

# CITY PLANNING COMMISSION

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

APPLICANT	L & P Land Development - 6355 Riverside Boulevard, Sacramento, CA 95831		
OWNER	Herb Nuse c/o L & P Land Development - 6355 Riverside Blvd., Sacto. 95831		
PLANS BY	Lewis & Assoc. - 6733 Fair Oaks Boulevard, Carmichael, CA 95603		
FILING DATE	6-10-83	50 DAY CPC ACTION DATE	REPORT BY: PB:sg
NEGATIVE DEC	7-1-83	EIR	ASSESSOR'S PCL. NO. 030-650-29,52;030-660-04,05;
030-415-02			

- APPLICATION:
1. Environmental Determination
  2. Rezone five existing corner lots from Single Family R-1 to Townhouse R-1A
  3. Tentative Map to divide two existing corner lots for halfplex development (Lots 55 & 943)
  4. Special Permit for halfplex development (Lots 55 & 943)

LOCATION: Various lots in Lake Greenhaven Shores Units 5 & 6 (generally Riverside Boulevard and Shoreside Drive)

PROPOSAL: The applicant is requesting the necessary entitlements to develop 10 halfplex units on five existing corner lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1970 Pocket Community Plan Designation:	Residential 4-6 du/ac. & 22-29 du/ac.
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Four vacant lots and one duplex (Lot 943)

Surrounding Land Use and Zoning:

North:	Vacant & residential; R-1
South:	Vacant & residential; R-1
East:	Vacant & residential; R-1
West:	Vacant & residential; R-1

Parking Required:	One per dwelling unit
Parking Provided:	One per dwelling unit
Ratio Required:	One per dwelling unit
Ratio Provided:	One per dwelling unit
Property Dimensions:	Various
Property Area:	Various; total = 1.7± ac.
Density of Development:	.34 du/ac. average
Square Footage of Lot(s):	Varies
Square Footage of Building(s):	Varies
Height of Structure(s):	One & two story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Wood siding & stucco

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APPLC. NO. P83-191

MEETING DATE July 14, 1983

CPC ITEM NO. 14

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 29, 1983, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the following conditions. 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. 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;
2. Provide separate sewer and water service to each lot and hookup to existing services for lots 943 A & B;
3. Provide separate sewer and water services to lots 55(a) and (b).

STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject sites are located in an area designated and partially developed with single family and two family residences, generally located at Riverside Boulevard and Shoreside Drive. The present R-1 zoning of the properties would not allow development of halfplex units. The requested R-1A zoning would not increase the density of development, but the proposed halfplex units would enable individual ownership of each side. In this respect staff has no objection to the proposed project.
2. Four of the five existing corner lots are vacant. The site at the northwest corner of Rivercrest Drive and Riverside Boulevard is an existing duplex (Lot 943). The applicant requests rezoning of all five corner lots and requests a special permit and tentative map only for Lot 55 and Lot 943. To develop the remaining three lots will require a special permit and tentative map.
3. Shake roofing and varied exterior materials are shown on the elevations. In order to assure compatibility with the neighborhood, these exterior elements should be used on the structures.
4. The Planning and Community Services Departments have determined that .0448 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 zone;
3. Approval of the Tentative Map subject to conditions;
4. Approval of the Special Permit based on findings of fact.

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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:

- 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. Provide separate sewer and water service to each lot and hookup to existing services for lots 943 A & B;
- c. Provide separate sewer and water services to lots 55(a) and (b).

Condition - Special Permit

Shake roofing and varied exterior materials shall be used as shown on the submitted elevations.

