

REPORT CORRECTED BY STAFF 4-14-88
CITY PLANNING COMMISSION

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

APPLICANT The Spink Corporation - 2590 Venture Oaks Way, Sacramento, CA 95833
OWNER H. C. Elliott, Inc. - 11093 Sun Center Drive, Rancho Cordova, CA 95670
PLANS BY The Spink Corporation - 2590 Venture Oaks Way, Sacramento, CA 95833
FILING DATE 3-4-88 ENVIR. DET. Neg. Dec. 4-1-88 REPORT BY JP:sg
ASSESSOR'S-PCL. NO. 119-0312-001

- APPLICATION:
- A. Negative Declaration
 - B. Tentative Parcel Map to divide 0.22+ acres developed with a duplex into two lots in the R-1A zone
 - C. Special Permit to convert an existing duplex into two halfplex units in the R-1A zone

LOCATION: 4560 and 4570 Armadale Way

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

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
1986 South Sacramento
Community Plan Designation: Residential (4-8 du/na)
Existing Zoning of Site: R-1A
Existing Land Use of Site: Duplex

Surrounding Land Use and Zoning:

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

Parking Required: 2 spaces
Parking Provided: 2 spaces
Property Dimensions: Irregular corner lot
Property Area: 0.22+ acres
Square Footage of Building: Unit I - 870+ sq. ft.; Unit II - 929+ sq. ft.
Height of Building: One-story
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco, brick, horizontal wood trim
Roof Material: Shake

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 23, 1988, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions.

BACKGROUND INFORMATION: The subject site is Lot 192 of the Mesa Grande Subdivision approved by the City Council on November 15, 1977. On May 19, 1981, the City Council

APPLC. NO. P88-122 MEETING DATE April 14, 1988 ITEM NO. 20

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approved a rezoning from Single Family (R-1) to the Single Family Alternative (R-1A) zone for the subject site for future halfplex development (P-9377). Plans for halfplex units were not submitted at that time and it was noted that a special permit would need to be applied for and approved before a halfplex could be constructed on the subject site.

In January of 1985 a building permit for a duplex was issued for the subject site and a duplex was constructed. Duplexes, however, are not a permitted housing type in the R-1A zone. The applicant subsequently applied for a tentative map to divide the parcel into two lots and a special permit for a halfplex unit (P85-264). These entitlements were approved by the Planning Commission on August 8, 1985 and the City Council on September 17, 1985. The map, however, was never finalized and the entitlements expired in September of 1987.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 0.2+ acre corner lot located in the Single Family Alternative (R-1A) zone. A 2,669+ square foot duplex is located on the site. Surrounding land uses are single family residences in the R-1 and R-1A zones to the north, south, east and west. The General Plan designates the site for Low Density Residential (4-15 du/na) use and the South Sacramento Community Plan designates the site for Residential (4-8 du/na) use.

B. Applicant's Proposal

The applicant is requesting a tentative map to divide the parcel into two lots and a special permit to convert the existing duplex into two halfplex units. Planning staff has no objections to the applicant's request. As noted above, a duplex is not a permitted residential type in the R-1A zone. The proposed entitlements, if approved, would make the structure conform to the requirements of the R-1A zone. The exterior building materials used on the structure - stucco, brick, horizontal wood trim and a shake roof - are compatible with the surrounding neighborhood. Staff, therefore, recommends approval of the tentative map and special permit requests.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions.

A. Ratify the Negative Declaration;

B. ~~Recommend /approval/ of/~~ ^{Approve} the Tentative Parcel Map, subject to conditions, ~~and forward to City Council; and~~ ^{by adopting the attached resolution.}

C. Approve the Special Permit to convert an existing duplex into two halfplex units, subject to the following condition 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:

1. Pay off existing assessments, 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. Meet all County Sanitation District requirements;
4. Provide separate sewer and water services to each lot and hook-up.

Condition - Special Permit

The structure will meet all building code requirements for halfplex units.

