

CITY PLANNING COMMISSION

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

APPLICANT	Boyette Construction Co., c/o Tonni Boyette, 4094-2nd Ave., Sacto., 95817		
OWNER	Tonni Boyette, 4094-2nd Avenue, Sacramento, CA 95817		
PLANS BY	Applicant & NK Engineering & Surveying, 1777 Oak Ave., Davis, CA 95616		
FILING DATE	10-26-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Ex. 15315	EIR	ASSESSOR'S PCL. NO. 014-111-01

APPLICATION A. Tentative Map to subdivide 0.2+ acres into two parcels
 B. Special Permit to develop two halfplex units

LOCATION: 4120-2nd Avenue

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

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 Oak Park Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Duplex under construction

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

002203

Parking Required:	Two spaces
Parking Provided:	Two spaces
Property Dimensions:	80+ ft. x 92+ ft.
Property Area:	6,800 sq. ft.
Square Footage of Building:	1,288+ sq. ft. per side; 2,576+ sq. ft. total
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Light green with dark green trim
Exterior Building Materials:	Resawn plywood, dark brown fiberglass shingle roof

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 28, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the attached conditions.

BACKGROUND INFORMATION: On February 11, 1982 the Planning Commission approved a rezone from R-1 to R-1A, tentative map and special permit requests, in order to construct two halfplex units on the subject site (P-9665). The tentative map and rezoning requests were subsequently approved by the City Council on March 16, 1982. The applicant, however, never finalized the map or obtained a building permit for the halfplex units within the required time limits. The tentative map and special permit entitlements, therefore, expired.

In October of 1984, a building permit was issued to construct a duplex structure on the subject site. The applicant is now requesting the necessary entitlements to convert the duplex structure under construction into two halfplex units.

APPLC. NO. P84-409

MEETING DATE December 13, 1984

CPC ITEM NO. 20

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

- A. Land Use: The subject site is a 0.2± acre parcel located in the Townhouse (R-1A) zone. A duplex structure is currently under construction on the site. Surrounding land uses are single family residences to the north, south, east and west. The 1974 General Plan and 1963 Oak Park Community Plan both designate the site for residential uses.
- B. Design: The duplex structure on the subject site is nearing completion and is constructed with a resawn plywood exterior with block aluminum frame windows. The applicant proposes to paint the structure light green with a dark green trim and add a dark brown fiberglass shingle roof. A parking space for each unit is provided at the rear of the site. The usable front and street side yard setback will be enclosed by a three-foot high open wooden fence.

Staff has concerns regarding the automobile maneuvering area for the parking space proposed for the western halfplex. As the structure has already been constructed, however, it would be difficult to correct this situation. Staff has no objections to the proposed colors or roofing materials for the structure as they are compatible with existing single family residences in the area. Staff recommends that a landscape plan for the front and street side yard areas be submitted for staff review and approval to insure that this area is attractive and can be utilized by occupants of the halfplex units.

- C. Oak Park PAC: On December 5th, the Oak Park Project Area Committee reviewed the proposed project. They had no objections to the request.
- D. Parkland Dedication Fees: The Planning and Parks Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .0224 acres of land multiplied by the land value established by the applicant's appraisal.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Sec. 15315).

STAFF RECOMMENDATION: Staff recommends the following actions:

002209

- A. Recommend approval of the Tentative Map, subject to conditions;
- B. Approval of the Special Permit request, subject to conditions and based upon Findings of Fact which follow.

Conditions - Tentative Map

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;
2. Provide separate sewer and water services and hook up;
3. Verify location of existing sewer and water services;

4. Dedicate an easement for the existing sidewalk and other utilities on 2nd Avenue to the satisfaction of the City Engineer.