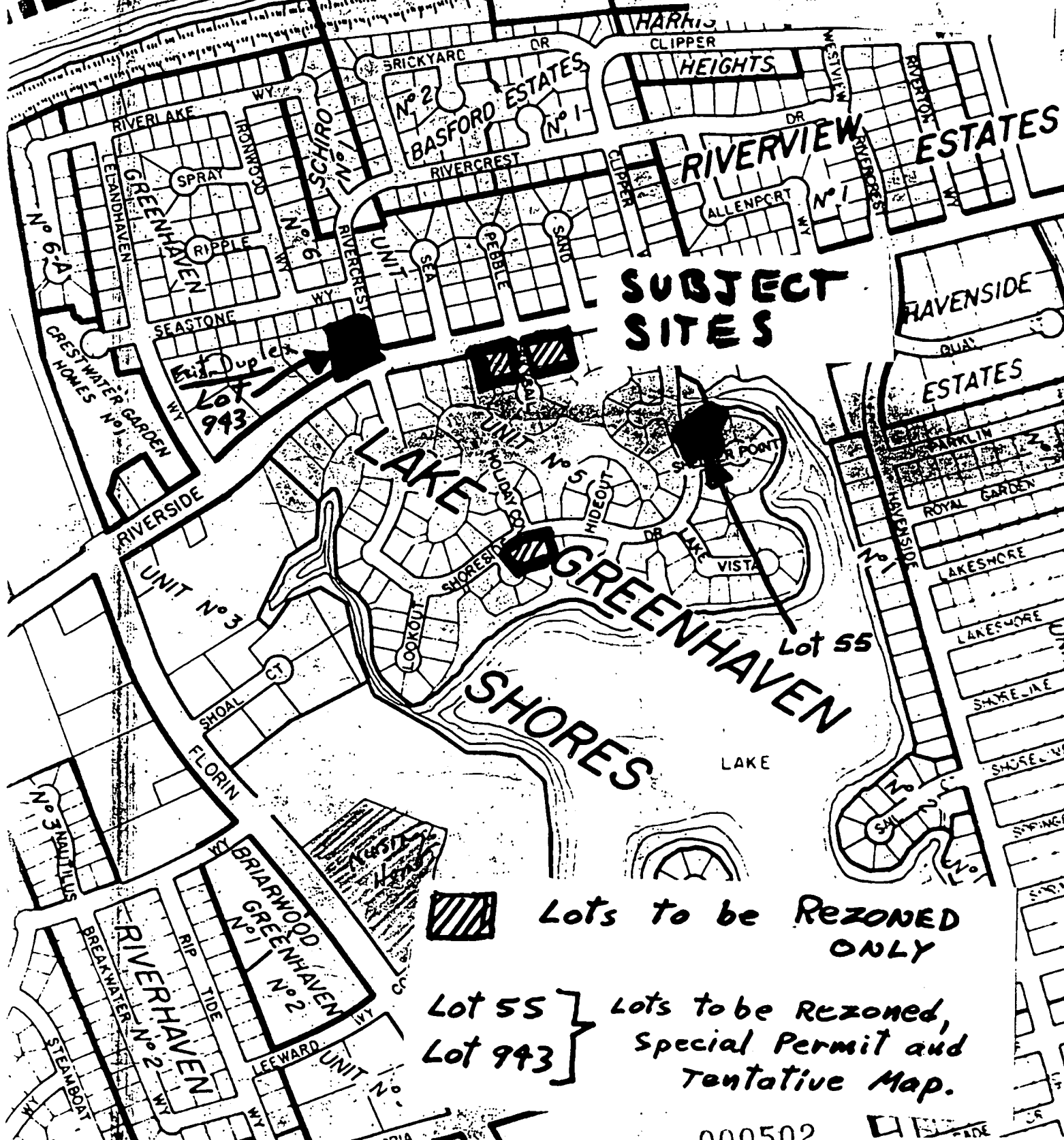
Findings of Fact - Special Permit

- a. The proposed halfplex development is based on sound principles of land use in that one structure exists and there are similar halfplex and duplex units in the neighborhood, and the design is compatible with other units in the area;
- b. The proposed project will not be detrimental to public health, safety or welfare and will not result in the creation of a nuisance as conditioned in that the use is compatible with existing residential uses;
- c. The proposed development is compatible with the 1974 General Plan and the 1976 South Pocket Specific Plan which designate the properties for residential and low density multiple family, respectively.

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RIVER

LOCATION MAP



SUBJECT SITES



Lots to be REZONED ONLY

Lot 55 }  
 Lot 943 }

Lots to be Rezoned,  
 Special Permit and  
 Tentative Map.

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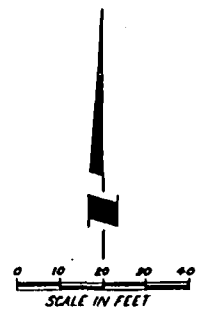
Proposed

