



CITY OF SACRAMENTO

clerk
20

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 7, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Rezoning from R-1 to R-1A
2. Tentative Map (P-8981)

LOCATION: South of Windbridge Drive Extension, approximately
500 feet west of the extension of South Land Park
Drive

SUMMARY

This is a request for entitlements necessary to develop 50 half-plex units on various corner lots located within the Delta Park Hills Subdivision. The staff and Planning Commission recommended approval of the requests subject to conditions. The Planning Commission also approved a Special Permit for the halfplex units.

BACKGROUND

The subject site is located in an area that is being developed with single family subdivision. Development is occurring basically from the north and proceeding south in this particular area.

The applicant is proposing to develop an additional housing type for this area. The proposal for the halfplex units is consistent with the policies of the South Pocket Specific Plan and compatible with the future single family units.

VOTE OF COMMISSION

On April 10, 1980, the Planning Commission by a vote of eight ayes, one absent, recommended approval of the project subject to conditions.

APPROVED
BY THE CITY COUNCIL

MAY 13 1980

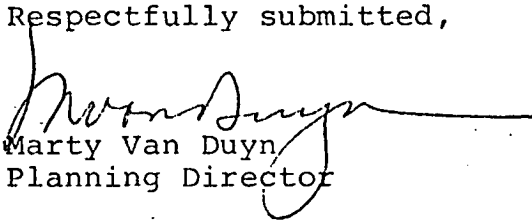
OFFICE OF THE
CITY CLERK

May 7, 1980

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project subject to conditions and adopt the attached Rezoning Ordinance and Tentative Map Resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:jm
Attachments
P-8981

May 13, 1980
District No. 8

P-8981

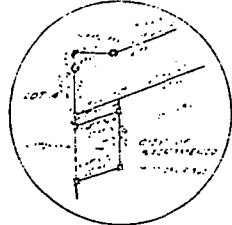
April 10, 1980

Item 9



NEARBY MAP
NO SCALE

TENTATIVE MAP
DELTA PARK HILLS
 PORTION OF SECTION 3, T.7N., R.4E., MD.B&M.
 CITY OF SACRAMENTO, CALIFORNIA
 March 1980 SCALE 1"=100'



DETAIL 2
SCALE 1"=100'

