

CITY PLANNING COMMISSION

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

APPLICANT	Hamid Hafizi - 1918 28th Street, Sacramento, Ca. 95816		
OWNER	United Investment Group - 1918 28th Street, Sacramento, Ca. 95816		
PLANS BY	Hamid Hafizi - 1918 28th Street, Sacramento, Ca. 95816		
FILING DATE	12-20-84	50 DAY CPC ACTION DATE	REPORT BY: JP:SQ
NEGATIVE DEC	1-14-85	EIR	ASSESSOR'S PCL NO. 052-042-04,05,06,07;

052-044-29 - 34;
052-045-13 - 16;
052-034-25,26

APPLICATION: A. Negative Declaration

B. Rezone 2+ acres from R-1A to R-1 (Section 13)

C. Lot Line Adjustment to merge 16 vacant halfplex lots into eight lots (Sub Section 40.322(c) Subdivision Ordinance)

LOCATION: Southwest corner of Beth Street and 22nd Street; Northwest corner of 22nd Street and John Still Drive; northeast corner of 22nd Street and John Still Drive; southeast corner of 22nd Street and Pierre Avenue, southwest corner of Pierre Avenue and Craig Avenue; southeast corner of Pierre Avenue and Craig Avenue; northeast corner of Craig Avenue and Craig Avenue; 110+ feet south of Pierre Avenue, northeast corner of Babette Way and Babette Way; 120+ feet west of Kenworthy Way

PROPOSAL: The applicant is requesting the necessary entitlements to convert 16 halfplex lots into eight single family corner lots in order to construct eight duplex structures.

PROJECT INFORMATION:

1975 General Plan Designation: Residential
1985 Airport-Meadowview Community
Plan Designation: Residential, 4-8 du/ac.
Existing Zoning of Site: R-1A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1
South: Single Family Residential; R-1
East: Single Family Residential; R-1
West: Single Family Residential; R-1

001886

Parking Required: 16 spaces
Parking Provided: 16 spaces
Property Dimensions: Varies
Property Area: 2+ acres
Square Footage of Building: 2,256+ square feet (including garages)
Street Improvements: Existing
Utilities: Available
Exterior Building Colors: Beige and tan
Exterior Building Materials: T-111 siding

BACKGROUND INFORMATION: On March 13, 1980 the City Planning Commission approved the necessary entitlements to divide eight single family lots into 16 halfplex lots in Meadowview Village Unit 2 (P-8944). The request was subsequently approved by the City Council. While a final map was filed to subdivide the parcels, the halfplexes were

never constructed and the special permit has expired. The applicant is now requesting a lot line adjustment to merge the sites into eight corner lots and a rezoning from R-1A to R-1 in order to construct eight duplex structures on the various sites.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. Land Use: The subject sites consist of 16 vacant halfplex lots in the Townhouse (R-1A) zone. The lots are located in a single family residential neighborhood with the average age of the majority of the homes between 25 and 30 years old. The subject sites are the remaining vacant parcels in the immediate neighborhood. The proposed project is located in the Airport-Meadowview Community Plan area which designates the sites for residential use.
- B. Building Design: The applicant proposes to construct 2,256+ square foot two story duplex structures on the eight corner sites. Each unit would have 912+ square feet of living area with a 216+ square foot garage. Proposed exterior building materials are T-111 wood siding with wood trim and a composition shingle roof. Proposed colors are beige and tan.

Specific site plans, landscaping, elevations or floor plans for each lot were not submitted. The applicant proposes to construct the same elevation on each corner lot.

Staff has several concerns regarding the design of the proposed structures. One of the primary concerns of the Meadowview community, as noted in the 1984 community plan, is "the seemingly poor quality and design of new housing construction". The "box-like" appearance of the proposed structures are out of character with the primarily single story ranch style homes found in the area. T-111 brand siding is the major building material used on the proposed structures with little design enhancement. A variety of building materials should be used and the architecture of the structures modified to be compatible with the existing neighborhood. Staff cannot support the applicant's request as proposed. The applicant has indicated that he is willing to work with staff in redesigning the proposed structures. Staff, therefore, recommends that the project be continued to the February 14, 1985 meeting.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the negative declaration;
- B. Continuance of the rezoning request from R-1A to R-1;
- C. Continuance of the lot line adjustment to merge 16 lots into eight lots.

001887

City Planning Commission
Sacramento, California

Members in Session:

Subject: Various requests for property located at SW corner of Beth St.,
& 22nd Street, etc.

The applicant has requested that the subject application
be withdrawn.