LAKE GREENHAVEN

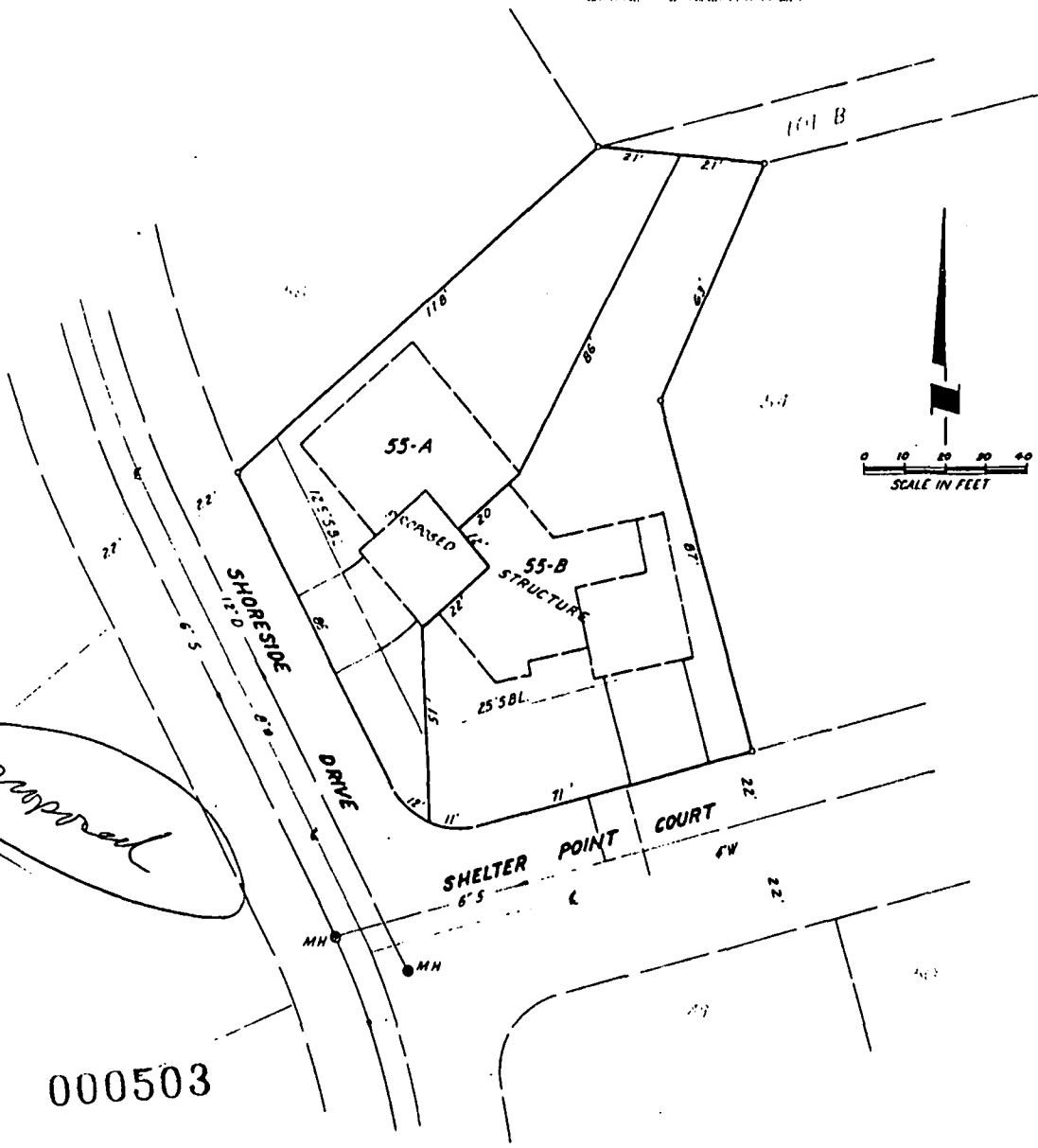
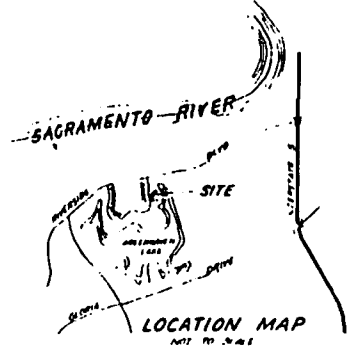
TENTATIVE MAP for  
 RESUBDIVISION of LOT 55 of  
**LAKE GREENHAVEN SHORES**  
 UNIT NO 5 (108 B.M. 5)  
 CITY OF SACRAMENTO, CALIFORNIA  
 MAY 1983 SCALE: 1" = 20'  
 MURRAY SMITH AND ASSOCIATES

