

**CITY PLANNING COMMISSION**  
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b> <u>The Spink Corporation 2590 Venture Oaks Wy Sacto CA 95833</u>		
<b>OWNER</b> <u>Silva &amp; England P.O. Box 282431 San Francisco CA 94128</u>		
<b>PLANS BY</b> <u>The Spink Corporation 2590 Venture Oaks Wy Sacto CA 95833</u>		
<b>FILING DATE</b> <u>2-22-91</u>	<b>ENVIR. DET.</b> <u>Exempt 15315</u>	<b>REPORT BY</b> <u>hw</u>
<b>ASSESSOR'S PCL. NO.</b> <u>251-0152-033</u>		

**APPLICATION:** Tentative Map to subdivide one developed parcel totaling 0.18± acres into two lots for a half-plex in the Single Family (R-1) zone.

**LOCATION:** 3501 Cypress Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to divide one lot into two lots to establish two half-plex units.

**PROJECT INFORMATION:**

General Plan Designation: 1984 North Sacramento Community Plan Designation:	Low Density Residential (4-15 du/na)
Existing Zoning of Site:	Residential (7-15 du/na)
Existing Land Use of Site:	R-1
	Half-plex Units under construction

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	25'
South: Residential; R-1	Side(Int):	5'	11'
East: Residential; R-1			
West: Vacant; R-2A	Rear:	15'	15'

Parking Required:	2 spaces
Parking Provided:	2 spaces
Property Dimensions:	64' x 120'
Property Area:	0.18±
Building Square Footage:	Parcel 1 - 1,150 sq.ft. Parcel 2 - 1,066 sq.ft.

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Height of Building:	One-story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Material:	Horizontal Lap Siding
Roof Materials:	Composition Shingle
Exterior Building Colors:	Earth Tones

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On March 4, 1992, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the conditions included in the attached resolution.

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one partially developed parcel on 0.18± acres in the Standard Single Family (R-1) zone. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (7-15 du/na). The subject site is also within the Del Paso Heights Redevelopment Plan Area. Surrounding land use and zoning includes residential to the north, south and east, in the R-1 zone, and vacant land in the R-2A zone to the west.

B. Applicant's Proposal

The applicant is proposing to allow the development of a half-plex on a corner lot. The applicant is requesting a Tentative Map to subdivide one lot into two in order to develop the two half-plex units.

C. Tentative Map Design

The Tentative Map proposes to divide the lot into 3,289 and 4,389 square foot lots. The division is such that there is adequate usable rearyard, frontyard and sideyard area for each of half-plex unit. Driveway access will be from opposite streets for each unit. Adequate setbacks will be provided off of both Cypress Street and Nogales Street. Staff, therefore, supports the applicant's request to subdivide the one lot into two lots.

D. Building Design

Parcel 1 will contain a 1,150 square foot one-story half-plex unit on a 4,389 square foot lot and Parcel 2 will contain a 1,066 square foot one-story unit on a 3,289 square foot lot (see Exhibit A). Parcel 1 will contain three bedrooms and two baths and Parcel 2 will be developed with two bedroom and two bath unit. The exterior building materials are horizontal wood siding with composition shingle roof. Because the subject site is located in the Del Paso Heights Redevelopment Plan Area, any development would require design review approval. The proposed building materials and design

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has been reviewed and approved by the Design Review Coordinator. The building design and materials are consistent with the existing residential development in the neighborhood.

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

RECOMMENDATION: Staff recommends the Planning Commission approve the Tentative Map by adopting the attached resolution with conditions.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION  
ON DATE OF MARCH 26, 1992

ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR  
PROPERTY LOCATED AT 3501 CYPRESS STREET

(P92-022)

(APN: 251-01052-033)

WHEREAS, the City Planning Commission on March 26, 1992, held a public hearing on the request for approval of a tentative map for property located at 3501 Cypress Street; and

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond; and

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315); and

WHEREAS, the Subdivision Review Committee has considered the design of the proposed subdivision in relation to feasible future passive and natural heating and cooling opportunities; and

WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources;

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

1. None of the conditions described in Government Code Section 66474, subsections (a) through (g), inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City and the City General Plan. Both the General Plan and the North Sacramento Community Plan designate the site for Low Density Residential.
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design

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capacity adequate to service the proposed subdivision.

