

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT Spink Corporation - P.O. Box 2511, Sacramento, CA 95811  
OWNER J. Gianulias & R. Lucas - 910 Florin Road #211, Sacramento, CA 95831  
PLANS BY \_\_\_\_\_  
FILING DATE 4-8-83 50 DAY CPC ACTION DATE 6-23-83 REPORT BY: SC:sg  
NEGATIVE DEC 5-6-83 EIR \_\_\_\_\_ ASSESSOR'S PCL. NO. 030-680-05,09,18,19,40;

030-690-57,58;030-710-24,33,  
46,55,59,64,71,78,79

- APPLICATION:
1. Environmental Determination
  2. Rezone from Single Family (R-1) to Townhouse (R-1A)
  3. Tentative Map to resubdivide 16 existing corner lots into 32 halfplex lots
  4. Special Permit to convert 16 duplex structures into 32 halfplexes
  5. Subdivision Modification to waive sewer and water service

LOCATION: Various corner lots in Park River Estates

PROPOSAL: The applicant is requesting the necessary entitlements to convert 16 existing duplex structures into halfplex units on various corner lots in the Park River Estates.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1976 South Pocket Community  
Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Existing duplexes

Surrounding Land Use and Zoning:

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

Parking Required: 32  
Parking Provided: 32  
Property Dimensions: Varied  
Property Area: 3.9± acres  
Density of Development: 8.2  
Square Footage of Building(s): 1,430, 2,037 & 2,205 sq. ft.  
Height of Structures: Single story  
Significant Features of Site: Existing duplexes  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Colors: Earth tones  
Exterior Building Materials: Varies

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 11, 1983 the Subdivision Review Committee recommended denial of the subdivision modification and approval of the tentative map subject to the following conditions by a vote of six ayes and three absent:

APPLC. NO. P83-105

MEETING DATE August 25, 1983

CPC ITEM NO. 4

002141

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;
2. Provide separate sewer and water facilities to each lot.

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

1. The proposed halfplex development will be accomplished by subdividing 16 corner lots presently developed with 16 duplex structures. As proposed, this request will not alter the character of the neighborhood or increase the density since the structures are existing and two family dwellings are allowed on corner lots. The halfplex development will allow individual ownership of the units.
2. The structures were developed with separate street frontage for each unit which is consistent with the Pocket Community Plan design criteria. In addition, the materials and roof lines of these structures have been varied and the effect of these design features creates the illusion of single family units.
3. The Planning and Community Services Departments have determined that 0.3584 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 Subdivision Review Committee recommended denial of the request to waive separate sewer and water service to each lot. It has been the policy of the City to require separate services in halfplex developments whether or not the units are already constructed.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratify the Negative Declaration;
2. Approval of the Rezoning from Single Family (R-1) to Townhouse (R-1A);
3. Approval of the Tentative Map subject to conditions which follow;
4. Approval of the Special Permit subject to conditions and based upon findings of fact to follow;
5. Denial of the Subdivision Modification to waive separate sewer and water services.

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:

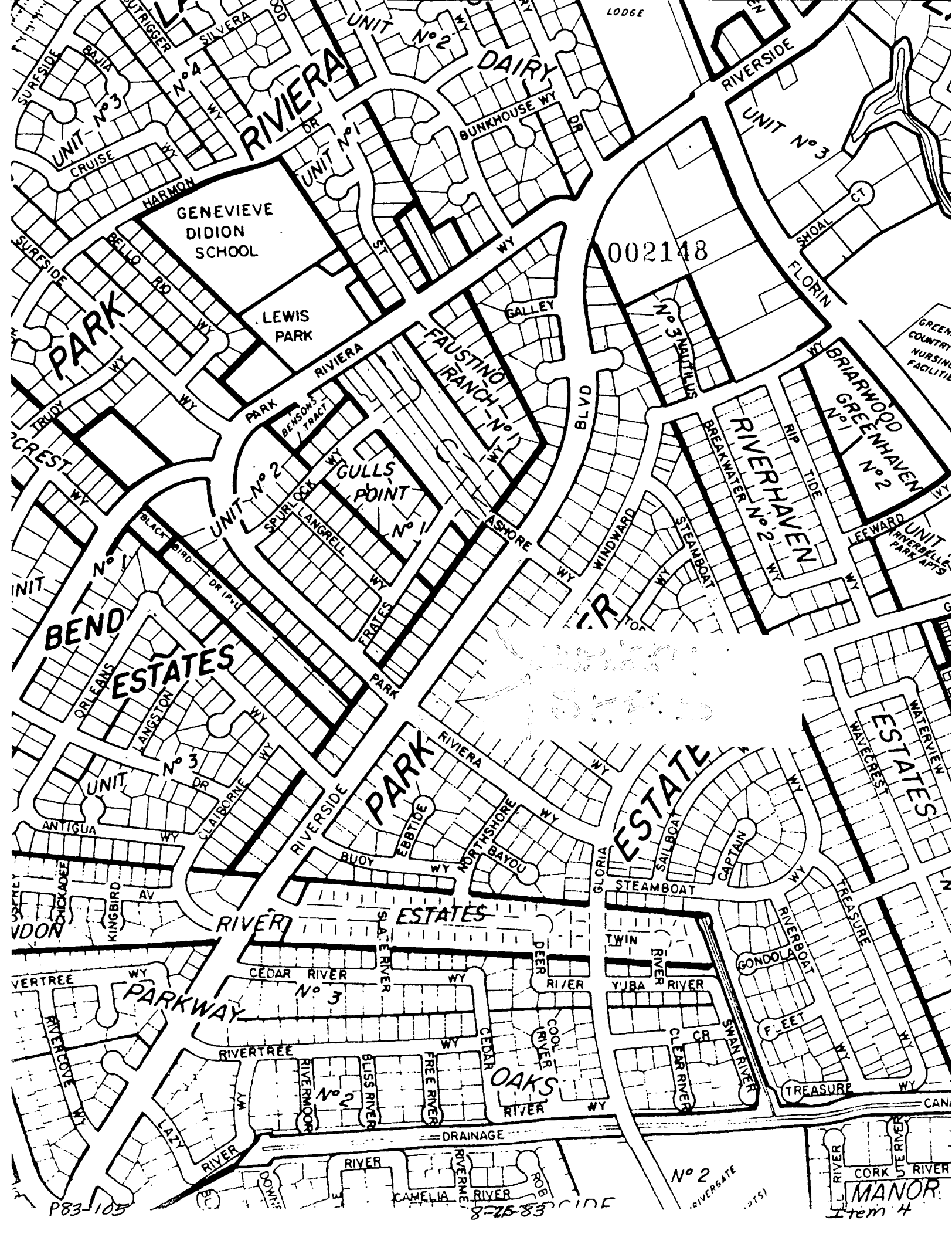
- a. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- b. Provide separate sewer and water facilities to each lot.

Condition - Special Permit

The applicant shall obtain building permits prior to the conversion of the duplex structures into halfplex units.

Findings of Fact - Special Permit

- a. As proposed, the halfplex development is based upon sound principles of land use in that the units are existing and the conversion to halfplexes will not alter the character of the neighborhood or the density of the development.
- b. The halfplex development will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that separate services will be required for each unit.
- c. The proposed project is consistent with the General Plan and Pocket Community Plan which designate the site for residential purposes.



