

CITY PLANNING COMMISSION

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

APPLICANT	Site Consultants, 1714 Alhambra Blvd., P.O. Box 160300, Sacto, CA 95816		
OWNER	Don Gergen, 2 Sail Court, Sacramento, CA 95831		
PLANS BY			
FILING DATE	4-15-82	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	5-17-82	EIR	ASSESSOR'S PCL. NO. 030-130-29

- APPLICATION:
1. Environmental Determination
 2. Rezone 0.3 acres developed with a duplex from Single Family, R-1 to Townhouse, R-1A zone
 3. Special Permit for halfplex development
 4. Tentative Map to divide 0.3 acres into two lots

LOCATION: 2 Sail Court

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing duplex structure into two halfplex units.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1977 Pocket Community Plan Designation: Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Duplex

Surrounding Land Use & Zoning:

North: Halfplex; R-1A
South: Single Family; R-1
East: Duplex; R-1
West: Single Family; R-1

Parking Required: 2 spaces Based on Ratio of one space per dwelling unit
Parking Provided: 4 spaces Parking Ratio Provided: 2:1 unit
Property Dimensions: Irregular
Property Area: 13,146 square feet
Square Footage of Building: 3,478
Building Height: 16 feet
Exterior Building Materials: Redwood
Color of Exterior Materials: Dark brown
Street Improvements/Utilities: Existing
Topography: Flat

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: At the May 12, 1982 meeting, by a vote of six eyes, two absent, one abstention, the Subdivision Review Committee recommended approval of the 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:

1. Pay off any existing assessments.
2. Provide separate sewer and water services and hookup thereto prior to filing final map.

APPLC. NO. P82-102

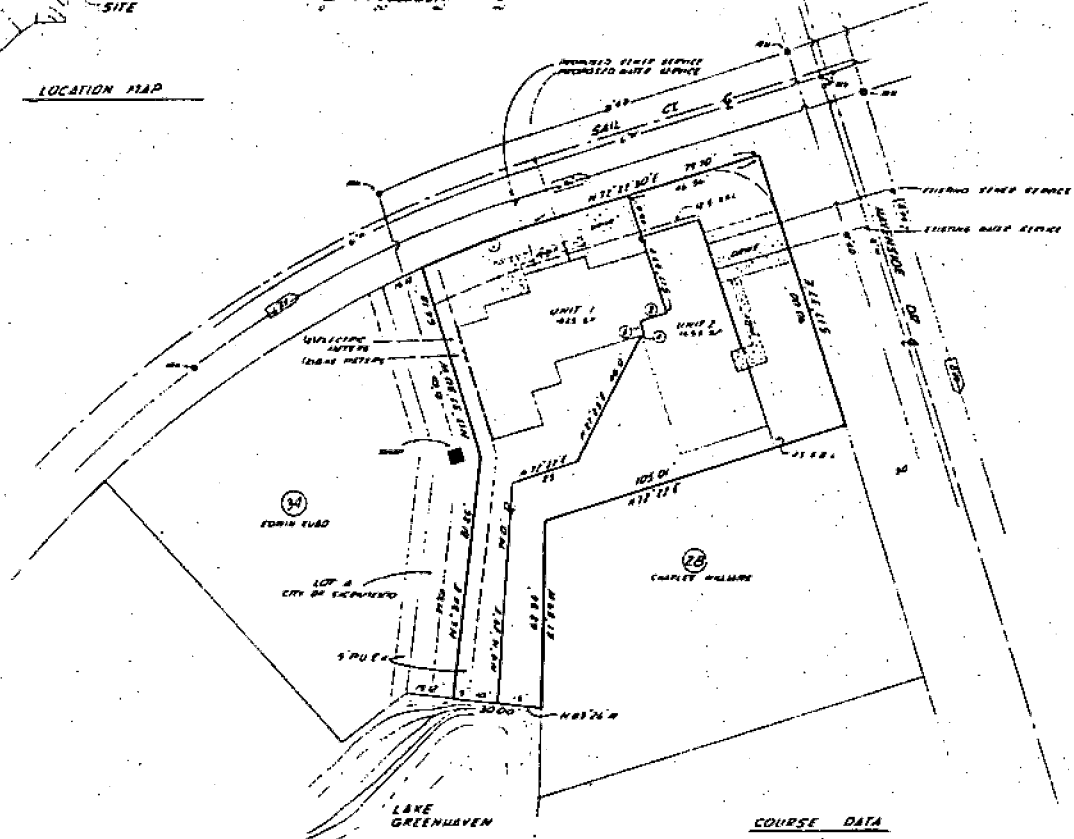
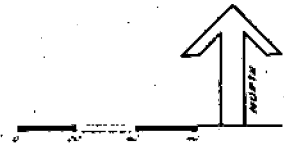
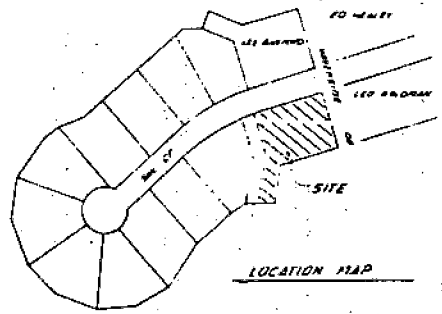
MEETING DATE May 27, 1982