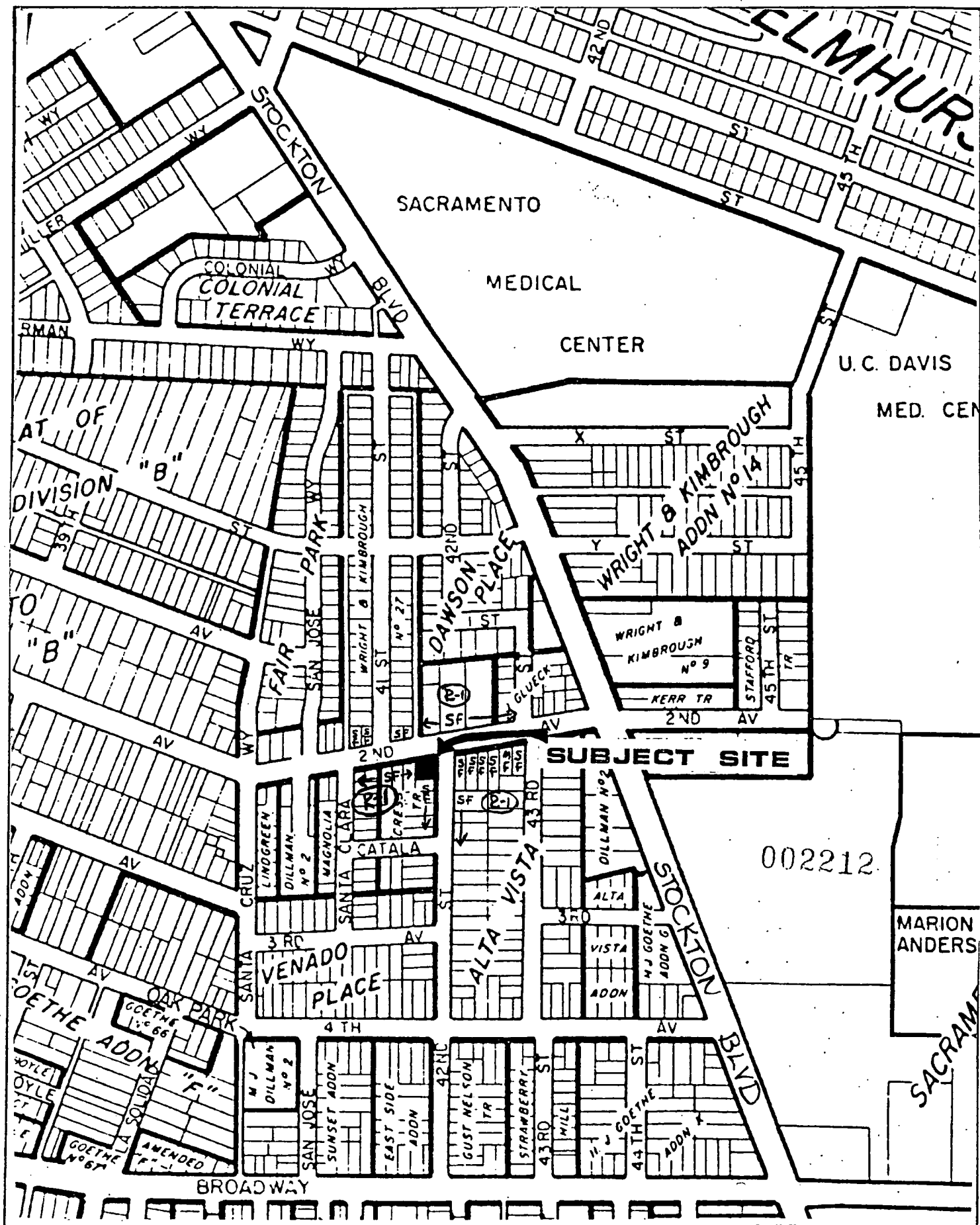
Condition - Special Permit

A landscape plan for the site shall be submitted for staff review and approval prior to final building permit approval.

