

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Lot 89-Gene McDonald, 869 Shoreside Drive, Sacramento, CA 95831		
PLANNED BY	Lot 111-David Daigh & Donald Stitt, 837 Shell Blvd., Suite 201-K, Foster City		
FILING DATE	8/5/83	50 DAY CPC ACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC.	8/29/83	EIR	ASSESSOR'S PCL. NO. 030-650-46; 031-510-56

- APPLICATION:
1. Environmental Determination
 2. Rezone one corner lot from R-1 to R-1A (Sec. 13)
 3. Tentative Map to divide two corner lots into four halfplex lots
 4. Special Permit for halfplex development (Sec. 7-C)
 5. Subdivision Modification to waive sewer and water services

LOCATION: Lot 89 - 866 Shoreside Drive
Lot 111 - Northeast corner Santa Teresa Way and De Laveaga Court

PROPOSAL: The applicant requests the necessary entitlements to develop four halfplex units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential										
1979 Pocket Area Community Plan Designations:	Low Density Residential										
Existing Zoning of Sites:	Lot 89: R-1; Lot 111: R-1A										
Existing Land Use of Sites:	Duplexes under construction										
Surrounding Land Use and Zoning:											
	<table><tr><td><u>Lot 89</u></td><td><u>Lot 111</u></td></tr><tr><td>North: Single Family; R-1</td><td>Single Family; R-1</td></tr><tr><td>South: Single Family; R-1</td><td>Vacant and Single Family; R-1</td></tr><tr><td>East: Vacant, lake; R-1A</td><td>Single Family; R-1</td></tr><tr><td>West: Single Family; R-1</td><td>Vacant; R-1</td></tr></table>	<u>Lot 89</u>	<u>Lot 111</u>	North: Single Family; R-1	Single Family; R-1	South: Single Family; R-1	Vacant and Single Family; R-1	East: Vacant, lake; R-1A	Single Family; R-1	West: Single Family; R-1	Vacant; R-1
<u>Lot 89</u>	<u>Lot 111</u>										
North: Single Family; R-1	Single Family; R-1										
South: Single Family; R-1	Vacant and Single Family; R-1										
East: Vacant, lake; R-1A	Single Family; R-1										
West: Single Family; R-1	Vacant; R-1										
Parking Ratio Required:	One space per unit										
Parking Ratio Proposed:	Two spaces per unit										
Property Area:	Lot 89-0.28 ac.; Lot 111-0.21 ac.										
Square Footage of Building:	Unit 89A - 1,834 sq. ft. Unit 89B - 1,880 sq. ft. Unit 111A - 962 sq. ft. Unit 111B - 962 sq. ft.										
Street Improvements:	Existing										
Utilities:	Available to sites										
Exterior Building Colors:	Earth tones										
Exterior Building Materials:	Wood and stucco siding/wood shake										
Building Heights:	Lot 89 - 2 stories Lot 111 - 1 story										

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 24, 1983, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the following conditions: 000497

(see over)

APPLC. NO. P83-256

MEETING DATE September 8, 1983

CPC ITEM NO. 7

1. Pay off the existing assessment or file the necessary segregation requests and fees to segregate existing assessments;
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;
3. Provide separate sewer and water services to each unit.

STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject site is located in an area that is presently being developed with single family and halfplex dwellings. As proposed, this halfplex development will not alter the density of the area or change the character of the neighborhood since other halfplexes and duplexes are being developed on corner lots. The purpose of the halfplex development is to allow individual ownership of each unit in a duplex structure.
2. The halfplexes have been designed to provide separate street frontage for each unit which is consistent with the Pocket Plan design criteria for duplex development. This criteria was established to ensure that duplex or halfplex units would resemble the single family structures on neighboring lots.

Lot 89

3. The property is presently being developed with a two-family (duplex) structure as permitted on R-1 zoned corner lots.
4. Staff has no objection to the completion of the two-family structure as halfplexes.

Lot 111

5. This parcel was created as part of the Greenhaven Unit 17 Subdivision in 1978. On July 14, 1981, the City Council approved the rezoning from R-1 to R-1A of the subject site and 16 other corner lots in Greenhaven Unit 17 (P-9408). The current requested tentative map and special permit are the remaining entitlements necessary for halfplex development.
6. A discrepancy has existed regarding the front and street side yard setback lines. Apparently an error was made at the time of the drafting of the tentative map by which the proper setback distances for the front (Santa Teresa Way) and the street side yard (DeLaveaga Court) were reversed. This error by the subdivider's engineer was not found during the City review of the tentative and final maps.
7. The property subsequently changed ownership. A building permit was issued in error and construction begun. The discrepancy in the setbacks then came to light when the adjacent property owner noticed that foundation work was underway with a 12 and one-half foot setback on the DeLaveaga Court frontage, contrary to the approved subdivision. An investigation by the Building Division resulted in the filing of a stop work order.

8. The applicant is in the process of filing for a Certificate of Correction through the City Engineer. Upon the filing of such a document with the County Recorder, the setbacks will be in conformance with the Zoning Ordinance standards for setbacks. However, the stop work order cannot be lifted because a duplex is not permitted in the existing R-1A zone, and halfplexes are not permitted until the special permit is approved and its appeal period has expired.
9. The abutting property at No. 9 DeLaveaga Court was purchased with the understanding that a 25-foot setback would be applicable on the adjacent frontage of the subject site. Staff suggests, as a compromise, a mitigation measure involving placement of the rear yard fencing of the halfplex.

