

CITY PLANNING COMMISSION

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

APPLICANT	Mike Blackie, P.O. Box 12, Wilton, CA 95693				
OWNER	Mike & Barbara Blackie, P.O. Box 12, Wilton, CA 95693				
PLANS BY	Mike Blackie, P.O. Box 12, Wilton, CA 95693				
FILING DATE	2-2-83	50 DAY CPC ACTION DATE	3-10-83	REPORT BY	SC:bw
NEGATIVE DEC	Exempt 15115	EIR		ASSESSOR'S PCL. NO.	031-510-09

APPLICATION:

1. Special Permit to develop two halfplex units on a vacant corner lot;
2. Subdivision Modification to waive sewer and water services;
3. Tentative Map to divide 0.3± acre corner lot into two halfplex lots in the R-1A zone.

LOCATION: Northeast corner of Laguna Seca Court and Las Positas Circle

PROPOSAL: The applicant is requesting the necessary entitlements to develop a corner lot with two halfplex units for individual ownership.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

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

Parking Required: 2 spaces
Parking Provided: 4 spaces
Property Dimensions: Irregular
Property Area: 0.3± acres
Density of Development: 6 units per acre
Square Footage of Lot(s): Approx. 5,948 sq. ft. each
Square Footage of Building(s): 2,979 - approx. 1,500 sq. ft. each unit
Height of Structure(s): 22 feet
Topography: Flat
Street Improvements: Existing
Utilities: To be provided
Exterior Building Colors: Brown and white
Exterior Building Materials: Wood and stucco

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: At the February 23, 1983 Subdivision Review Committee meeting, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the 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.

1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Lots A and B. These services must be paid for and installed at the time of obtaining building permits;

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APPLC. NO. P83-045

MEETING DATE March 10, 1983

CPC ITEM NO. 9

2. 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;
3. Designate one of the proposed lots as Lot 'A';
4. Pay off any existing assessments.

Informational Items: 1) driveway onto Laguna Seca Court must be relocated out of the corner radius;
2) driveway on Las Positas Circle must enter at right angles to the street.

BACKGROUND INFORMATION: The subject site is located in the Greenhaven Unit No. 17 subdivision. On July 8, 1981 the City Council approved the rezoning of this lot, along with 16 other corner lots in the area, to R-1A for future halfplex development. (P-9408). Elevations and floor plans were not reviewed at that time; however, it was expected that they would be reviewed under the special permit and tentative map application.

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site is located in an area that is developed with single family and two-family dwelling units on various corner lots. The two-family units on corner lots consist of duplex units or halfplex development. The proposed halfplex development will allow for individual ownership of the units. Staff has no objection to the halfplex development since this is consistent with the existing zoning and there are similar units located in this neighborhood.
2. The applicant is proposing separate street frontage for each unit which is consistent with the design criteria for halfplex development in the South Pocket area. The driveway for each unit will be located on a different street face; however, the driveway entrance on Laguna Seca Court must be relocated since it is located in the corner radius. Also, the driveway on Las Positas Circle must be redesigned to enter at right angles to the street.
3. The halfplex structure consists of a one-story unit and a two-story unit with wood and stucco exterior siding. The design of the units is compatible with other single family and two-family dwellings in this neighborhood.
4. The applicant is requesting a subdivision modification to waive sewer and water services to each lot at this time. The Subdivision Review Committee recommended approval of this request provided that a note was placed on the final map requiring the services be provided prior to issuance of building permits.
5. 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 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. Approval of the special permit, subject to conditions and based on Findings of Fact to follow;

2. Approval of the subdivision modification to waive sewer and water services;
3. Approval of the tentative map, subject to 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:
 - a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Lots A and B. These services must be paid for and installed at the time of obtaining building permits;
 - 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. Designate one of the proposed lots as Lot 'A';
 - d. Pay off any existing assessments.

Informational Items: 1) driveway onto Laguna Seca Court must be relocated out of the corner radius;
2) driveway on Las Positas Circle must enter at right angles to the street.