Findings of Fact - Special Permit

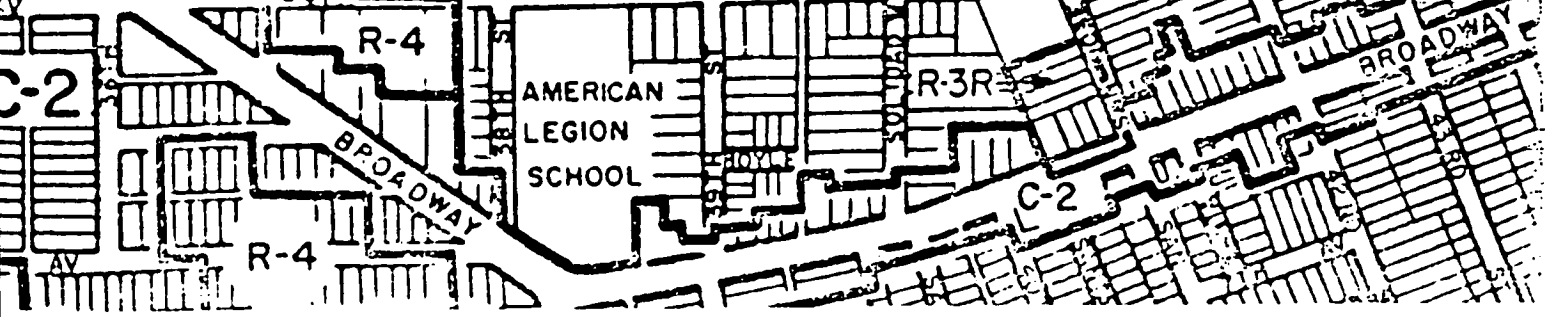
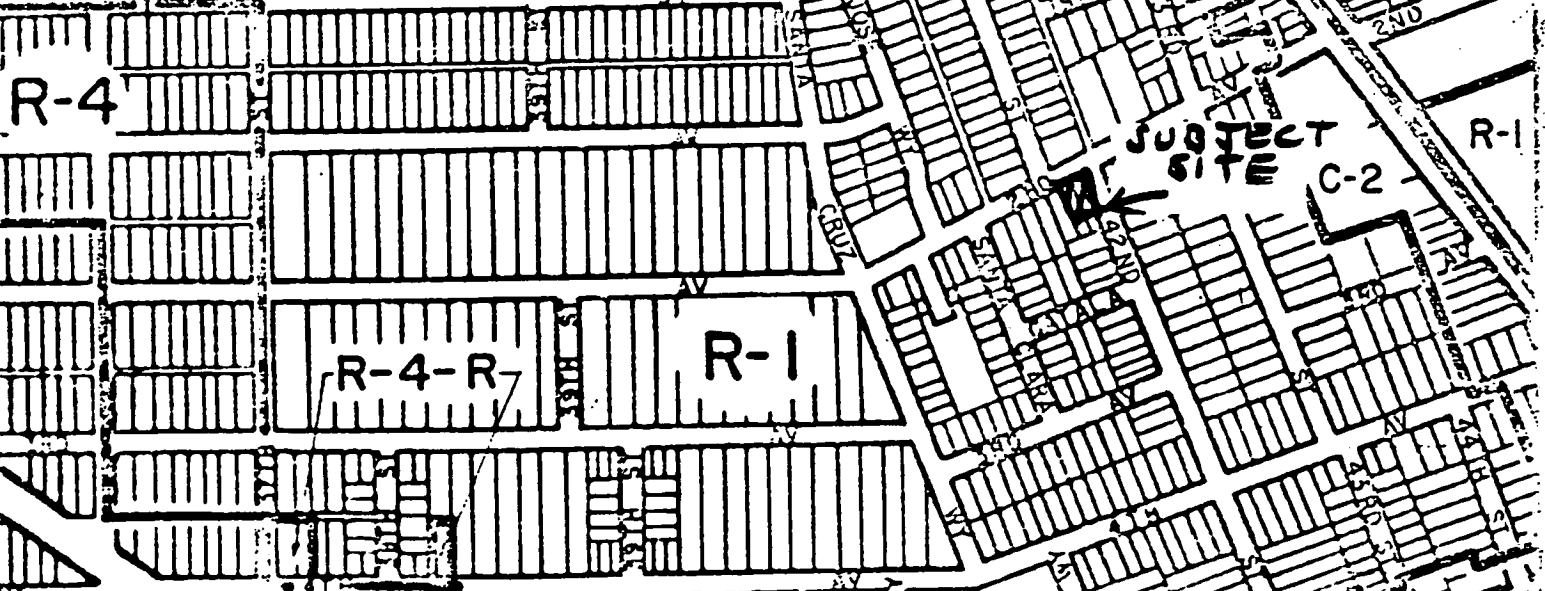
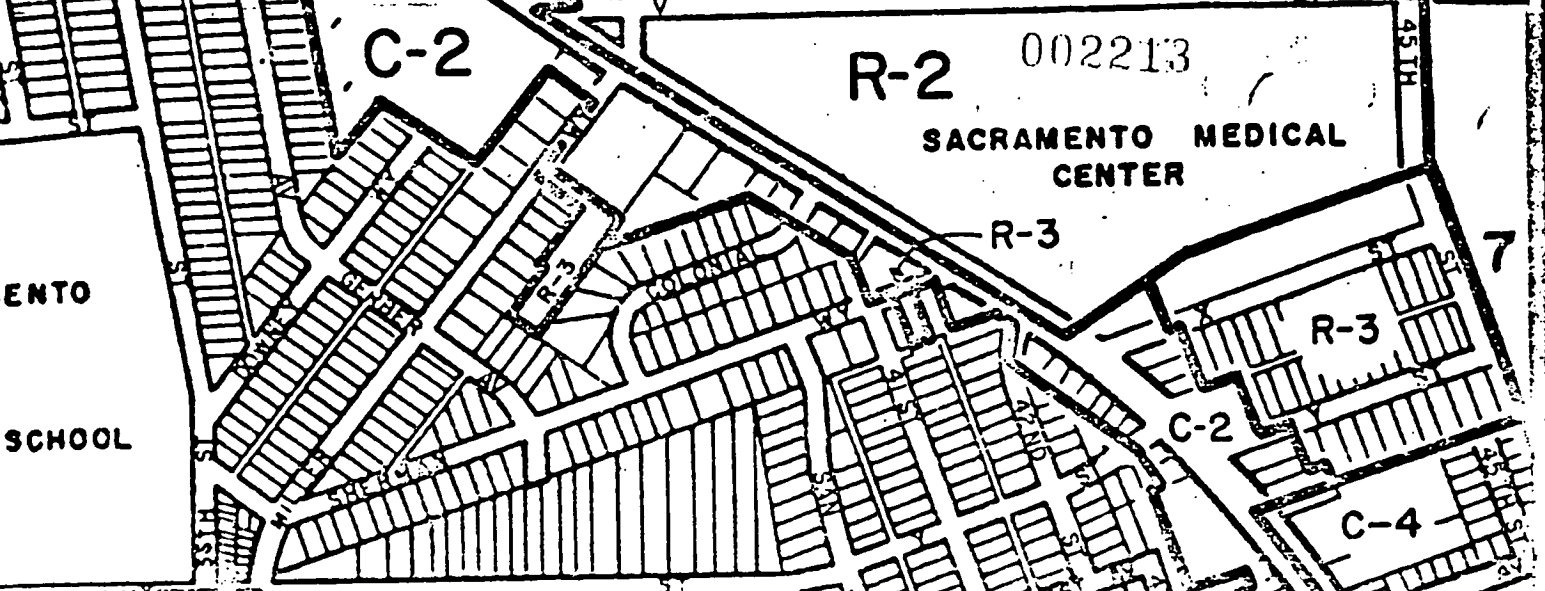
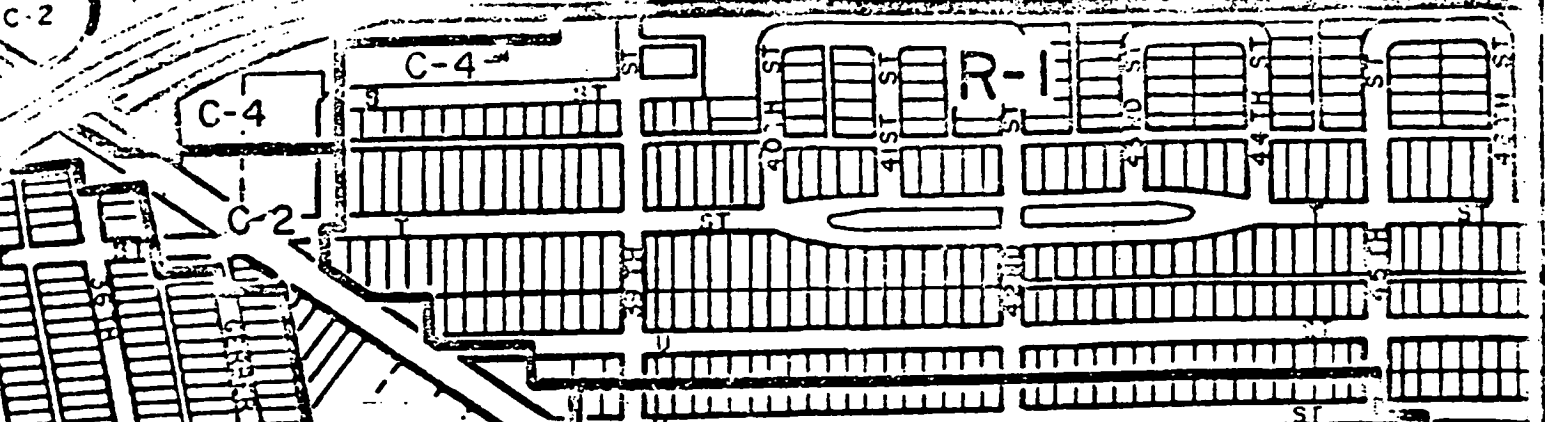
1. The proposed project is based upon sound principles of land use, in that:
 - a. The design of the halfplex is compatible with other single family structures in the area;
 - b. The Zoning Ordinance allows duplexes on corner lots in single family residential areas.
2. The proposed project will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance, in that:
 - a. Adequate on-site parking is provided;
 - b. It will not alter the residential character of the surrounding neighborhood which consists of single family residences.
3. The proposed project is in conformance with the 1974 General Plan and 1963 Oak Park Community Plan which designate the site for residential uses.

