

CITY PLANNING COMMISSION

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

APPLICANT	Harold Miller, P.O. Box 214391, Sacramento, CA 95821				
OWNER	Harold Miller, P.O. Box 214391, Sacramento, CA 95821				
PLANS BY	Harold Miller, P.O. Box 214391, Sacramento, CA 95821				
FILING DATE	7-24-86	ENVIR. DET.	Req. Dec. filed 8-18-86	REPORT BY	CV:ldc
ASSESSOR'S-PCL. NO.	274-0330-008,009,014,015				

APPLICATION: A. Negative Declaration
B. Special Permit to develop two halfplex units on two lots.

LOCATION: Northeast and Southeast of the intersection of Rivermont Court and Morell Street.

PROPOSAL: The applicant is requesting the necessary entitlements to construct two halfplex units on two vacant corner lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1986 South Natomas 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	
			Lots 1-2	Lots 7-8
North: Residential; R-1	Front:	To be	25'	25'
South: Residential; R-1	Side(Int):	determined	8'	5'
East: Residential; R-1	Side(St):	by Planning	12.5'	12.5'
West: Residential; R-1	Rear:	Commission	30'	15'

Parking Required: 4 spaces
Parking Provided: 4 spaces
Property Dimensions: Irregular
Property Area: 0.4+ acres
Density of Development: 5 d.u. per acre
Square Footage of Building: 1000 - 1100 (per unit)
Height of Building: Single story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Plywood siding, hardboard siding
Roof Material: Composition shingle

BACKGROUND INFORMATION: The subject site is part of a previous application (P84-190) consisting of a rezone from Single Family (R-1) to Townhouse (R-1A) and a Tentative Map. One of the tentative map conditions was to provide an acoustical report regarding the sewer lift station and park adjacent to lots 4 and 5 and comply with any requirements of this study.

PROJECT EVALUATION: Staff has the following comments:

- A. Land Use/Zoning: The project site consists of four lots totaling 0.4+ acres located in the Townhouse (R-1A) zone. Surrounding land uses are residential.
- B. Proposal: Two halfplex units varying in size from 2000 square feet (total sq. ft.) to 2200 square feet (total sq. ft.) are proposed for the two corner lots. Both units will be two bedroom single story units connected at the garages. Exterior building materials proposed are horizontal hardboard siding, vertical plywood siding and composition shingle roofs. The proposed elevations are similar to other existing residences in the vicinity.

The zoning ordinance has several requirements for halfplex developments. One of these requirements is that each unit shall have driveways off different streets.

The driveways proposed for the halfplex to be located on lots 7 and 8 will have both driveways off one street, Rivermont Court. Staff has evaluated this double driveway concept and supports this design due to several constraints. This property is irregular in shape; the recorded setbacks are 25' on Rivermont Court and 12.5' on Morell Street; and there is a 12' wide public utility easement located in the rear yard area that prohibits any structures (See Exhibit A). Therefore, the double driveway design would be more appropriate.

Staff has concluded that based upon the above constraints, and the design requirements of the applicant, (See applicant's letter, Exhibit B) it would be difficult to redesign the halfplex to conform to the driveway requirement. Staff, therefore, has no objection to the project as proposed.

- C. Interdepartmental Review: The project was reviewed by the City Traffic Engineer, Engineer, Building Inspections, City Water Division and no comments were received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration, based upon compliance with the following mitigation measures:

The applicant shall comply with any acoustical mitigation measures identified in the previously required noise study (Neg. Dec. P84-190) that would be applicable or affect the project site.

