

CITY PLANNING COMMISSION

927 - 10th Street SACRAMENTO, CALIFORNIA 95814

APPLICANT	Speath Engineering, 5710 Garfield Avenue, 'B', Sacramento, CA 95841		
OWNER	Trudy Winger/Deepal Wannakuwatte, 59 Lakeshore Drive, Sacramento, CA 95831		
PLANS BY	Speath Engineering, 5710 Garfield Avenue, 'B', Sacramento, CA 95841		
FILING DATE	2-4-82	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	3-1-82	EIR	ASSESSOR'S PCL. NO. 030-660-08

- APPLICATION:
1. Environmental Determination
 2. Rezone from R-1 (Single Family) to R-1A (Townhouse)
 3. Tentative Map to divide a .33+ acre vacant corner lot into two halfplex lots
 4. Special Permit to construct two halfplex units

LOCATION: Southwest portion Shoreside Drive and Riverside Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop two halfplex dwellings on a corner lot in the R-1A zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1977 North Pocket Plan Designation: Residential (4-6 du/ac)
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-1
East: Residential; R-1 & R-2A
West: Residential; R-1

Parking Required: 2 spaces
Parking Provided: 2 spaces
Parking Ratio: 1:dwelling unit
Property Dimensions: Irregular
Property Area: .33 acre (approximate)
Density of Development: 6 du/ac
Square Footage of Building: 3,016
Topography: Flat
Street Improvements/Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: At the February 24, 1982 meeting, by a vote of six ayes, two absent, the Subdivision Review Committee recommended approval of the tentative map and subdivision modification to waive water and sewer services. 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. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Lot A. These services must be paid for and installed at the time of obtaining building permits.

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002830

MEETING DATE MARCH 11, 1982
April 8, 1982

CPC ITEM NO. 19/8
Item No. 4

2. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
3. 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.
4. Provide an easement for sewer and water across Lot B to Lot A.

Informational Item: Building Code requirements must be complied with.

STAFF EVALUATION: Staff has the following observations and comments:

1. The applicant is requesting the necessary entitlements to develop an existing, single family corner lot into two halfplex units. The proposed halfplexes do not represent a more intense land use than currently permitted in the R-1 zone. The halfplexes allow an alternate housing type in that individual units may be sold separately.
2. The Planning and Community Services Departments have determined that .0224 acres of land are required for parkland dedication purposes and that fees will be charged in lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Such appraisal shall be submitted and dated no more than 90 days prior to filing the final map with the City Council. Fees shall be paid prior to final map recordation.
3. Traffic Engineering Division reviewed the proposed plan and noted that the site indicates a second, circular driveway to Riverside Boulevard. The driveway would encroach into the corner radius and would present a hazard. As driveways are prohibited within the radius of the corner at an intersection and within 20 feet of another driveway, this circular driveway extension should be eliminated.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from R-1 to R-1A;
3. Approval of the Special Permit subject to conditions and based on Findings of Fact to follow; and
4. Approval of the Tentative Map subject to conditions.

Condition - Special Permit

The second, circular driveway extension to Riverside Boulevard shall be deleted from the plan and be replaced with landscaping.

Findings of Fact - Special Permit

- a. The project as conditioned is based on sound principles of land use in that the proposed halfplex units are compatible in character with the surrounding residential uses which consist of single family residences.
- b. The special permit as conditioned will not be injurious to surrounding property in that 1) it provides development on a vacant site previously passed over by development; 2) the proposal will not alter the characteristics of the area.
- c. The project is consistent with the 1974 General Plan which designates the site residential and which encourages a variety of housing types.

Conditions - Tentative Map

- 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 filing the final map.
- b. The applicant shall provide each unit separate sewer and water services.
- c. The applicant shall provide a private sewer easement across Lot B to Lot A.