002210



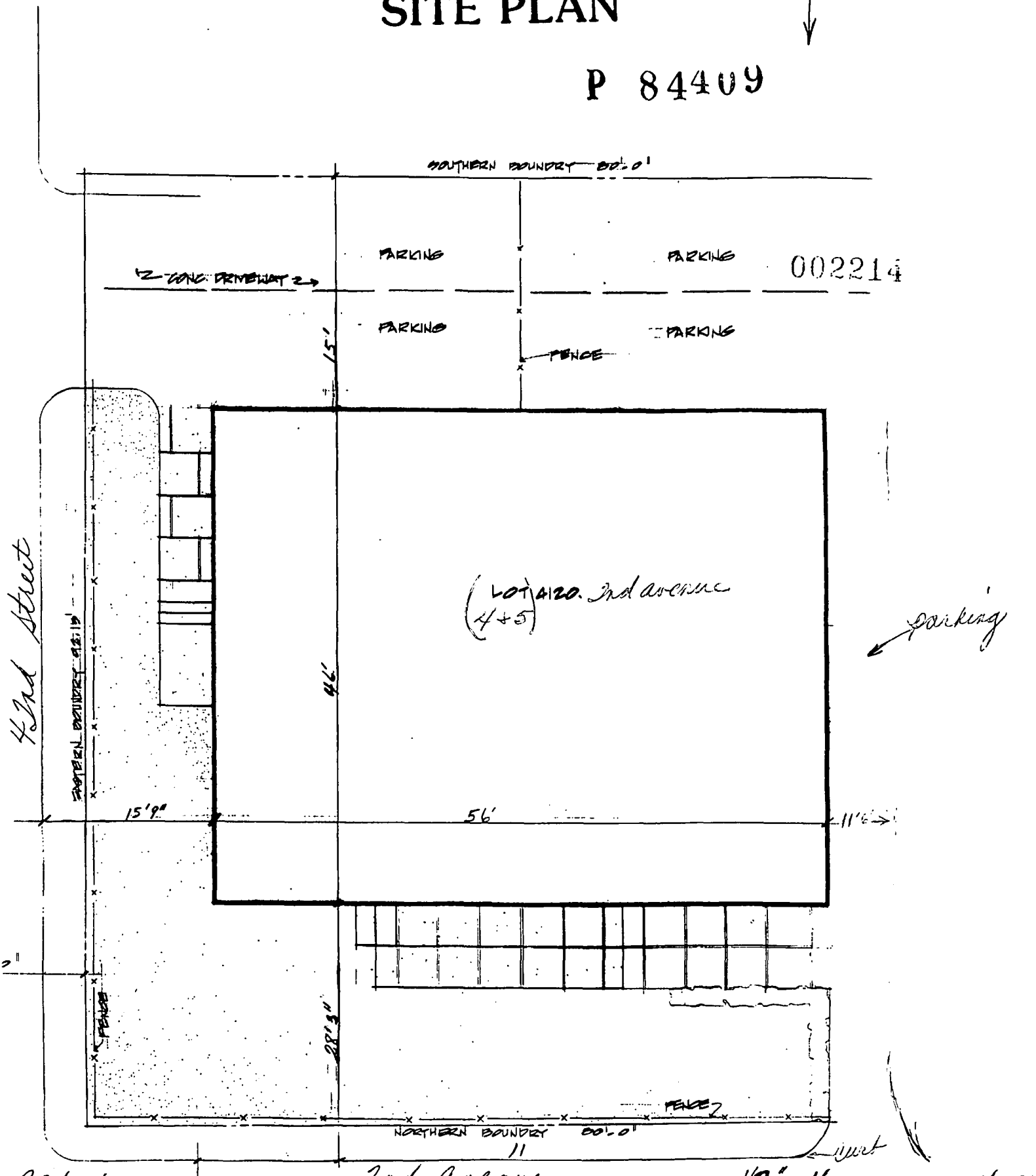
VICINITY - LAND USE - ZONING

C-2 TC



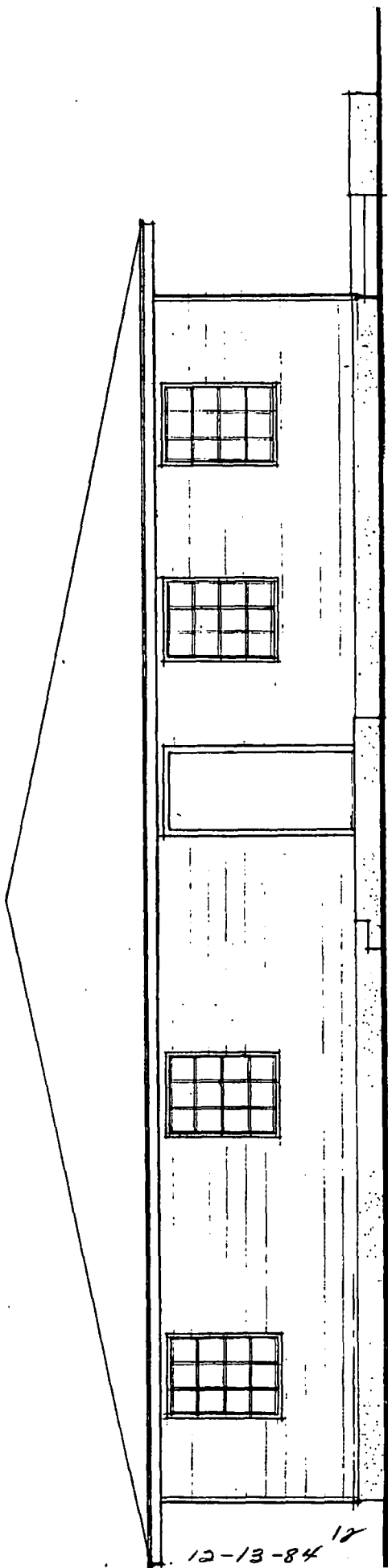
SITE PLAN

P 84409



ELEVATIONS

EXHIBIT C



002216'