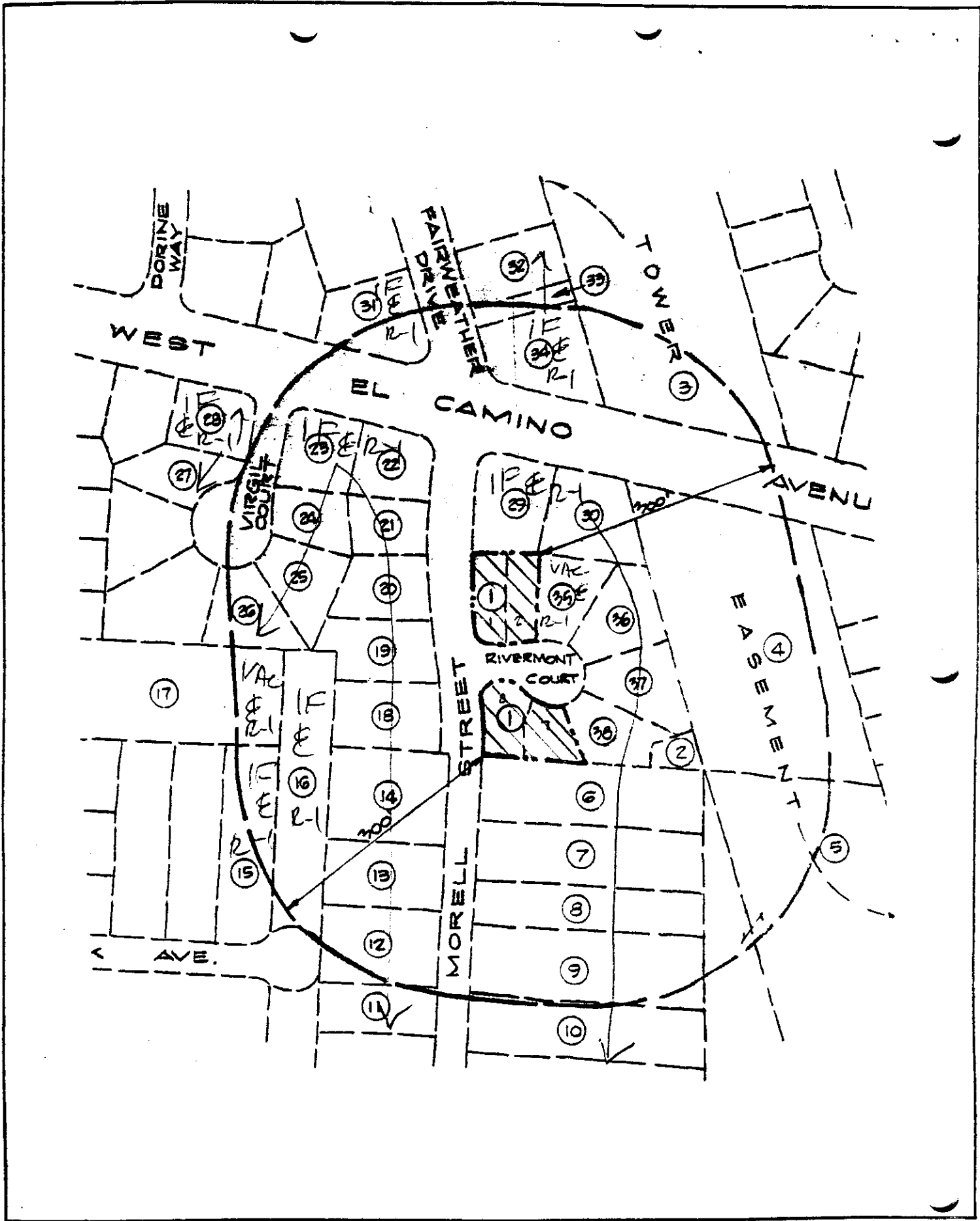
STAFF RECOMMENDATION: Staff recommends the Planning Commission approve the Special Permit, subject to conditions and based upon the following Findings of Fact:

Conditions:

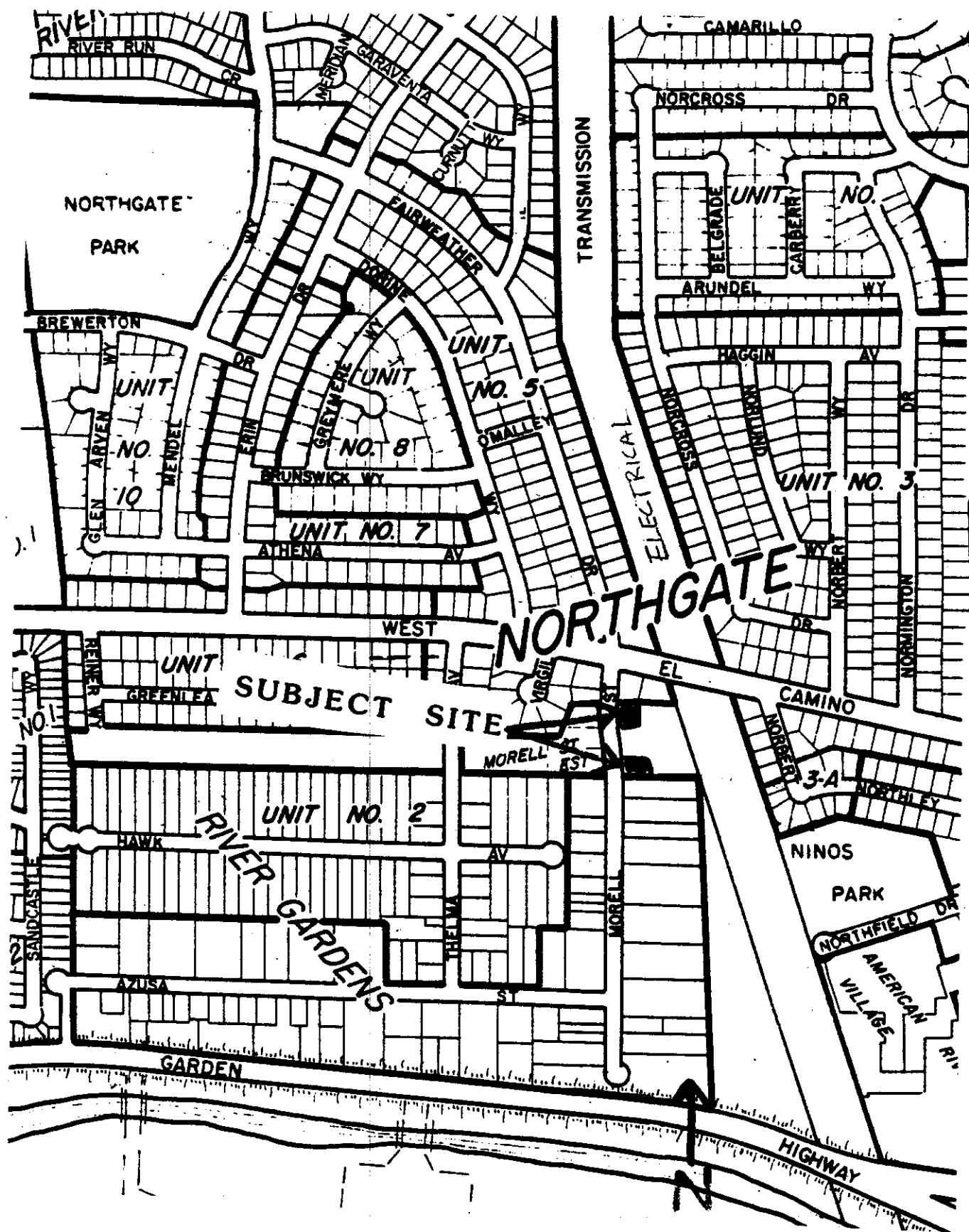
1. The halfplex shall be constructed per the submitted plans consisting of composition roof and wood siding.
2. The halfplex unit proposed for lots 7 and 8 shall have a double driveway off Rivermont Court.
3. Any requirements identified in the acoustical report (P84-190) for the sewer lift station and park adjacent to lots 4 and 5 shall be satisfied. (See Exhibit A)

