

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

APPLICANT: <u>The Spink Corporation, 2590 Venture Oaks Way, Sacto, CA 95833</u>		
OWNER: <u>Blanche England, P.O. Box 282431, San Francisco, CA 94128</u>		
PLANS BY: <u>The Spink Corporation, 2590 Venture Oaks Way, Sacto, CA 95833</u>		
FILING DATE: <u>July 19, 1991</u>	ENVIR. DET.: <u>Exempt (15303(a))</u>	REPORT BY: <u>Doug Holmen</u>
ASSESSOR'S PCL. NO. <u>251-0133-015</u>		

APPLICATION: Tentative Map to subdivide 0.17± vacant acre corner lot into 2 halfplex lots in the Single Family Residential (R-1) zone for property located at 3600 Cypress Street.

LOCATION: 3600 Cypress Street

PROPOSAL: The applicant is seeking the necessary entitlement for the purpose of constructing two halfplexes for individual sale and ownership.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-8 du/na)
North Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	Standard Single Family (R-1)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single family residence; R-1
South:	Single family residence; R-1
East:	Single family residence; R-1
West:	Vacant; R-1

Property Dimensions:	58' x 128' (7,242 sq. ft.)
Property Area:	0.17 sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 21, 1991, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions.

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site is designated Low Density Residential (4- 15 du/na) in the General Plan and Residential 4- 8 du/na in the North Sacramento Community Plan. The subject site is presently zoned Standard Single Family Residential (R-1). The site contains 0.17± vacant acres. The applicant proposes to construct two halfplexes for separate ownership. The site is surrounded by low density residential to the north, south and east. The lots

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to the southeast and west are vacant.

B. Applicant's Proposal

The applicant is requesting the necessary entitlement to divide the subject site into two halfplex lots in order to build two halfplexes for separate ownership and sale. Plans for the proposed units have not been provided at this time.

C. Staff Analysis

Halfplexes are allowed on corner lots in the Standard Single Family (R-1) zone as long as the design of the units meet the halfplex criteria in the zoning ordinance. Those criteria is as follows:

- A. Each unit shall have its entrance, including driveways, off different streets;
- B. The halfplex lots and structure(s) combined, and the halfplex shall meet the minimum setback requirements for the R-1 zone;
- C. Each unit shall have an enclosed garage and a driveway of at least 20 feet long and eight feet wide. The enclosed garage shall be a minimum 10' wide and 20' long;
- D. Exterior siding materials and roofing materials shall be consistent with the quality, and compatible with the appearance of single family homes in the area;
- E. Rear and side yard areas shall be shaped to maximize their potential use.

The applicant should be aware that the halfplex plans for the site will need to meet these criteria prior to issuance of a building permit. The site is also located in the Del Paso Heights Redevelopment Area; therefore, building plans will also require Design Review Board staff review and approval.

