

CITY PLANNING COMMISSION

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

APPLICANT	J. & N. Luse, 15 Stampede Court, Sacramento, CA 95834		
OWNER	J. & N. Luse, 15 Stampede Court, Sacramento, CA 95834		
PLANS BY	Langdon Engineering, 2020-29th Street, #201, Sacramento, CA 95817		
FILING DATE	7/22/83	50 DAY CPC ACTION DATE	8/25/83
REPORT BY:	SC:bw		
NEGATIVE DEC.	8/5/83	EIR	ASSESSOR'S PCL NO. 047-173-01

- APPLICATION:
1. Environmental Determination
 2. Rezone a .2± vacant acre lot from Single Family Residential (R-1) zone to Townhouse (R-1A) zone
 3. Tentative map to divide a .2± acre corner parcel into two halfplex lots
 4. Special Permit to allow a halfplex development on a corner lot

LOCATION: Southeast corner of Stratford Street and Slocum Court

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

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Meadowview Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

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

Parking Required:	2 spaces
Parking Provided:	2 spaces
Property Dimensions:	Irregular
Property Area:	9,006 sq. ft.
Square Footage of Lots:	4,864 (Parcel 1); 4,142 (Parcel 2)
Square Footage of Buildings:	1,127 (Unit A); 933 (Unit B)
Height of Structures:	Single story (18± feet)
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Colors:	Beige and brown
Exterior Building Materials:	T-111 (vertical grooved) and spruce trim

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 10, 1983, by a vote of eight ayes and one absent, the Subdivision Review Committee recommended approval of this request 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.

APPLC. NO. P83-247

MEETING DATE August 25, 1983

CPC ITEM NO. 16

10

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2. Provide separate services and private easements for such services as required by the City Engineer.

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

1. The subject site is located in an area developed with single family residential structures. The neighborhood is well established and the subject site is the only undeveloped parcel in the immediate vicinity. The applicant is proposing to develop the site with two halfplex units.

Since the subject property is located on a corner lot, a duplex structure would be allowed under the Zoning Ordinance. The halfplex development will allow for the individual ownership of each unit and will not increase the density of the area.

2. The materials and design of the proposed halfplex structure are compatible with the adjacent development and therefore staff has no objections to this request.
3. The Planning and Community Services Departments have determined that 0.0224 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.
4. The subject site is provided water and sewer service via a public utility easement at the rear of the site. The City Engineer indicated that separate services would be required for each lot which would necessitate a private easement between each lot for these services.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from R-1 to R-1A;
3. Approval of the Tentative Map, subject to conditions to follow; and
4. Approval of the Special Permit, subject to conditions and based upon Findings of Fact to follow.

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 services and private easements for such services as required by the City Engineer.

Conditions - Special Permit

- a. The applicant shall utilize the attached plans for the halfplex development;
- b. The applicant shall utilize a shake roof or composition type roof with a texture similar to shake.

Findings of Fact - Special Permit

- a. The proposed halfplex development is based upon sound principles of land use in that the design and materials of the structure are compatible to the neighboring single family residences and duplexes are allowed on corner lots;
- b. The project, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the halfplex development will not alter the character of the area;
- c. The proposed development is consistent with the General Plan and the 1965 Meadowview Community Plan which designate the site for residential purposes.



