

CPC AMENDED REPORT 3-10-88
CITY PLANNING COMMISSION

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

APPLICANT MJM Engineering Consultant - 9477 Greenback Lane, Ste. 522B, Folsom 95630
OWNER Santos & Brandon Enterprises - 4555 N Pershing Ave., Ste. 33/141, Stockton 95207
PLANS BY MJM Engineering Consultant
FILING DATE 12-17-87 ENVIR. DET. Ex. 15315 REPORT BY SD:sg
ASSESSOR'S-PCL. NO. 226-0200-014

APPLICATION: A. Tentative Map

B. Subdivision Modification to waive standard street improvements

LOCATION: Southwest corner of Rio Linda Boulevard and Santa Ana Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a halfplex on a vacant corner lot in the R-1 zone.

PROJECT INFORMATION:

General Plan Designation: Residential 4-15 du/ac.
1984 North Sacramento Community
Plan Designation: Residential 4-8 du/ac.
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

| Surrounding Land Use and Zoning: | Setbacks: | Required | Provided |
|---------------------------------------|------------|----------|----------|
| North: Single family residential; R-1 | Front: | 25' | 25+' |
| South: Single family residential; R-1 | Side(Int): | 5' | 5+' |
| East: Vacant; R-1 | Side(St): | 12.5' | 14.5+' |
| West: Single family residential; R-2A | Rear: | 15' | 15' |

Parking Required: 2 spaces
Parking Provided: 2 spaces
Property Dimensions: 60+ x 102+
Property Area: 0.14+ acres
Square Footage of Building: 2,455
Height of Building: 1-story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: T1-11 plywood siding
Roof Material: Composition shingles

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 13, 1988, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the project subject to the attached conditions. On February 10, 1988 the Subdivision Review Committee voted five ayes, four absent, to deny the waiver of street improvements.

APPLC. NO. P88-035 MEETING DATE March 10, 1988 ITEM NO 6

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PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is a vacant corner lot totaling 0.14+ acre located in the Standard Single Family (R-1) zone. Surrounding land uses include single family residential to the north, south and west and vacant to the east.

B. Proposal

The applicant proposes to subdivide an existing vacant corner lot into two lots for halfplex development. Each unit can then be individually owned.

The applicant has requested a subdivision modification to waive street improvements. Curbs, gutters and sidewalks do not exist in the area. Sewer and water mains are in the street, however drainage lines are located 1,200 feet south of the site. The Subdivision Review Committee has recommended denial of the request because the map process is the appropriate time for installation of these improvements.

C. Design

Halfplex units are allowed in the R-1 zone provided the following criteria are met:

1. The halfplex development must be on a corner lot.
2. Each unit shall have its entrance, including driveways, off different streets.
3. The halfplex lots and structure(s), when combined, shall meet the minimum setback requirements for the R-1 zone.
4. Each unit shall have an enclosed garage and a driveway of at least 20 feet long and eight feet wide.
5. Exterior siding materials and roofing materials shall be consistent with the quality and compatible with the appearance of single family homes in the subdivision.
6. Rear and side yard areas are shaped to maximize their potential use.

Elevations submitted indicate the exterior building materials will be T1-11 plywood siding with a composition shingle roof.

The proposed halfplex building design was evaluated by the Design Review staff with the following comments:

1. The elevations submitted for the north, south and east need to be revised to show a more interesting and varied design. Staff

recommends the north, south and east elevations be modified to reflect those changes as indicated in exhibit A for the north elevation.