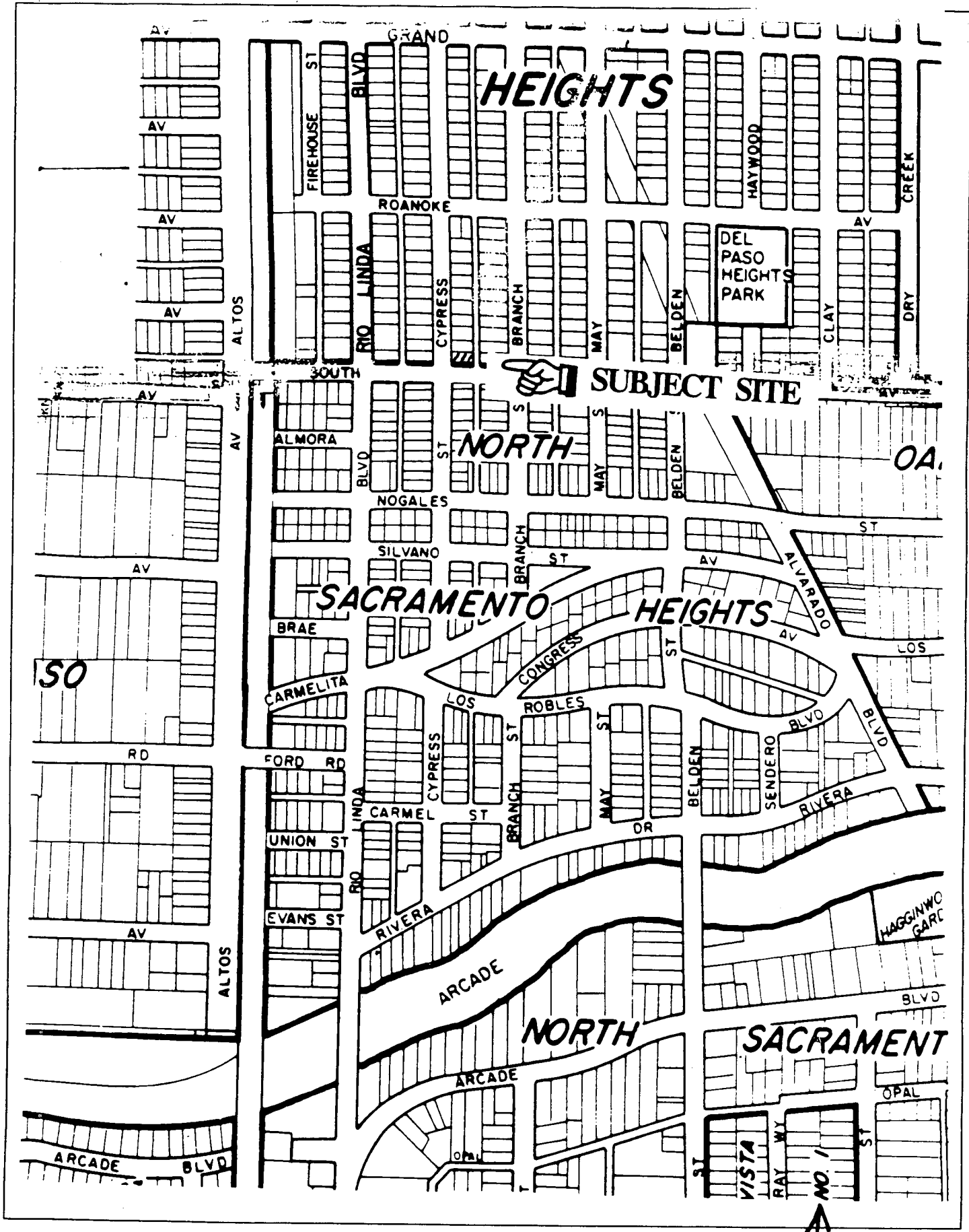
D. Agency Comments

The proposed project was reviewed by several divisions of the Public Works Department, as well as other City Departments, public utilities, and the Robla and Grant Union Unified School Districts. Their comments regarding the proposed project have been incorporated into the conditions.

