

CITY PLANNING COMMISSION

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

APPLICANT H.W. Bradley, Jr. c/o Dave Bradley; 3001 P St.; Sac., CA 95816
OWNER Citation Homes; 530 Bercut Dr., Suite 207; Sac. CA
PLANS BY Corelis Assoc.; 1310 H St.; Sac. Ca.
FILING DATE 10/30/87 ENVIR. DET. Ex 15305 a REPORT BY SD
ASSESSOR'S-PCL. NO. 225-0765-005 & 006

APPLICATION: Lot Line Adjustment

LOCATION: Southwest corner of Coroval Drive and Azevedo Drive

PROPOSAL: The applicant is requesting the necessary entitlements to relocate an existing lot line eight ft. to the east in order to construct a duplex.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	Staggered	21'
South: Residential; R-1	Side(Int):	5'	5'
East : Residential; R-1	Side(St):	12.5'	15'
West : Residential; R-1	Rear:	15'	15'

Parking Required:	2 spaces
Parking Provided:	4 spaces
Property Dimensions:	86' x 103'
Property Area:	0.2+ acre(s)
Square Footage of Unit:	1,278 and 1,185 sq. ft.
Height of Building:	1 Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Horizontal wood siding
Roof Material:	Shake shingles

PROJECT EVALUATION: Staff has the following comments:

- The subject site consists of two vacant lots in Frates Ranch which were subdivided for halfplex development. The lots are zoned Standard Single Family (R-1) and are designated for residential use in the 1974 General Plan. Surrounding land uses are residential.
- The applicant is requesting to relocate the property line on which the common wall of the halfplex is to be located. This will give Plan "1278" a larger rear yard setback. Staff has no objection to this request.
- Front setbacks in Frates Ranch are staggered. The applicant proposes a 21 foot front setback. Staff finds this acceptable.

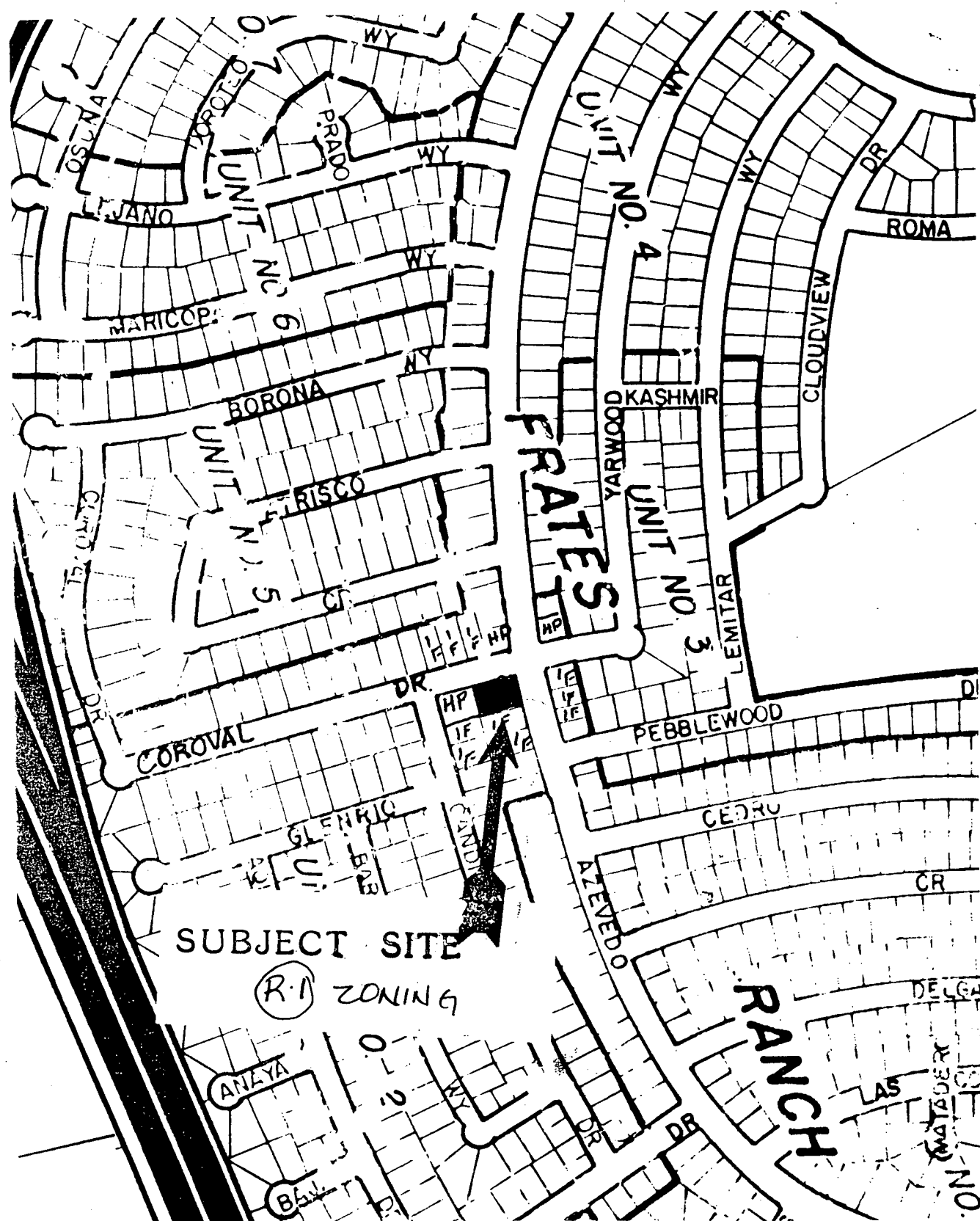
APPLC.NO. P87-457 MEETING DATE Dec. 3, 1987 ITEM NO 30