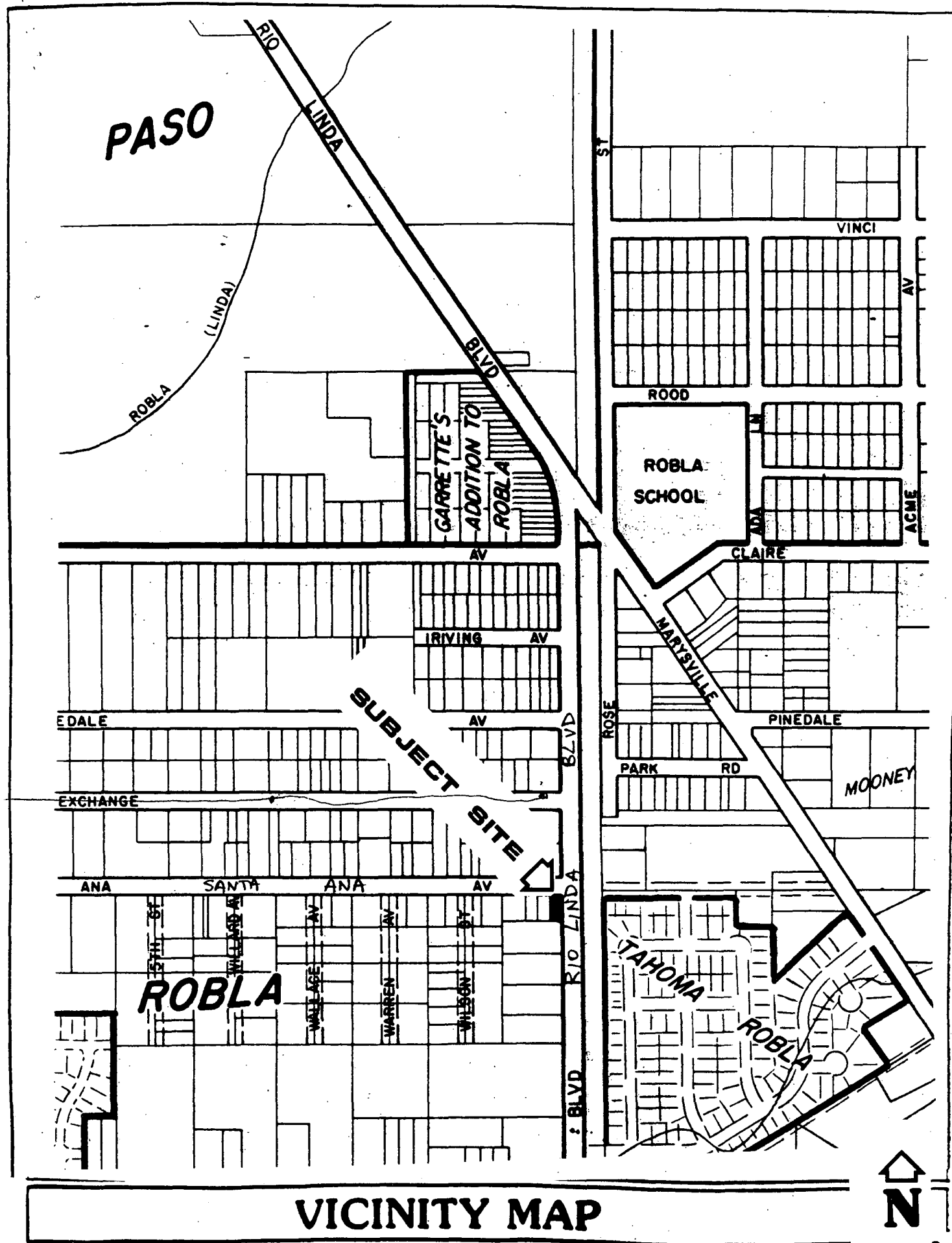
2. The 1" x 6" wood trim, as indicated in exhibit A, should be painted a color that is the same as or slightly darker than the proposed halfplexes.
3. The proposed windows and sill trim for all elevations shall be revised to be consistent with exhibit B.
4. The head height of the front door shall be equal to the head height of the windows for the north and south elevations.

Staff recommends revised elevations be submitted to staff for their review and approval prior to the issuance of a building permit.

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

RECOMMENDATION: Staff recommends the following actions:

- A. Approve the Tentative Map subject to conditions which follow; and
- B. Deny the Subdivision Modification to waive street improvements.
Planning Commission approved the subdivision modification subject to added condition in resolution.