Special Permit Conditions

1. The applicant shall redesign the driveway to the satisfaction of the City Traffic Engineer. This shall include:
 - a. the driveway onto Laguna Seca Court must be relocated out of the corner radius;
 - b. the driveway on Las Positas Circle must enter at right angles to the street.

Findings of Fact - Special Permit

- a. The proposed halfplex development is based on sound principles of land use in that 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 and separate street frontage is provided to each unit to give the appearance of a single family structure;
- c. The proposed development is compatible with the 1976 South Pocket Community Plan and the 1974 General Plan which designates the site for residential use.

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I. F. KENNEDY
HIGH SCHOOL

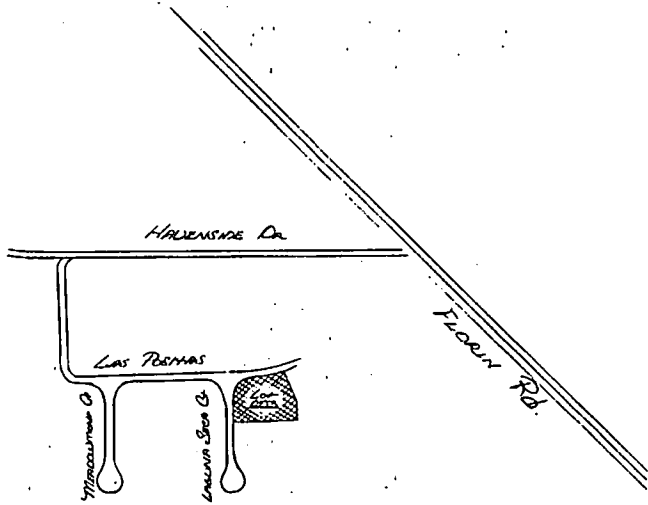
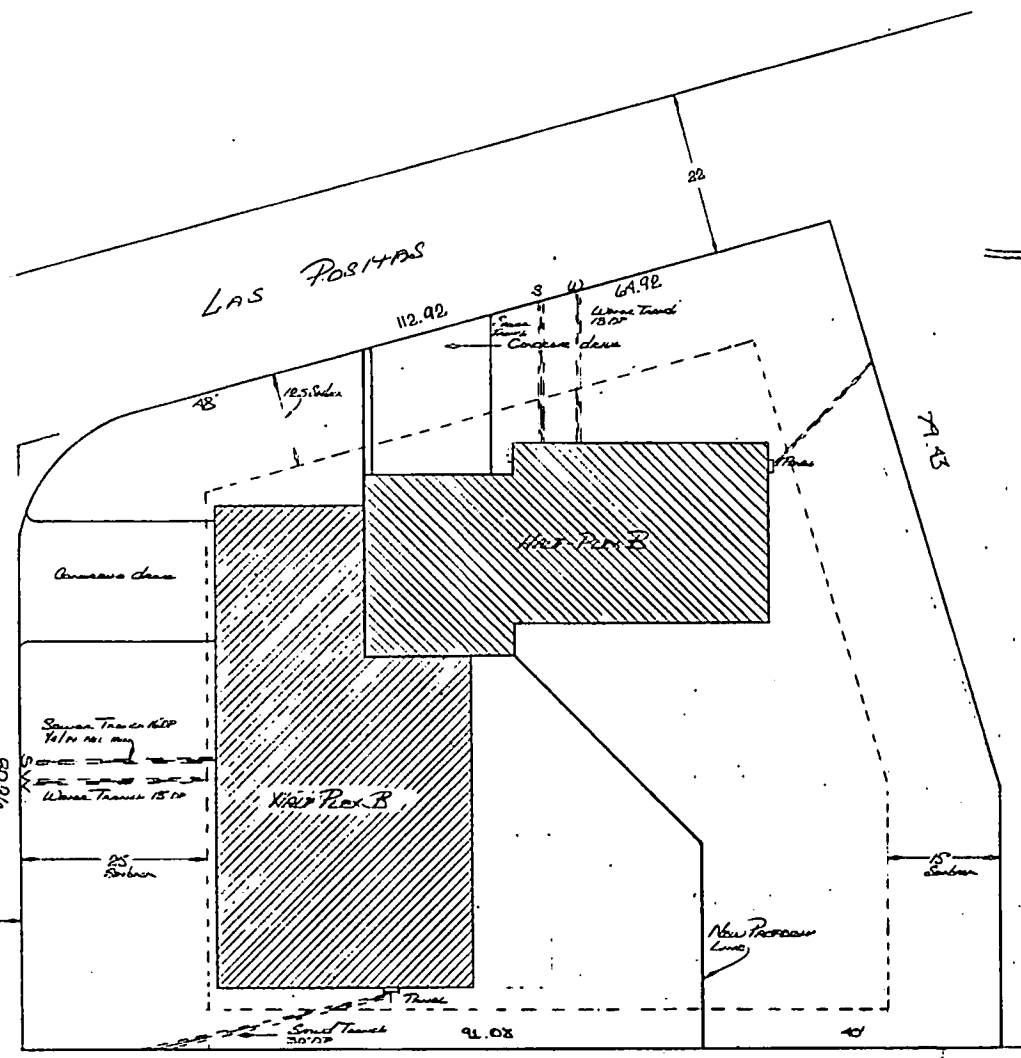
**SUBJECT
SITE**

