

CITY PLANNING COMMISSION

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

APPLICANT Williamson & Assoc. - 925 Secret River Drive, Ste.C, Sacramento, CA 95831
OWNER L & P Land Development - 6355 Riverside Boulevard, Sacramento, CA 95831
PLANS BY Albani Drafting Service
FILING DATE 12-10-86 ENVIR. DET. Ex. 15303a, 15305a REPORT BY SD:sg
ASSESSOR'S-PCL. NO. 031-320-81,82

APPLICATION: A. Special Permit to develop a halfplex

B. Lot Line Adjustment to relocate a common line between two parcels

LOCATION: Southeast corner of Yuba River Circle & Clear River Court

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 2,850 square foot halfplex structure on existing halfplex lots.

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:

Setbacks: Required Provided

North: Single family; R-1

Front: Determined 25'

South: Single family; R-1

Side(Int): by 5'

East: Single family; R-1

Side(St): Commission 12.5'

West: Single family; R-1A

Rear: 5'

Parking Required: Two spaces

Parking Provided: Four spaces

Property Dimensions: Irregular

Property Area: 0.21+ acres

Square Footage of Building: 2,850 sq. ft.

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Exterior Building Materials: Horizontal wood siding, brick trim

Roof Material: Medium shake

BACKGROUND INFORMATION: On July 12, 1983 the City Council approved the necessary entitlements to subdivide 49 corner lots located in the R-1A zone into 98 halfplex units in Parkway Oaks Units 2 and 3. The Planning Commission had previously approved a conceptual special permit. The subject site is one of the few remaining undeveloped lots in that project. The final map has been recorded, however the special permit has lapsed.

APPLC. NO. P87-019 MEETING DATE January 22, 1987 ITEM NO. 1A

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the General Plan and the 1976 South Pocket Plan. The site is surrounded by single family development. The site is zoned Townhouse (R-1A).

B. Special Permit

The applicant for the previous project obtained "conceptual" special permit approval because the lots were intended to be developed by individual custom builders. A number of conditions were placed on the special permit to assure compatibility with surrounding development. The applicant proposes a one story structure using horizontal wood siding, brick trim and medium shake shingles on the outside elevations. Each unit has three bedrooms, two baths, and a two car garage. Each garage faces a separate street frontage. Staff finds the units attractive, compatible with surrounding development and consistent with conditions of the previously approved special permit.

Staff wishes to caution the applicant that the 20 foot driveway is measured from the property line which is usually two feet back of the sidewalk. In addition, the property line should not intersect the radius of the curve.

C. Lot Line Adjustment

The final map was recorded based on a conceptual plan for the lot. The applicant is requesting to adjust the line to accommodate the proposed structure. Plans for the lot line adjustment were routed to Engineering, traffic, Real Estate, and Water and Sewer. No comments have been received. Staff has no objection to the proposed lot line adjustment.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State E.I.R. guidelines (CEQA, Section 15303a, 15305a).

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. Adopt the attached resolution approving the lot line adjustment.

Condition

The halfplex shall be constructed per the submitted plans which consist of horizontal wood siding, brick veneer, and a wood shake roof.

Findings of Fact - Special Permit

1. The project, as proposed, is based upon sound principles of land use in that it is compatible with the character of the surrounding residential uses.
2. The project, as proposed, will not result in the creation of a nuisance in that:
 - a. each garage faces a different frontage;
 - b. the proposed elevations are compatible with surrounding development; and
 - c. driveways will be 20 feet deep.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for low density residential uses in the 1976 South Pocket Community Plan and the proposed halfplex conforms with the plan designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO
LOT 78 OF PARKWAY OAKS, BK. 118,
MAP 2, COUNTY OF SACRAMENTO
(APN: 031-320-81,82) (P87-019)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the southeast corner of Yuba River Circle and Clear River Court; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305a and 15303a); and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1976 South Pocket Community 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 residential use by the 1976 South Pocket Community Plan and the proposed halfplex conforms with the Plan Designation;

