

CITY PLANNING COMMISSION

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

APPLICANT	G. W. Consulting Engineers, 2400 Glenale Lane, Ste. G, Sacto., CA 95825		
OWNER	Sam Edelstein, etal, 7705 LaReina Way, Sacramento, CA 95831		
PLANS BY	G. W. Consulting Engineers & Stonham & Becker, 2740 Arden Wy., Ste. 200, Sacto.		
FILING DATE	11-10-83	50 DAY CPC ACTION DATE	REPORT BY: JP:SG
NEGATIVE DEC.	12-5-83	EIR	ASSESSOR'S PCL. NO. 117-131-18

- APPLICATION:
1. Environmental Determination
 2. Rezone 1.5± vacant acres from R-1 to R-1A for halfplex development (Section 13)
 3. Tentative Map to divide nine corner lots into 18 halfplex lots (Subdivision Ordinance Section 40.401)
 4. Special Permit to develop 18 halfplex units (Section 7-C)

LOCATION: North side of Ehrhardt Avenue, 1,600± feet east of Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to divide 1.5± vacant acres into 18 halfplex lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1968 Valley Hi Community
Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

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

Parking Required:	18 spaces
Parking Provided:	18 spaces
Parking Ratio:	1 parking space per unit
Property Dimensions:	Irregular
Property Area:	1.5± acres
Square Footage of Buildings:	722, 968 and 1,135 square feet
Topography:	Flat
Street Improvements:	Unimproved
Utilities:	Available to site
Exterior Building Colors:	Earthtones
Exterior Building Materials:	Wood siding

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 30, 1983, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend 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. 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. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
3. Provide separate sewer and water services to each lot;
4. College View Estates, Unit 2, must be filed prior to recordation of this map;
5. If this map is filed after completion of improvements for College View Estates No. 2, key cutting of curbs and gutters and provision of one-inch A/C overlay will be required.

Information Items: The applicant shall check with the County Sanitation District and meet all requirements.

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

1. The subject sites are the nine corner lots, consisting of 1.5± acres of the College View Estates Subdivision Unit 2 (P83-001) (Exhibits A and B). The applicant is requesting the necessary entitlements to subdivide the nine corner lots into 18 halfplex lots. This proposed halfplex development will not change the density or character of the area since two family units are allowed on corner lots under the current Zoning Ordinance. The subject request will allow individual ownership of each dwelling unit.
2. The applicant has submitted two different exterior elevations and two floor plans for the proposed halfplex development. Plan 1844 (Exhibits C & D) has two bedrooms, two baths, 922 square feet of living area and a one car garage. The applicant proposes to place this plan on seven of the nine corner lots (Exhibits A, G-M). Plan 2103 (Exhibits E & F) consists of Unit A and Unit B, each with two bedrooms, two baths, a one car garage and 968 and 1,135 square feet of living area respectively. This plan will be placed on the two remaining corner lots (Exhibits A, N & O). The applicant proposes to construct all the units with vertical wood siding and in earthtone colors.
3. Staff has several concerns regarding the appearance of the proposed floor plans and elevations. In order to insure a varied and attractive streetscape, staff suggests that the following revisions to the submitted plans be made:
 - a. Revised elevations showing a variety of building materials including vertical and horizontal wood siding, stucco and brick.

- b. Roofs should be of shake or similar material.
- c. To enhance the design and appearance of the residential units, floor plans should be revised, where possible, to accommodate two car garages.

The revised floor plans and elevations should be submitted to staff for review and approval prior to the issuance of the first building permit. In addition, staff recommends that a third floor plan and elevation be submitted for staff review and approval. All three elevations should be scattered throughout the site to avoid a monotonous streetscape.

- 3. As mentioned above, the proposed halfplex development is a portion of the College View Estates Unit 2 subdivision. The City Engineering Division has requested that the final map for Unit 2 be filed prior to recordation of this map. If this map (Unit 3) is filed after completion of improvements for Unit 2, key cutting of curbs and gutters and provision of one-inch A/C overlay will be required.
- 4. The Planning and Community Services Departments have determined that 0.2016 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 not more than 90 days prior to filing the final map.
- 5. The City Water and Sewer Division and Engineering Division have requested that separate sewer and water services be provided to each lot.

STAFF RECOMMENDATION: Staff recommends the following actions:

- 1. Ratification of the negative declaration;
- 2. Approval of the rezoning 1.5± vacant acres from R-1 to R-1A;
- 3. Approval of the tentative map subject to conditions which follow;
- 4. Approval of the special permit for halfplex development, subject to conditions and based upon findings of fact which follow.

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. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail

delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;

- c. Provide separate sewer and water services to each lot;
- d. College View Estates, Unit 2, must be filed prior to recordation of this map;
- e. If this map is filed after completion of improvements for College View Estates No. 2, key cutting of curbs and gutters and provision of one-inch A/C overlay will be required.

Information Items: The applicant shall check with the County Sanitation District and meet all requirements.

Conditions - Special Permit

- a. The applicant shall submit revised floor plans and elevations to staff for review and approval prior to issuance of the first building permit. The applicant's revisions should include the following:

- 1. Revised elevations showing a variety of building materials including vertical and horizontal wood siding, stucco and brick.
- 2. Roofs shall be of shake or similar material.
- 3. Floor plans shall be revised, where possible, to accommodate two car garages.

- b. A third floor plan and elevation shall be submitted for staff review and approval prior to issuance of building permits.
- c. The three floor plans and elevations shall be scattered throughout the site to avoid a monotonous streetscape. Location of all structures shall be reviewed and approved by the Planning Director prior to issuance of building permits.

Findings of Fact - Special Permit

- a. The proposed halfplex development, as conditioned, is based upon sound principles of land use in that:
 - 1. The design of the halfplex is similar to other single family structures in the area.
 - 2. The Zoning Ordinance allows duplexes on corner lots in the single family (R-1) zone.
- b. The proposed project, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
 - 1. adequate on-site parking is provided;

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2. it will not alter the residential character of the surrounding neighborhood which consists of single family and duplex uses.
- c. The proposed project complies with the 1974 General Plan and the 1968 Valley Hi Community Plan which designate the site for residential uses.