GENEVIEVE DIDION SCHOOL

LEWIS PARK

002148

P83-105

8-15-83

MANOR Item 4

RIVIERA UNIT No. 1

DAIRY UNIT No. 2

UNIT No. 3

UNIT No. 3

UNIT No. 2

FAUSTINO RANCH No. 1

RIVERHAVEN No. 2

BRIARWOOD GREENHAVEN No. 2

BEND UNIT No. 1

ESTATES

PARK

ESTATE

ESTATES

RIVER

ESTATES

PARKWAY

OAKS RIVER

TREASURE

DRAINAGE

No. 2

RIVER

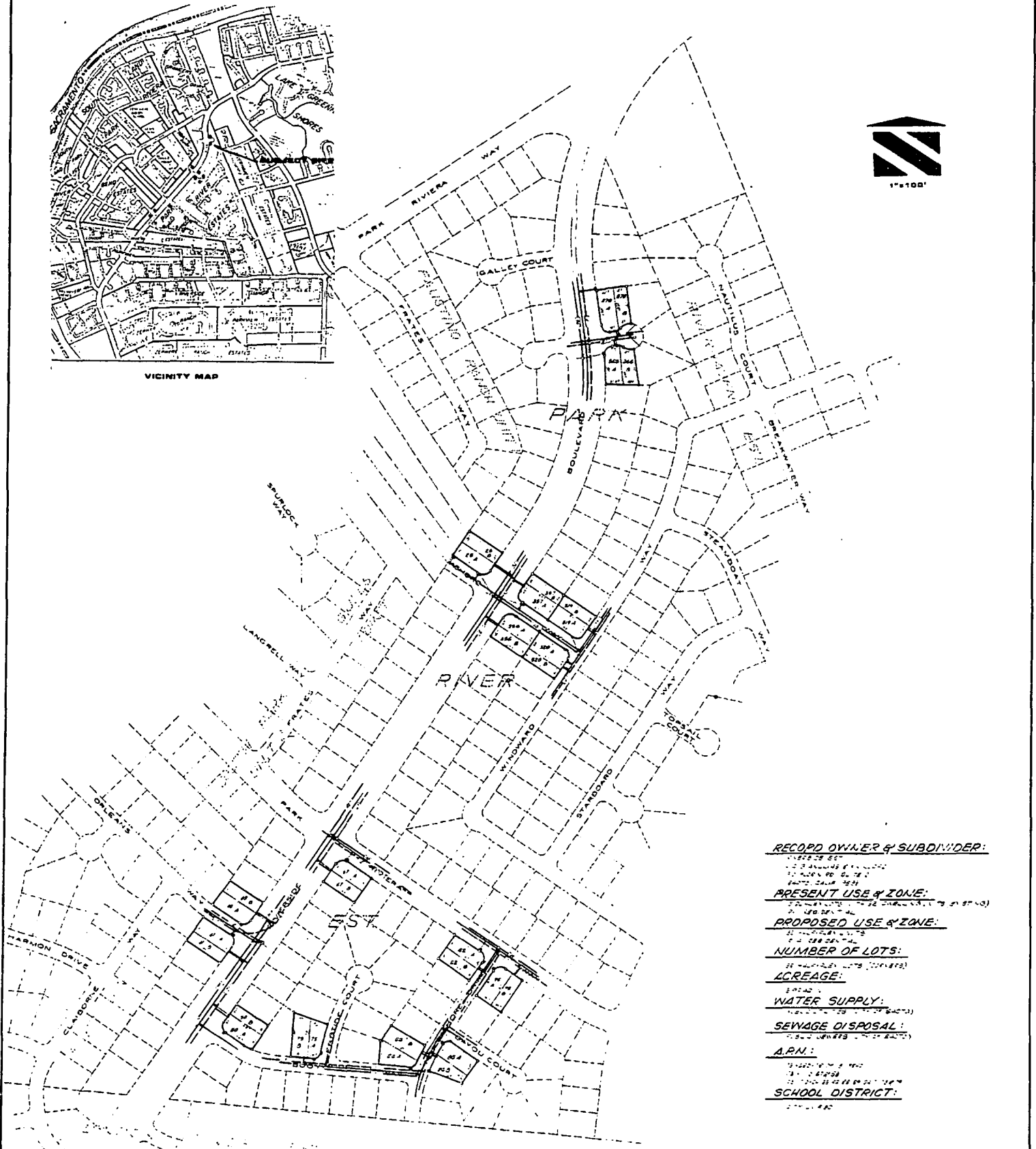
CORK RIVER



VICINITY MAP



1"=100'



RECORD OWNER & SUBDIVIDER:  
 1. 1954-55  
 2. 1956-57  
 3. 1958-59  
 4. 1960-61

PRESENT USE & ZONE:  
 1. 1954-55  
 2. 1956-57  
 3. 1958-59  
 4. 1960-61

PROPOSED USE & ZONE:  
 1. 1954-55  
 2. 1956-57  
 3. 1958-59  
 4. 1960-61

NUMBER OF LOTS:  
 1. 1954-55  
 2. 1956-57  
 3. 1958-59  
 4. 1960-61

ACREAGE:  
 1. 1954-55  
 2. 1956-57  
 3. 1958-59  
 4. 1960-61

WATER SUPPLY:  
 1. 1954-55  
 2. 1956-57  
 3. 1958-59  
 4. 1960-61

SEWAGE DISPOSAL:  
 1. 1954-55  
 2. 1956-57  
 3. 1958-59  
 4. 1960-61

A.P.N.:  
 1. 1954-55  
 2. 1956-57  
 3. 1958-59  
 4. 1960-61

SCHOOL DISTRICT:  
 1. 1954-55  
 2. 1956-57  
 3. 1958-59  
 4. 1960-61

002149

Tentative Map —  
 Lots 26, 40, 41, 50, 57, 62, 66, 75, 86,  
 95, 319, 320, 356, 357, 366 & 370 OF  
**PARK RIVER EST.**  
 1960-61  
 1962-63



PS3-105

S-2553

#14

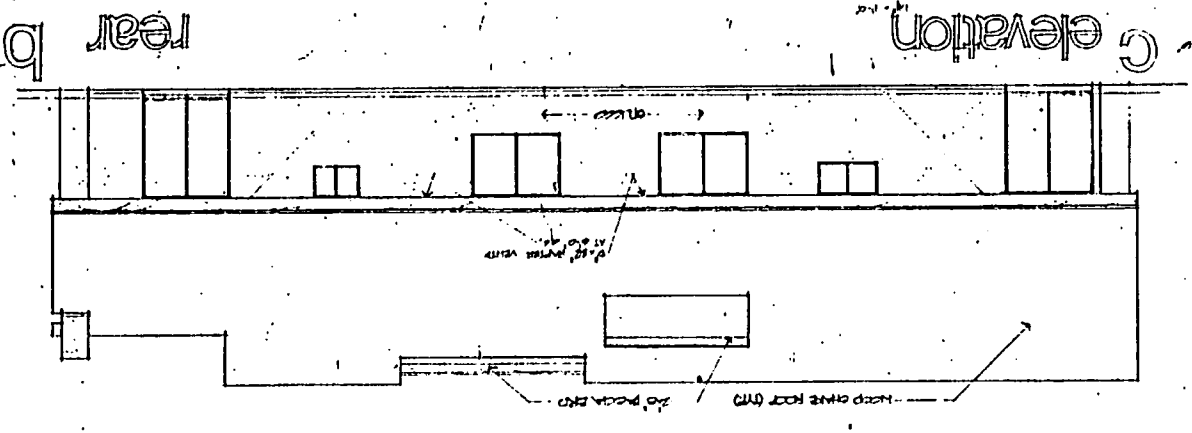
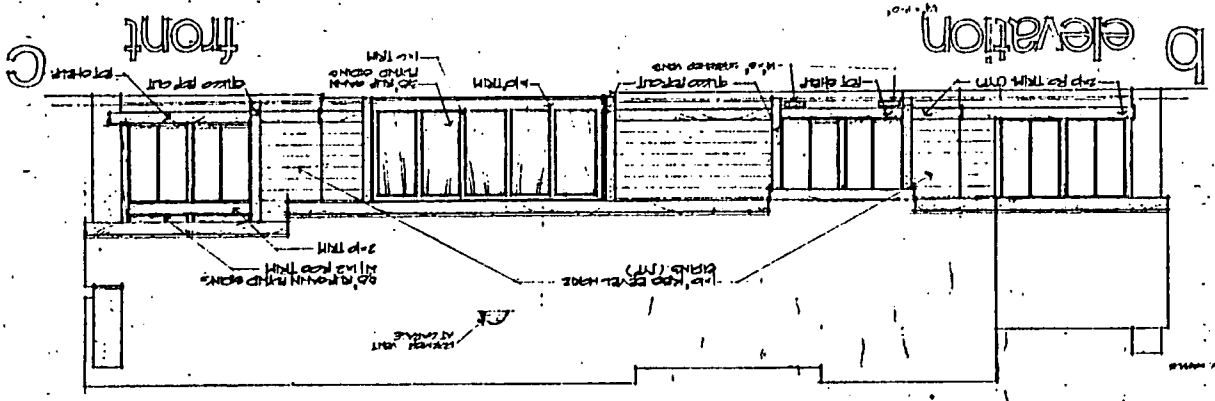
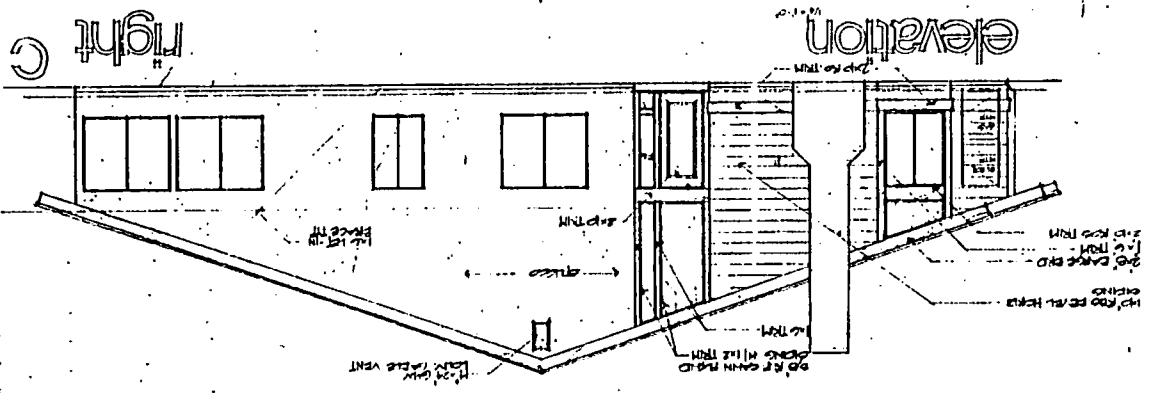
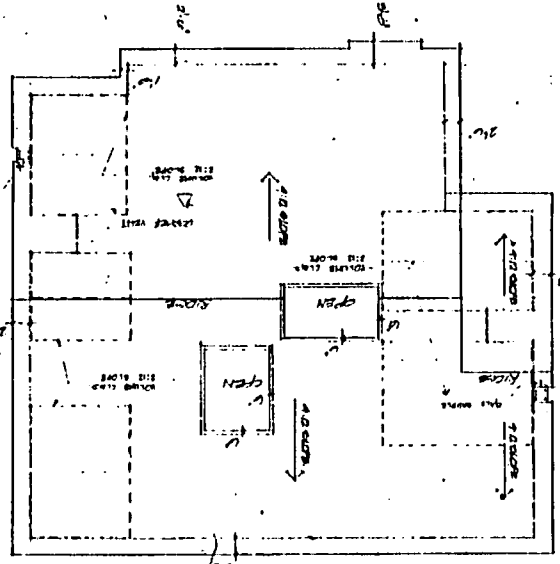
Plan 4