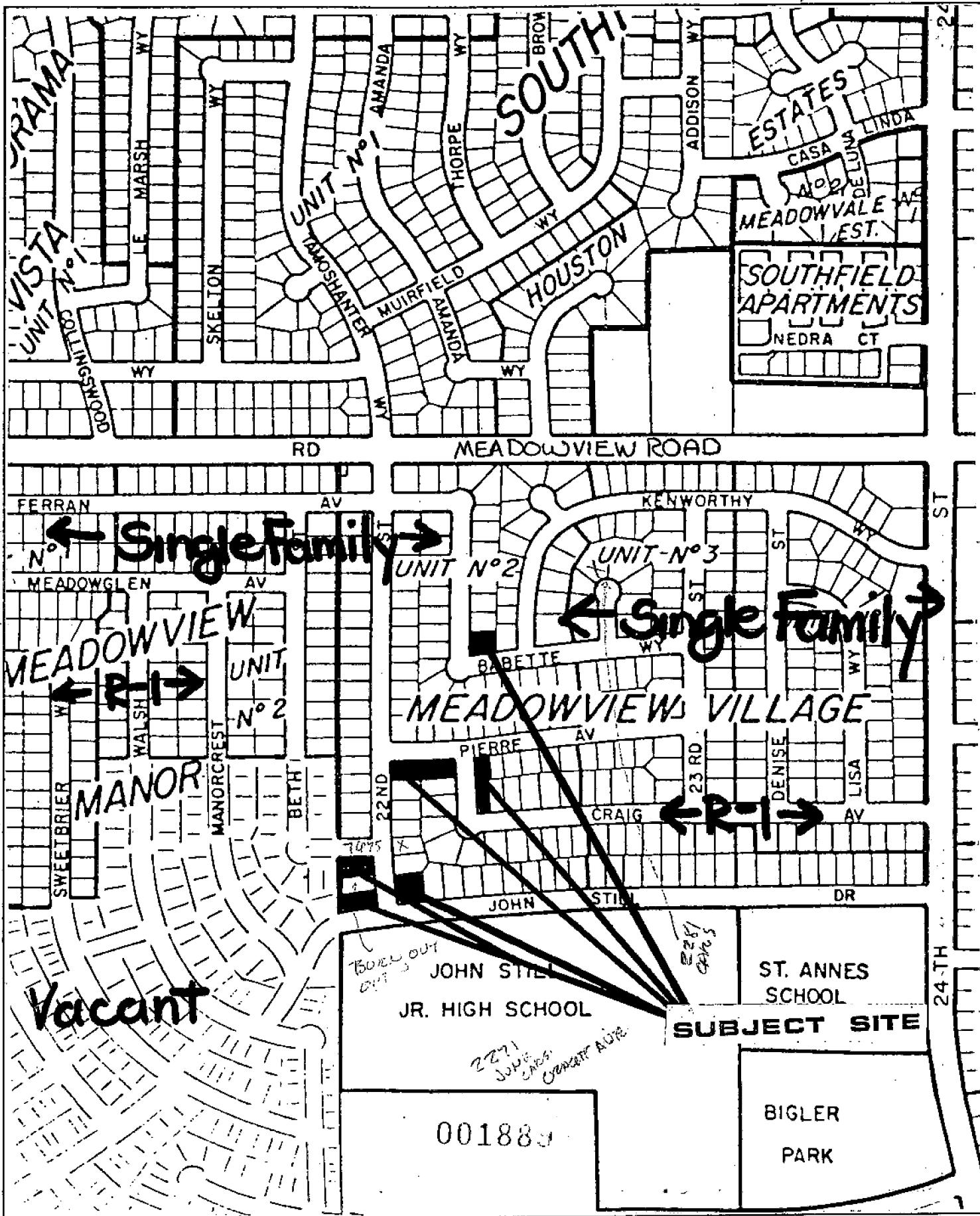
Respectfully submitted,

Suzanne Glimstad

Suzanne Glimstad,
Secretary to Commission

sg

001888

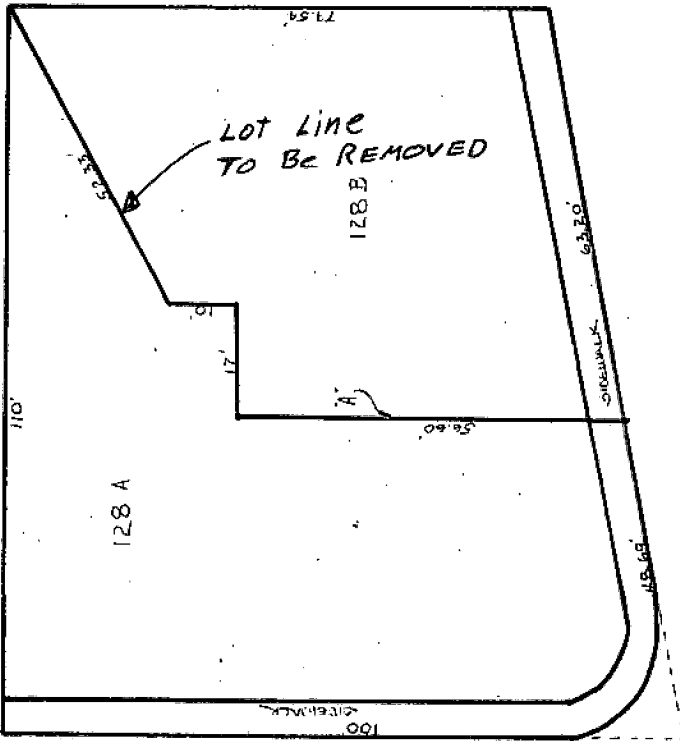


VICINITY - LAND USE - ZONING

EXHIBIT A

001895

NOTES:
 PURPOSE: TO REMOVE LINE 'A' TO
 COMBINE PARCELS 128A & 128B
 LEGAL DESCRIPTION: LOT 128, OF
 MEADOWVIEW VILLAGE UNIT NO. 2,
 BOOK 50 OF MAPS, MAY 27,
 EASEMENTS 128A & 128B MERGER,
 NORTH / EAST 1/4 PUBLIC UTILITIES
 WEST / SOUTH 2' PLANT/MAIN TREE
 WEST 25' SOUTH 12.5' SETBACK
 SENSER - TO STREET
 WATER - TO MAIN - EAST LOT LINE
 SIDE WALK, CURB, GUTTER WEST / SOUTH
 STREET WIDTH, BARBETTE WAY - 42'-0"



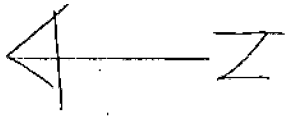
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BARBETTE WAY

BARBETTE WAY

001896

22ND STREET



NOTES
PURPOSE: REMOVE LOT LINE "A" SEPARATING PARCELS
95A & 95B
LEGAL DESCRIPTION OF NEW PARCEL -
LOT 95 OF MEADOWMEN VILLAGE UNIT
NO. 2, BOOK 80, OF MAPS, MAP NO. 27
LEASMENTS - 95A - 95B MEMBER
WEST 101 PUBLIC UTILITIES
EAST SOUTH 21 ELECTRIC
EAST SOUTH 8 PLANNING / MAINTAINING TREES
SOUTH 12.51 / EAST 2.1 SETBACK
SEWER - IN STREET ON 22 ND AVE
WATER -
ADJUTANT CORNER CUTTER - SOUTH 4 EAST
STREET INTERSECT: JOHNSTILL (94'-0") 22 ND (94'-0")