CPC ITEM NO. 16

000598

P82-102

5-27-82



OWNER
 DON GERGEN
 2 SAUL CT
 SACRAMENTO, CAL
 PH 382-050

ENGINEER
 SITE CONSULTANTS
 P.O. BOX 160300
 SACRAMENTO, CAL 95816
 PH 451-8832

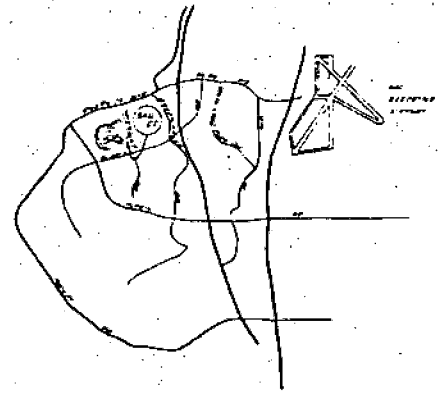
ZONING
 R1

PROPOSED ZONING
 R1A

PROPOSED USE
 CONVERT EXISTING DUPLEX
 TO HALF DUELS

LEGAL DESCRIPTION
 LOT 35 LAKE GREENHAVEN SHORES UNIT 2

APPROVED: _____
 187 SQUARES



COURSE DATA

NO.	DISTANCE	BEARING
1	11.00 M	R1M ON DISTANCE 30 M
2	7.5	N12°30'E
3	6.0	S82°30'E
4	10.0	S82°30'E

000591

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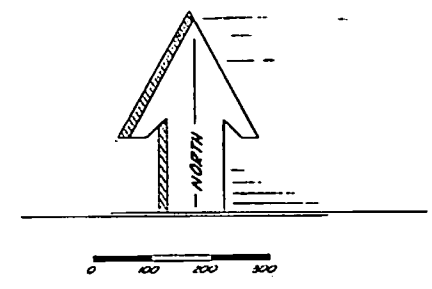
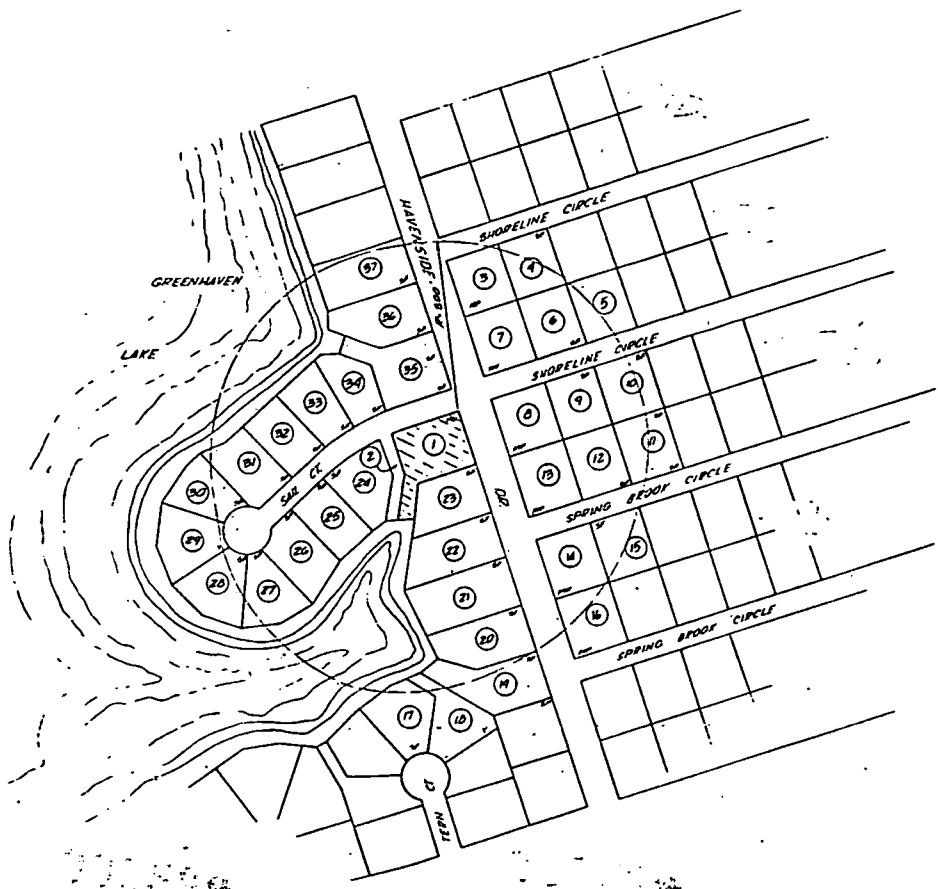
DESIGNED BY <u>PHIL AIDE</u>	FIELD BOOKS P.P. No. _____ P.P. No. _____ P.P. No. _____	BENCHMARK: DESCRIPTION _____	ELEVATION DATUM _____	SCALE: 1" = 100'	TENTATIVE SUBDIVISION MAP	SITE CONSULTANTS ENGINEERING, PLANNING, SURVEYING 1000 J STREET, SACRAMENTO, CALIFORNIA 95811 PH 451-8832
DRAWN BY <u>PHIL AIDE</u>	CHECKED BY <u>J. TURNER</u>	DATE _____	BY _____	JOB NO. 82162	FOR DON GERGEN	

