

# CITY PLANNING COMMISSION

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

APPLICANT	Darryl Chinn, 7238 Harbor Light Way, Sacramento, CA 95831				
OWNER	K. Fong Lee and A. Yamabee, 2208 'N' Street, Sacramento, CA 95816				
PLANS BY	Darryl Chinn, 7238 Harbor Light Way, Sacramento, CA 95831				
FILING DATE	9-23-83	50 DAY CPC ACTION DATE		REPORT BY:	JP:bw
NEGATIVE DEC.	EX. 15115 and/EIR	EX 15103(b)	ASSESSOR'S PCL. NO.	007-253-12	

APPLICATION: 1. Tentative Map to divide .01± vacant acres into two lots for halfplex development in the Light Density Multiple Family (R-3A) zone  
2. Special Permit to develop two halfplex units

LOCATION: 2227 'O' Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert a duplex under construction into two halfplex units.

## PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1980 Central City Community  
Plan Designation: Multi-Family  
Existing Zoning of Site: R-3A  
Existing Land Use of Site: Duplex (under construction)

### Surrounding Land Use and Zoning:

North: Multi-Family; R-3A  
South: Multi-Family; R-3A  
East: Multi-Family; R-3A  
West: Multi-Family; R-3A

Parking Required: 2 spaces  
Parking Provided: 2 spaces  
Parking Ratio: 1:1  
Property Dimensions: 40' x 90'  
Property Area: 3,200 square feet  
Square Footage of Building: 2,200 (Each unit 1,100 sq. ft.)  
Topography: Flat  
Street Improvements: Existing  
Utilities: Available to site  
Exterior Building Colors: Earth tones  
Exterior Building Materials: Stucco with wood trim and asphalt shingle roof

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 12, 1983, by a vote of eight ayes and one absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions. The applicant shall satisfy each of the following conditions prior to the filing of the final map unless a different time for compliance is specifically stated:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;

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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. Extend sewer line along 'O' Street;
4. Provide separate water and sewer services to each lot.

Informational Item: Submit a joint use driveway design for review and approval of the City Traffic Engineer.

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

1. The subject site is a 40' x 80' interior lot in the Light Density Multiple Family (R-3A) zone. The site is located in the Central City and is surrounded by existing multiple and single family units. A duplex is currently being constructed on the site. The applicant is requesting the necessary entitlements to convert this structure into two halfplex units (Exhibits A - D).
2. The applicant proposes one 20-foot wide driveway to be used for access to the two halfplex garages. The City Traffic Engineering Division objects to the placement of driveways in the center of 40-foot wide lots as it eliminates all curb parking along the street. However, building permits have been obtained for the structure and construction has begun. No driveway modifications will be required.
3. The Planning and Community Services Departments have determined that 0.0176 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 the filing of the final map.
4. The City Engineering Division has requested that the sewer line along 'O' Street be extended as required to provide separate sewer and water services to each lot.
5. Although the project is located in the Central City area, it is not required to be reviewed by the City's Design Review Board as it is new construction of a two-family residence in a residential zone (Sec. 16-5-11). The site is located in a multi-family area that has a combination of buildings constructed with both wood and stucco siding materials. Since the duplex on the site is presently under construction, with framing up and windows in place and the proposed exterior materials of stucco with wood trim are compatible with adjacent structures, staff has no objections to the proposed exterior building colors or materials.

STAFF RECOMMENDATION: Staff recommends the following:

1. Approval of the Tentative Map, subject to conditions which follow;
2. Approval of the Special Permit, based upon Findings of Fact which follow.

Conditions - Tentative Map

The applicant must satisfy each of the following conditions prior to filing the final map:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Pursuant to the 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. Extend sewer line along 'O' Street;
- d. Provide separate water and sewer services to each lot.