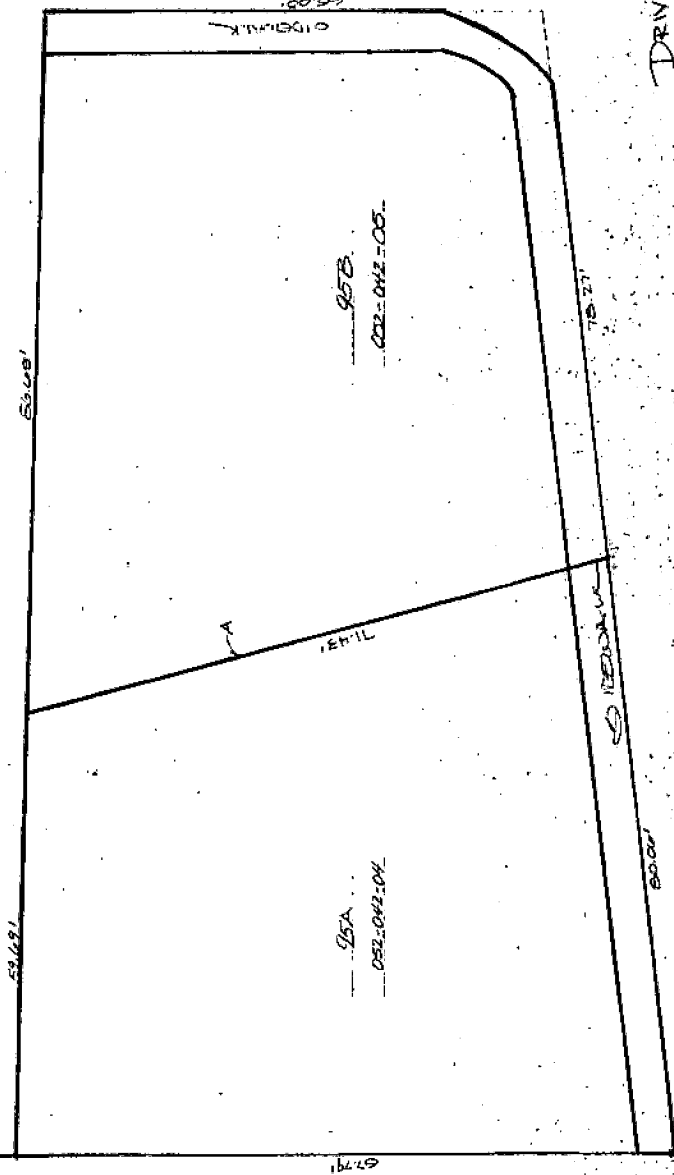


EXHIBIT C



001897

22ND AVE

BETH STREET

NOTES
REMOVE 1/2" LINE 'A' SEPARATING PARCELS.
97A-97B
LEGAL DESCRIPTION OF NEW PARCEL -
LOT 97 OF MEADOWVIEW VILLAGE UNIT
NOL. 2, BKA. 50 OF MAPS, MAP NO. 27.
EASEMENTS: 97A-97B, NIELSEN.
WEST 101' / SOUTH 21' - PUBLIC UTILITIES
NORTH / EAST - 2' - ELECTRIC
NORTH / EAST - 2' - PLANT & MAINTAIN TREES
NORTH 12.5' / EAST 26' - DETACHES
SEWER - IN STREET ON 22ND AVE.
WATER -
SIDEWALK, CURB, GUTTER - NORTH - EAST
STREET WIDTHS - BETH (42'-0"), 22ND (24'-0")

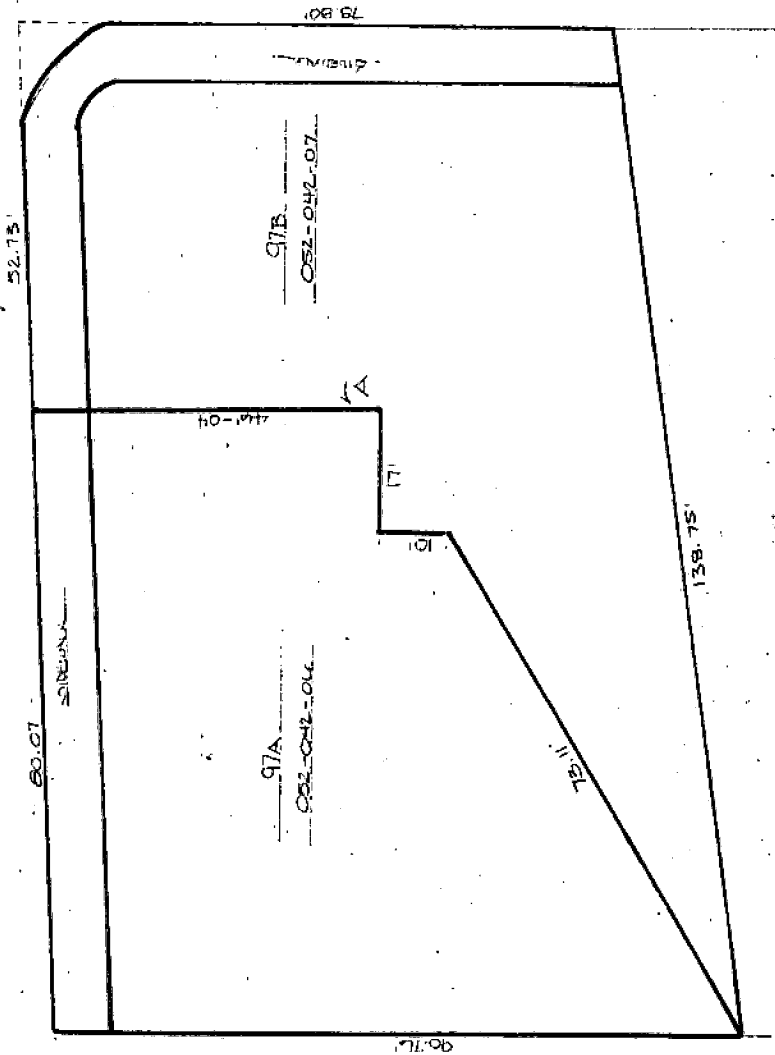
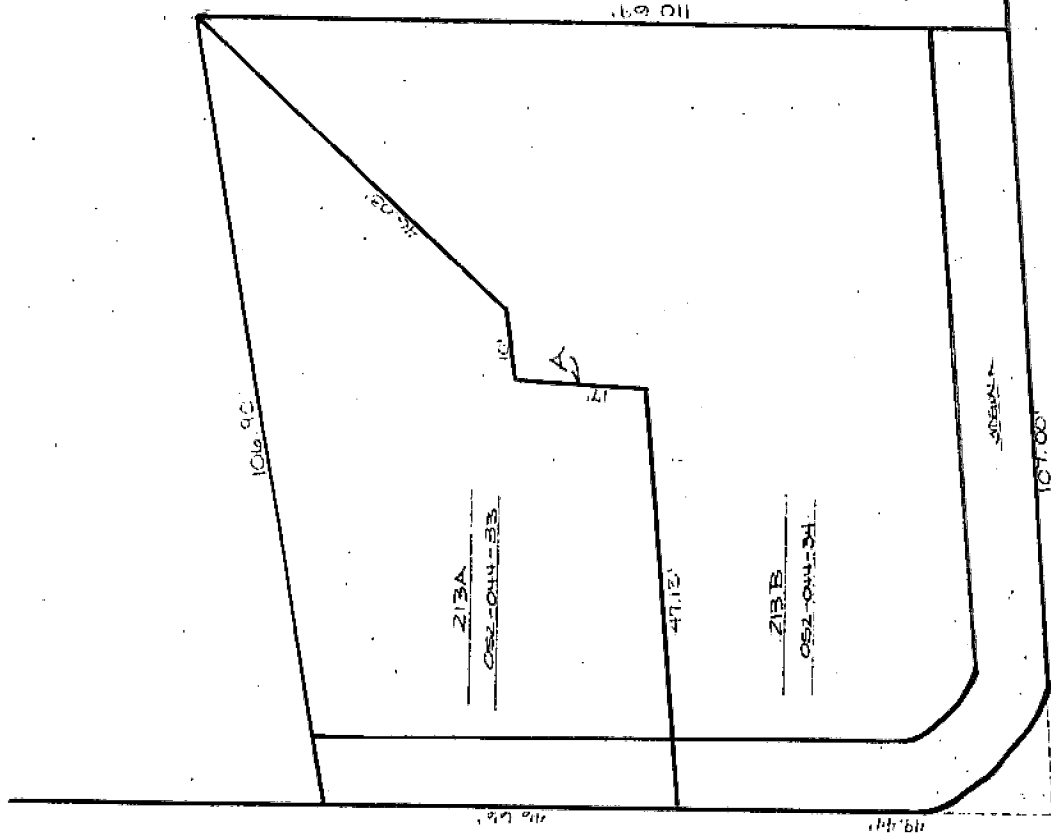
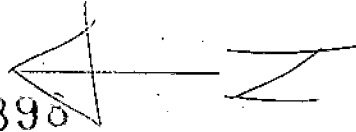