SEE

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No. 9



VICINITY MAP No SCALE

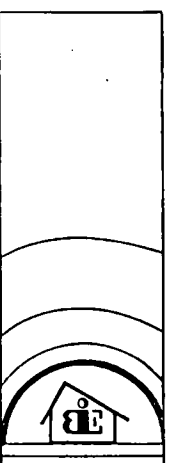
GENERAL NOTES

- Subdivision Name: Greenhagen Unit No 17
- Owner-Subdivider: Barbara Michael
- BLACKIE ENGINEERS, Raymond Davis and Assoc. 1110 E. Main St. S.F. CA.
- PRESENT ZONING: R1A
- PRESENT USE: VACANT
- PROPOSED ZONING: R1A
- PROPOSED USE: HALF-PLEXES
- NUMBER OF LOTS: 2
- GROSS AREA: 11895 BS
- SCHOOL DISTRICT: SAC UNIFIED
- OWNER STATUS: CHY

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TENTATIVE MAP
Greenhagen Unit No 17
Scale 1"-8"

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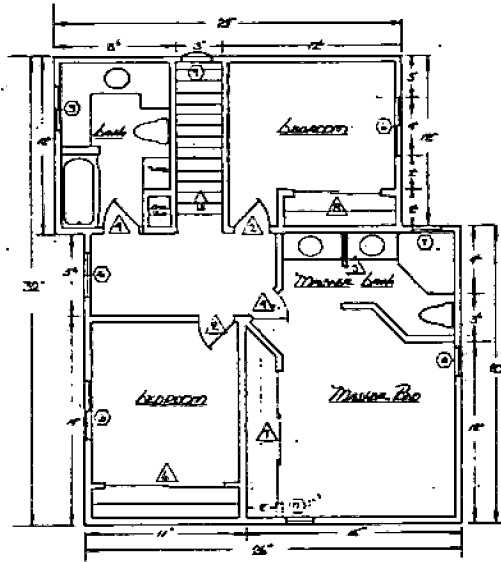
BARBARIE ENTERPRISES, INC.
 LICENSE No. 370557
 P. Box 12, Winston Co. 30567
 687-6140