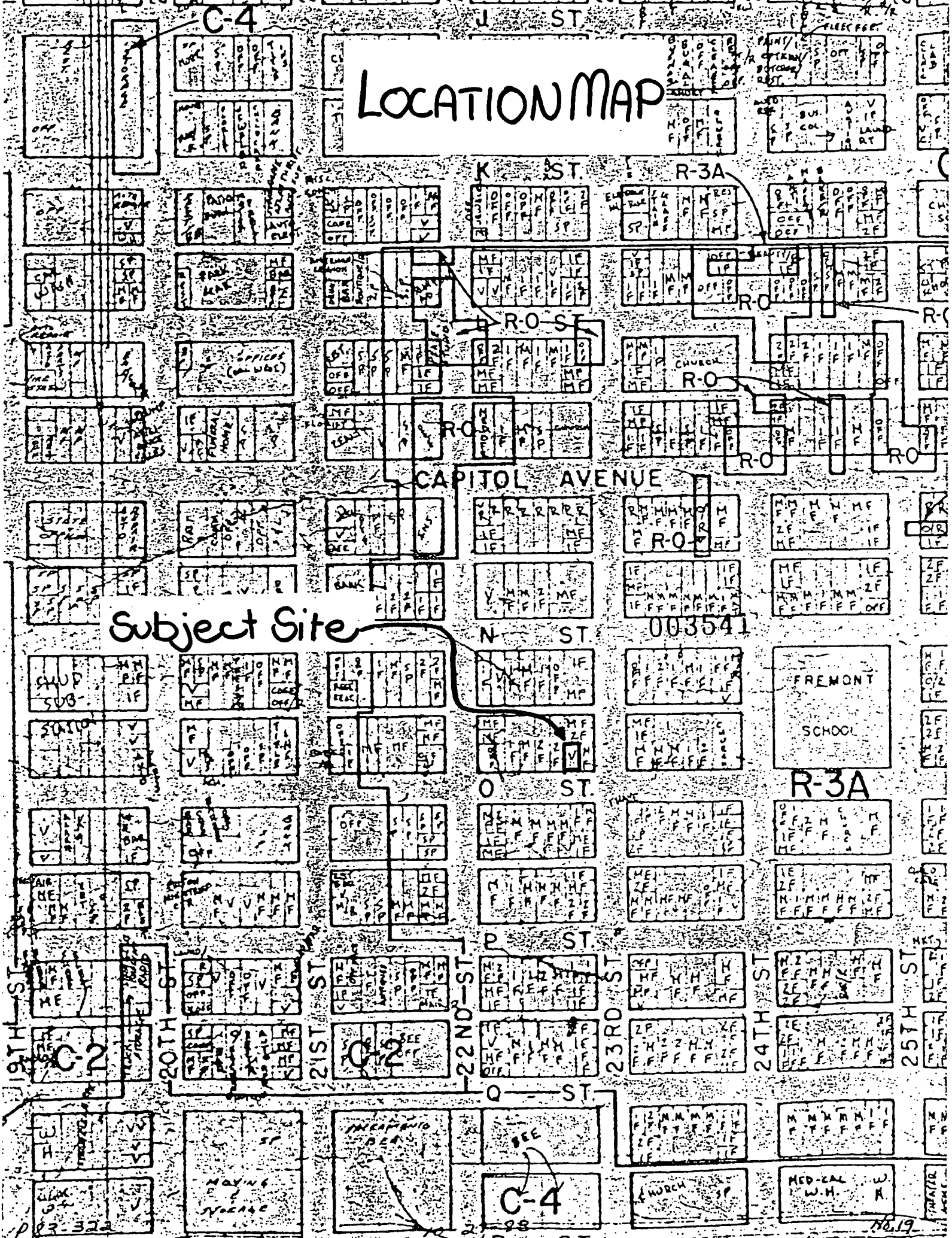
Findings of Fact - Special Permit

- a. The proposed halfplex development is based upon sound principles of land use in that:
  - 1) the colors and materials of the halfplex are similar to other residential structures in the area;
  - 2) the Zoning Ordinance allows halfplex units in the Light Density Multiple Family (R-3A) zone.
- b. The proposed project will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
  - 1) adequate on-site parking is provided;
  - 2) it will not alter the residential character of the surrounding neighborhood which consists of single family and multiple family uses.
- c. The proposed project complies with the 1974 General Plan and the 1980 Central City Plan which designate the site for residential uses.