RECORD OWNER:
 DELTA INVESTMENTS
 1234 567890
 1234 567890

SUBDIVIDER:
 DELTA INVESTMENTS
 1234 567890
 1234 567890

PROPOSED USE:
 SINGLE FAMILY RESIDENTIAL

EXISTING USE:
 SINGLE FAMILY RESIDENTIAL

PROPOSED ZONE:
 R-1 SINGLE FAMILY ZONE

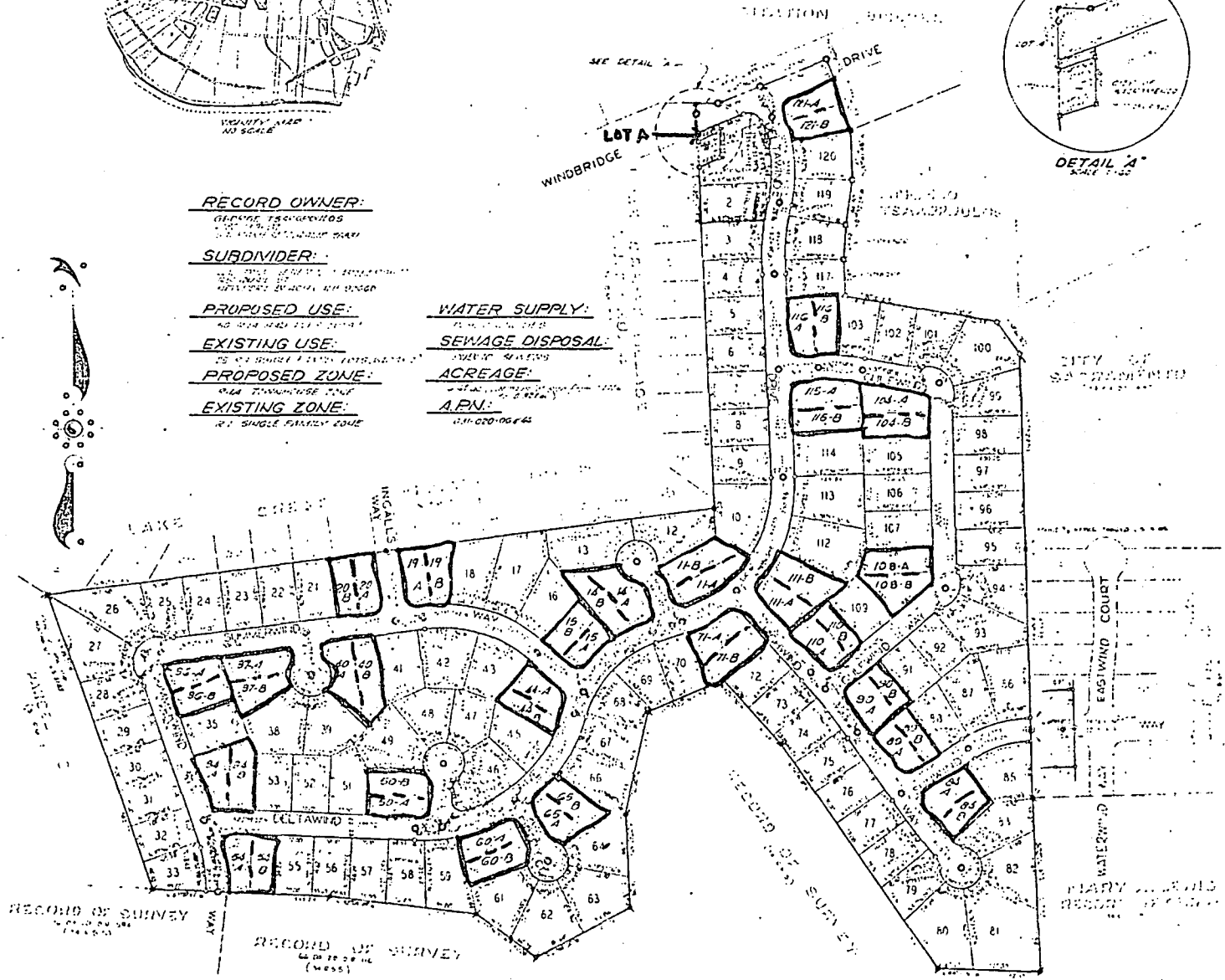
EXISTING ZONE:
 R-1 SINGLE FAMILY ZONE

WATER SUPPLY:
 PUBLIC WATER

SEWAGE DISPOSAL:
 PUBLIC SEWER

ACREAGE:
 1.11-000-0000

A.P.N.:
 111-000-0000



RECORD OF SURVEY

RECORD OF SURVEY

CITY OF SACRAMENTO