- D. Plans for this project were routed to Traffic, Engineering, Real Estate and Water and Sewer. The following comment was received from Engineering:

"Waive Parcel Map and file a Certificate of Compliance prior to recordation."

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15305(a)).

RECOMMENDATION: Staff recommends that the Commission approve the lot line adjustment request by adopting the attached Resolution.

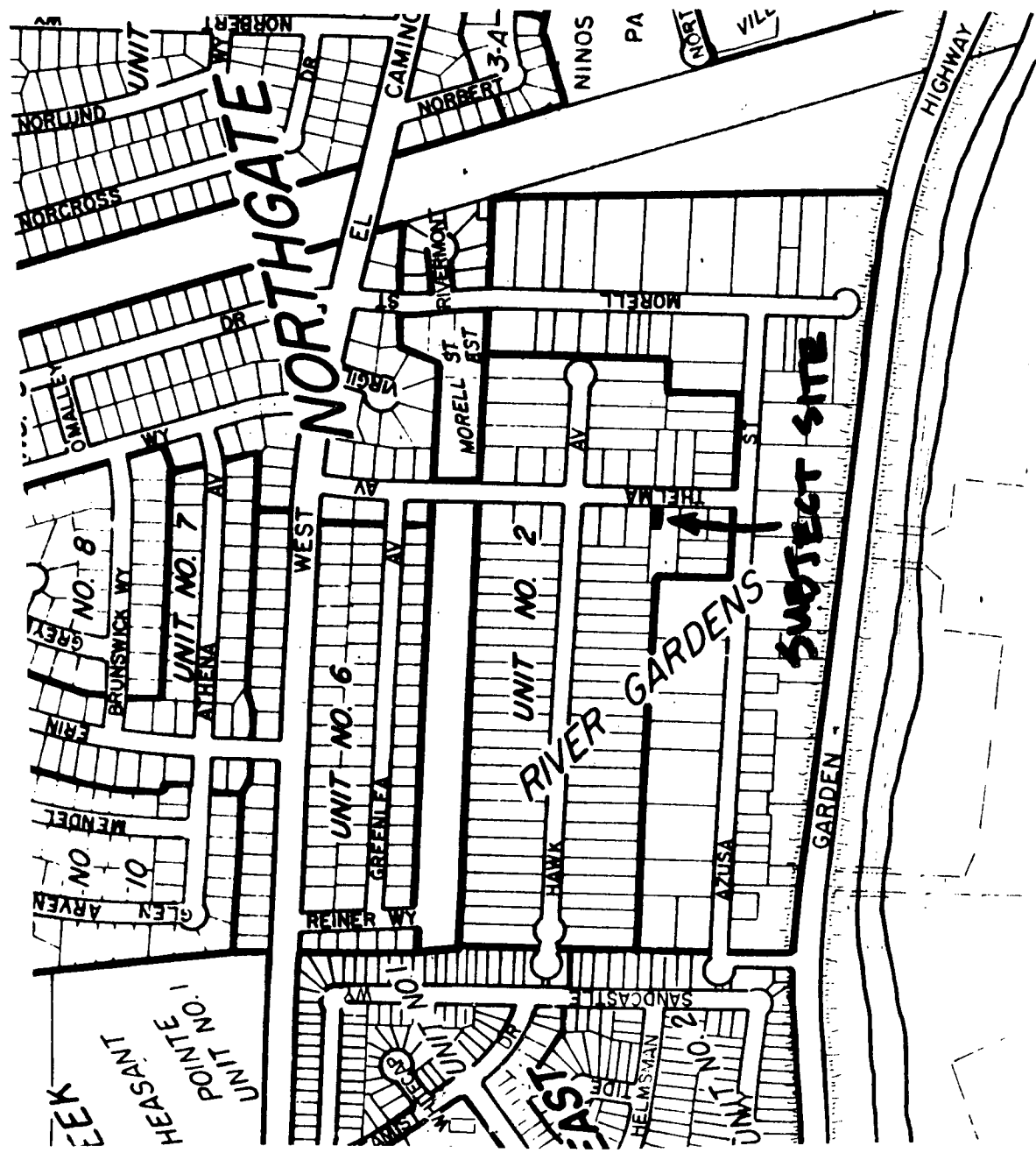


VICINITY - LAND USE - ZONING

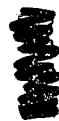
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VICINITY MAP

M87-127

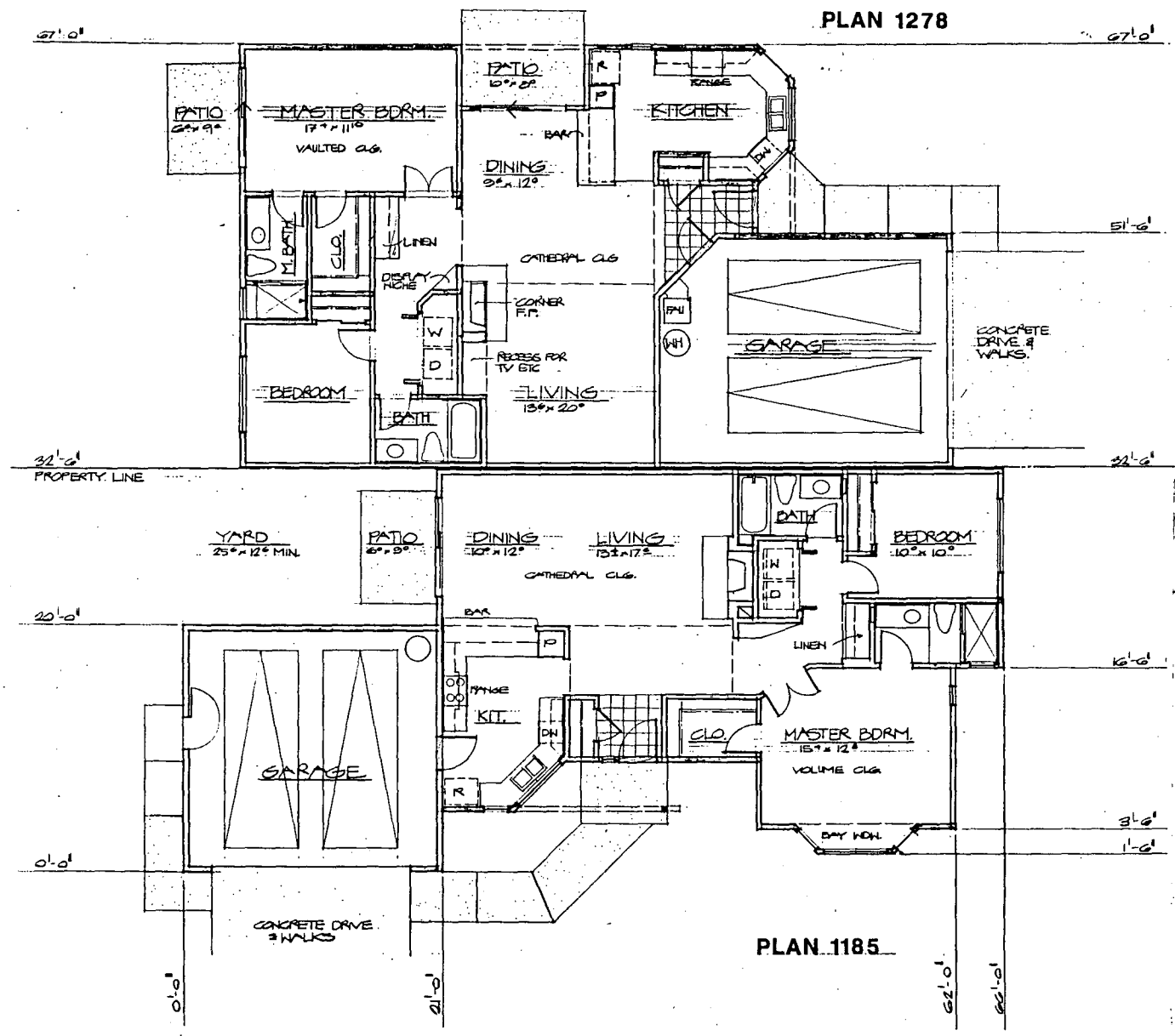
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Item #31

