

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	LONAR J. ROBINSON, 7362 Stockdale Street, Sacramento, CA				
OWNER	LONAR J. ROBINSON, 7362 Stockdale Street, Sacramento, CA				
PLANS BY	U. Paul Nekrassott Drafting Service, 3417 A-Arden Way, Sacramento, CA				
FILING DATE	6/12/87	ENVIR. DET.	Cat. Ex. 15303 b	REPORT BY	CS/vf
ASSESSOR'S-PCL. NO.	014-152-24,25				

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to construct a two-story duplex on a 0.12+ vacant acre corner lot in the Limited Commercial C-1 zone.
 - C. Lot Line Adjustment to merge 2 vacant lots totaling 0.12+ acres.

LOCATION: Northeast corner of San Jose Way and Broadway

PROPOSAL: The applicant is requesting the necessary entitlements to construct a two-story duplex in the Limited Commercial C-1 zone.

PROJECT INFORMATION:

1974 General Plan Designation:	General Commercial
1985 Oak Park Redevelopment Plan Designation:	Three Year Commercial Demonstration Area
Existing Zoning of Site:	C-1
Existing Land Use and Zoning:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single-Family Residential; R-1	Front:	20'	25'
South: Commercial; C-1	Side(Int).	5'	7.6'
East : Single-Family Residential; C-1	Side(St).	12.5'	12.6'
West : Multi-Family Residential; R-3R	Rear:	15'	15'

Parking Required:	2 Spaces
Parking Provided:	2 Spaces
Property Dimensions:	63.9' x 80'
Property Area:	0.12+ acres
Density of Development:	0.06+ acre
Square Footage of Building:	Unit #1: 1,000 sq. ft. Unit #2: 1,200 sq. ft.
Height of Building:	22'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco, wood trim
Roof Material:	Composition Shingle

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

A. Land Use and Zoning

The subject site consists of 0.12+ acres in the Limited Commercial (C-1) Zone. The site is currently vacant with the exception of a billboard located partially on the southeast corner of the lot. Surrounding land uses include single family residential to the north and east, multi-family residential (24 units provided by The Redevelopment Agency) to the west, and commercial to the south. The site is designated for General Commercial in the 1974 General Plan and Limited Commercial in the Oak Park Redevelopment Plan.

The Redevelopment Plan indicates that the site is within a commercial three year demonstration area. The purpose of the demonstration area, which is mainly along the north side of Broadway between Sacramento and Stockton Boulevards, was to provide a means for shopping development along Broadway in order to provide residents with conveniently located shopping services. The commercial land use designation may revert back to residential after December 31, 1987, and after rezone hearings, if commercial development has not occurred.

B. Applicant's Proposal

The applicant is proposing to merge the two parcels in order to construct a two story duplex. The proposed materials include stucco, wood trim, aluminum slider windows, and a hip roof of composition shingle. Obscure glass is proposed for bathroom windows which face San Jose Way. The 1,000 sq. ft. two bedroom unit will be on the ground floor, and the three bedroom 1,200 sq. ft. unit will be on the upper level. The main entrance and garage access for the upper unit is from San Jose Way. The second garage will face Broadway.

Staff has no problem with the site plan which indicates a 25 foot setback from the front property line, a 12 foot, 6 inch setback from the street side setback, a 15 foot rear yard setback and a 5 foot interior side yard setback. However, the 6 foot high redwood fence dividing the two rear yards should be moved south approximately 3 feet to more evenly divide the two rear yards and provide usable yard areas. The applicant is also proposing the 6 foot high redwood fencing along the north and east property lines.

In order to develop the site, the billboard must be removed. Also, the existing tree located near the southwest corner of the site should be retained.

In order to improve the aesthetics of the structure exterior design modifications are necessary. The project will be reviewed at staff level by the Design Review Section. Preliminary comments concerning potential design changes are listed below.

1. The main entrances should be recessed in order to provide better protection from the elements and to eliminate the gable overhang attached to the side of the building which does not match the hip roof.
 2. A wood horizontal band approximately 2 inches thick and 10 inches wide, could be placed above the main entry ways and wrap horizontally around the building. This would help to reduce the height of the building. The vertical trim design along the window areas should be eliminated.
 3. The garage facing San Jose Way could be moved forward 5 feet (20 feet of front yard setback is required) in order to provide more rear yard space and an additional wall that a porch roof could be attached to.
 4. A combination of horizontal masonite siding and stucco could be used on the west and south elevations to provide more visual variety on the facade. Specific details should be worked out with design review staff.
 5. More landscaping is needed on site. Final landscape and irrigation plans will be reviewed by the Design Review Staff. Also, a new curb cut will need to be provided along San Jose Way and the existing curb cut removed. A curb cut is not necessary along Broadway as the existing curb is rolled.
- C. The proposal has been reviewed by the Sacramento Housing and Redevelopment Agency, the Oak Park PAC, Engineering, Traffic Engineering, Real Estate, Fire Department, and the Water Division. The following comments were received:

SHRA

The SHRA is in support of the project and finds no conflict with the 1985 Oak Park Redevelopment Plan, (see Exhibit A).

Oak Park PAC

The Oak Park Project Area Committee has received the plans with the understanding that it is in the three year commercial demonstration area and has no problems with the proposed project. They asked to be contacted when it is scheduled for design review (see Exhibit B).

Engineering

Applicant shall file a Certificate of Compliance with Public Works prior to recordation.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA Section 15303 b).