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Location Map

LARCHMONT

PRARIE SCHOOL

PARK SITE

UNIT N° 32

GOODWIN CR

UNIT N° 33

UNIT N° 22

UNIT N° 18

UNIT N° 14

UNIT N° 2

UNIT N° 16

UNIT N° 8

UNIT N° 6

UNIT N° 4

UNIT N° 24

UNIT N° 20

UNIT N° 18

UNIT N° 16

UNIT N° 14

UNIT N° 12

UNIT N° 10

UNIT N° 8

UNIT N° 6

UNIT N° 4

UNIT N° 2

UNIT N° 1

UNIT N° 0

UNIT N° -1

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No. 176

CA 100244

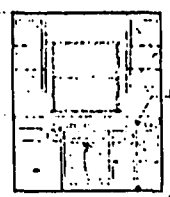
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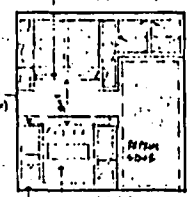
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No 16

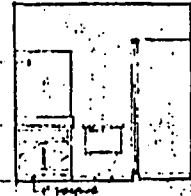
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KITCHEN-SINK WALL

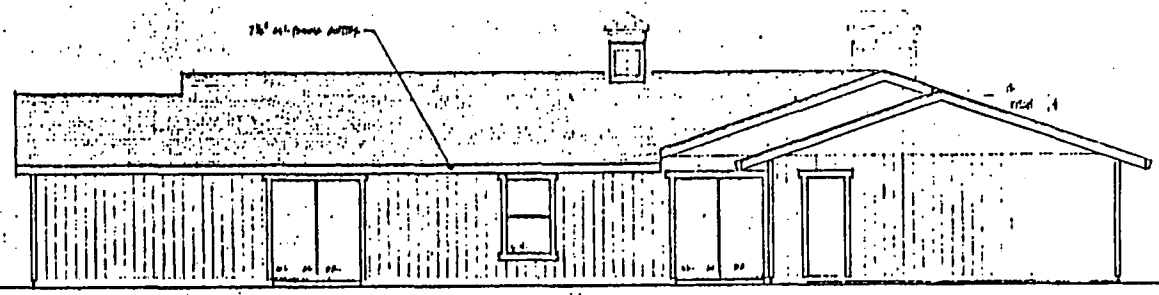


KITCHEN-RANGE WALL

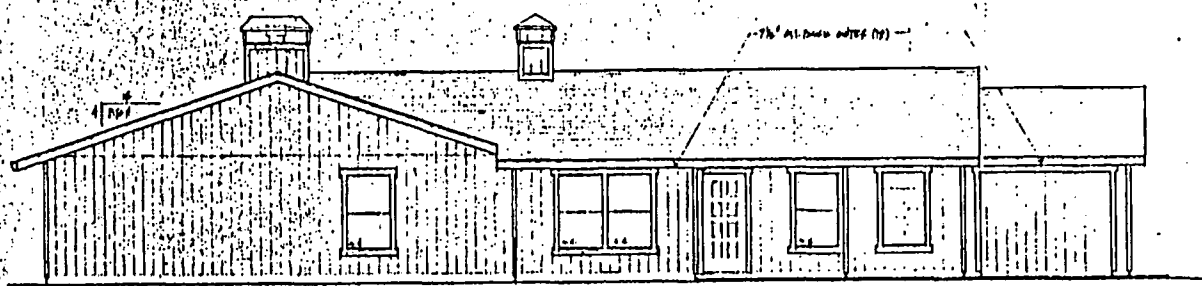


BATH I (BATH ROOM)

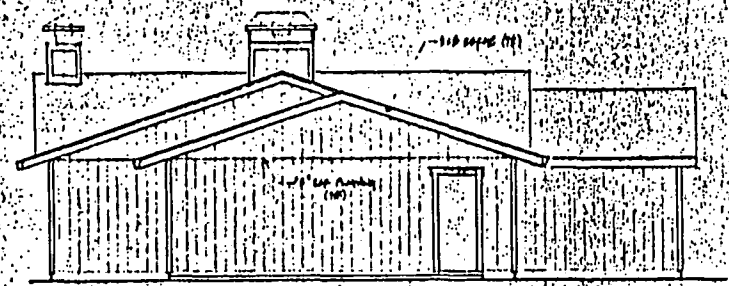
INTERIOR ELEVATIONS
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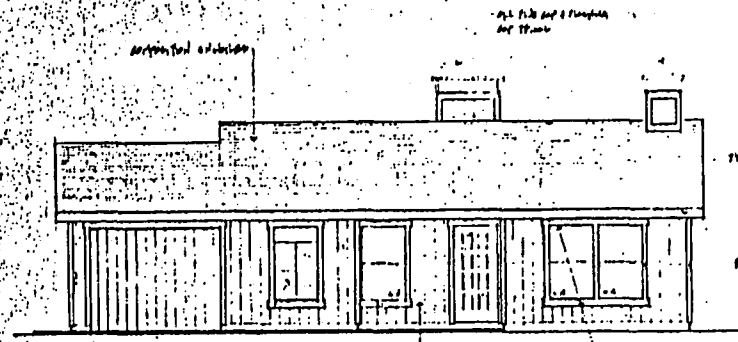
REAR ELEVATION
SCALE 1/4"=1'-0"



FRONT ELEVATION
SCALE 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"

STONHAM & BECKER
architecture planning
3740 ARDEN WAY SUITE 200
SACRAMENTO, CALIFORNIA 95825
(916) 488-0831

ROYAL CONSTRUCTION COMPANY
400 UNIVERSITY AVE SUITE 200 SACRAMENTO, CA 95811
PLANNED 1984
PLAN 1844

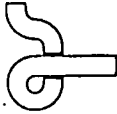
Exhibit C

Exhibit E

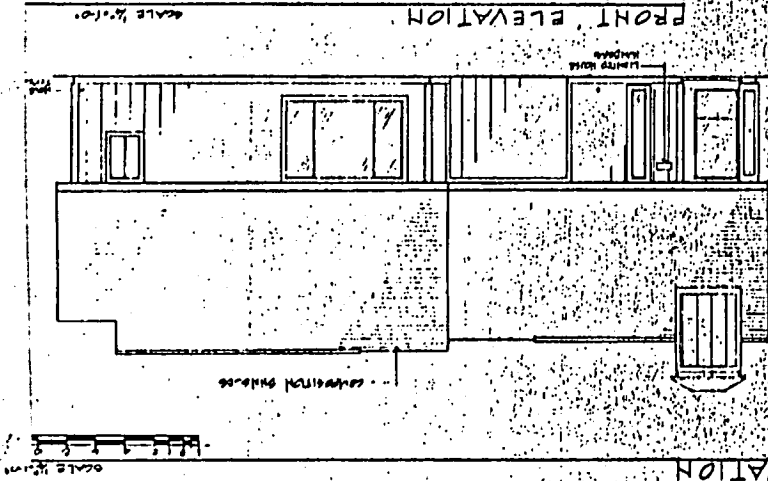


PLAN 2103

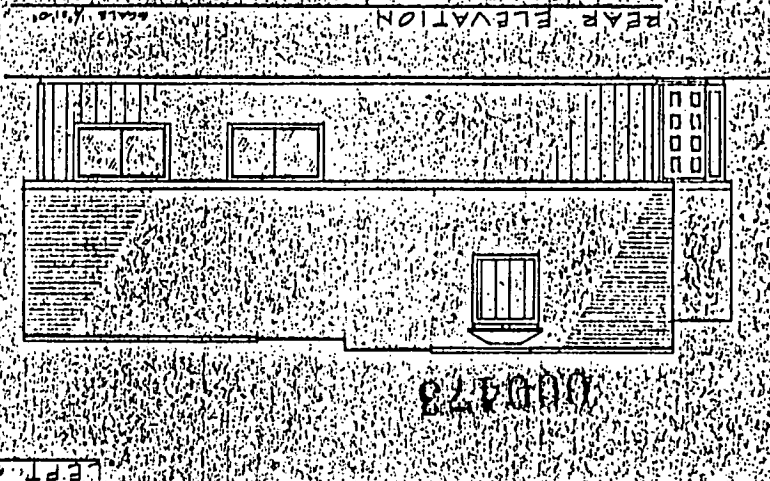
ROYAL CONSTRUCTION COMPANY
40 UNIVERSITY AVENUE, SUITE 200, BOSTON, MASSACHUSETTS 02118