Findings of Fact - Special Permit

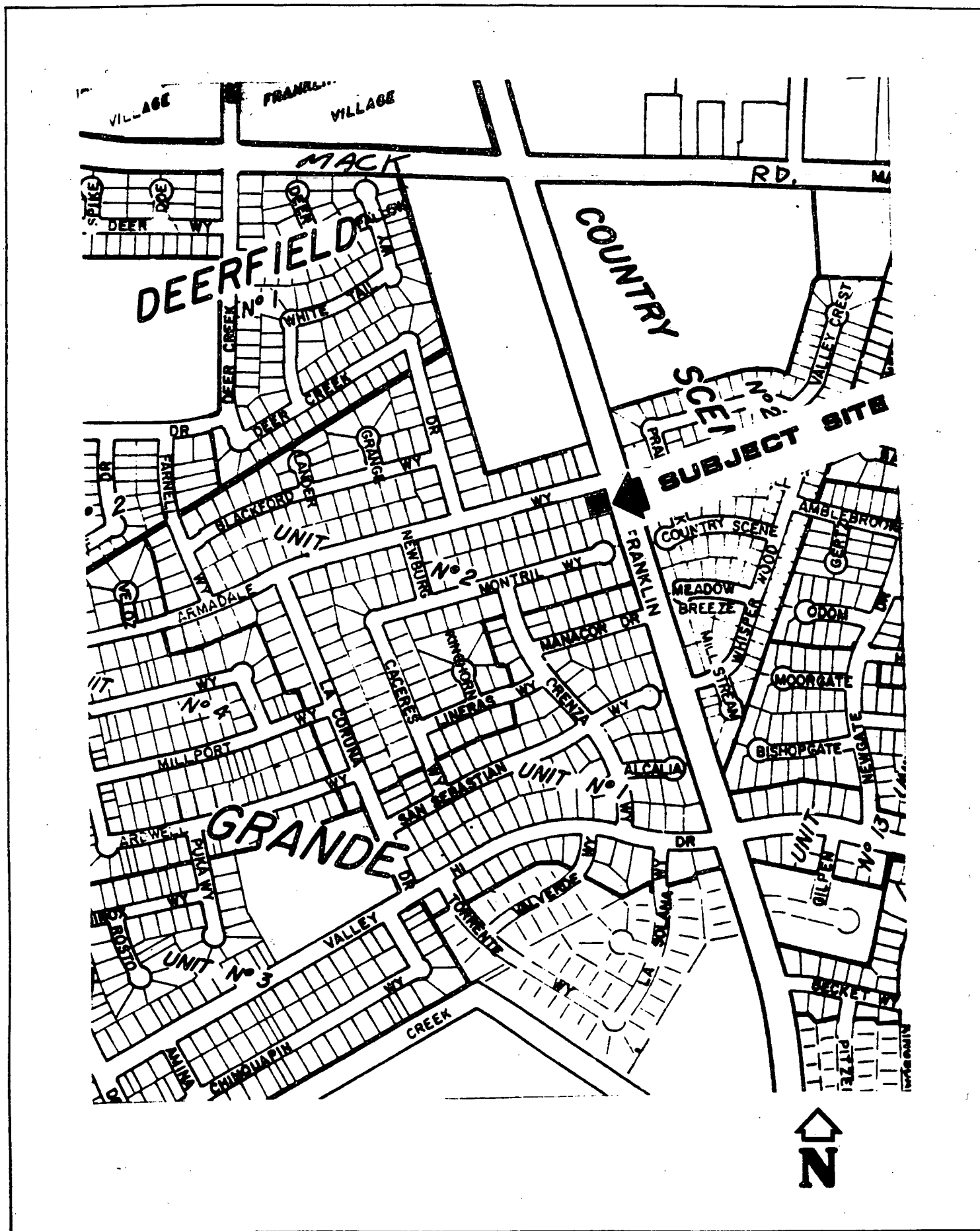
1. The project, as conditioned, is based upon sound principles of land use in that the proposed halfplex units are compatible with surrounding single family residential uses.
2. The project, as conditioned, is not detrimental to the public health, safety, or welfare nor will it result in the creation of a nuisance in that adequate parking will be provided.
3. The project is consistent with the General Plan and the 1986 South Sacramento Community Plan which designate the site for residential uses.

STATEMENT OF INTENT

- A. The applicant proposes to divide a corner lot with an existing duplex into two halplex lots, and a Special Permit to allow a half-plex unit in the R-1A Zone. The applicant also requests a variance to allow for the driveways of each unit to be located on the same street.
- B. The existing duplex contains two, two bedroom units with square foot-ages of 870 sq. ft. and 929 sq. ft.
- C. This application is justified because of its conformance with City policy allowing half-plex units on corner lots. The variance is justified because the duplex unit is an existing structure, and there was a previous approval for a Special Permit on this lot, approved September 17, 1985. (See P# 85-264).

