

24



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

March 17, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-9299)

LOCATION: Various corner lots along Bunkhouse Way, Faustino Way and Harmon Drive in Granger's Dairy Unit No. 2

SUMMARY

The applicant is requesting the necessary entitlements to divide five single family corner lots into 10 halfplex lots. The staff and Planning Commission recommended approval of the request subject to conditions and approved a special permit to allow 10 halfplex units.

BACKGROUND INFORMATION

The subject lots are located in a single family subdivision where the construction of residential units has begun. The proposal for the halfplex units is compatible with the single family dwellings and is consistent with the South Pocket Specific Plan. The City Council previously (December 1980) approved a request to rezone the subject lots to R-1A to allow for future halfplex proposals.

VOTE OF COMMISSION

By a vote of nine ayes, the City Planning Commission on February 26, 1981, recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and the Planning Commission recommend that the City Council approve the project and adopt the attached tentative map resolution.

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

APPROVED
BY THE CITY COUNCIL

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MAR 24 1981

MVD:DP:bw
Attachments
P-9299

OFFICE OF THE
CITY CLERK

March 24, 1981
District No. 8

81-218

RESOLUTION No.

Adopted by The Sacramento City Council on date of

MARCH 24, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR PORTIONS OF
GRANGER'S DAIRY UNIT NO. 2 (APN: 030-780-09, 10,
23, 37; and 030-790-39) (P-9299)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for portions of Granger's Dairy Unit No. 2, located on various corner lots along Bunkhouse Way, Faustino Way, and Harmon Drive (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on March 24, 1981, 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 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.

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 pay off existing assessments or obtain bond holders consent for segregation and file the necessary fees prior to filing the final map.
 - 2. The applicant shall provide separate sewer and water service connections to each lot prior to filing the final map.

MAYOR

ATTEST:

CITY CLERK

P-9299

APPROVED
BY THE CITY COUNCIL

MAR 24 1981

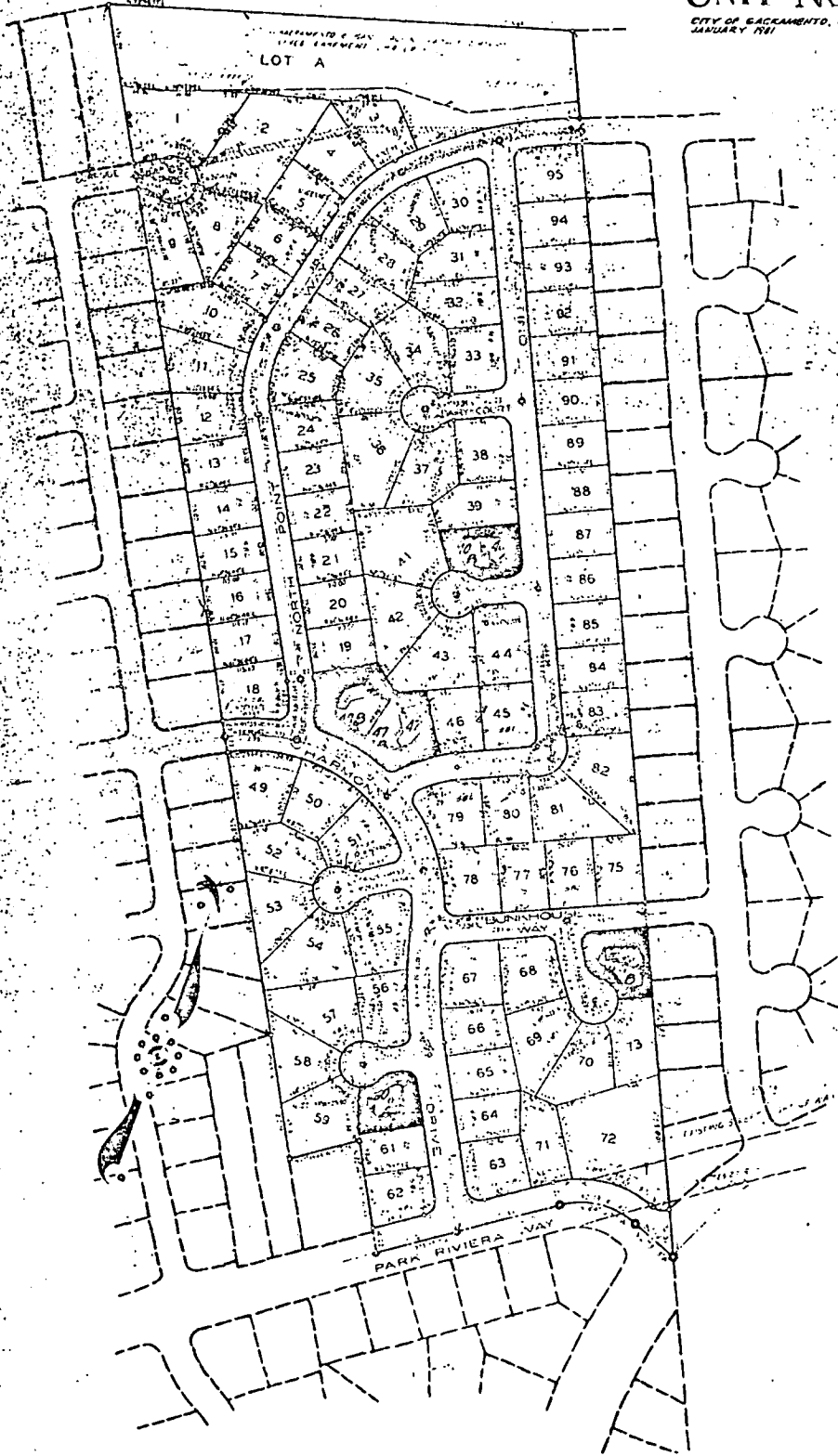
OFFICE OF THE
CITY CLERK

NATIVE 1
 1000 43.81 54.00 75

GRANGER'S DAIRY
UNIT NO. 2

CITY OF SACRAMENTO, CALIFORNIA
 JANUARY 1961
 SCALE 1"=100'

← SACRAMENTO RIVER



RECORD OWNER SUBDIVIDER:

LEW LAND AND DEVELOPMENT
 655 RIVERSIDE BLVD, SUITE A
 SACR, CALIF 95811

ENGINEER:

THE GRINK CORPORATION
 PO BOX 5611
 SACR, CALIF

EXISTING USE & ZONE:

5 SINGLE FAMILY LOTS, R-1 (VACANT)

PROPOSED USE & ZONE:

18 HALF-PLEX LOTS, R-1A

WATER SUPPLY:

PUBLIC UTILITIES

SEWERAGE DISPOSAL:

PUBLIC SEWERS

IMPROVEMENTS:

SACR. CITY STANDARDS

A.P.N.:

58-120-07, 08, 09 & 10
 10-120-33

ACREAGE:

0.100 60 FT. - 12000 60 FT.



D-9299

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE February 26, 1981
 ITEM NO. 15a FILE NO. P-9299
 M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation:
 Favorable
 Unfavorable

LOCATION: N. Wanner & N. Point Way & Harmon Dr.; SE corner of Faustino Way & Harmon Dr.; Lot 40 on W. side of Faustino Way; Lot 40 on W. side of Harmon Dr.; Lot 74071 S. side of Burkbase Way

<u>PROPOSERS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

<u>OPPOSERS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	✓			
Goodin	✓			✓
Holloway	✓			
Hunter	✓			
Larson	✓			
Muraki	✓		✓	
Silva	✓			
Simpson	✓			

- MOTION:
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 - TO RECOMMEND APPROVAL subject to conditions in staff report & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Robert Howse, 6355 Riverside Blvd., Suite A, Sacramento, CA 95831		
OWNER	L & P Land Development, 6355 Riverside Blvd., Ste. A., Sacto., CA		
PLANS BY	Spink Corp., P.O. Box 2311, Sacramento, CA		
FILING DATE	1-23-81	50 DAY CPC ACTION DATE	4-2-81
REPORT BY:	DP:bw		
NEGATIVE DEC.	2-13-81	EIR	ASSESSOR'S PCL. NO. 030-780-09, 10, 23, 37 030-790-39

- APPLICATION:
1. Negative Declaration
 2. Special Permit to allow 10 halfplex units
 3. Tentative Map (P-9299)

LOCATION: Various corner lots along Bunkhouse Way, Faustino Way and Harmon Drive in Granger's Dairy Unit No. 2

PROPOSAL: The applicant is seeking the necessary entitlements to divide five single family corner lots into 10 halfplex lots.