187-457

12-3-87

#30



FLOOR PLANS

Corelis Associates
Architecture & Planning
1310 H Street, Suite 100
Sacramento, CA 95814
(916) 443-7414

FRATES RANCH

HALFPLEXES
FOR
HERBERT W.
BRADLEY, JR.

SACRAMENTO,
CALIFORNIA

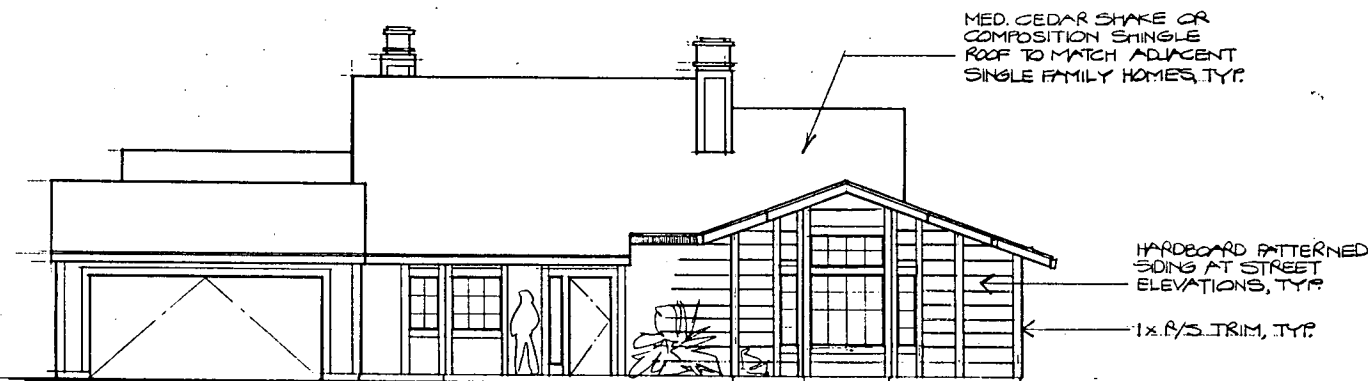
The drawing is not final or to be used for construction until signed by the Architect.