P 84409

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

P84-409

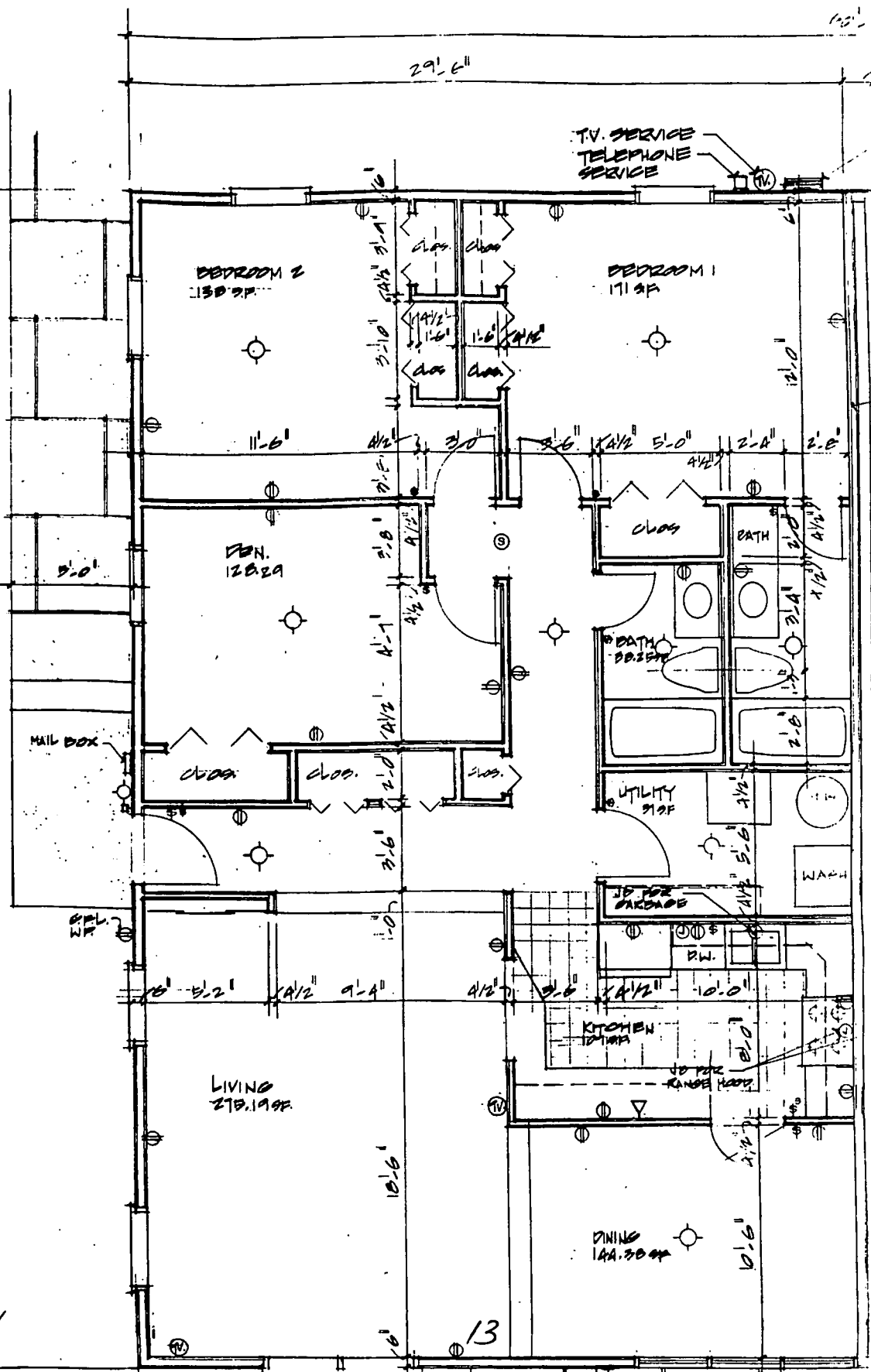
12-13-84 12

No. 20

FLOOR PLANS

EXHIBIT D

P 84409



49'-1" 4th Street

002215

side 1

1/4" = 1'

P84-409

12-13-84

No. 20 2nd Avenue

CITY PLANNING COMMISSION

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Theodore & Kathy Terlecky, 217 E Street, Davis, CA 95616		
OWNER	Theodore & Kathy Terlecky, 217 E Street, Davis, CA 95616		
PLANS BY	NK Engineering & Surveying Co. Inc., P.O. Box 534, Davis, CA 95616		
FILING DATE	1-8-82	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC	2-1-82	EIR	ASSESSOR'S PCL NO. 014-111-01