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P88122

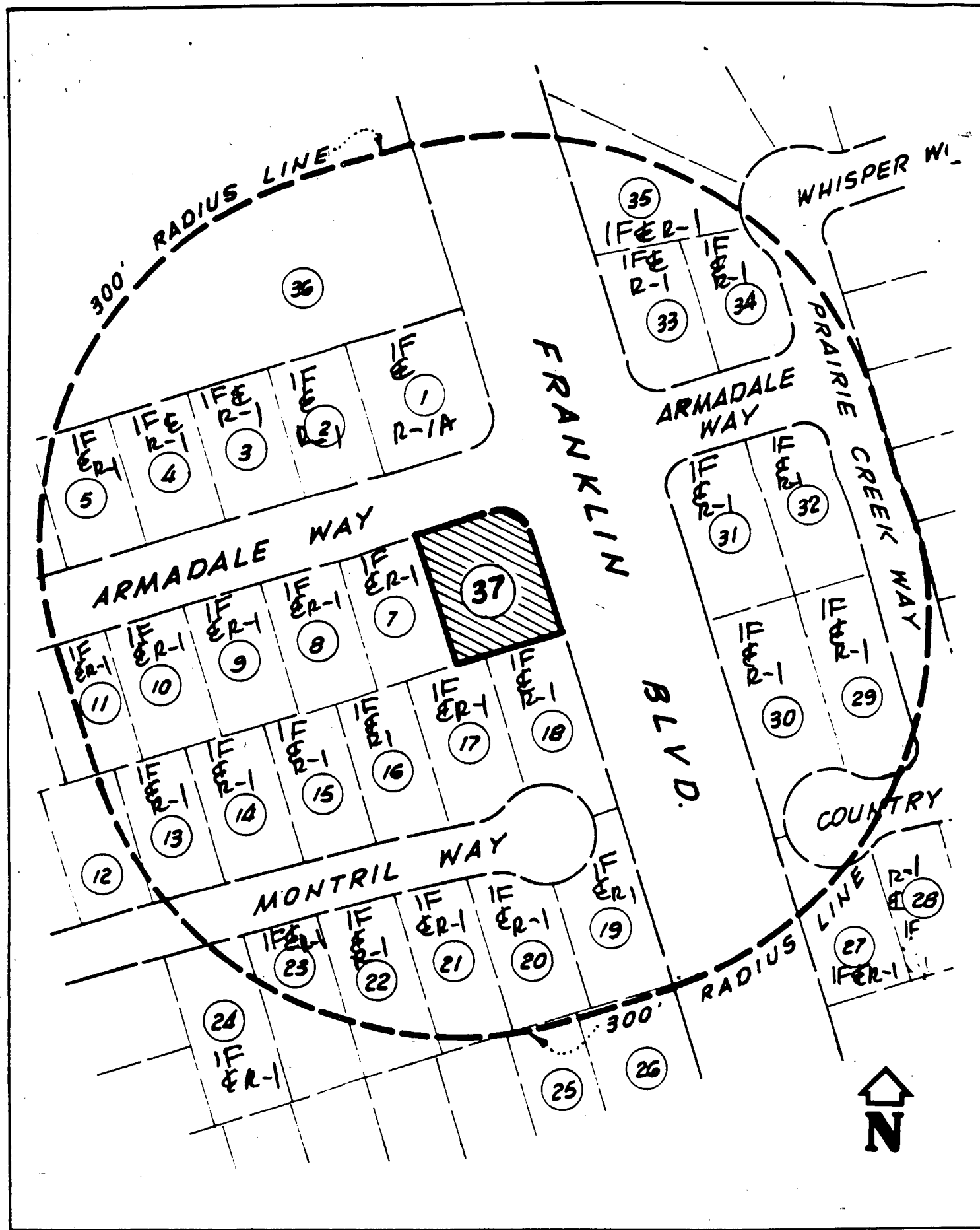


VICINITY MAP

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LAND USE & ZONING MAP

SCALE: 1" = 100'