4-74

roof plan

5-25-83

P33-105

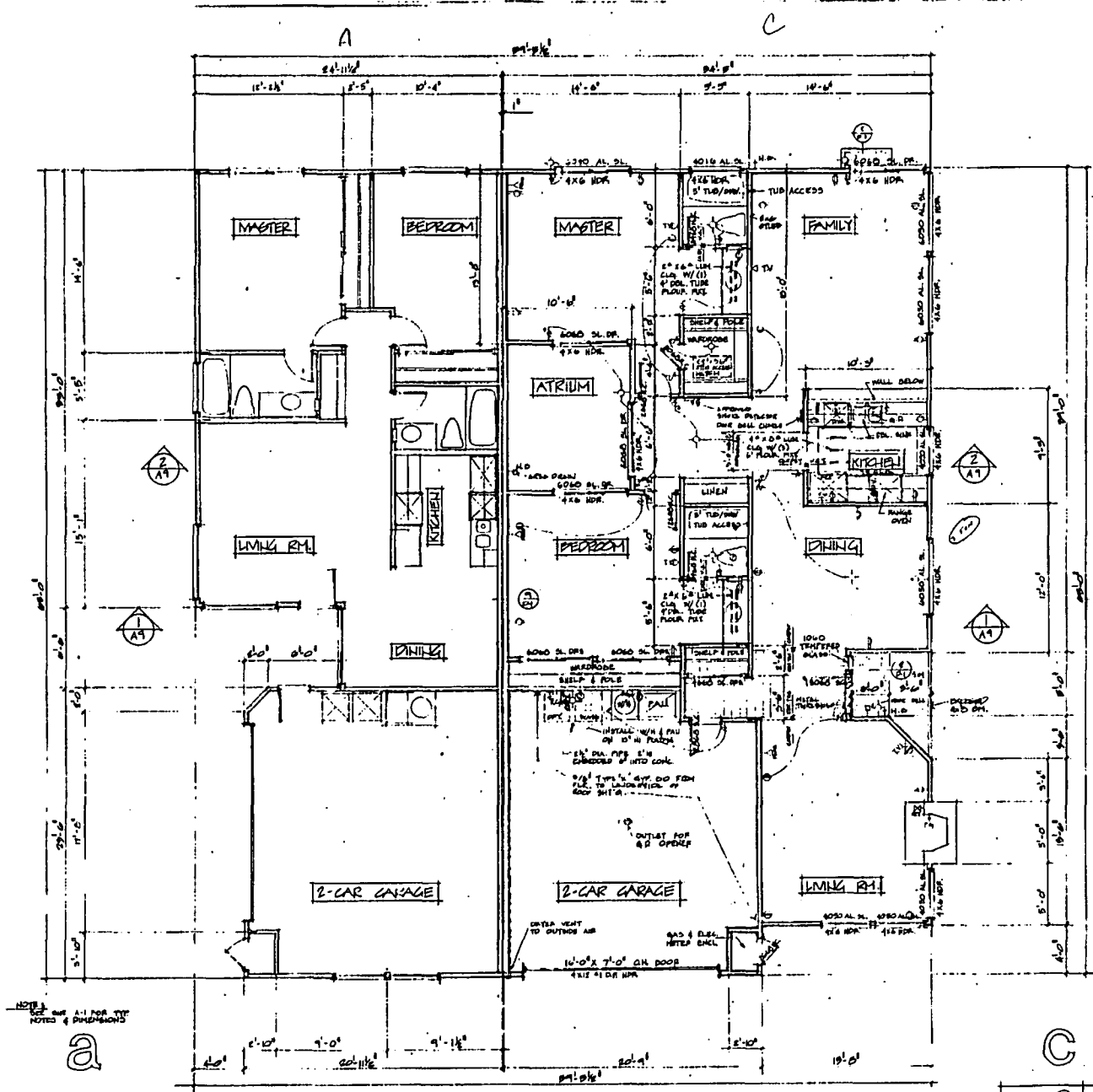


JOHN DATE 7-11-85  
 DRAWN 6-26-85  
 OWNER  
 REV  
 8-11-85  
 TITLE  
 PROJECT  
**ARCHITECT**  
 CRAIG COMBS ASSOCIATES  
 1535 KOPROVA AVENUE NEWPORT BEACH, CALIF.  
 AREA CODE 714-441-8000

AS-3-105

8-26-83

H/A



NOTE: SEE ALL FOR THE NOTES & DIMENSIONS

PLAN C **c plan 3** 1/4" = 1'-0"

