

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

APPLICANT JTS Engineering Consultants, Inc., 1808 J Street, Sacramento, CA 95814
 OWNER Dan & Beverly Miyasaki, 6214 Oakridge Wy, Sacramento, CA 95831
 PLANS BY JTS Engineering Consultants, Inc., 1808 J Street, Sacramento, CA 95827
 FILING DATE 07-19-91 ENVIR. DET. Negative Declaration REPORT BY Jeanne Corcoran
 ASSESSOR'S PCL. NO. 030-0312-005

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map to subdivide one lot totaling 0.38+ developed acres into two lots in the Multiple Family (R-3) zone.
 - C. Variance to create a lot less than 100 feet in depth.
 - D. Subdivision Modification to create a lot less than 100 feet in depth.
 - E. Subdivision Modification to create a flag shape lot.

LOCATION: 6215 & 6217 Riverside Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 0.38+ developed acres into two lots.

PROJECT INFORMATION:

General Plan Designation: Medium Density Residential (16-29 du/ac)
 Pocket Community Plan Designation: Medium Density Residential (16-29 du/ac)
 Existing Zoning of Site: R-3
 Existing Land Use of Site: 4 units (two duplexes)

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	25'
South: Multiple Family; R-3 & R-2B	Side(W):	5'	19'
East: Multiple Family; R-3	Side(E):	5'	5'
West: Multiple Family; R-2B	Rear:	15'	15'

Parking Required: 9
 Parking Provided: 9
 Property Dimensions: 120' X 140'
 Property Area: 0.38+ acres
 Density of Development: 15 du/ac
 School District: Sacramento City Unified School District
 Square Footage of Building: 1,450+ sq. ft. (Proposed Building)
 1,100+ sq. ft.

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Height of Building: 26 ft. (2 floors)
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood Siding
Roof Materials: Asphalt Shingle

Subdivision Review Committee: On January 8, 1992, by a vote of 7 ayes and 2 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions listed below.

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consist of one lot totaling 0.38± partially developed acres in the Multiple Family (R-3) zone. The site is developed with two duplexes located on the front half of the lot. A four car garage is located at the rear of the site on the westerly portion. A unit is located 19 feet the west property line. The existing project is accessed from Riverside Boulevard via a ten foot driveway located on the west side of the property. A 14 foot reciprocal easement with the property to the west allows a 24 foot wide driveway. The General Plan and the Pocket Community Plan designates the site as Medium Density Residential (16-29 du/ac). The surrounding land uses and zones are single family, R-1 to the north; apartments, R-3 and R-2B to the south, east and west.

B. Applicant's Proposal

The applicant is proposing to subdivide the existing lot into two lots. Parcel One will contain a duplex (2 units), three parking spaces and a the northerly 94± feet of the driveway, while the other Parcel B will contain two duplexes (four units, the existing duplex and a proposed duplex to be constructed), six parking spaces and maneuvering area and the southerly 46± feet of the driveway. Due to the proposed configuration of the lot a variance and subdivision modification are required.

C. Policy Consideration

The subject site is designated Medium Density Residential (16-29 du/ac). The proposed construction of the duplex will provide a density of 15.7 du/ac and represents an increase in intensity and a more efficient use of land than is currently the case. Staff finds the proposed project consistent with the General Plan (Section 2-13 Goal C), "Develop residential land in a manner which is efficient and utilizes existing and planned urban resources".

D. Variance/Subdivision Modifications

Approval of the variance and subdivision modification request will allow the creation of one lot (Parcel 1) to be substandard in length.

However, the lot area of the parcel will be 5,272± square feet which will meet minimum lot area requirements of 5,200± square feet.

The applicant is requesting a subdivision modification to create a flag shape lot. The request is necessary since the site currently is developed with two duplexes at the front of the site and the only access to the site is through the shared driveway along the west property line. Staff has no objections to this request. Staff recommends a condition to the map which will require a maintenance agreement between Parcel 1 and Parcel 2 in order to maintain the driveway and the parking area.

E. Building Design

The proposed duplex is a two story, 2,550 square foot building consisting of two units. One unit will be two bedrooms, one and a half baths and the other unit will be three bedrooms, two and a half baths. The proposed building materials will be wood siding with an asphalt shingle roof. The design and materials will be consistent with the existing units on the site.