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SUBJECT SITE FOR CONTINUATION SEE MAP 53

72

73



P-82-000-2835

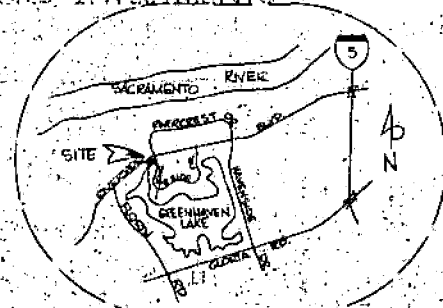
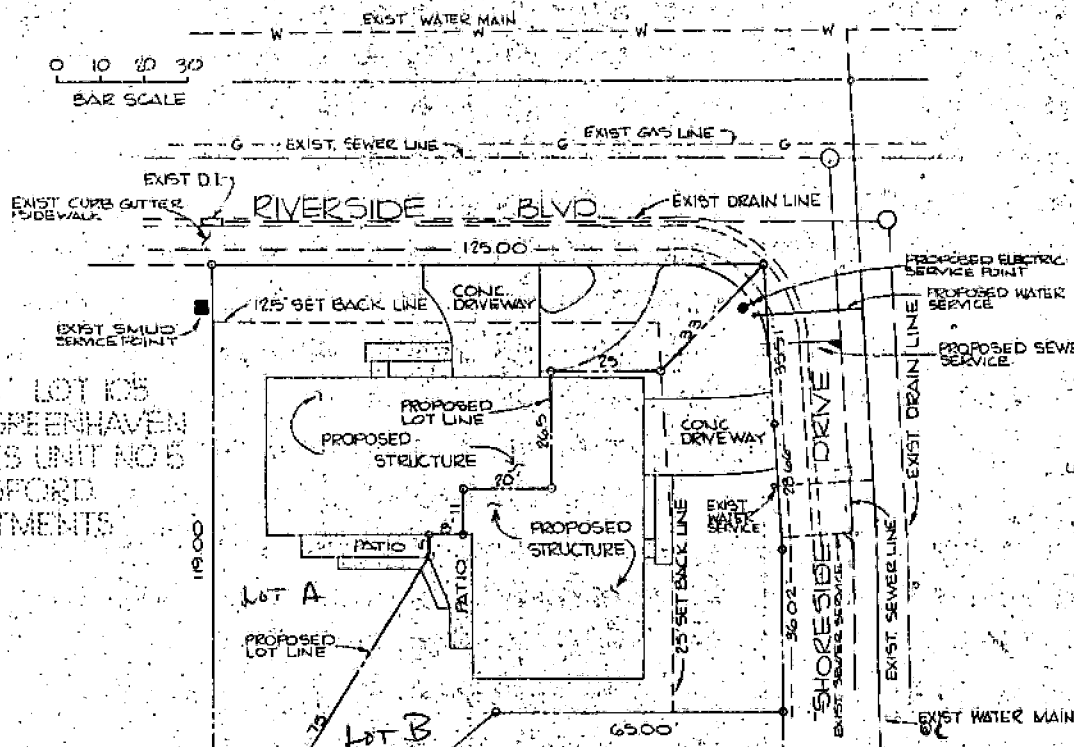
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No. 98
 No. 4

TENTATIVE PARCEL MAP

FOR LOT 106 LAKE GREENHAVEN SHORES UNIT NO 5

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VICINITY MAP
NO SCALE

ASSESSOR'S PARCEL NO.
30-660-08

PRESENT OWNER
TRUDY WININGER & DEERAL WANNAKUWATTE
59 LAKE SHORE CIRCLE
SACRAMENTO, CA. 95831

ENGINEER
SPEATH ENGINEERING, RICHARD KOZUMOWICZ RCE 28217
5710 GARFIELD AVE. SUITE 'B'
SACRAMENTO, CA. 95841 TELE (916) 334-8306

PRESENT USE & ZONING
VACANT, R-1

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

ACERAGE
0.34 ± ACRES NET

SIZE OF LOTS
APPROX. 7400 SF EACH

NUMBER OF LOTS
2

SCHOOL DISTRICT
SACRAMENTO CITY

SOURCE OF WATER
CITY OF SACRAMENTO

SANITATION FACILITIES
CITY OF SACRAMENTO

DRAINAGE FACILITIES
CITY OF SACRAMENTO



Richard Kozumowicz
RICHARD KOZUMOWICZ RCE 28217 JAN 1982

002836

MARCH 11, 1982

No. 8-24

EXHIBIT 'A'