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OWNER:	HERD HUSE C/O L & P LAND AND DEVELOPMENT INC. 6355 RIVERSIDE BLVD. SUITE A SACRAMENTO, CALIF. 95831 PHONE: 422-3756
SUBDIVIDER:	SAME AS ABOVE
ENGINEER:	MURRAY SMITH & ASSOCIATES ENGINEERING, INC. 3020 EXPLORER DRIVE SACRAMENTO, CA. 95827 PHONE: 361-0444
IMPROVEMENTS:	AS REQUIRED BY CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY, ATTACHED
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-1A
ASSESSOR'S PARCEL NO.:	030-660-90
SUNSHINE DISPOSAL NO.:	CITY OF SACRAMENTO
WATER SUPPLY:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
SCHOOL DISTRICT:	SACRAMENTO UNIFIED
FIRE PROTECTION:	SACRAMENTO FIRE DEPARTMENT
ACREAGE:	0.306 ACRES NET
NO. OF LOTS:	2
LOT SIZE:	AS SHOWN



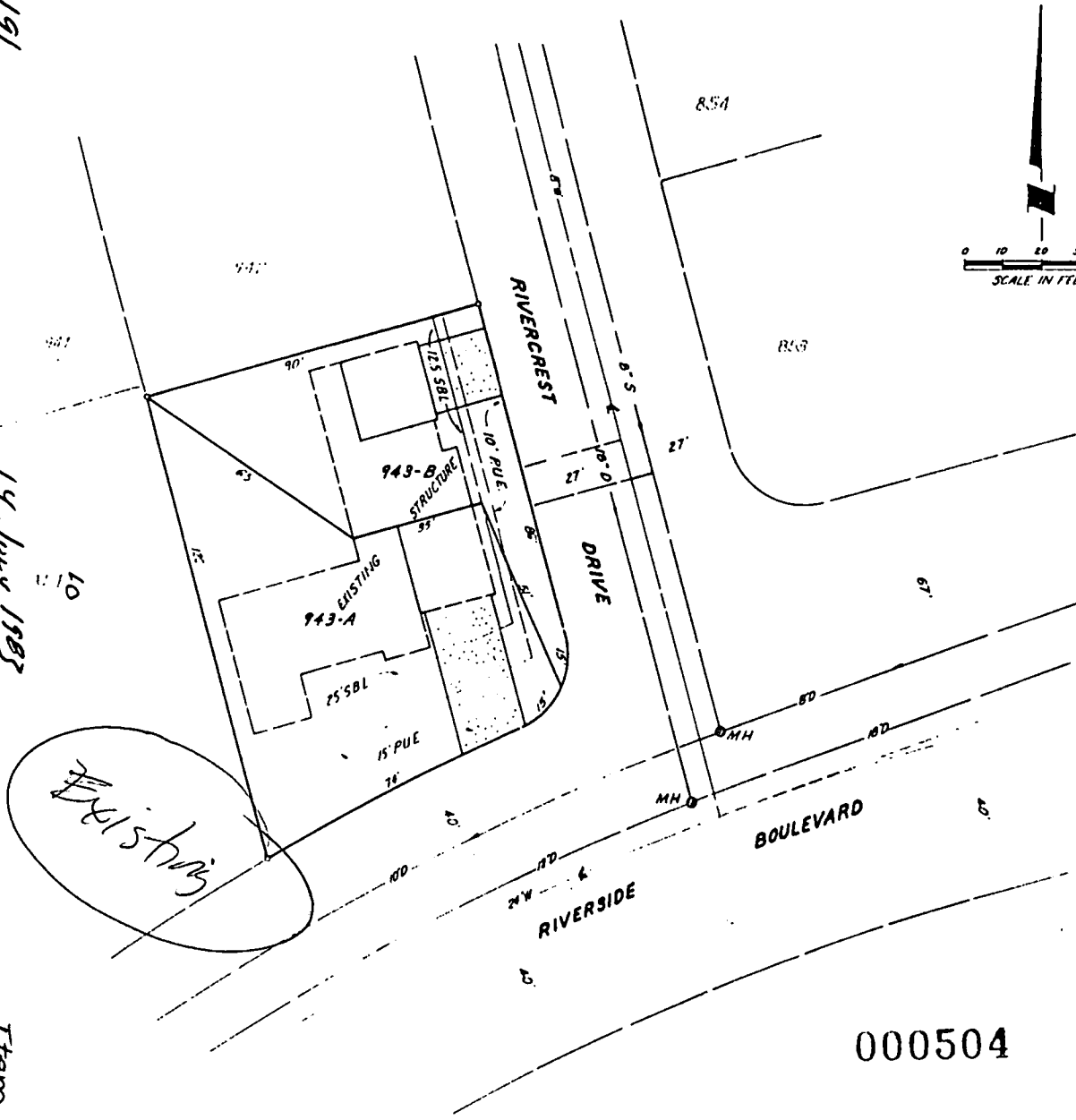
NOTE: EXISTING CURB GUTTER AND SIDEWALK ALONG SHELTER POINT COURT AND SHORESIDE DRIVE.