Environmental Determination: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

Recommendation: Staff recommends the Planning Commission take the following action:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map subject to the following conditions and forward to City Council;
- C. Approve the Variance to create a lot less than 100 feet in depth based upon findings of fact which follow;
- D. Recommend approval of the Subdivision Modification to create a lot less than 100 feet in depth and forward to City Council, and;
- E. Recommend approval of the Subdivision Modification to create a flag shape lot and forward to City Council.

Tentative Map Conditions:

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. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to Riverside Boulevard;
2. Show all existing easements;

Show reciprocal ingress, egress and maneuvering easements on Final Map;

3. Obtain a reciprocal ingress, egress and drainage easement from the adjacent parcel to the west (APN 030-0312-004);
4. Provide a reciprocal drainage easement and maintenance agreement between Parcel 1 and Parcel 2.
5. 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 at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
6. Locate all existing water, sewer and telephone services that currently serve the site. Any services that cross proposed lot lines shall either be relocated or private easements for the services shall be provided;
7. Provide separate sewer and water services to each lot and install hook-up as required to the satisfaction of the Department of Public Works and the Department of Utilities prior to approval of Final Map. (All new water services shall require water meters.);
8. Provide an on-site grading and drainage plan for the review and approval by the Department of Public Works. Off-site drainage easements may be required;
9. 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;
10. Remove existing garage.

Findings of Fact

1. The proposed project is based upon sound principles of land use in that the project is compatible with the surrounding residential uses.
2. The proposed project will not constitute a special privilege in that the similar variances have been approved allowing lots less than 100 feet in depth.
3. The proposed project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:

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- a. The lot will exceed the minimum 5,200± square feet required lot area;
 - b. The lot is currently developed with a duplex, and;
 - c. Adequate on site parking will be provided.
4. The proposed project does not constitute a use variance in that multiple family dwellings are permitted in the Multiple Family (R-3) zone.
 5. The proposed project is consistent with the General Plan and the Pocket Community Plan in that the site is designated Medium Density Residential.

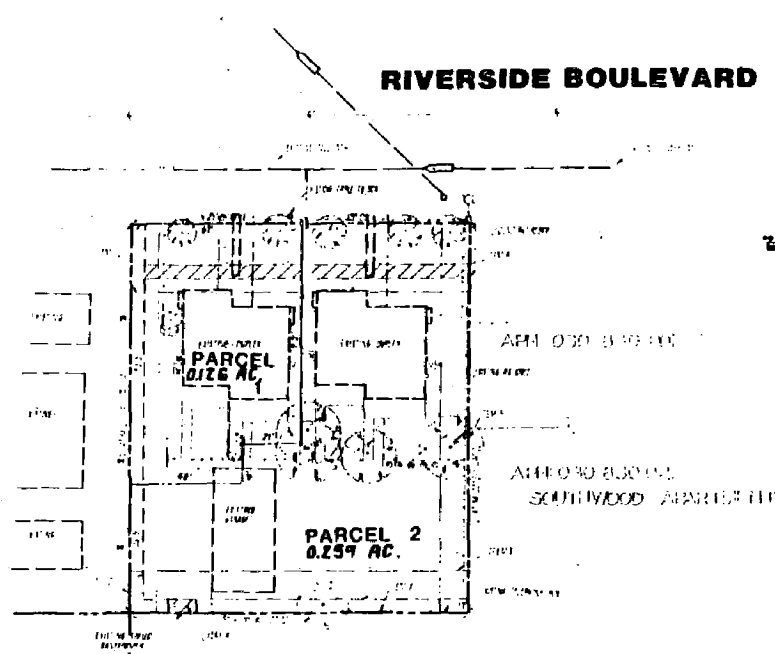


VICINITY, LAND USE AND ZONING MAP

**EXHIBIT A
TENTATIVE MAP**

ITEMS

- ITEM 1 A 25' STRIP 174' ON THE WESTERN SIDE AND 13' ON THE SOUTH SIDE.
- ITEM 2 A 5' PUBLIC UTILITY EAST-WEST ON THE WEST AND SOUTH SIDES.
- ITEM 3 A 5' PLUMBING AND UNDERGROUND UTILITY ON THE NORTH SIDE.
- ITEM 4 SHED ENCUMBRANCE 6' SOUTHERLY 3' OF THE NORTHERLY 20' AND SOUTHERLY 10' OF THE EASTERN 8' OF THE WESTERN 24'.
- ITEM 5 FENCE-CONCRETE CORNER ON THE WESTERN 10'.