EXHIBIT D

001890



JOHNSTILL DRIVE

22ND AVE

NOTES

PURPOSE - REMOVE LOT LINE 'A'
SEPARATING PARCELS 213A-213B
LEGAL DESCRIPTION OF NEW PARCEL -
LOT 213 OF MCDONNANY VILLAGE
DIV. NO. 2, POOR SO OF MAPS,
MAP NO. 27
EASEMENTS
NORTH/EAST 5' - PUBLIC UTILITIES
WEST/SOUTH 5' - ELECTRIC
WEST/SOUTH 5' - TRANS/MANT. TREES
WEST/SOUTH 25' - SETBACKS
SEWER - IN STREET ON 22ND AVE
WATER -
SIDEWALK, CURB, SIDEWALK, WEST, SOUTH
STREET WIDTHS - 22ND (545-02) JOHNSTILL (84-00)

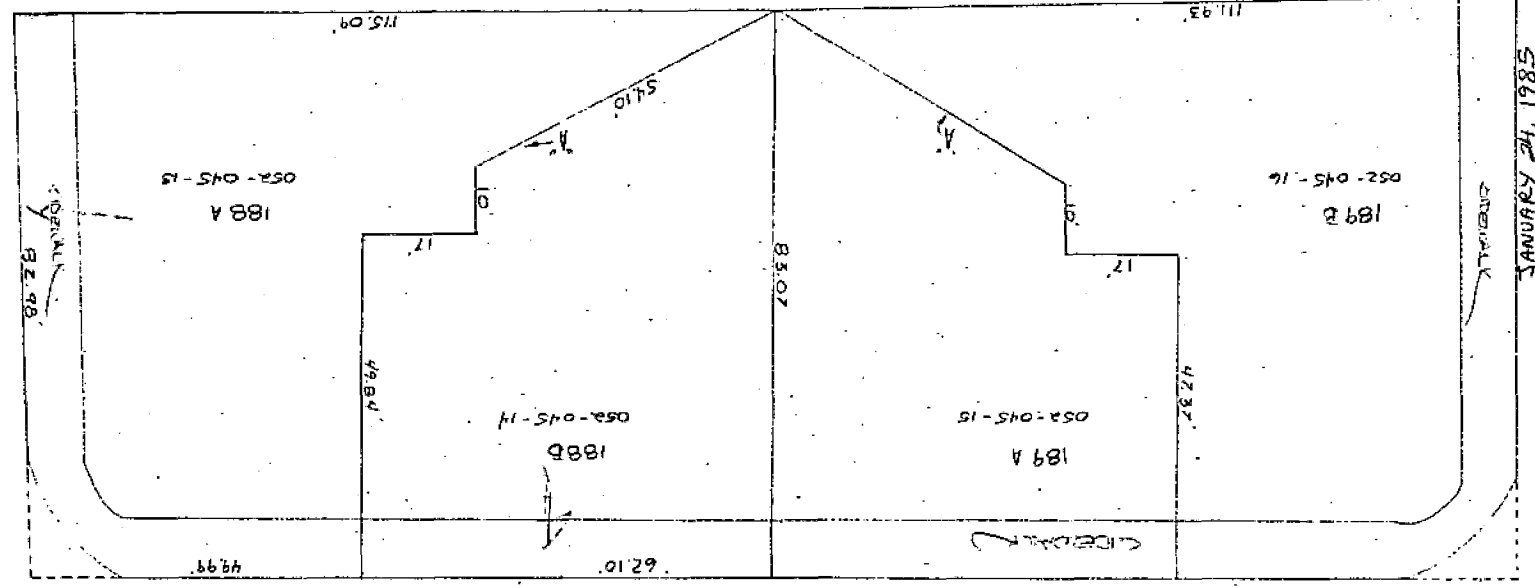
P85-024

JANUARY 24, 1985

ITEM 17

EXHIBIT E

688100 PIERRE AVE.



Craig Ave

NOTES
 PURPOSE: REMOVE LOT LINE 'A' TO COMBINE PARCELS 188A & 188B
 LEGAL DESCRIPTION: LOT 188 MEADOWFIELD VILLAGE No. 2, BOOK 50, MAP 27 EASEMENTS: 188A & 188B MERGER SOUTH, 747, PUBLIC UTILITIES NORTH / WEST 2', ELECTRIC NORTH / WEST 8', LANDLID TREES NORTH 25' / EAST 12.5' SETBACK SEWER - TO CRAIG AVE WATER - TO CRAIG AVE SIBELUX AVE, GUNTER NORTH (EAST STREET LIGHTS, CRAIG AVE 42' PIERRE AVE 42')

NOTES
 PURPOSE: REMOVE LOT LINE 'A' TO COMBINE PARCELS 189A & 189B LEGAL DESCRIPTION OF NEW PARCEL - LOT 189 OF MEADOWFIELD VILLAGE No. 2, BOOK 50, MAP No. 27 EASEMENTS: 189A & 189B MERGER NORTH, 734, PUBLIC UTILITIES EAST / NORTH 1', GUY ALICES WEST / SOUTH 2', ELECTRIC EAST 12.5' / SOUTH 25' SETBACK SEWER - TO CRAIG AVE WATER - TO CRAIG AVE SIBELUX AVE, GUNTER EAST / SOUTH STREET LIGHTS, CRAIG AVE 42'