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of 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. Note: This Map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991;
  - b. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities and appurtenances adjacent to Nogales Street and Cypress Street;
  - c. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
  - d. Provide separate sewer and metered water services to each lot;
  - e. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required.

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CHAIRPERSON

ATTEST:

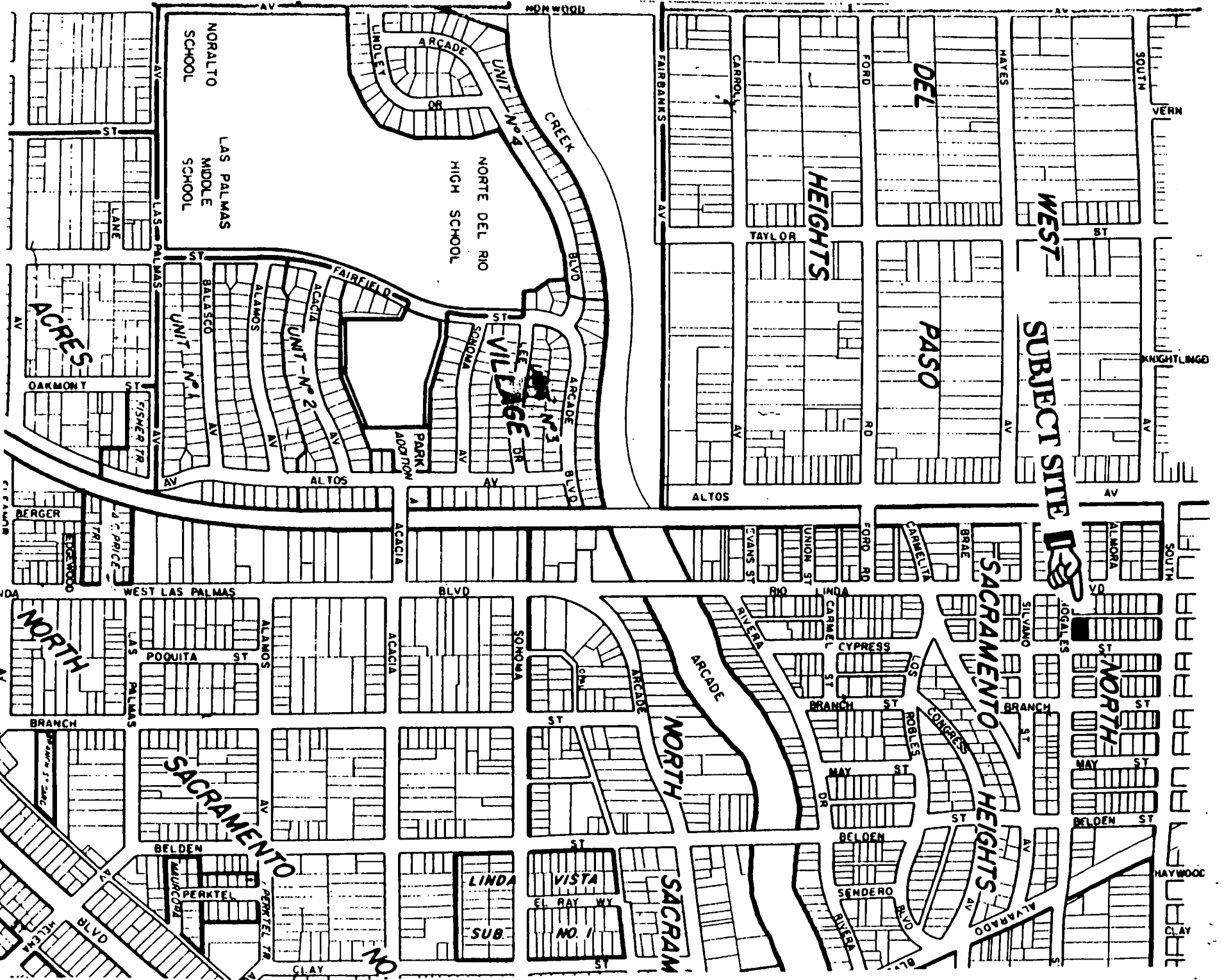
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SECRETARY TO CITY PLANNING COMMISSION