VICINITY MAP

NTS

July 17, 1981 Job Number: 01-000

SECTION 1
ALL THAT PORTION OF PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO BEING AS FOLLOWS:

ALL THAT PORTION OF LOT 6 AS SHOWN ON THE "PLAN OF SUBDIVISION" RECORDED IN BOOK 19 OF MAPS, AND SO. 21. RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEING AT THE NORTHEAST CORNER OF SAID LOT 6, THENCE ALONG THE WEST LINE OF SAID LOT 6 SOUTH 140' 00" EAST, 82.5 FEET; THENCE LEAVING SAID WEST LINE SOUTH 75' 30" EAST, 65.00 FEET; THENCE SOUTH 140' 30" WEST, 14.00 FEET; THENCE SOUTH 75' 30" EAST, 21.00 FEET; THENCE NORTH 24' 30" WEST, 79.5 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 6; THENCE ALONG SAID SOUTH LINE SOUTH 75' 30" WEST, 21.0 FEET TO THE POINT OF BEGINNING.

SECTION 2
LOT 6, AS SHOWN ON THE "PLAN OF SUBDIVISION" RECORDED IN BOOK 19 OF MAPS, AND SO. 21, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS:
 BEING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE WEST LINE OF SAID LOT 6 SOUTH 140' 30" EAST, 82.5 FEET; THENCE SOUTH 140' 30" WEST, 14.00 FEET; THENCE NORTH 24' 30" EAST, 21.00 FEET; THENCE SOUTH 140' 30" WEST, 79.5 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 6; THENCE ALONG SAID SOUTH LINE SOUTH 75' 30" WEST, 21.0 FEET TO THE POINT OF BEGINNING.

OWNER:
 SAN JEROME REALTY
 6214 CRENSHAW WAY
 SACRAMENTO, CA 95821
 (916) 441-9012

ENGINEER:
 JTS ENGINEERING CONSULTANTS, INC.
 1908 J STREET
 SACRAMENTO, CA 95811
 (916) 441-9708

APPLICANT'S PARCEL NUMBER: 020-010-000

PROPERTY ZONING: O-3
PERMITTED ZONING: O-3
PERMITTED USE: RESIDENTIAL
PERMITTED DENSITY: RESIDENTIAL
NUMBER OF UNITS: 12 UNITS + 1
PERMITTED: 12 UNITS + 1
MINIMUM LOT AREA: 30,000 SQ FT AC

PROPOSAL: PROPOSED A TENTATIVE MAP TO SUBDIVIDE AN EXISTING 100,000 SQ FT PARCEL TO ONE (1) CITY BLOCK AND ONE (1) CITY BLOCK. EACH EXISTING PARCEL IS 2,000 SQUARE FEET AND CONTAINS 10 AND 2 RESIDENCES WITH ONE AND ONE 2 RESIDENCES. THIS MAP IS BEING SUBMITTED TO THE CITY AND THE COUNTY FOR REVIEW AND APPROVAL. THE PROPOSAL IS FOR LARGER LOTS WITH 12 UNITS IN THE AREA. EACH LOT HAS 1.0 PARKING SPACE AND ONE OFFICE SPACE. THE LOTS ARE BEING SUBMITTED TO THE ATTRACTIVENESS AND MERCHANTABILITY. THE SITE IS CURRENTLY COVERED WITH PINE TREES 6 TO 10 FEET TALL WITH A TOTAL DESIGNATION OF 10 ALLOWED FOR 12-21 UNITS/AC.

UTILITIES:
TELEPHONE: PAVED
ELECTRICITY: 240
GAS: 240
WATER: CITY OF SACRAMENTO
SEWERAGE: CITY OF SACRAMENTO

SECTION

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LEGEND

- EXISTING MANHOLE
- EXISTING CURB LINE
- EXISTING DRAIN LINE
- EXISTING WATER VALVE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING SEWER POWER HOLE
- EXISTING STREET LIGHT
- EXISTING TREE
- EXISTING FENCE
- EXISTING CENTER LINE
- EXISTING 12'
- EXISTING 12' 6" CLEAR

BENCHMARK REF. ...
 FIELD BOOK NO. ...