A section of fencing placed diagonal to the street (see Exhibit D-3) will alleviate the squared-off appearance that will otherwise occur with fence placement on the proposed 12.5 foot setback line. A tree placed in front of this diagonal section would provide some assurance that lack of adequate landscaping maintenance does not become a problem. This will also provide for a better transition from the 25-foot setback to the 12 and one-half foot setback.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from Single Family (R-1) to Townhouse (R-1A) for Lot 89;
3. Approval of the Tentative Map for both Lot 89 and Lot 111, subject to conditions that follow;
4. Approval of the Special Permit for halfplex development of both Lot 89 and Lot 111, subject to conditions for Lot 111 and based on the Findings of Fact that follow.
5. Approval of Subdivision Modification to waive water and sewer services.
Conditions - Tentative Map
 - a. Pay off the existing assessment or file the necessary segregation requests and fees to segregate existing assessments;
 - b. 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;
 - c. Provide separate sewer and water services to each unit.

Conditions - Special Permit; Lot 111

The fencing of the rear yard shall be as shown on Exhibit D-3 and an evergreen tree shall be placed as indicated prior to final occupancy approval.

Findings of Fact - Special Permit

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- a. The proposed halfplex development is based upon sound principles of land use in that the design and materials of the structure are compatible to the neighboring single family residences and duplexes are allowed on corner lots;
 - b. The project, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the halfplex development will not alter the character of the area;
 - c. The proposed development is consistent with the General Plan and the 1979 Pocket Area Community Plan which designate the site for Residential and Low Density Residential respectively.

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783-256

9/8/85

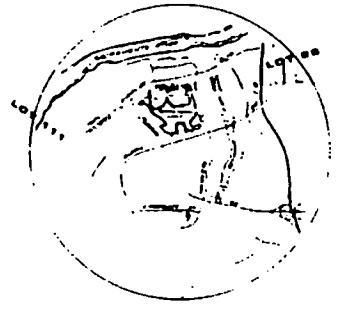
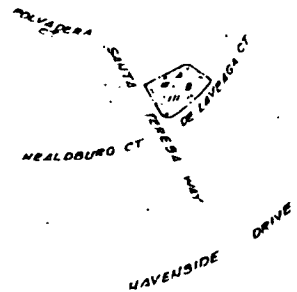
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LOT 111
GREENHAVEN UNIT 17
CITY OF SACRAMENTO, CALIF.
AUG. 1983