Findings of Fact:

1. The project is based upon sound principles of land use, in that:
 - a. the halfplex is architecturally compatible with surrounding structures;
 - b. the structure meets height, area and setback requirements.
2. The project will not be detrimental to public health, safety or welfare nor result in a nuisance to surrounding property, in that:
 - a. it is compatible with the residential character of the neighborhood;
 - b. it will not impair visibility at the street's intersection;
 - c. having both driveways for lots 7 and 8 on Rivermont Court will not create traffic problems.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1986 South Natomas Community Plan, and the proposed halfplex use conforms with the plan designation.

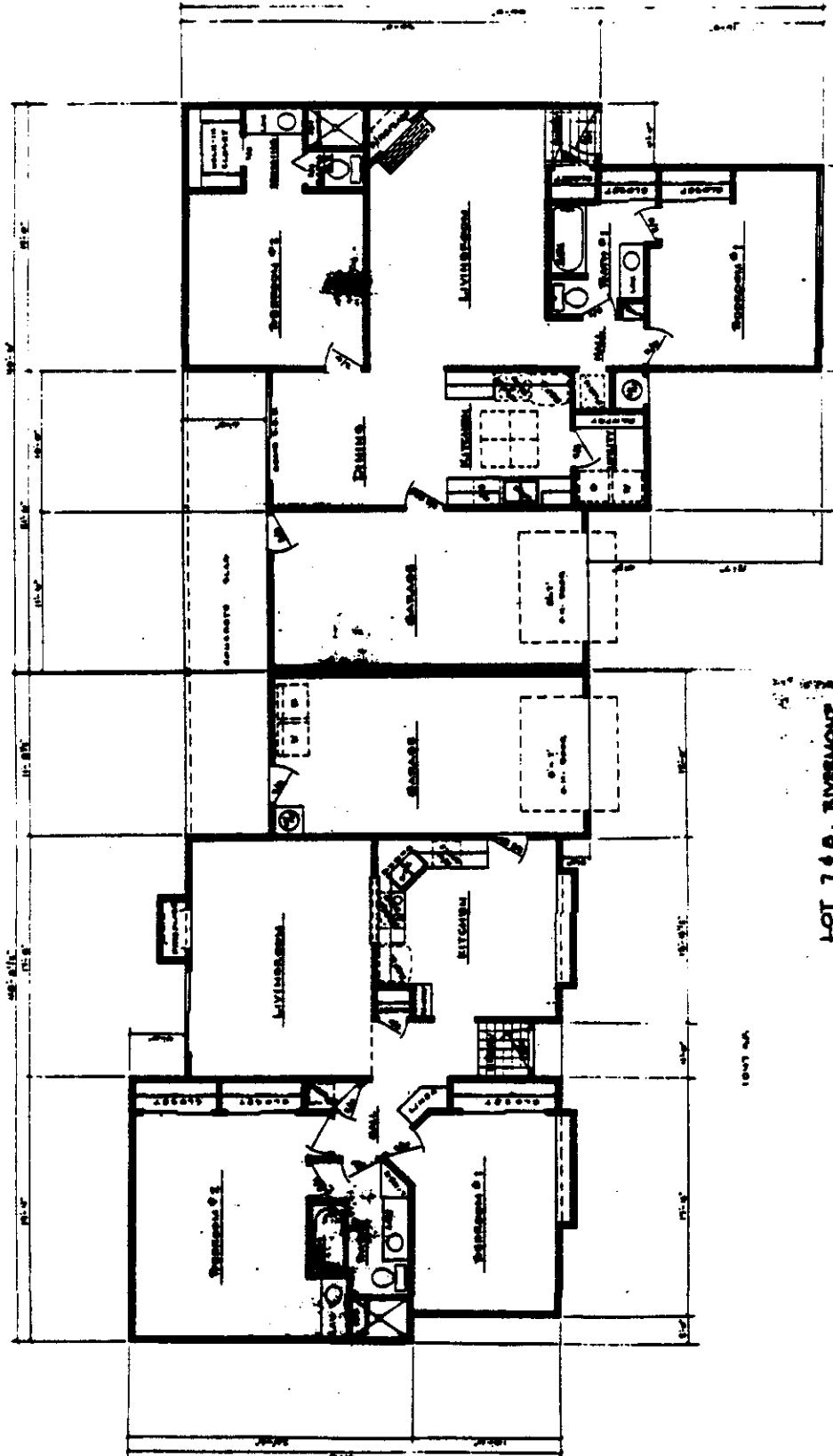


LAND USE & ZONING MAP

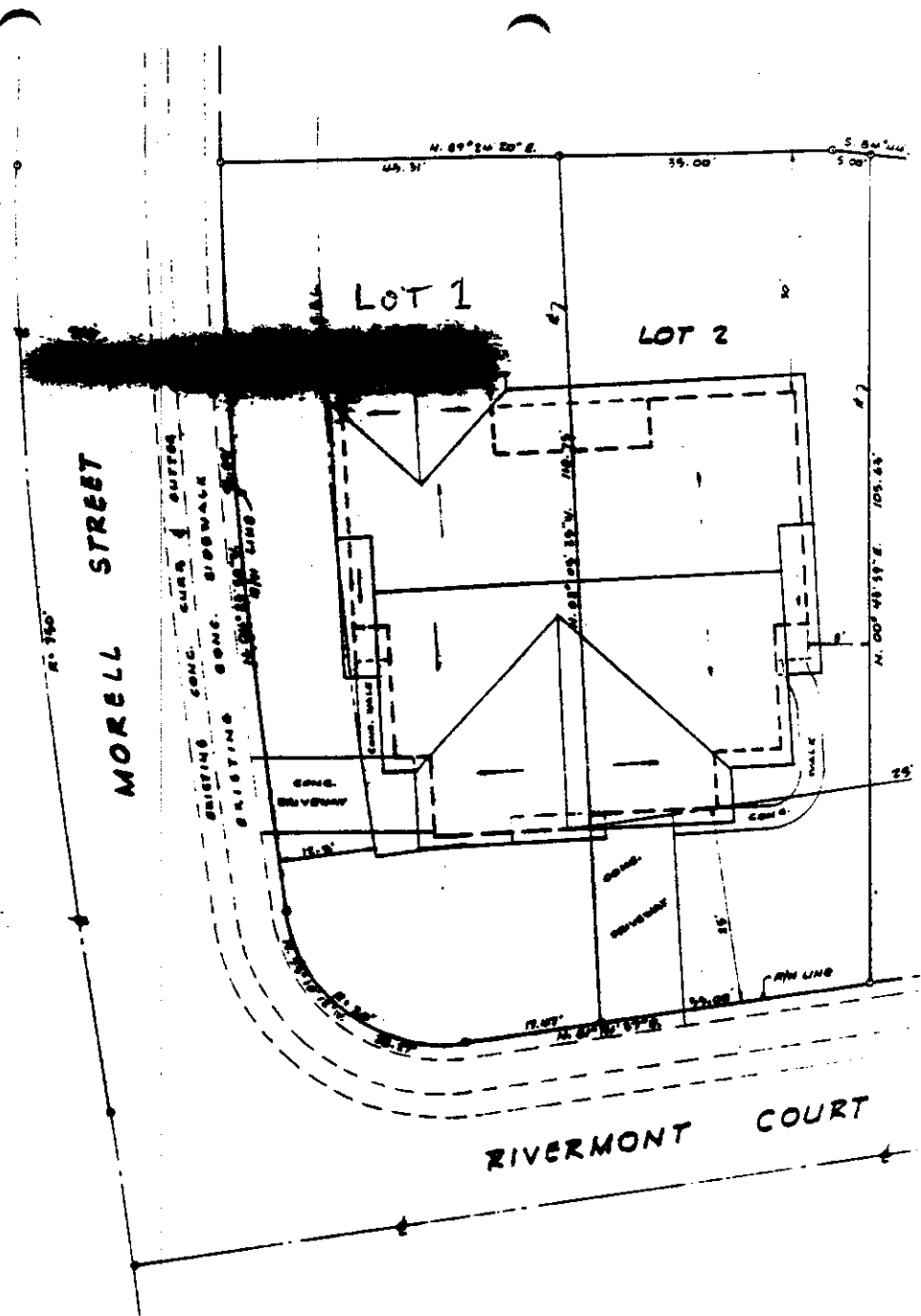


VICINITY MAP

FLOOR PLANS



SITE PLAN



LOTS 1 & 2, RIVERMONT
 FROM 165 OF MAPS, MAP NO. 19
