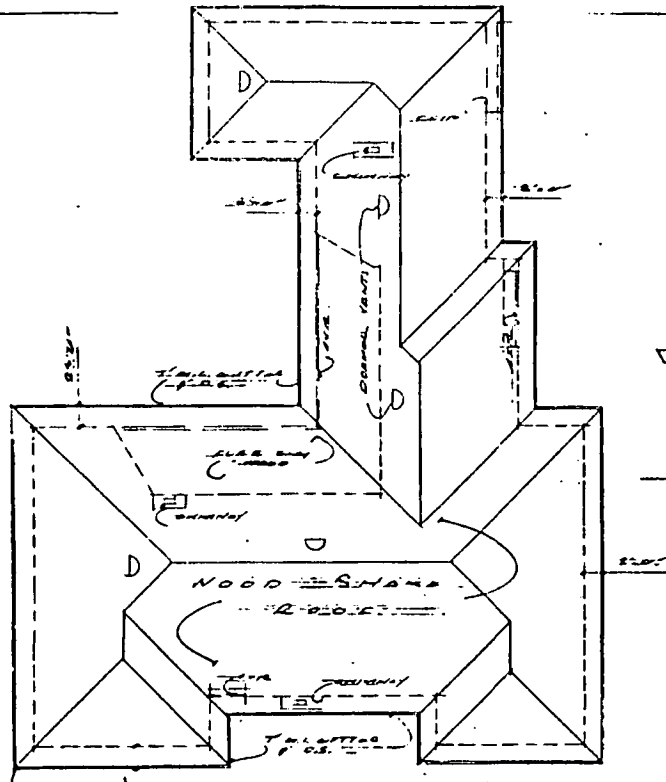

Builders Design Service
 1000 S. LINDEN ST. SUITE 100
 TAMPA, FLORIDA 33603
 TEL: (813) 973-1100 FAX: (813) 973-1101
 WWW: WWW.BUILDERSDESIGN.COM

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No. 11



B.D.S. Builders Design Service

1000 S. ...

...