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# LOCATION MAP

Subject Site



FREMONT  
SCHOOL

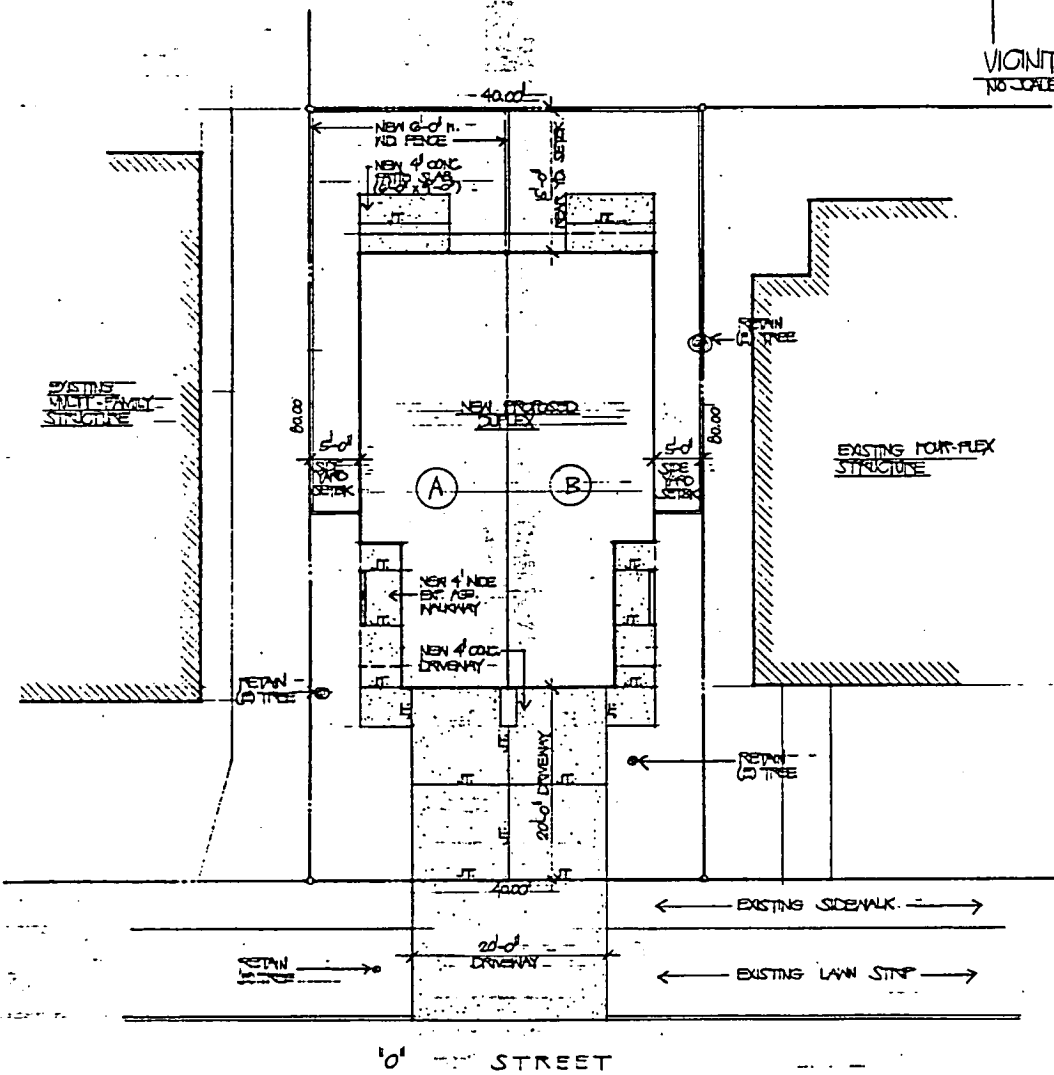
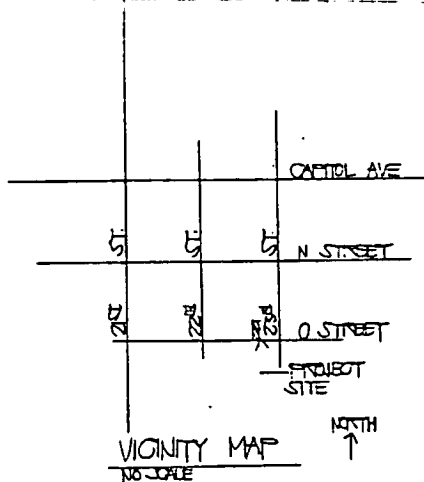
R-3A