EASTWIND COURT

WATERBURY WAY

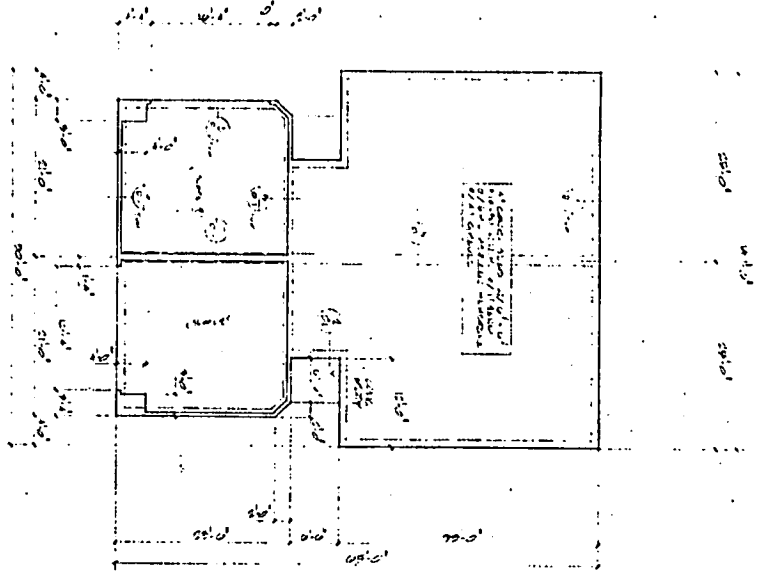
MARY ANN ROAD

April 19, 1980

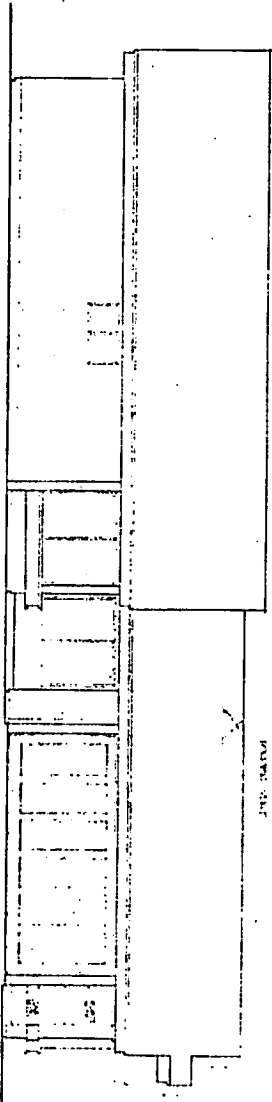
Item 9

Plan 1

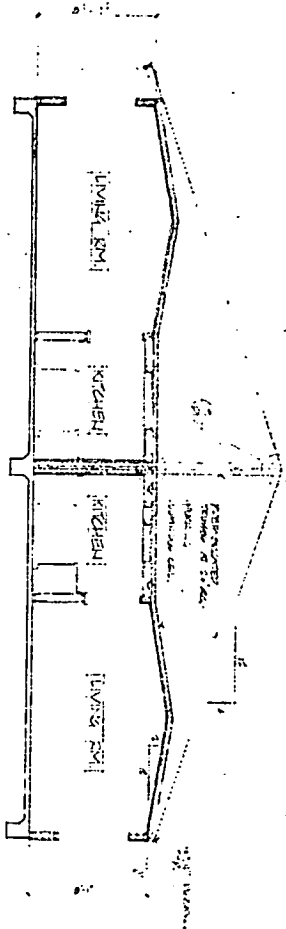
SECTION PLAN



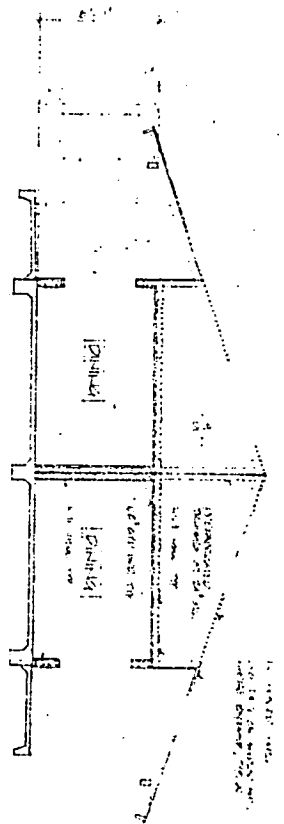
SECTION



SECTION



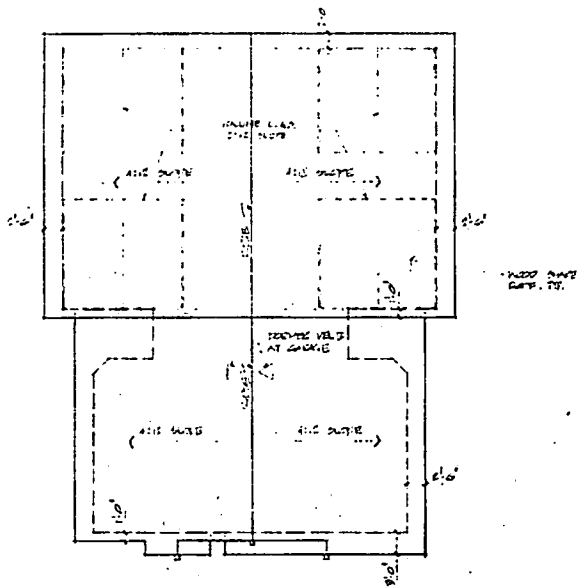
SECTION



P-8981

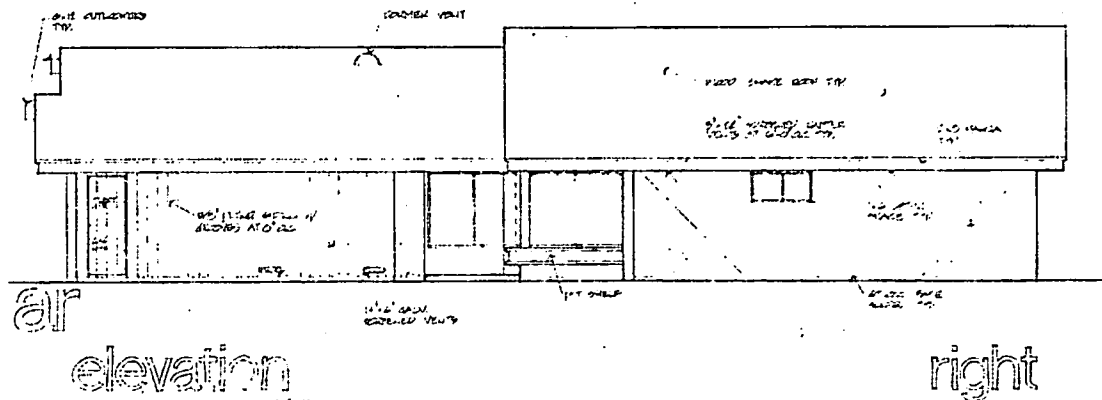
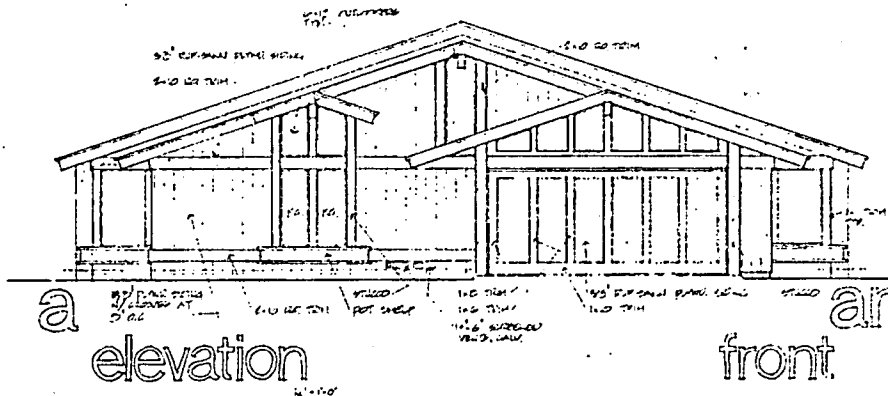
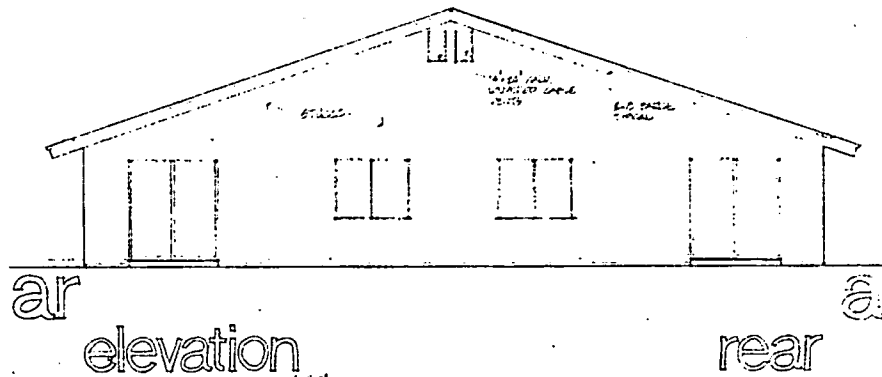
April 10, 1950