RD

FLORIN

20 FT

UNIT No 1

UNIT No 1

UNIT No 3

OAKMONT

TERRACE

UNIT No 2

UNIT No 1

CARELL

SUBJECT SITE

RANCHO

UNIT No 4

GARDENS

UNIT No 3

UNIT No 6

UNIT No 5

SLOAT SCHOOL

TRACT

MEADOWVIEW GARDENS

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GLIDDEN WY

UNIT No 8

ELDER

CARELLA GARDENS

UNIT No 8

P83-247

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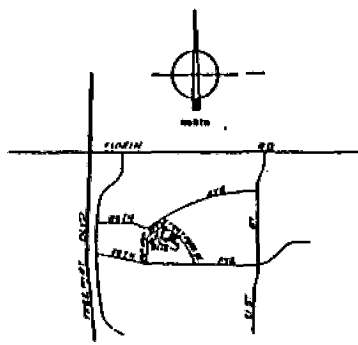
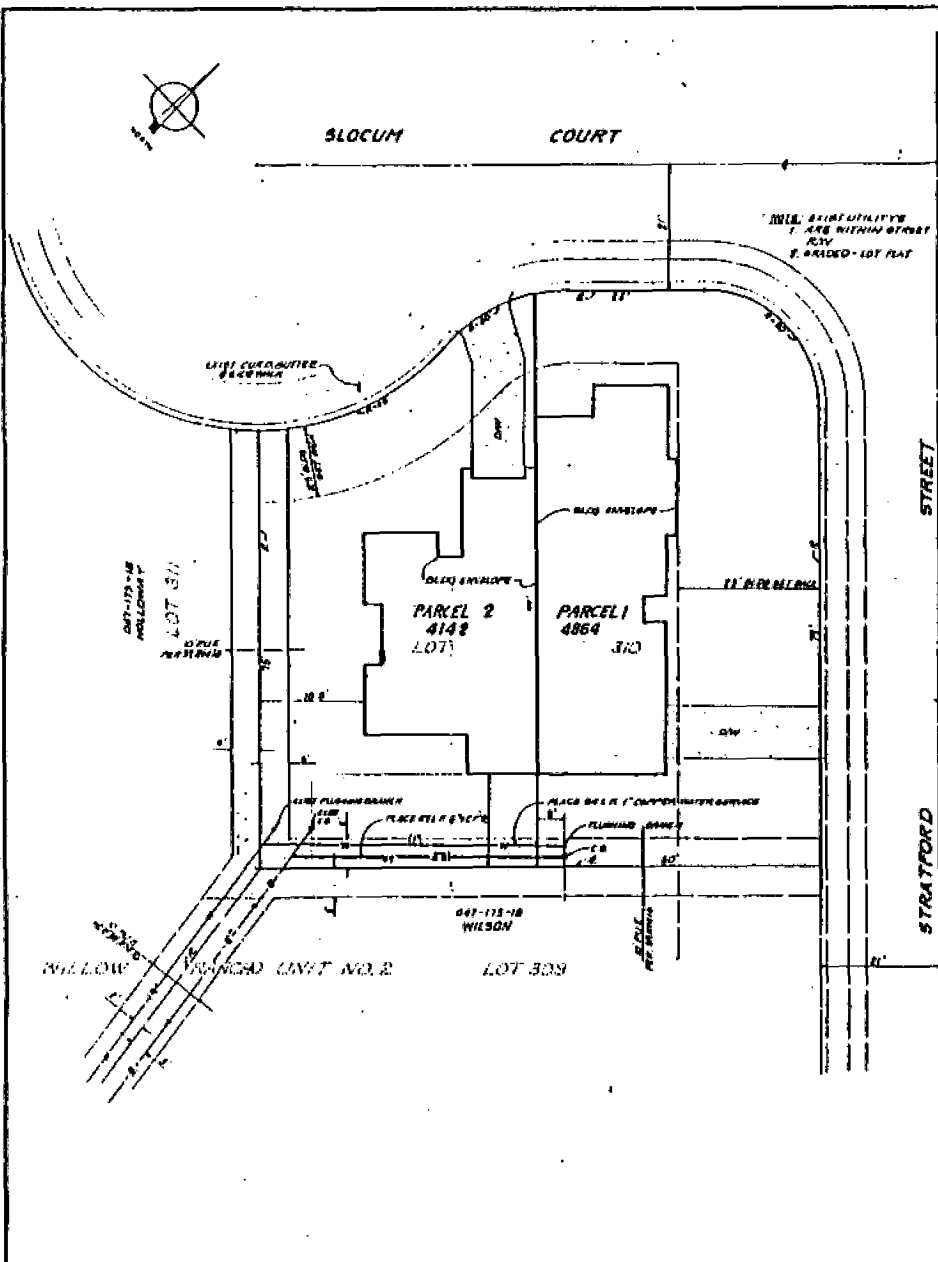
8-25-83

No 16

P83-195

8-25-83

No. 16



OWNER: James E. and Rose E. Lee
12 Elmwood Court
Sacramento, California 95816

DESIGNER: Same

ENGINEER: Landrum Engineering
1828 4th St., Box 261
Sacramento, California 95811

DATE OF PREPARATION: July 17, 1983

LEGAL DESCRIPTION: Lot 110, as shown on the "PLAN OF SUBDIVISION AND IMPROVEMENT WITHIN SAN JOAQUIN CO., CALIF." recorded in the Office of the County Recorder of Sacramento County on January 4, 1955, to book 19 of Maps, Map No. 35.