HABITABLE FLOOR AREA - 1966.9 S.F.  
TOTAL GARAGE AREA - 360 S.F. - 20% OF FA AREA

JOB NO. 8100  
DATE  
DRAWN  
OWNER  
REV. A-02-79

**CRAIG COMBS ASSOCIATES**  
**ARCHITECT**

1535 WILSON AVENUE  
SAN FRANCISCO, CALIF. 94115  
AREA CODE 415 861-8000

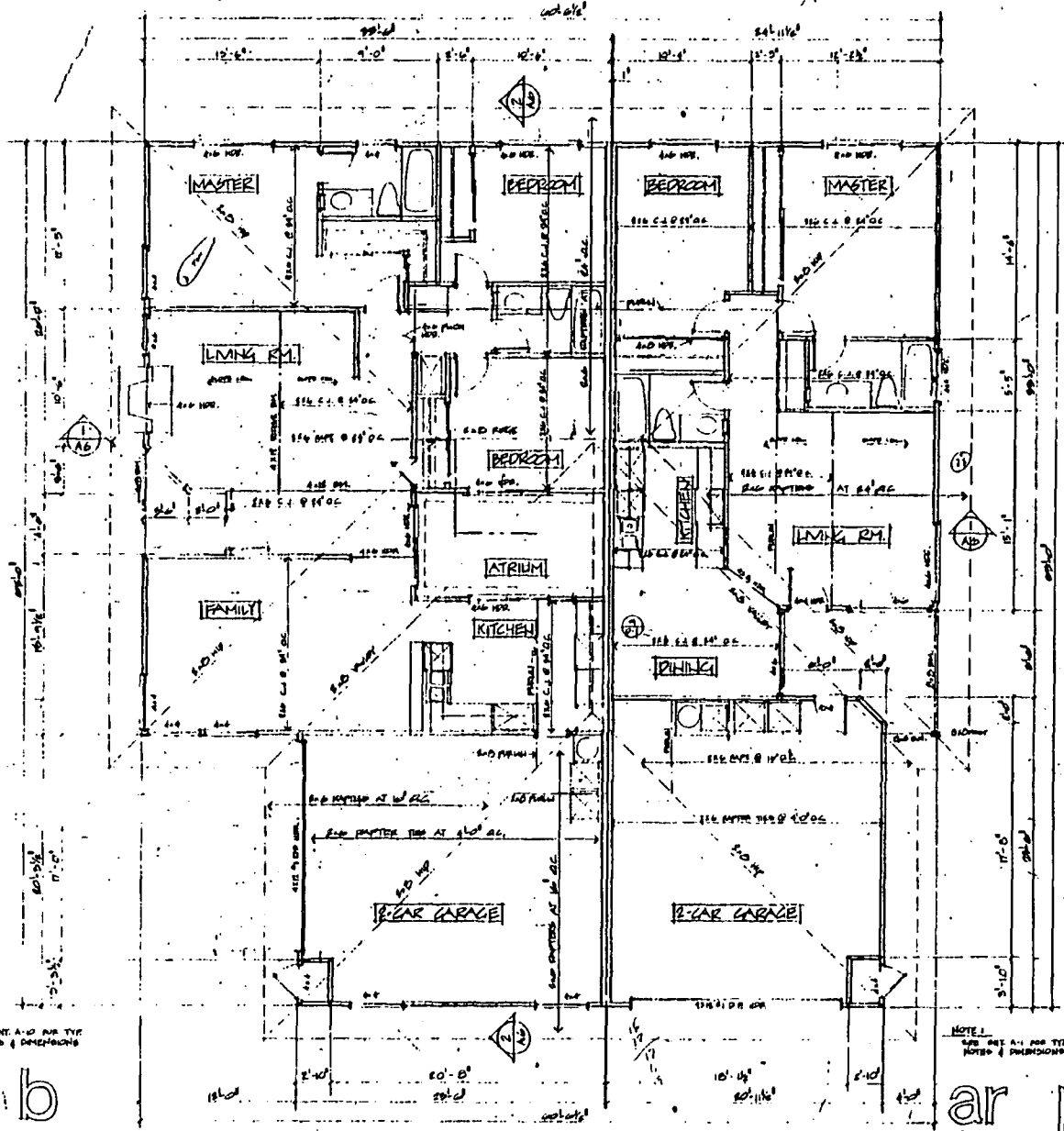
PROJECT TITLE  
MOOR PLAN - PLAN 3  
SHEET NO. A7 OF

183-105

S-25-S3

002150

HLL



NOTE 1  
SEE SET AND ALL THE  
NOTES & DIMENSIONS

NOTE 1  
SEE SET AND ALL THE  
NOTES & DIMENSIONS

b

ar plan 2

JOB NO. 183-105  
 DATE 5-25-53  
 DRAWN BY HLL  
 OWNER  
 REV  
 A-0-01-71

CRAIG COMBES ASSOCIATES  
 ARCHITECT  
 1636 MONROVIA AVENUE  
 AREA CODE 714-845-8000 NEWPORT BEACH, CALIF.  
 PROT.