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Approve the special permit subject to conditions and based upon findings of fact which follow; and
- B. Approve the lot line adjustment by adopting the attached resolution, subject to conditions and based upon findings of fact which follow:

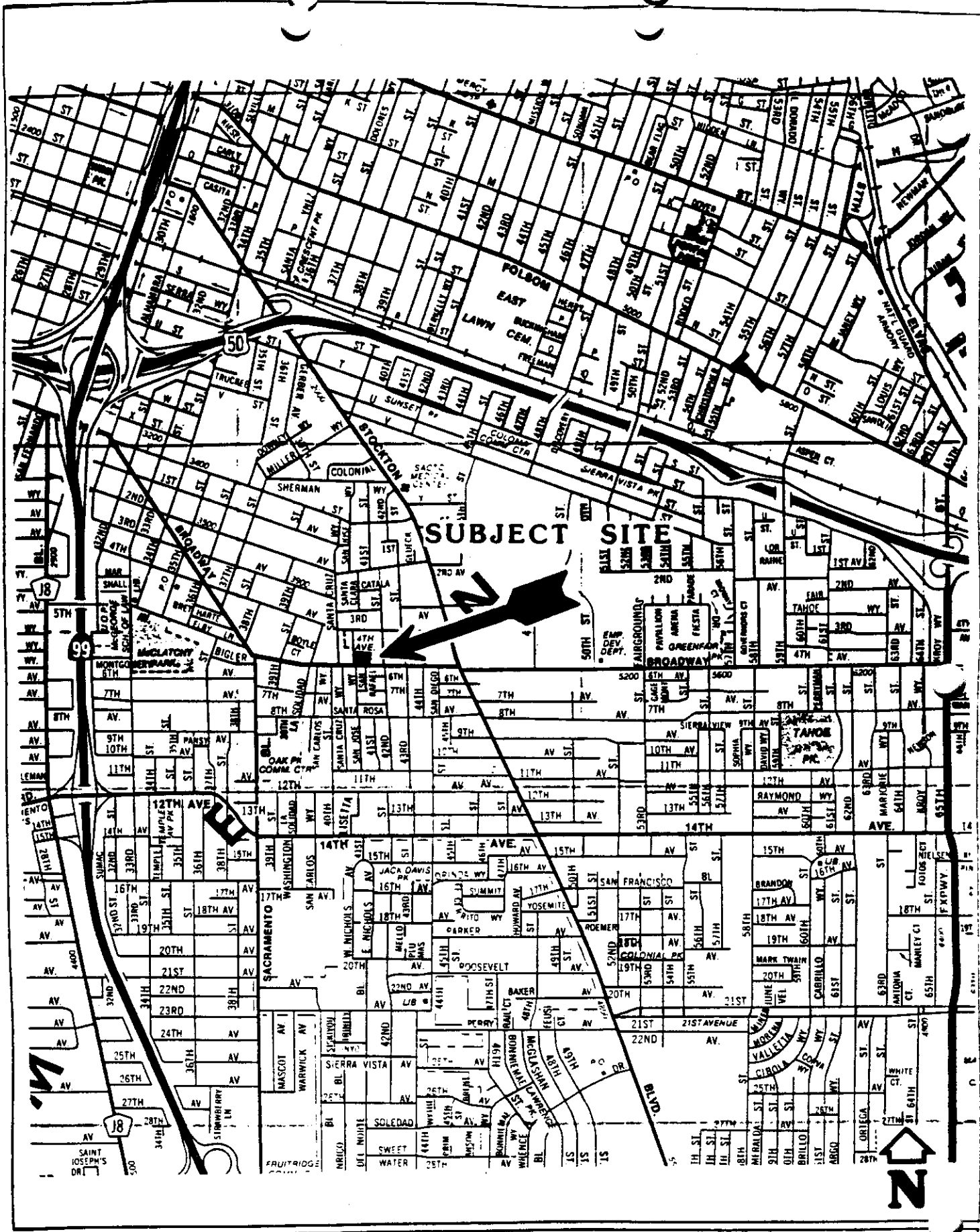
Conditions

- 1. The existing billboard located on site must be removed prior to the issuance of a building permit.
- 2. The existing curb cut along San Jose Way shall be removed and replaced with a new curb cut for driveway access.
- 3. The building design, landscaping site plan and fencing layout shall be reviewed and approved by Design Review Staff prior to issuance of a building permit.

Findings of Fact - Special Permit

- 1. The project, as conditioned, is based upon sound principles of land use, in that the proposed duplex is compatible with surrounding residential uses.
- 2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance and that:
 - a. off street parking has been provided;
 - b. six foot high fencing will be provided along the north and east property lines.

3. The proposed project, as conditioned, is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for commercial use by the 1985 Oak Park Redevelopment Plan and the proposed duplex development use conforms with the plans designation subject to special permit approval.