JTS ENGINEERING CONSULTANTS, INC.
 1908 J STREET
 SACRAMENTO, CALIFORNIA 95811 (916) 441-9708

DATE OF SIGNATURE
 DRAWN
 CHECKED
 SUBMITTED

SCALE
 1" = 20'

TENTATIVE PARCEL MAP
 625 RIVERSIDE AVENUE
 APN: 030-032-005
 CITY OF SACRAMENTO
 CALIF.

DATE OF SALE
 1/1

ITEM NO. 13

1-23-92

P91-209

EXHIBIT B

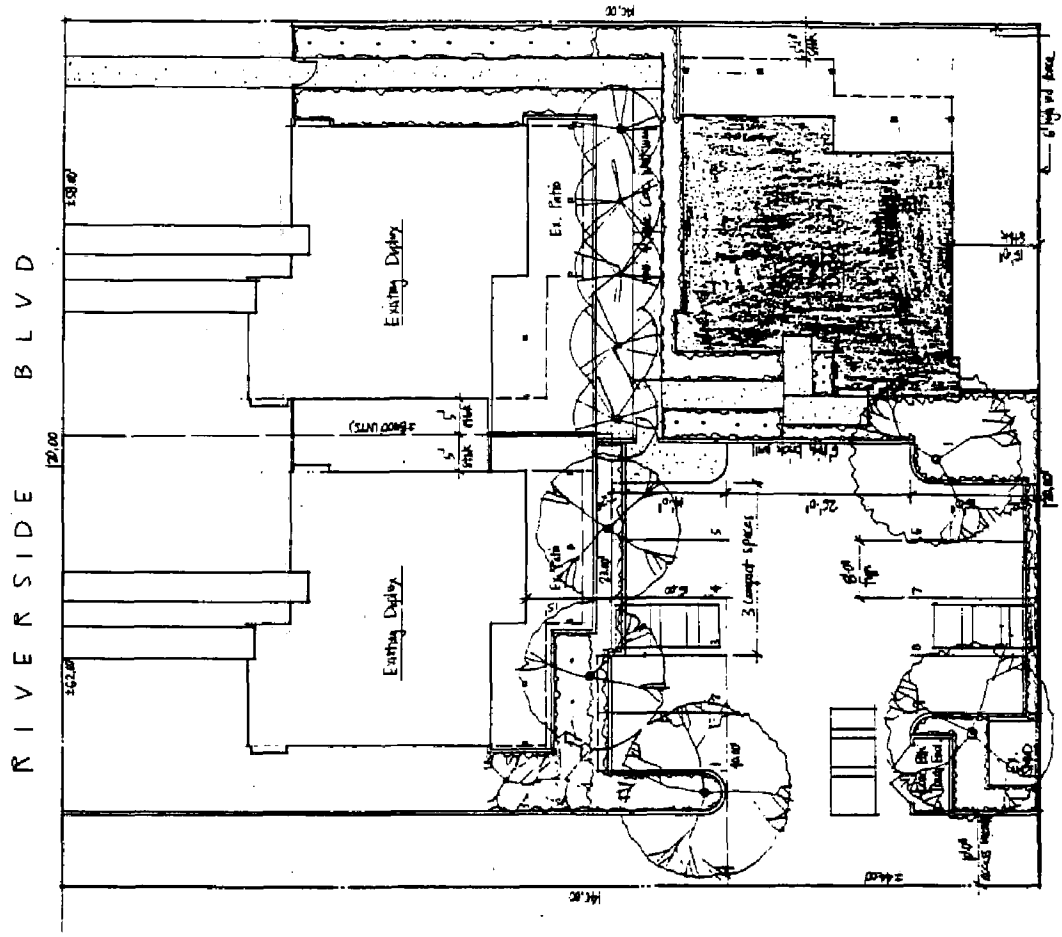
CHINN - BUSCOMI
ARCHITECTS
201 Lasker Way, Suite C
Sacramento, CA 95811
916 444 3117

Revisions By Date

1. 11/11/92
2. 11/11/92
3. 11/11/92
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Miyasaki Apartments
Sacramento, CA
APN: 030-32-005
3215 Riverside Blvd.