Item 9



roof plan

plan 1



BRUCE M. SASSO ARCHITECTS
 1000 HIGHLAND AVENUE
 BOSTON, MASSACHUSETTS 02118
 TEL. 552-2200

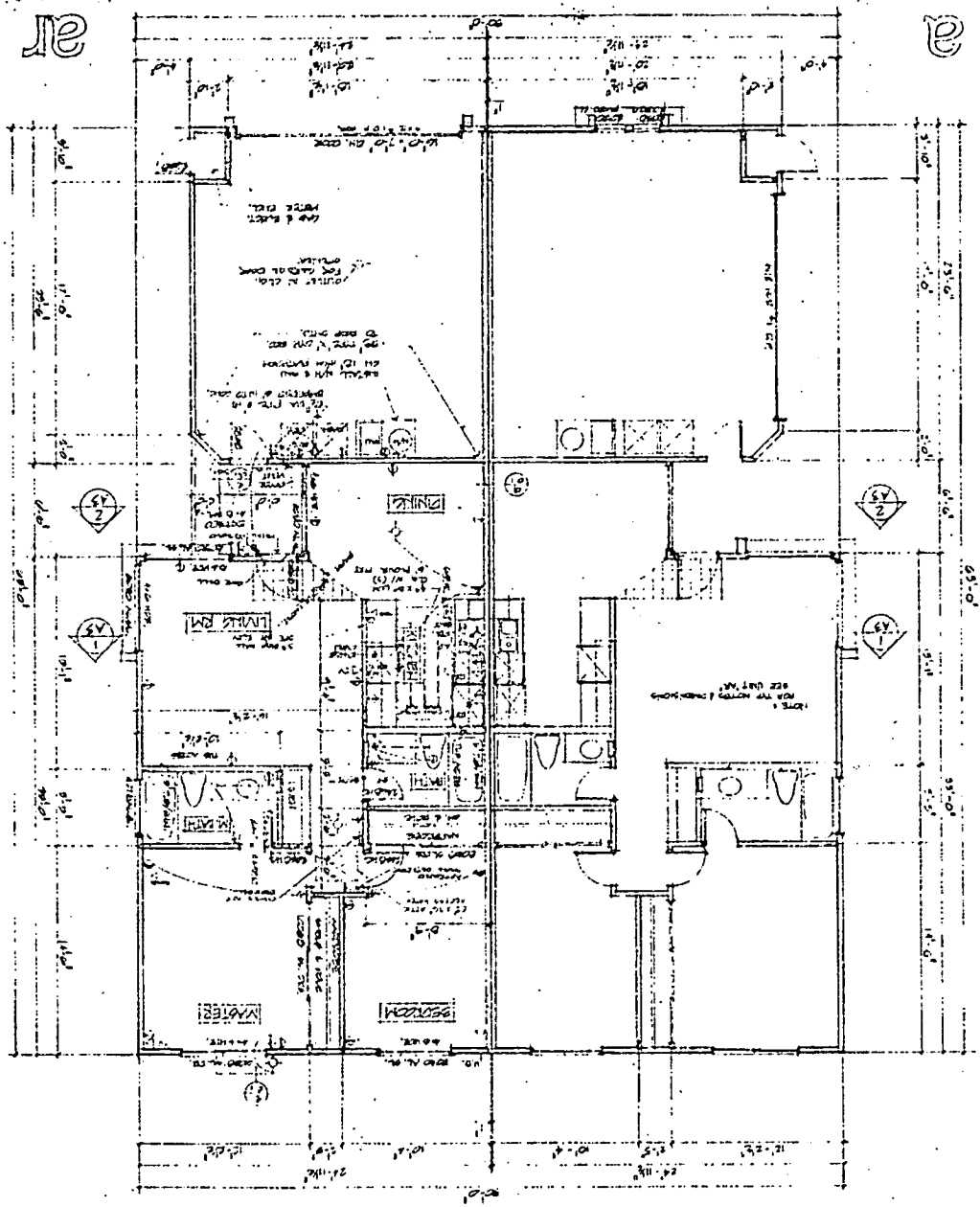
ARCHITECTS
1534 LEXINGTON AVENUE
NEW YORK CITY

TITLE
FLOOR

PLAN

PLAN 1

ar plan 1

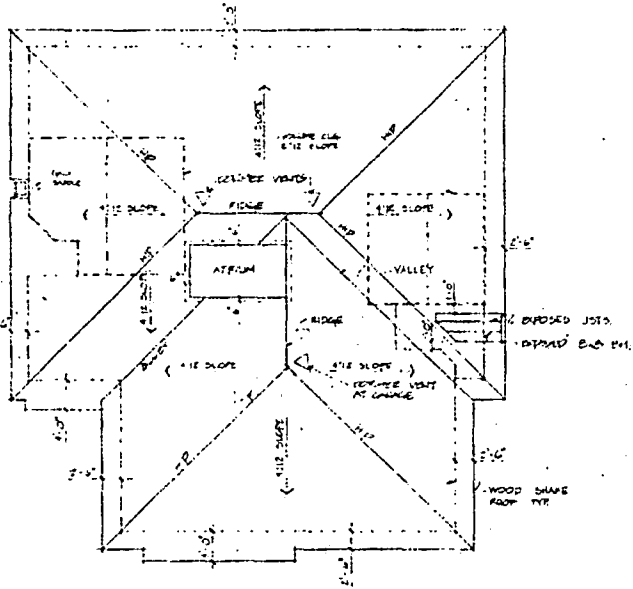


P-8978

April 10, 1980

Item 6

P-8981

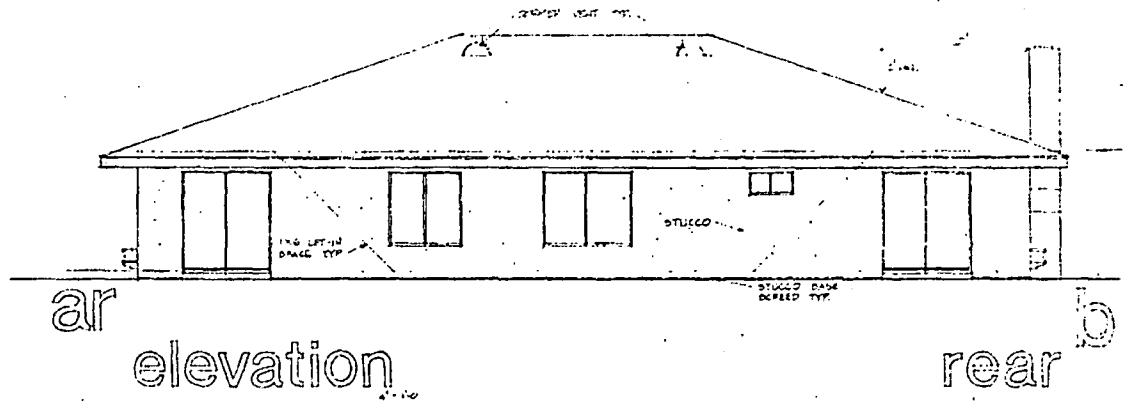


roof plan

April 19, 1950

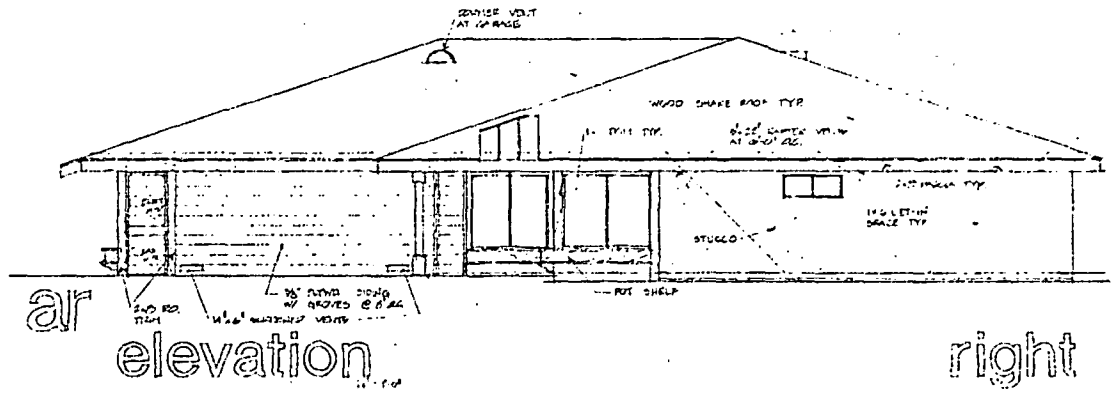
plan 2

Item 9



b elevation

front ar

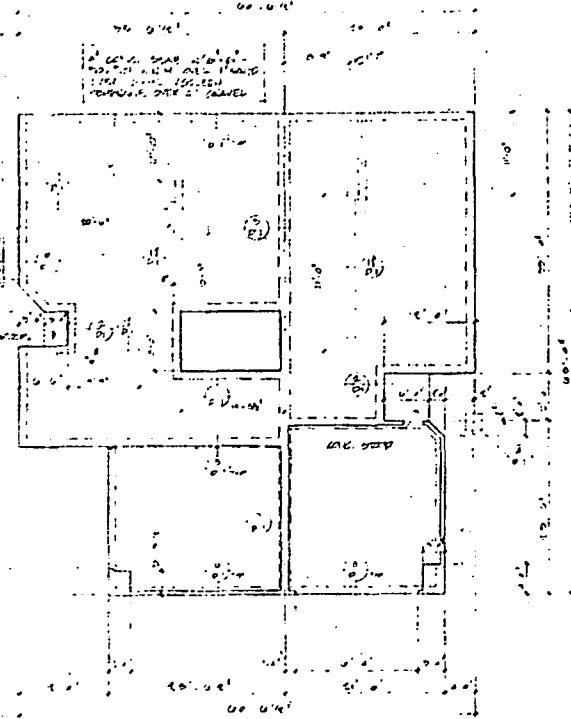


ARCHITECTURAL
 DRAWING
 TITLE

P-8981