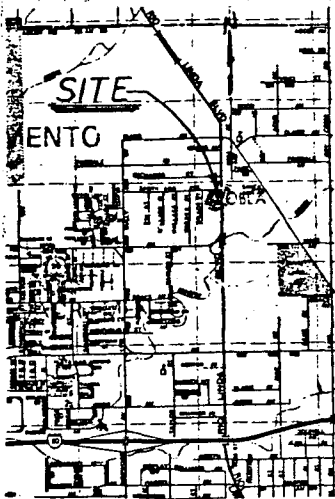


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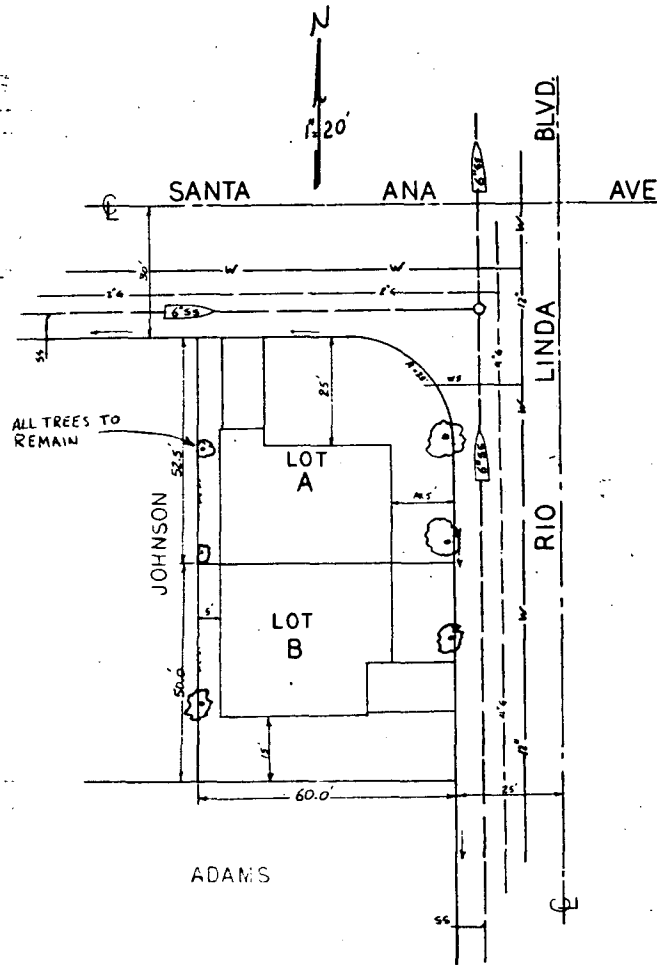
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VICINITY MAP



**TENTATIVE MAP OF
SANTOS & BRANDON HALFPLEXES
CITY OF SACRAMENTO**



OWNER / DEVELOPER: SANTOS & BRANDON INC.
4535 N. PERSHING AVE. SUITE 33/141
STOCKTON, CA. 95207
PHONE (209) 476-1134

PLANNER / ENGINEER: MJOENGINEERING CONSULTANT
9477 CREEBRACK LAKE SUITE 522B
ROLSON, CA. 95630
PHONE (916) 968-7784

ACRES: 0.141
PROPOSED USE: VACANT
EXIST ZONING: B-1
PROPOSED ZONING: B-1
WATER: 72 DU/AC
SEWER: CITY OF SACRAMENTO
POWER: CITY OF SACRAMENTO
GAS: SHID
APN: 226-200-14
ADDRESS: 740 SANTA ANA AVE.

ALL THAT PORTION OF LOT 39
PLAT OF ROBLA ACRES
BOOK 14 OF MAPS
MAP NO. 25

SITE PLAN

| | |
|------------------------|---|
| MJM ENGINEERING | |
| SCALE 1" = 20' | DRAWN BY MJM |
| DATE DEC. 87 | APPROVED BY DRAWING NUMBER 87-008 |