 CITY OF SACRAMENTO
 1 & 5 RIVERMONT COURT
 APN. 274-990-00609

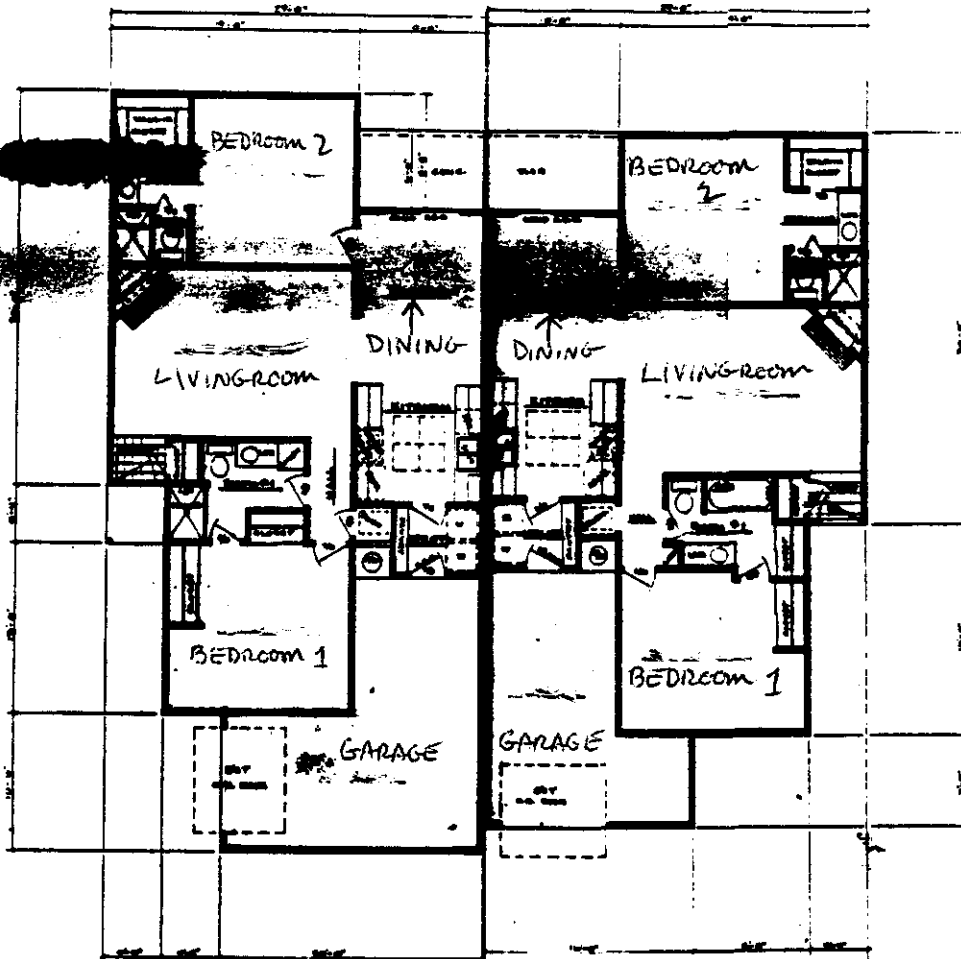
P86-291

8-28-86

REVISION 8-13-86
 P86-291

Item 14

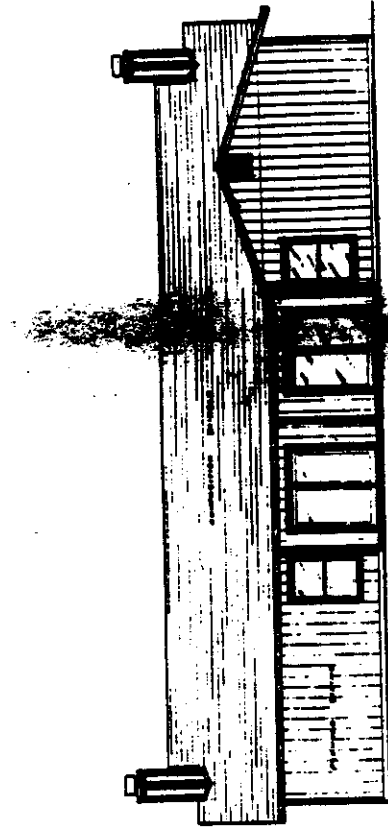
FLOOR PLANS



LOTS 1 & 2, RIVERMONT
FROM LOT 20 MAP, MAP NO. 19
CITY OF FARMINGTON

1 & 5 RIVERMONT COURT
APR 17-1988

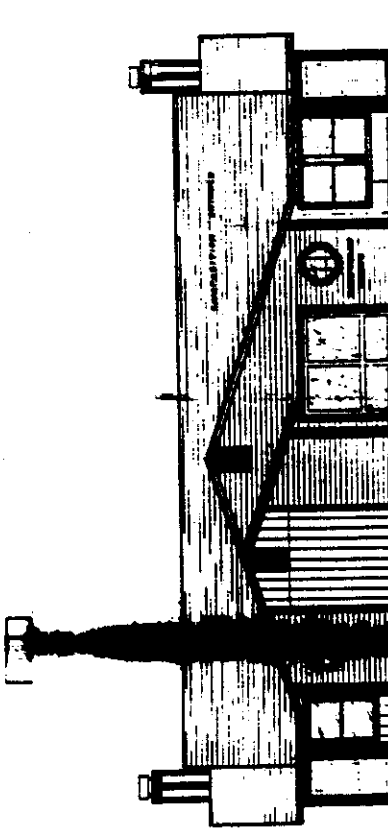
ELEVATIONS



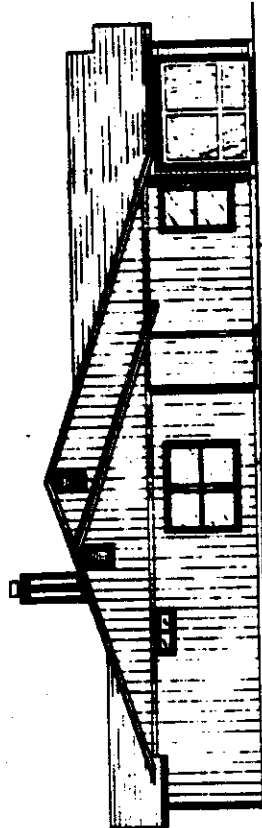
REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