ASSESSING PARCEL NO.: 87-071-01

PARENT TRACT: N1

PROPOSED ZONING: R16

PROPOSED USE: Vacant

PROPOSED HOUSING: Single Family

NUMBER OF UNITS: 3

TYPICAL LOT SIZE: 6522 Parcel 2, Parcel 1 area

NET ACRES: 1984 SF.

CHIEF ARCHITECT: 0004 S.F.

WATER SUPPLY: City of Sacramento

SANITARY SEWER DISPOSAL: City of Sacramento

000023

LOCATION MAP
NO. 16

Engstrom Engineering <small>1800 15th Street, Suite 201, Sacramento, CA 95811</small>	DRAWN BY: CA CHECKED BY: JERRY LANGRISH DESIGNED BY: HERBERT O. LANGRISH DATE: XCE 2/80	TENTATIVE PARCEL MAP LOT 309 OF WILLOW RANCHO UNIT NO. 2 CITY OF SACRAMENTO	SHEET NO. 1 OF 1	SURVEYED: _____ DRAWN: _____ SCALE: 1" = 40' DATE: 83-25	DATE: _____ BY: _____ APPROVED: _____
	REVISION: _____ DATE: _____ DESCRIPTION: _____ BY: _____ APPROVED: _____		SHEET NO. 1 OF 1	SURVEYED: _____ DRAWN: _____ SCALE: 1" = 40' DATE: 83-25	DATE: _____ BY: _____ APPROVED: _____

FINISH SCHEDULE

ROOM	FLOOR	WALLS	CEILING	TRIM	BASE
LIVING	1	4	B	F	G
DINING	1	4	B	F	G
HALL	1	4	B	F	G
ENTRY	2	4	B	F	G
KITCHEN	1	4	B	F	7
BATH	1	4	B	F	7
BEDROOM	1	4	B	F	G
CLOSET	1	4	B	F	G

DOOR SCHEDULE

#	SIZE	TYPE	REMARKS	LOC
1	12'-0" x 6'-0"	SLIP DOOR		1
2	12'-0" x 6'-0"	SLIP DOOR	1/2 DOOR	2
3	12'-0" x 6'-0"	SLIP DOOR		3
4	12'-0" x 6'-0"	SLIP DOOR		4
5	12'-0" x 6'-0"	SLIP DOOR		5
6	12'-0" x 6'-0"	SLIP DOOR		6
7	12'-0" x 6'-0"	SLIP DOOR		7
8	12'-0" x 6'-0"	SLIP DOOR		8
9	12'-0" x 6'-0"	SLIP DOOR		9
10	12'-0" x 6'-0"	SLIP DOOR		10
11	12'-0" x 6'-0"	SLIP DOOR		11
12	12'-0" x 6'-0"	SLIP DOOR		12

WINDOW SCHEDULE

LOC.	SIZE	TYPE	FINISH	GLAZING
A				
B				
C				
D				

FINISH KEY

- FLOORS:**
- 1/2" REBOUND PAD, FMA GRADE CARPET
 - 6"x6" CERAMIC TILE - THIN SET
 - ONE PICE UNDEKUH, COVERD.