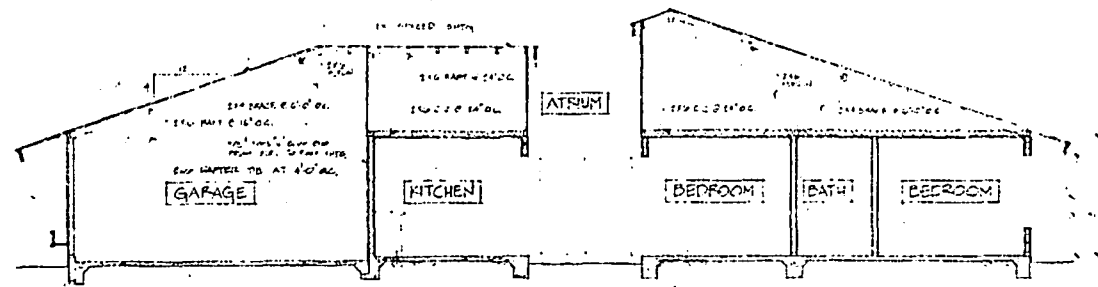
April 10, 1950

Item 9



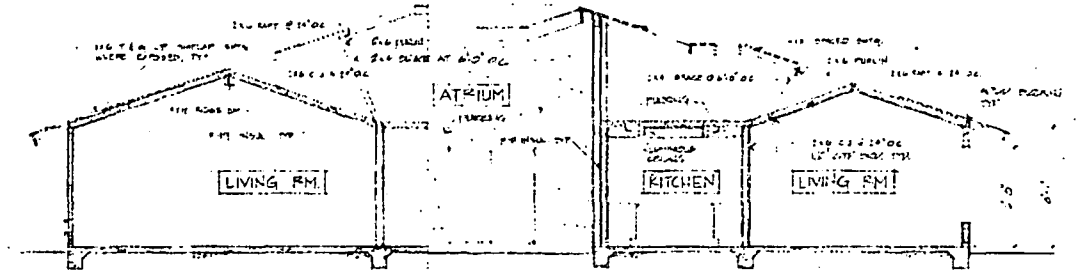
foundation plan

plan 2

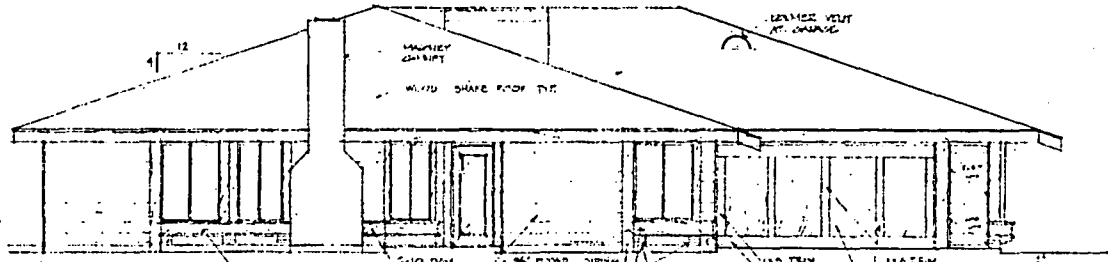


section

2



section



elevation

left

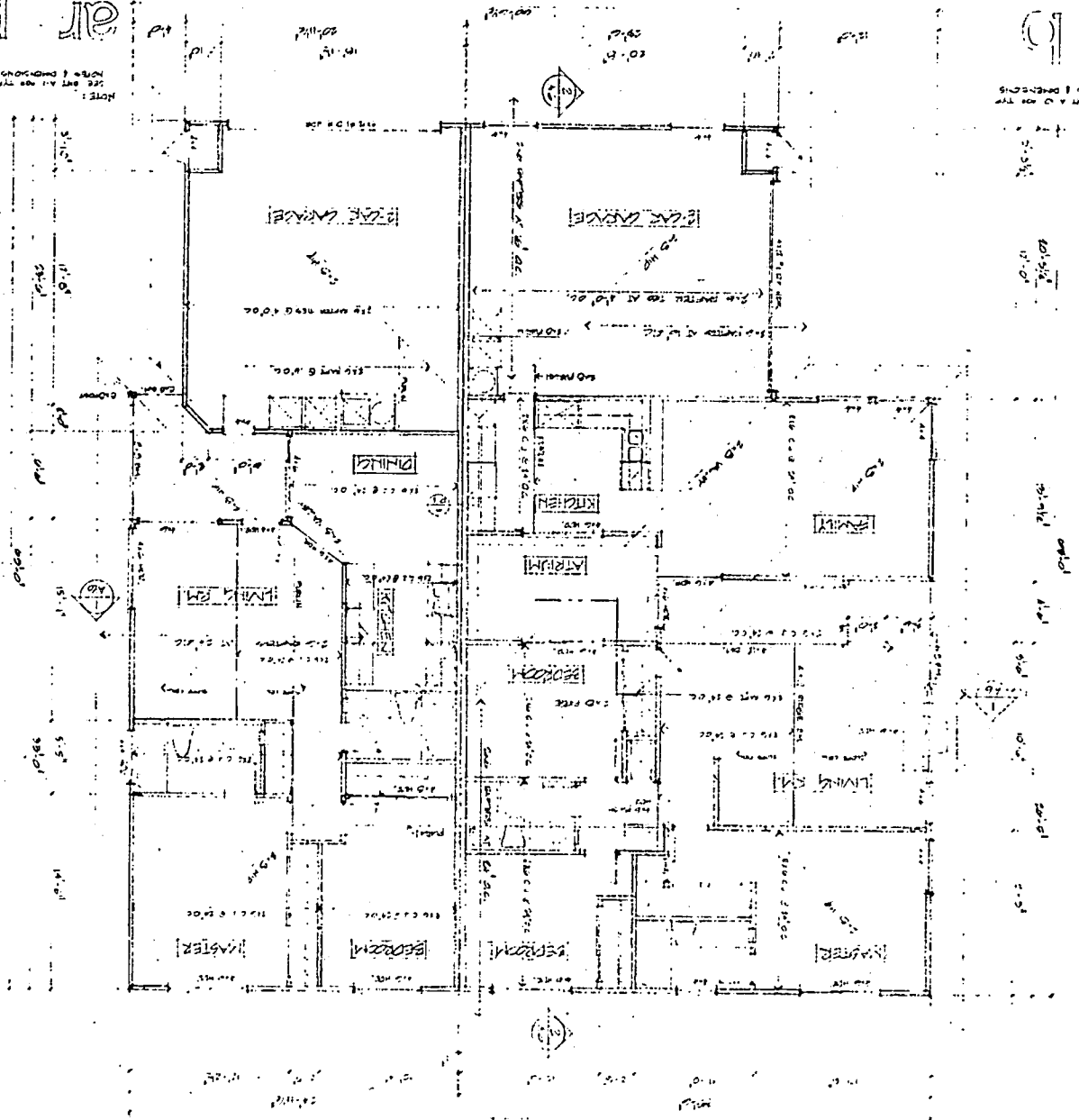
b

ARCHITECTS
 1933 MONROVIA AVENUE
 LOS ANGELES, CALIF.

ar plan?

NOTE: SEE SET FOR THE
MATERIAL DIMENSIONS

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MATERIAL DIMENSIONS

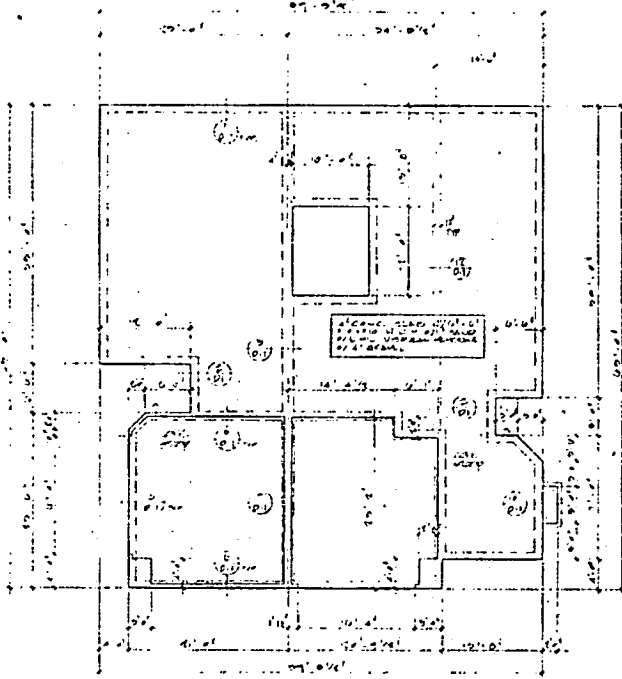


ARCHITECTURAL
 DRAWINGS
 FOR
 RESIDENTIAL
 PROJECTS
 BY
 ARCHITECTS
 ASSOCIATES
 INC.