ARCHITECT	Corelis Associates
Drawn by	DUC
Checked by	
Job no.	01234
Date	12/2/87
REVISIONS	
SHEET TITLE	FLOOR PLAN
SHEET NO.	1
Sheet no. 1 of 5 sheets	

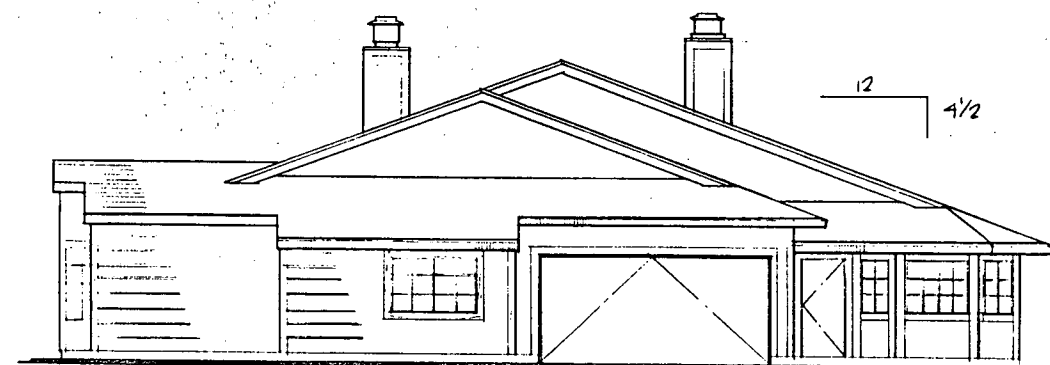
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OUTER UNIT ENTRY ELEVATION PLAN 1185



INSIDE UNIT ENTRY ELEVATION-PLAN 1218

CA
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This drawing is not final and is to be used for construction only and signed by the Architect.

ARCHITECT
Drawn By: **EUC**
Checked By:
Date: **12/3/87**

REVISIONS
Sheet Title
EXTERIOR ELEVATIONS

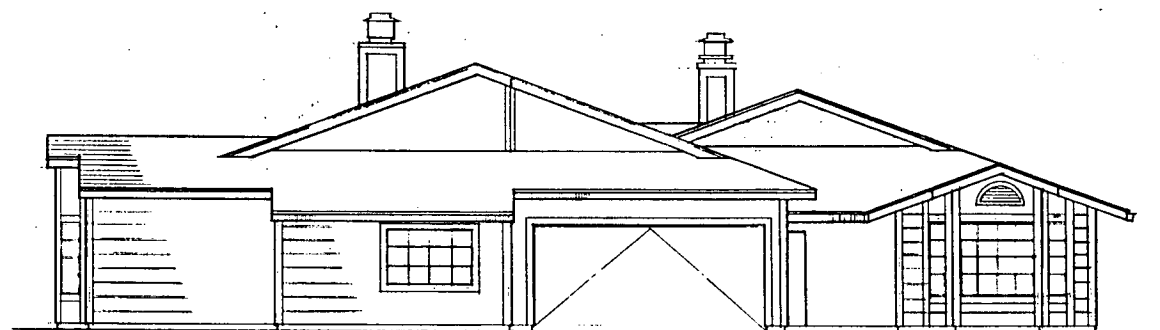
Sheet No.
3
Sheet No. 3 of 3 Sheets

ELEVATIONS

187-457

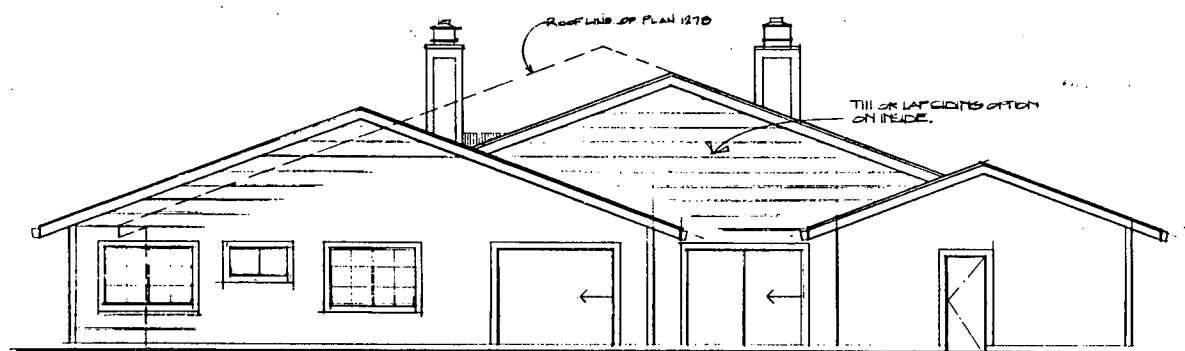
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INSIDE UNIT ENTRY ELEVATION - PLAN 1375