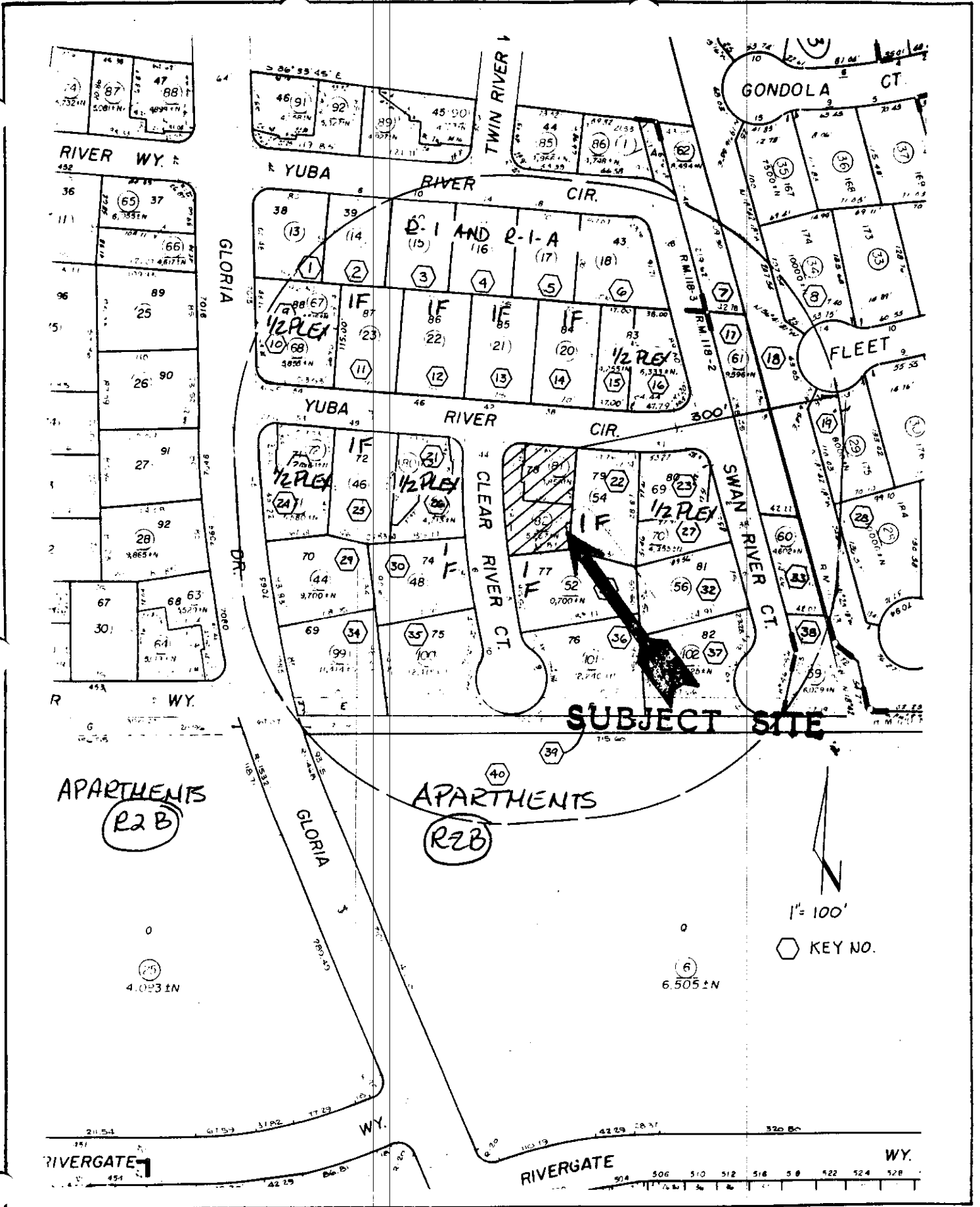
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the southeast corner of Yuba River Circle and Clear River Court, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