PROJECT INFORMATION:

General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant;	R-1
South:	Vacant;	R-1
East:	Vacant;	R-1
West:	Vacant;	R-1

Lot Sizes:	4,450+ - 6,500+ square feet
Building Square Footage:	1,500 - 2,300
Street Improvements:	Existing
Utilities:	Available to site
School District:	Sacramento City Unified

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 11, 1981 the Subdivision Review Committee, by a vote of seven ayes, one absent, one abstention, recommended approval of the map subject to the following conditions:

1. The applicant shall pay off existing assessments or obtain bond holders consent for segregation and file the necessary fees prior to filing the final map.
2. The applicant shall provide separate sewer and water service connections to each lot prior to the filing of the final map.

BACKGROUND INFORMATION: In November 1980 the Planning Commission recommended to the City Council approval to rezone the five corner lots to Townhouse (R-1A) to allow for the application for halfplex units in the future, (P-9230). The Council concurred with the Commission's recommendation. The applicant is presently requesting the lot division and special permit to allow halfplex development.

STAFF EVALUATION: Staff has the following comments regarding the proposal:

1. Staff does not object to the halfplex proposal. Corner lots in single family (R-1) zones are allowed duplex units. Therefore, halfplexes do not represent an increase in density. Additionally, halfplex units are compatible with the surrounding single family residences.
2. The applicant is proposing four different elevations utilizing brick veneer, rough sawn plywood, stucco, and horizontal masonite siding as exterior construction materials. Wood shakes are indicated as the roofing material for the one and two-story units.
3. The applicant is proposing that the same elevation be used on adjacent lots 47 and 48. Staff suggests that different construction materials be used to maintain the custom home nature of the residences in the Granger's Dairy development.

STAFF RECOMMENDATION: Staff recommends that:

1. The Negative Declaration be ratified;
2. The special permit be approved, subject to the conditions and findings of fact listed below;
3. The tentative map be approved, subject to the following conditions:
 - a. The applicant shall pay off existing assessments or obtain bond holders consent for segregation and file the necessary fees prior to filing the final map;
 - b. The applicant shall provide separate sewer and water service connections to each lot prior to the filing of the final map.

Condition - Special Permit

The applicant shall vary the exterior construction materials for the halfplex units on Lot 47 versus the units on Lot 48.

Findings of Fact - Special Permit

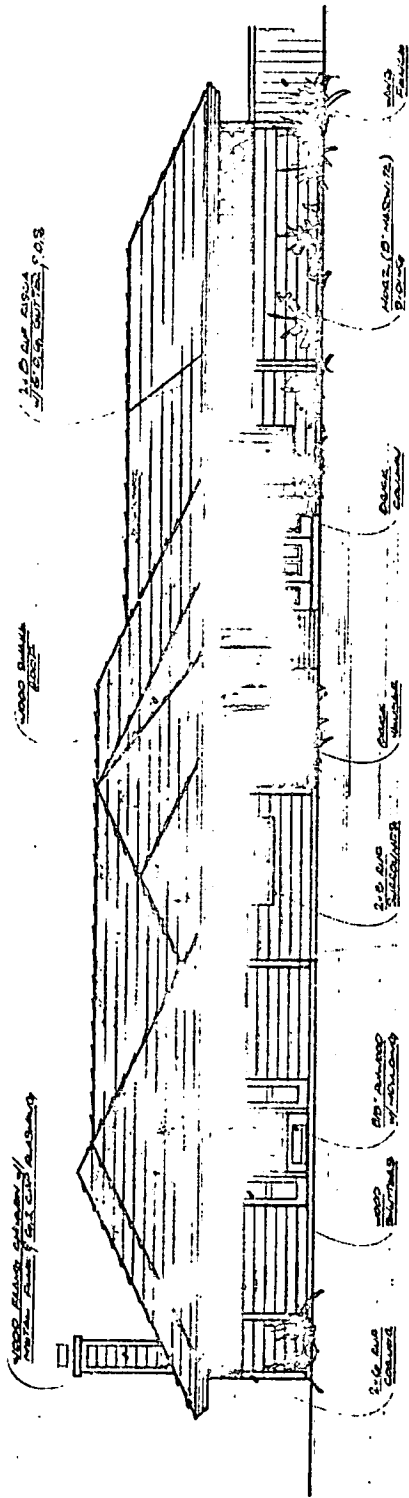
- a. The project as conditioned is based on sound principles of land use in that the proposal will not increase the potential density of the site;
- b. The project as conditioned will not be injurious to surrounding properties in that the proposal will not significantly alter the characteristics of the area;
- c. The project is consistent with the 1974 General Plan and the 1976 South Pocket Community Plan which designate the site for residential land use.