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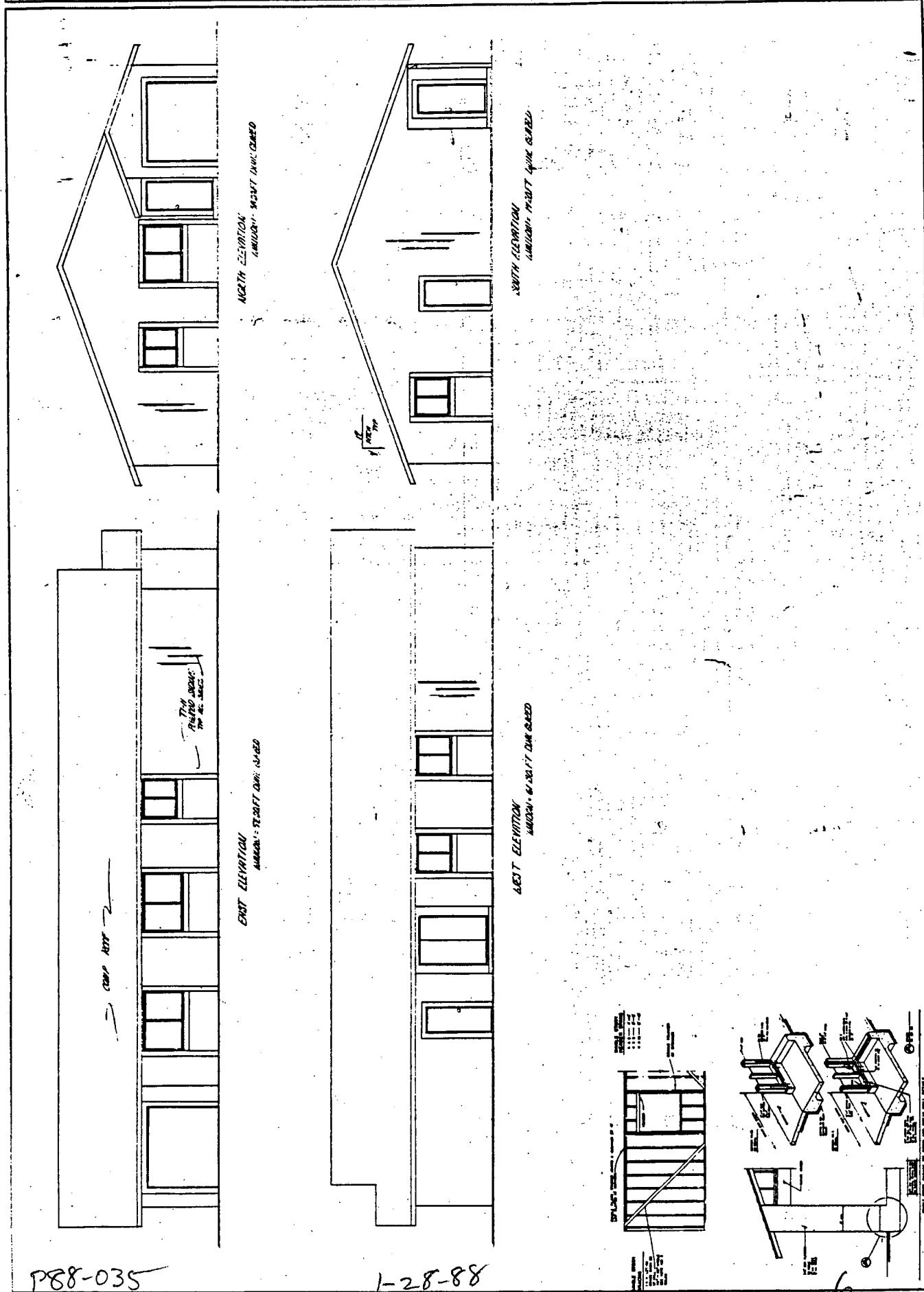
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ELEVATIONS