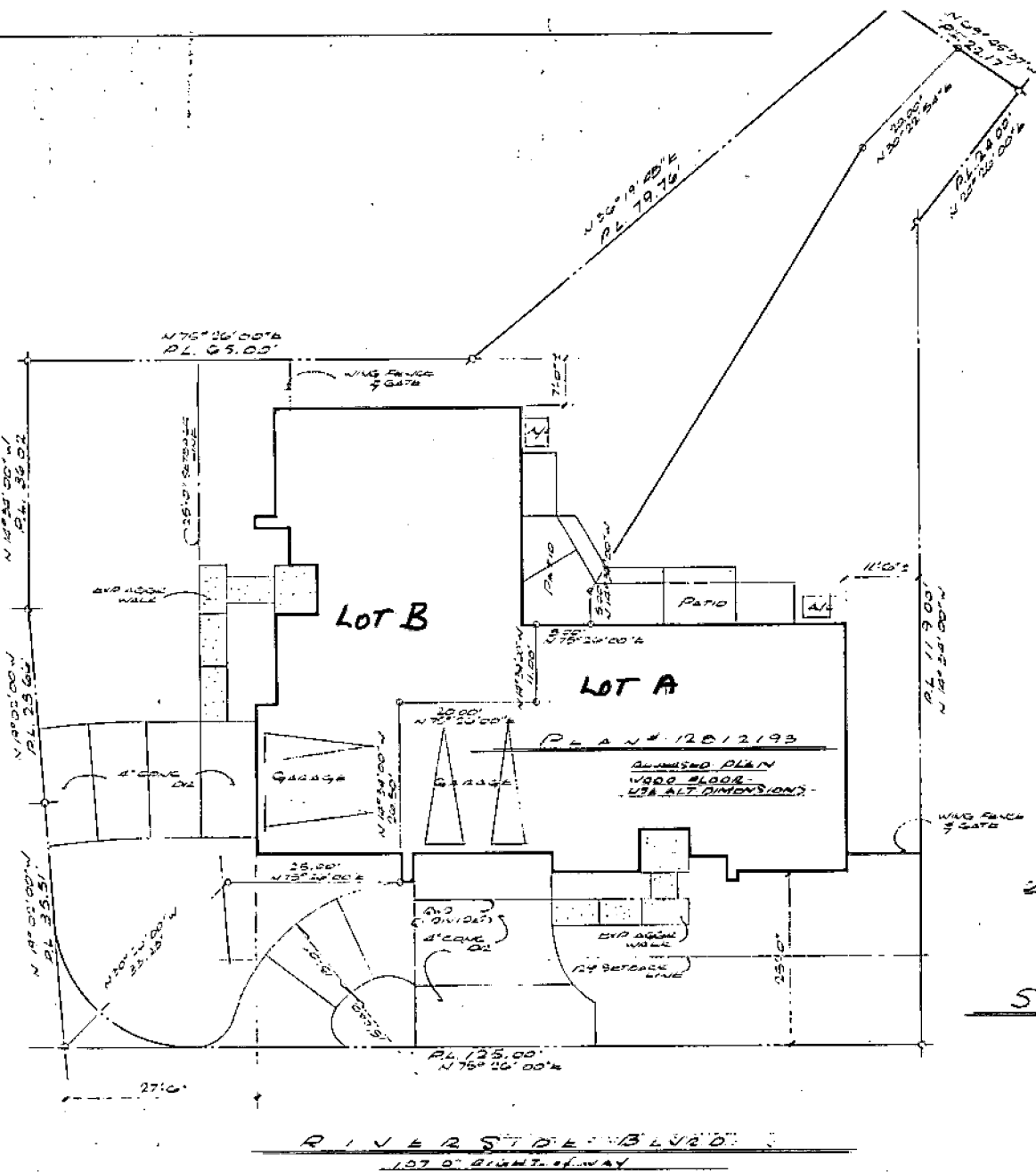
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MARCH #, 1968

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No. 8

SHORESIDE
1/2" = 10' (RIGHT-OF-WAY)



DESCRIPTION:
 LOT 106
 LAMB GREENHAVEN, SHOWS
 UNIT NO 5
 CITY OF SACRAMENTO, CALIF

SITE PLAN:
 SCALE 1/8" = 10'