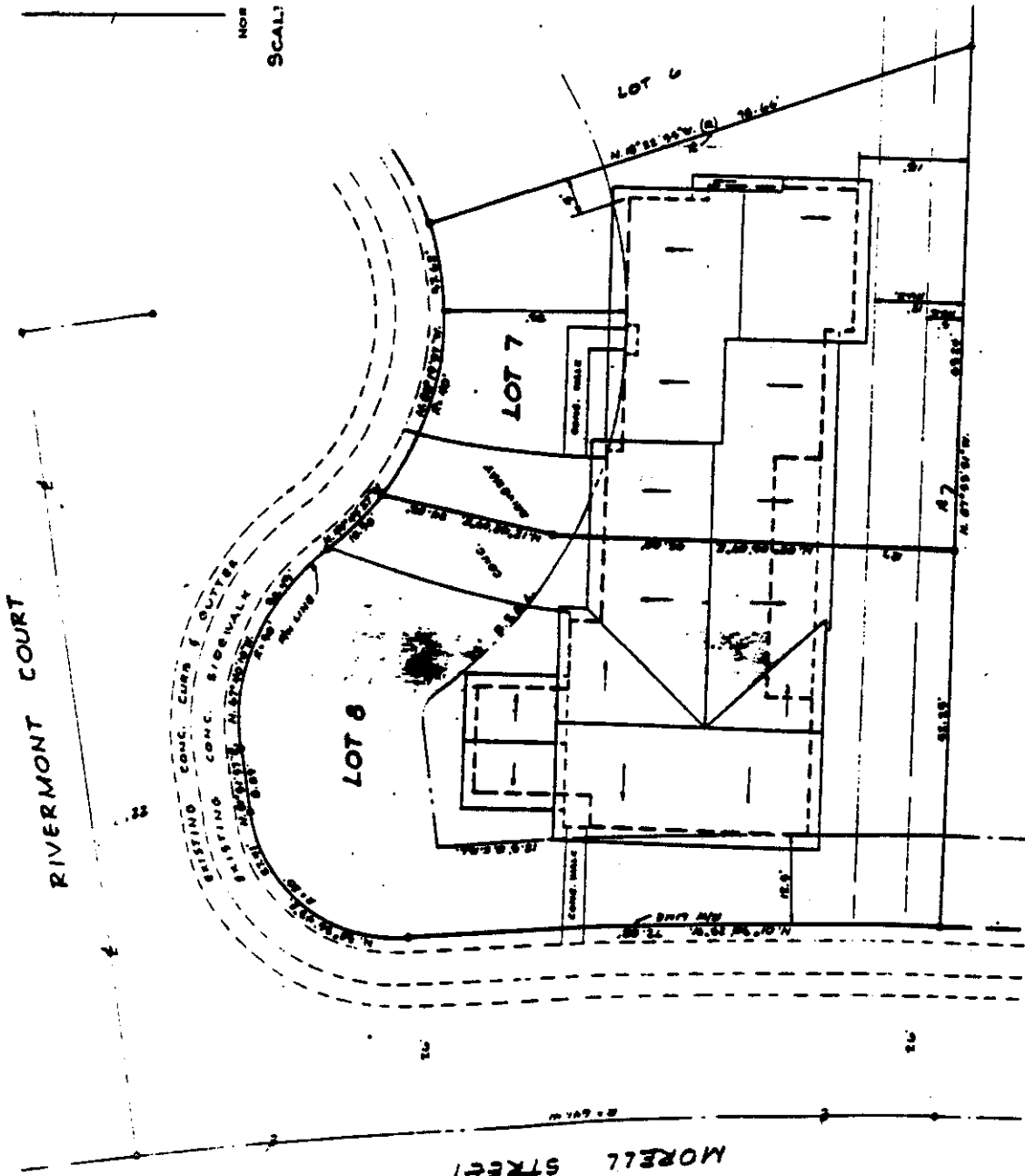


LEFT ELEVATION

LOTS 1 & 2, RIVERMONT
FROM 165 OF MAPS, MAP NO. 19
CITY OF SACRAMENTO

1 & 5 RIVERMONT COURT
APN. 574-440-00404

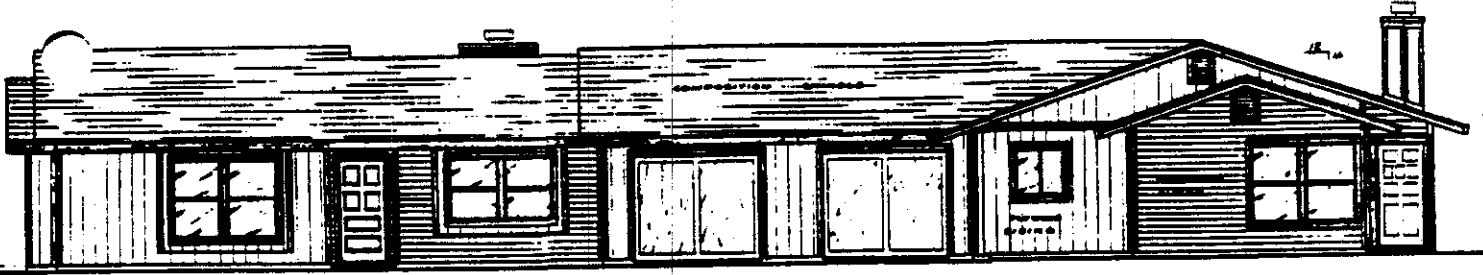
SITE PLAN



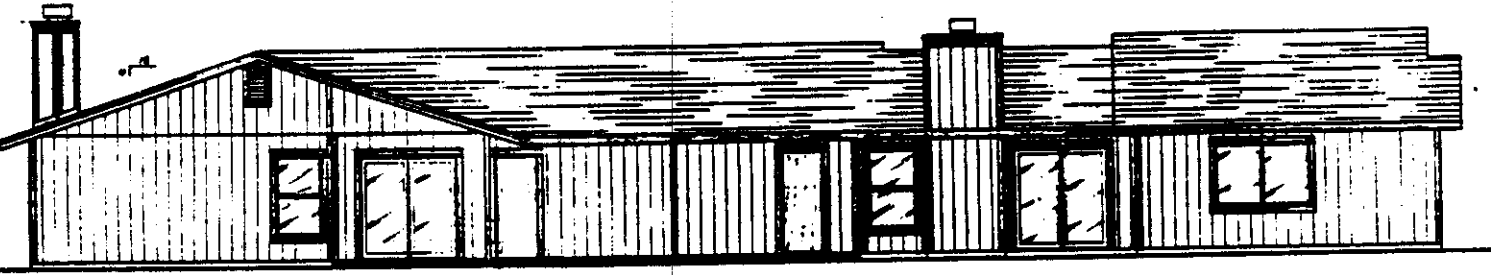
LOTS 7 & 8, RIVERMONT
FROM 165 OF MAP, MAP No. 19
CITY OF SACRAMENTO

2 & 6 RIVERMONT COURT
A.C.M. 216190-18 & 19

ELEVATIONS

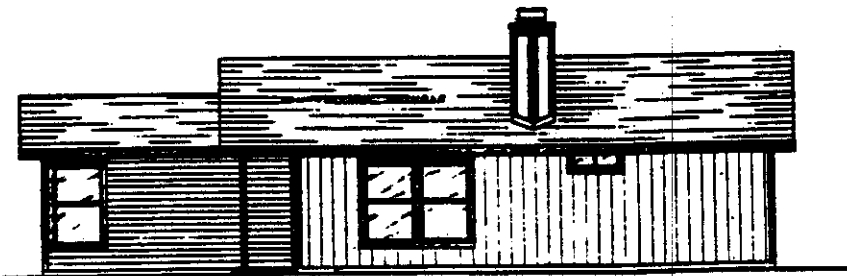


FRONT ELEVATION

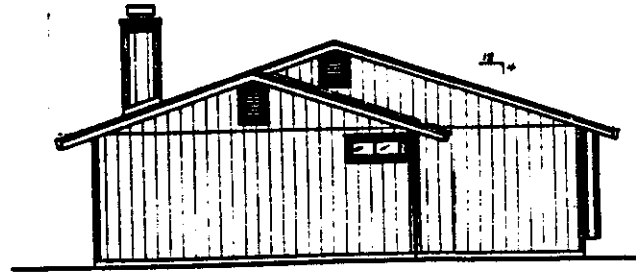


REAR ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION



LEFT ELEVATION

LOT 768, RIVERMONT

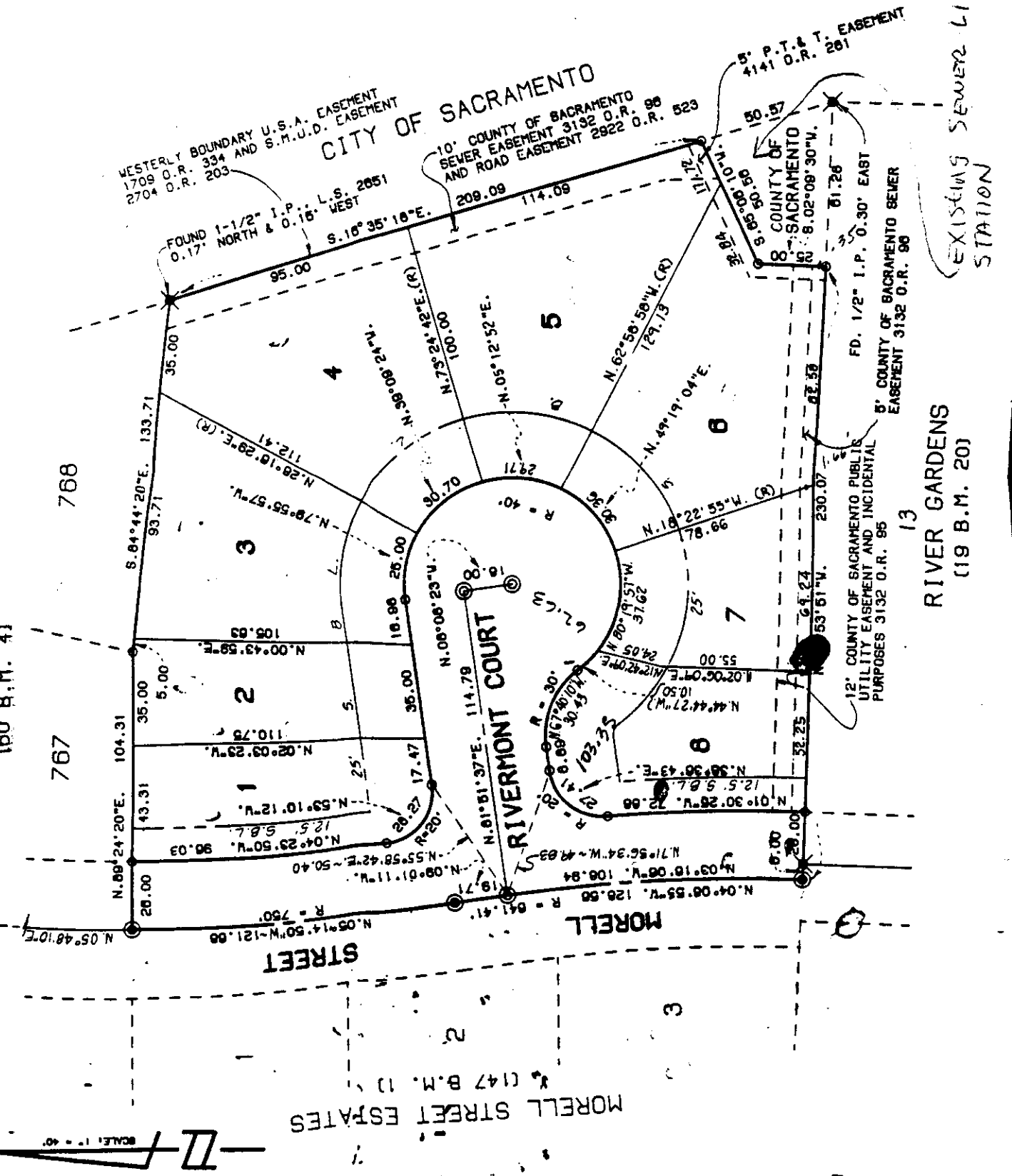
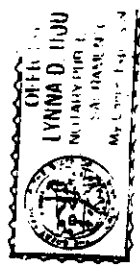
- (A) EASEMENTS FOR IN DRAINAGE PIPES; TRAFFIC COI WIRES AND CONDUITS FOR TOGETHER WITH ANY AND ALL MAINTAINING TREES ON, OVER, LYING CONTIGUOUS TO THE PUE