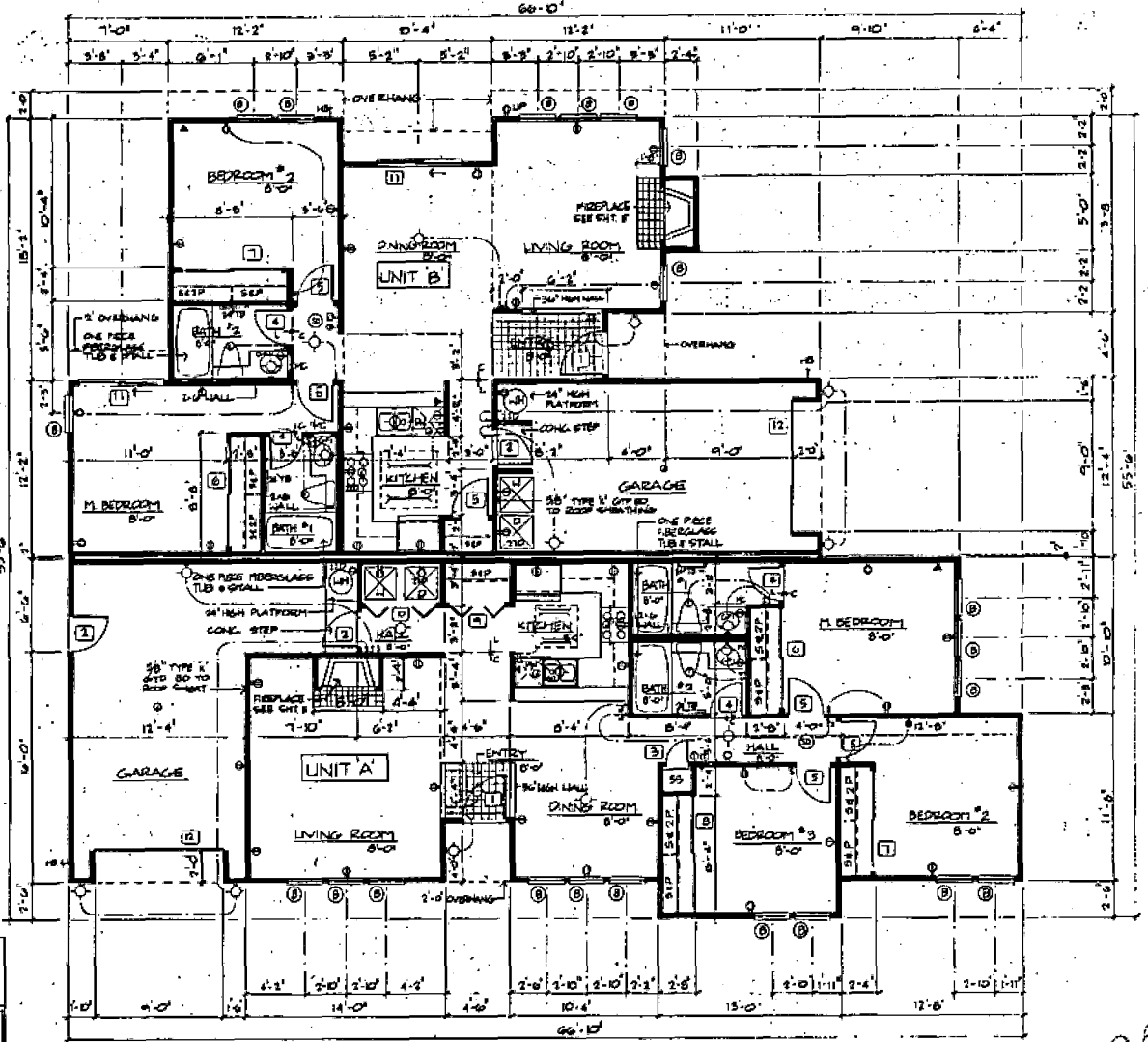
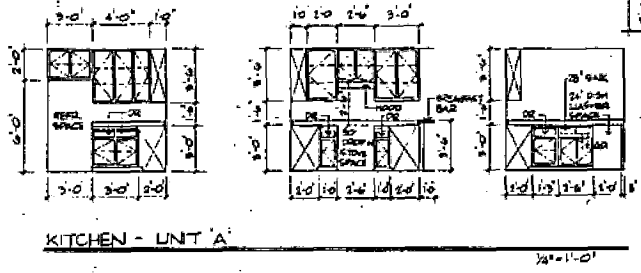
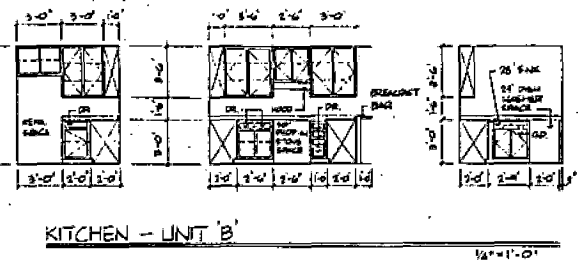
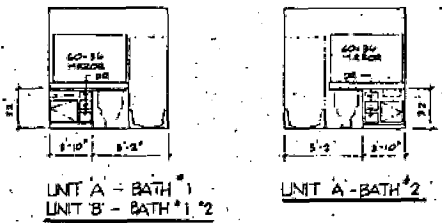
- WALLS / CEILING:**
- 1/2" GYP RD, DAPER TEXTURED, 1 COAT SEALER, 1 COAT ACRYLIC WITH SEMI-GLOSS ENAMEL
- TRIM:**
- DOORS, CASINGS, SILLS, 1 COAT ENAMEL PRIMER, 1 COAT FINISH ENAMEL (OL. BASE)
- BASE:**
- REFINISHED HARDWOOD
 - COVERD
- CEILING:**
- SPRINTED ACOUSTIC