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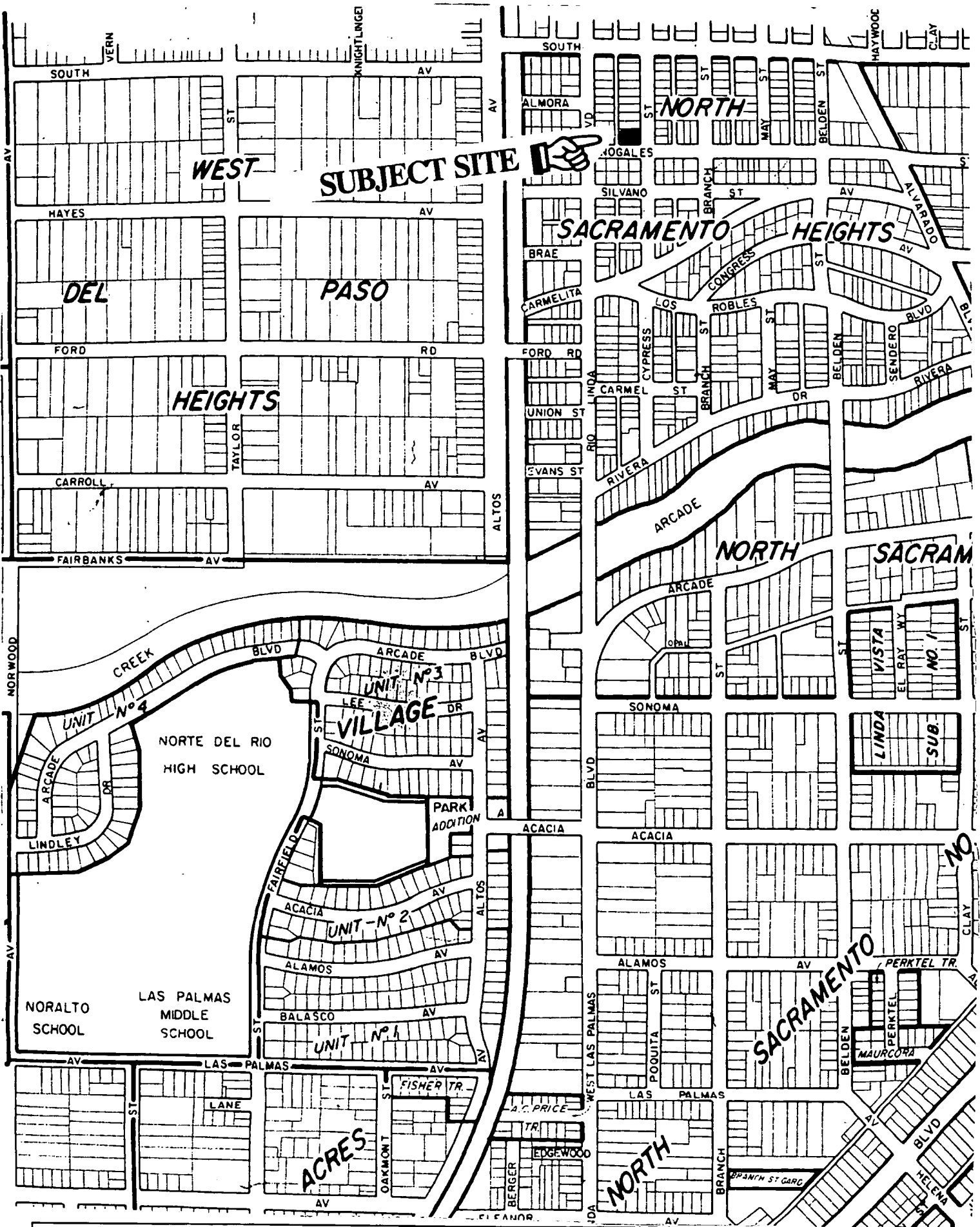
66540