TENTATIVE MAP
OF

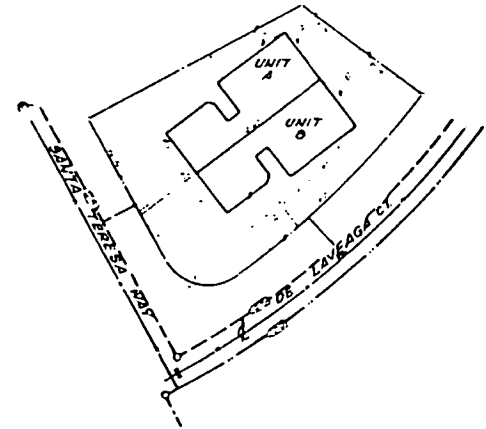
LOT 89
LAKE GREENHAVEN SHORES UNIT 5
CITY OF SACRAMENTO, CALIF.
AUG. 1983



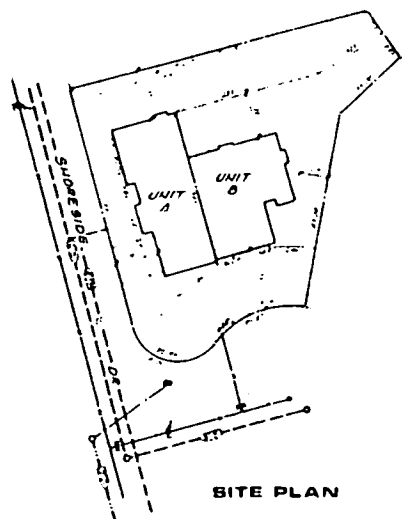
VICINITY MAP

000500

EXHIBIT-A



SITE PLAN



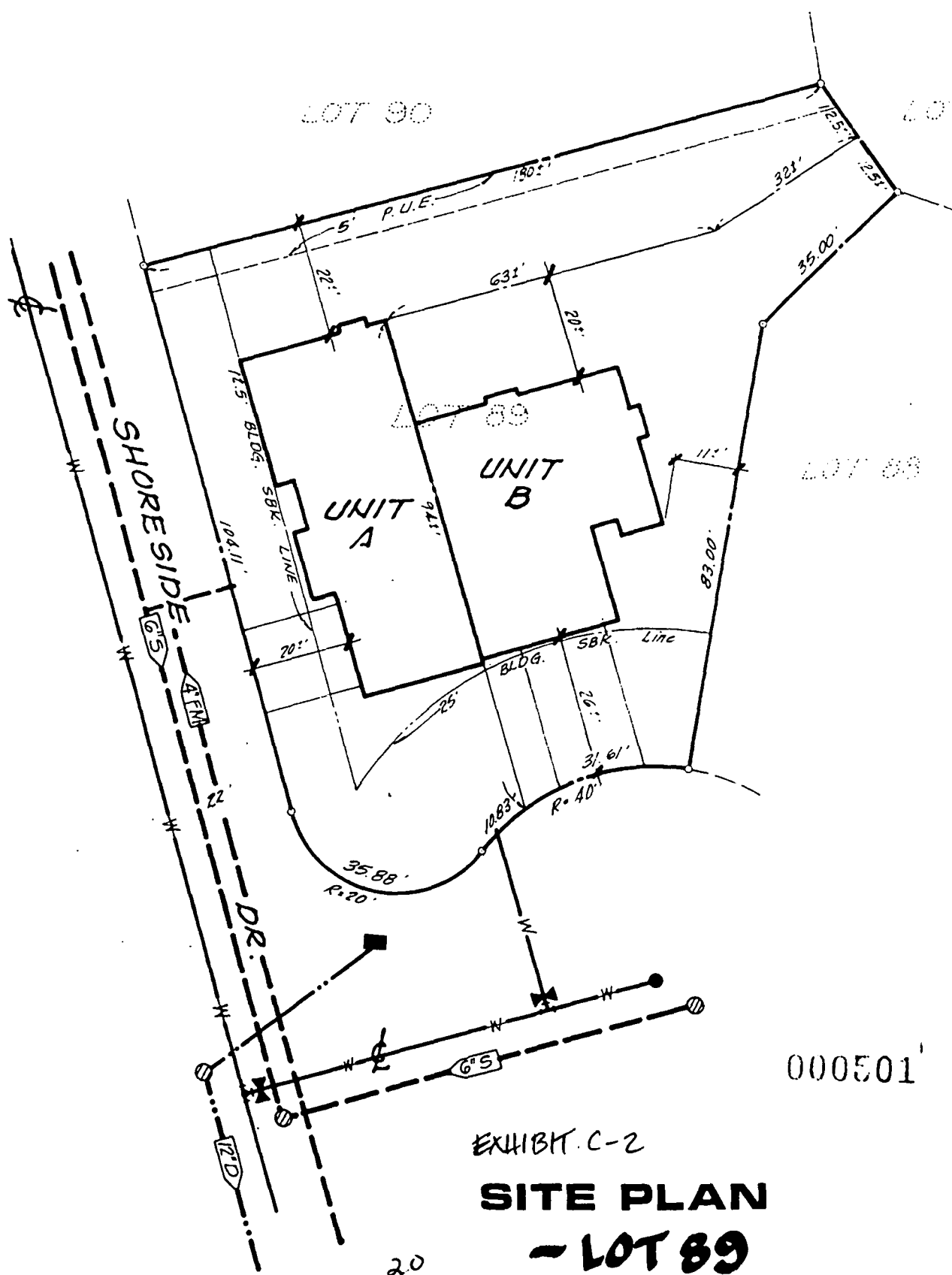
SITE PLAN

- RECORD OWNER SUBDIVIDED
- ENGINEER
- PRESENT USE & ZONE
- PROPOSED USE & ZONE
- ACREAGE
- SCHOOL DIST.
- WATER SUPPLY
- SEWAGE DISPOSAL



I hereby certify that the above described map was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of California.

I hereby certify that the above described map was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of California.



LOT 90

LOT 88

LOT 89

UNIT A

UNIT B

SHORE SIDE DR.

DR.

EXHIBIT C-2

**SITE PLAN
- LOT 89**

000501'