21 W/11E

CRAIG AVE

480-588

P85-024

JANUARY 24, 1985

ITEM 17

NOTES

PURPOSE: REMOVE LOT LINE 'A' SEPARATING PARCELS 207A & 207B
 LEGAL DESCRIPTION: LOT 207 MEADOWVIEW VILLAGE NO. 2,
 BOOK 50; MAP 27.
 EASEMENTS: EAST 5' PUBLIC UTILITIES, NORTH/WEST 2' ELECTRIC
 NORTH/WEST 6' PLANTING/MAINT TREES, NORTH 12.5'
 WEST 25' SETBACK
 SEWER: TO THE STREET, WATER: TO EAST LOT LINE, SIDEWALK, CURB,
 GUTTER NORTH/WEST STREET WIDTHS, 22ND AVE 54'-0"

NOTES

PURPOSE: TO REMOVE LOT LINE 'A' & COMBINE PARCELS
 206A & 206B
 LEGAL DESCRIPTION: LOT 206 MEADOWVIEW VILLAGE UNIT NO. 2,
 BOOK 50; MAP 27.
 EASEMENTS: WEST/SOUTH 5' PUBLIC UTILITIES, NORTH/EAST 2' ELECTRIC
 NORTH/EAST 6' PLANTING TREES, NORTH 12.5' EAST 25' SETBACK
 SEWER: TO STREET, WATER: TO SOUTH LOT LINE, SIDEWALK, CURB, NORTH/EAST
 PIERRE AVE 42'-0" CRAIG AVE 42'-0"

001300

PIERRE AVE

22ND AVE

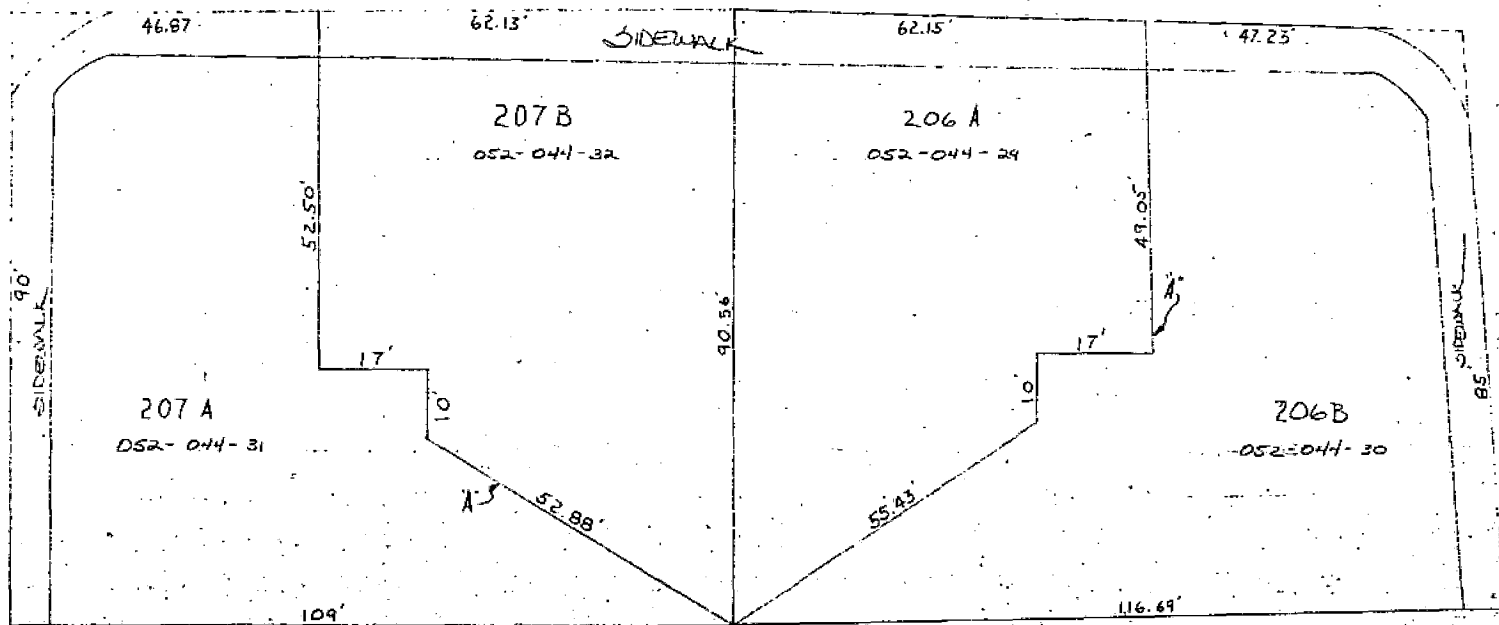
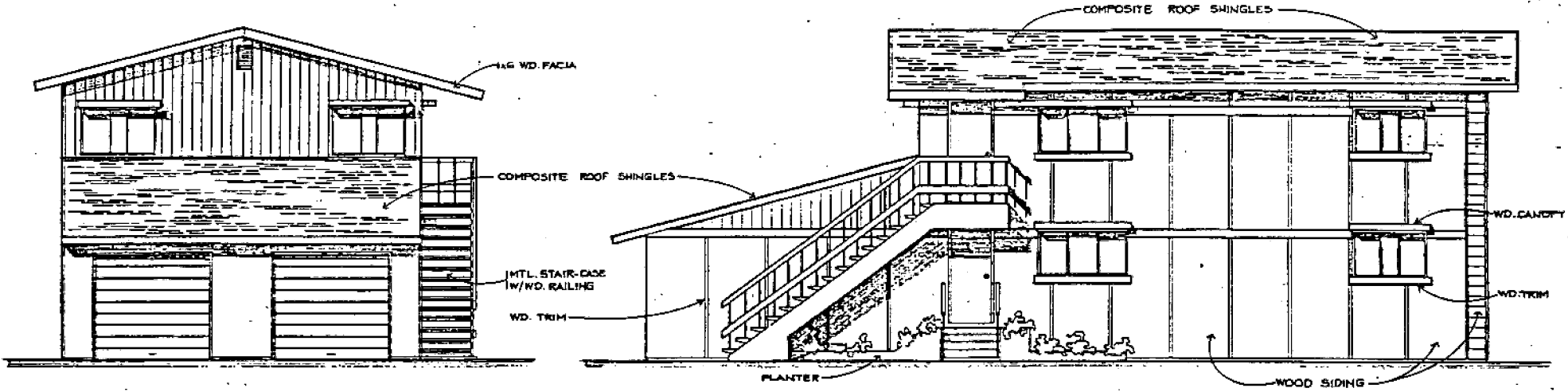


EXHIBIT F

PS5-024

JANUARY 24, 1985

ADDENDUM #1



FRONT ELEVATION

SIDE ELEVATION

(SCALE 1/4" = 1'-0")