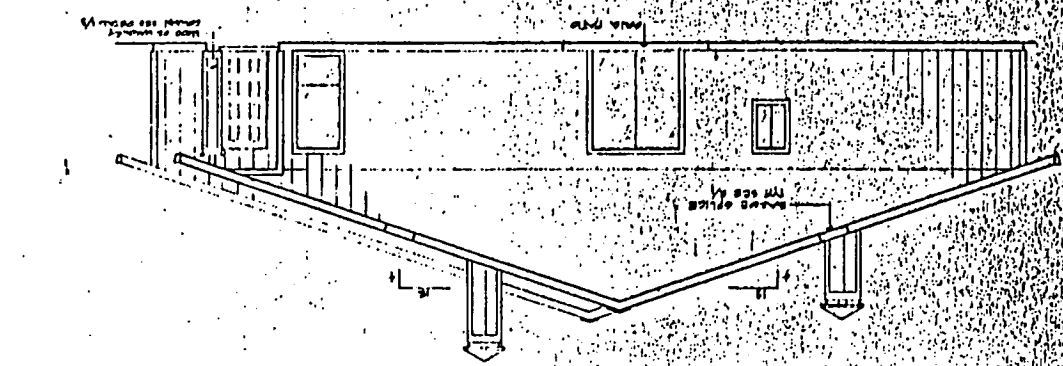
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Architecture
2740 ARDEN WAY, SUITE 200
SAN MARINO, CALIFORNIA 91138
(916) 488-0831



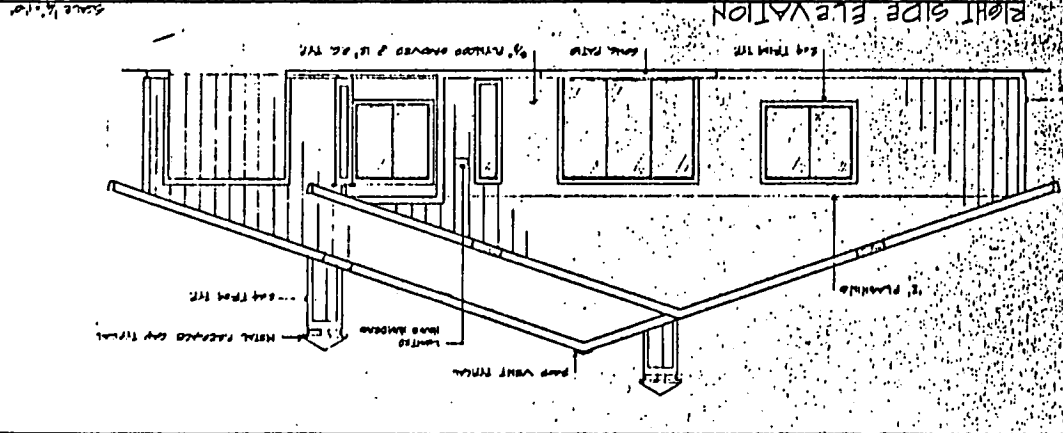
FRONT ELEVATION



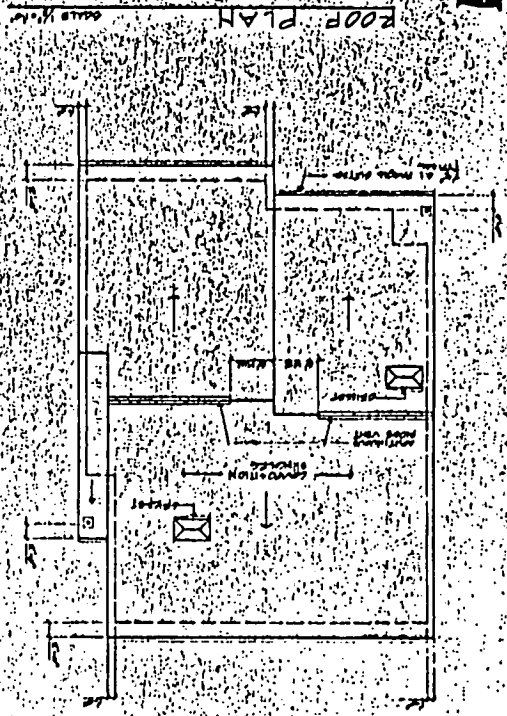
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



ROOF PLAN

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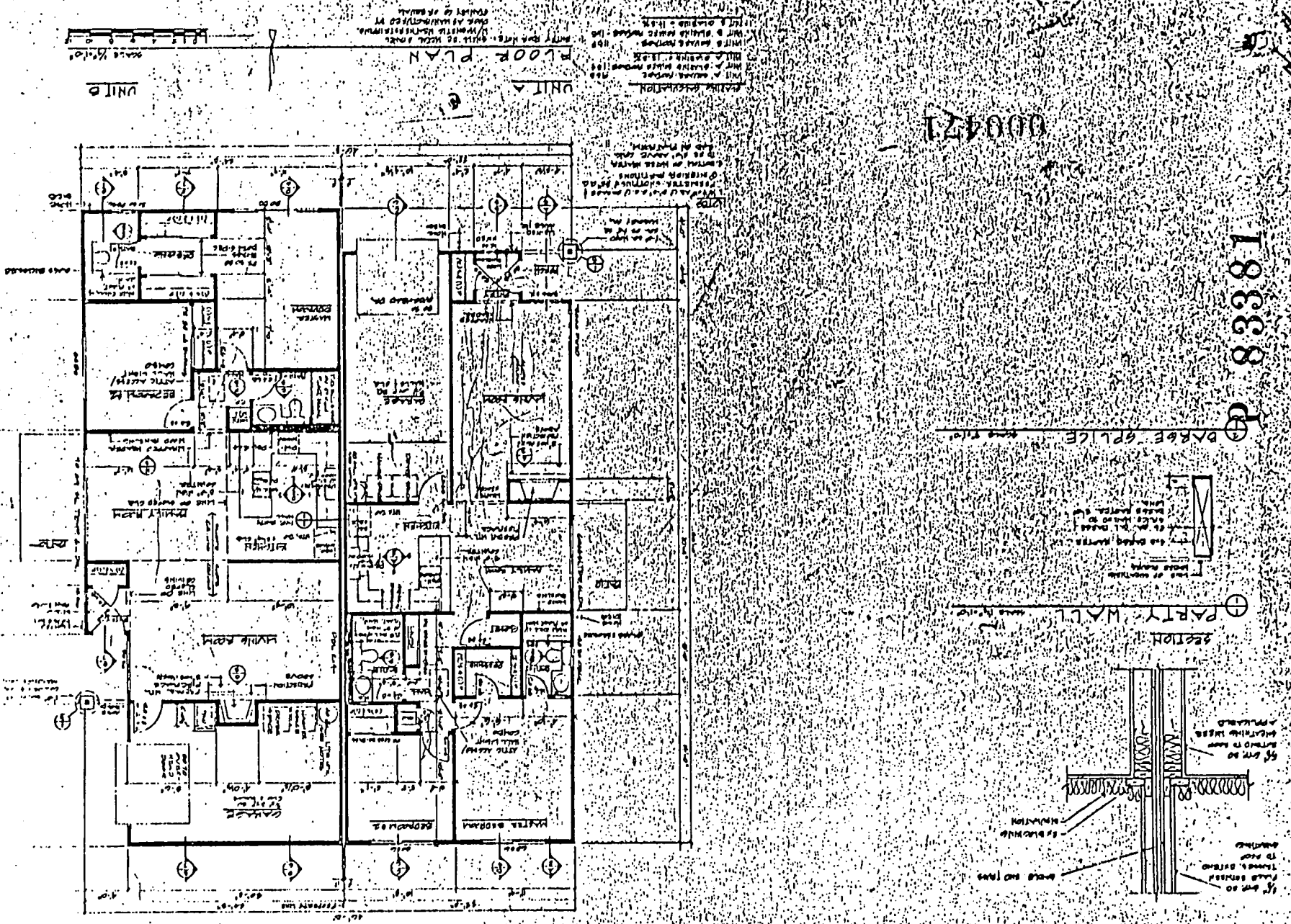
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EXHIBIT E