P 82162

No. 16

P 82-102

5-27-82



000599

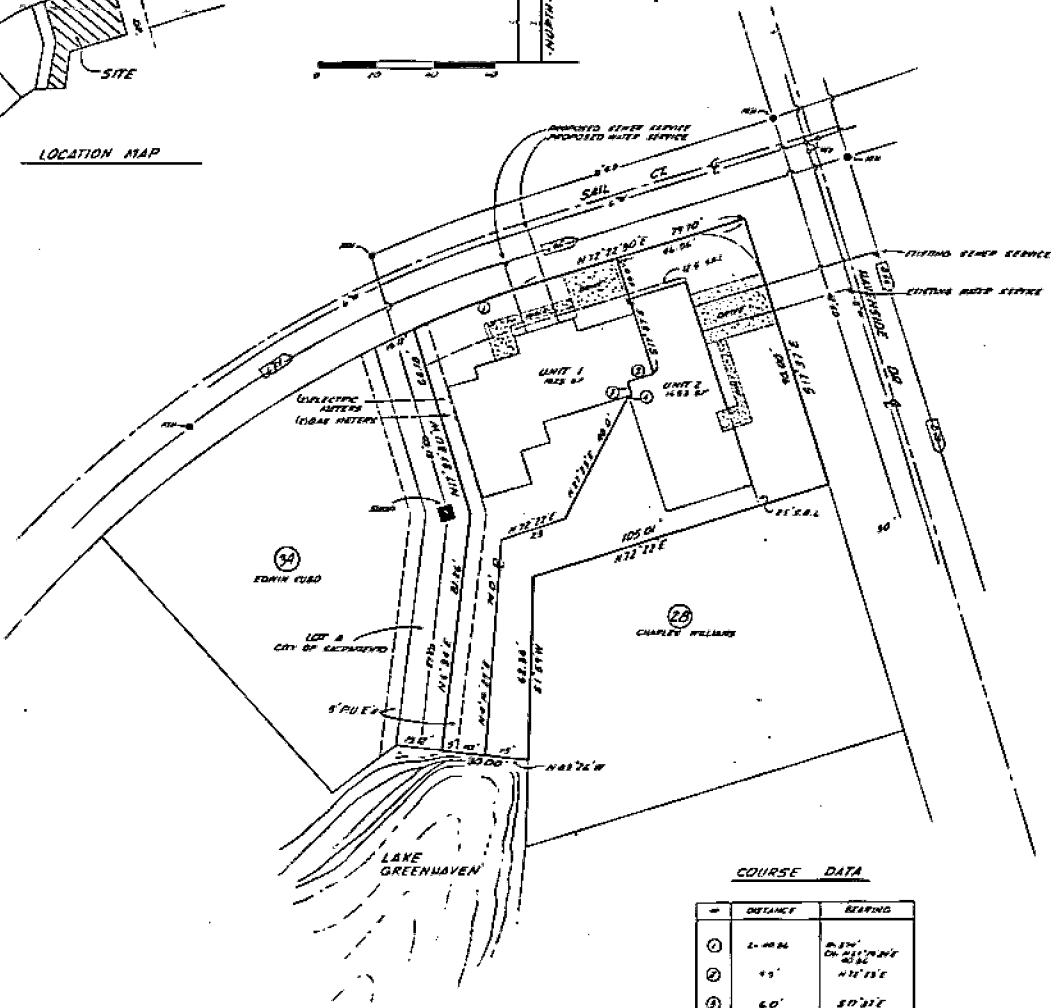
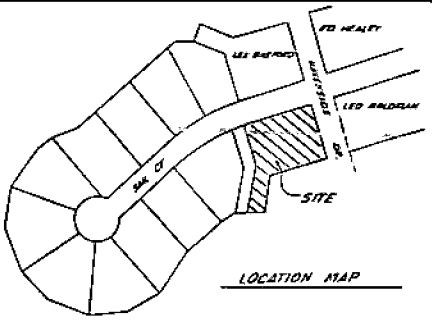
DESIGNED BY <i>PHIL ALDE</i>	FIELD BOOKS F.B. NO. _____ F.B. NO. _____ F.B. NO. _____	BENCHMARK: DESCRIPTION _____ ELEVATION _____ DATUM _____	SCALE: 1"=100'	300' RADIUS MAP FOR: DON GERGEN	SITE CONSULTANTS ENGINEERING PLANNING SURVEYING 714 ALVARADO BLVD SACRAMENTO, CALIFORNIA 95818 PH. (916) 451-4532	SHEET /
DRAWN BY <i>PHIL ALDE</i>			JOB NO. 82-01-02			OF 1
CHECKED BY			REV DATE DESCRIPTION BY APPROVED			

N/A.16

P 82102

P 82-102

5-27-82



OWNER
 DON GERGEN
 2 SAIL CE
 SACRAMENTO, CAL
 PH. 452-1050

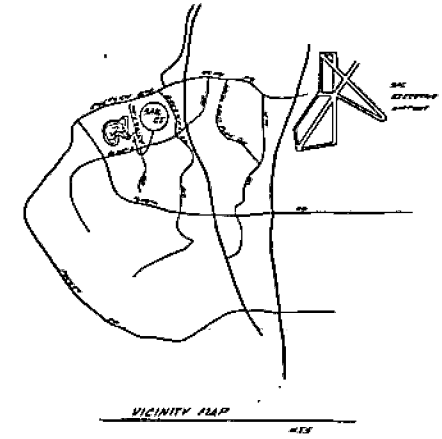
ENGINEER
 SITE CONSULTANTS
 P.O. BOX 160300
 SACRAMENTO, CAL 95816
 PH. 451-4532

