



CITY OF SACRAMENTO

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CITY CLERK'S OFFICE
CITY OF SACRAMENTO

Nov 14 10 13 AM '85

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

APPROVED
BY THE CITY COUNCIL

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

November 14, 1985

NOV 19 1985

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: Time Extension for a Tentative Map (P83-260)

LOCATION: 7570-7614 River Ranch Way

SUMMARY

The applicant is requesting a one-year time extension for a Tentative Map approved by the City Council on November 9, 1983. The map proposes to divide a 3.6 acre site into 24 halfplex lots. Staff recommends approval of the time extension.

BACKGROUND INFORMATION

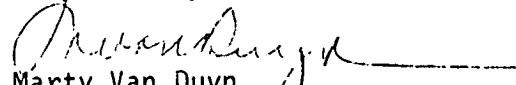
In 1983 a Rezoning, Tentative Map and Special Permit were approved for developing 24 halfplex units on the subject site. Due to unforeseen constraints the applicant has been unable to start the project in the two-year period. The applicant is requesting a one-year time extension to begin the project.

The request for a time extension on the Special Permit is scheduled for consideration by the Planning Commission on November 14, 1985. Attached is the staff report to the Commission on this matter. The request before the City Council is a time extension on the tentative map.

RECOMMENDATION

Planning staff recommends the City Council approve the one-year time extension request subject to the conditions and findings made on the original approval of the map.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:lao
attachments
P83-260

November 19, 1985
District No. 8

RESOLUTION No. 83-883

Adopted by The Sacramento City Council on date of

NOV 9 1983

~~CITY CLERK~~
~~SECRETARY~~
~~BY THE CITY COUNCIL~~

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT 7570-7614 RIVER RANCH WAY

(P- 83-260)(APN: 031-540-01,63,64; 031-790-24,30,47)

WHEREAS, the City Council, on November 9, 1983, held a public hearing on the request for approval of a tentative map for property located at 7570-7614 River Ranch Way;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the South Pocket Community Plan designate the subject site for residential use(s).

CERTIFIED AS TRUE COPY
of Resolution No. 83-883

NOV 17 1983

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DATE CERTIFIED
[Signature]
CITY CLERK, CITY OF SACRAMENTO

4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
 - b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
 - c. Rename the map to read: "Resubdivision of Lots 1 and 97-107, of River Oaks Ranch, Unit 1".
 - d. Provide separate sewer and water services for each unit. (Locate existing services relative to each lot).
 - e. Key cut existing curb and gutter and provide a one-inch overlay over River Oaks Ranch Way.
 - f. Bonds, engineering fee and private contract required prior to filing final map.
 - g. Place the following note on the final map: Building plans for Lot 99 shall be reviewed and approved by the City Arborist and Planning Director prior to issuance of a building permit.
 - h. Construct the sound wall as required by the sound study for River Oaks Ranch which is on file at the Planning Department. Design of the wall shall be approved by the Planning Director and Chief Building Inspector prior to issuance of building permits.

R. BURNETT MILLER

MAYOR

ATTEST:

LOBBANE MAGANA

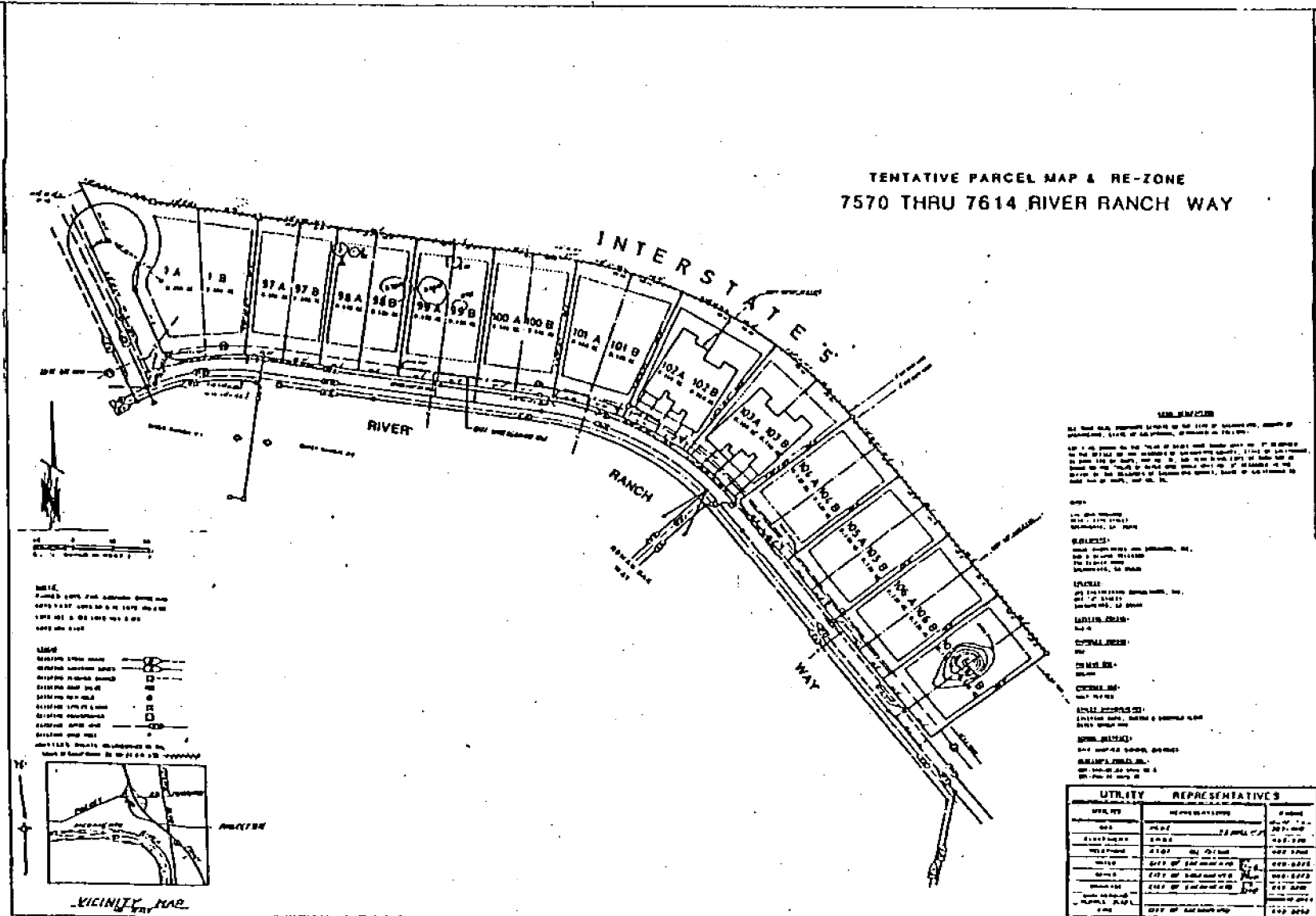
CITY CLERK

P83-260

P. 83260

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TENTATIVE PARCEL MAP & RE-ZONE
7570 THRU 7614 RIVER RANCH WAY



GENERAL NOTES:
 1. ALL LOTS ARE SUBJECT TO THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AS SHOWN ON THE MAP.
 2. THE LOTS ARE SUBJECT TO THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AS SHOWN ON THE MAP.
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UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVE	PHONE
WATER	WATER	724-1111
SEWER	SEWER	724-1111
ELECTRIC	ELECTRIC	724-1111
TELEPHONE	TELEPHONE	724-1111
CABLE	CABLE	724-1111
POSTAL	POSTAL	724-1111
OTHER	OTHER	724-1111

<p>N/A</p>	<p>JTS ENGINEERING CONSULTANTS, INC. 211 J STREET SACRAMENTO, CALIFORNIA 95811</p>	<p>PROJECT: N/A DATE: 6-10 SHEET: 1/1</p>	<p>TENTATIVE PARCEL MAP & RE-ZONE RIVER RANCH WAY</p>	<p>1/1</p>
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TENTATIVE MAP

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City Planning Commission
Sacramento, California

Members in Session:

APPLICATION: Special Permit Extension to construct 12 halfplex units located in the Townhouse (R-1A) zone on 3.6 vacant acres.

