

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

APPLICANT: <u>David G. Fredrickson, L.S.; P.O. Box 38355; Sacramento, CA 95838</u>		
OWNER: <u>Jane Buchanan; 1828 Los Roblas Blvd.; Sacramento, CA 95838</u>		
PLANS BY: <u>David G. Fredrickson, L.S.; P.O. Box 38355; Sacramento, CA 95838</u>		
FILING DATE: <u>June 20, 1990</u>	ENVIR. DET.: <u>Negative Declaration</u>	REPORT BY: <u>Doug</u>
ASSESSOR'S PCL. NO. <u>252-031-025, 026</u>		

APPLICATION: A. Negative Declaration
 B. Lot Line Adjustment to merge two lots into one lot totaling 0.86 acres in the Standard Single Family (R-1) zone.

LOCATION: 1828/1900 Los Roblas Boulevard

PROPOSAL: The applicant proposes to relocate a common property line between two partially developed lots totaling 0.86± acres in the Single Family (R-1) zone.

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) zone
Existing Land Use of Site:	The westerly lot (Parcel 8A) has an existing single family residence. The easterly line (Parcel 8B) is vacant.

Surrounding Land Use and Zoning:


North:	Residential, R-1
South:	Residential, R-1
East:	Residential, R-1
West:	Residential, R-1

Parking Required:	One space per dwelling
Parking Provided:	One space per existing dwelling
Property Dimensions:	199' x 189'
Property Area:	37,600' ± (0.86 acres)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

The applicant is proposing to move the common parcel line to a point approximately 22 feet easterly of its present location. The owner intends to sell the easterly parcel and is relocating the parcel line to the location of the existing fence.

The proposed lot line adjustment was reviewed by the City Public Works Department. The following comments were received:

001734




1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being corrected:
 - A. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist and pay necessary fees.
 - B. File a waiver of parcel map.
 - C. Pay off or segregate any existing assessments.
 - D. Notice: Property to be adjusted in accordance with this Certificate of Compliance 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 for review at the City of Sacramento's Public Works Department; Development Services Division, Room 100; 927 10th Street.

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. In compliance with Section 15070(B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur.

1. A note shall be placed on the lot line exhibit requiring that the large oak tree, located on the undeveloped lot, not be removed.
2. A note shall be placed on the lot line exhibit to require that any dwelling unit constructed on the undeveloped lot adhere to the following conditions for noise attenuation:
 - A. GENERAL
 1. All joints in exterior walls shall be grouted or caulked airtight;
 2. all penetrations of exterior wall shall include 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic;
 3. window or through-the-wall ventilation and air conditioning units shall not be permitted;
 4. all sleeping spaces shall be provided with carpet and pad; and
 5. there shall be not through-the-door or through-the-wall mail or paper chutes.
 - B. EXTERIOR WALLS
 1. Exterior walls shall have a minimum STC rating of 47;
 2. minimum 5/8" sheathing shall be nailed on the outside face of the 2' x 4" wood stud construction. The top and bottom edges of the sheathing shall be sealed with the resilient caulking. The sheathing shall be butted tightly together and covered with a minimum 15 lb. felt paper;
 3. a wood or clapboard finish shall be used over the felt paper. the sheathing and finish material shall have a minimum weight of 4 lbs/sq. ft.;

4. R-11 insulation shall be used in the cavity of all studs and shall fit snugly throughout the cavity;
5. a minimum 1/2 inch gypsum board shall be screwed to resilient channels which have been screwed to the wood studs at a maximum 24 inches on center; and
6. The gypsum board shall be completely taped and finished. The perimeter of the wall shall be sealed with a resilient, non hardening caulking.

C. FIREPLACES

1. Fireplaces are not recommended because the chimney serves as a conduit for the sound. However, they are much like operable windows. If the damper remains closed, the small area of the chimney will permit relatively little sound to enter. Assuming fireplaces are included in the design, the following requirement shall be a part of the design:

Fireplaces shall include a fully operable damper. The damper shall permit less than 0.75 CFM/lin. ft. of air infiltration when completely closed.

D. WINDOWS

Assuming that windows are reduced in dimension to the following maximum areas:

1. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with 25 mile hour wind.
2. Family Room (maximum 10 sq. ft.):
 - a. Window shall have a minimum STC rating of 34.
 - b. Window shall not be operable.
3. Master Bedroom:

Window shall have a minimum STC rating of 29.
4. Bedroom #1 and #2 (maximum 10 sq. ft.):

Window shall have a minimum STC rating of 29.
5. Kitchen (maximum 6 sq. ft.):

Window shall have a minimum STC rating of 29.
6. Master Bedroom:

Window shall have a minimum STC rating of 29.