ITEM 7

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9-B-83

PB3-256

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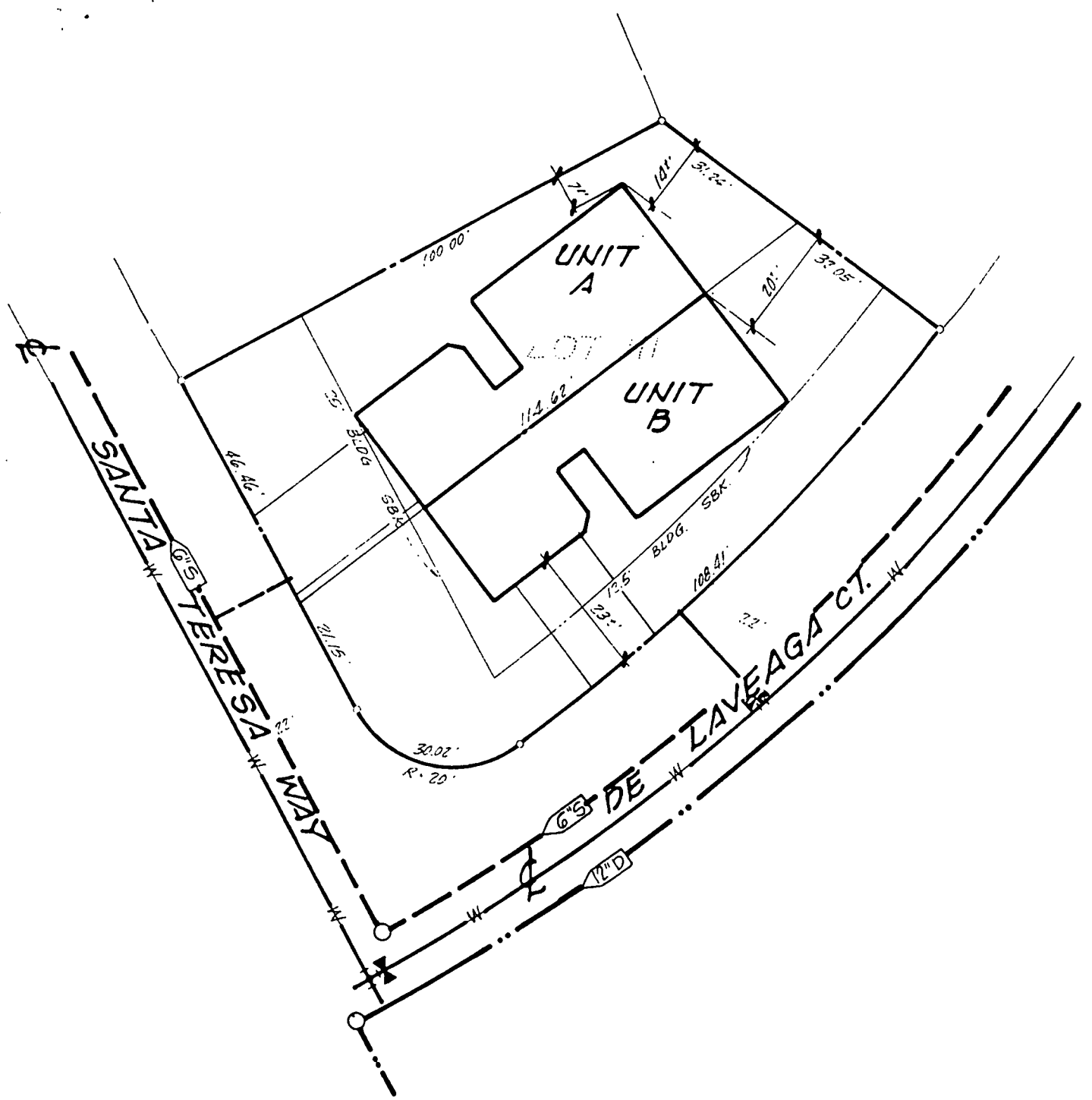


EXHIBIT D-2

SITE PLAN - LOT III

000502

PB3-256

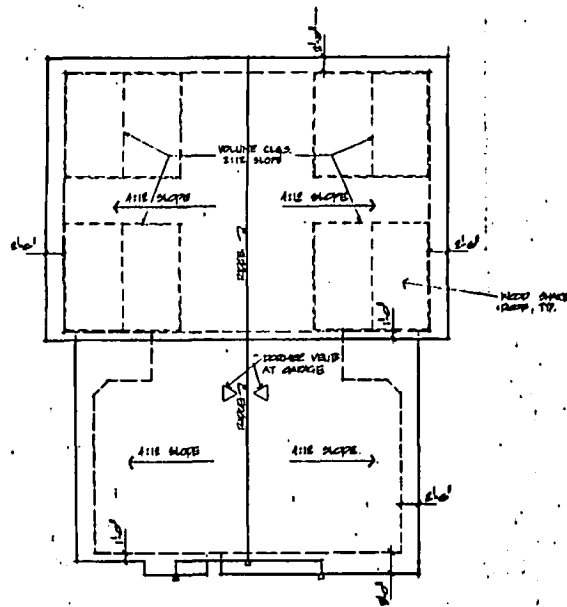
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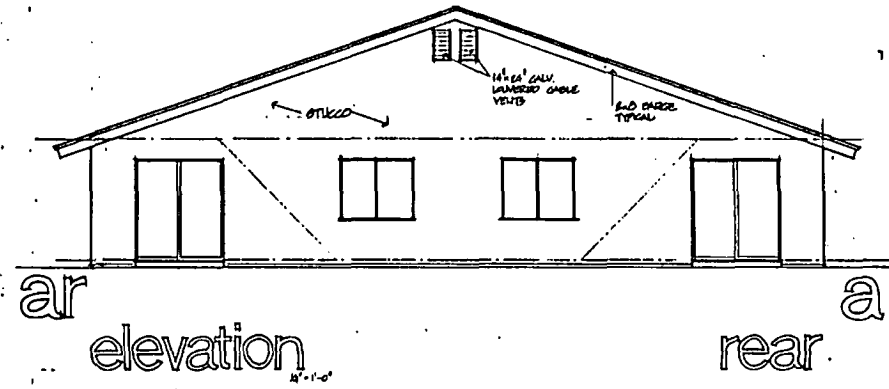
roof plan