LOCATION: 7570-7614 River Ranch Way

BACKGROUND INFORMATION: The Planning Commission recommended approval of the tentative map and rezoning on September 8, 1983. In addition, the Commission approved a special permit, subject to conditions for halfplex development on 12 lots. On November 9, 1983 the City Council approved a rezoning from R-2-R to R-1A for the subject site and a tentative map to establish 24 halfplex units on 12 lots.

The applicant is requesting a tentative map extension from the City Council concurrently with seeking a special permit time extension.

STAFF RECOMMENDATION: The applicant is requesting a one-year time extension of the special permit to expire on September 8, 1986. Due to financial constraints, the applicant was unable to start the project in the two-year time period.

After reviewing the original conditions of the special permit and inspecting the site and surrounding structures in the area, staff concludes that the proposed roof material must be a wood shake or tile. Composition asphalt shingle is not compatible and should not be allowed.

Staff recommends approval of the time extension, subject to the original conditions and Findings of Fact in the attached staff report dated September 8, 1983. Staff recommends the following additional conditions:

1. The roofing material shall be wood shake or tile.
2. The subject special permit shall expire on September 8, 1986.

Respectfully submitted,

Wilfred Weitman
Wilfred Weitman
Senior Planner

DH:bw

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CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering, 811 'J' Street, Sacramento, CA 95814
OWNER	c/o John Machado; 6610-14th Street, Sacramento, CA 95814
PLANS BY	JTS Engineering, 811 'J' Street, Sacramento, CA 95814
FILING DATE	8/5/83
50 DAY CPC ACTION DATE	
REPORT BY	SD:bw
NEGATIVE DEC.	8/29/83
EIR	
ASSESSOR'S PCL NO.	031-540-01, 63, 64 031-790-24, 30, 47

- APPLICATION:
1. Environmental Determination
 2. Rezone from Two-Family (R-2-R) to Townhouse (R-1A)
 3. Special Permit for halfplex development (Sec. 7-C)
 4. Tentative Map (P83-260)

LOCATION: 7570-7614 River Ranch Way

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 3.6± vacant acres consisting of 12 two-family lots into 24 lots for halfplex development.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Specific Community Plan Designation:	Low Density Residential with freeway noise impact area
Existing Zoning of Site:	R-2-R
Existing Land Use of Site:	Vacant
Proposed Zoning:	R-1A

Surrounding Land Use and Zoning:

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

Parking Required:	24 spaces
Parking Provided:	48 spaces
Parking Ratio:	Two spaces per dwelling unit
Property Area:	3.6± acres
Density of Development:	6.7 du/ac
Square Footage of Building:	Unit A-1,565; Unit B-1,660; Unit C-1,752
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Wood, brick, stucco
Height of structure:	Units A and C-18 ft.; Unit B-24 ft.
North/South lot orientation:	58 percent

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 24, 1983, by a vote of five ayes, three absent, one abstention, the Subdivision Review Committee voted to recommend approval of the tentative map. The abstention was cast by the Sewer and Water Division whose representative arrived after discussion of the item. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted. (See over)

1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
2. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
3. Rename the map to read: "Resubdivision of Lots 1, and 97-107, of River Oaks Ranch, Unit 1";
4. Provide separate sewer and water services for each unit. (Locate existing services relative to each lot.)
5. Key cut existing curb and gutter and provide a one-inch overlay over River Oaks Ranch Way;
6. Bonds, engineering fee and private contract required prior to filing final map;
7. Place the following note on the final map: Building plans for Lot 99 shall be reviewed and approved by the City Arborist prior to issuance of a building permit.

BACKGROUND INFORMATION: The subject site is a portion of River Oaks Ranch which was originally approved by the City Council on July 6, 1976 (P-7204). Entitlements included a tentative map and rezoning from A to R-1 and R-2. In February 1977 the City Council approved a revised map deleting the school site (P-7613). That map was not recorded. On September 18, 1979 the City Council approved a resubmission of the map (P-8712).