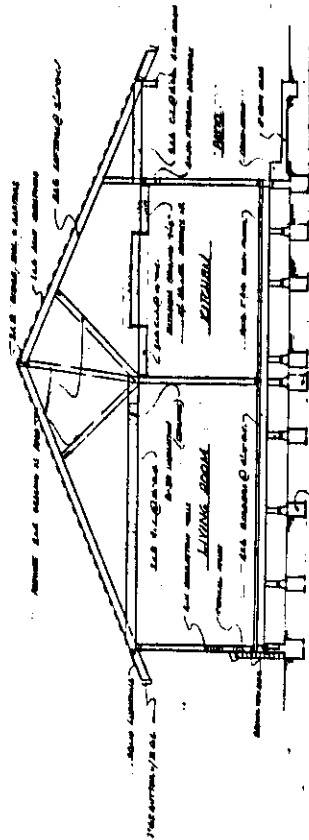


VICINITY - LAND USE - ZONING

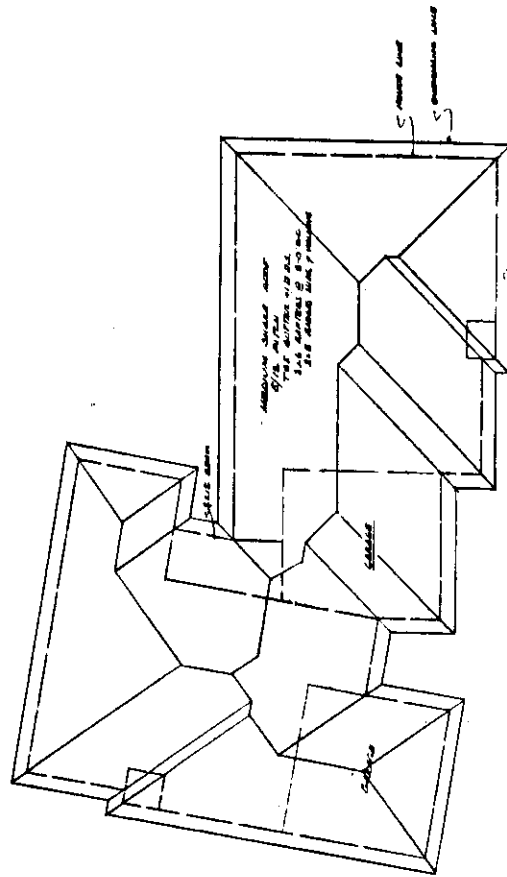
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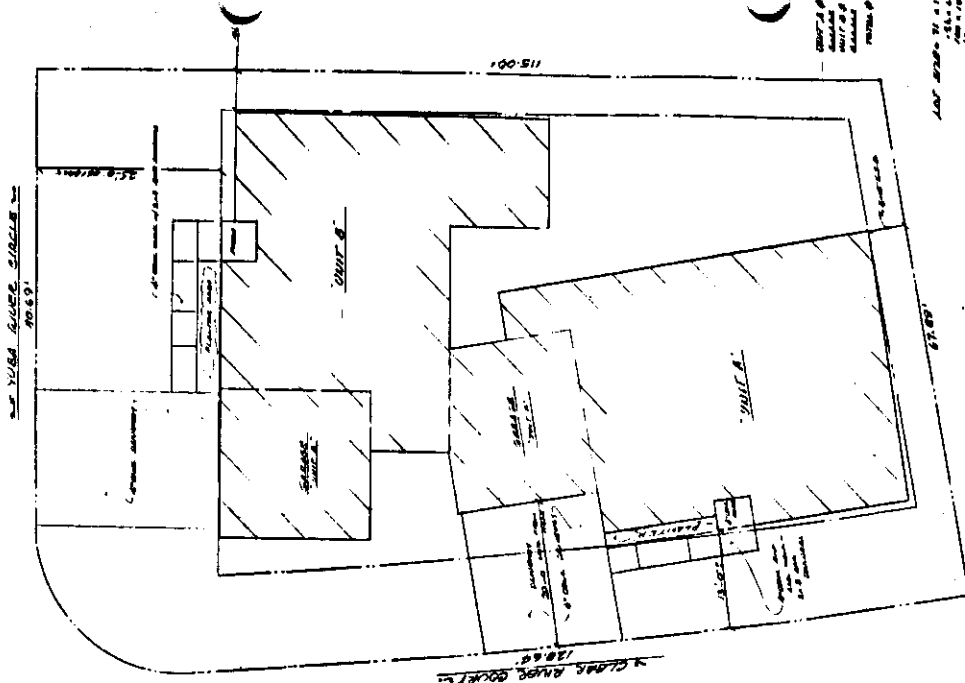
Item 18



