

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.

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;

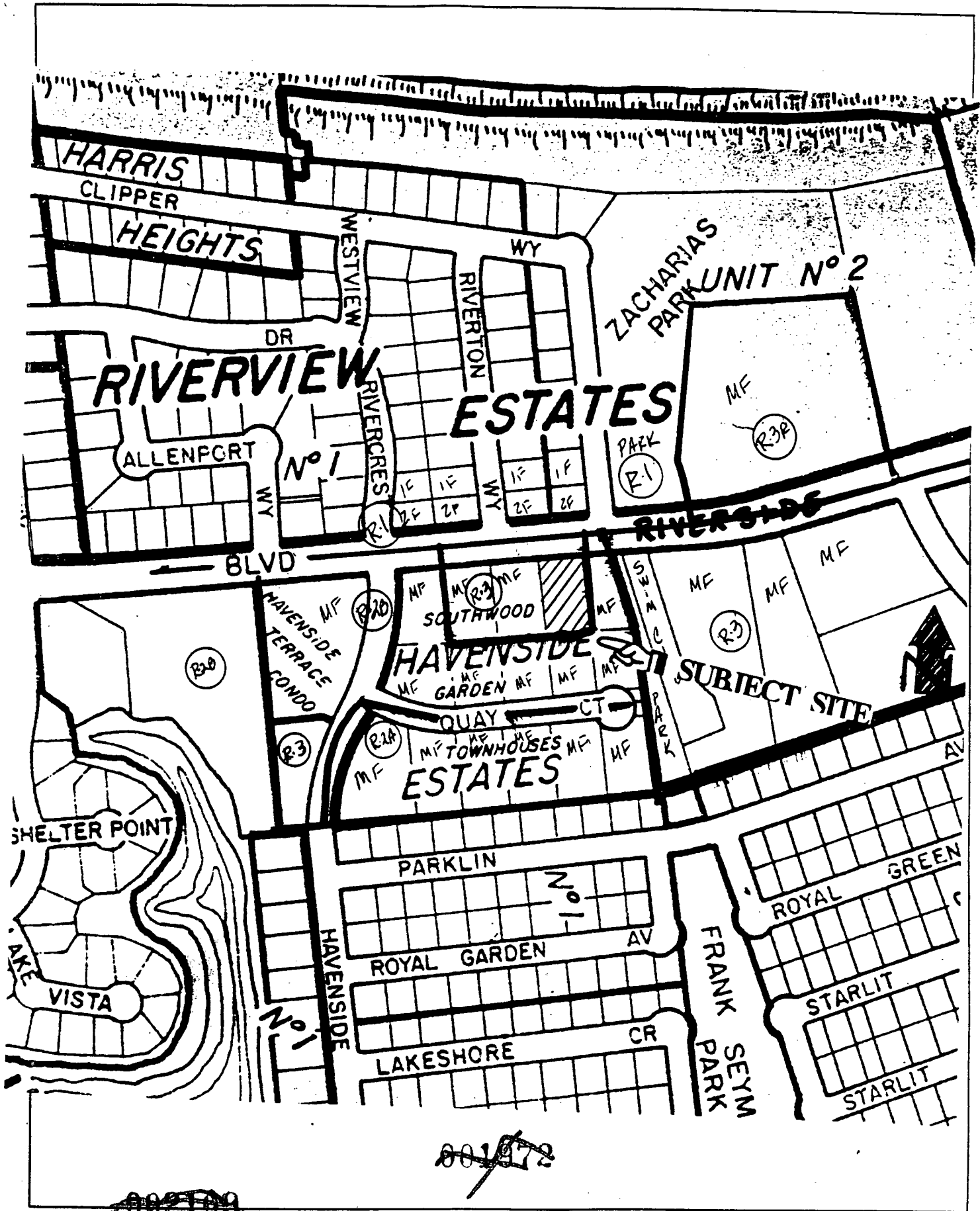
Show reciprocal ingress, egress and maneuvering easements on Final Map;

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:

- 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.