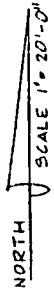
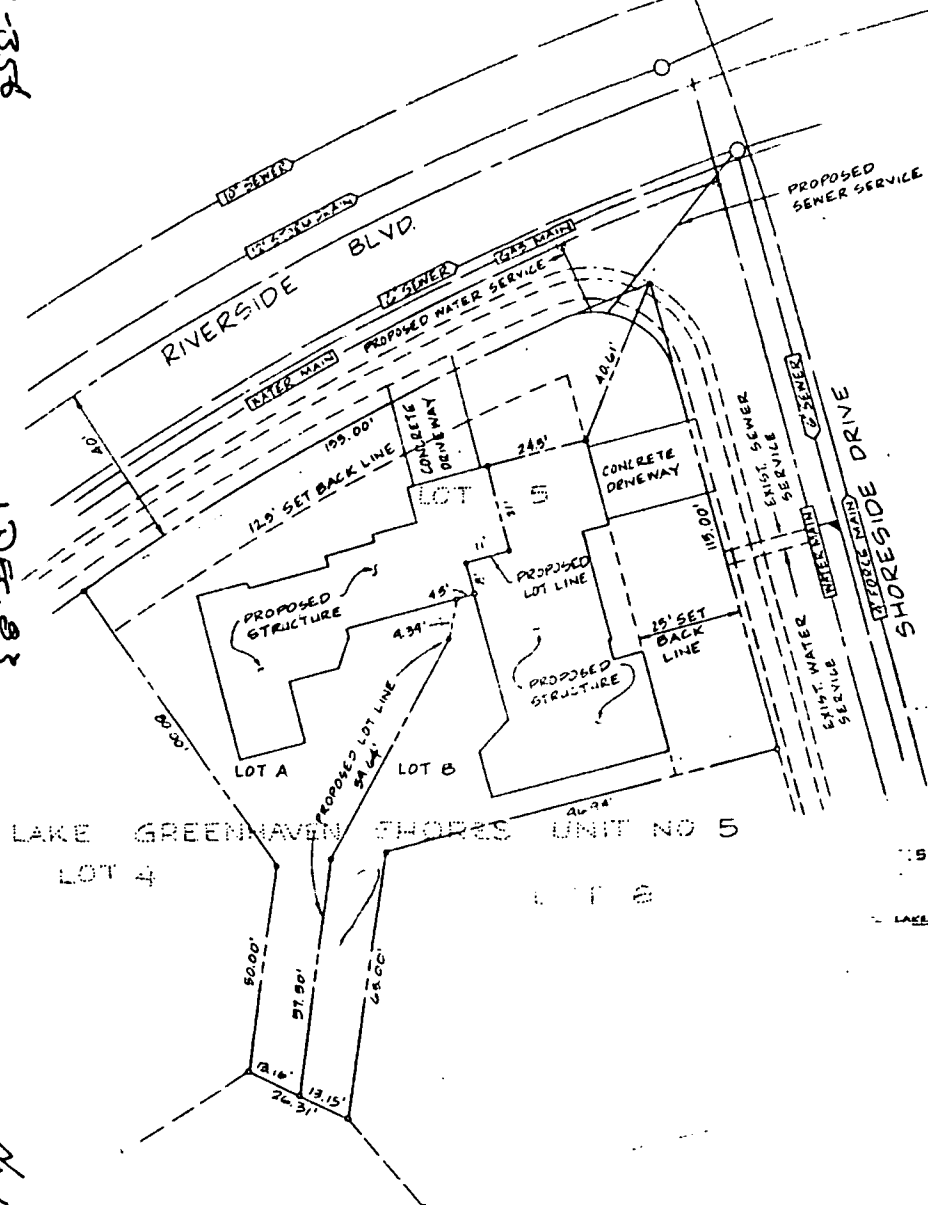
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No. 11

TENTATIVE PARCEL MAP

FOR LOT 5 LAKE GREENHAVEN SHORES UNIT NO. 5



ASSESSOR'S PARCEL NO.

30-660-05

PRESENT OWNER

DOUGLAS C./SHIRLEY FONG
1255 50TH AVE
SACRAMENTO, CA.

ENGINEER

RANDOLPH K. YACKZAN
246 EL CAJON AVE
DAVIS, CA

PRESENT USE & ZONING

VACANT, R-1

PROPOSE USE & ZONING

HALF-PLEX, R-1A

ACREAGE

0.34 ACRES

SIZE OF LOTS

LOT A - 7,595 Sq.Ft., LOT B - 7,258 Sq.Ft.