C-4

MEDICAL  
W.H.

# Exhibit A

SCHEDULE OF DRAWINGS	
1	SITE PLAN, SCHEDULE OF DRAWINGS
2	FIRST & SECOND FLOOR PLANS
3	FOUNDATION PLAN & DETAILS
4	INTERIOR ELEVATIONS & BUILDING SECTIONS
5	EXTERIOR ELEVATIONS
6	ROOF/FLOOR FRAMING PLANS
7	ELECTRICAL & MECHANICAL FLOOR PLANS



SITE PLAN  
SCALE: 8" = 1'-0"  
PARCEL NO. 007-253-12  
BLDG. ADDRESS: 2221 O STREET



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The undersigned architect does not warrant that these plans or the design shown in connection therewith are complete, whether in any particular or any other way than may hereinafter be more specifically provided. The architect shall assume responsibility for these plans and specifications if they are used in whole or in part in any other way.

The contractor shall verify and be responsible for all dimensions and conditions on the job and that same shall be noted in writing at any deviation from the dimensions and conditions shown by these drawings.

**DRAWN BY:**  
DARRYL CHINAI  
PHONE # 421-7897

**YAMABE-LEE DUPLEX**

SHEET TITLE

SITE PLAN  
SCHEDULE OF DRGS

REVISIONS

JOB NO.