~~001872~~

~~002133~~

VICINITY, LAND USE AND ZONING MAP

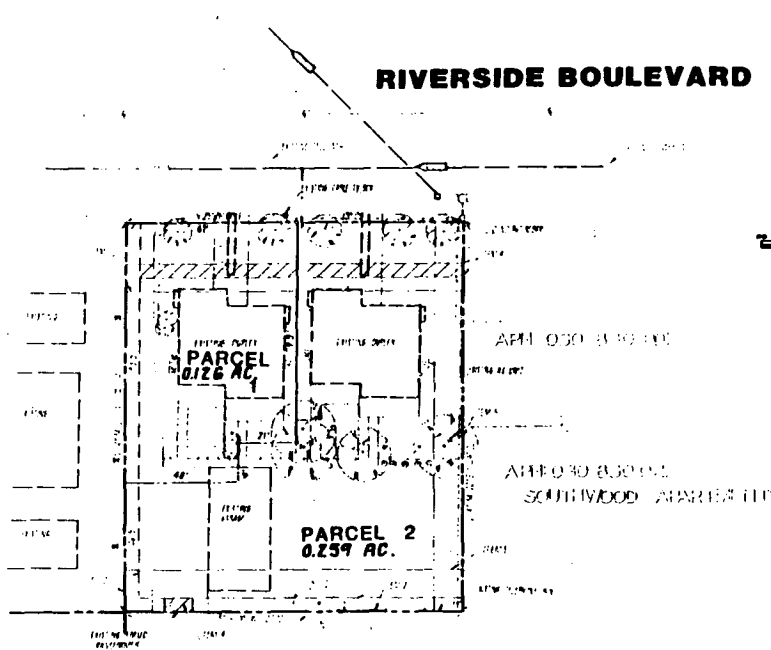
**EXHIBIT A
TENTATIVE MAP**

- ITEMS**
- ITEM 1. A 25' SETBACK LINE ON THE NORTHEAST CORNER AND A 15' ON THE SOUTH SIDE.
 - ITEM 2. A 5' PUBLIC UTILITY EASEMENT ON THE WEST AND SOUTH SIDES.
 - ITEM 3. A 6" PLUMBING AND UNDERGROUND UTILITY ON THE NORTH SIDE.
 - ITEM 4. SAID EASTMENT WHICH IS SOUTHERLY 3° OF THE NORTHERLY 70° AND SOUTHERLY 10° OF THE EASTERLY 1/4° OF THE WESTERLY 3/4°.
 - ITEM 5. WOODS-EGRESS EASTMENT ON THE WESTERLY 1/4°.

APPLICANT:
ROBERT L. LEE

APPLICANT'S
ADDRESS:
GALLAWAY

- LEGEND**
- EXISTING MANHOLE
 - EXISTING COVER LINE
 - EXISTING DRAIN LINE
 - EXISTING WATER VALVE
 - EXISTING WATER LINE
 - EXISTING FINE HYDRANT
 - EXISTING JOINT POWER POLE
 - EXISTING STREET LIGHT
 - EXISTING TREE
 - EXISTING FENCE
 - EXISTING CENTER LINE
 - EXISTING
 - EXISTING SETBACK CLEAR OUT



RIVERSIDE BOULEVARD

APN 030-032-005

ALFRED ROAD
SOUTHWOOD APARTS LTD.

**PARCEL 2
0.259 AC.**

**PARCEL 1
0.226 AC.**



VICINITY MAP

NTS

July 19, 1991 Job Number: 91-090

PROPOSED LEGAL DESCRIPTION

ALL THAT PIECE OF PROPERTY SITUATED IN THE COUNTY OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO DESCRIBED AS FOLLOWS:

GENERAL 1
ALL THAT PORTION OF LOT 4 AS SHOWN ON THE "PLAN OF SUBDIVISION 'STATES' RECORDED IN BOOK 78 OF MAPS, MAP NO. 21, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 2 SOUTH 14° 24' 00" WEST, 80.0 FEET; THENCE LEAVING SAID WEST LINE NORTH 75° 30' 00" EAST, 40.00 FEET; THENCE NORTH 10° 34' 00" WEST, 14.00 FEET; THENCE SOUTH 75° 30' 00" EAST, 21.00 FEET; THENCE NORTH 14° 24' 00" WEST, 79.0 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID SOUTH LINE SOUTH 75° 26' 00" WEST, 81.0 FEET TO THE POINT OF BEGINNING.