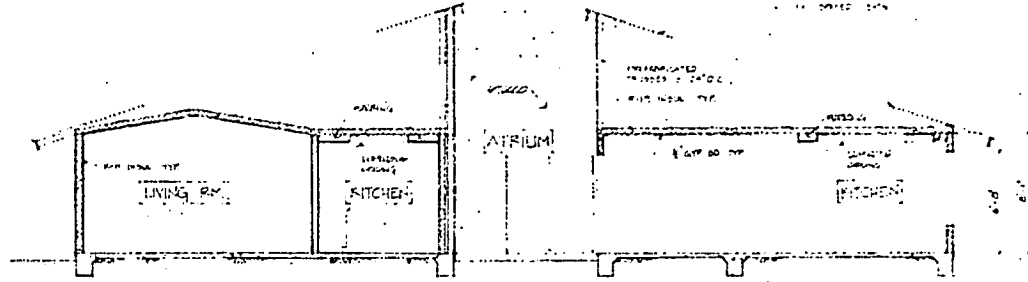
P-8981

April 19, 1980

Item 9

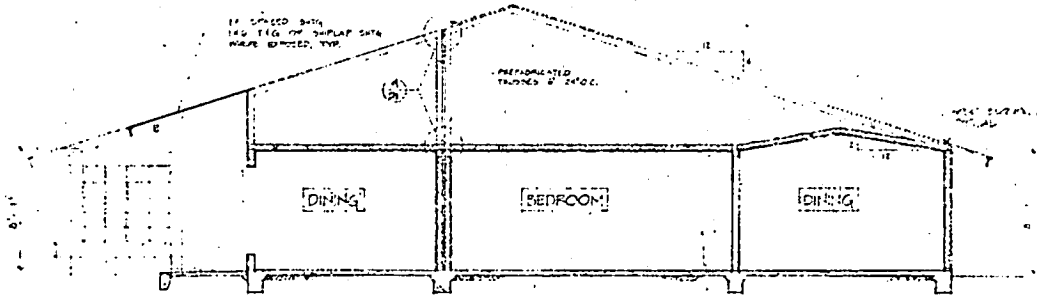


foundation plan

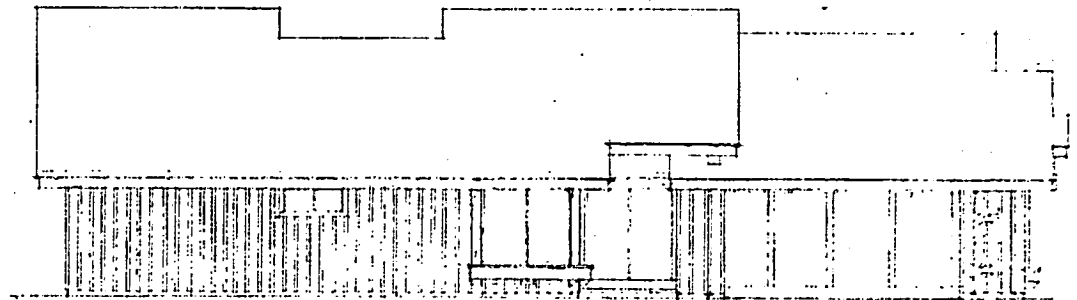


section

2



section

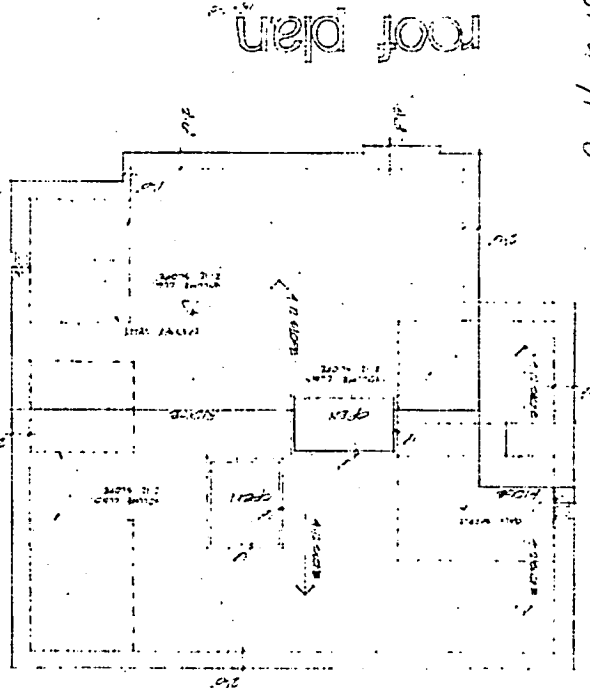
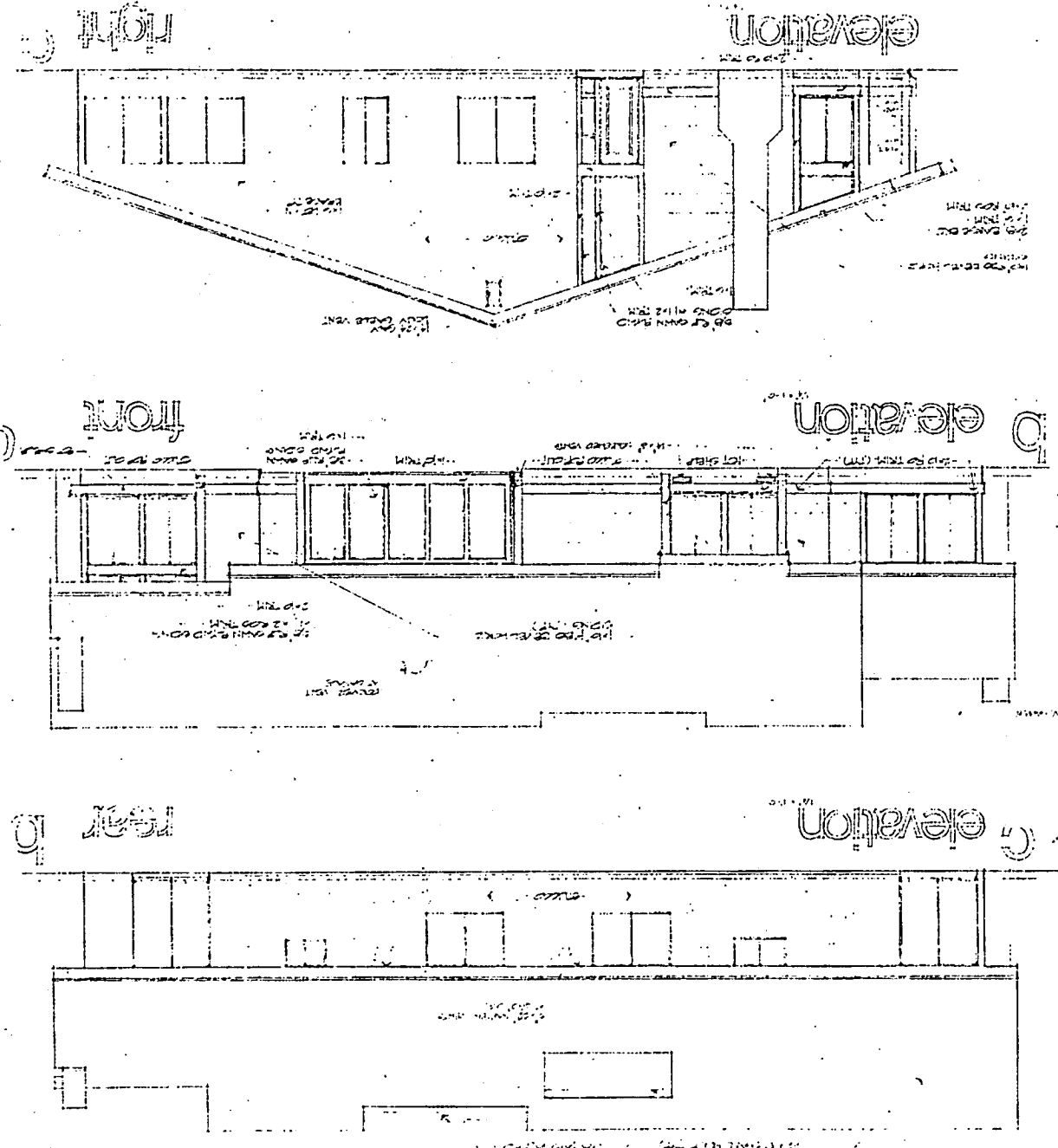