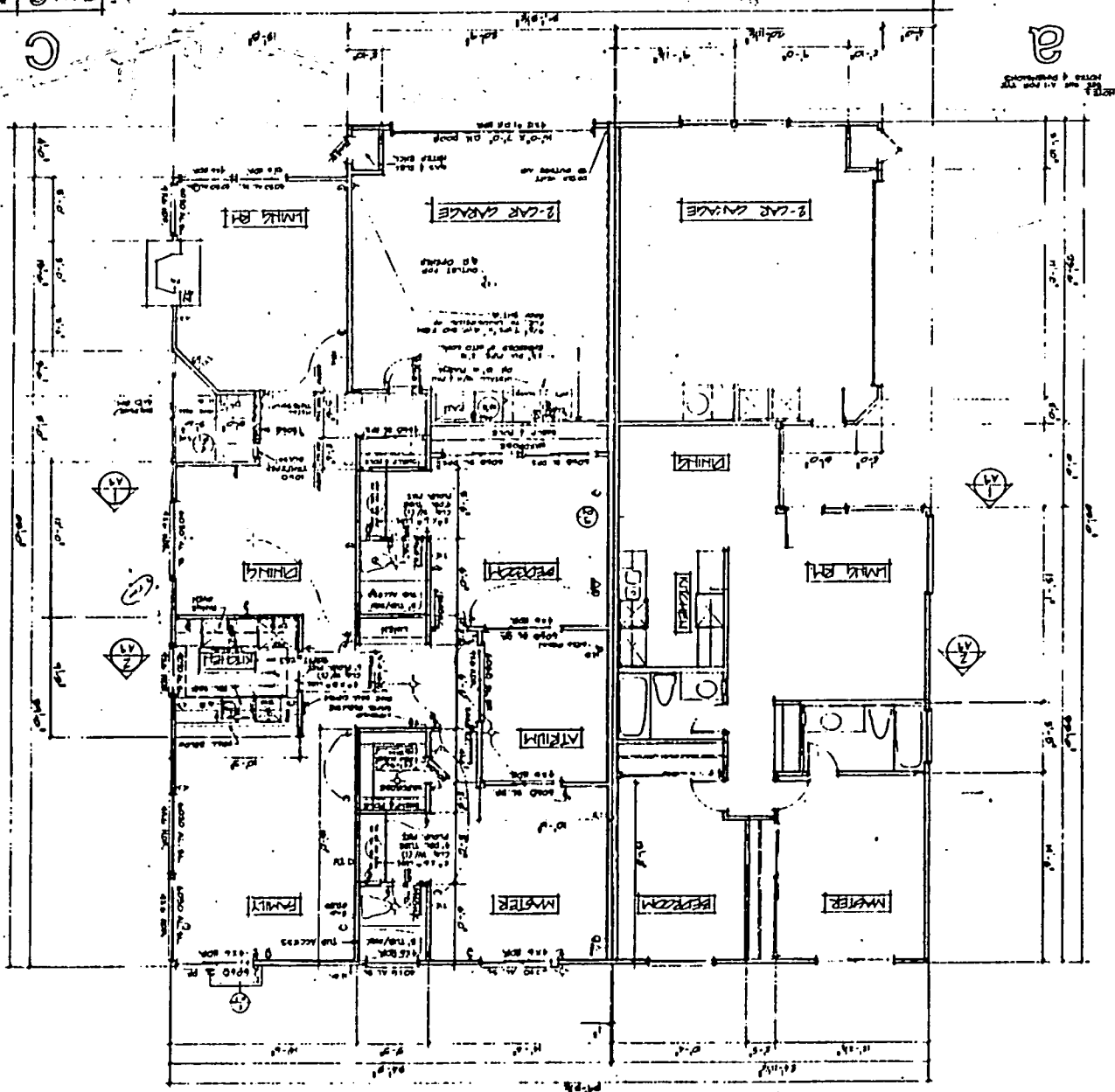
TITLE  
 SHEET NO. 1  
 A4  
 OF 4



002151

5-25-8

503-105



NOTES & DIMENSIONS  
a

PLAN C  
NOTES: FLOOR AREA - 1800 S.F. TOTAL S.F. IN PLAN

plan 3  
c

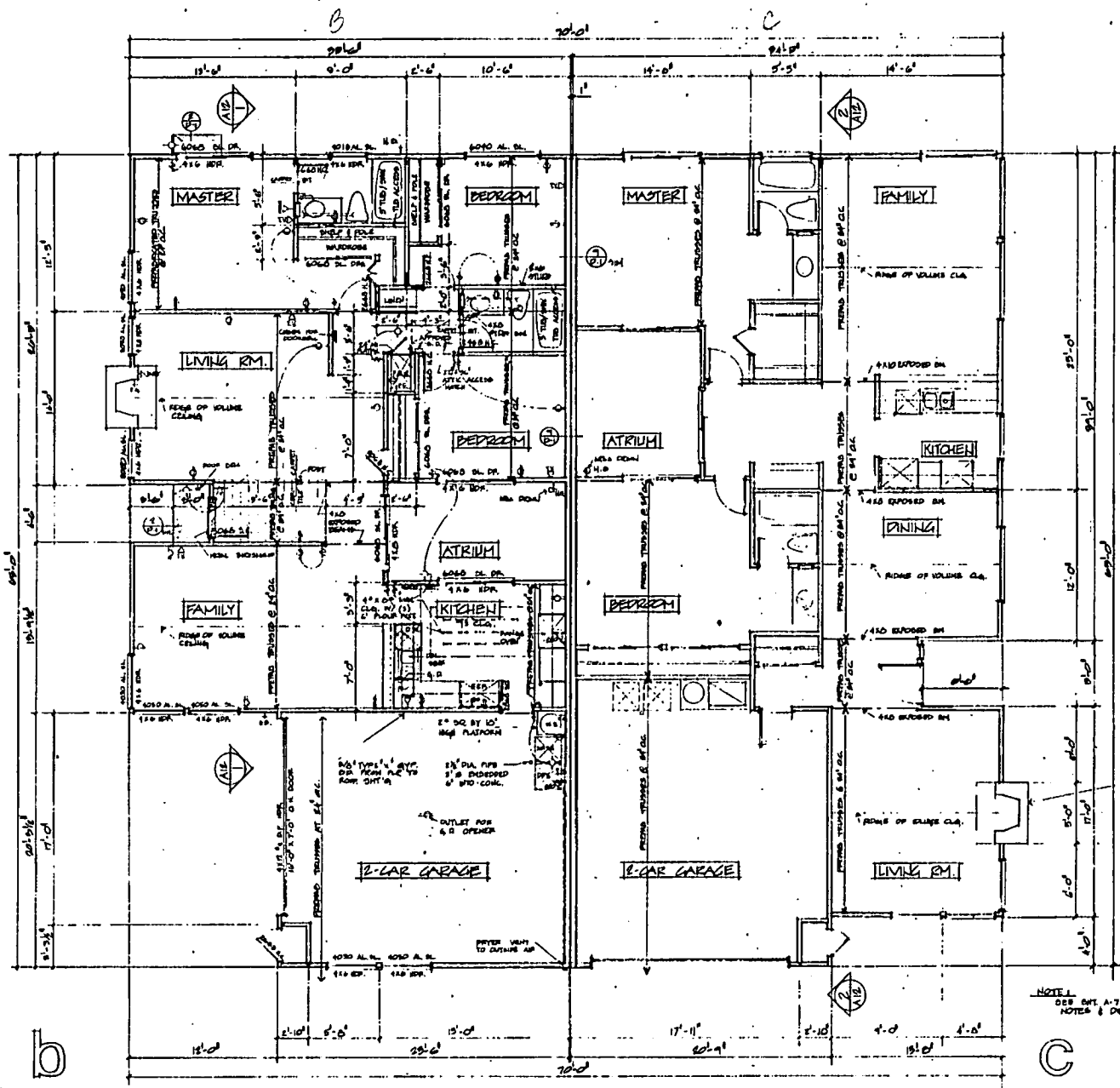
JOE  
DATE  
DRAWN  
OWNED  
RE  
APRIL 27, 1981  
DRAIG COMES ASSOCIATES  
ARCHITECTS  
PROF.  
TITLE  
PLAN 3  
OFF  
A-2

83-105

8-25-83

002152

1/4



NOTE:  
 PRELIM RELOCATED TO  
 CENTER ON RIDGE OF  
 VOLUME CLG., THIS PLAN ONLY

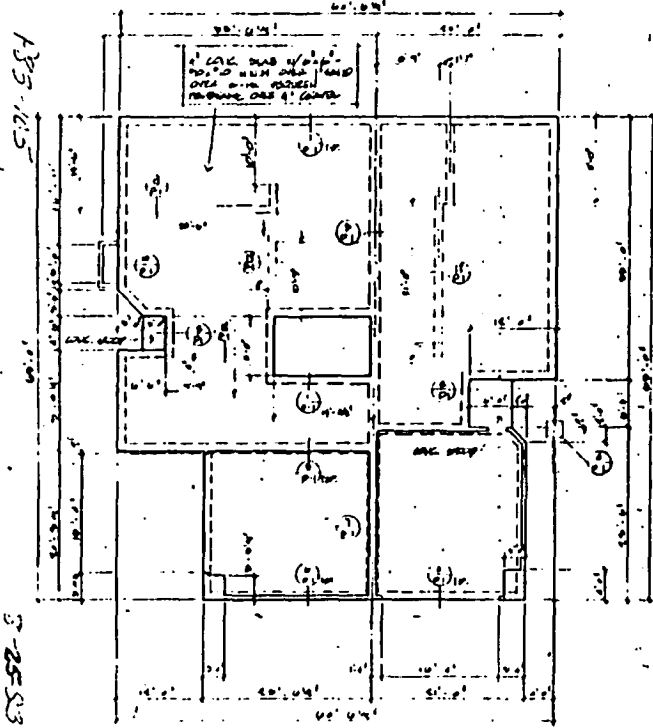
NOTE:  
 SEE SET A-3 FOR TYP  
 NOTES & DIVISION

c plan 4  
 1/4" = 1'-0"

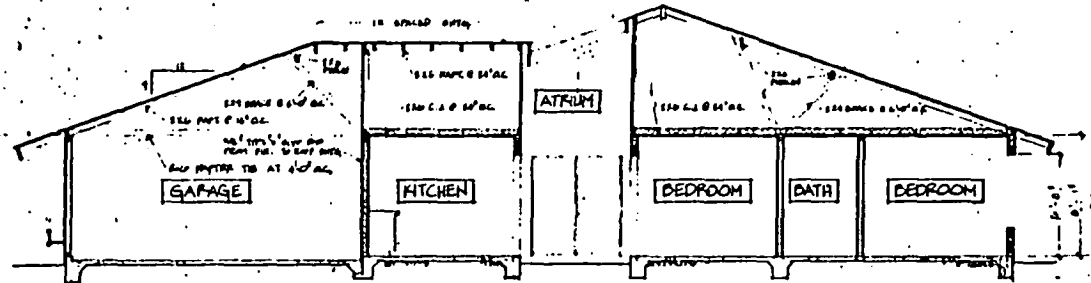
PLAN 10	HORIZONTAL FLOOR AREA - 12,000.00
	TOTAL GARAGE AREA - 4,700.00 @ 20%

JOB NO. 71165  
 DATE 6-26-74  
 DRAWN  
 OWNER  
 REV. 0-1-74 TRUSLOW  
 6-22-74  
**CRAIG COMBES ASSOCIATES**  
**ARCHITECT**  
 PROJECT  
 1556 MONROVIA AVENUE  
 AREA CODE 714-945-8040  
 BEACH, CALIF.  
 TITLE  
 FLOOR PLAN - PLAN 4  
 SHEET NO. 10 OF