Exhibit F

ROYAL CONSTRUCTION COMPANY
SUBMITTAL NO. 100-100000-000
PLAN 2103

STONHAM & BECKER
architecture
planning
2740 ARDEN WAY
SUITE 200
EMERYVILLE, CALIFORNIA 94608
(915) 488-0831

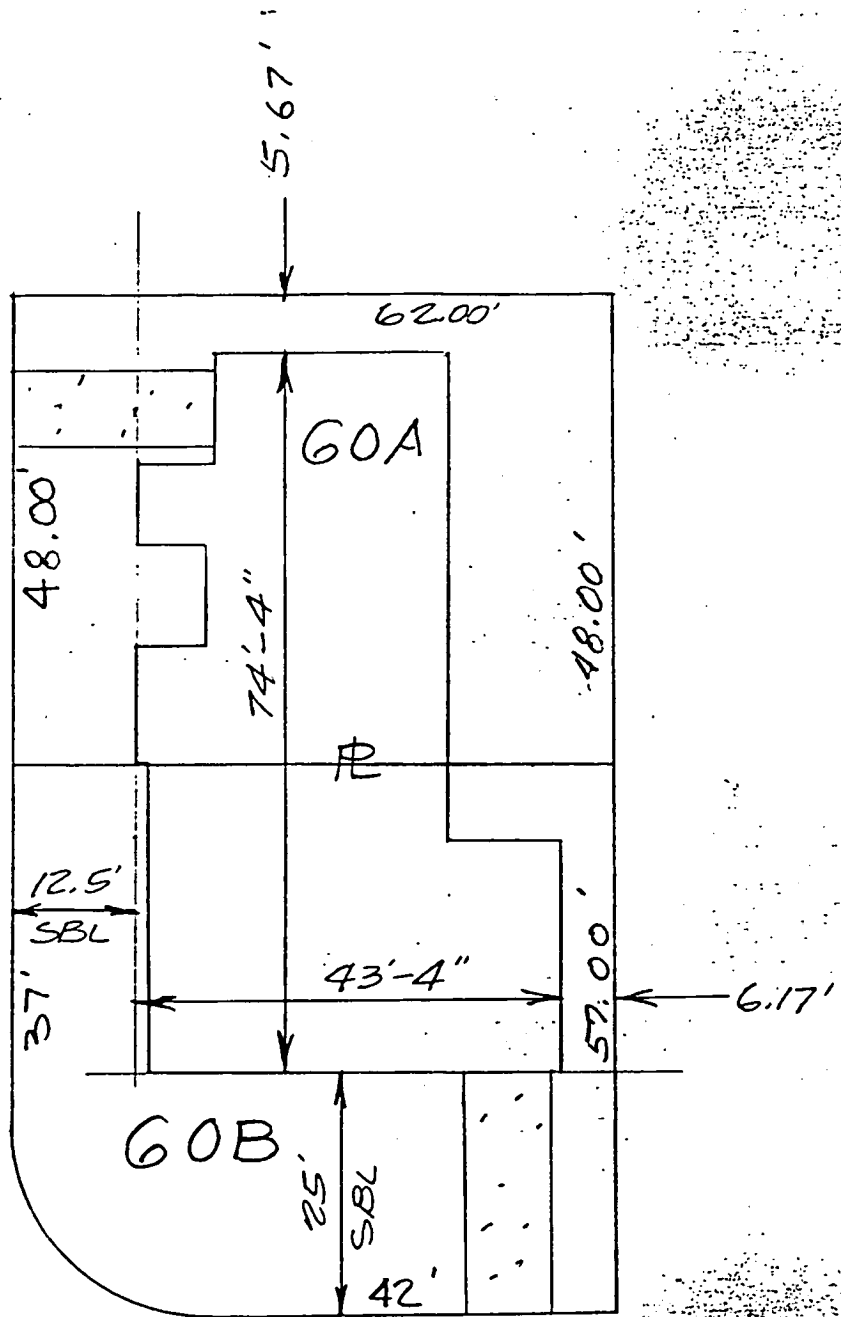


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Exhibit G

SCALE
1"=20'



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EHRHARDT AVE.