LOCKSETS

- ENTRANCES SET 1/2" DEADBOLT
- KEYLOCK 1/2" DEADBOLT
- PASSAGE
- PRIVACY
- CLOSET DOOR TO HAVE PASSAGE LOCKSET

NOTE

- ALL CABINETS TO BE FINIT GRABER OR PEE FINISHED
- ALL TOGS TO BE ROEMICA
- ALL DRAWERS TO HAVE METAL SIDE TRACKS



FLOOR PLANS - UNIT A * UNIT B

000024

STRATFORD DUPLEX

CAVAN CONSTRUCTION & DEVELOPMENT, INC.

2010 20TH ST. SUITE 108
SACRAMENTO, CA 95811
PH 916-419-1191

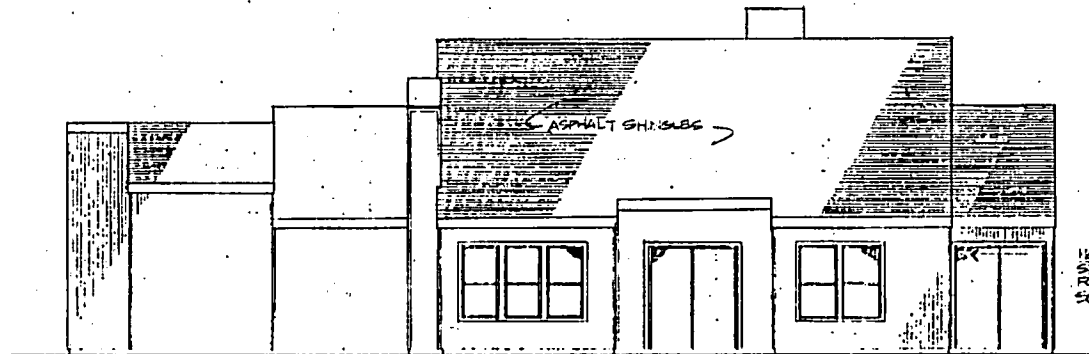
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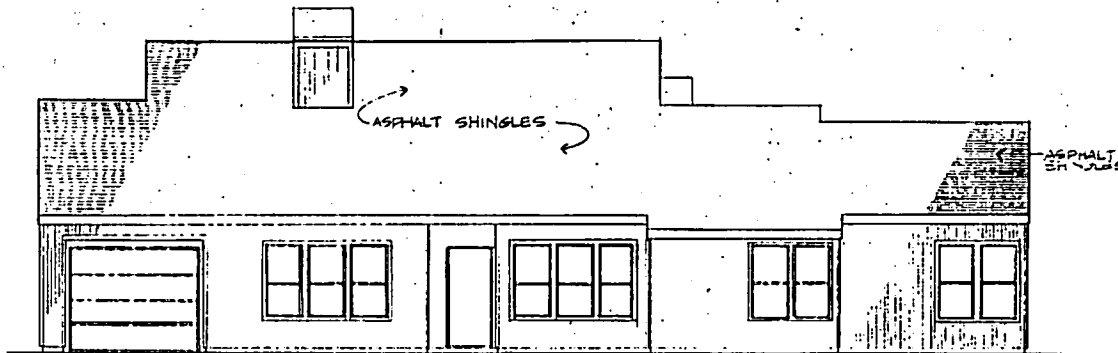
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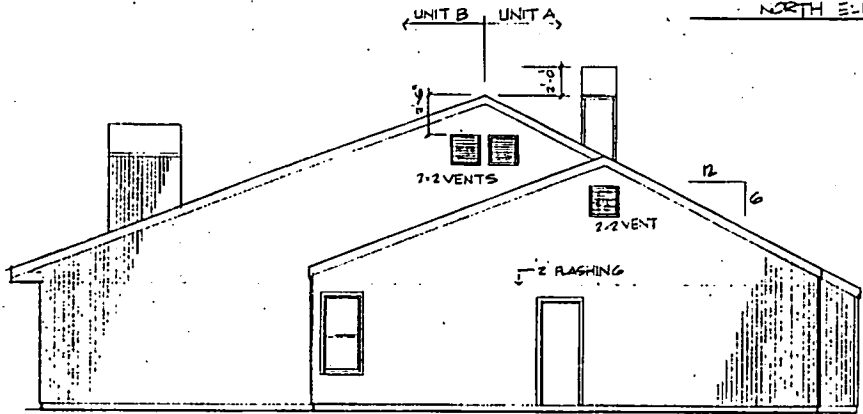
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SOUTH ELEVATION (UNIT B)