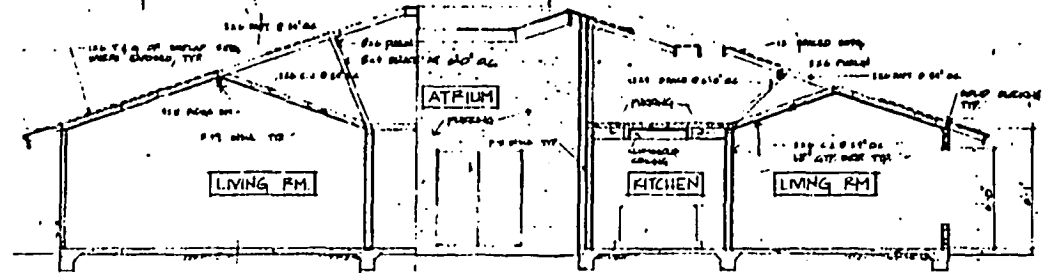


foundation plan



section

2

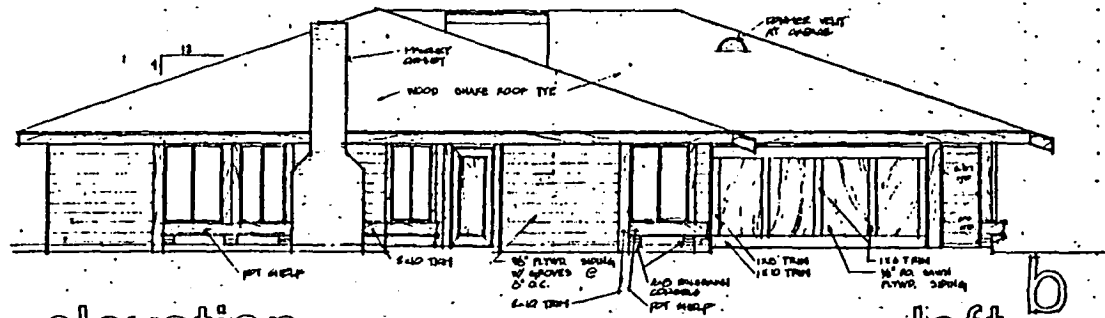


section

1

002154

plan 2



elevation

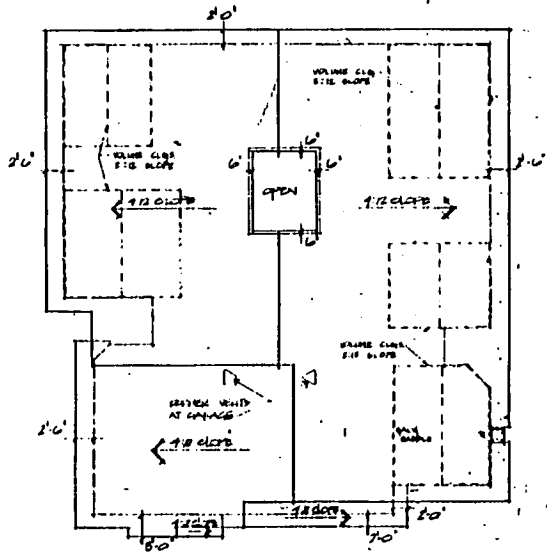
left b

CRAIG COMBES ASSOCIATES  
 ARCHITECTS  
 1000 10th St. N.E.  
 Atlanta, Georgia 30309  
 Phone: 404-525-8833  
 Fax: 404-525-8834  
 E-mail: craig@combes.com  
 Website: www.combes.com

1833-105

5-28-53

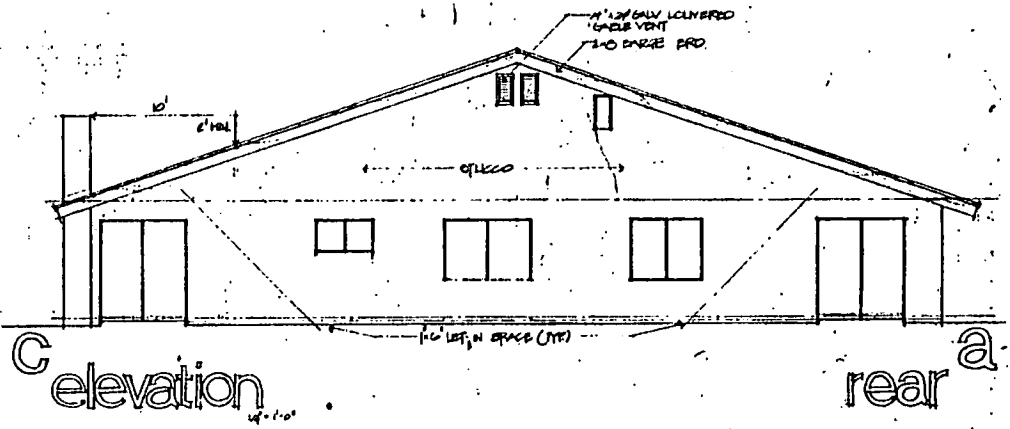
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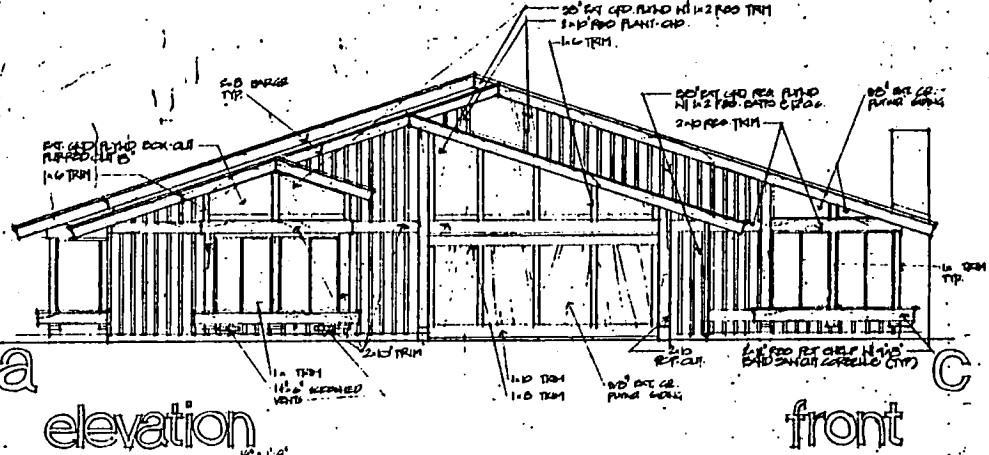
roof plan