elevation

left

B. ALLEN S. SPANES ARCHITECT
 1536 MONROE AVE. N.W.
 ALBANY, GA. 31706

APPROXIMATE

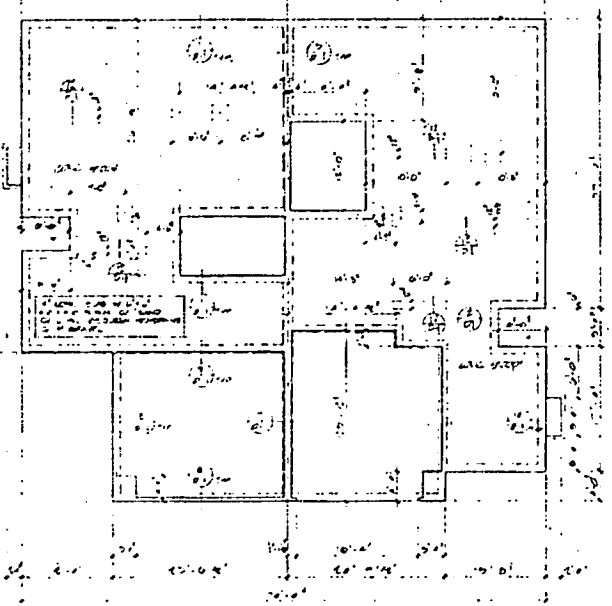


Item 9

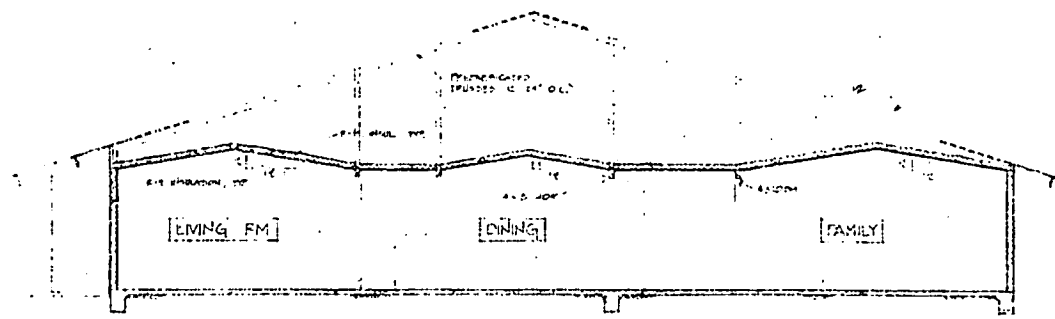
April 19 1980

P-8981

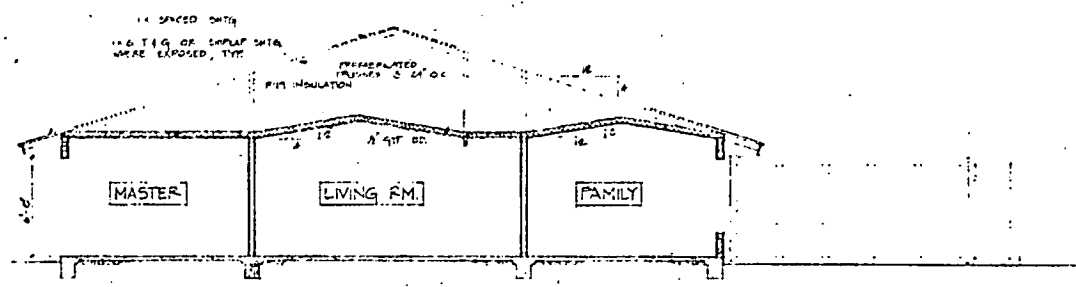
P-8981



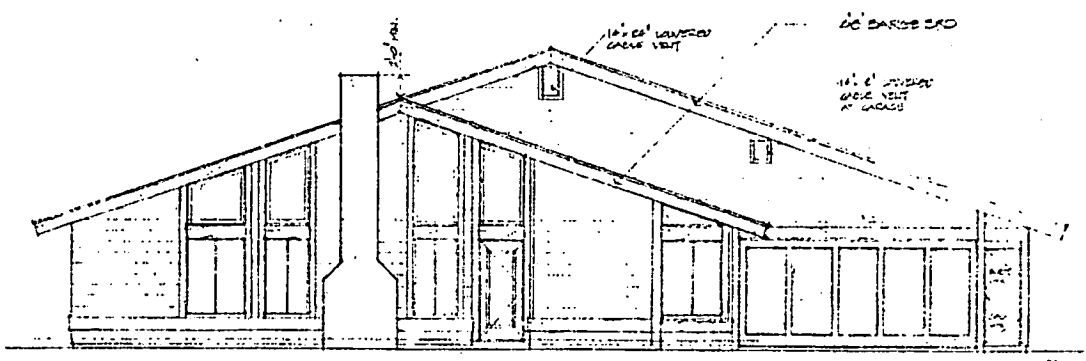
foundation plan



section 2



section 1



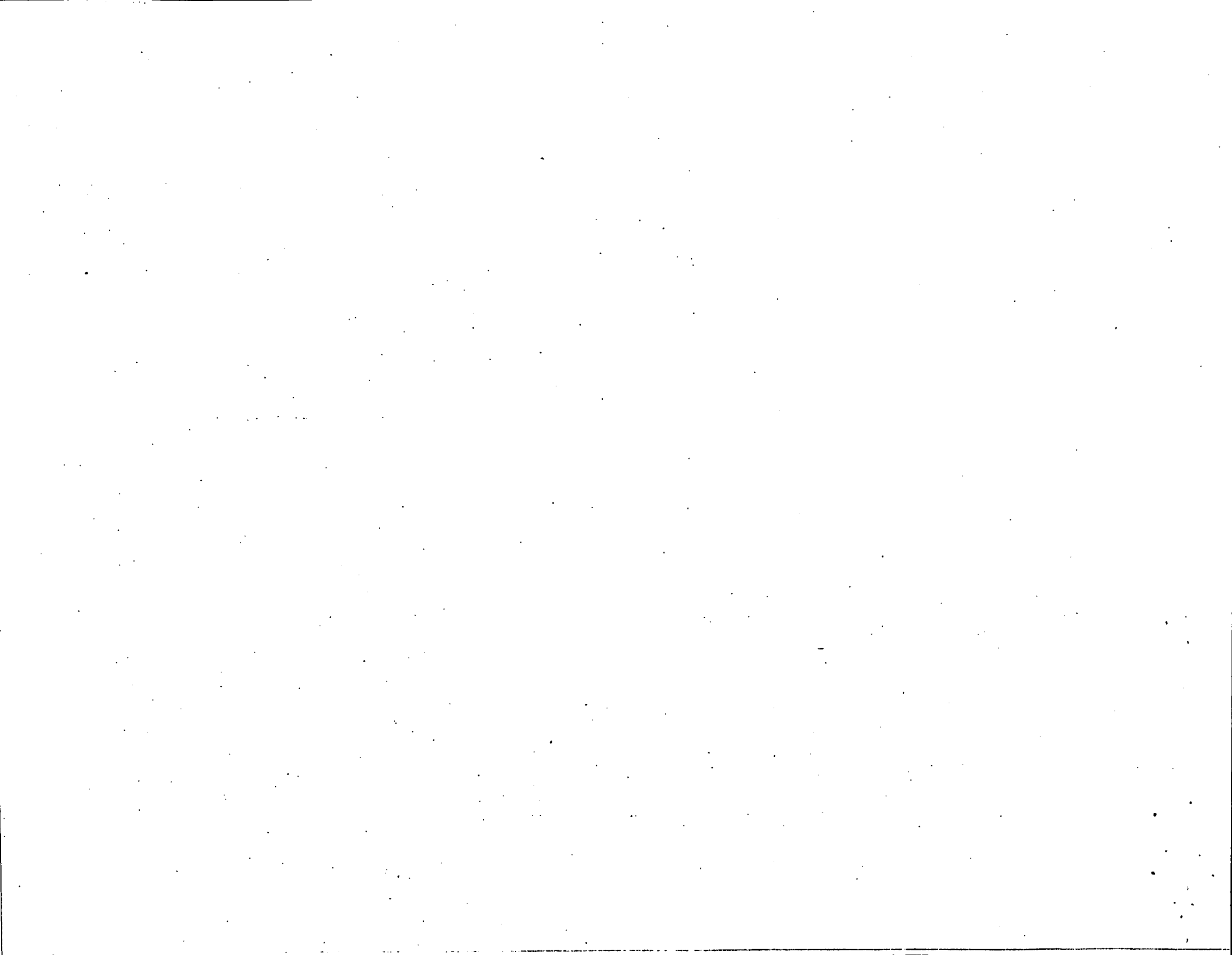
elevation left b

plan 4

April 10, 1980

Item 9

ARCHITECT
 1636 MONROE AVENUE
 SEASIDE, CALIFORNIA 92082
 TEL: (619) 435-1111



1:

ORDINANCE NO. 4350, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT south side of Windbridge Dr. Ext., 500+ ft. west of extension of South Land Park Drive FROM THE R-1 Single Family Residential ZONE AND PLACING SAME IN THE R-1A Townhouse ZONE (FILE NO. P- 8981) (APN: 031-020-06 & 44)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the R-1 Single Family Residential zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1A Townhouse zone(s).