NUMBER OF LOTS

2

SCHOOL DISTRICT

SACRAMENTO UNIFIED

SOURCE OF WATER

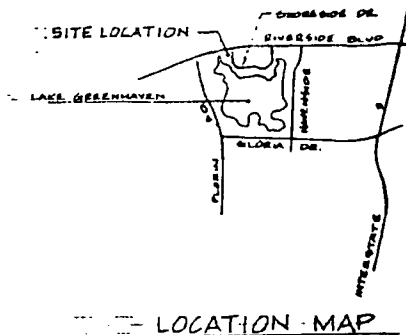
CITY OF SACRAMENTO

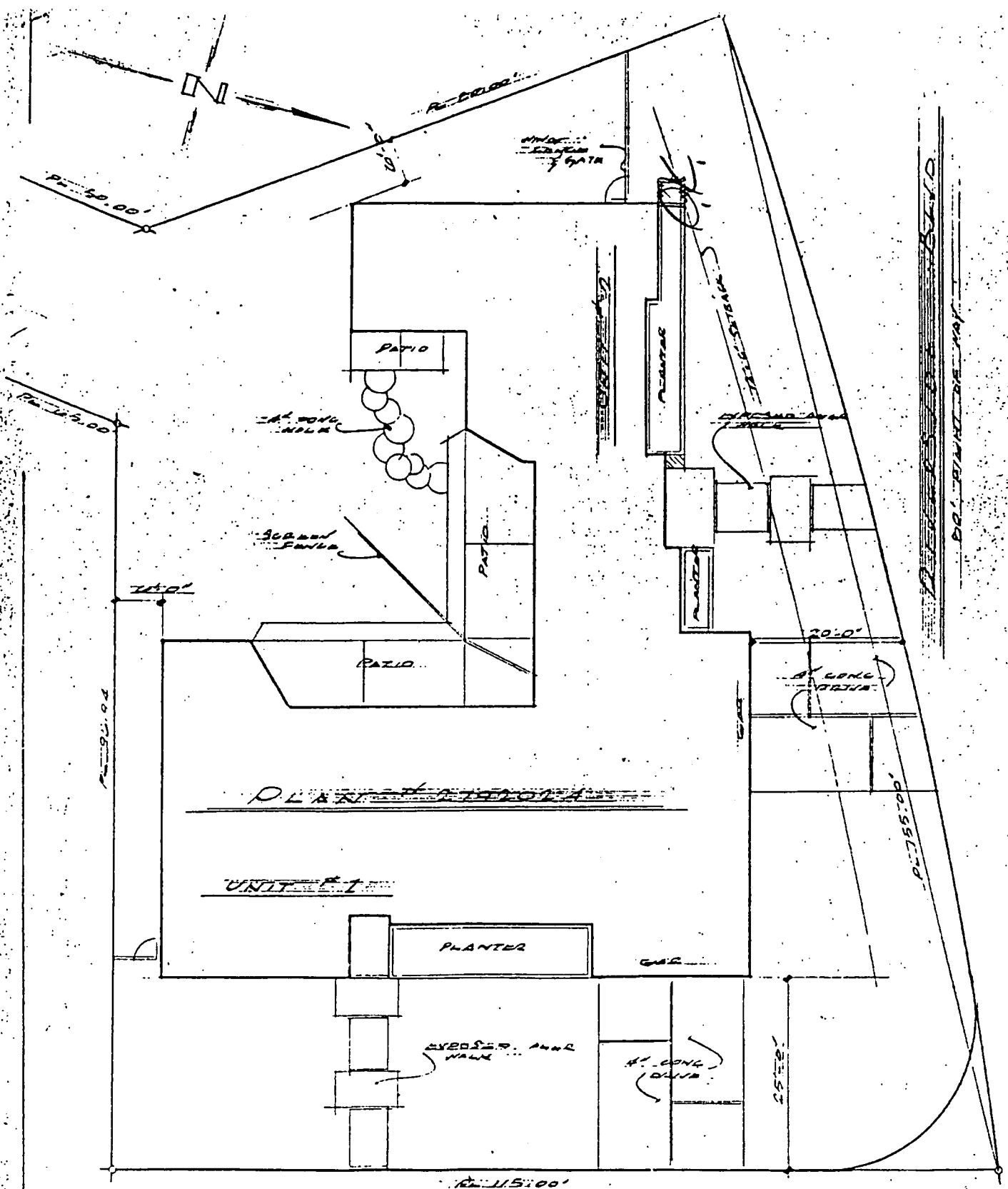
SANITATION FACILITIES

CITY OF SACRAMENTO

DRAINAGE FACILITIES

CITY OF SACRAMENTO





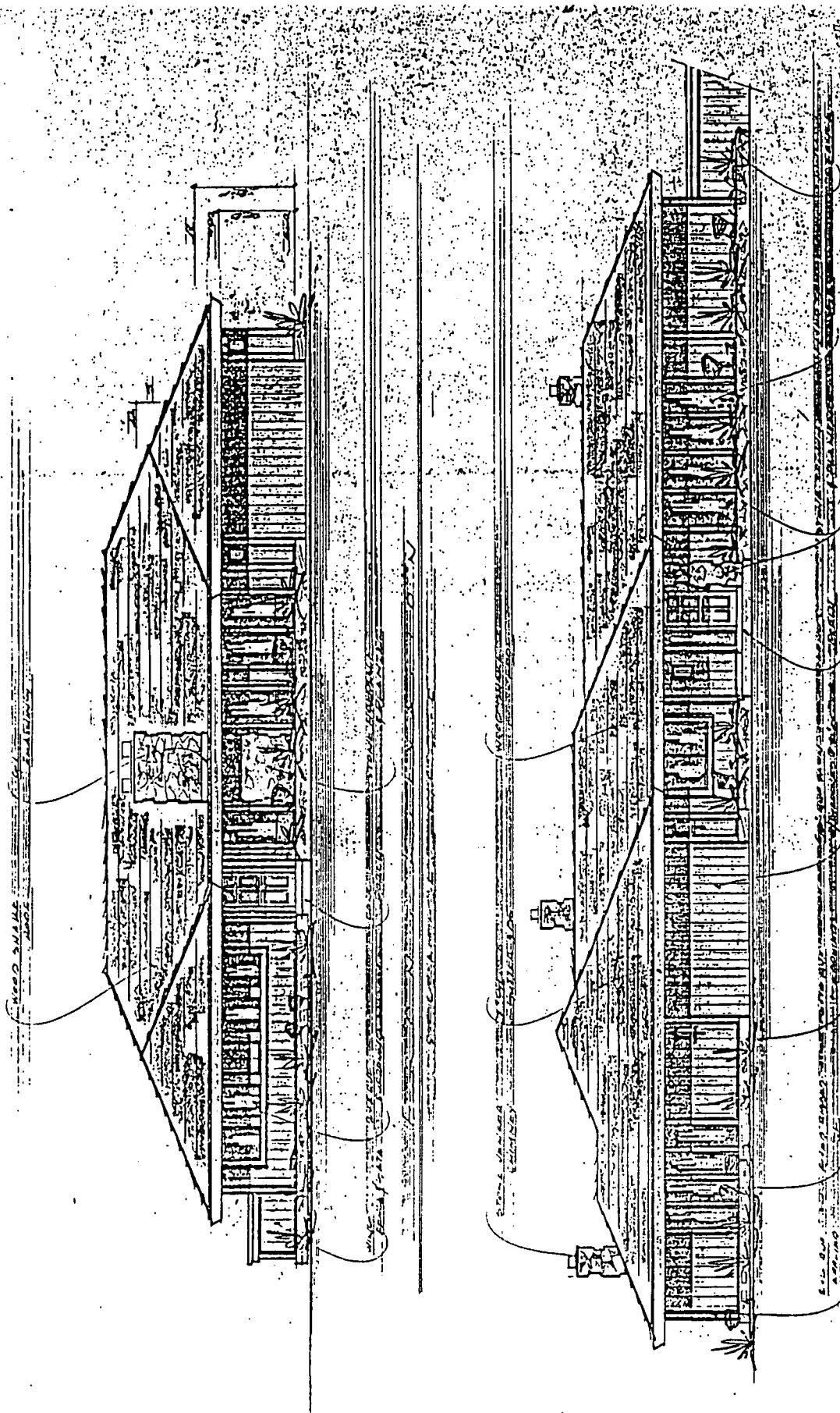
PLAN OF UNIT #1

UNIT #1

SHORESIDE DRIVE
44' RIGHT OF WAY

SITE PLAN

DESCRIPTION
LOT # 5
UNIT # 1
UNIT # 2
UNIT # 3
UNIT # 4
UNIT # 5
UNIT # 6
UNIT # 7
UNIT # 8
UNIT # 9
UNIT # 10
UNIT # 11
UNIT # 12
UNIT # 13
UNIT # 14
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UNIT # 49
UNIT # 50



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