ZONING
 R-1

PROPOSED ZONING
 R-1-A

PROPOSED USE
 CONVERT EXISTING DUPLEX
 TO HALF PLOTS

LEGAL DESCRIPTION
 LOT 35 LAKE GREENHAVEN SHORES UNIT 2.
 APPROVED: [Signature] [Date]
 IRY ADARES



COURSE DATA

NO.	DISTANCE	BEARING
1	2.4866	S 87° 31' 00" W OR 87° 31' 00" W
2	45'	N 72° 15' E
3	60'	S 70° 31' E
4	10'	N 42° 15' E

000600

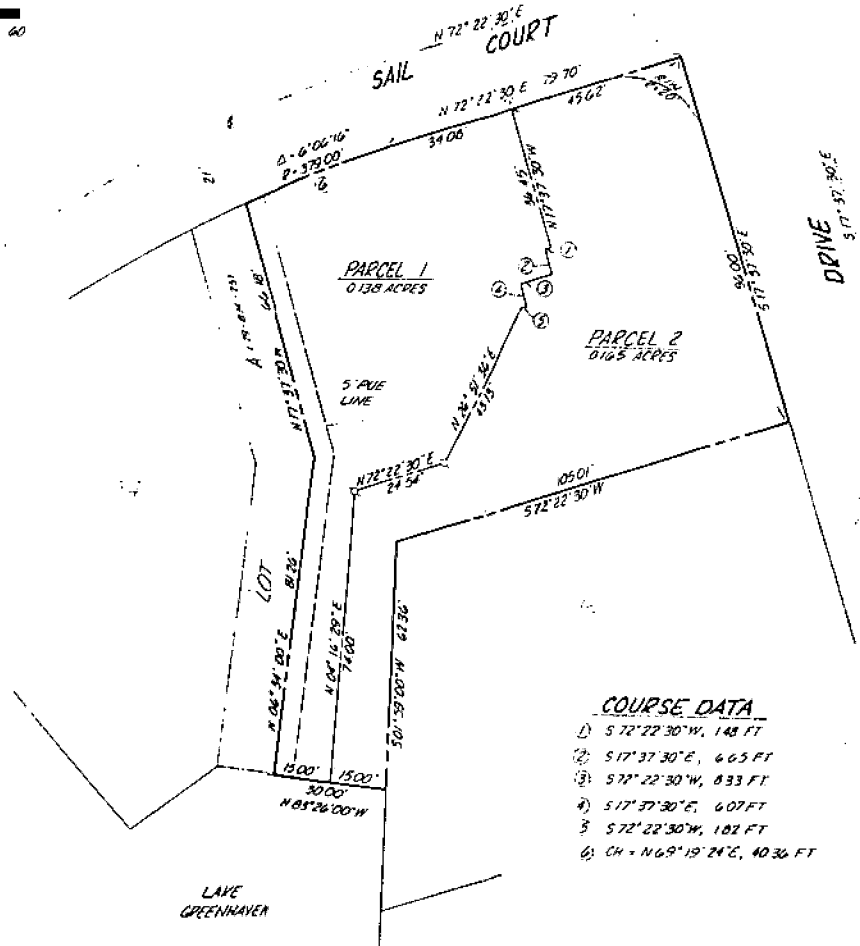
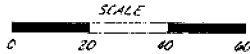
DESIGNED BY PHIL AIDE	FIELD BOOKS F.B. No. _____ F.C. No. _____ F.D. No. _____	BENCHMARK: DESCRIPTION _____	ELEVATION DATUM _____	SCALE: 1"=20'	TENTATIVE SUBDIVISION MAP	SITE CONSULTANTS ENGINEERING PLANNING SURVEYING 1111 ALHAMBRA BLVD SACRAMENTO, CALIFORNIA 95816 PH. (916) 451-4532	SHEET 1
DRAWN BY PHIL AIDE	CHECKED BY J. TURNER	REV DATE DESCRIPTION BY APPROVED	JOB NO. 82-102-2	FOR DON GERGEN	OF 1		

No. 16

P 82102

NOTES:

A.P. NUMBER:
050-130-29



LEGEND

- PROPERTY LINE (EXISTING)
- - - SPLIT LINE (NEW)
- CENTER LINE
- ① SET 3/4" I.P., TAGGED L.S. 4461
- ② CHISELED CROSS IN TOP OF CURB
- ③ LOT NUMBER