002837

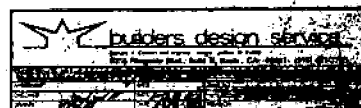
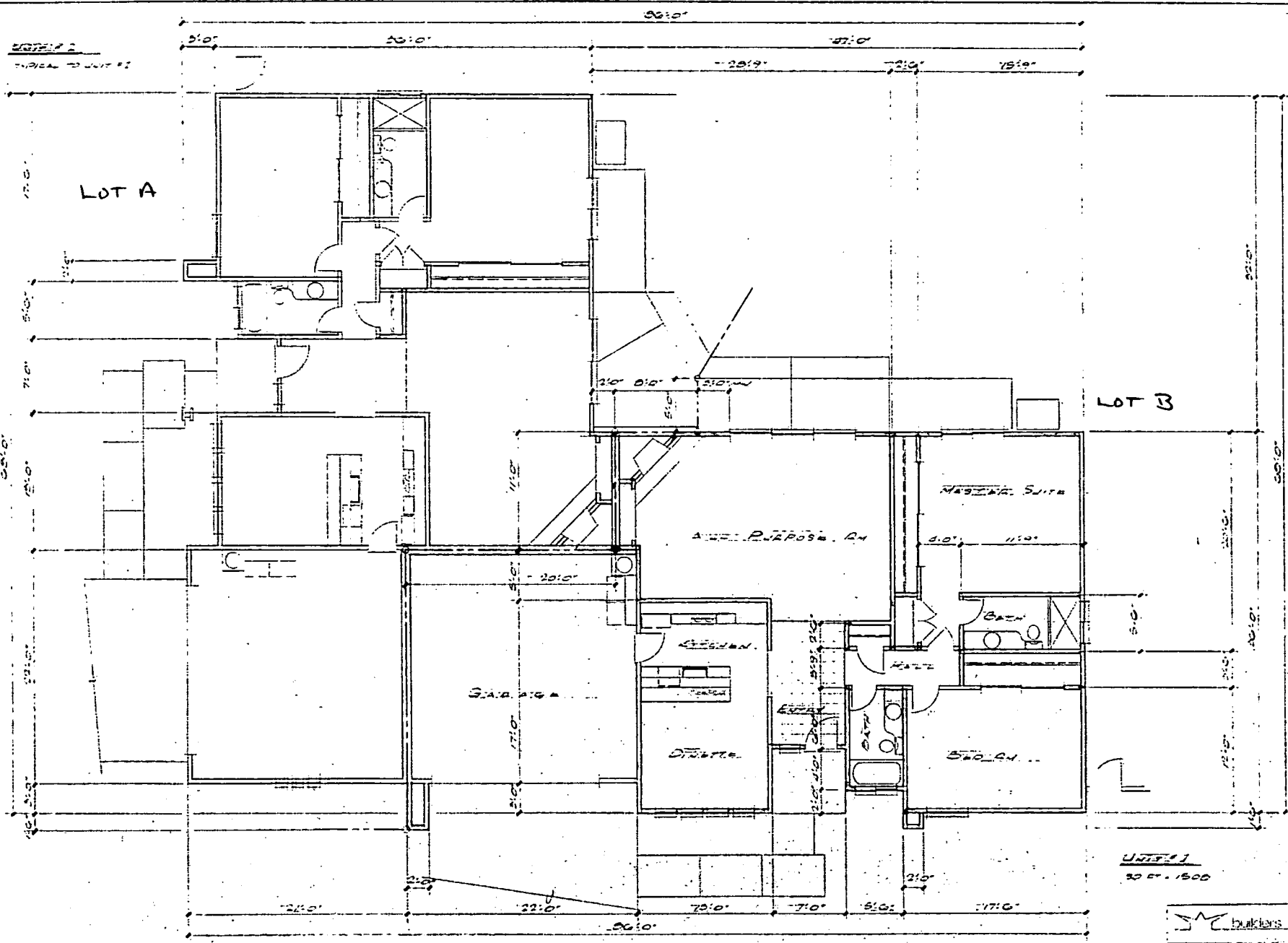