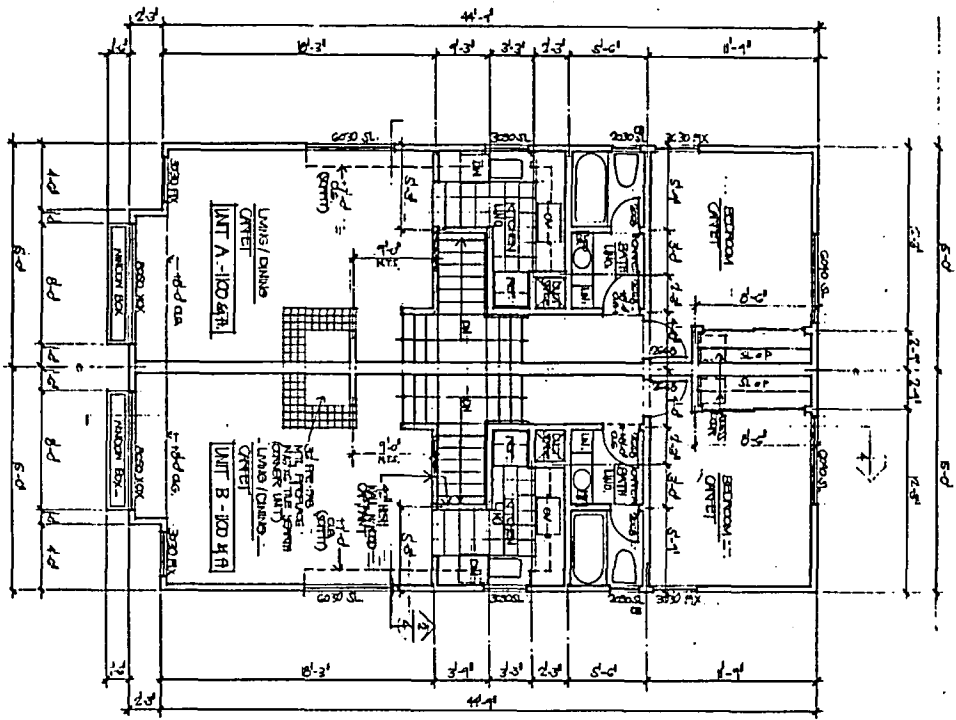
8100-001

DATE

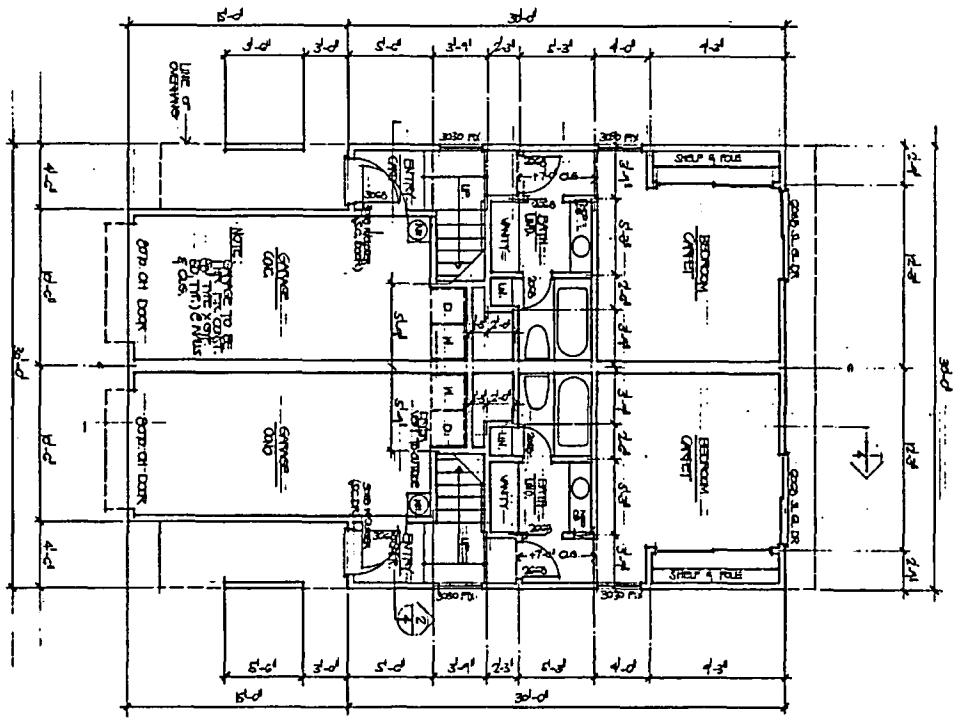
AUGUST 1983

1

OF 7 SHEETS



SECOND FLOOR PLAN  
SHEET 4 OF 7



FIRST FLOOR PLAN  
SHEET 4 OF 7



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Exhibit B

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SHEET TITLE	FIRST & SECOND FLOOR PLANS
REVISIONS	
JOB NO.	8100-001
DATE	
DESIGN	ASGT P3
DATE	
NO. OF SHEETS	2

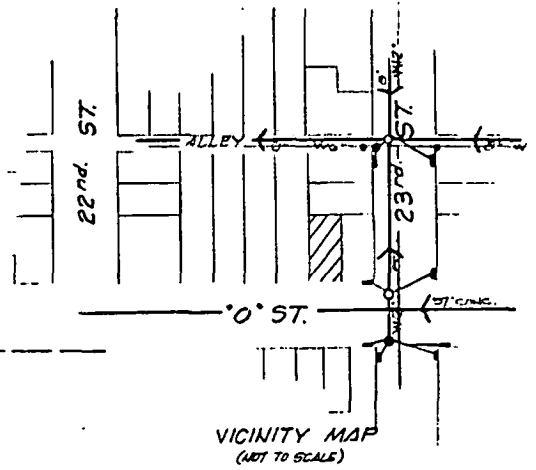
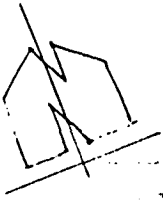
# YAMABE-LEE DUPLEX

DRAWN BY:  
DORRILL CHINN  
PHONE # 421-7811

NOTES:  
1. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
2. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
3. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND HEATING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
4. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
5. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
6. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL SOUND AND VIBRATION CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
7. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL TRANSPORTATION CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
8. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL AIR POLLUTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
9. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL CLIMATE CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
10. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.