STAFF EVALUATION: Staff has the following comments:

1. The subject site is the duplex portion of the original River Oaks Ranch Subdivision. The applicant is requesting the necessary entitlements to subdivide 12 duplex lots to halfplex units. The proposed project will not alter the character of the neighborhood or increase the density of dwellings since two-family units are allowed under the current zoning designation. Halfplex development will allow individual ownership of each dwelling unit.
2. The applicant has submitted four different outside elevations and three floor plans. Plan A, with two elevations, has three bedrooms, two baths, 1,565 square feet of living area and is one-story. Plan B has two bedrooms and a study, two baths, 1,699 square feet and is two-stories. Plan C has three bedrooms, two baths, 1,752 square feet and is one-story. The applicant proposes to stagger front yard setbacks between attached units 10 feet. Building materials include wood, stucco and brick. Staff finds there to be a sufficient number of elevations and floor plans for the number of units proposed. In order to assure a varied and attractive streetscape, staff requests that each elevation be used a maximum of four times. The roofs should be of shake or similar material. Staff also requests a schematic plan as submitted prior to issuance of the first building permit. The schematic should indicate the following:
 - a. the unit and elevation proposed for each lot;
 - b. a footprint showing setbacks;
 - c. proposed building materials and colors.

This schematic will be used for comparison in order for staff to approve building permits.

- 3. The sound study completed for the previous map states that an eight-foot sound wall is necessary to attenuate noise for proposed lots 106A and B and 107A and B. The applicant will be responsible for construction of this wall prior to filing the final map. Design of the wall will be subject to review of the Planning Director and Chief Building Inspector. In addition, all units farther from the freeway will require noise reducing construction techniques.
- 4. The Planning and Community Services Departments have determined that 0.269 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.
- 5. There is a 24-inch Oak tree on Lot 99B. The City Arborist has indicated this tree is in good condition and should be retained. Staff requests that building plans for this lot be approved by the City Arborist and Planning Director prior to issuance of building permits.
- 6. The project achieves only a 58 percent north/south lot orientation. The streets are already constructed and the relationship of the subject site to the freeway and on ramp make an 80 percent north/south lot orientation infeasible.

STAFF RECOMMENDATION: Staff recommends the following:

- 1. Ratification of the Negative Declaration;
- 2. Approval of the Rezoning from Two-Family (R-2) to Townhouse (R-1A);
- 3. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;
- 4. Approval of the Tentative Map, subject to conditions, each of which the applicant shall satisfy prior to filing the final map unless a different time for compliance is specifically noted:
 - a. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
 - b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
 - c. Rename the map to read: "Resubdivision of Lots 1 and 97-107, of River Oaks Ranch, Unit 1";
 - d. Provide separate sewer and water services for each unit. (Locate existing services relative to each lot);
 - e. Key cut existing curb and gutter and provide a one-inch overlay over River Oaks Ranch Way;

- f. Bonds, engineering fee and private contract required prior to filing final map;
- g. Place the following note on the final map: Building plans for Lot 99 shall be reviewed and approved by the City Arborist and Planning Director prior to issuance of a building permit;
- h. Construct the sound wall as required by the sound study for River Oaks Ranch which is on file at the Planning Department. Design of the wall shall be approved by the Planning Director and Chief Building Inspector prior to issuance of building permits.