SEE SHEET 3
FOR SIMILAR
TYPICAL NOTES.



REAR/SIDE YARD ELEVATION - PLAN 1375

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Architect
Drawn by *PJC*
Checked by
Job no. *0124*
Date *12/2/87*

Revisions

Sheet title
**EXTERIOR
ELEVATIONS**

Sheet no.
4
Sheet no. 4 of 5 sheets

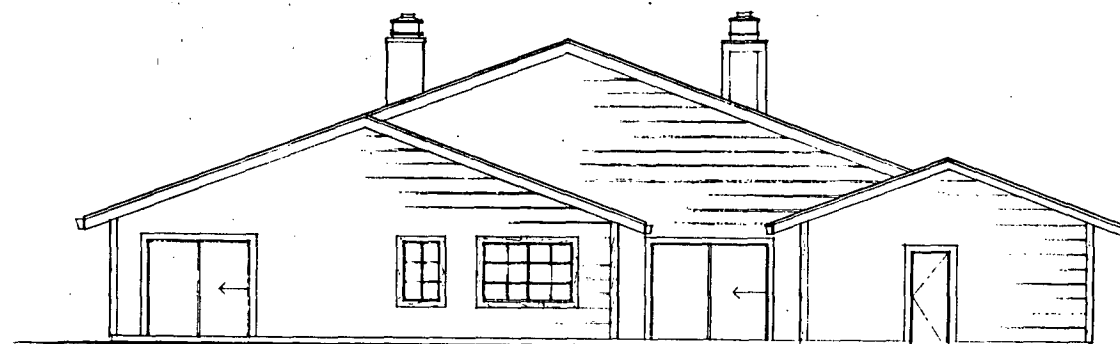
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SEE SHEET 3
FOR SIMILAR
TYPICAL NOTES.

T-111 OR HARDBOARD
SIDING (OPTIONAL) @
INSIDE / REAR
ELEVATIONS.

SIDE / PATIO ELEVATION - PLAN 1278



REAR / SIDE YARD ELEVATION - PLAN 1278/1185

12-3-87

#30

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FRATES RANCH

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FOR
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SACRAMENTO,
CALIFORNIA

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Architect
Drawn by P.A.
Checked by
Job no. 0734
Date 12/03/87

Revisions

Sheet title
EXTERIOR ELEVATIONS

Sheet no
5

Sheet no 5 of 5 sheets

EXHIBIT A

PROPOSED LEGAL DESCRIPTION OF NEW LOT 221:

All that certain real property situate in the County of Sacramento, State of California and being a portion of Lot 221, as said lot is shown and so designated on that certain map entitled Frates Ranch Unit No. 2, filed in the office of the Recorder of Sacramento County in Book _____ of Maps, Map No. _____, more particularly described as follows:

Lot 221 of Frates Ranch Unit No. 2 less the West 8.00 feet of the East 86.02 feet of said lot.

PROPOSED LEGAL DESCRIPTION OF NEW LOT 222:

All that certain real property situate in the County of Sacramento, State of California and being Lot 222 and a portion of Lot 221, as said lots are shown and so designated on that certain map entitled Frates Ranch Unit No. 2, filed in the office of the Recorder of Sacramento County in Book _____ of Maps, Map No. _____, more particularly described as follows:

Lot 222 of Frates Ranch Unit No. 2 plus the West 8.00 feet of the East 86.02 feet of Lot 221 of Frates Ranch Unit No. 2.