PLAN # S-912-2+26

ACE BUILDING
A MARYAM & DAVID INC. COMPANY

001894

EXHIBIT G

ITEM 17

EXHIBIT H

R. MCGRAW & DAVID, INC. COMPANY

2131 MATSON DR

DRAWING NUMBER 8912 X2+24

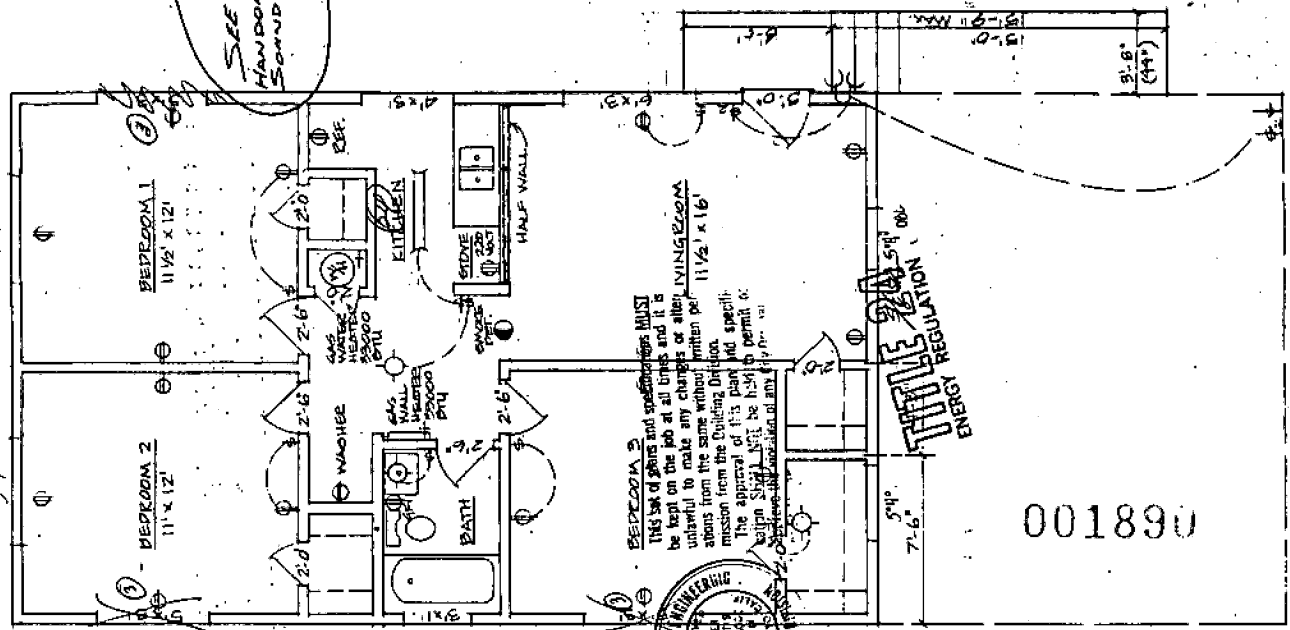
SHEET 2 OF 4

SECOND FLOOR & ELECTRICAL PLAN

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

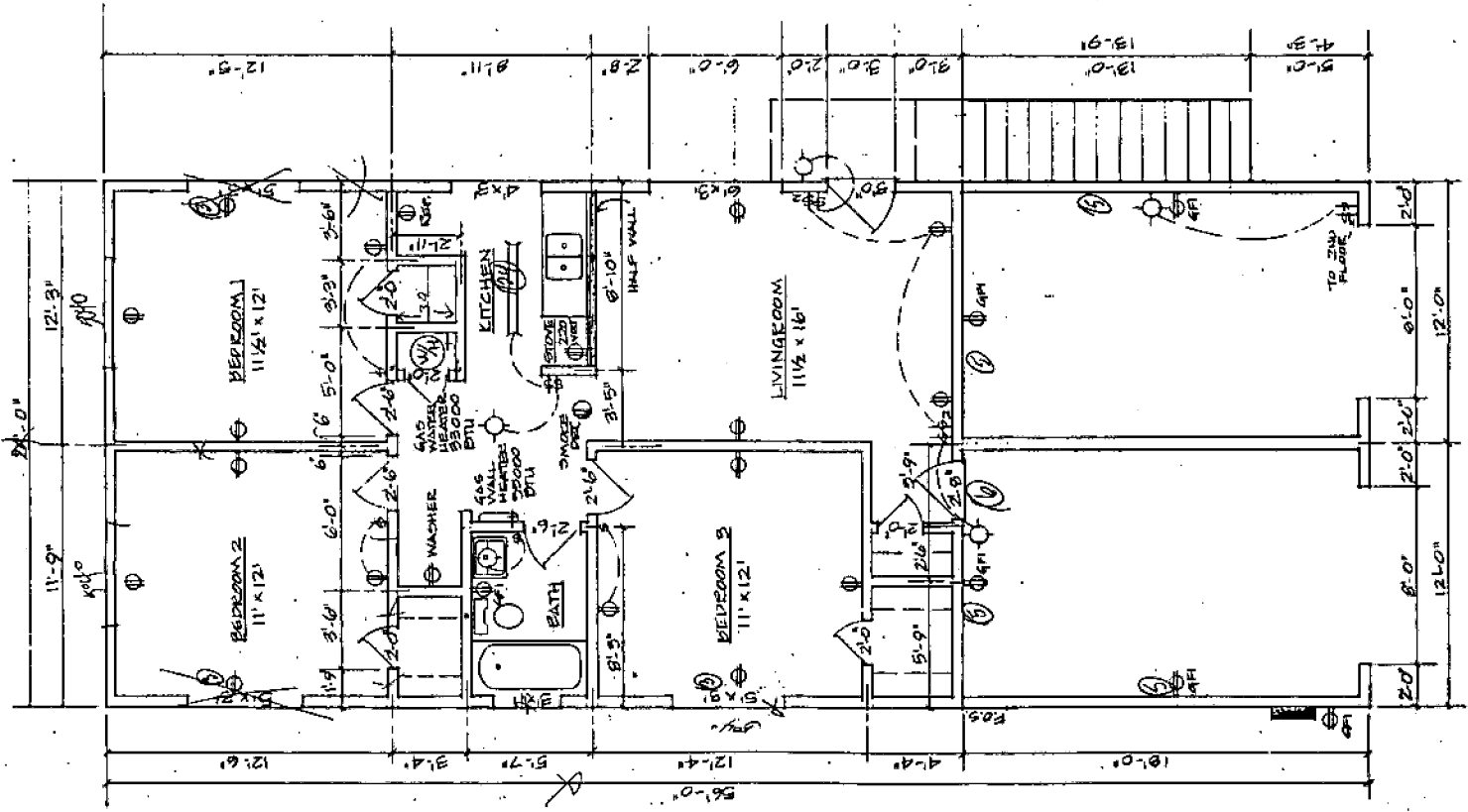
ISSUED
NOV 30 1984
SACRAMENTO
BUILDING DIVISION

SEE ATTACHED
HANDOUT FOR FLOOR
SOUND ASSEMBLY



FIRST FLOOR & ELECTRICAL PLAN

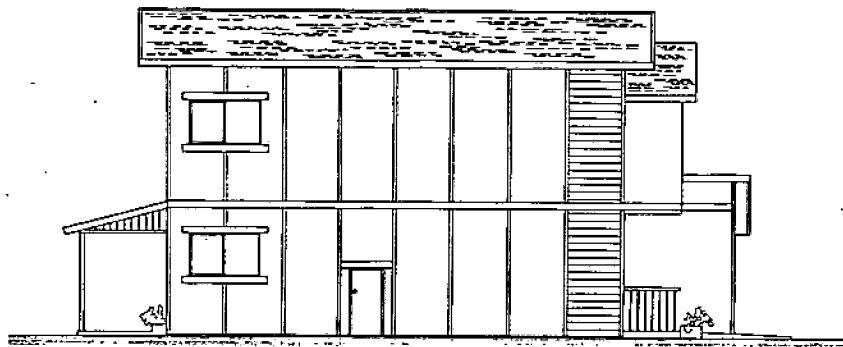