CROSS SECTION DETAIL B TYPICAL



ROOF PLAN 1/8\"/>



SITE PLAN

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Custom Home Plans for:
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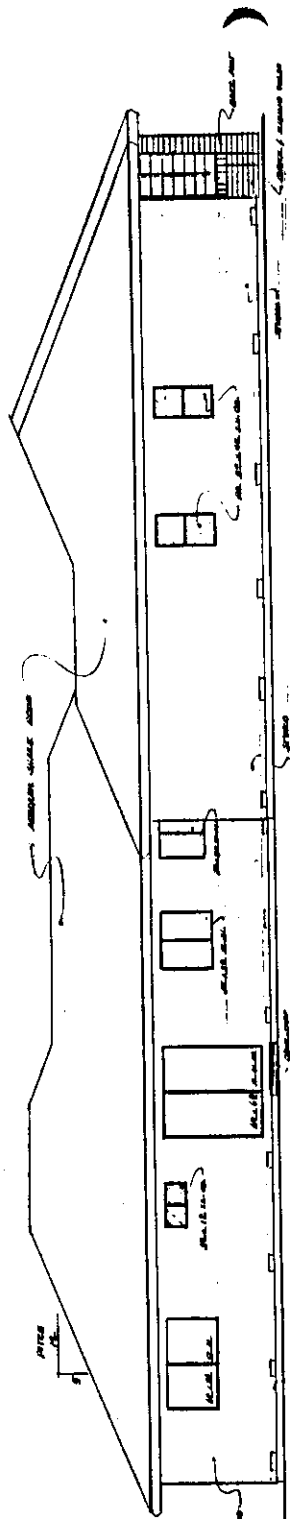
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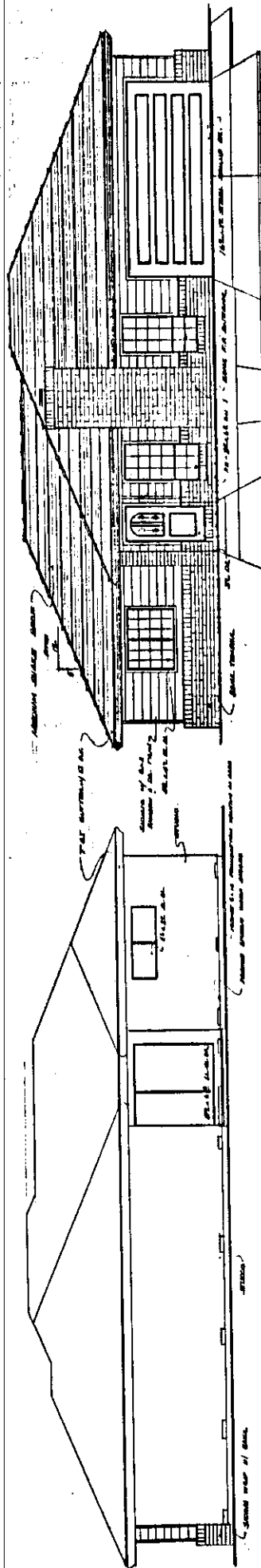
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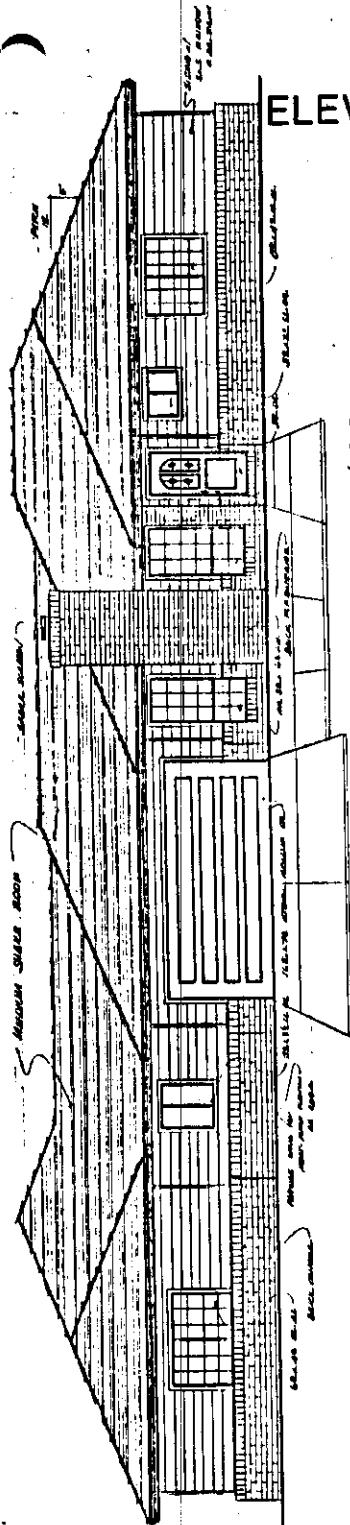
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REAR ELEVATION 'B'
SCALE 1/8"