E. DOORS

1. sliding glass doors shall not be used;
2. exterior doors shall be a maximum 3' x 6'8";

3. exterior doors shall have a minimum STC rating of 34, including any lites and using door seals. The door shall be solid core and weigh a minimum 6 lbs./sq. ft.;
4. door lites shall not exceed 72 sq. ft.; and
5. all exterior doors shall include head and jamb seals, automatic bottom closures and a threshold. These shall be equivalent to or better than Pemko 319AN, 430AS and 156A.

F. ROOF

1. the combined roof and ceiling shall have an STC rating of 45 or better.
2. the roof shall be constructed using a minimum 1/2 inch sheathing, 15 lb. felt paper and composition shingles; and
3. skylights shall not be used.

G. CEILING

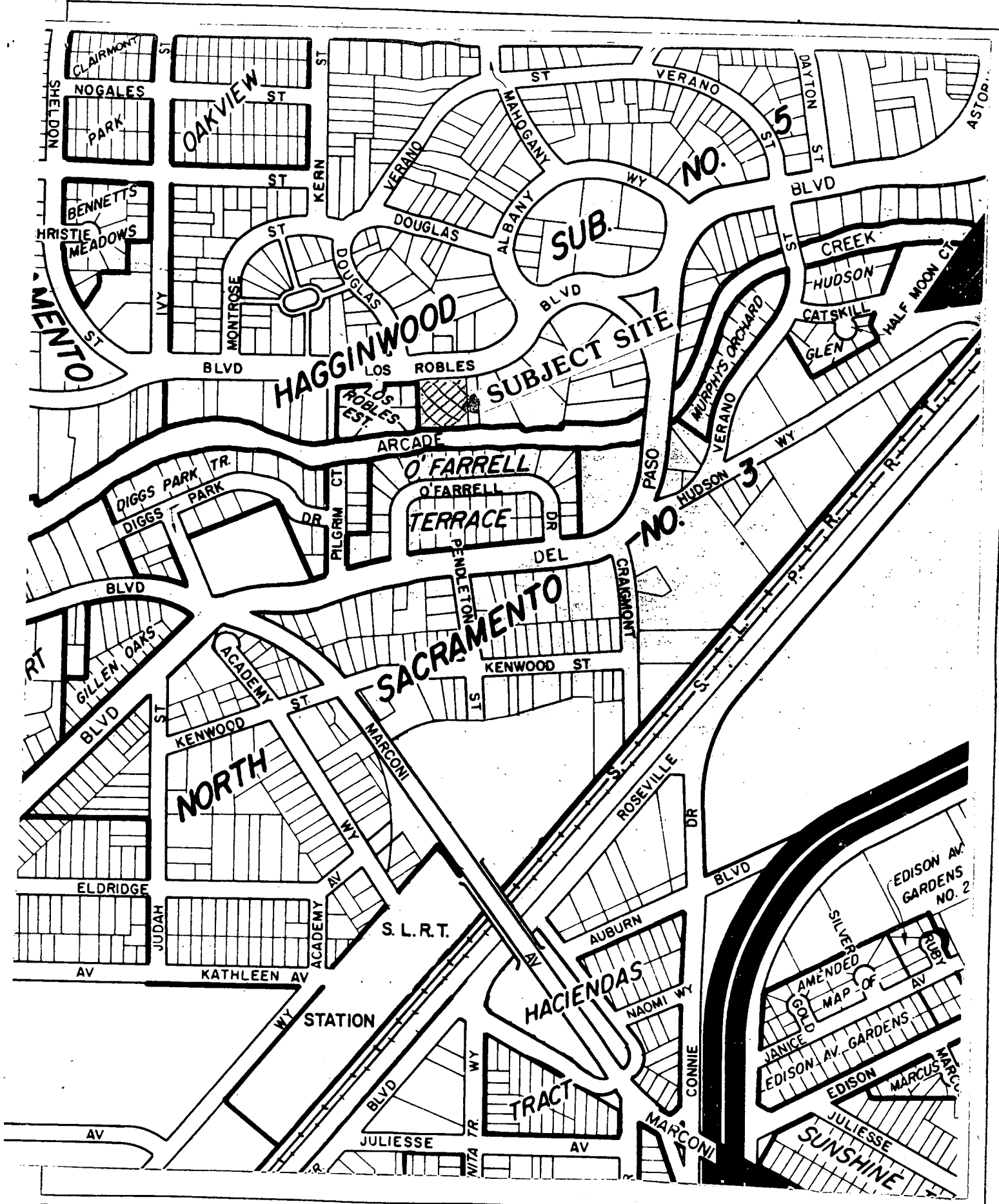
1. the ceiling shall be constructed from a minimum 1/2 gypsum wall board in all habitable spaces and
2. the attic space above the ceiling shall contain a minimum R-19 insulation.