DATE: 1/28/88
DRAWN BY: J. W. B. / J. W. B.
CHECKED BY: J. W. B. / J. W. B.
SCALE: 1/4" = 1'-0"
PROJECT: CAMP ADIT



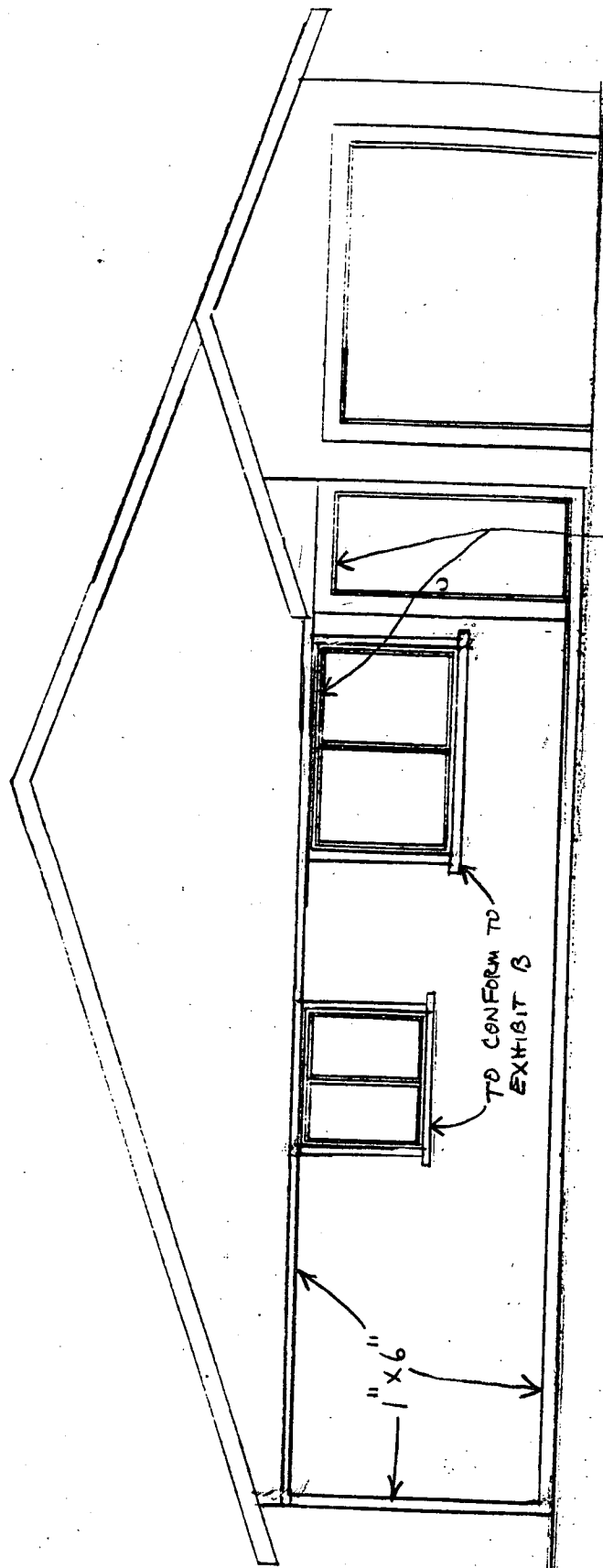
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EXHIBIT A



HEAD HEIGHT OF FRONT DOOR
TO BE SAME AS HEADHEIGHT OF
WINDOWS

NORTH ELEVATION

WINDOW - 38 3/4\"/>

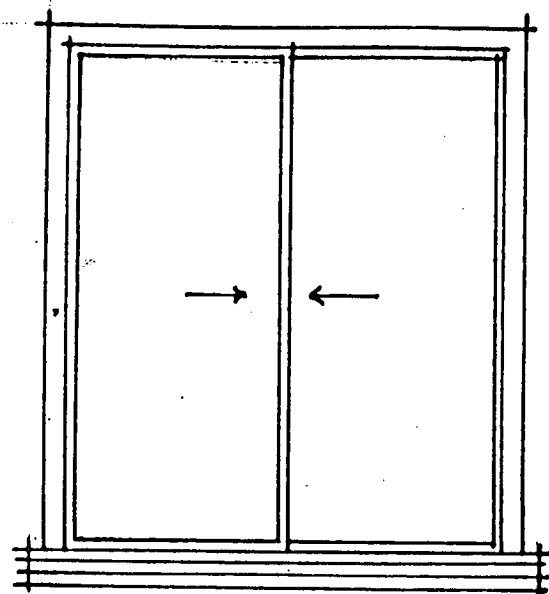
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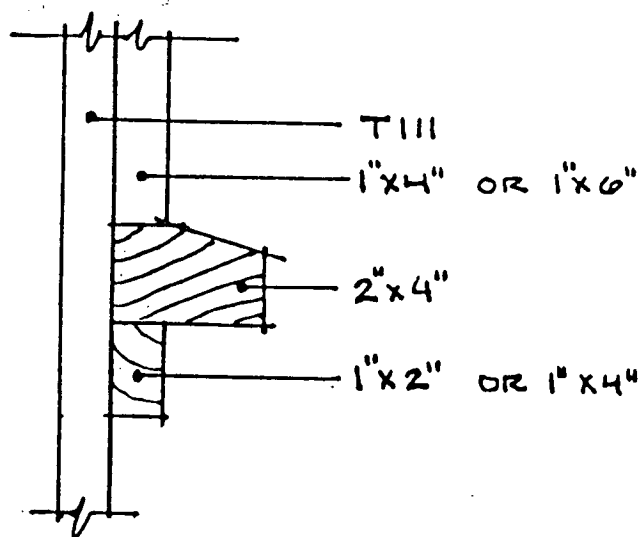
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EXHIBIT B



1" x 4" OR 1" x 6"

WINDOW & TRIM 1/4" = 1'-0"



SILL TRIM 3" = 1'-0"

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