WEST SUBJECT SITE

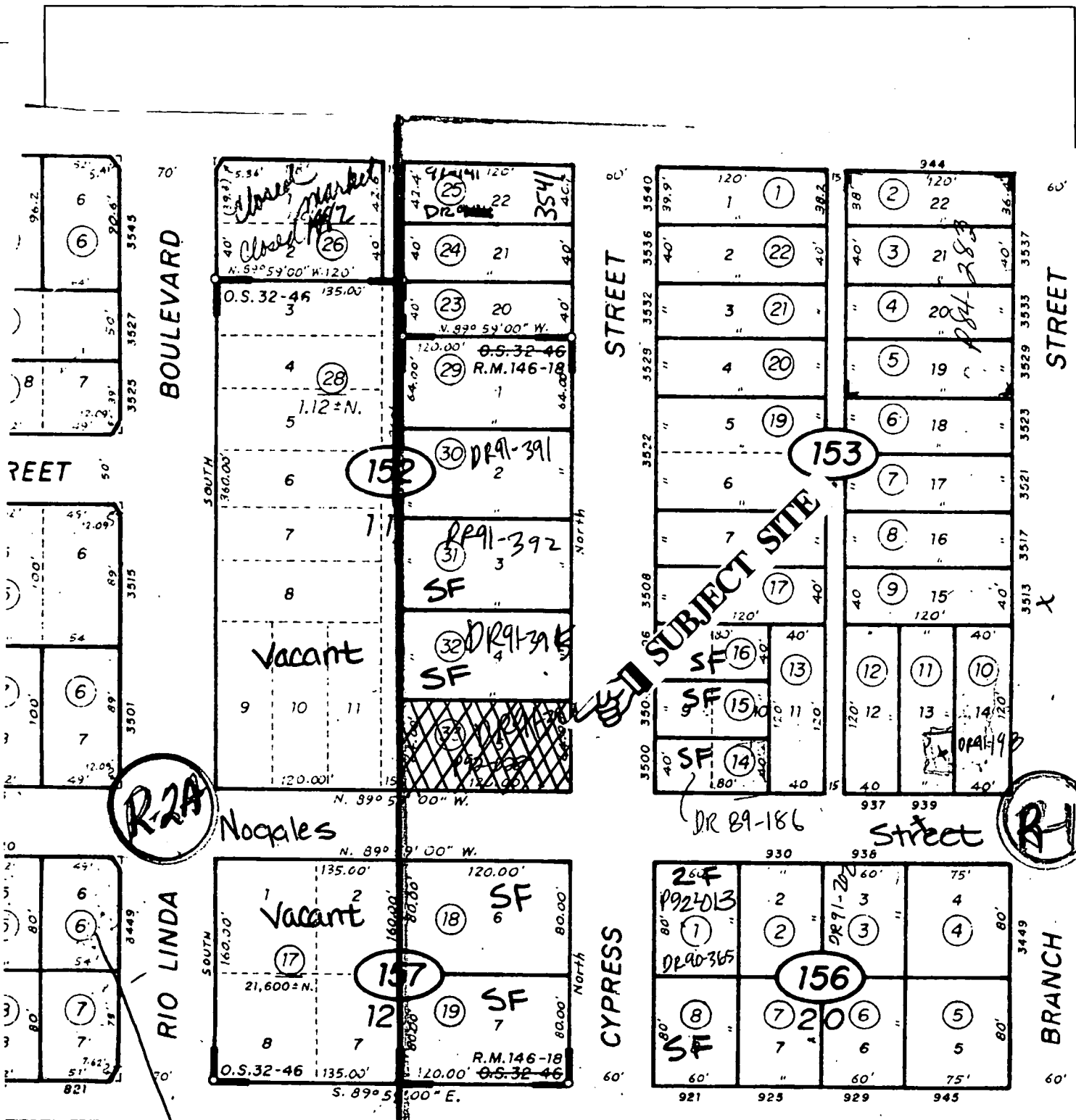


VICINITY MAP



VICINITY MAP

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**R-2A**

**R-1**

**SUBJECT SITE**

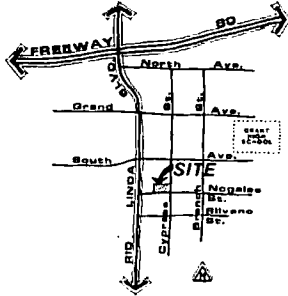
**LAND USE & ZONING MAP**

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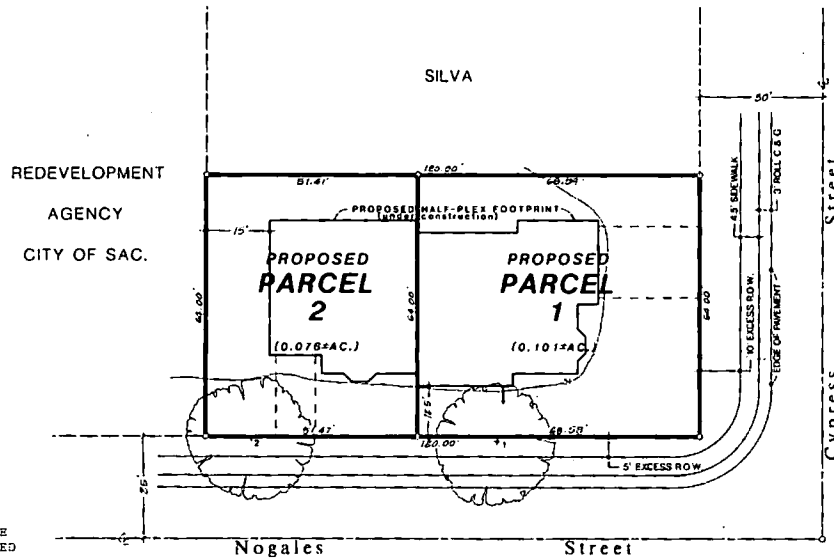


# TENTATIVE PARCEL MAP for 3501 CYPRESS STREET

City of Sacramento, California



VICINITY MAP  
A.L.S.



REDEVELOPMENT  
AGENCY  
CITY OF SAC.

THE BOUNDARY, BASEMENTS AND TOPOGRAPHY SHOWN ON THIS TENTATIVE MAP WERE PREPARED BY ME UNDER THE CONTROL OF THE UNDERSIGNED LICENSED LAND SURVEYOR AND ARE INTENDED FOR TENTATIVE MAP PURPOSES ONLY

*Craig H. Giesler*

CRAIG H. GIESLER, L.S. 5532

**TREE LEGEND\***

No.	Diameter	Type	Spread
1	18'	ELM	30'
2	18'	ELM	30'

\* NOTE: ALL TREES TO BE SAVED

NOTE :  
THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.

**RECORD OWNER AND SUBDIVIDER:**

SERGE SILVA/BLANCHE ENGLAND-SILVA  