Drawn
 BARBARIE
 DATE
 7-15-83

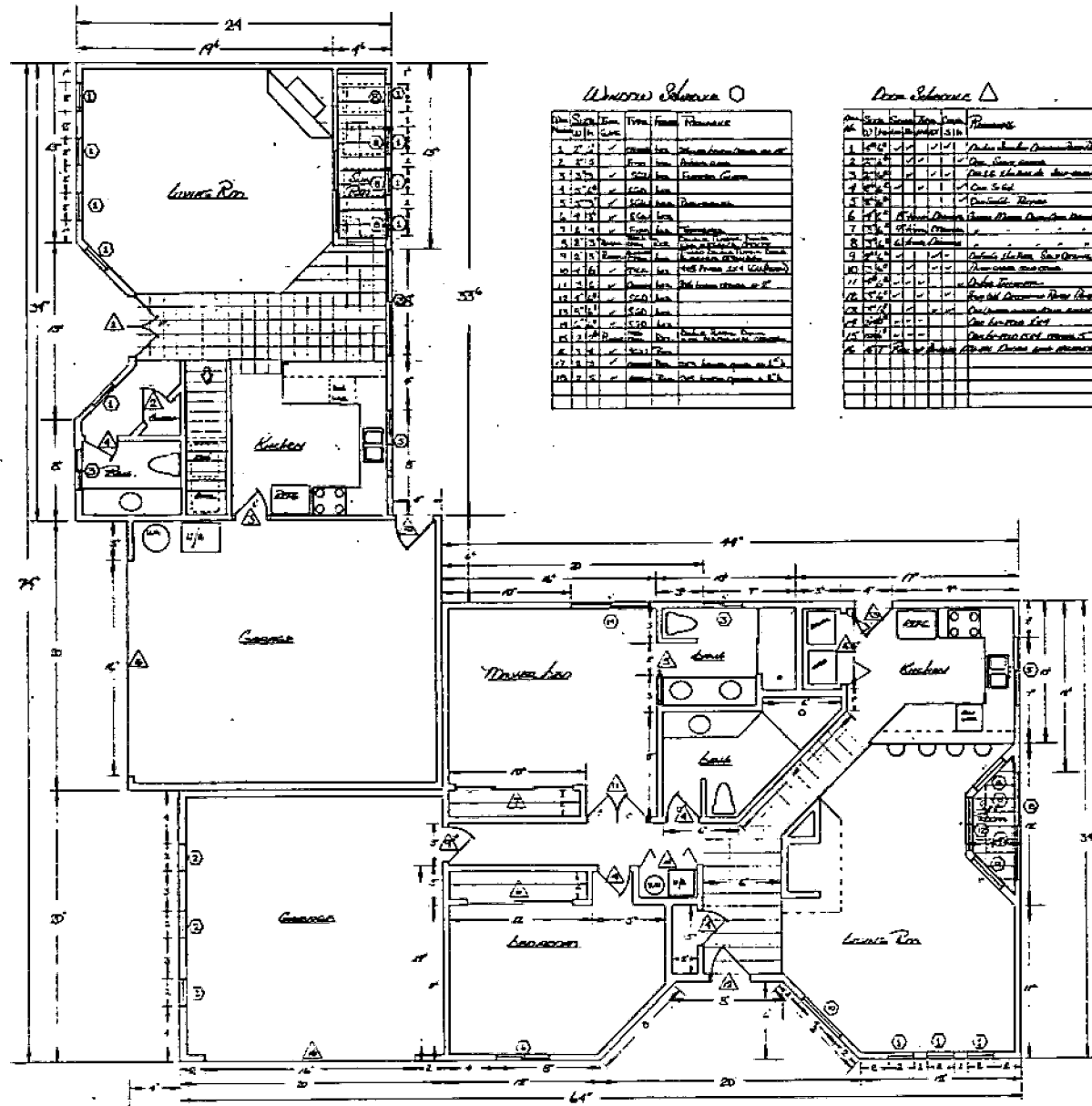
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Window Schedule

No.	Size	Loc.	Type	Frame	Remarks
1	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
2	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
3	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
4	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
5	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
6	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
7	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
8	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
9	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
10	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
11	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
12	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
13	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
14	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
15	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
16	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
17	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
18	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
19	3' x 4'	Living Room	Double	Aluminum	See Schedule 101
20	3' x 4'	Living Room	Double	Aluminum	See Schedule 101

