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CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED

CITY PLANNING DEPARTMENT
915 "I" STREET
CITY HALL - ROOM 308

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

APR 4 1980 Marty Van Duyn

PLANNING DIRECTOR

April 3, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Rezone from R-1 to R-1A
 3. Subdivision Modification to waive service connections
 4. Tentative Map (P-8944)

LOCATION: Various properties in Meadowview Village, Unit 2 on Babette Way, 22nd Avenue, Beth Street, John Still Drive, Craig Avenue and Pierce Avenue as shown on the tentative map.

SUMMARY

The applicant is seeking the necessary entitlements to divide eight single family lots into sixteen halfplex lots in Meadowview Village Unit 2. The Planning Commission recommended approval of the proposal subject to conditions. The Commission also granted the special permit to allow the halfplex units.



BACKGROUND INFORMATION

The subject sites are located within the Meadowview Village 2 Subdivision which was developed in the 1960's. The proposal involves the development of eight corner lots that were never developed. The applicant proposes to develop halfplex units on the sites. Staff has no objection to the proposed use because it is compatible to the single family development.

The City Water and Sewer Department recommend a waiver of the water and sewer service connections between the main line and the lots until such time as building permits are obtained. The Department recommends the waiver because street improvements are already constructed and because the department prefers not to have inactive service lines to avoid deterioration of the unused connections.

FILED

By the City Clerk
Office of the City Clerk

CONT. TO
4-22-80

APR 8 1980

April 3, 1980

NOTE OF COMMISSION

On March 13, 1980, by a vote of eight ayes, one absent, the Planning Commission recommended approval of the proposed project subject to conditions. The Commission also granted a special permit to allow half-plex units.


RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Rezoning, Tentative Map and Subdivision Modification and adopt the attached ordinance and resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

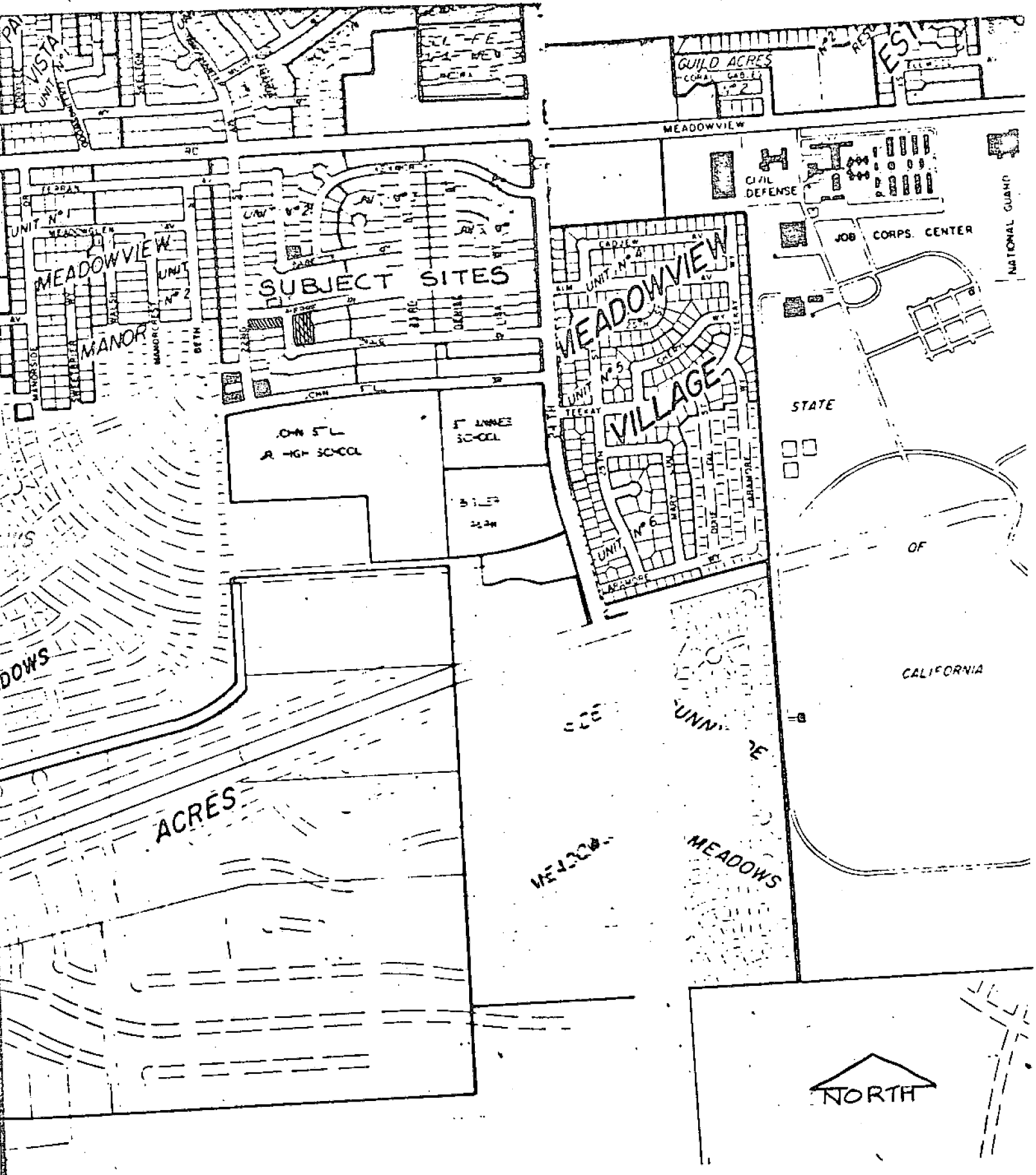
FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slape, City Manager