P.O. BOX 282431  
SAN FRANCISCO, CA 94128

**PLANNER/SURVEYOR:**

THE SPINK CORPORATION  
2590 VENTURE OAKS WAY  
SACRAMENTO, CA 95833

**ASSESSOR PARCEL NUMBER:**

251-0152-033

**EXISTING USE AND ZONE:**

HALF-PLEX (UNDER CONSTRUCTION); R-1

**PROPOSED USE AND ZONE:**

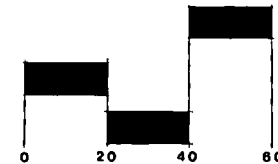
PROPOSED PARCEL 1: HALF-PLEX UNIT; R-1  
PROPOSED PARCEL 2: HALF-PLEX UNIT; R-1

**ACREAGE: TOTAL: 0.177± AC.**

PROPOSED PARCEL 1: 0.101± AC.  
PROPOSED PARCEL 2: 0.076± AC.

**DISTRICTS:**

IMPROVEMENTS:	CITY OF SACRAMENTO'
WATER:	CITY OF SACRAMENTO
SEWER:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
ELECTRICITY:	S.M.U.D.
GAS:	PACIFIC GAS & ELECTRIC
TELEPHONE:	PACIFIC BELL
SCHOOL DISTRICT:	DEL PASO HEIGHTS/GRANT JOINT UNION
FIRE DISTRICT:	SACRAMENTO
PARK DISTRICT:	CITY OF SACRAMENTO



JANUARY, 1992

**Spink**  
THE SPINK CORPORATION  
2590 VENTURE OAKS WAY SACRAMENTO, CA 95833  
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7064-007