EXHIBIT
 8
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8 to 15 J

8 - 1 - 1
2007
2002

N 8 - 8
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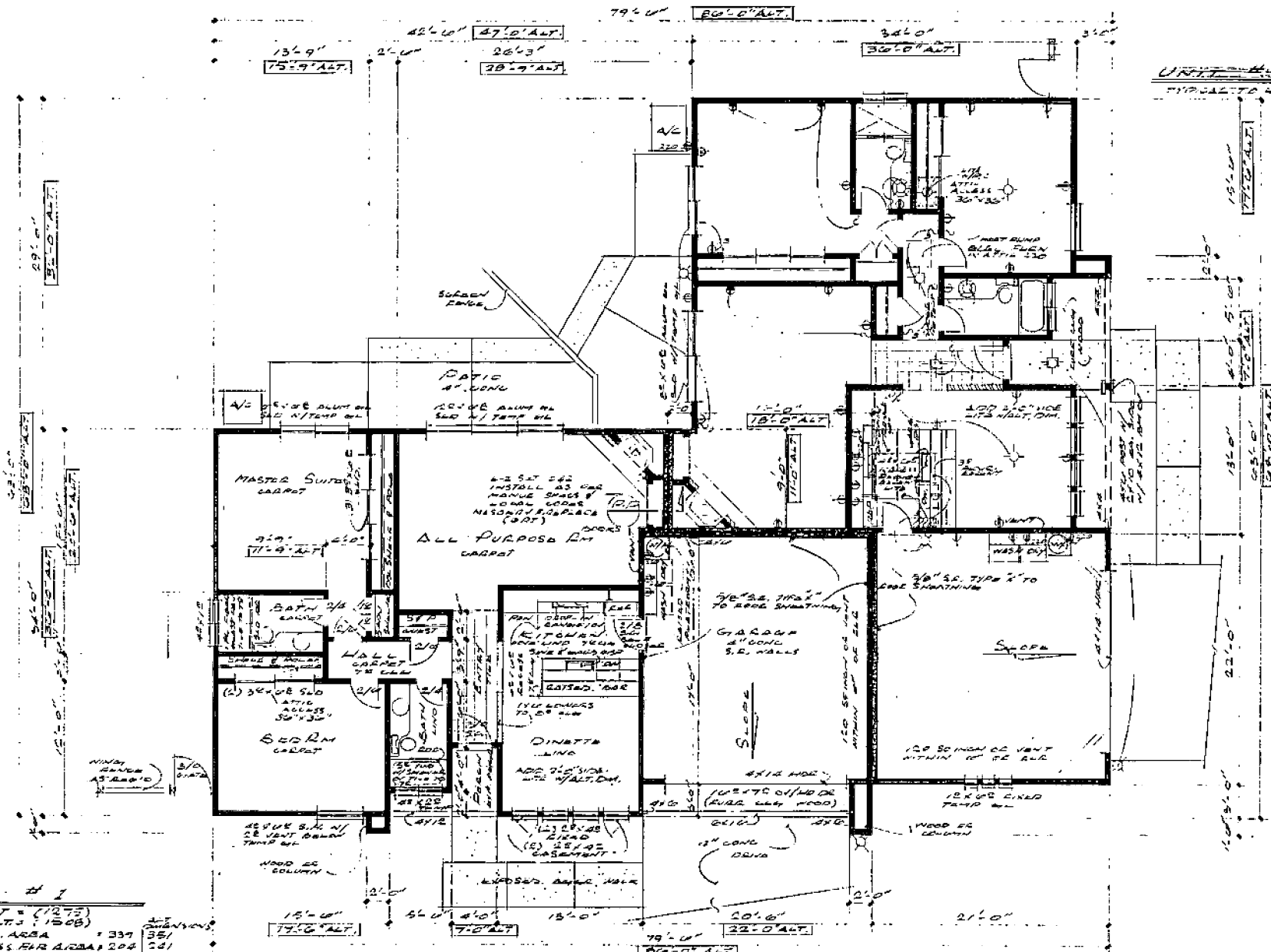


8 to 15 J

EXHIBIT 'C'