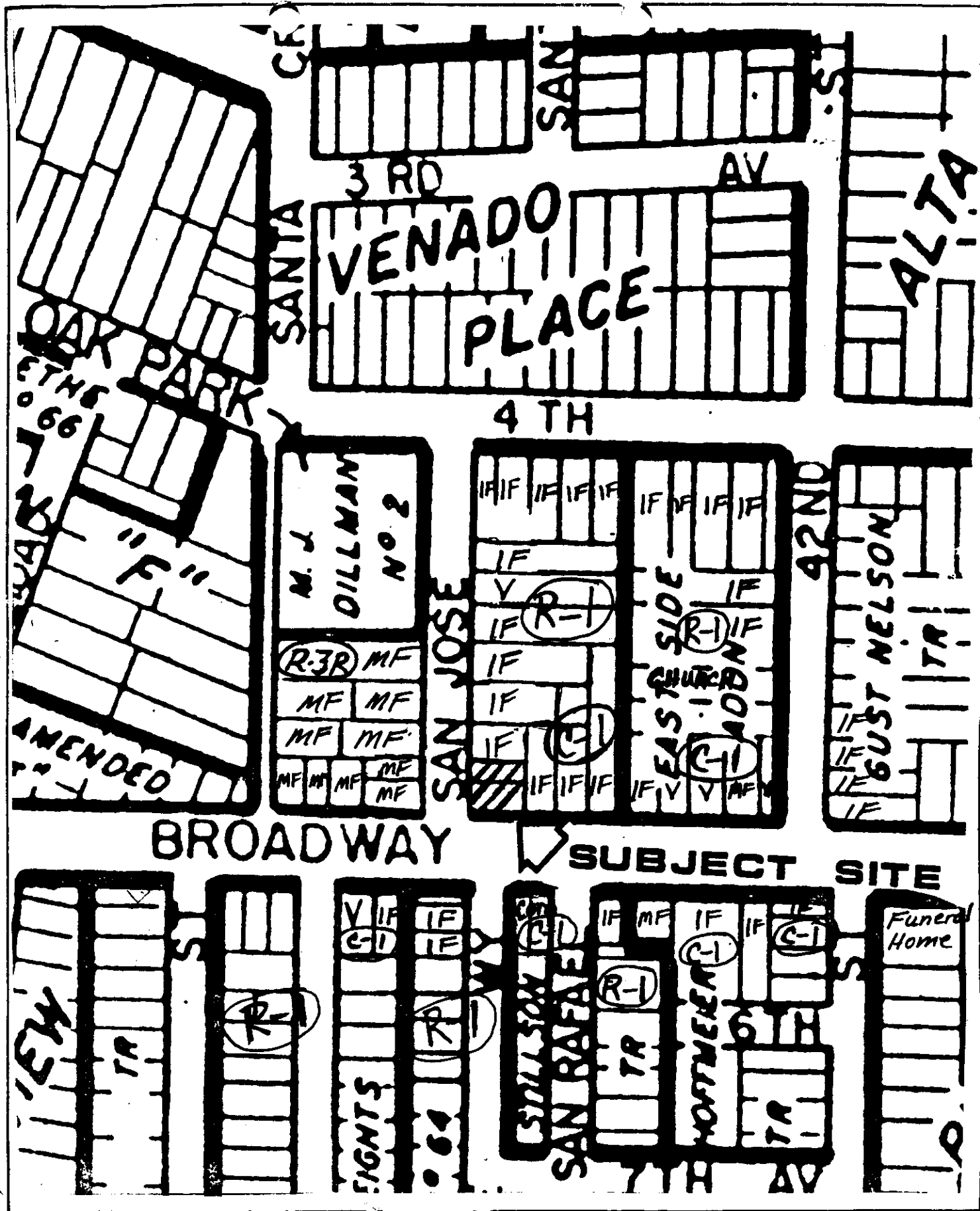


VICINITY MAP

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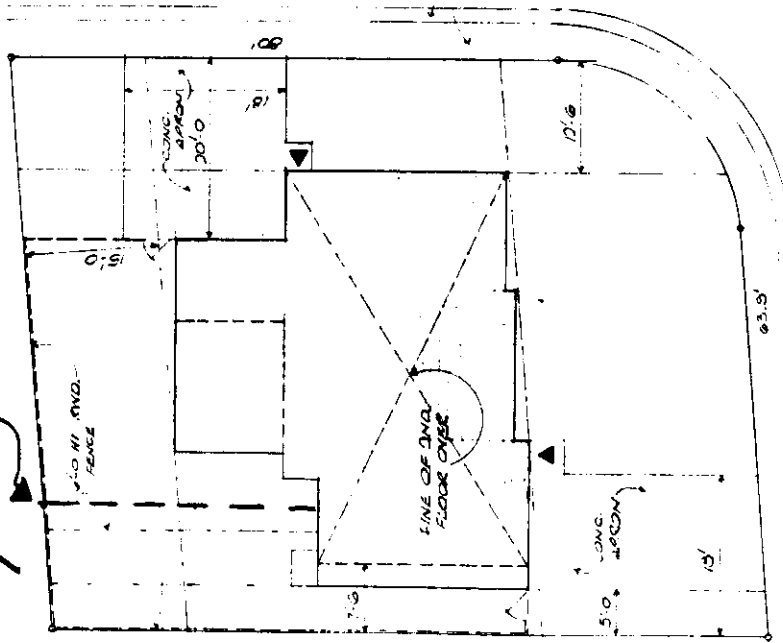
LAND USE & ZONING MAP