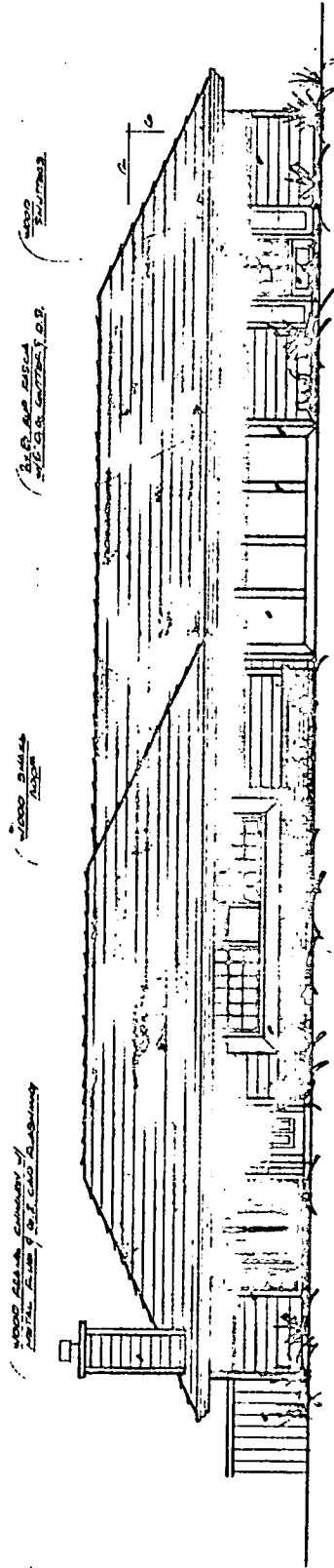
P. 9299

FEBRUARY 26, 80

ITEM NO. 15



R I G H T E L E V A T I O N
SCALE 1/8" = 1'-0"



F R O N T E L E V A T I O N
SCALE 1/8" = 1'-0"

butbars design service
1000 ...
1000 ...
1000 ...
1000 ...
1000 ...



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 449-5426

March 13, 1981

LORRAINE MAGANA
CITY CLERK

Owner of Property:

L & P Land Development, Inc.
6355 Riverside Boulevard, Suite A
Sacramento, CA 95831

On March 13, 1981, the following matter was filed with my office to set a hearing date before the City Council.

Tentative Map to divide five corner lots totaling 1+ acre into 10 halfplex lots.

Location: Northwest corner of North Point Way and Harmon Drive;
Northeast corner of Faustino Way and Harmon Drive;
Lot 40 on westerly side of Faustino Way;
Lot 60 on westerly side of Harmon Drive; and
Lot 74 on south side of Bunkhouse Way (Granger's Dairy
Unit No. 2). (P-9299) (D8)

The hearing has been set for March 24, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

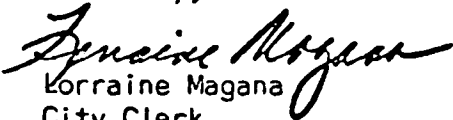
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,


Lorraine Magana
City Clerk

LM:am:sj

cc: Mailing List 69
(P-9299)



OFFICE OF THE CITY CLERK
916 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 200 TELEPHONE (916) 449-8426

TAY 36 161483N1 03/14/81

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

Taylor, Jerry J
36 Havenwood Circle
Sacramento, CA 95831 (39)
APN 3165-030-750-26

RECEIVED
MAR 17 11 44 AM '81
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

NOTICE OF CITY COUNCIL HEARING



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

March 25, 1981

L & P Land Development, Inc.
6355 Riverside Boulevard, Suite A
Sacramento, CA 95831

Gentlemen:

On March 24, 1981, the City Council approved the following for property located at Northwest corner of North Point Way and Harmon Drive; Northeast corner Faustino Way and Harmon Drive; Lot 40 on westerly side of Faustino Way; Lot 60 on westerly side of Harmon Drive; and Lot 74 on south side of Bunkhouse Way (Granger's Dairy Unit No. 2) (P-9299).

Tentative Map to divide five corner lots totaling 1 acre into 10 halfplex lots.

Enclosed please find a copy of certified resolution relative to this action.

Sincerely,


Lorraine Magana
City Clerk

LM:sj
Encl.

cc: Planning

24