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Existing

TENTATIVE MAP for  
 RESUBDIVISION of LOT 943 of  
**GREENHAVEN UNIT NO. 6** (83BM23)  
 CITY OF SACRAMENTO, CALIFORNIA  
 MAY 1983 SCALE: 1"=20'  
 MURRAY SMITH AND ASSOCIATES

OWNER: L & P LAND AND DEVELOPMENT INC.  
 6355 RIVERSIDE BLVD, SUITE A  
 SACRAMENTO, CALIF. 95831  
 PHONE: 422-3756

SUBDIVIDER: SAME AS ABOVE

ENGINEER: MURRAY SMITH & ASSOCIATES  
 ENGINEERING, INC.  
 3020 EXPLORER DRIVE  
 SACRAMENTO, CA. 95827

IMPROVEMENTS: AS REQUIRED BY CITY OF SACRAMENTO  
 DEPARTMENT OF PUBLIC WORKS

EXISTING USE: DUPLEX

PROPOSED USE: SINGLE FAMILY, ATTACHED

EXISTING ZONING: R-1

PROPOSED ZONING: R-1A

ASSESSOR'S PARCEL NO.: 030-415-02

SEWAGE DISPOSAL: CITY OF SACRAMENTO

WATER SUPPLY: CITY OF SACRAMENTO

SCHOOL DISTRICT: SACRAMENTO UNIFIED

IRRIGATION: CITY OF SACRAMENTO

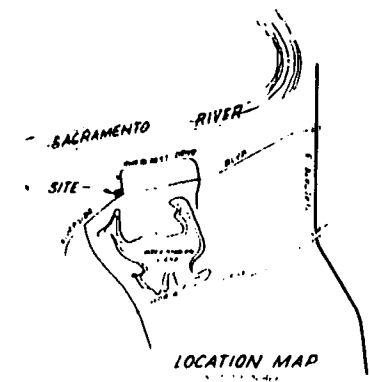
FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT

ACREAGE: 0.229 ACRES NET

NO. OF LOTS: 2

LOT SIZE: AS SHOWN

NOTE: EXISTING CURB GUTTER AND SIDEWALK ALONG RIVERCREST DRIVE AND RIVERSIDE BOULEVARD.