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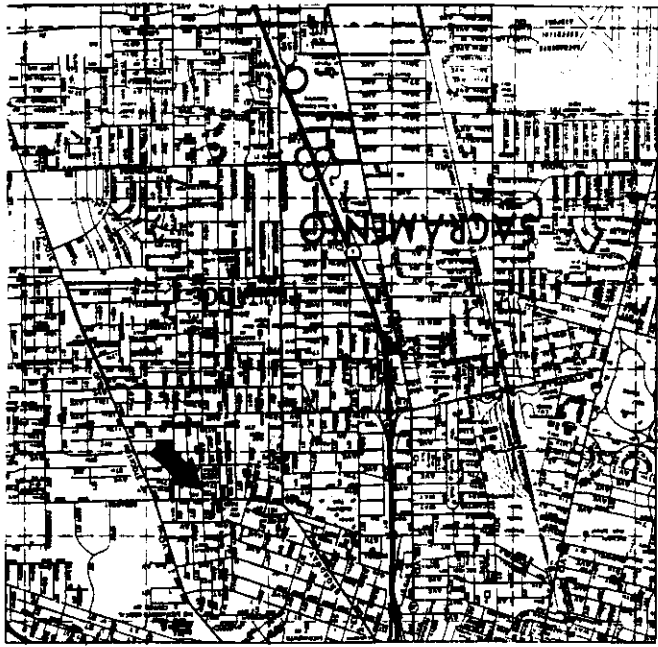
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*Move fence south
by 3'*



SAN JOSE WAY

PLOT PLAN
SCALE 1/4"=1'-0"