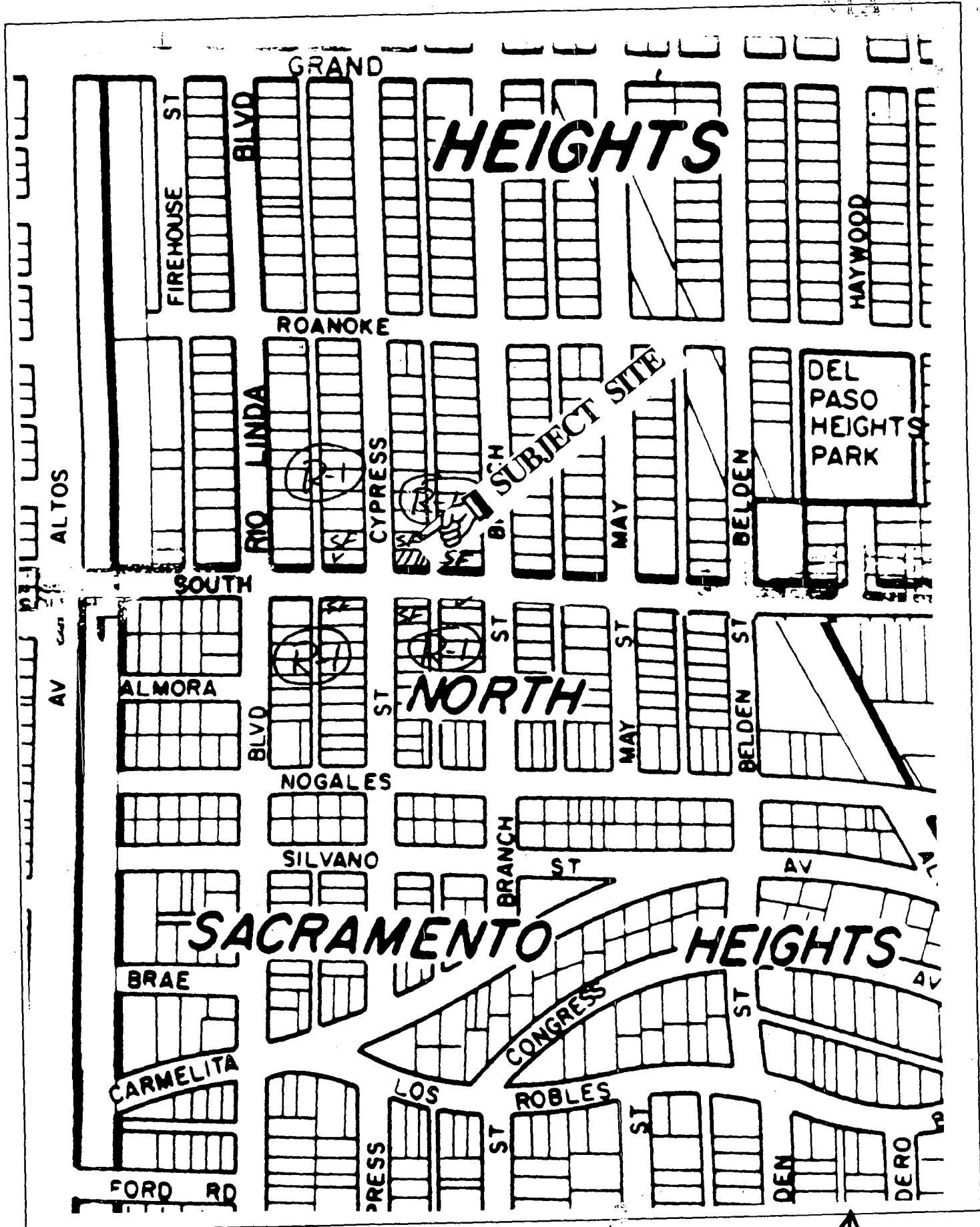
ENVIRONMENTAL DETERMINATION:

The Environmental Coordinator has determined that the proposed project is exempt from Environmental Review and has issued a categorical exemption (CEQA Sec. 15303 (a)).

RECOMMENDATION: Staff recommends the Planning Commission approve the Tentative Map to subdivide 0.17± vacant acre corner lot into 2 halfplex lots in the Single Family Residential (R-1) zone by adopting the attached resolution.



VICINITY MAP



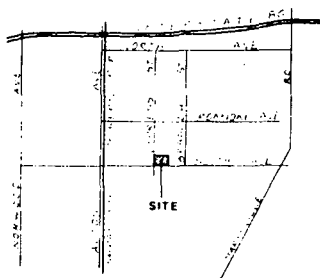
LAND USE & ZONING MAP

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TENTATIVE PARCEL MAP EXHIBIT FOR 3600 CYPRESS STREET CITY OF SACRAMENTO, CALIFORNIA