LOT III ELEVATIONS

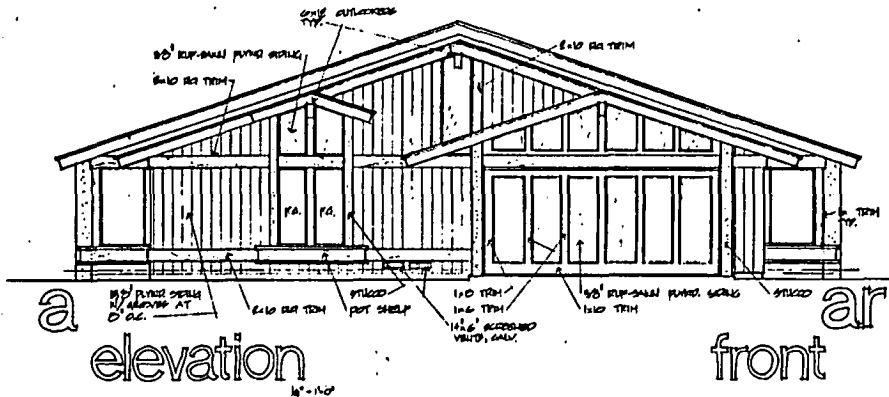
EXHIBIT D-5

plan 1

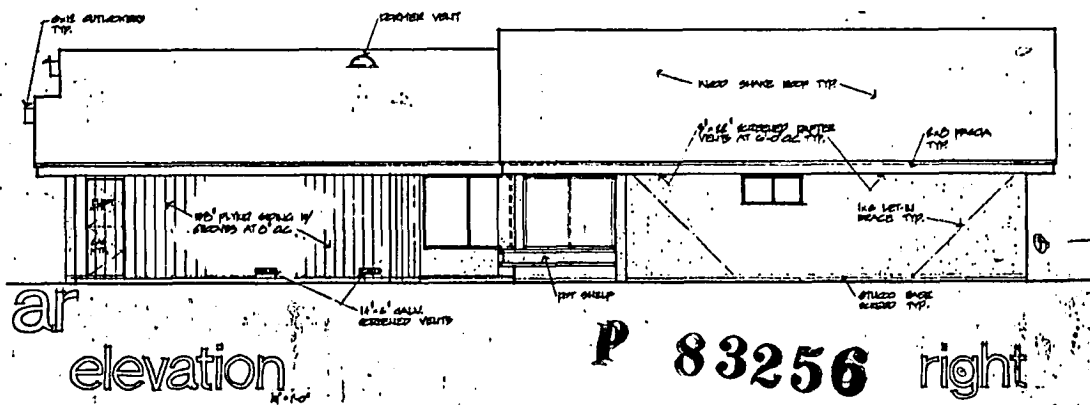
000503



rear elevation



front elevation



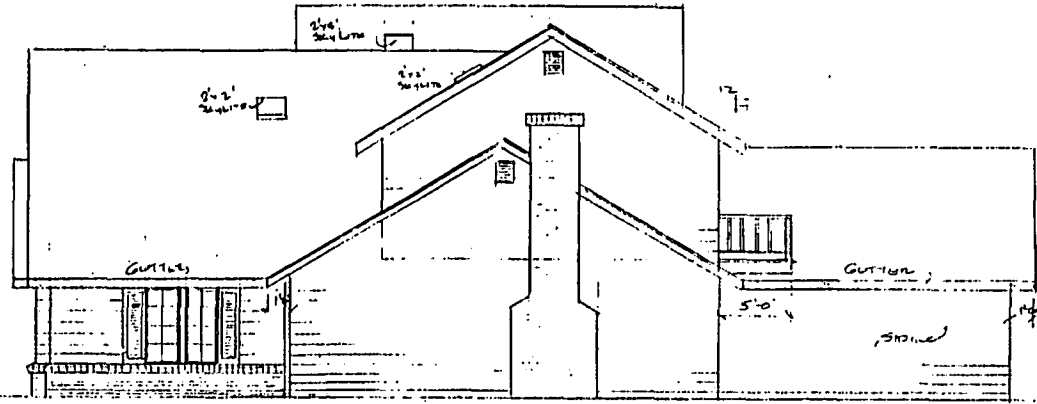
right elevation

JOB NO. P 83256
 DATE 6-20-74
 DRAWN BY [illegible]
 OWNER [illegible]
 REV [illegible]
 1535 MONROVIA AVENUE, NEWPORT BEACH, CALIF.
ARCHITECT
 CRAIG COMES ASSOCIATES
 PROF. [illegible]

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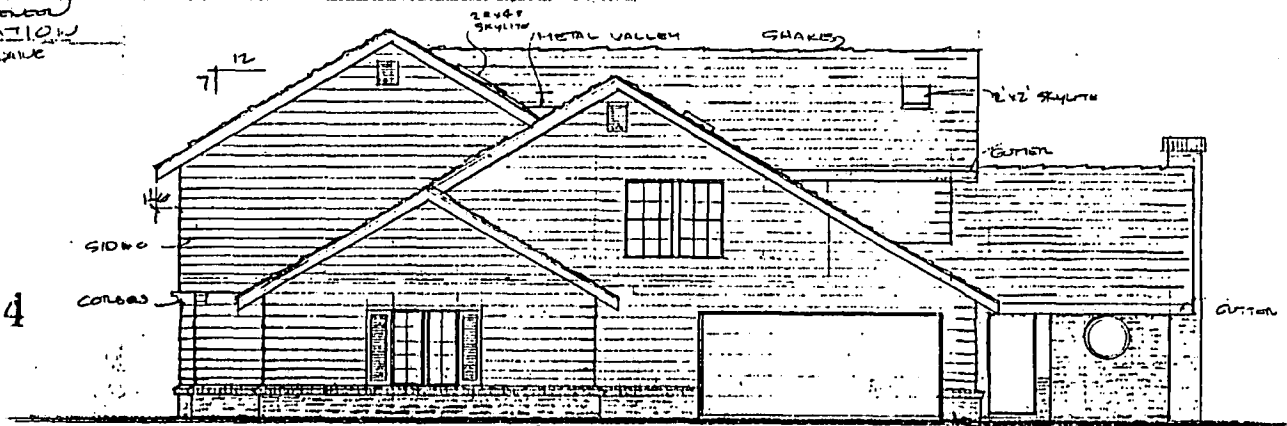
ITEM 7.