LOCATION MAP

DUPLEX

U. PAUL NEUSSOFF DRAFTING SERVICE
2417 A ANGER WAY, SACRAMENTO 481

PLOT PLAN

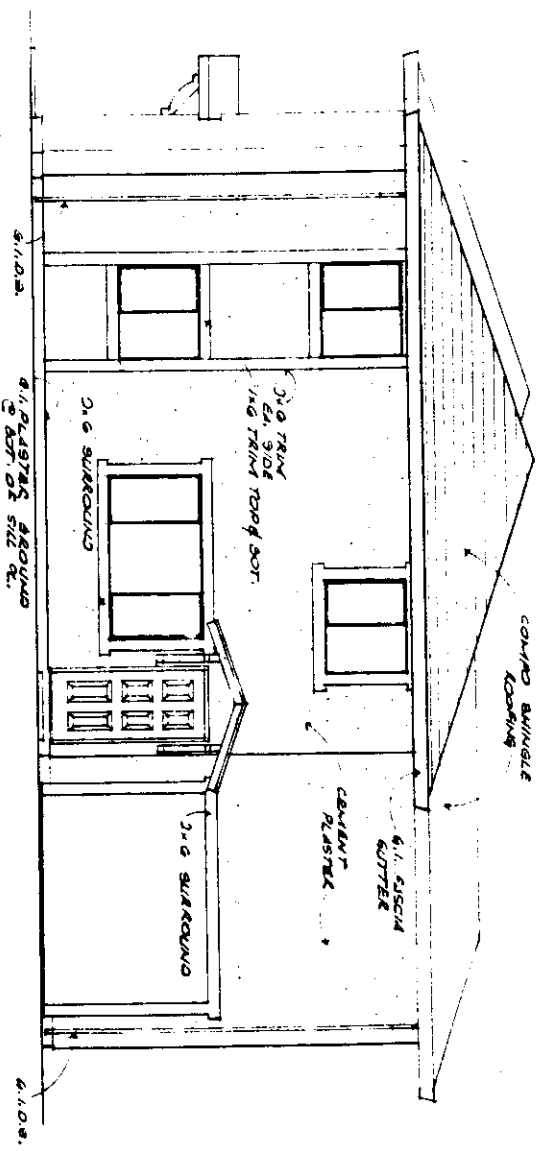
DRAWING NO.
DE

ELEVATIONS

SOUTH

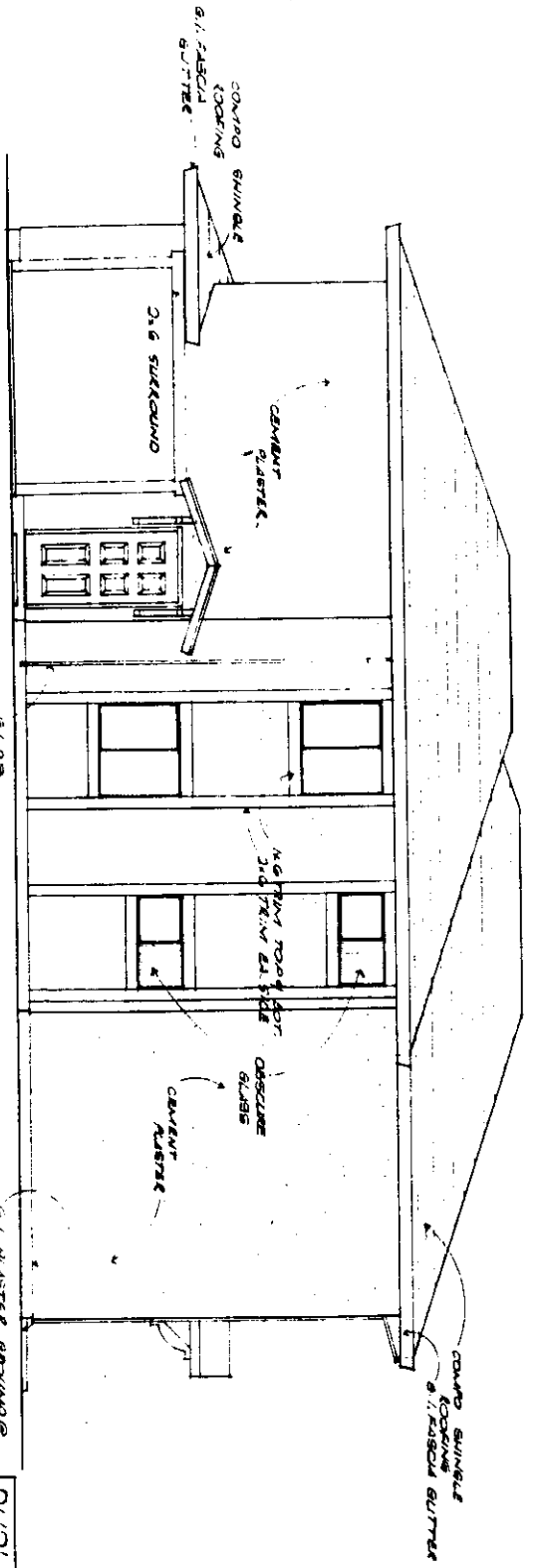
ELEVATION TO DROWWAY

SCALE 1/4" = 1'-0"



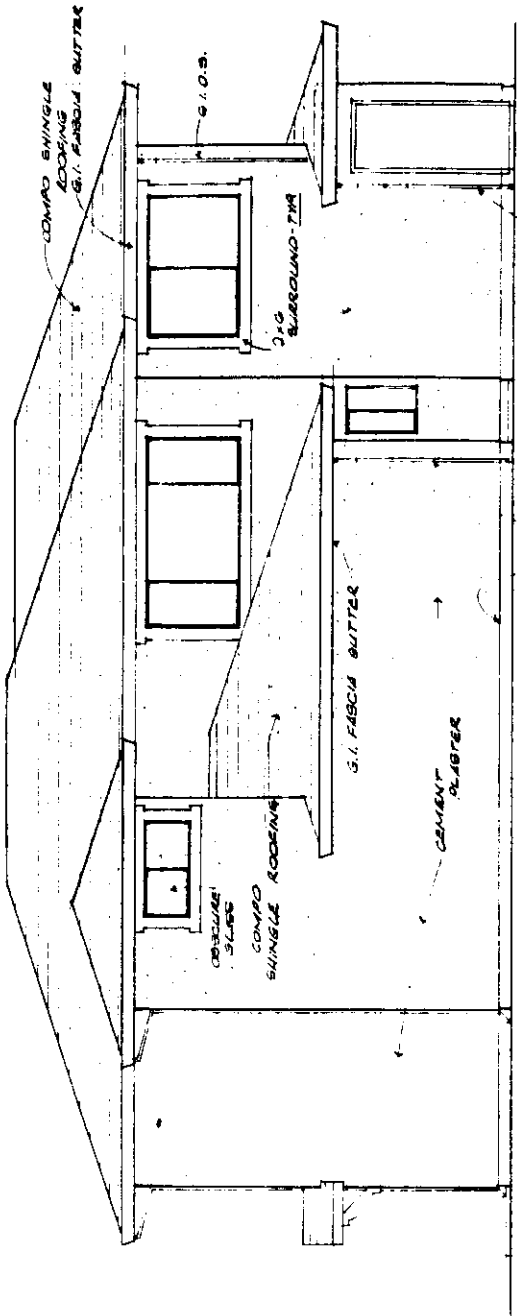
WEST

ELEVATION TO SAN JOSE WAY

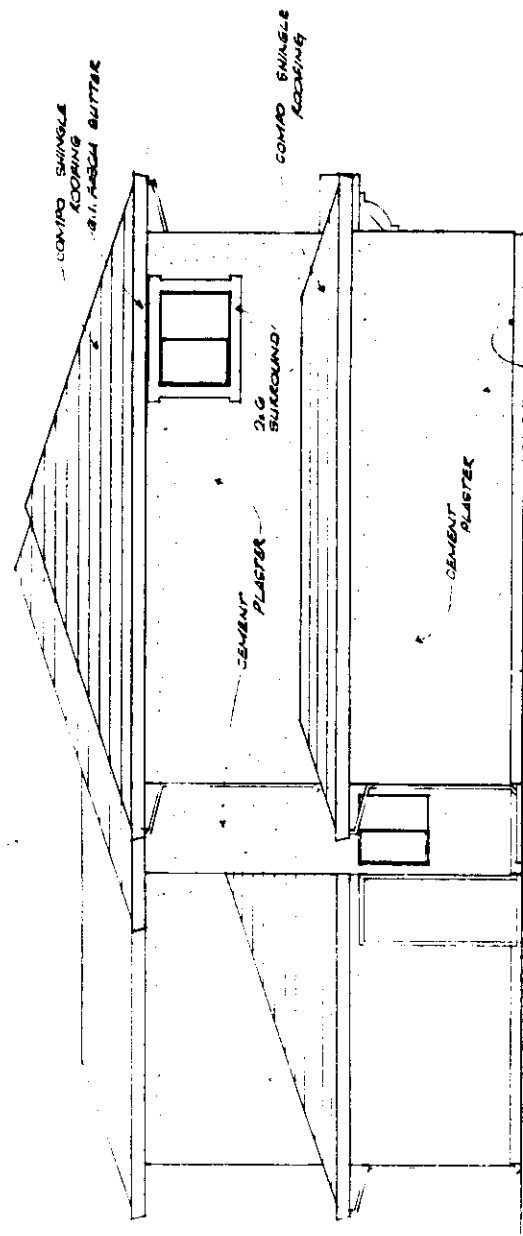


DUPLEX

U. PAUL NEWMANSON QUARTER SERVICE
 3417 A ANDER WAY, SACRAMENTO 95817
 EXTERIOR ELEVATION S 4 OF



EAST ELEVATION
SCALE 1/4"=1'-0"