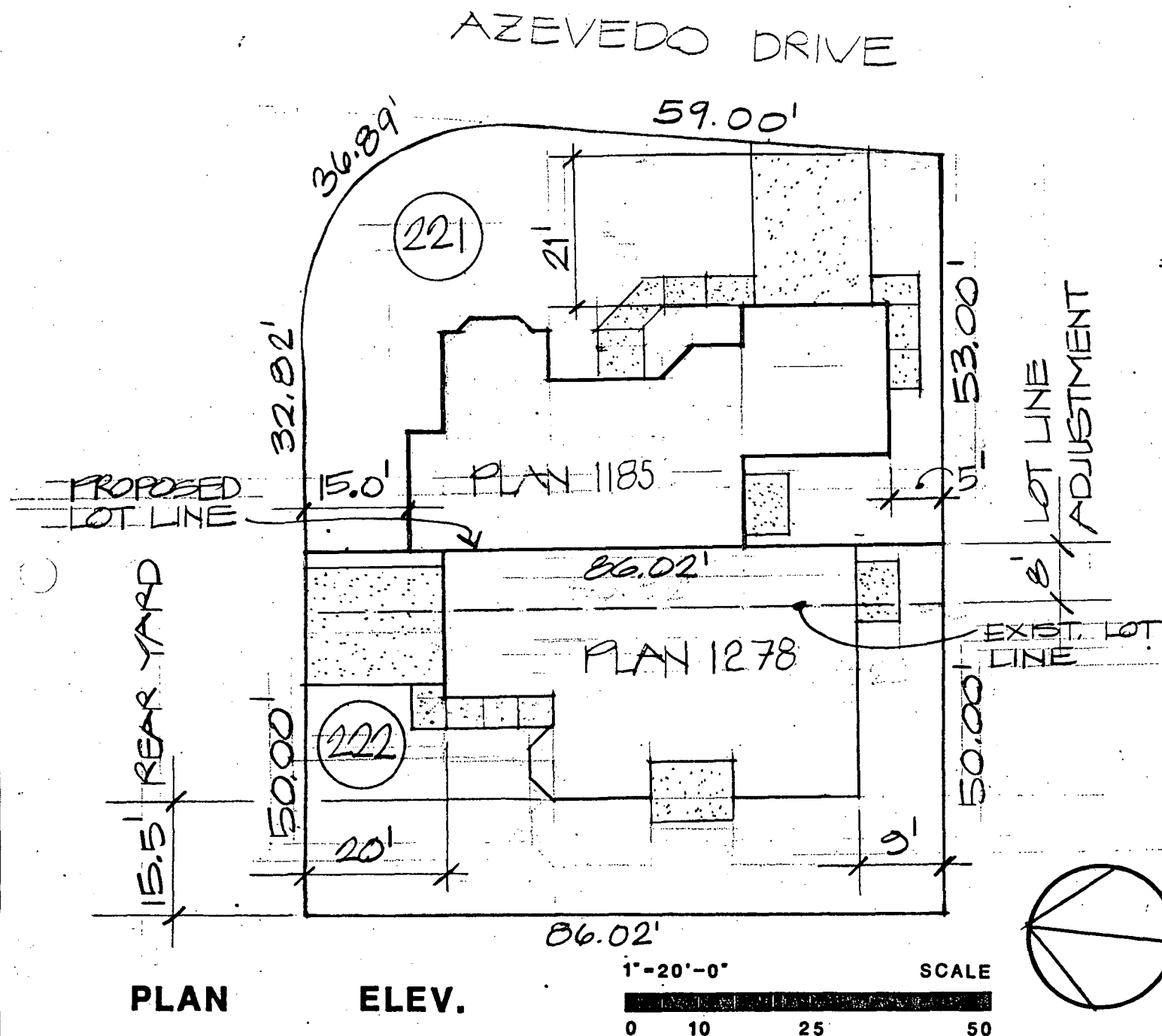
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EXHIBIT B



PLOT PLAN - LOT 221/222

FRATES RANCH
SACRAMENTO, CALIFORNIA
HALFPLEXES FOR DAVID BRADLEY

P87-457

12-3-87



PROJ. NO. 8634

BY: DJC

CHKD:

DATE:

#30