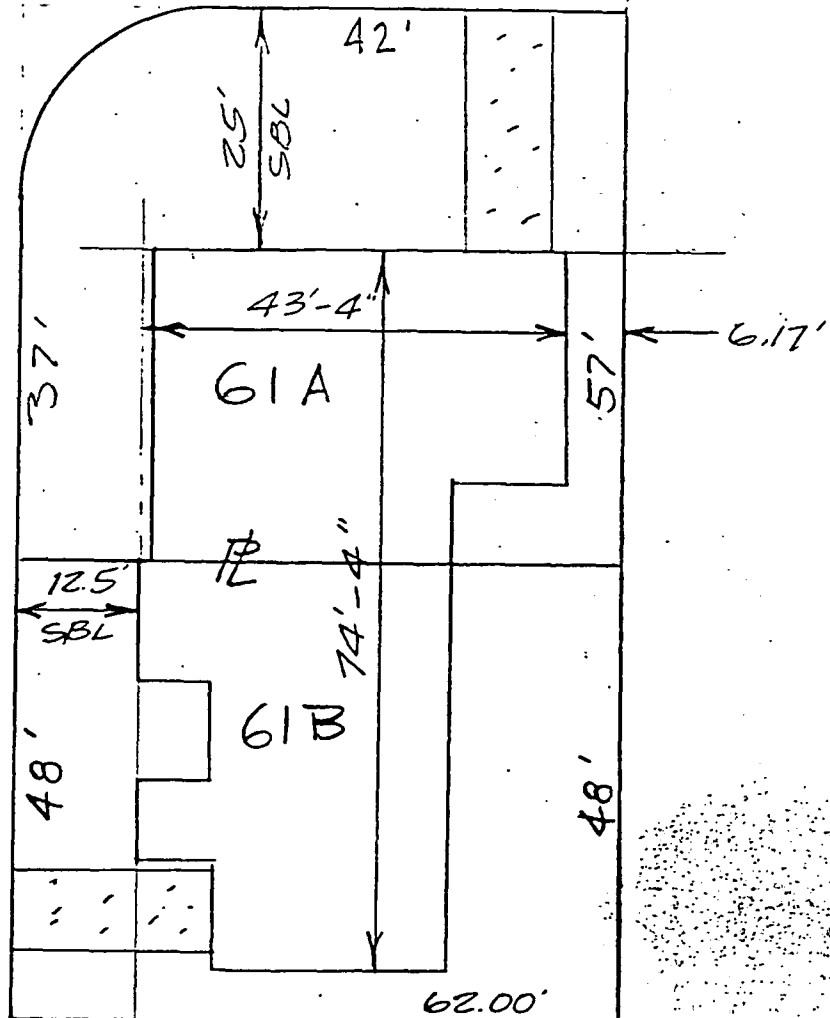
LOT 60

Exhibit H

SCALE
1"=20'

SPICE WAY

EULER WAY



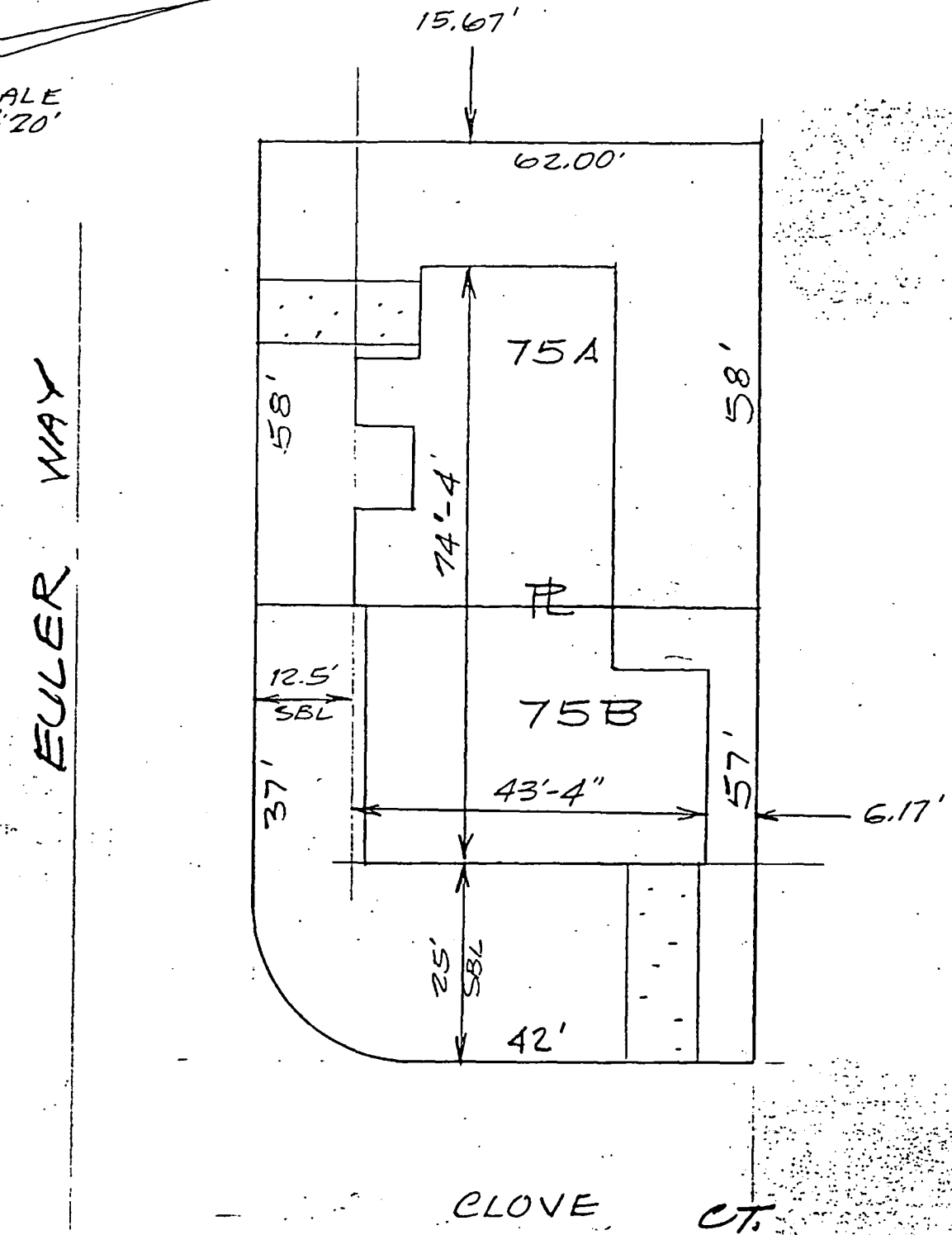
5.67 P 83381

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LOT 61

Exhibit I

SCALE
1"=20'



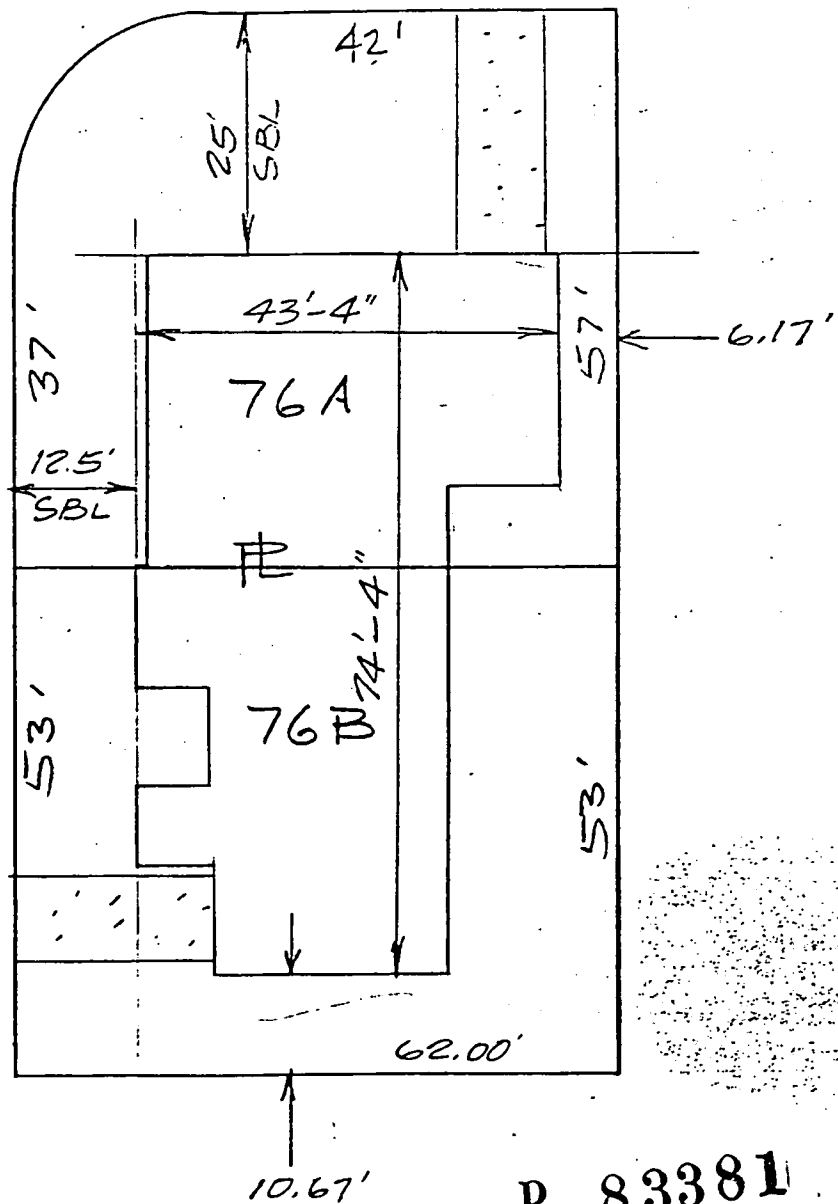
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LOT 75