Door Schedule

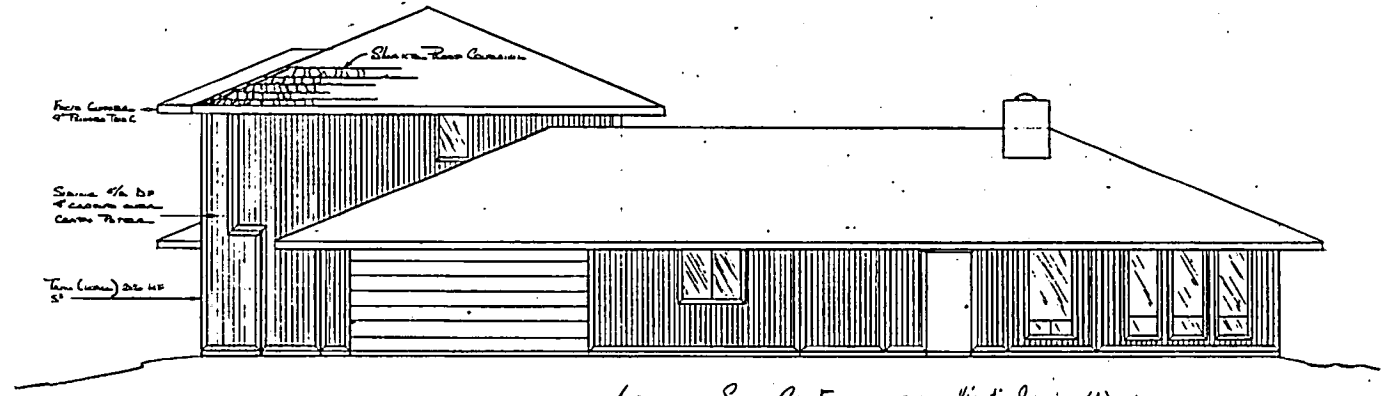
No.	Size	Loc.	Open.	Sw.	Remarks
1	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
2	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
3	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
4	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
5	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
6	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
7	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
8	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
9	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
10	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
11	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
12	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
13	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
14	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
15	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
16	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
17	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
18	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
19	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101
20	3' x 4'	Living Room	Sw.	Sw.	See Schedule 101

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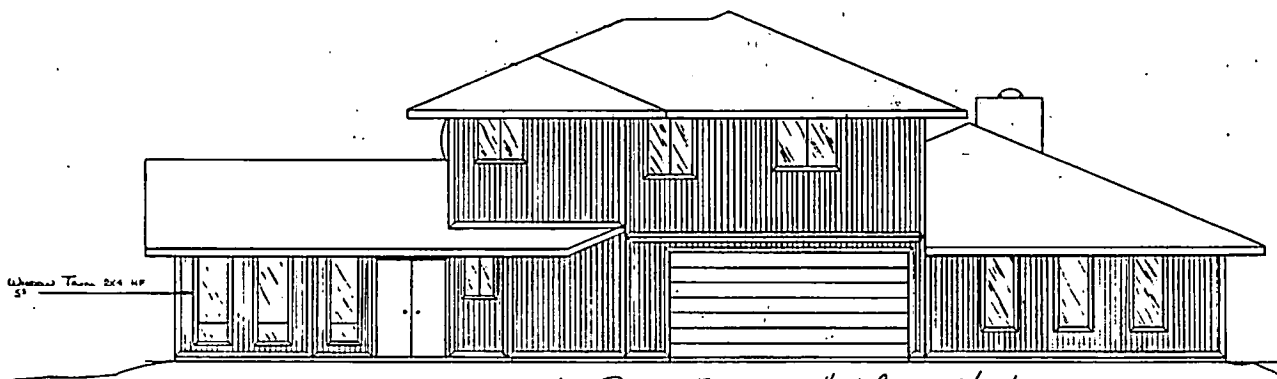
Four Corners
4" Plywood Trim

Same 4x8 DP
4" Casings with
Crown Molding

Trim (over) 2x4 HP
5"