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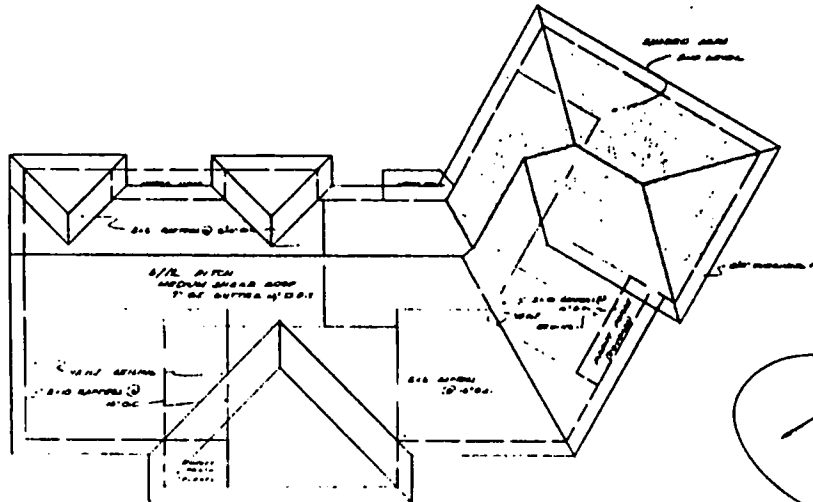
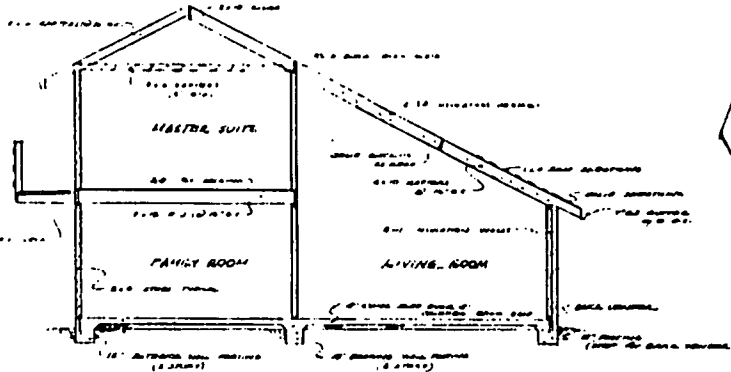
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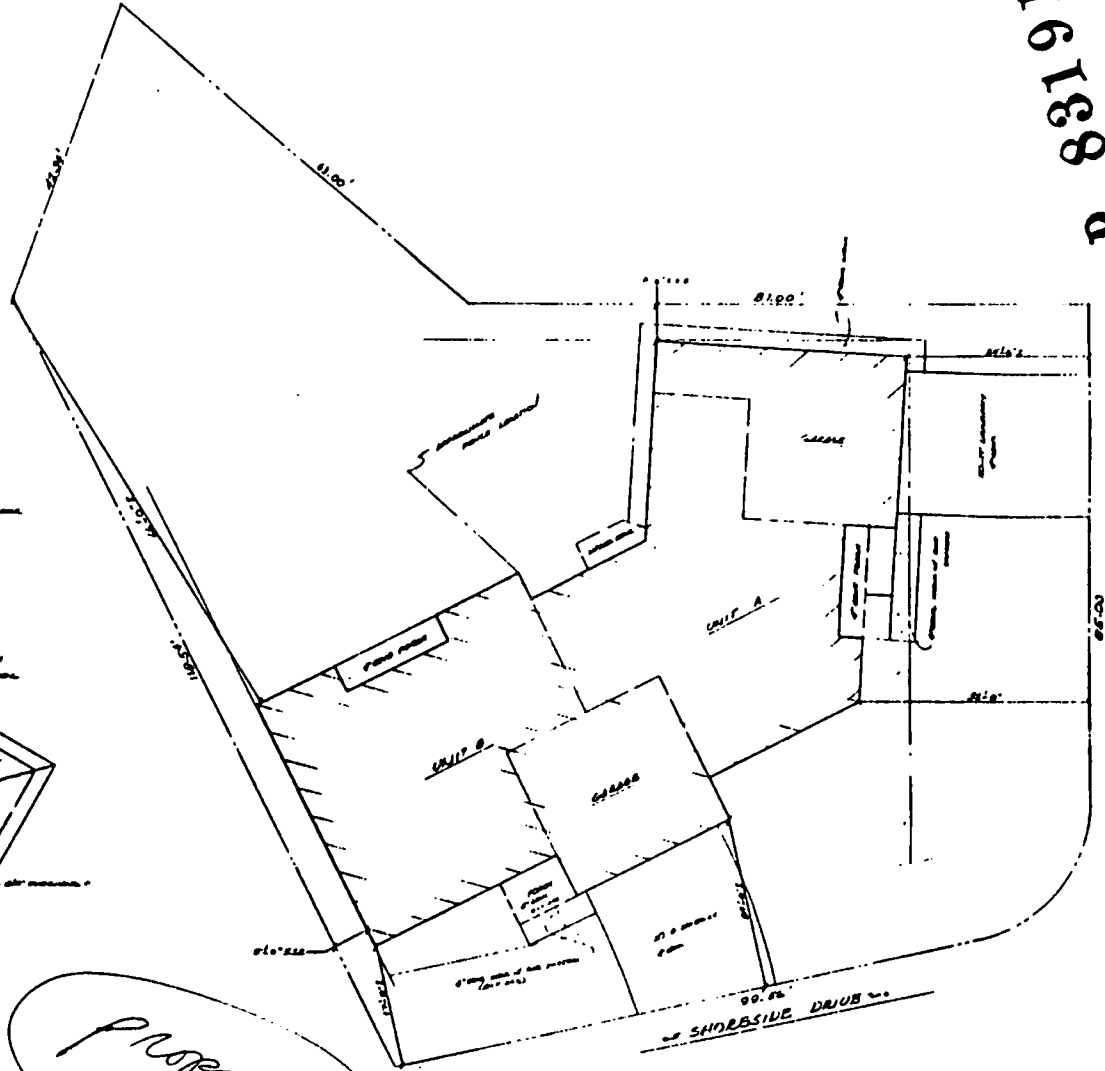
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Proposed



SIDE PLAN  
SCALE 1/4" = 1'