RECORD OWNER & SUBDIVIDER
 BLANCHE ENGLAND
 P.O. BOX 282431
 SAN FRANCISCO, CA 94128

PLANNER/SURVEYOR
 THE SPINK CORPORATION
 2590 VENTURE OAKS WAY
 SACRAMENTO, CA 95833

A.P.N.
 251 0133 015

EXISTING USE & ZONE
 VACANT R-1

PROPOSED USE & ZONE
 2 HALF PLEX LOTS R-1

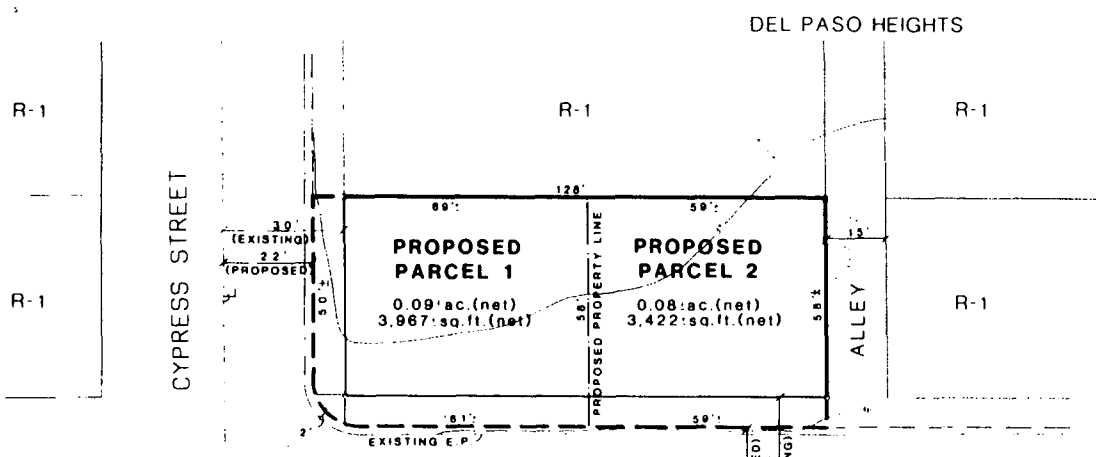
ACREAGE: 0.171 (NET)
 PROPOSED PARCEL 1 0.09 AC (NET)
 PROPOSED PARCEL 2 0.08 AC (NET)

RESIDENTIAL DENSITY
 118 DU/AC (NET)

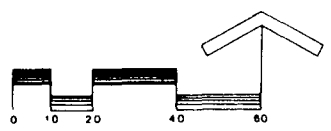
DISTRICTS:

IMPROVEMENTS	CITY OF SACRAMENTO STANDARDS
SEWER	CITY OF SACRAMENTO
WATER	CITY OF SACRAMENTO
DRAINAGE	CITY OF SACRAMENTO
GAS	P.G. & E.
ELECTRICITY	S.M.U.D.
TELEPHONE	PACIFIC TELEPHONE
FIRE DISTRICT	CITY OF SACRAMENTO
SCHOOL DISTRICT	GRANT JOINT UNION DEL PASO HEIGHTS FLEM
PARK DISTRICT	CITY OF SACRAMENTO

NOTE: THERE ARE NO TREES OR STRUCTURES LOCATED ON THE SUBJECT SITE



LEGEND:
 — EXISTING R.O.W. TO BE ABANDONED THROUGH SEPARATE SUMMARY ABANDONMENT APPLICATION.
 - - - PROPOSED R.O.W. LINE



THE BOUNDARY, EASEMENTS AND ENCUMBRANCES SHOWN ON THIS TENTATIVE PARCEL MAP WERE PREPARED BY ME FROM THE RECORDS OF THE UNRECORDED ENCUMBRANCE LIEN SUBDIVISION AND ARE INTENDED FOR INFORMATION ONLY.

Greg Underwood

JULY, 1991

Spink

THE SPINK CORPORATION
 2590 VENTURE OAKS WAY SACRAMENTO, CA 95833
 (916) 925-1550 FAX NO (916) 921-0274

7694-004

EXHIBIT - A
TENTATIVE MAP

LEGAL DESCRIPTION

Lot 12 in Block 12, as shown on the official "Plat of Del Paso Heights", recorded in Book 12 of Maps, Map No. 1, records of said County.