002155

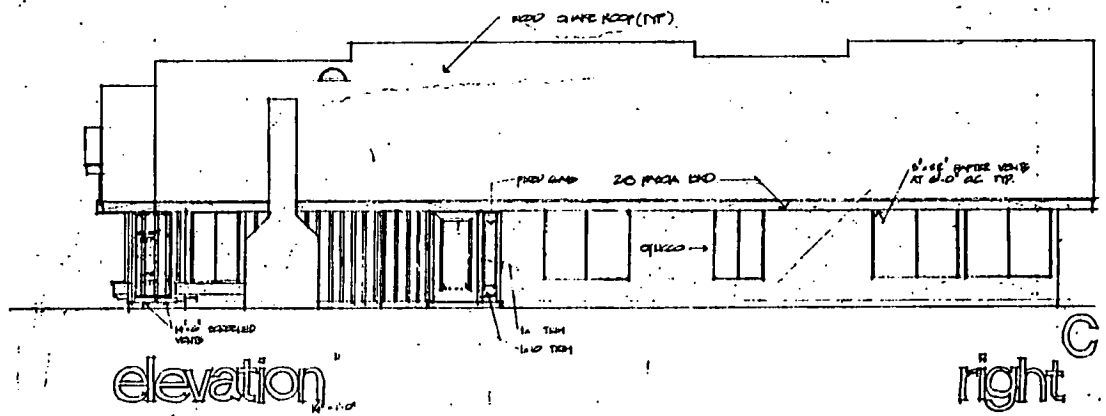
plan 3



C elevation rear a



a elevation front C



elevation right C

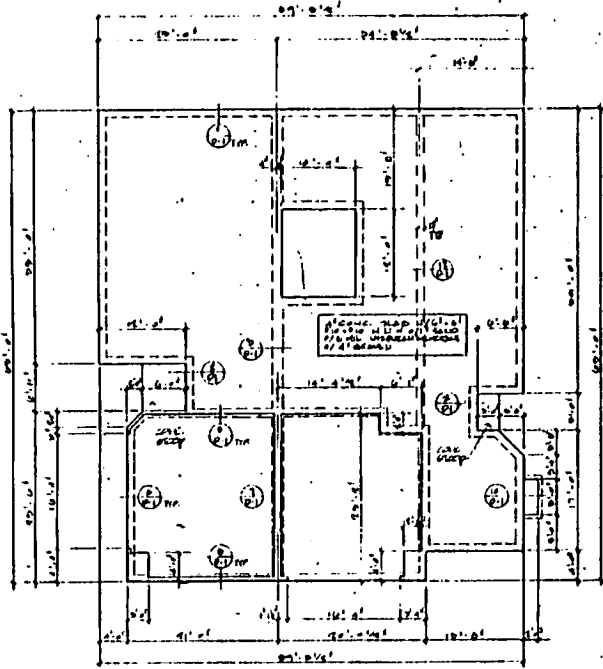
JOB NO. 7110  
 DATE 6-26-74  
 DRAWN  
 OWNER  
 REV  
 Δ 6-18-74

CRAIG COMES ASSOCIATES  
**ARCHITECT**  
 1555 MONROVIA AVENUE  
 AREA CODE 714 948-9900 NEWPORT BEACH, CALIF.

TITLE  
 SHEET NO. A8 OF

AS3-105

5-25-83

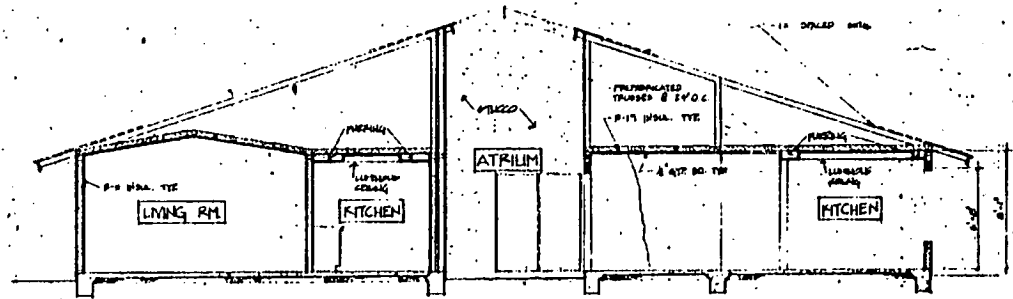


foundation plan

plan 3

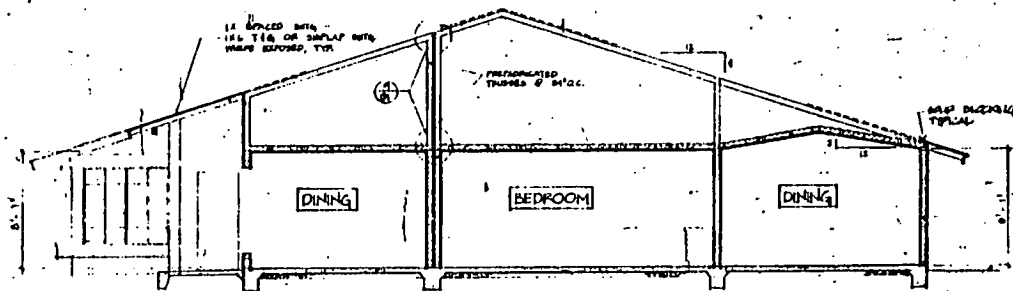
002156

#4



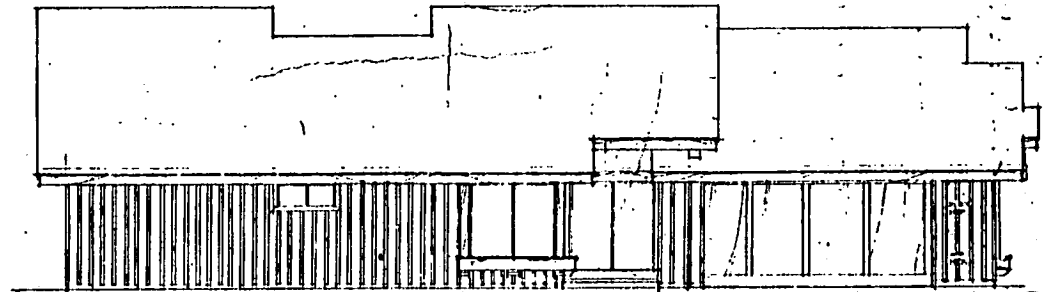
section

2



section

1



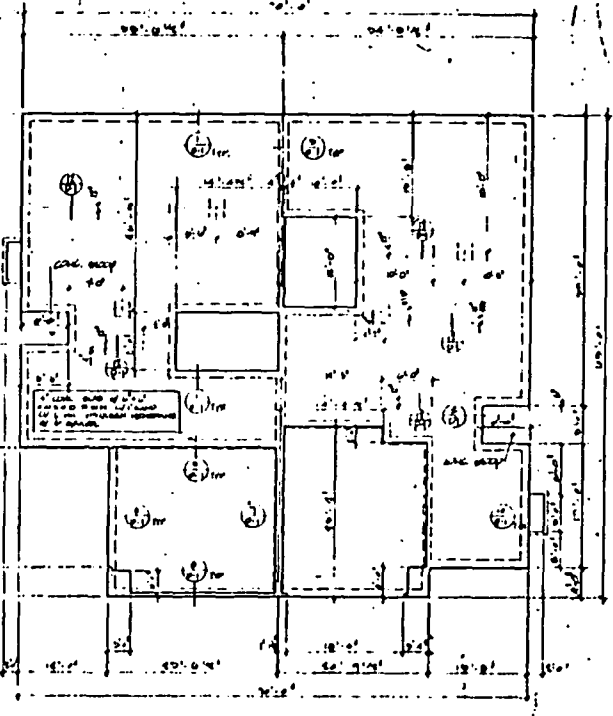
elevation

left a

JOB NO. 79-105  
 DATE 6-20-79  
 DRAWN  
 OWNER  
 REV  
 Δ 0-01-79  
 CRAIG COMES ASSOCIATES  
**ARCHITECT**  
 1535-BOMPOWY AVENUE, NEWPORT BEACH, CALIF.  
 AREA CODE 714-765-1111  
 PROJECT  
 TITLE  
 SHEET NO. 4 OF 4