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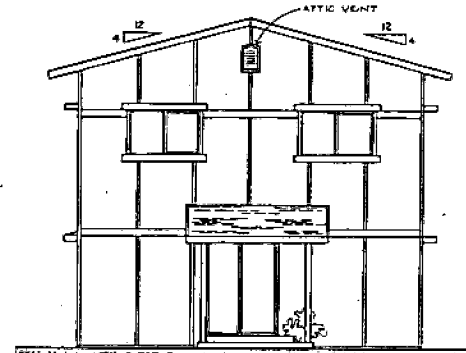
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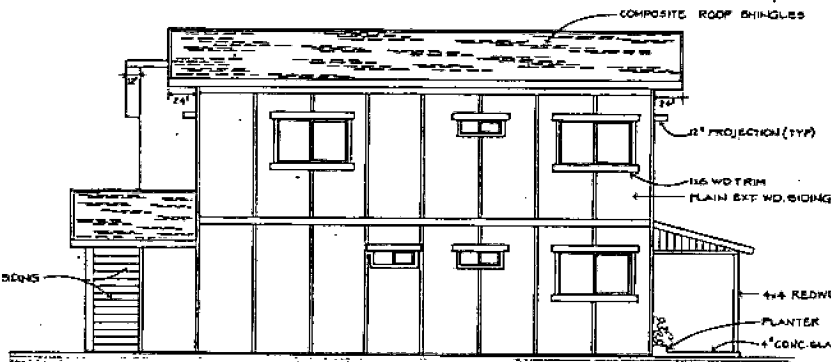


SIDE ELEVATION
SCALE: 1/4" = 1'-0"

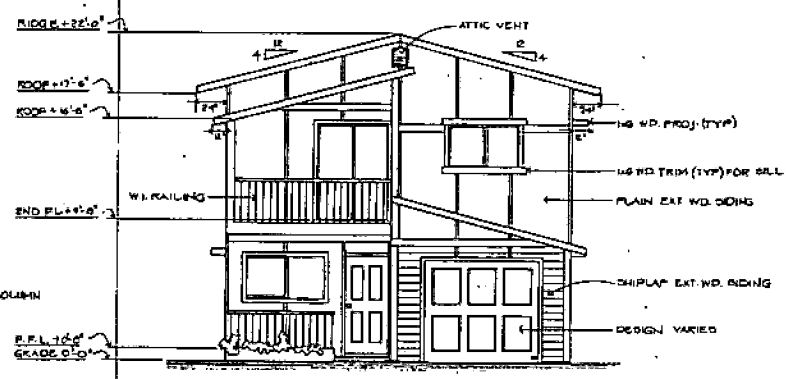


REAR ELEVATION
SCALE: 1/4" = 1'-0"

001893



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



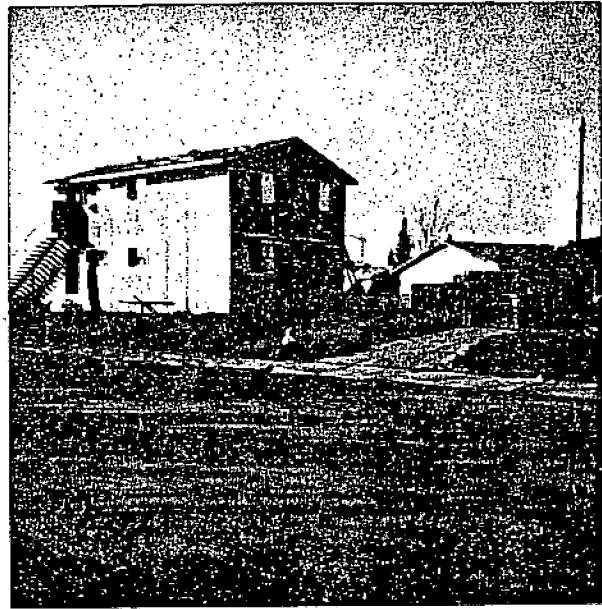
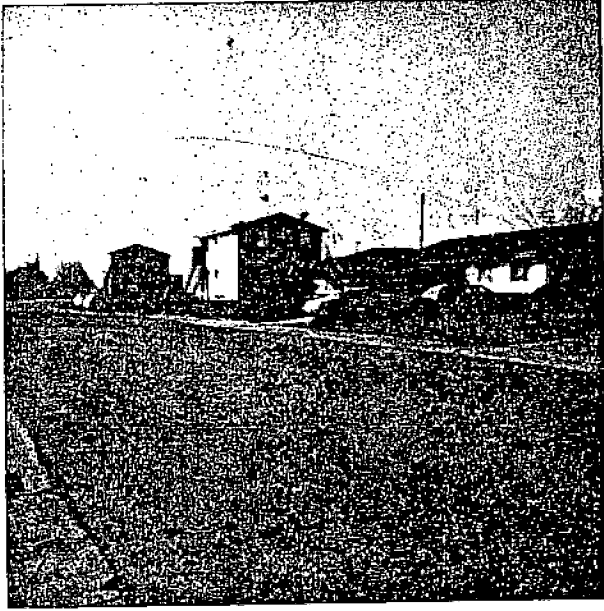
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ACE BUILDING
A MARYAM & DAVID INC COMPANY
PLAN # S-124B-2-11G (R)