EAST ELEVATION



WEST ELEVATION
SHAKESIDE DRIVE



SOUTH ELEVATION - see Note 1
SHAKESIDE DRIVE CORNER

000504

LOT 89 ELEVATIONS

EXHIBIT C-5

DAVID G. WILLIAMS & ASSOCS.
 BUILDING DESIGNERS - PLANNERS
 1081 844-3001
 1418 OAKS BLVD.
 CARMEL, CALIFORNIA 95008



R 83200

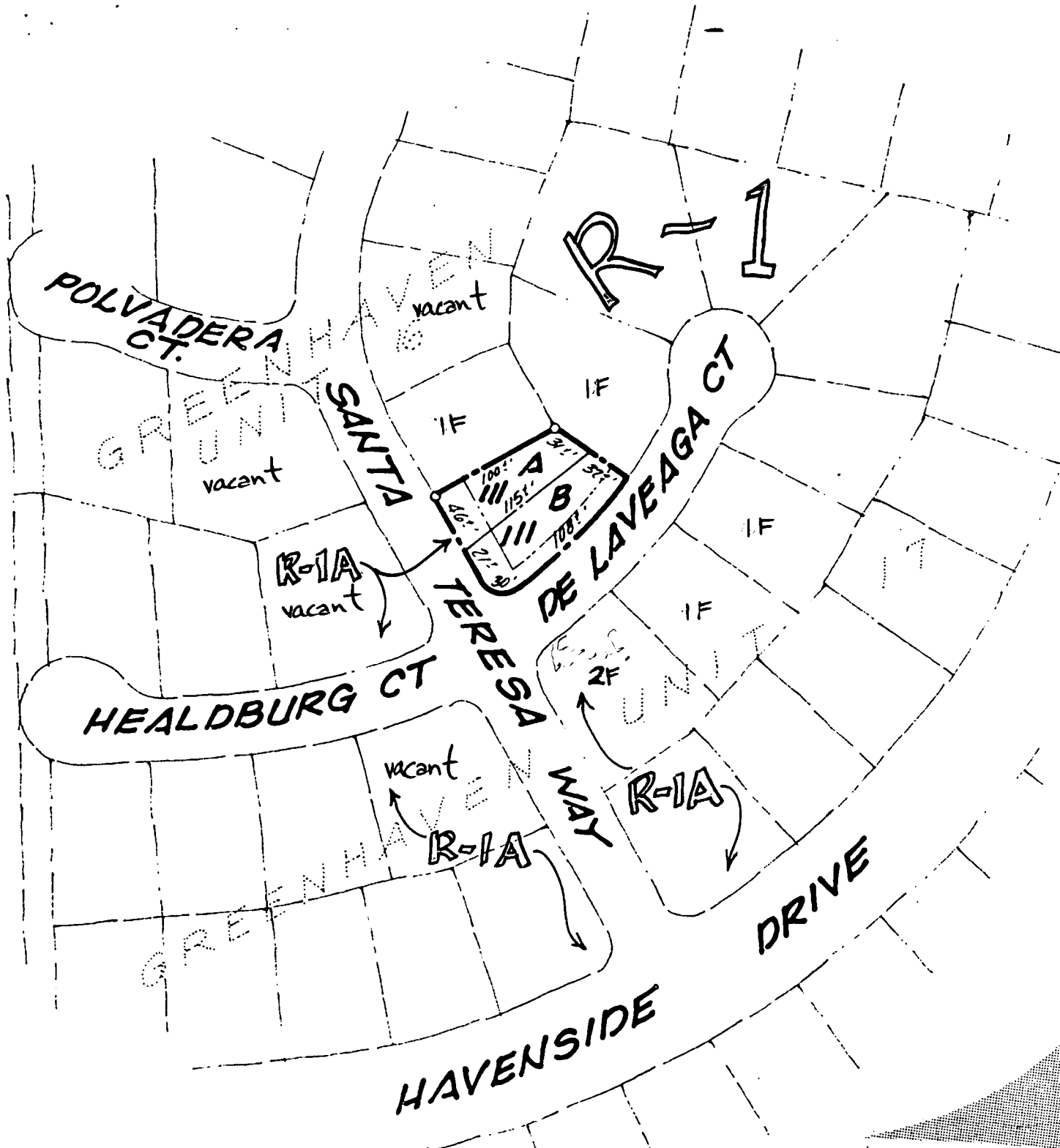
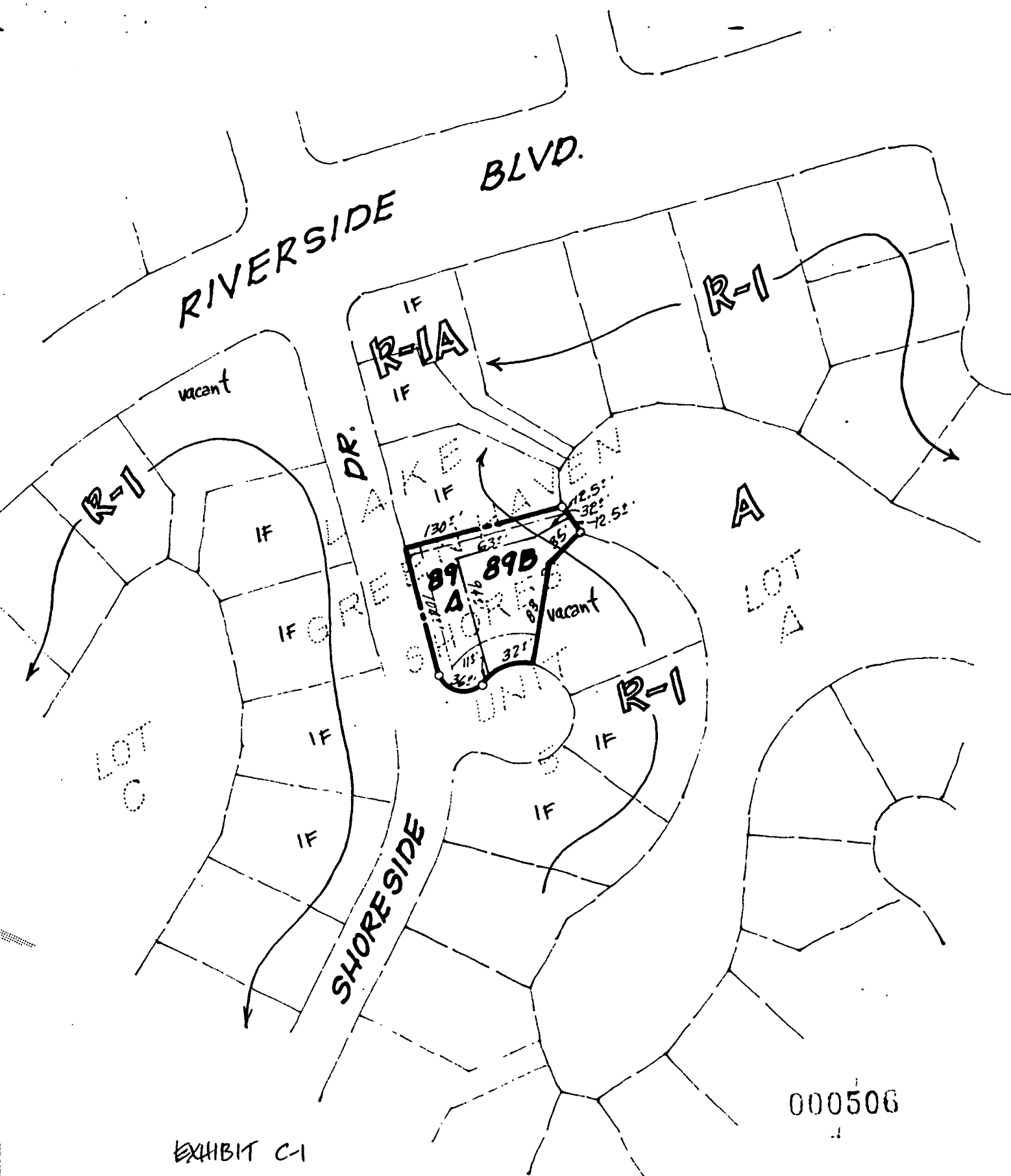