LOT 55  
1200 SHORELINE DRIVE  
SUIT 20  
CITY OF SACRAMENTO, CA

LOT 55

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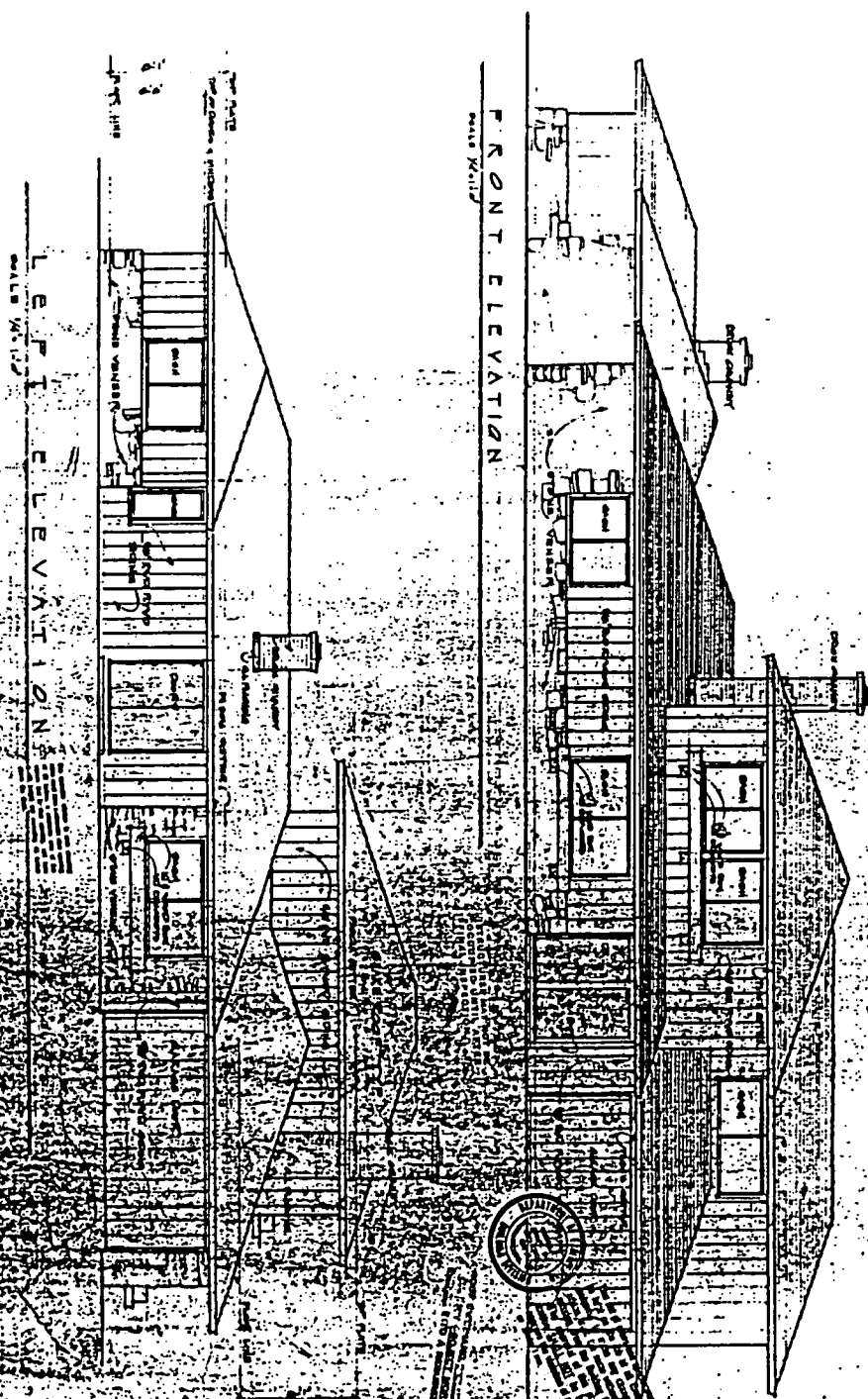
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LOT 943

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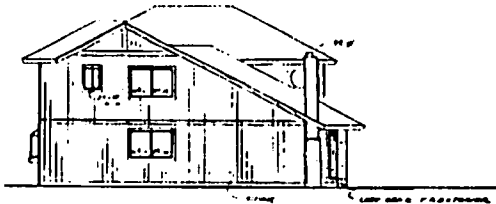
*Atkinson*