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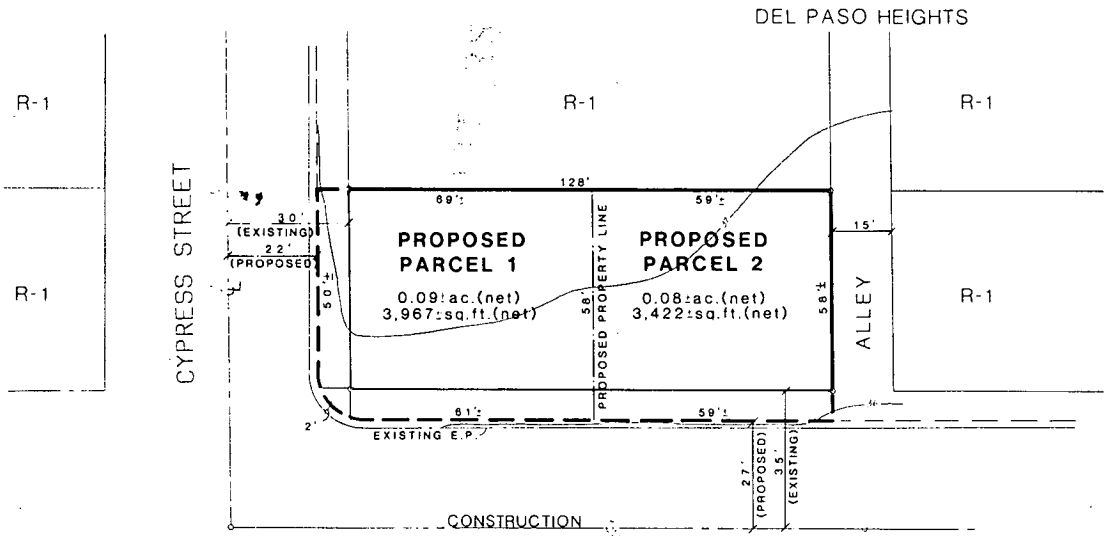
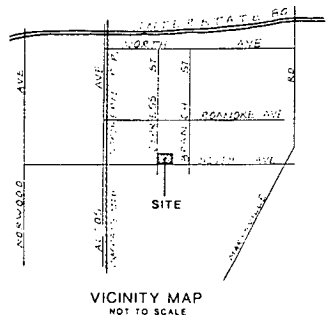
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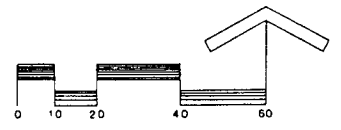
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LEGEND:
 ——— EXISTING R.O.W. TO BE ABANDONED THROUGH SEPARATE SUMMARY ABANDONMENT APPLICATION.
 - - - PROPOSED R.O.W. LINE



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A.P.N.

251-0133-015

EXISTING USE & ZONE

VACANT; R-1

PROPOSED USE & ZONE

2 HALF-PLEX LOTS: R-1

ACREAGE: 0.171 (NET)

PROPOSED PARCEL 1: 0.091 AC. (NET)
PROPOSED PARCEL 2: 0.081 AC. (NET)

RESIDENTIAL DENSITY

11.8: DU/AC (NET)

DISTRICTS:

- IMPROVEMENTS: CITY OF SACRAMENTO STANDARDS
- SEWER: CITY OF SACRAMENTO
- WATER: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- GAS: P.G. & E.
- ELECTRICITY: S.M.U.D.
- TELEPHONE: PACIFIC TELEPHONE
- FIRE DISTRICT: CITY OF SACRAMENTO
- SCHOOL DISTRICT: GRANT JOINT UNION: DEL PASO HEIGHTS ELEMENTARY
- PARK DISTRICT: CITY OF SACRAMENTO

NOTE: THERE ARE NO TREES OR STRUCTURES LOCATED ON THE SUBJECT SITE.
THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.

THE BOUNDARY, EASEMENTS AND TOPOGRAPHY SHOWN ON THIS TENTATIVE MAP WERE PREPARED BY OR UNDER THE CONTROL OF THE UNDERSIGNED LICENSED LAND SURVEYOR AND ARE INTENDED FOR TENTATIVE MAP PURPOSES ONLY

Craig Wecker

CRAIG H. WEAVER, L.S. 5532

JULY, 1991

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 THE SPINK CORPORATION
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