- (B) AN EASEMENT FOR CONE BOXES, PEDESTALS, AND SLA INCLUDING PEDESTRIAN ACCESS ACROSS STRIPS OF LAND FIVE COURT AND STREET SHOWN HERE
- (C) EASEMENTS FOR LIGHT FRONT AND/OR SIDELINES OF "BACK LINES", SAID STRIPS TO

KAUF

BY *[Signature]*

NOTARY ACKNOW
 STATE OF CALIFORNIA) S
 COUNTY OF SACRAMENTO)
 ON *July 29*
 AND EDR SAID STATE, PERSONA
 HE OR PROVED TO ME ON THE B
 EXECUTED THE WITHIN INSTRUP
 RESPECTIVELY OF THE ABOVE N
 WITHIN INSTRUMENT AN
 INSTRUMENT PURSUANT

EXHIBIT A



(60 B.M. 4)

768

767

EXISTING SEWER LIFT STATION

RIVER GARDENS (19 B.M. 20)

MORRELL STREET ESTATES (147 B.M. 1)

P86-2911 E-5832

8-28-86

Item 14

EXHIBIT B

August 12, 1986

City of Sacramento
Planning and Development Dept.
Planning Division
1231 I Street, Suite 200
Sacramento, CA 95814

Re: Rivermont R-1-A Lots
Special Permit

Attention: Carl Vandergriff

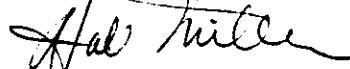
Dear Sir:

The half-plex building designed for lots 7 & 8 has the garages of both halves located at the Rivermont Court frontage. The configuration of lot 8 is very irregular and all of my attempts to design a half-plex with driveway and garage located on Morell Street frontage were met with unworkable floor plans and poor use of the yard areas.

Please review the lot 7 & 8 plan for approval as submitted with consideration for the hardship imposed by the irregular size and shape of lot 8.

If you have any questions, please call.

Sincerely,



Hal Miller
991-2897 or 924-8428