NORTH ELEVATION

DUPLEX

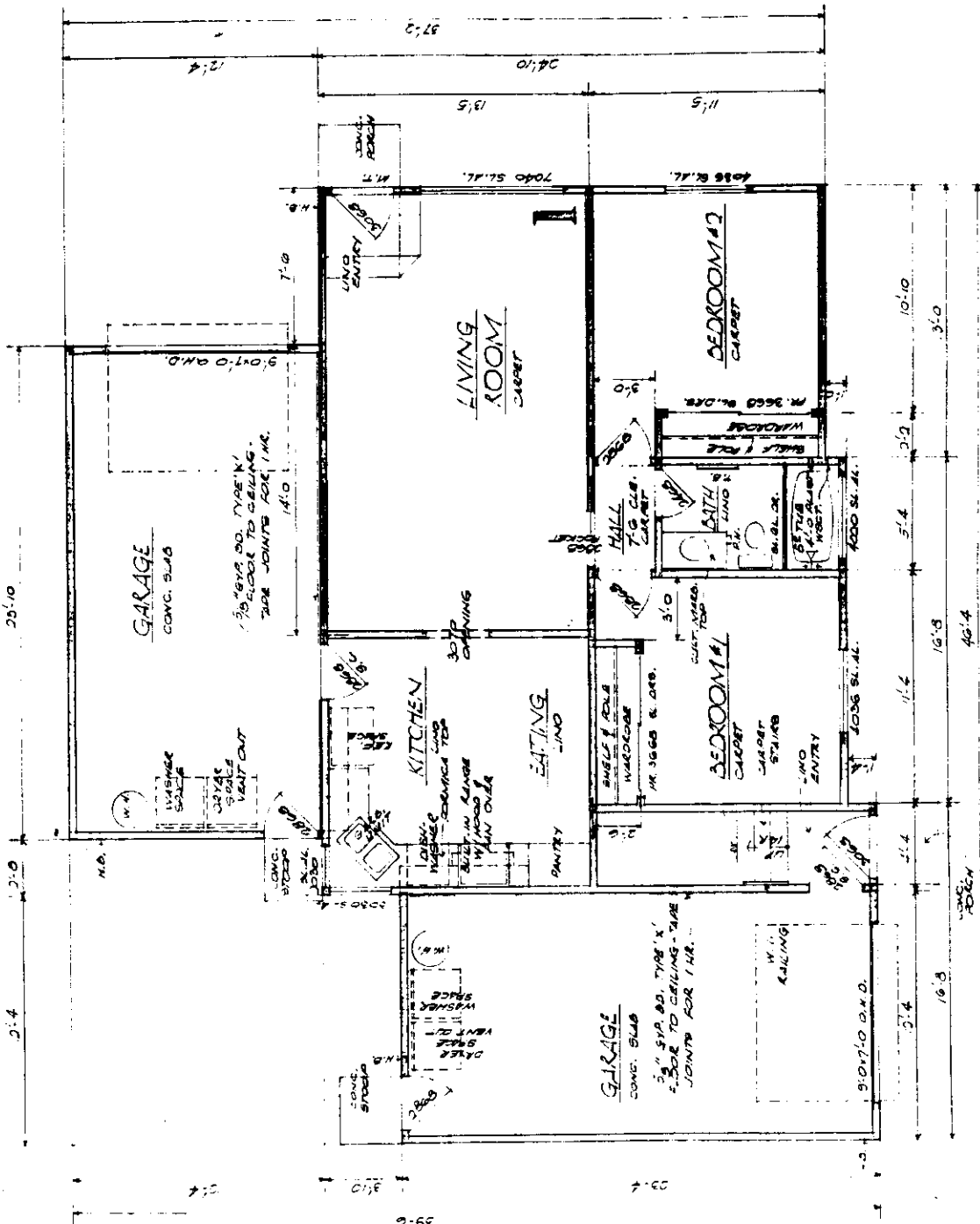
U. PAUL HERRMANN OFFICE
3417 A ANDERSON WAY, SACRAMENTO, CA 95811

EXTERIOR ELEVATIONS DRAWING NO. 50F

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FIRST FLOOR PLAN

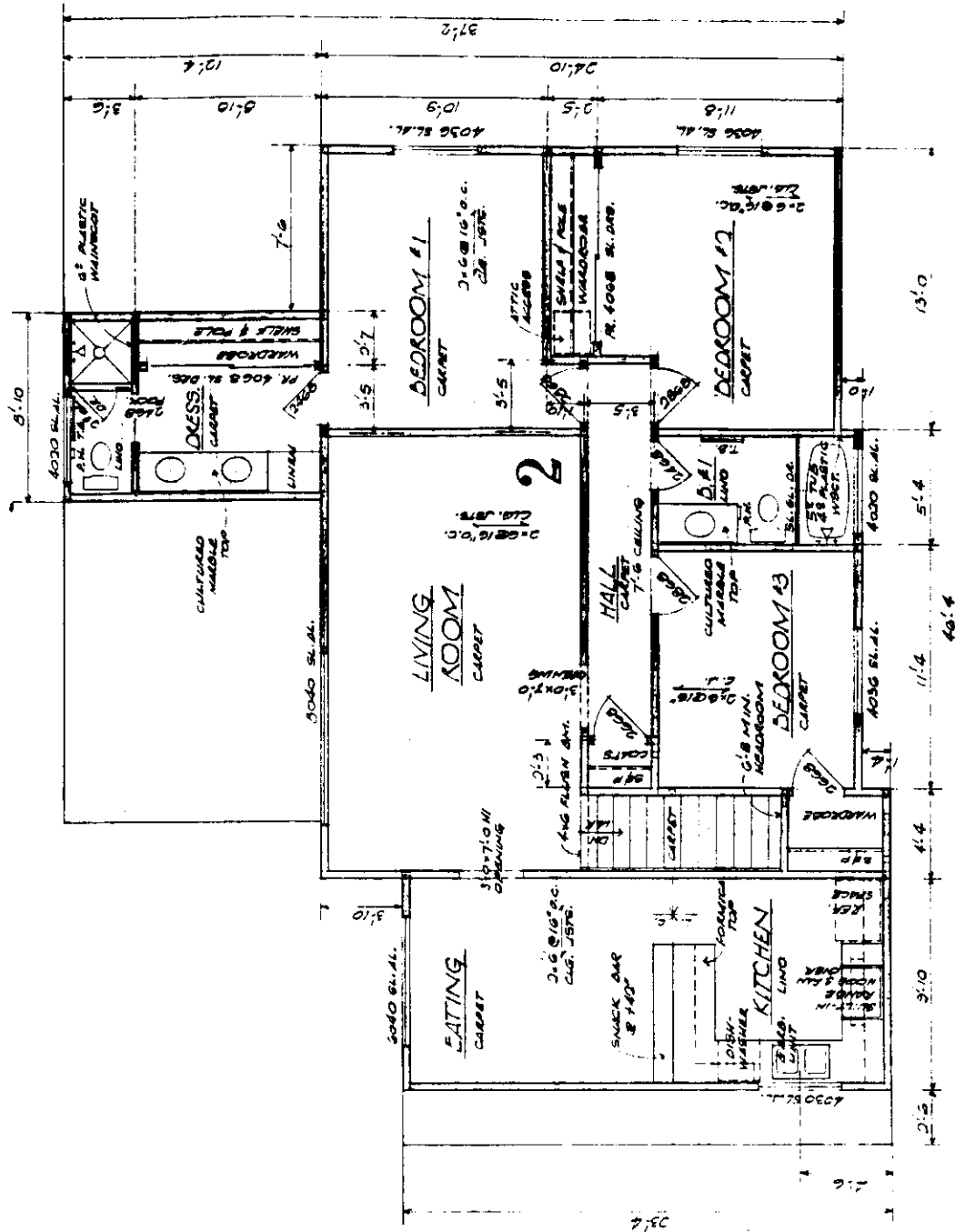
SCALE: 1/4" = 1'-0"
 SERVICE WATER & DRAIN FOR AUTO. WASHER.
 HEAT T.A.C. - NOT YET DESIGN CALCULATIONS BY OTHERS.

DUPLEX		2020 S.F.
1ST. FLOOR	500 S.F.	
2ND. FLOOR	1/38 S.F.	
U. PAUL NEKRASSOFF DRAFTING SERVICE 3417 A. ARDEN WAY, SACRAMENTO 481-1443		
FIRST FLOOR PLAN		DRAWING NO. 00E

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DUPLEX

SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

U. PAUL MERRASOFF DRAFTING SERVICE
3417 A AMBER WAY, SACRAMENTO CA

SECOND FLOOR PLAN
DRAWING NO. 305

EXHIBIT A

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

MEMORANDUM

CITY PLANNING DIVISION

DATE : July 10, 1987

JUL 14 1987

RECEIVED


TO : Connie Spade, City of Sacramento
Planning Department

FROM : Trish Davey, Chief, Neighborhood Development
Sacramento Housing & Redevelopment Agency

SUBJECT: Duplex: North East Corner of Broadway and San Jose
Boulevard

Staff has reviewed the above referenced and finds no conflict
with the Oak Park Redevelopment Area Plan.

Sincerely,


TRISH DAVEY, Chief
Neighborhood Development

TD:AM:jr

0259Q

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EXHIBIT B

OAK PARK PROJECT AREA COMMITTEE, INCORPORATED
3520 FIFTH AVENUE
SACRAMENTO, CA. 95817
457-8525

CITY PLANNING DIVISION

JUL 08 1987

RECEIVED

July 7, 1987

Department of Planning
1231 I Street
Sacramento, California 95814

Attention: Connie Spade

Subject: Special Permit # P87276

The Oak Park Project Area Committee reviewed the plans. We have no problem with the Proposed Project. Please advise when it is scheduled for design review.

Thank you


Leon B. Weston
Executive Director, Oak Park PAC

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO PROPERTY LOCATED AT
THE NORTHEAST CORNER OF SAN JOSE WAY AND BROADWAY.