REAR ELEVATION 'B'
SCALE 1/8"



FRONT ELEVATION 'A'
SCALE 1/8"

ELEVATIONS

Custom Home Plans for:

Home Planning & Drafting - by Vince Ribbiani
Sacramento, California 916-488-5987

2100 21st Street, Sacramento, CA 95811

Sheet No. 1 of 1

Scale: 1/8" = 1'-0"

DATE: 1-22-87

PROJECT: P-87-019

OWNER: [illegible]

ARCHITECT: [illegible]

DATE: 1-22-87

SCALE: 1/8" = 1'-0"

Albioni Drafting Service

AD

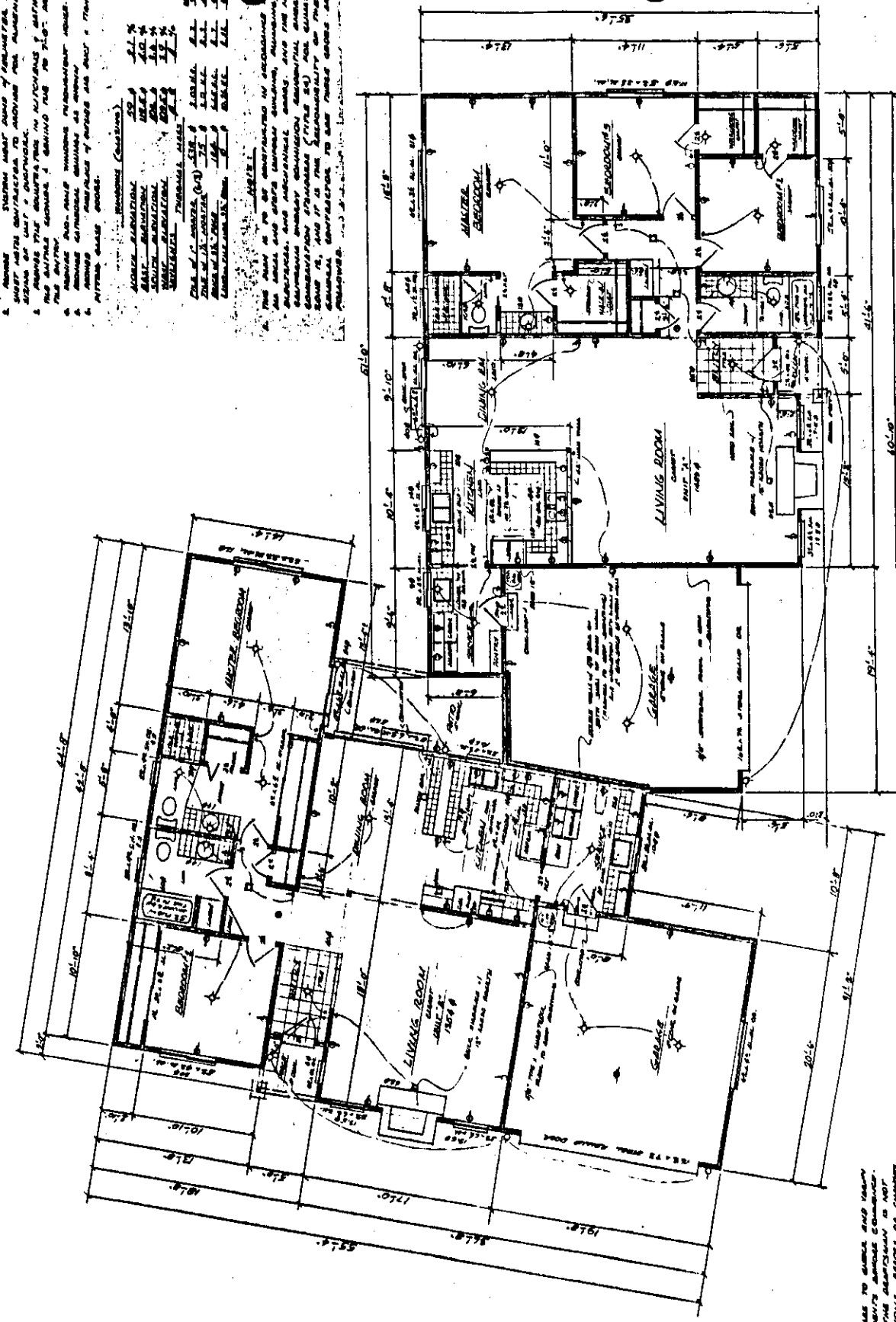
FLOOR PLANS

GENERAL NOTES:

1. FINISHES AS NOTED IN ALL DETAILS, UNLESS NOTED OTHERWISE.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES, SPECIFICATIONS AND STANDARDS OF THE AMERICAN INSTITUTE OF ARCHITECTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	FOUNDATION	1	SQ. FT.	10.00	10.00
2	WALLS	1	SQ. FT.	15.00	15.00
3	FLOORING	1	SQ. FT.	20.00	20.00
4	CEILING	1	SQ. FT.	10.00	10.00
5	ROOFING	1	SQ. FT.	15.00	15.00