Date: 11/11/92
Drawn By: CWA
Checked By:
Project No: 9942



PRELIMINARY SITE PLAN
1/8" = 1'-0"

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1-23-92

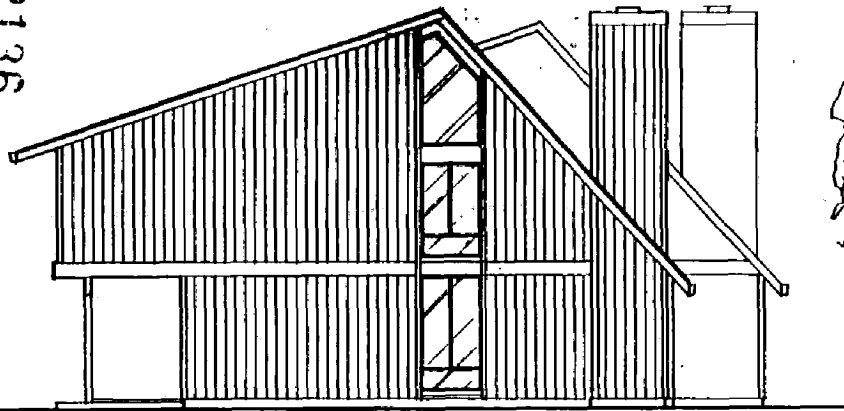
ITEM NO. 13

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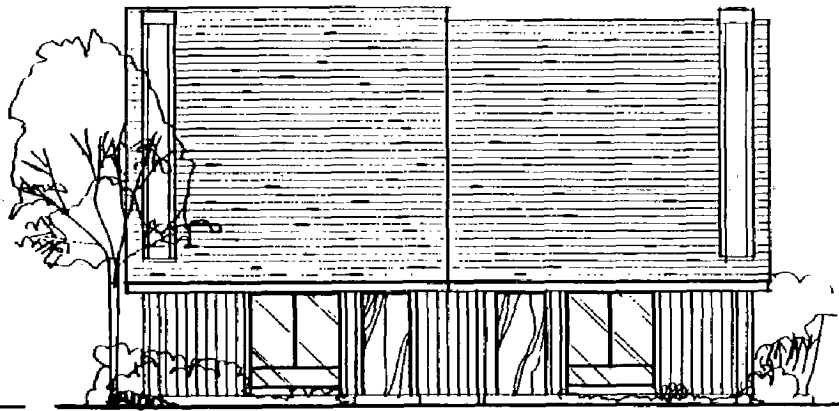
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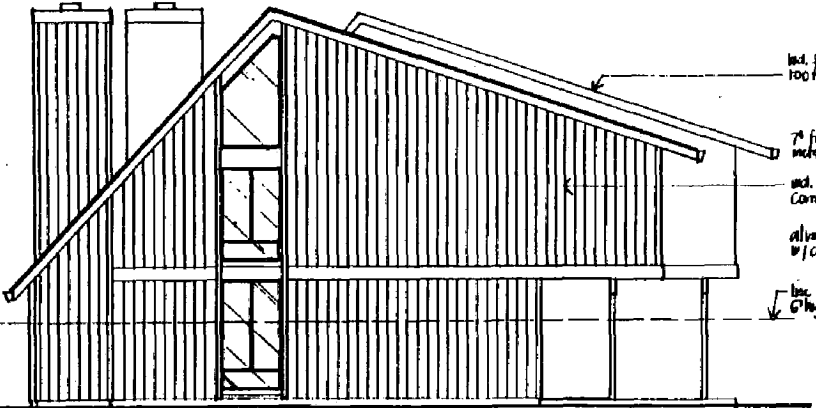
ITEM No. 13



NORTH



WEST



SOUTH



EAST

incl. shingle roof
 7" fascia metal gutter
 incl. Siding w/ corner trills
 vinyl windows w/ clear glass
 base of Glass face

CHINN RUSCONI ARCHITECTS
 201 Lathrop Way, Suite C
 Sacramento, CA 95815
 916 666 3717

Revisions By Date

The professional seal and signature of the architect is required for all drawings. The architect is responsible for the accuracy of the drawings and for the proper use of the drawings. The architect shall be responsible for the proper use of the drawings and for the proper use of the drawings. The architect shall be responsible for the proper use of the drawings and for the proper use of the drawings.