- APPLICATION:**
1. Environmental Determination
 2. Rezone from R-1 (Single Family) to R-1A (Townhouse)
 3. Tentative Map to divide a .15+ acre vacant corner lot into two halfplex lots
 4. Special Permit to construct two halfplex units

LOCATION: 4120 Second Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop two halfplex dwellings on a corner lot in the R-1 zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1972 Oak Park Redevelopment Plan Designation:	Single Family Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

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

002205

Parking Required:	2 spaces
Parking Provided:	2 spaces
Parking Ratio:	1:dwelling unit
Property Dimensions:	80' x 85' (approximate)
Property Area:	6,800 sq. ft. (approximate)
Density of Development:	13 du/ac
Square Footage of Building:	2,400
Topography:	Flat
Street Improvements/Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: At the January 27, 1982 meeting, by a vote of seven ayes, one absent and one abstention, the Subdivision Review Committee recommended approval of the tentative subdivision map and subdivision modification to waive street lights. 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. Enter into an agreement with the City to participate in any future assessment districts to provide street and light facilities. A note shall be placed on the final map referencing the agreement.
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.

APPLC. NO. ~~P-9665~~

MEETING DATE February 11, 1982

CPC ITEM NO. 15

P-84-409

3. Provide private sewer easement across Parcel B to Parcel A.
4. Provide separate water and sewer services to each lot.

STAFF EVALUATION: Staff has the following observations and comments:

1. The applicant is requesting the necessary entitlements to develop an existing, small, single family lot into two halfplex units. The proposed halfplexes do not represent a more intense land use than currently permitted in the R-1 zone. The halfplexes allow an alternate housing type in that individual units may be sold separately.
2. The Planning and Community Services Departments have determined that .0298 acres of land are required for parkland dedication purposes and that fees will be charged in-lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Such appraisal shall be submitted and dated no more than 90 days prior to filing the final map with the City Council. Fees shall be paid prior to final map recordation.
3. The submitted elevations indicate minimal glazing on the south side of the structure. Since the lots are north/south oriented and the structures provide for potential solar access, staff suggests glazing be increased on south facing rooms, along with adequate south and west wall shading for summer. This redesign would result in an energy savings for the new residential building.
4. Staff believes the elevations of the halfplexes need to be reworked in order to acquire a better design continuity. The window and door openings appear to be out of proportion with the mass of the structure. Additional exterior decorative trim would also soften the stark appearance of the structure. Staff therefore suggests this project be reviewed, modified and approved by the Architectural Review Board as indicated above.
5. The Oak Park Project Area Committee has reviewed and approved this proposal. PAC has the following comments: The applicant should provide additional architectural relief to the flat walls. No specifications were given to the type of siding, and a landscape plan was not provided.
6. The final map and revised elevations and floor plan should reflect the site plan change relocating the garage facing 42nd Street back to allow for a 20-foot long driveway (see Exhibit A).

STAFF RECOMMENDATION: Staff recommends the following actions:

002206

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

Conditions - Special Permit

- a. The project shall be reviewed and approved by the Architectural Review Board based on the design concerns in Staff Evaluation Item 4.

- b. A detailed landscape plan shall be reviewed and approved by staff prior to building permit issuance.
- c. The applicant shall redesign the project by increasing the amount of glazing on the south facing rooms and provide adequate south and west wall shading for summer.
- d. Revised elevations and floor plans shall reflect the site plan change, moving the garage facing 42nd Street back to allow for a 20-foot driveway. These plans shall be reviewed and approved by the Planning Director prior to issuance of building permits.

Findings of Fact - Special Permit

- a. The project as conditioned is based on sound principles of land use in that the proposed halfplex units are compatible in character with the surrounding residential uses which consist of single family residences.
- b. The special permit as conditioned will not be injurious to surrounding property in that it provides development on a vacant site previously passed over by development.
- c. The project is consistent with the 1974 General Plan which designates the site residential and which encourages a variety of housing types.

Conditions - Tentative Map

- 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 filing the final map.
- b. The applicant shall provide each unit separate sewer and water services.
- c. The applicant shall provide a private sewer easement across Parcel B to Parcel A.
- d. The applicant shall enter into an agreement with the City to participate in any future assessment districts to provide street light facilities. A note shall be placed on the final map referencing the agreement.

002207