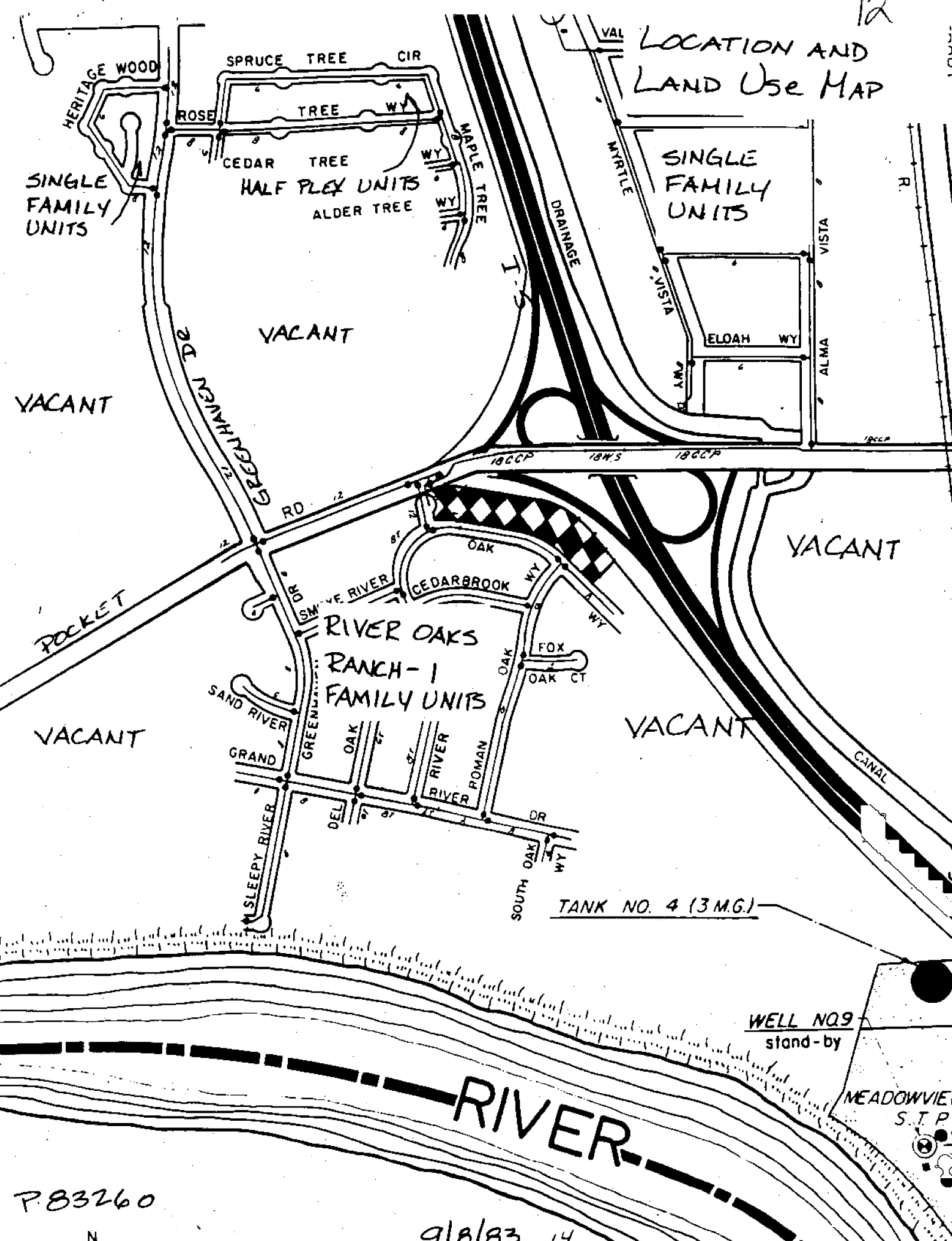
Conditions - Special Permit

- a. Prior to issuance of building permits, the applicant shall submit a schematic plan for review and approval of the Planning Director. The schematic shall indicate the following:
 - 1) unit type and elevation for each lot;
 - 2) footprint showing staggered setbacks;
 - 3) building materials and colors.
- b. Roofing material shall be wood, shake or similar material;
- c. Each elevation shall be used no more than four times;
- d. The applicant shall design a structure on Lot 99 that will save the Oak tree. Plans for this lot shall be reviewed and approved by the City Arborist and Planning Director prior to issuance of building permit.

Findings of Fact - Special Permit

- a. The halfplex development is based upon sound principles of land use in that the use will not alter the character of the neighborhood or density of development;
- b. The project, as conditioned, will not be detrimental to public health, safety or welfare in that:
 - 1) adequate sound attenuation is provided;
 - 2) a healthy Oak tree will be retained.
- c. The proposed project is consistent with the 1974 General Plan and the 1976 South Pocket Specific Plan which designate the site for residential development.