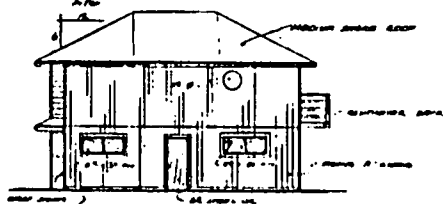
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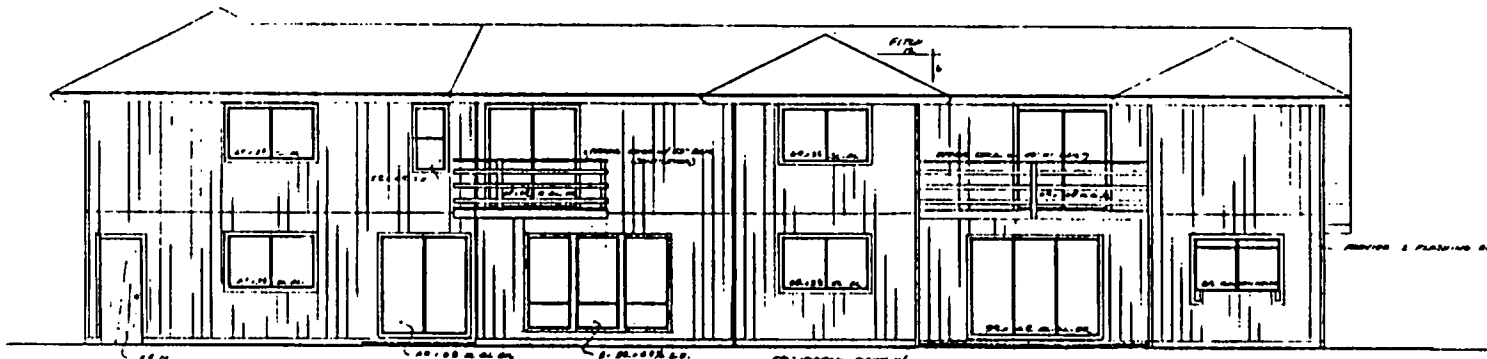
LEFT ELEVATION  
SCALE 1/8" = 1'



RIGHT ELEVATION  
SCALE 1/8" = 1'

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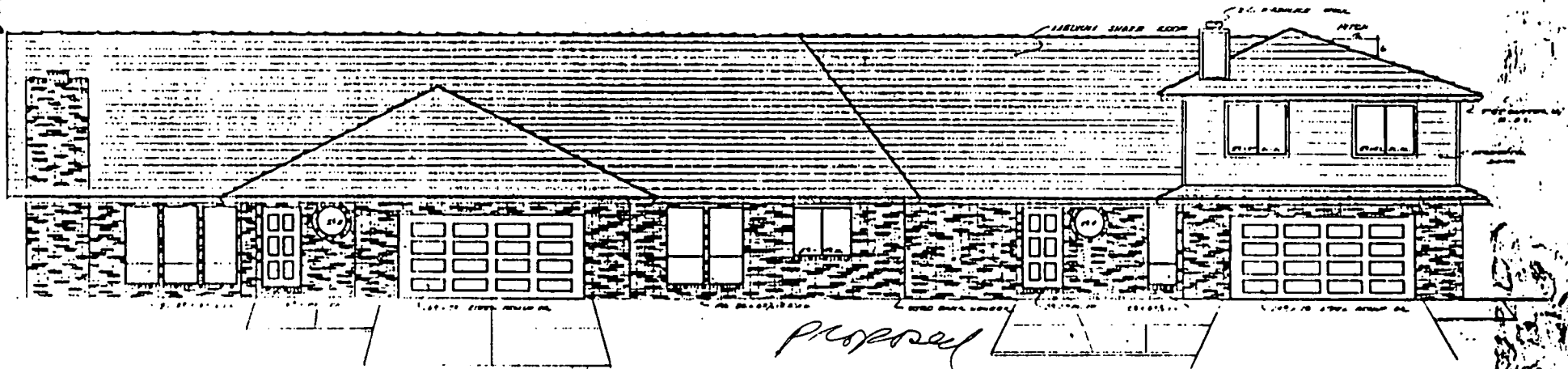
LOT 55  
G.S. UNIT 5



REAR ELEVATION  
SCALE 1/8" = 1'

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FRONT ELEVATION  
SCALE 1/8" = 1'

NOTE: ELEVATIONS SHOWN STRAIGHT FOR CLARITY

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Custom Home Plan for  
1/2" = 1" SCALE

Albani's Custom Home Planning & Drafting Service ~

Planning and Drafting by Steve Albani  
Sacramento, California 916-420-5287

Architect's Seal  
Professional Seal

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