MVD:DP:bw

April 8, 1980
District No. 8

Attachments
P-8944



1. ORDINANCE NO. , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE NE CORNER OF BABETTE AVE., SE CORNER OF 22ND ST. & PIERRE AVE., SW & SE CORNERS OF CRAIG AVE. & PIERRE AVE., NE CORNER OF CRAIG AVE., SW CORNER OF BETH AVE. & 22ND ST., NE & NW CORNERS OF JOHN STILL DR. & 22ND ST. FROM THE R-1 SINGLE FAMILY ZONE AND PLACING SAME IN THE R-1A Townhouse Zone (FILE NO. P-8944) (APN:052-034-13;052-042-01,03;052-044-01,22,28;052-045-01,12)

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:

CITY CLERK

P-8944

LEGAL DESCRIPTION

LOTS 95, 97, 128, 188, 189, 206, 207, AND 213, OF
MEADOWVIEW VILLAGE UNIT NO. 2, BOOK 50 OF MAPS, MAP
NO. 27.

P-8944

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

APRIL 8, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR MEADOWVIEW VILLAGE UNIT NO. 2 (P-8944)
(APN: 052-034-13; 052-042-01, 03; 052-044-01,
22, 28; 052-045-01, 12)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for various properties in Meadowview Village, Unit 2, on Babette Way, 22nd Avenue, Beth Street, John Still Drive, Craig Avenue and Pierce Avenue (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 April 8, 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 Meadowview Community Plan in that both plans designate 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.

- 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.
- H. In the matter of the requested subdivision modification, the Council determines as follows:
- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Given that the street improvements are already existing, it is impractical to provide the service connections at this time.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The division of the property does not involve financial benefit through the waiver of service connections in that the connections will be provided when the parcels are developed.

- c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: Since the services will be obtained at the time of securing building permits, the modification does not constitute a hazard to the public health, safety or welfare.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is intended for residential use, and the proposed land division is consistent with this designation.

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 and Subdivision Modification be approved subject to the following conditions:
 - 1. Provide a water main extension adjacent to Lots 95, 128, 188, 189 and 207 prior to the filing of the final map pursuant to City Code Section 47.1-5;
 - 2. Note the following on the final map: Water and sewer connections to each lot may not exist between the main lines and the lots. These services must be paid and installed at the time of obtaining a building permit;
 - 3. Indicate on the final map the front and street side yard setback lines as determined by the special permit;
 - 4. Pay off any existing assessments prior to filing the final map;
 - 5. Rename the tentative map a Resubdivision of Lots 95,97,128, 188,189,206,207 and 213 of Meadowview Village, Unit 2.

MAYOR

ATTEST:

CITY CLERK

DW

P-8944

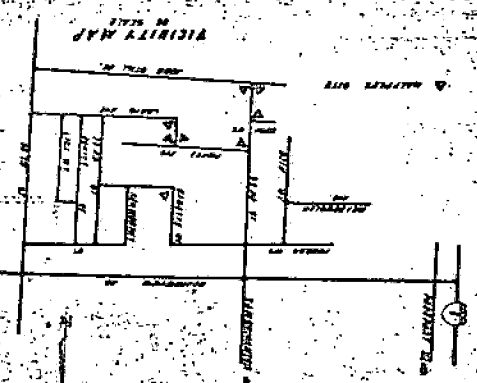
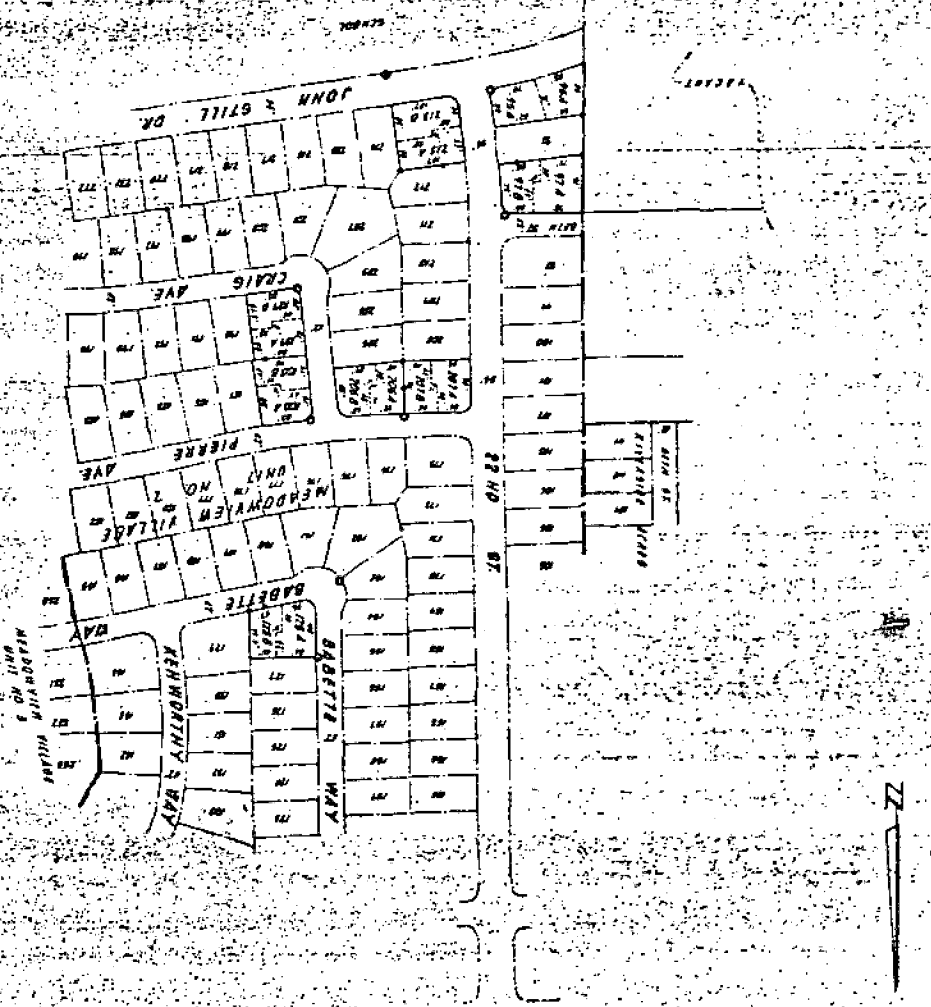
MEADOWVIEW VILLAGE
UNIT NO 2
BOOK 50 OF MAPS, MAP NO 17
CITY OF SACRAMENTO, CA

FOR THE REASSIGNMENT OF LOTS 95, 97, 100, 101, 102, 107 & 112
AS SHOWN ON PLAT

THE CITY OF SACRAMENTO HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE MEADOWVIEW VILLAGE UNIT NO. 2, AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY ORDINANCES AND REGULATIONS GOVERNING THE CONSTRUCTION OF RESIDENTIAL DEVELOPMENTS. THE CITY ENGINEER HAS ISSUED THESE PLANS AS A CONDITION OF THE CITY'S APPROVAL OF THE PLANS.

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CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

April 9, 1980

Dennis J. Zbylut
3024 Parkwood Court
Carmichael, CA 95608


Dear Mr. Zbylut:

The hearing scheduled for April 8, 1980 regarding REZONE from R-1 to R-1A, tentative map to divide 8 lots into 16 half-plex lots and SUBDIVISION MODIFICATION to waive service connections for property located at the northeast corner of Babette Avenue, southeast corner of 22nd Street and Pierre Avenue, southwest and southeast corners of Craig Avenue and Pierre Avenue, northeast corner of Craig Avenue, southwest corner of Beth Avenue and 22nd Street, northeast and northwest corners of John Still Drive and 22nd Street has been continued to April 22, 1980. (P-8944)

The hearing will be held at 7:30 P.M., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, further continuances may be obtained only by personally appearing at the Council meeting at the time the hearing is scheduled and by satisfying the Council that extraordinary circumstances exist which would justify such a continuance.

Sincerely,


Jaci Pappas
Acting City Clerk

cc: Frost & Baker (Ken Baker)
P-8944 Mailing List (84 Addressees)
Mr./Mrs. Albert Lacy
Planning Department

Item No. 25