REVISIONS	BY

Latest Revision

DATE	NOV. '84
SCALE	1/4" = 1'-0"
NO.	3
OF	5

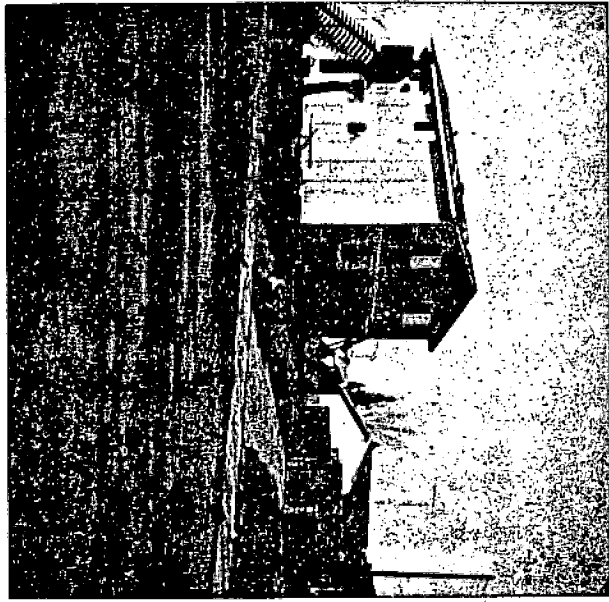


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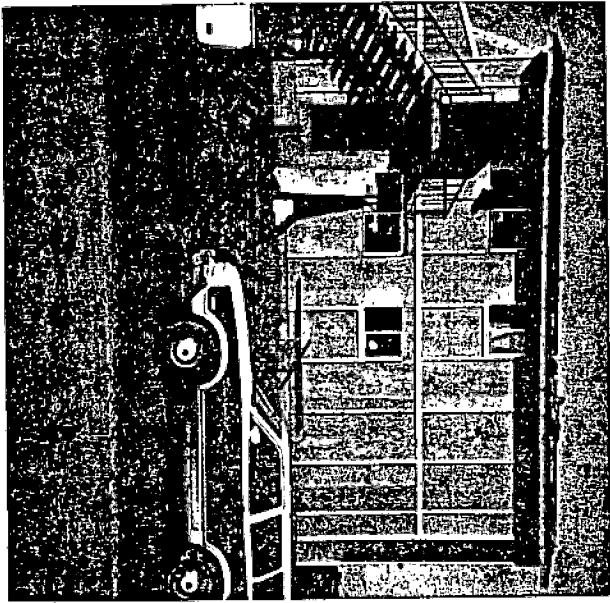
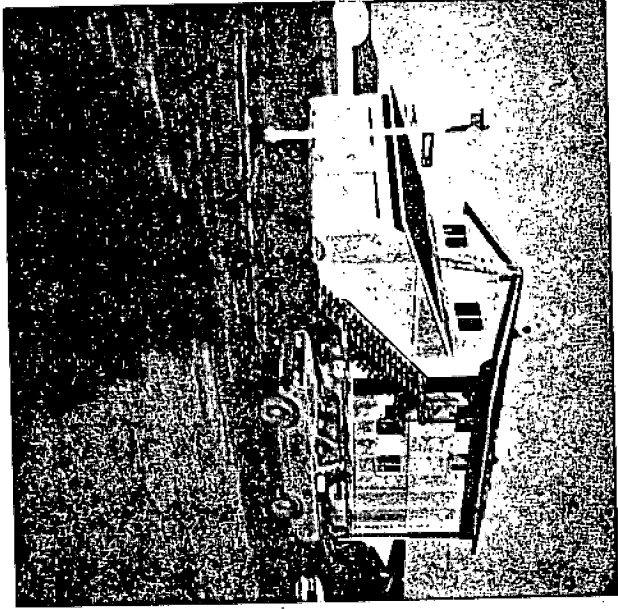


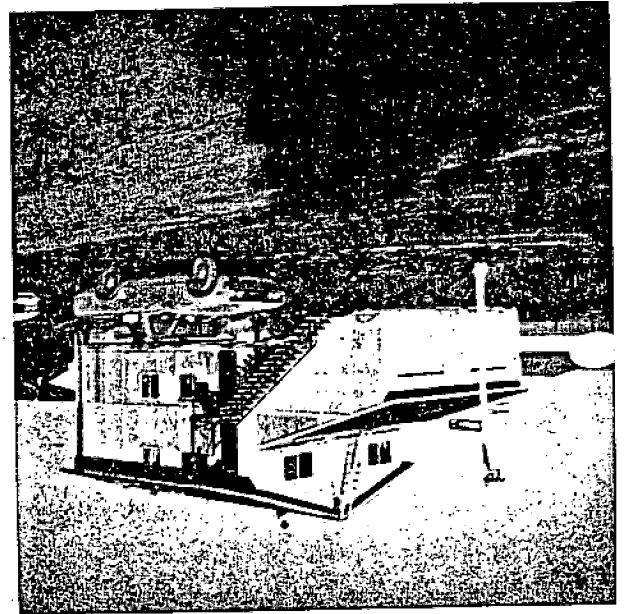
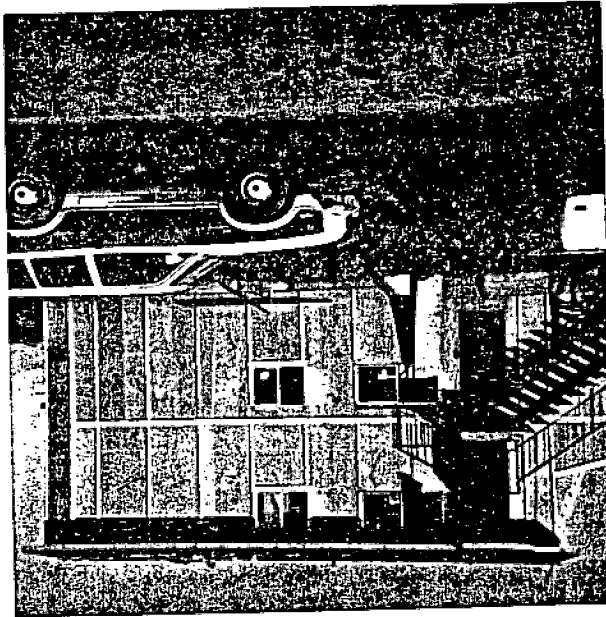
EXAMPLES OF PROPOSED BUILDINGS UNDER CONSTRUCTION

NE & NW CORNER WINKLEY WAY AND MATSON DR.



001902





001903