GENERAL 2
LOT 4, AS SHOWN ON THE "PLAN OF SUBDIVISION 'STATES' RECORDED IN BOOK 78 OF MAPS, MAP NO. 21, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS:

GENERAL 3
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 2 SOUTH 14° 24' 00" WEST, 80.0 FEET; THENCE LEAVING SAID WEST LINE NORTH 75° 30' 00" EAST, 40.00 FEET; THENCE SOUTH 10° 34' 00" WEST, 14.00 FEET; THENCE SOUTH 75° 30' 00" EAST, 21.00 FEET; THENCE NORTH 14° 24' 00" WEST, 79.0 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID SOUTH LINE SOUTH 75° 26' 00" WEST, 81.0 FEET TO THE POINT OF BEGINNING.

GENERAL

DATE & REVISED: 08/14/91
0214 022100 047
SACRAMENTO, CA 95811
18181 441-8812

ENGINEER:
JTS ENGINEERING CONSULTANTS, INC.
1800 J STREET
SACRAMENTO, CA 95811
18181 441-8700

APPLICANT'S PROJECT NUMBER: 030-032-005

EXISTING ZONING: R-3

PROPOSED ZONING: R-3

EXISTING USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

NUMBER OF LOTS: EXISTING = 1
PROPOSED = 2

NET AREA: .30 NET AC

GENERAL

PROPOSED APPLICANT'S TENTATIVE MAP TO SUBDIVIDE AN EXISTING FOUR UNIT PROJECT TO ONE TWO UNIT PROJECT AND ONE FOUR UNIT PROJECT. EACH BUILDING NUMBER = 2,100 SQUARE FEET AND CONSISTS OF ONE 2 BEDROOM/1.5 BATH UNIT AND ONE 3 BEDROOM/1.5 BATH UNIT. EACH UNIT IS APPROXIMATELY 1,000 SQUARE FEET. THE PROJECT IS BEING SUBMITTED TO THE CITY OF SACRAMENTO FOR LARGER BUREAU UNITS IN THE AREA. EACH UNIT HAS 1.0 PARKING SPACE AND HOURLY OFFICE SERVICE. HOURLY LAUNDRY SERVICE TO ITS ATTRACTIVENESS AND MARKETABILITY. THE SITE IS CURRENTLY UNDER BILLED WITH FOUR UNITS @ 10 UNITS/AC WITH A BIDDING ESTIMATE OF \$3 MILLION FOR BETWEEN 18-21 UNITS/AC.

UTILITIES:

TRANSMISSION: PACIFIC BELL
ELECTRICITY: SPS
GAS: P & G
WATER: CITY OF SACRAMENTO
DRAINAGE: CITY OF SACRAMENTO
FIRE: CITY OF SACRAMENTO

~~002134~~

002134

ITEM NO. 13

1-23-92

P91-209

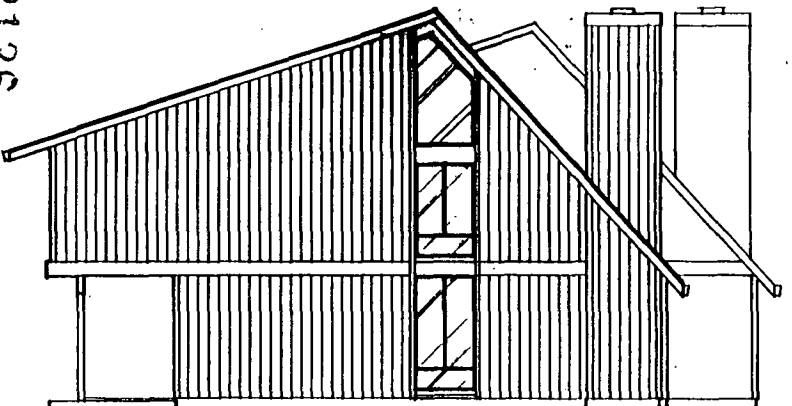
BENCHMARK ELEV.:	JTS ENGINEERING CONSULTANTS, INC. 1800 J STREET SACRAMENTO, CALIFORNIA 95814 (916) 441-8700	DESIGNED	SCALE	NO.	DATE	REVISED	COUNTY APPROVAL	CITY OF SACRAMENTO	CALF.	DATE: JULY 19, 1991	SHEET: 1/1
FIELD BOOK NO. PG.		DRAWN	1" = 20'								
		CHECKED									
		SUBMITTED									