PS 3-103

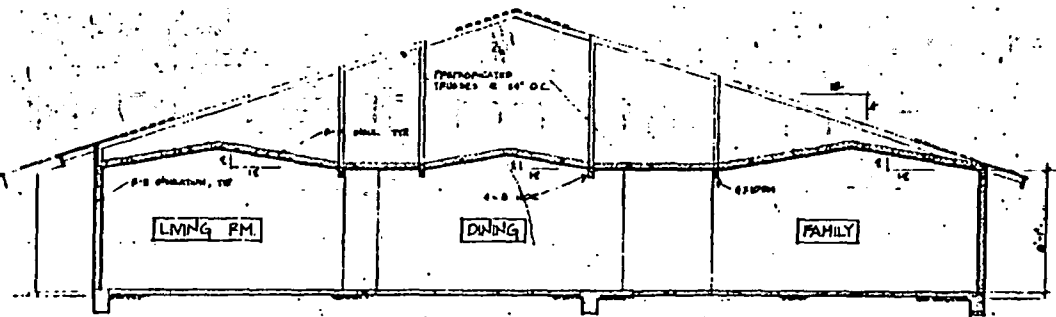
S-2583



foundation plan

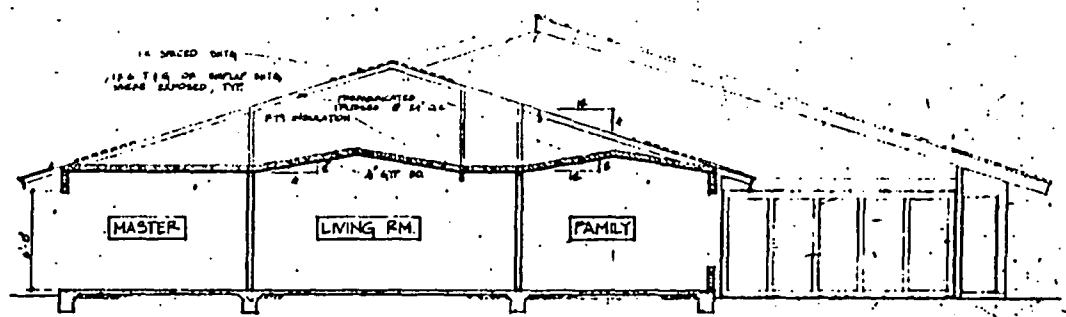
002157

plan 4



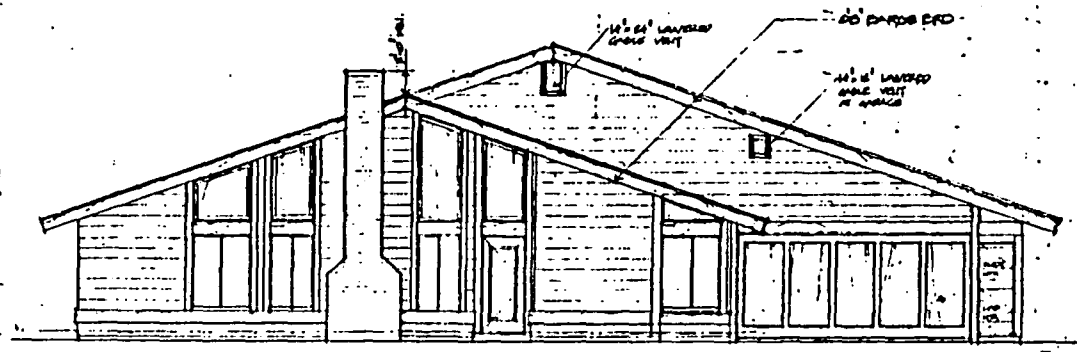
section

2



section

1



elevation

left b

NOTE: OTHER PARTS AND AT FOOT & PITCH OUTSIDE SET. A-11

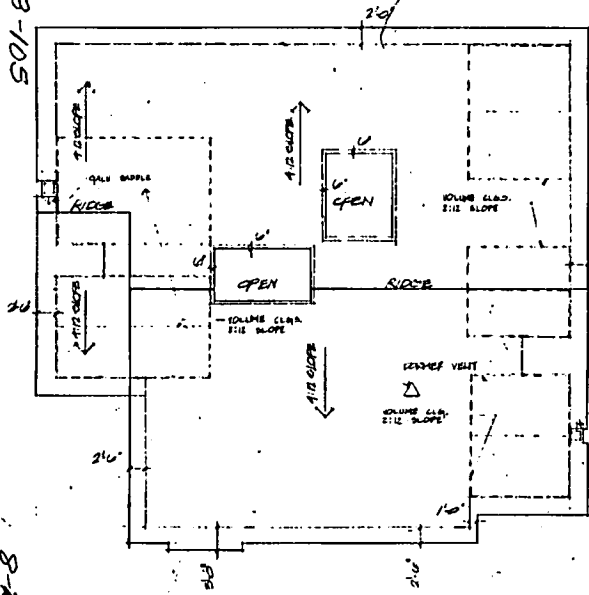
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 DATE 10-10-78  
 DRAWN  
 OWNER  
 REV  
 A-12-78

CRAIG COMES ASSOCIATES  
**ARCHITECT**  
 1000 W. 10th St. Suite 100  
 Ankeny, IA 50009

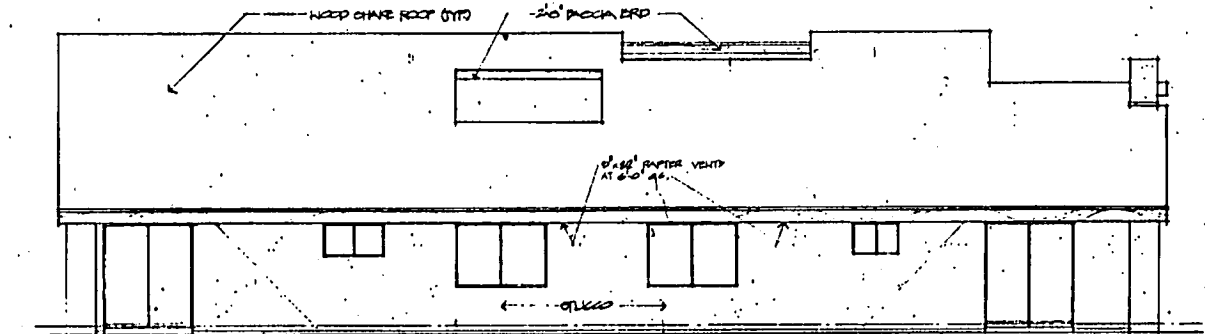
PROJECT  
 TITLE  
 SHEET NO. A12 OF

P83-105

S-05-83

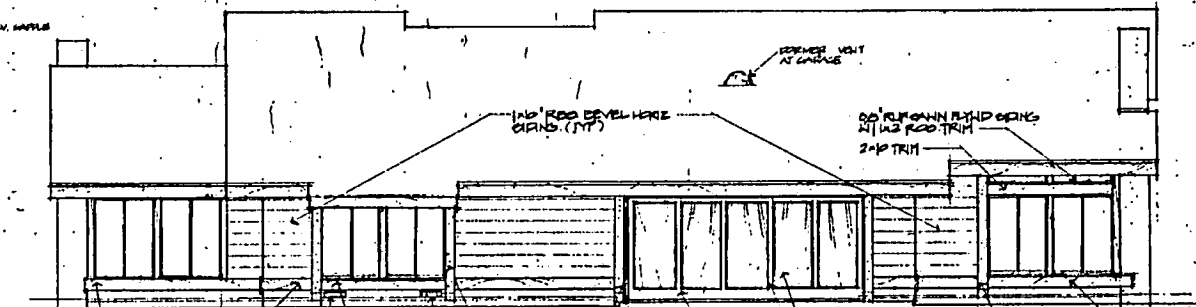


roof plan



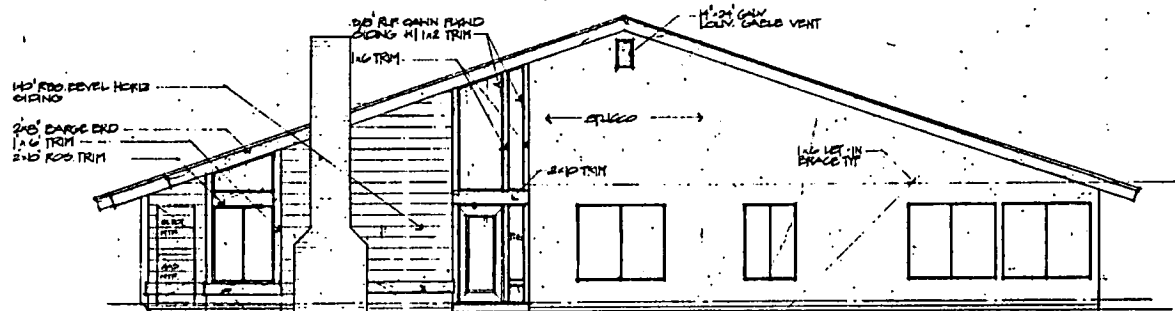
C elevation

rear b



b elevation

front C



elevation

right C

002158

plan 4

44

JOB NO. 7165  
 DATE 6-26-79  
 DRAWN  
 OWNER  
 REV  
 Δ 6-27-79 TRADE  
 Δ 6-28-79

CRAIG COMBES ASSOCIATES  
**ARCHITECTS**  
 1838 WOODROW AVENUE  
 AREA CODE 714 946-8000 NEWPORT BEACH, CALIF.

PROJ.

TITLE

ELEVATIONS, ROOF PLAN  
 FOR PLAN 4  
 SHEET  
**NO. 11**  
 OF