LAGUNA SECA Ct ELEVATION 1/4" = 1' SCALE West

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Whitewash Trim 2x4 HP
5"

LAS POEMAS ELEVATION 1/4" = 1' SCALE North

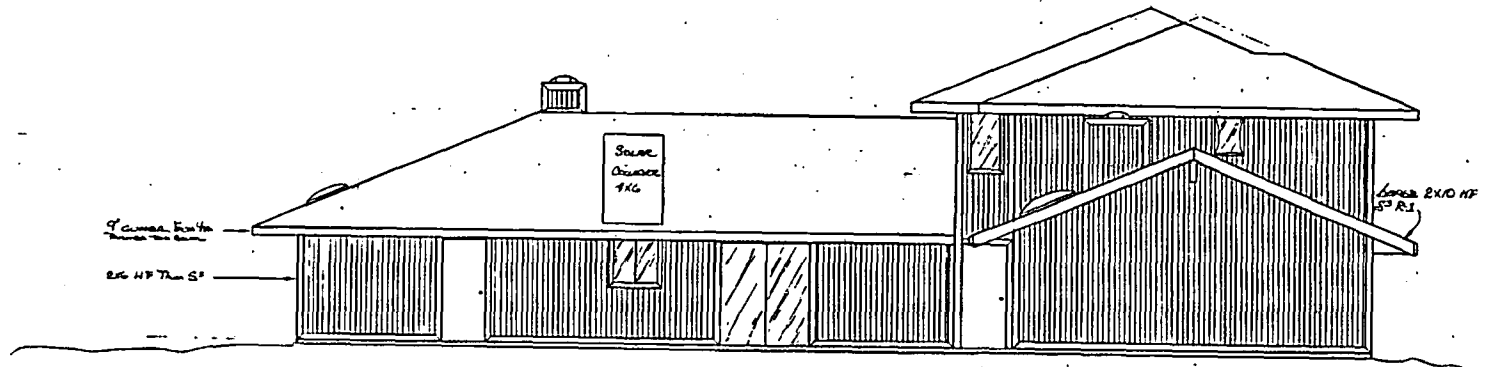
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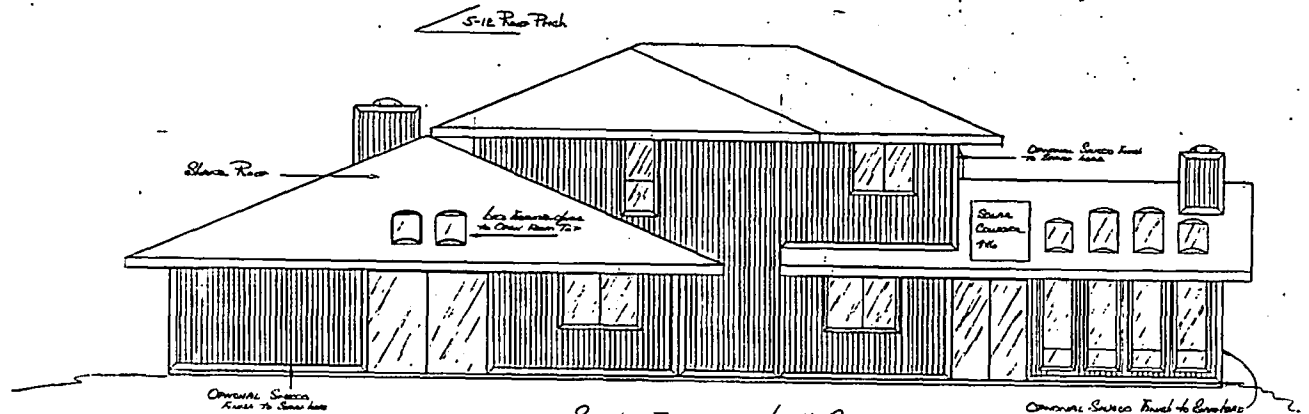
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No. 9



EAST ELEVATION 1/4" SCALE

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SOUTH ELEVATION 1/4" SCALE

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