TENTATIVE PARCEL MAP
625 RIVERSIDE AVENUE
APN 030-032-005

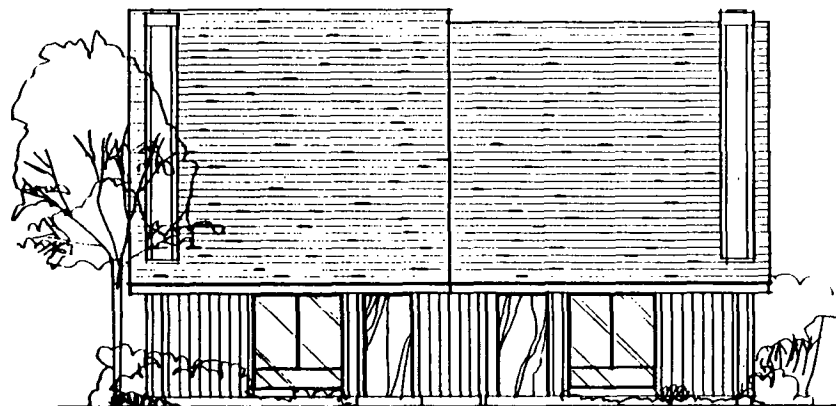
JOB NO. 91090

P91-209

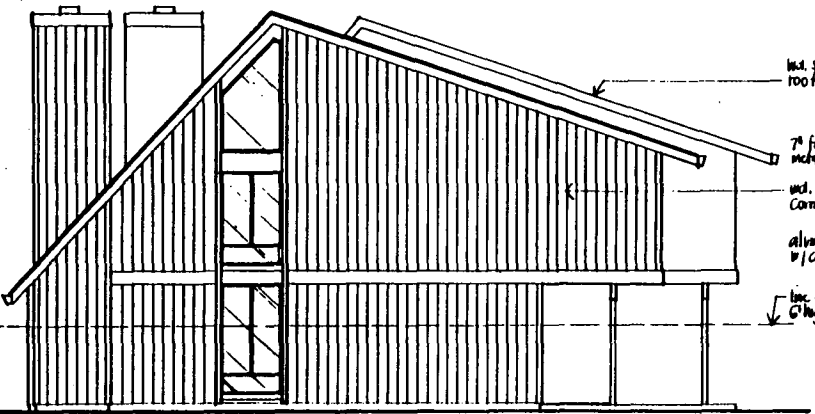
002136



NORTH



WEST



SOUTH

- md. shingle roof
- 7" fascia metal gutter
- md. siding w/ corner tiles
- alum. windows w/ clear glass
- loc. of 6" high fence



EAST

1-23-92

ITEM No. 13

P91-209

CHINN - BUSCONI ARCHITECTS

201 Lathrop Way, Suite C
Sacramento, CA 95815
916 446 3717

Revisions By Date

The undersigned architect does not warrant that these plans or the specific manner in which they are to be constructed, unless it is specifically stated on the drawings. The architect is not responsible for any errors or omissions which may have been made in the preparation of these plans or specifications, or for any consequences which may result therefrom, unless it is specifically stated on the drawings. The architect is not responsible for any errors or omissions which may have been made in the preparation of these plans or specifications, or for any consequences which may result therefrom, unless it is specifically stated on the drawings.