(APN: 014-152-024,025)

(P87-276)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at the northeast corner of San Jose Way and Broadway; and

WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305 (a)); and

WHEREAS, the lot line merger is consistent with the 1974 General Plan and the 1985 Oak Park Redevelopment Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Commercial use by the Oak Park Redevelopment Plan and the proposed duplex conforms with the Plan Designation subject to special permit approval.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line merger for property located at the northeast corner of San Jose Way and Broadway, City of Sacramento, City of Sacramento, be approved as shown and described in Exhibits C and D attached hereto, subject to the following conditions:

1. File a Certificate of Compliance with Public Works prior to recordation.
2. Pay off any existing bonds.

CHAIRPERSON

SECRETARY TO CITY PLANNING COMMISSION
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EXHIBIT C

Legal Description

Portion of Lots 15 and 16, Plat of Sunset Addition

That certain parcel of land situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

A portion of Lots 15 and 16 (described as one parcel of land) of Sunset Addition, the official plat of which is filed in the office of the Recorder of said Sacramento County in Book 8 of Maps at Page 26, described as follows:

Beginning at a point in the westerly line of said Lot 16, said point being described in that certain deed dated September 2, 1937, and recorded October 8, 1937, in Book 646 of Official Records at Page 392, as being located North 02°10.44' West 16.81 feet from the southwest corner of said Lot 16, and which point is further described in said deed as being located North 29°50.80' East 37.74 feet from a monument marking the new centerline intersection of 5th Avenue and San Jose Way (north of 5th Avenue); thence, FROM SAID POINT OF BEGINNING, parallel with and distant 33.00 feet at right angles northerly from, the new (circa 1937) centerline of 5th Avenue, South 89°08.24' East 80.22 feet to a point in the east line of said Lot 15; thence, along said east line, North 02°10.44' West 64 feet, more or less, to its intersection with the south line of the north 40.00 feet of said Lot 15; thence, along the south line of the north 40.00 feet of said Lots 15 and 16, westerly a distance of 80 feet, more or less, to a point in the westerly line of said Lot 16; thence, South 02°10.44' East 64 feet, more or less TO THE POINT OF BEGINNING.

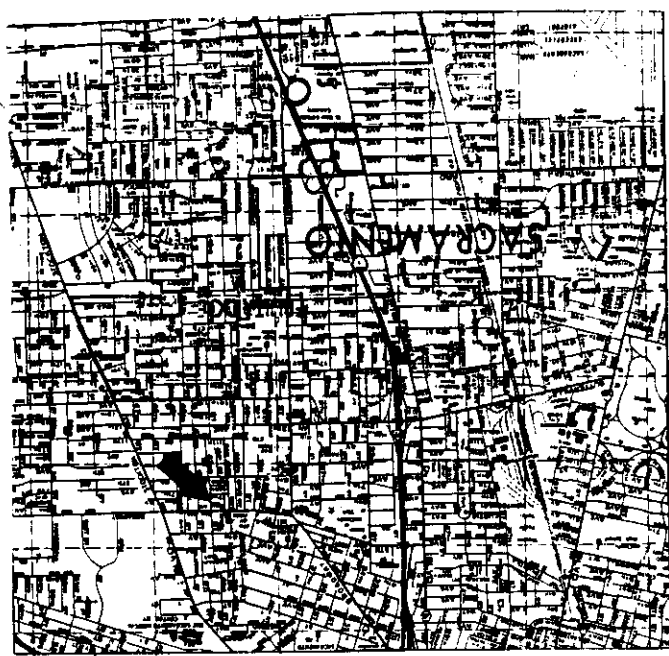
Prepared by:

Timothy S. Train

Timothy S. Train
Licensed Surveyor #2457
July 22, 1987



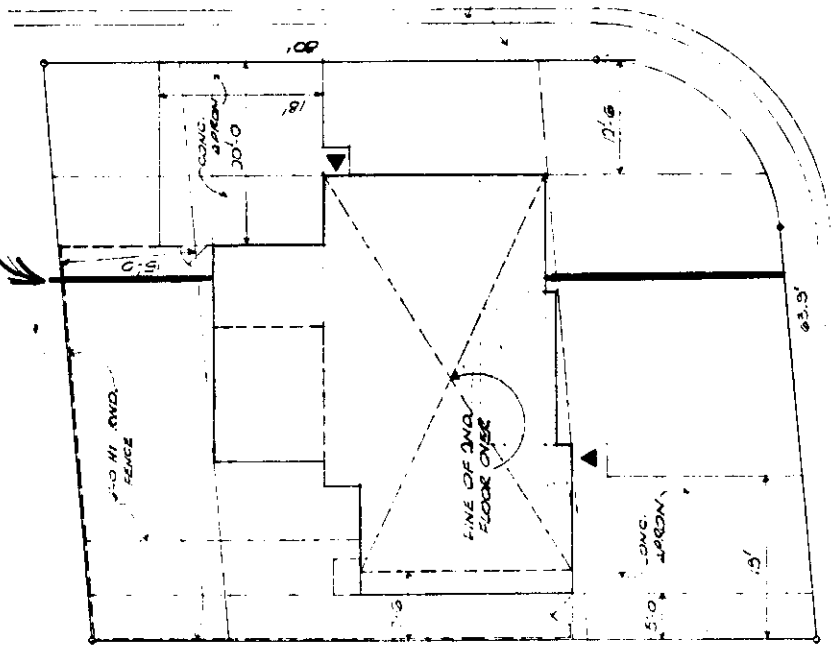
EXHIBIT D



LOCATION MAP

DUPLICATE	
U. PAUL NEUBAUER DRAFTING SERVICE 2417 A ARDEN WAY, SACRAMENTO 481-1443	
PLOT PLAN	DRAWING NO. 105

Lot Line to be removed



PLOT PLAN
SCALE 1"=10'-0"



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AUG. 13, 1987

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