A hand-drawn sketch of a line with a circle at one end, labeled "SCALE 1"=20'".

EULER WAY



P 83381

LOT 76

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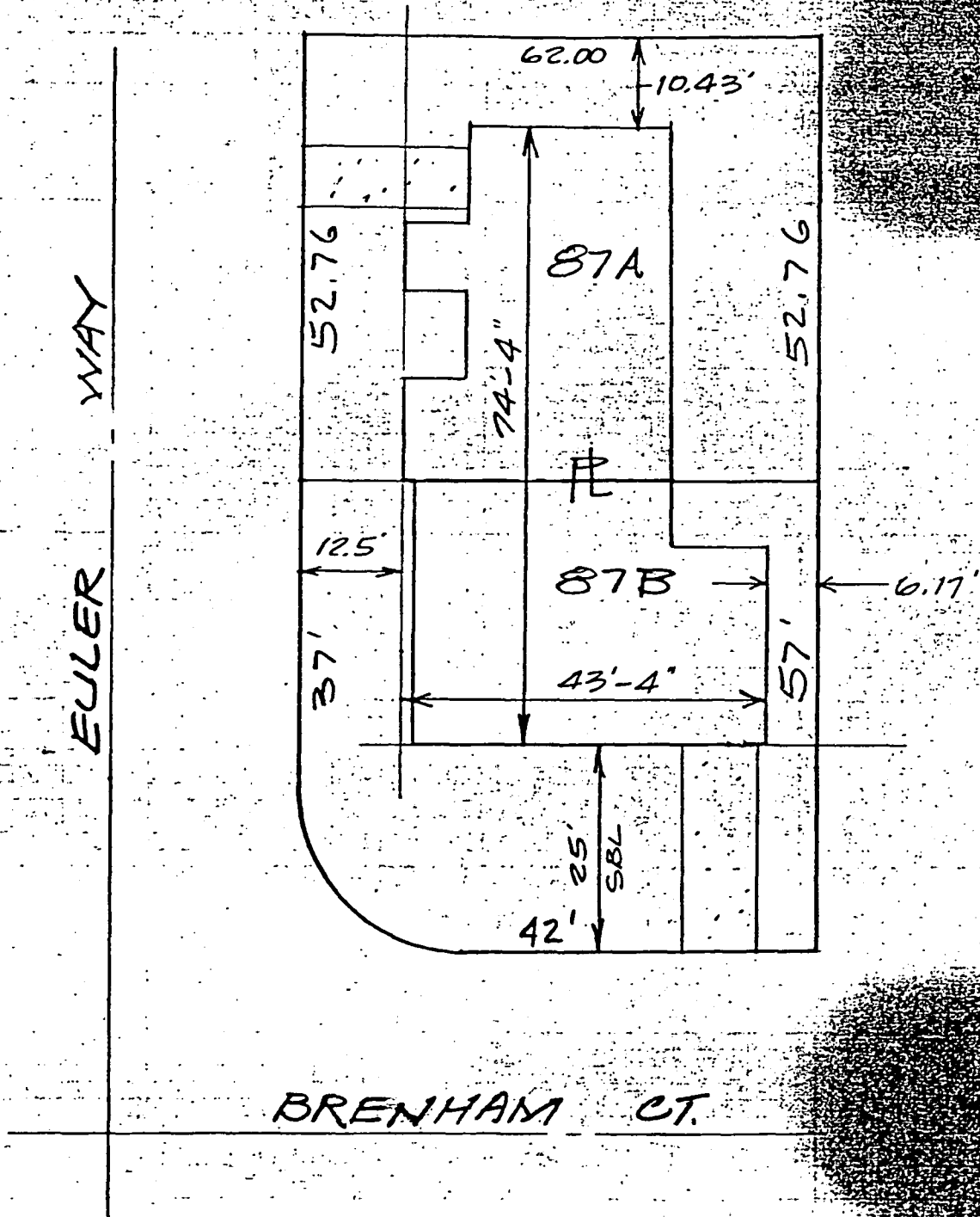
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No. 16