# Exhibit D



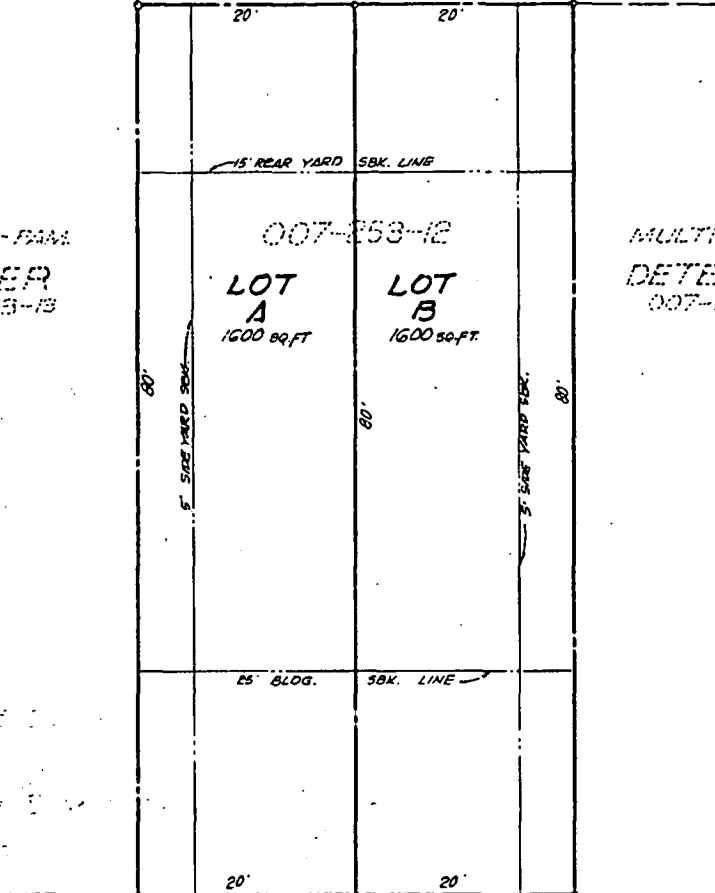
MULTI-FAM.  
BONFILIO  
007-253-10

MULTI-FAM.  
WITTER  
007-253-13

007-253-12  
LOT A  
1600 sq.ft.

LOT B  
1600 sq.ft.

MULTI-FAM.  
DETERDING  
007-253-11



**RECORD OWNER:**  
KENNETH FONG & ARLENE YAMABE  
2208 N ST.  
SACRAMENTO, CALIF. 95806

**SUBDIVIDER:**  
DARRYL B. CHINN  
ARCHITECT, A.I.A.  
7238 HARBORLIGHT WAY  
SACTO., CALIF.

**PRESENT ZONE & USE:**  
R-3A  
VACANT (UNDER CONST.)

**PROPOSED ZONE & USE:**  
R-3A  
2 HALF-FLEX LOTS

**ACREAGE:**  
3200 SQ. FT.

**SCHOOL DIST.:**  
CITY UNIFIED SCHOOL DIST.

**WATER SUPPLY:**  
PUBLIC UTILITIES

**SEWAGE DISPOSAL:**  
PUBLIC SEWERS

Existing sidewalk

Lawn strip

10' ST.

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TENTATIVE MAP OF  
A.P.N.

007-253-12  
CITY OF SACRAMENTO, CALIF.  
SEPT. 1984 SCALE: 1"=60'