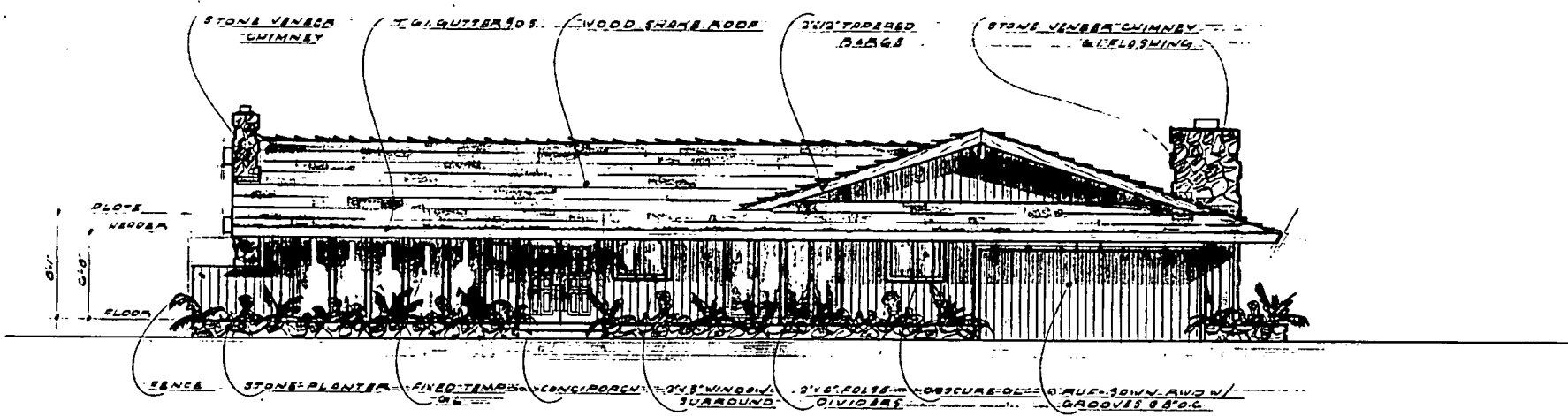
COURSE DATA

- ① 572°22'30"W, 148 FT
- ② 517°37'30"E, 665 FT
- ③ 572°22'30"W, 833 FT
- ④ 517°37'30"E, 607 FT
- ⑤ 572°22'30"W, 182 FT
- ⑥ CH = N69°19'24"E, 40.36 FT

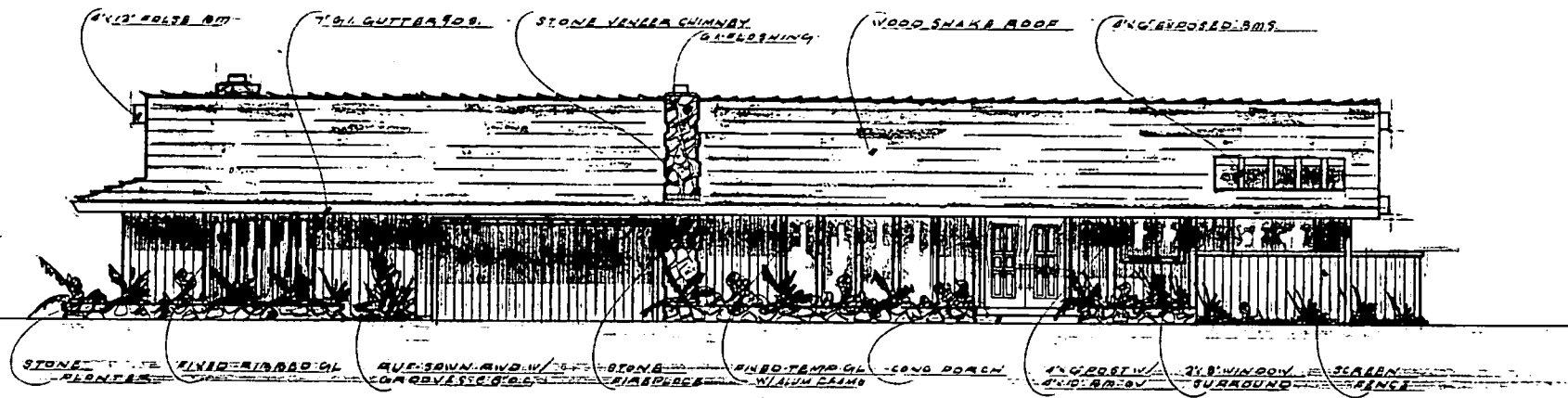
000601

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5-27-82



H A V E N S T O R E D R - E L E V A T I O N
 S C A L E 1/8" = 1'-0"



S I D E C O U R T - E L E V A T I O N
 S C A L E 1/8" = 1'-0"

000604

000604

000604

000604

	BUILDERS DESIGN SERVICE	
	ARCHITECTURAL - MECHANICAL 3096 SO LAND PARK DR SACRAMENTO, CALIF - 95821-8028	50 HILLS SHOPPING CENTER
NAME: DE FALUN / SHIM DATE: MAY 1982	ELEVATION 270687	SHEET NO. 11 TOTAL SHEETS 11

No. 16