003-301

Exhibit K

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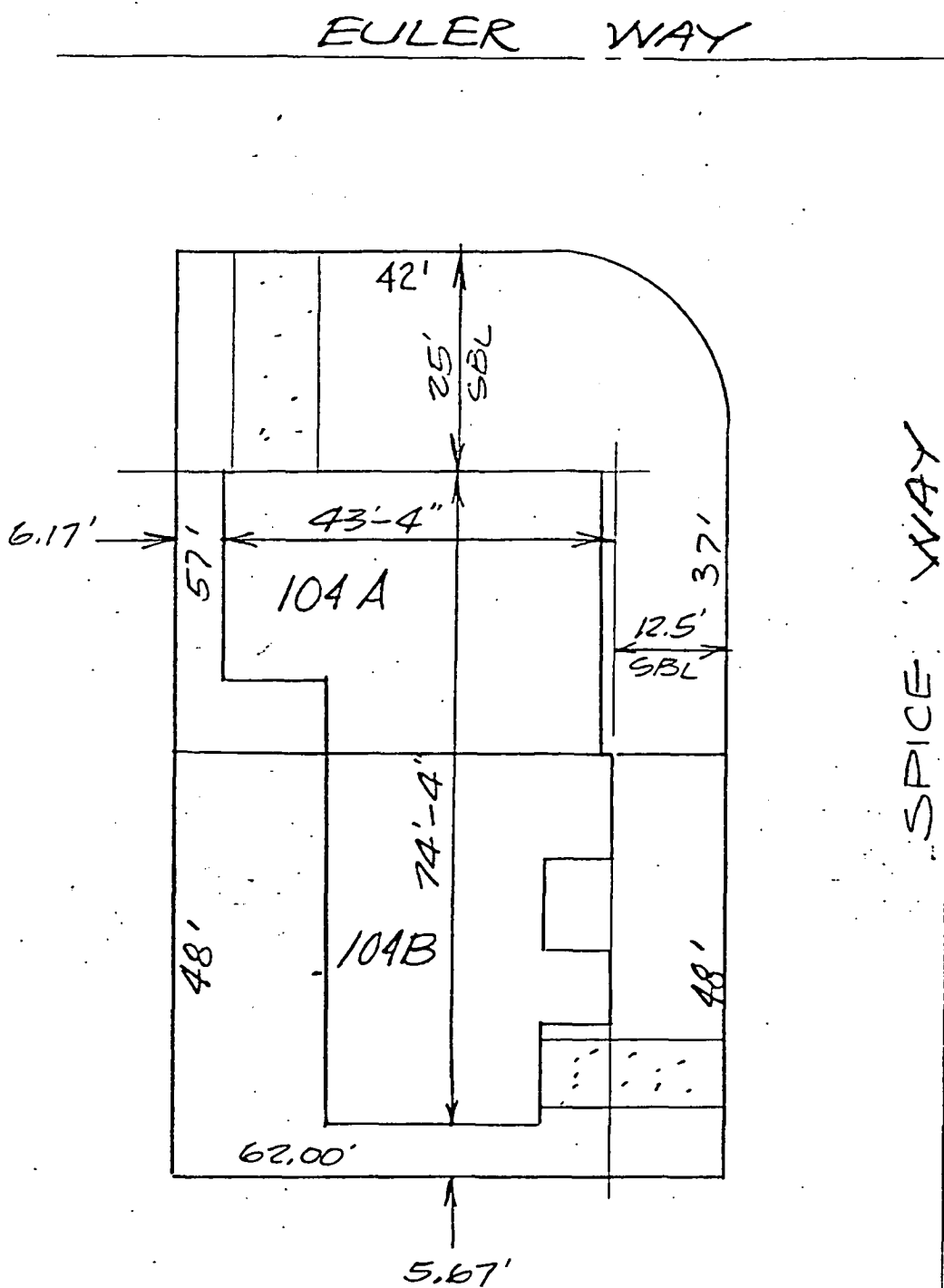


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LOT 87

Exhibit L



SCALE
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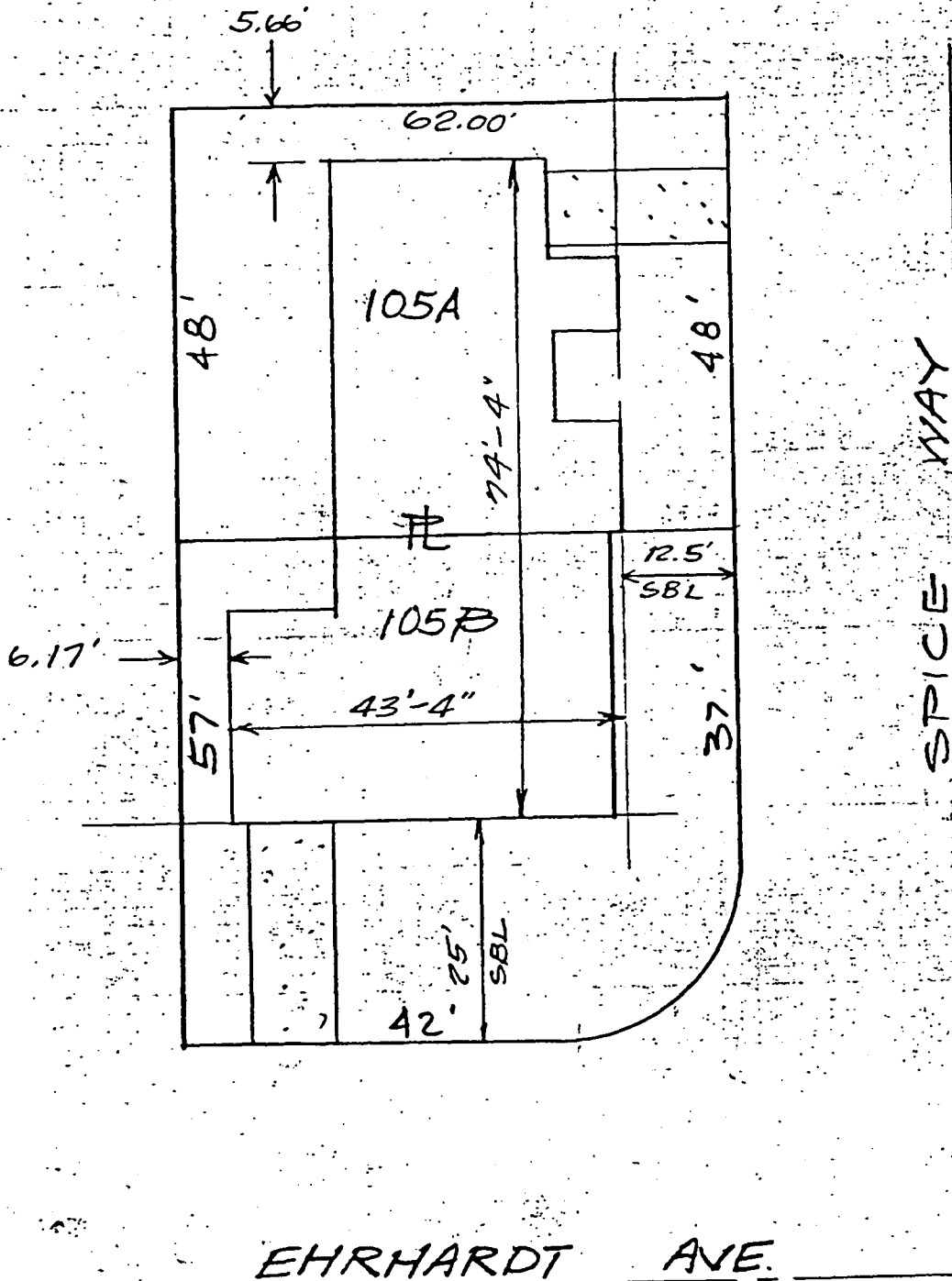
SPICE WAY

000479

P 83381

LOT 104

Exhibit M



SCALE
1" = 20'