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

APPROVED
BY THE CITY COUNCIL

CITY CLERK

MAY 13 1980

OFFICE OF THE
CITY CLERK

March 6, 1980

DELTA PARK HILLS
HALF-PLEX LOTS

Lots 11, 14, 15, 19, 20, 34, 36, 37, 40, 44, 50, 54, 60, 65, 71, 84, 89,
90, 104, 108, 110, 111, 115, 116 and 121 as said lots are shown on the Tentative
Map of Delta Park Hills.

THE SPINK CORPORATION

CHECKED:

DATE

TYPING

TRAVERSE

MAP

DELIVERED TO:

Refer this description to title com-
pany before incorporating it in any
document and to the Planning
Commission of the governing body
or compliance with lot split ordi-
nances.

P 8981

RESOLUTION NO. 80-283

Adopted by The Sacramento City Council on date of

MAY 13, 1980

ADOPTING FINDINGS OF FACT; APPROVING A REQUEST
FOR TENTATIVE MAP FOR DELTA PARK HILLS, PORTION
OF SECTION 3, T.7N., R.4E., M.D.B.&M. (P-8981)
(APN: 031-020-06, 44)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Delta Park Hills, located south of Windbridge Drive Extension, approximately 500 feet west of the extension of South Land Park Drive (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on May 13, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the South Pocket Community Plan in that both plans designated the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

APPROVED
BY THE CITY COUNCIL

MAY 13 1980

OFFICE OF THE
CITY CLERK

- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
1. The applicant shall dedicate Lot A to the City of Sacramento.
 2. The applicant shall file the necessary segregation requests and fees to segregate existing assessments.
 3. The applicant shall rename the map to "Resubdivision of Lots 11, 14, 15, 19, 20, 34, 36, 37, 40, 44, 50, 54, 60, 65, 71, 84, 90, 104, 108, 110, 111, 115, 116, and 121, of Delta Park Hills."

MAYOR

ATTEST:

CITY CLERK

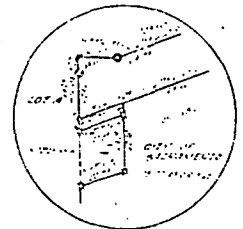
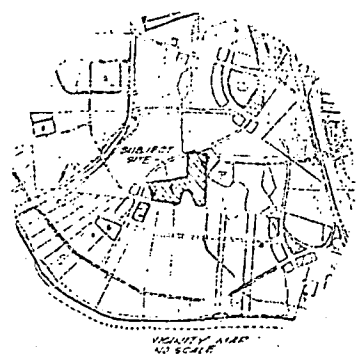
P-8981

P-5781

April 14, 1980

Item 9

TENTATIVE MAP
DELTA PARK HILLS
 PORTION OF SECTION 3, T.7N., R.4E., M.D.B&M.
 CITY OF SACRAMENTO, CALIFORNIA
 March 1980 SCALE 1"=100'
 THE BURNS CORPORATION



RECORD OWNER:
 CITY OF SACRAMENTO
 12.0000 AC. (12.0000 AC.)
 12.0000 AC. (12.0000 AC.)

SUBDIVIDER:
 THE BURNS CORPORATION
 1200 J STREET, SACRAMENTO, CALIF. 95811
 REGISTERED PROFESSIONAL ENGINEER
 NO. 10000

PROPOSED USE:
 43 SINGLE-FAMILY RESIDENCES

EXISTING USE:
 25 SINGLE-FAMILY RESIDENCES

PROPOSED ZONE:
 R-1A SINGLE-FAMILY ZONE

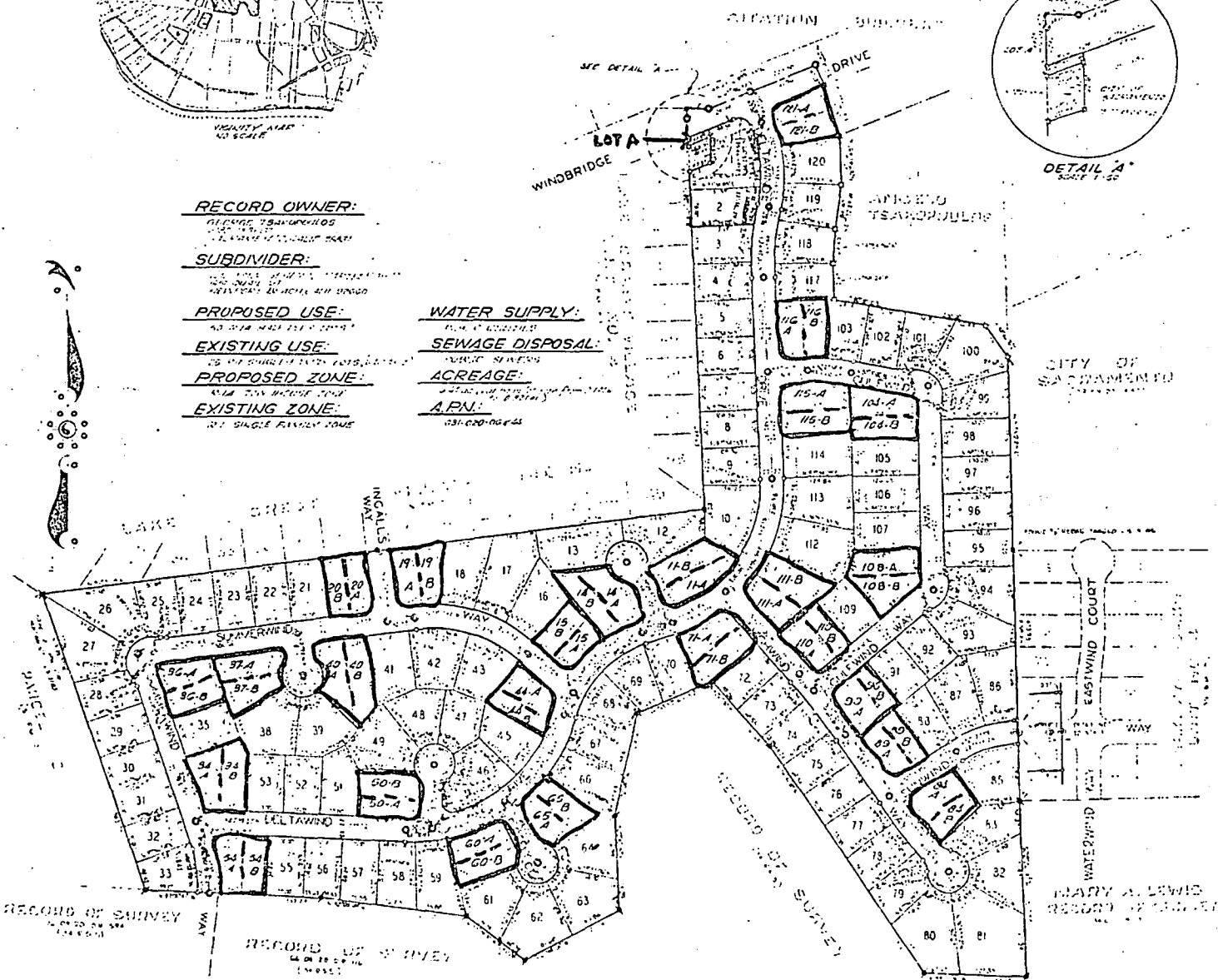
EXISTING ZONE:
 R-1 SINGLE-FAMILY ZONE

WATER SUPPLY:
 FROM CITY MAINS

SEWAGE DISPOSAL:
 TO CITY MAINS

ACREAGE:
 12.0000 AC. (12.0000 AC.)

A.P.N.:
 031-020-064-44



RECORD OF SURVEY

RECORD OF SURVEY

MARY A. LEWIS
RECORD OF SURVEY