Mitsubishi Apartments
 916 CA
 9-312-005
 Versie Blvd.

Date:
 Drawn By:
 Checked By:
 Project No:

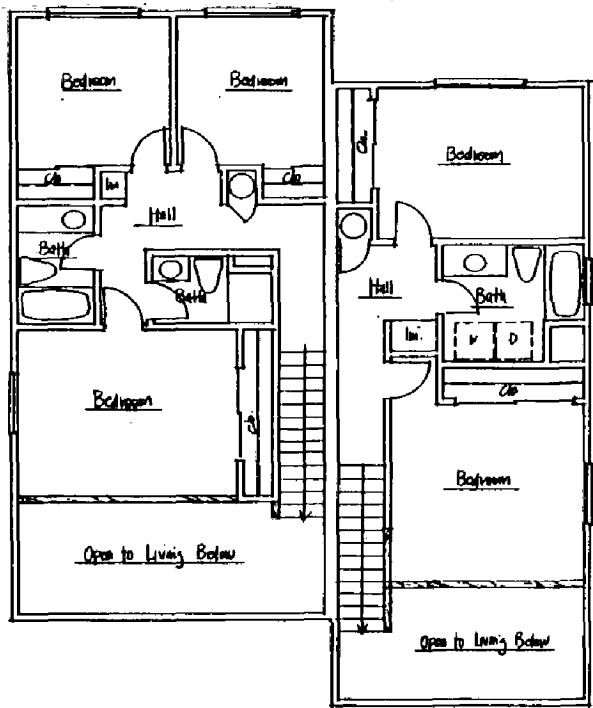
EXHIBIT C

P91-209

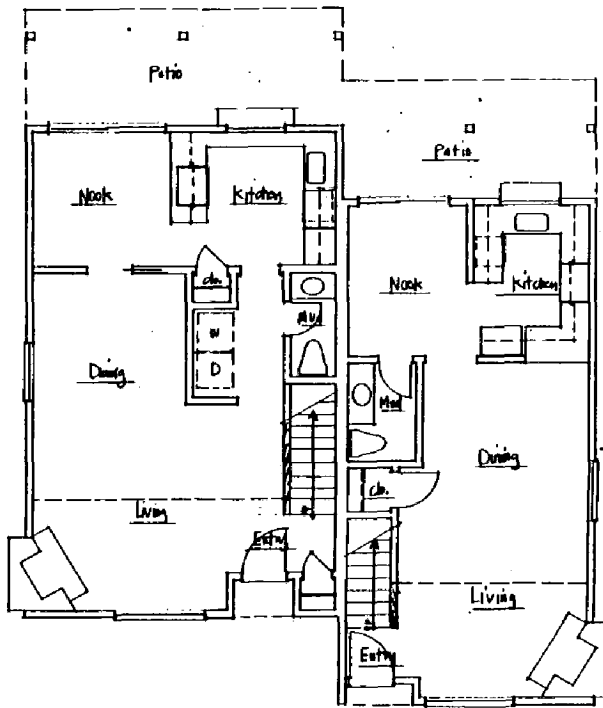
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002197

1-23-92



SECOND FLOOR PLAN
7/11/92



FIRST FLOOR PLAN
7/11/92

CHINN - BUSCONI ARCHITECTS

201 Lathrop Way, Suite C
Sacramento, CA 95815
916 646 3719

Revisions	By	Date

The undersigned architect does not warrant that these plans or the specifications to which they are attached are complete, correct or suitable for any other use than the one intended by the architect. The architect shall not be responsible for any errors or omissions in these plans or specifications, or for any consequences that may result therefrom. The architect shall not be held responsible for any errors or omissions in these plans or specifications, or for any consequences that may result therefrom. The architect shall not be held responsible for any errors or omissions in these plans or specifications, or for any consequences that may result therefrom.

Miyasaki Apartments
Sacramento, CA
APN: 030-312-005
verside Blvd.

Date: July 13, 92
Drawn By: CBA
Checked By:
Project No. 91

EXHIBIT D

ITEM NO. 1