000480

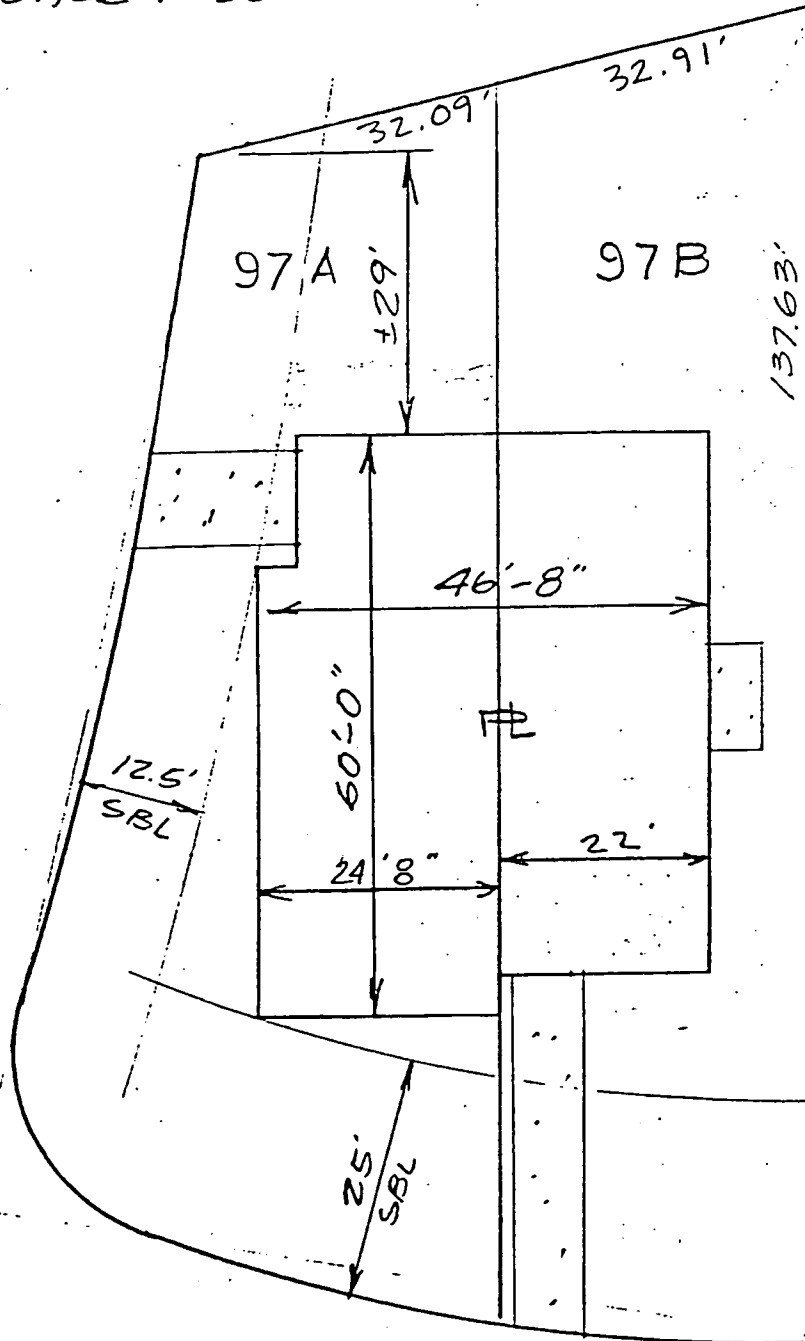
P 83381

LOT 105

Exhibit N

SCALE 1"=20'

EULER WAY



000481

BOLINAS CT.

P 83381

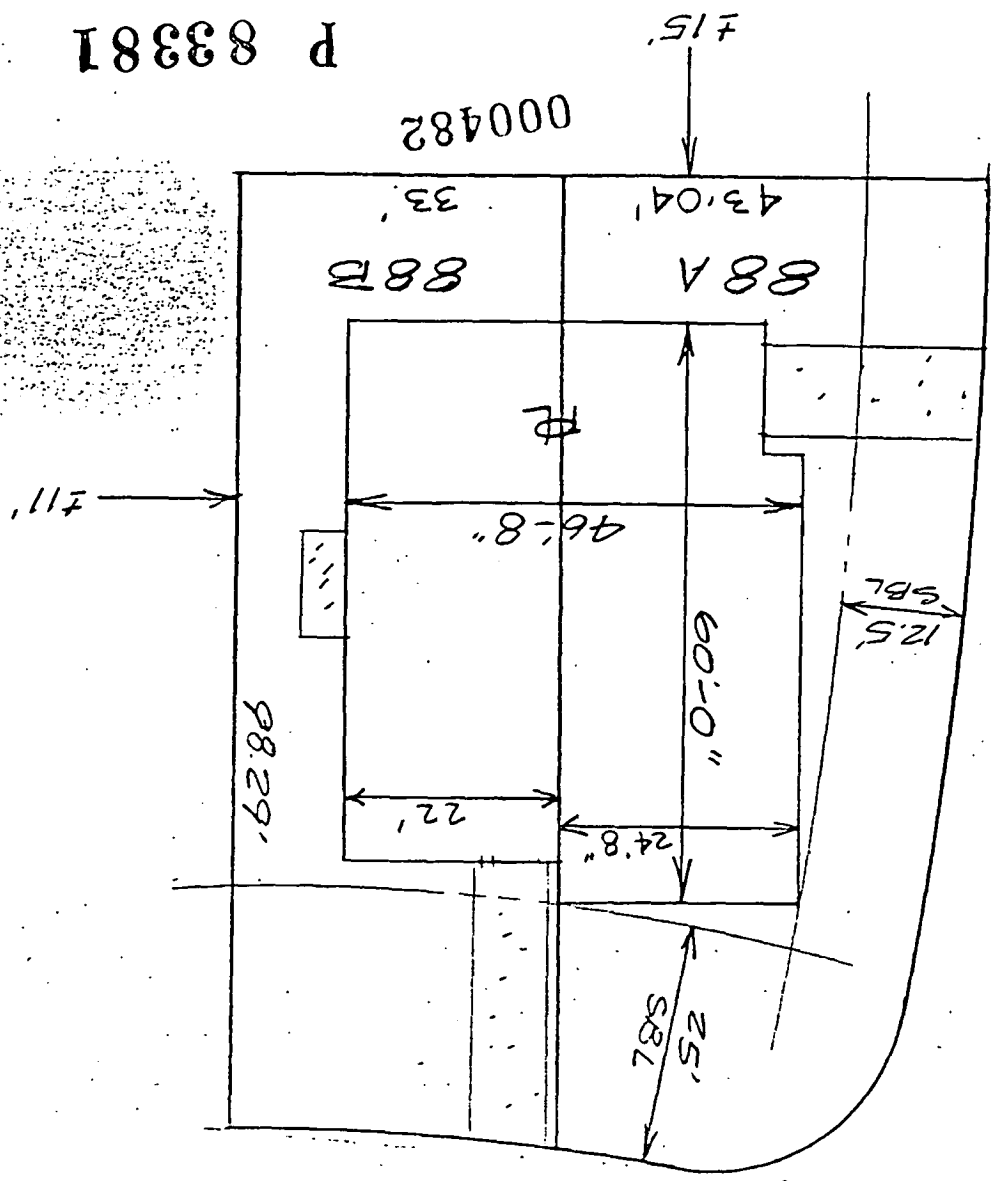
LOT 97

Exhibit O

BOLINAS CT.

SCALE 1"=20'

EULER WAY



P 83381

LOT 88

000482