P88-122

4-14-88

Item 20

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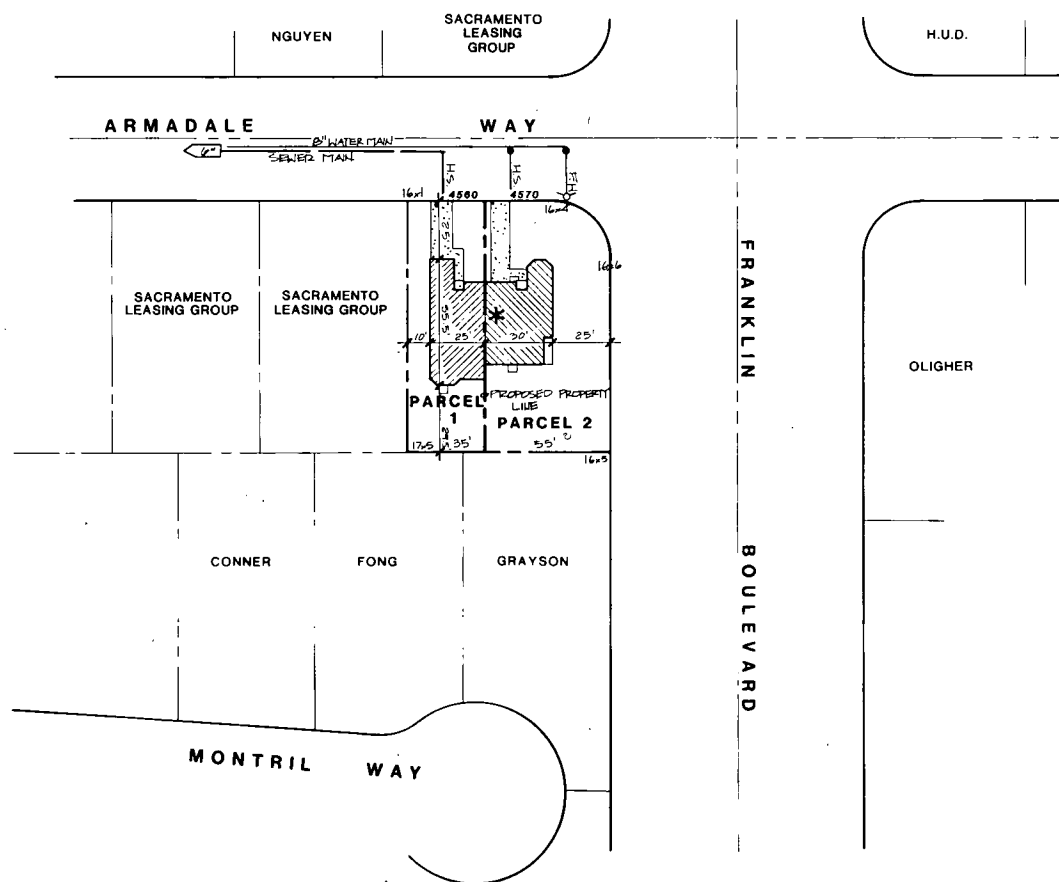


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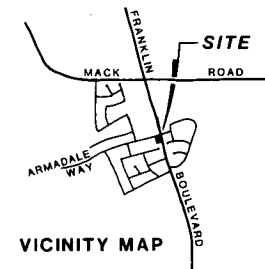
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* EXISTING DUPLEX
(constructed to halfplex standards)

SCALE: 1" = 40'



RECORD OWNER & SUBDIVIDER:

H.C. ELLIOTT, INC.
11093 SUN CENTER DRIVE
RANCHO CORDOVA, CA 95670

ENGINEER:

THE SPINK CORPORATION
2590 VENTURE OAKS WAY
SACRAMENTO, CA 95833

EXISTING USE & ZONING:

1 DUPLEX, RIA

PROPOSED USE & ZONING:

2 HALFPLEX UNITS, RIA

A.P.N.:

PROPOSED PARCEL 1 - 0.088+ ACRES
PROPOSED PARCEL 2 - 0.136+ ACRES

PROPOSED IMPROVEMENTS:

CITY OF SACRAMENTO STANDARDS

ELECTRICITY:

SMUD

GAS:

P.G. & E.

WATER:

CITY OF SACRAMENTO

SEWER:

CITY OF SACRAMENTO

SCHOOL DISTRICT:

CITY OF SACRAMENTO

PARK DISTRICT:

CITY OF SACRAMENTO

MARCH, 1988



THE SPINK CORPORATION
2590 VENTURE OAKS WAY
SACRAMENTO, CA. 95833
(916)925-5550

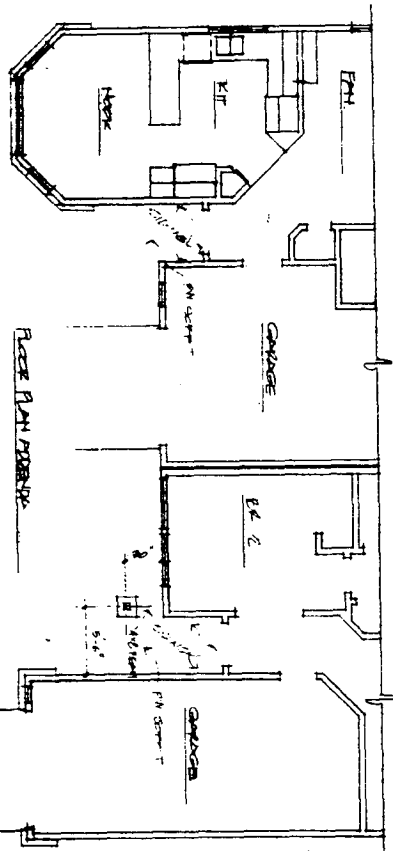
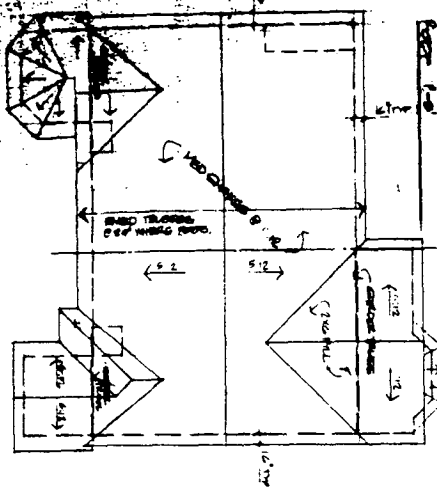
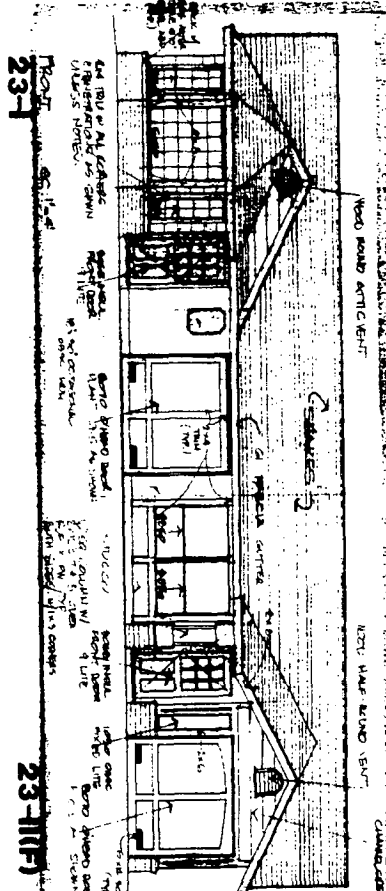
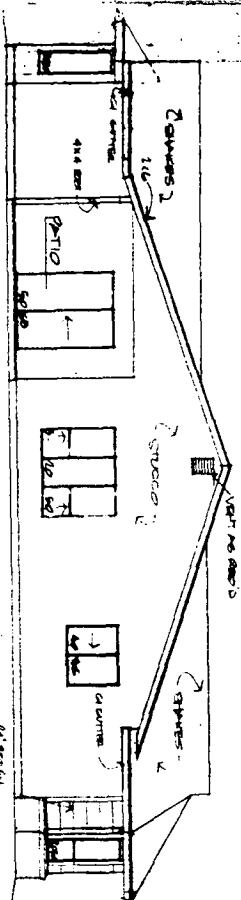
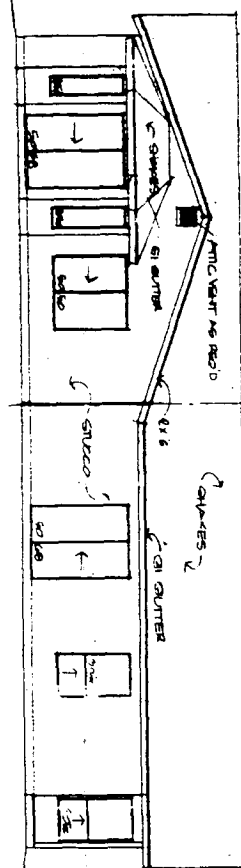
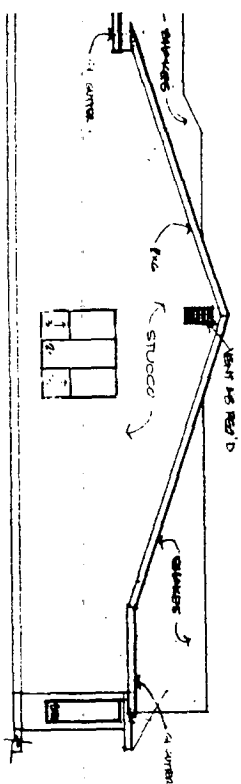
ENGINEERING • ARCHITECTURE • PLANNING •
LANDSCAPE ARCHITECTURE • SURVEYING •
MAPPING • PHOTOGRAMMETRY •

TENTATIVE PARCEL MAP

MESA GRANDE LOT 192 CITY OF SACRAMENTO, CALIFORNIA

EXHIBIT A

**EXHIBIT C
ELEVATIONS**



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P88-122

4-14-88

Item 20

	REVISIONS	PROJECT
		COPPERFIELD 15
PLAN 23-1 & 23-2		

3