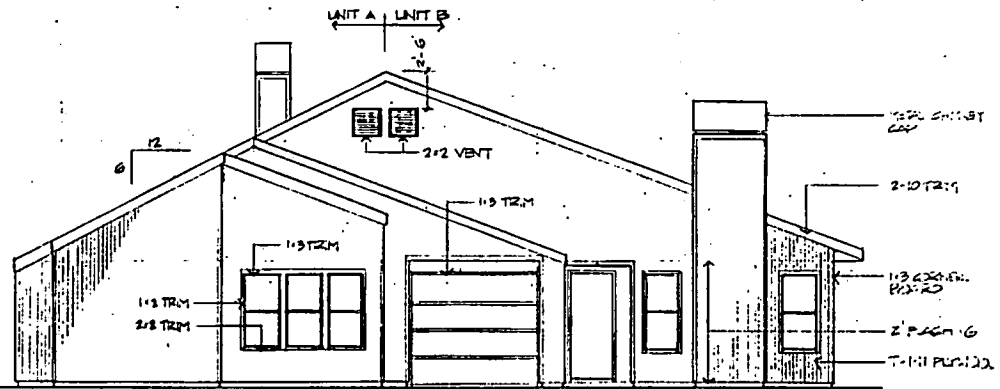


NORTH ELEVATION (UNIT A)



EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

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STRATFORD DUPLEX

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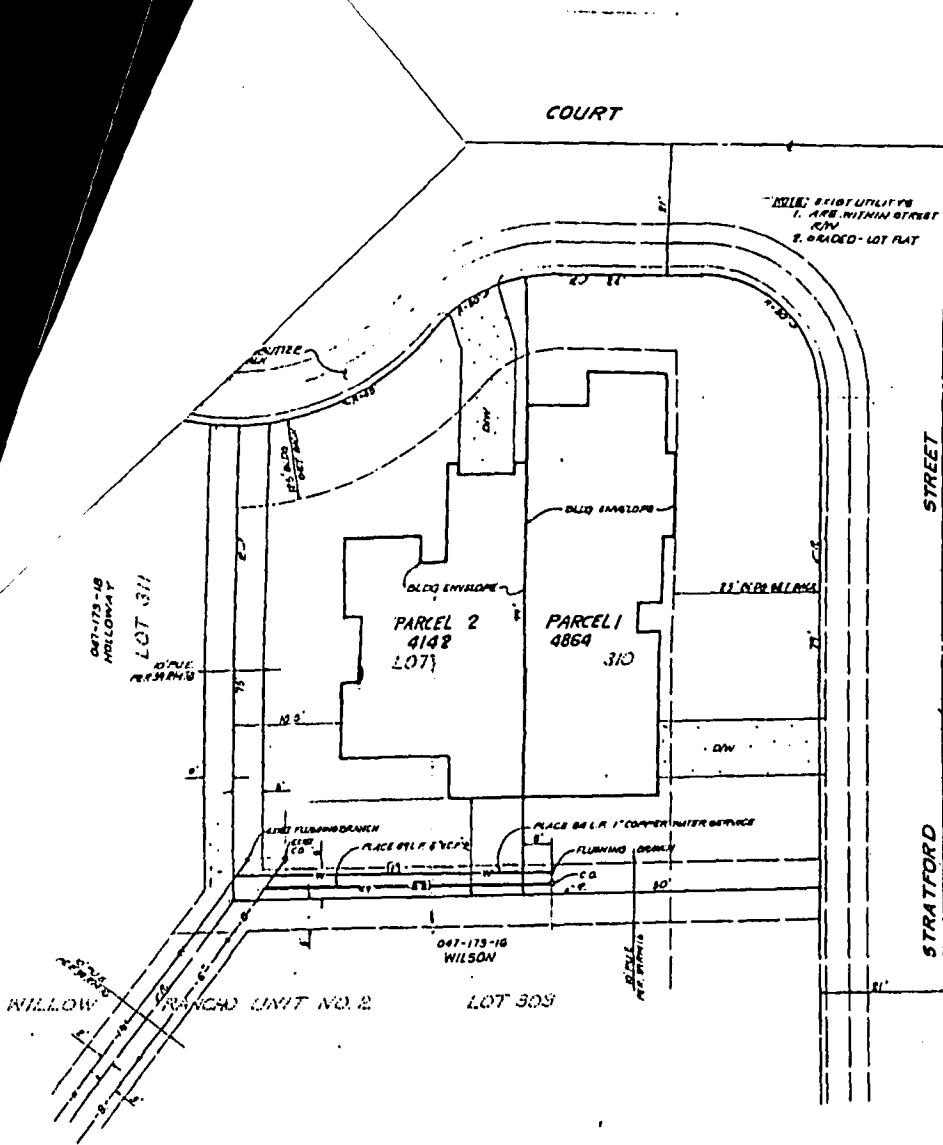
CAVAN CONSTRUCTION & DEVELOPMENT, INC.
2020 24TH ST. SUITE 209
SACRAMENTO, CA 95811
TEL: 916-485-4151
FAX: 916-485-4151

8-25-93

7.29.93

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P 837-247



DRAWN: James B. and Nancy C. Lee
13 Starbuck Court
Sacramento, California 95826

SUBDIVIDER: Same

ENGINEER: London Engineering
1810 11th St., Ste 201
Sacramento, California 95817

DATE OF PREPARATION: July 27, 1983

LEGAL DESCRIPTION: Lot 110, as shown on the "PLAN OF WEIGHT AND DIMENSION WILLOW RANCH UNIT NO. 2", located in the office of the County Recorder of Sacramento County on January 4, 1951, in book 39 of Maps, Map No. 10.

ASSESSORS PARCEL NO.: 47-173-01

PRESENT ZONING: R1

PROPOSED ZONING: R1A

PRESENT USE: Vacant

PROPOSED USE: Single Family

NUMBER OF LOTS: 2

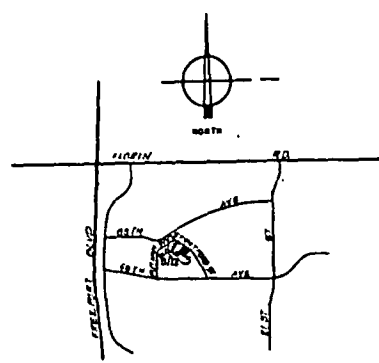
TYPICAL LOT SIZE: 4142 Parcel 2, Parcel 1 4854

NET ACRES: 1066 SF.

GROSS ACRES: 1066 S.F.

WATER SUPPLY: City of Sacramento

SANITARY SEWER DISPOSAL: City of Sacramento



LOCATION MAP
NO SCALE

Gaylon Engineering

DRAWN BY: CR
CHECKED BY: MACCAMBON
QUANTITY: HARVEY D. LANGRISH
R.O. 3490

TENTATIVE PARCEL MAP
LOT 309 OF WILLOW RANCH UNIT NO. 2
CITY OF SACRAMENTO

REVISION	DATE	DESCRIPTION	BY	APPRO

DESIGN NAME NUMBER	REVISION	SURVEY	DATE
		PLAN BOOK	NO. 10
		SCALE:	1" = 40'
		DATE	07-27-83

DATE: 07/27/83
SHEET: 1/1
OP