002838

2012



UNIT #1
 FLOOR PLAN

UNIT # 1
 59 SF ± (1275)
 ALTS: 1508

TOTAL G.L. AREA	1339	35/
NET GROSS F.L.R. AREA	204	20/
INCL. G.L. 1350 ± ± ±	NONE	NONE
TINTED G.L. 1350 ± ± ±	NONE	NONE

FLOOR PLAN

SCALE: 1/4" = 1'-0"
 TOTAL 59 SF ± (2550) SLAB FOUNDATION
 ALTERNATE DIMENSIONS: (3'0" G) WOOD FLOOR

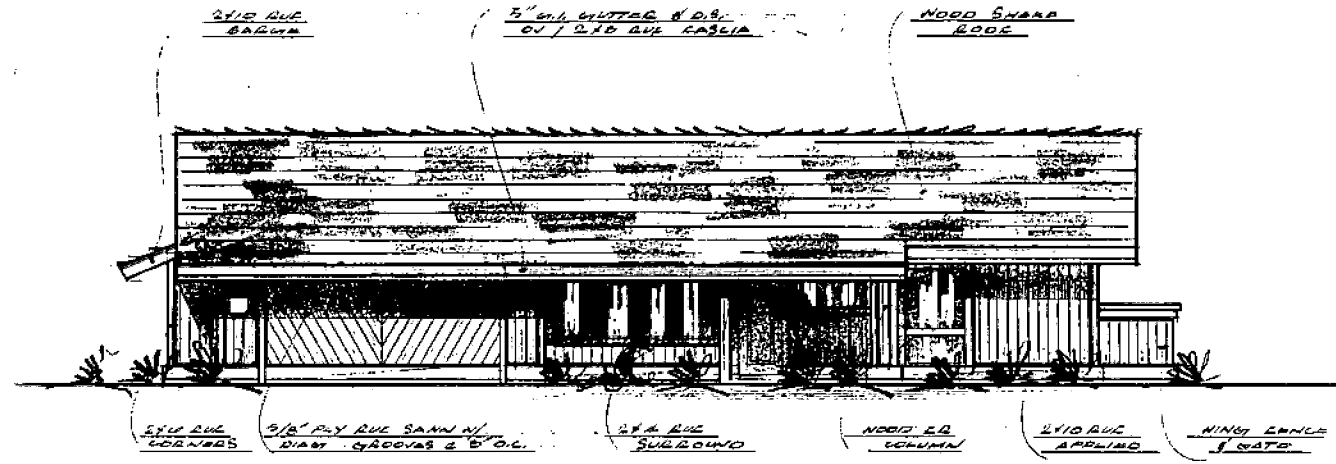
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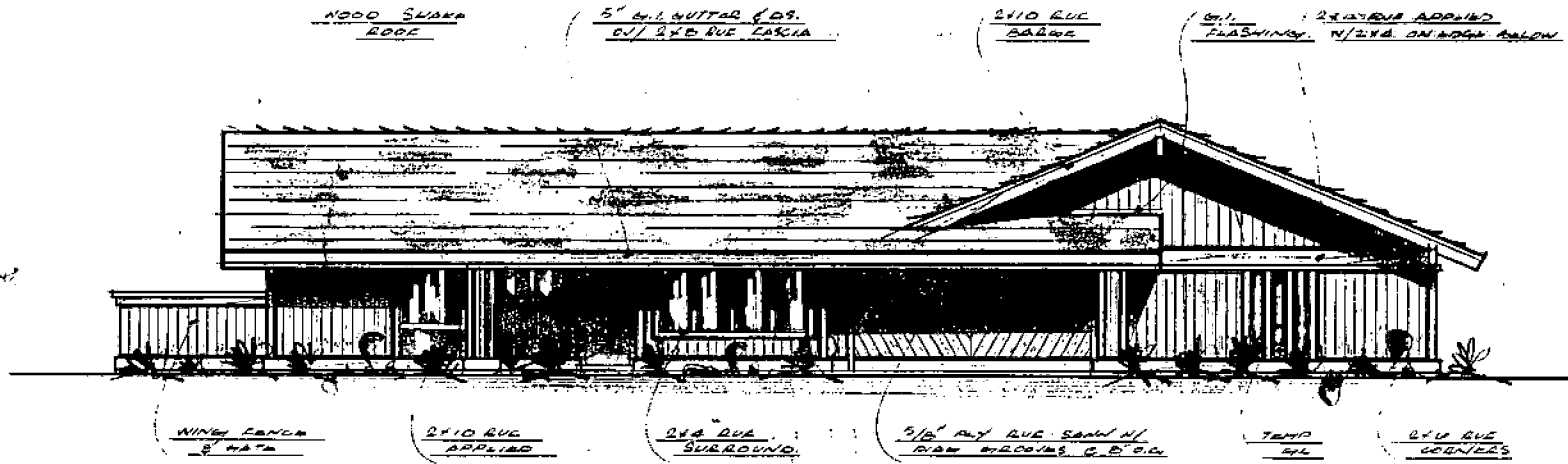


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F R O N T E L E V A T I O N

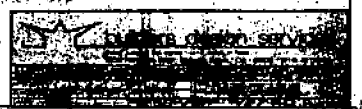
SCALE: 1/4" = 1'-0"

EXHIBIT 'D'

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NOTE: ELEVATIONS EMPBED



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