6	MECHANICAL	1	SQ. FT.	25.00	25.00
7	ELECTRICAL	1	SQ. FT.	15.00	15.00
8	PLUMBING	1	SQ. FT.	15.00	15.00
9	PAINTING	1	SQ. FT.	10.00	10.00
10	LANDSCAPING	1	SQ. FT.	15.00	15.00
11	CONCRETE	1	SQ. FT.	10.00	10.00
12	BRICK	1	SQ. FT.	15.00	15.00
13	GLASS	1	SQ. FT.	20.00	20.00
14	IRON	1	SQ. FT.	15.00	15.00
15	COPPER	1	SQ. FT.	15.00	15.00
16	ZINC	1	SQ. FT.	15.00	15.00
17	ALUMINUM	1	SQ. FT.	15.00	15.00
18	STEEL	1	SQ. FT.	15.00	15.00
19	WOOD	1	SQ. FT.	15.00	15.00
20	OTHER	1	SQ. FT.	15.00	15.00

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



FLOOR PLAN

Custom Home Plan for: **ALBANI DRAFTING SERVICE**
 2027 **ALBANI DRAFTING SERVICE**
 Home Planning & Drafting - by Diane Fidolini
 Sacramento, California 916-488-5987

P-87-019

1-22-87

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Albani Drafting Service

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