H. VENTILATION

1. a mechanical ventilation system shall be installed that will provide minimum air circulation and fresh air supply requirements;
2. gravity vent openings in attic space shall not exceed code minimums in number and size. The openings shall be fitted with transfer ducts at least 3 feet in length and shall be lined with 1" duct liner full length. Each duct shall include a lined 90° bend such that there is no direct line of sight from the exterior through the duct into the attic;
3. if a fan is used for forced ventilation, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge galvanized steel. The duct shall be a minimum of 6 feet long and lined for its entire length with 1" duct liner. Each duct shall include a lined 90° bend with the exception of the kitchen range exhaust;
4. all exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 ft. duct, lined with 1" fiber glass liner and containing one 90° bend with the exception of the kitchen range exhaust; and
5. domestic range exhaust ducts connecting the interior space to the outdoors shall contain a baffle plate across the exterior termination which allows proper ventilation. The dimensions of the baffle plate should extend at least one diameter beyond the line of sight into the vent duct. The baffle plate shall be of the same material and thickness as the vent duct material.

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

Approve the lot line adjustment by adopting the attached resolution.

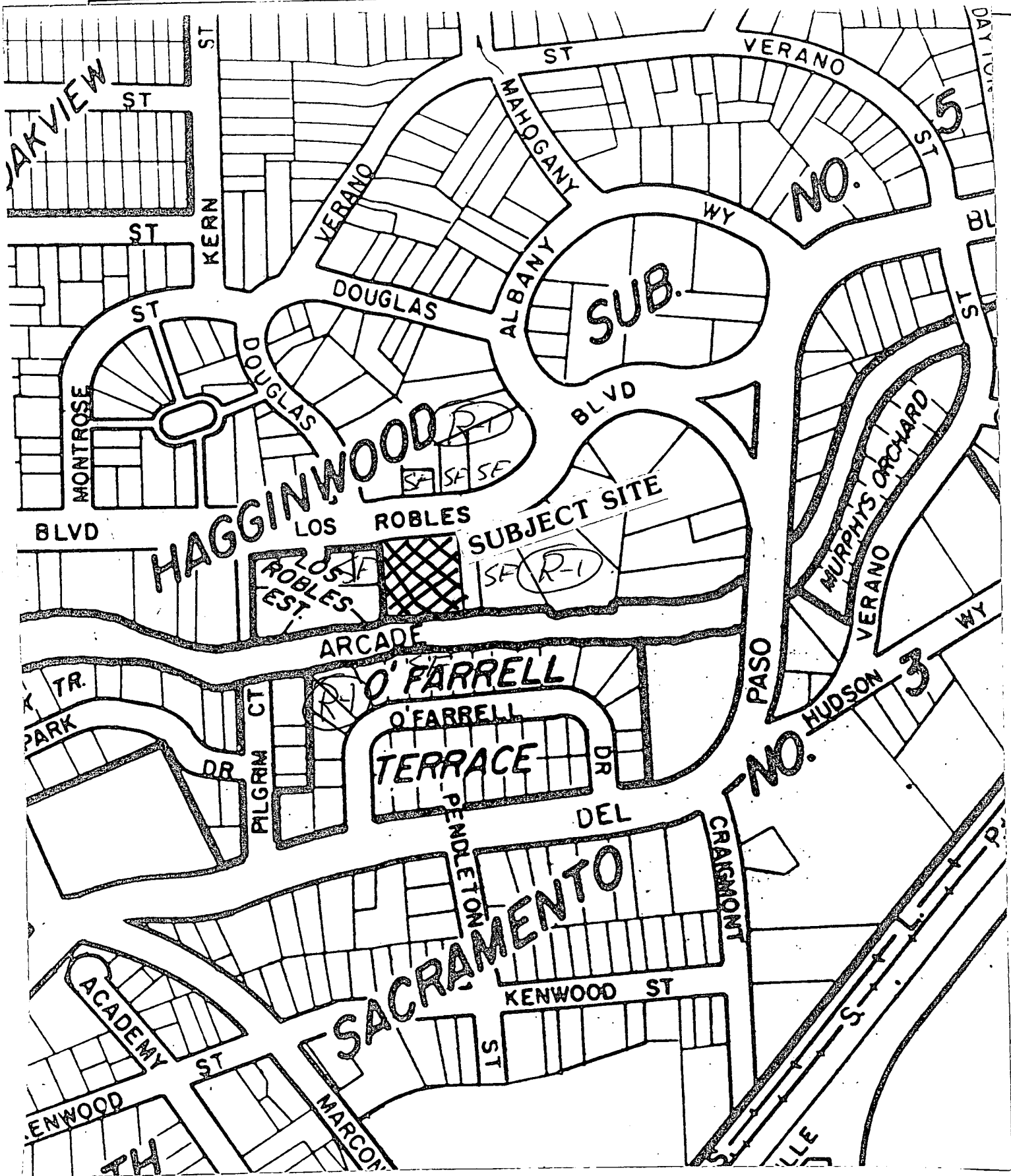


VICINITY MAP 01738

P90-288

August 9, 1990

Item #26



LAND USE & ZONING MAP

P90-228

August 9, 1990 001739 Item # 26