This drawing is to be used only for the project and site specified herein and is not to be used for any other project or site without the written consent of the architect.

Architect

Client

Miyasaki Apartments
91 CA
5-312-005
verside Blvd.

Date 92
Drawn By
Checked By
Project No.

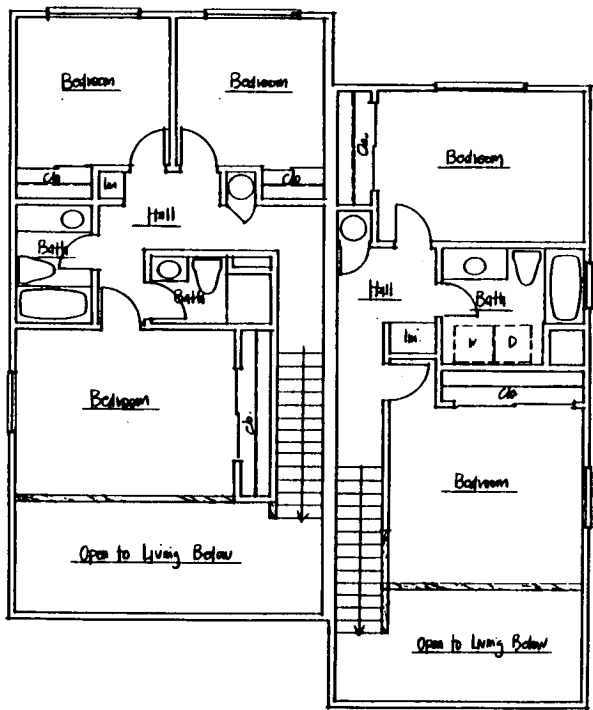
EXHIBIT C

PQ1-209

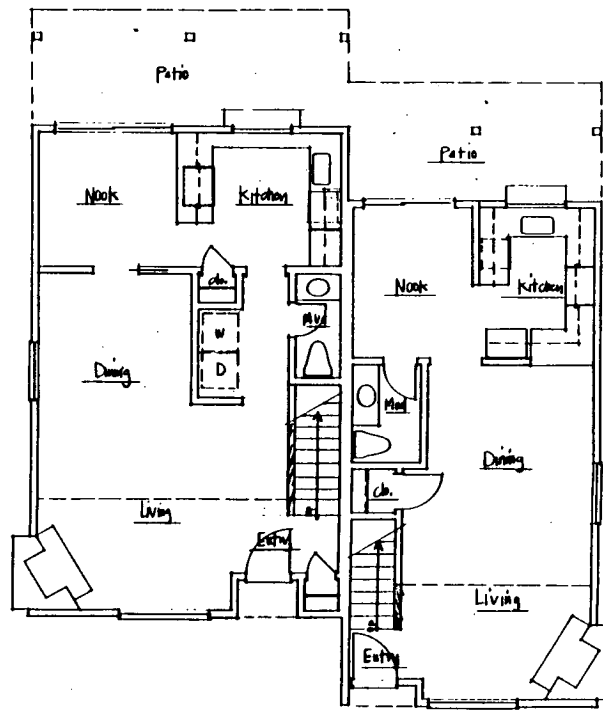
002197

1-23-92

ITEM NO. 1



SECOND FLOOR PLAN
1/4" = 1' 0"



FIRST FLOOR PLAN
1/4" = 1' 0"

CHINN - BUSCONI
ARCHITECTS

201 Lathrop Way, Suite C
Sacramento, CA 95815
916 646 3717

Revisions By Date

The undersigned architect does not represent the above plan or the specifications to which it is attached as a contract, unless it is specifically stated to the contrary. The architect assumes no responsibility for the construction of the building or for the performance of the contractor. The drawing is a final one and no other drawings will be issued by the architect or any other person.

Date

Miyasaki Apartments
Sacramento, CA
APP: 030-32-005
verside Blvd.

Date July 18, 91

Drawn By CRA

Checked By

Project No. 91

EXHIBIT D