EXHIBIT D-1

LAND USE & ZONING - LOT III

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EXHIBIT C-1

LAND USE & ZONING - LOT 89

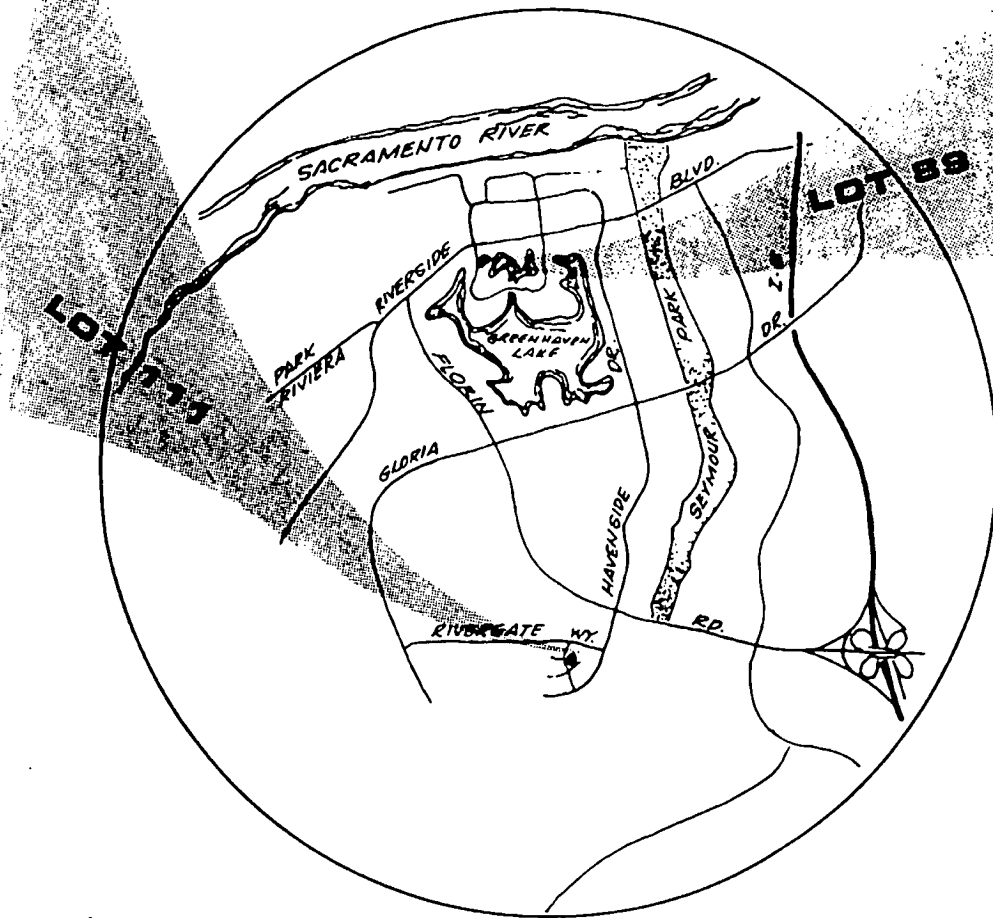
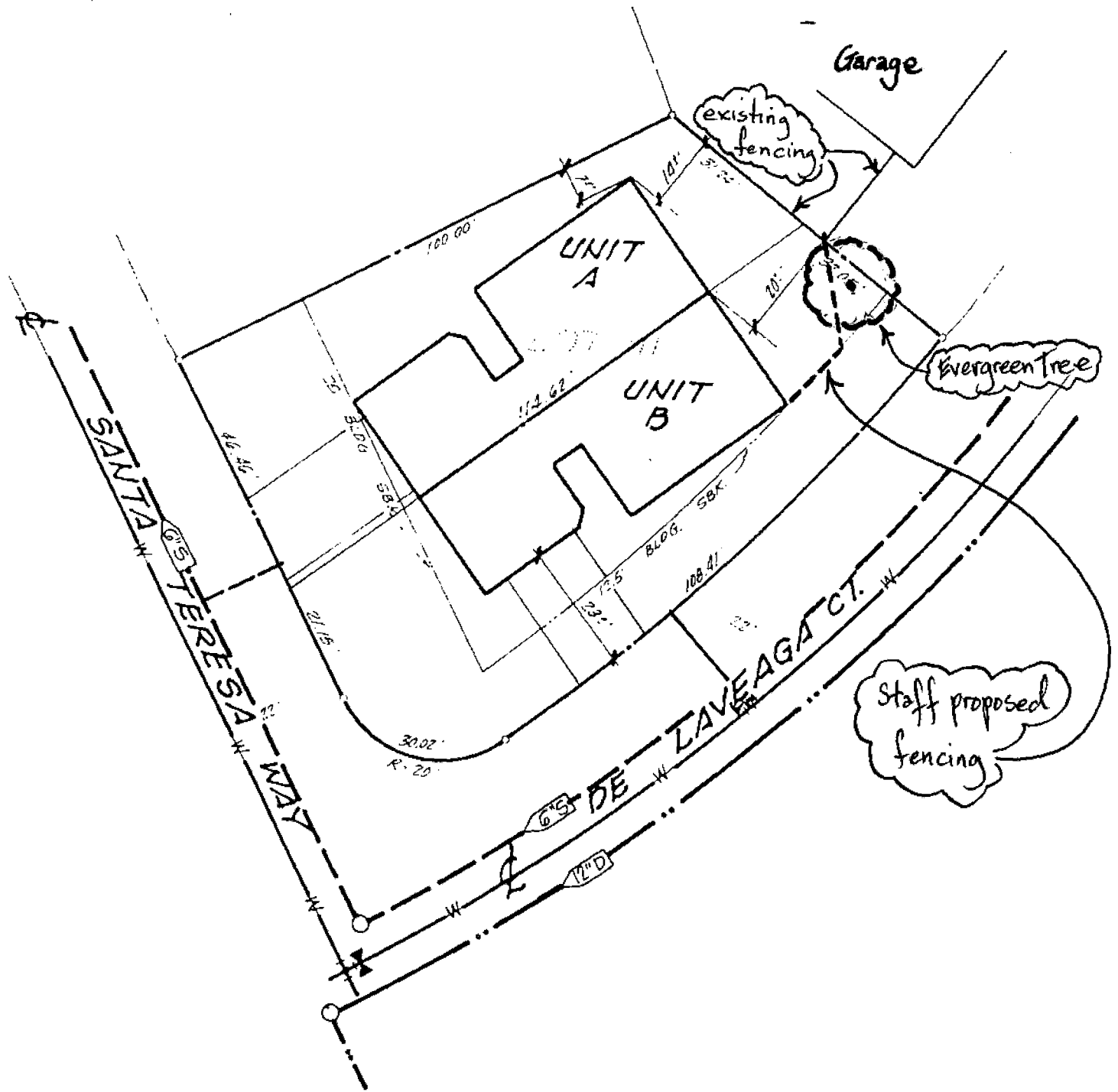


EXHIBIT-13
VICINITY MAP

000507



• STAFF PROPOSAL •
EXHIBIT 'D-3'

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