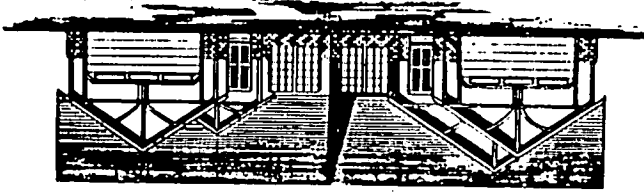
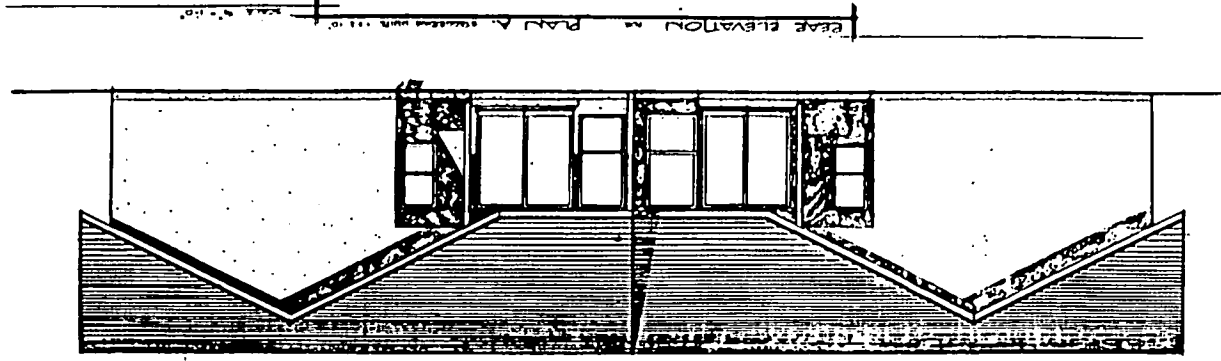
LOCATION AND LAND USE MAP



P.83260

9/8/83

PLAN: A
ELEVATION 1



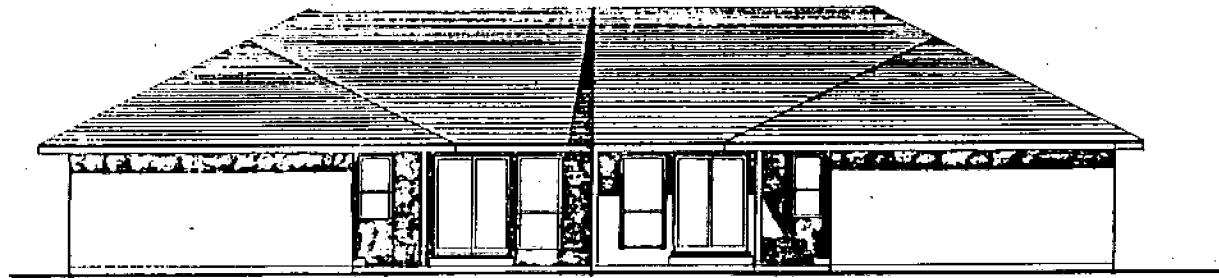
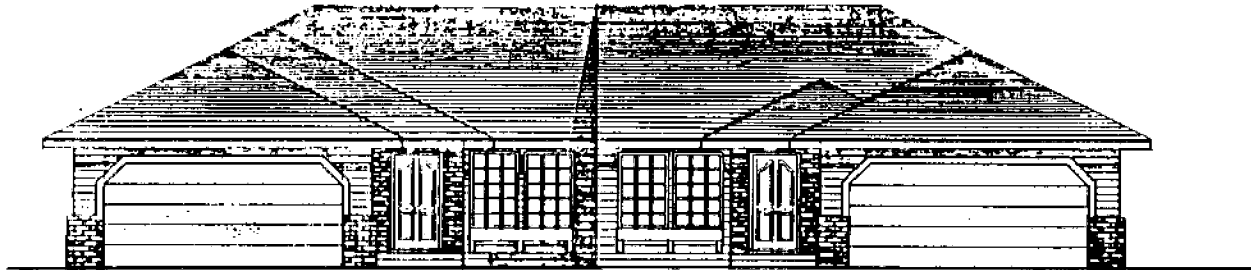
REAR ELEVATION 1 PLAN A ELEVATION 1

VOGUE

PLANDA

REAR ELEVATION

2/1/2012



V. McCoy	
S. 22 27'	
4/21/12	
1/1/12	
1/1/12	

Handwritten initials or signature.

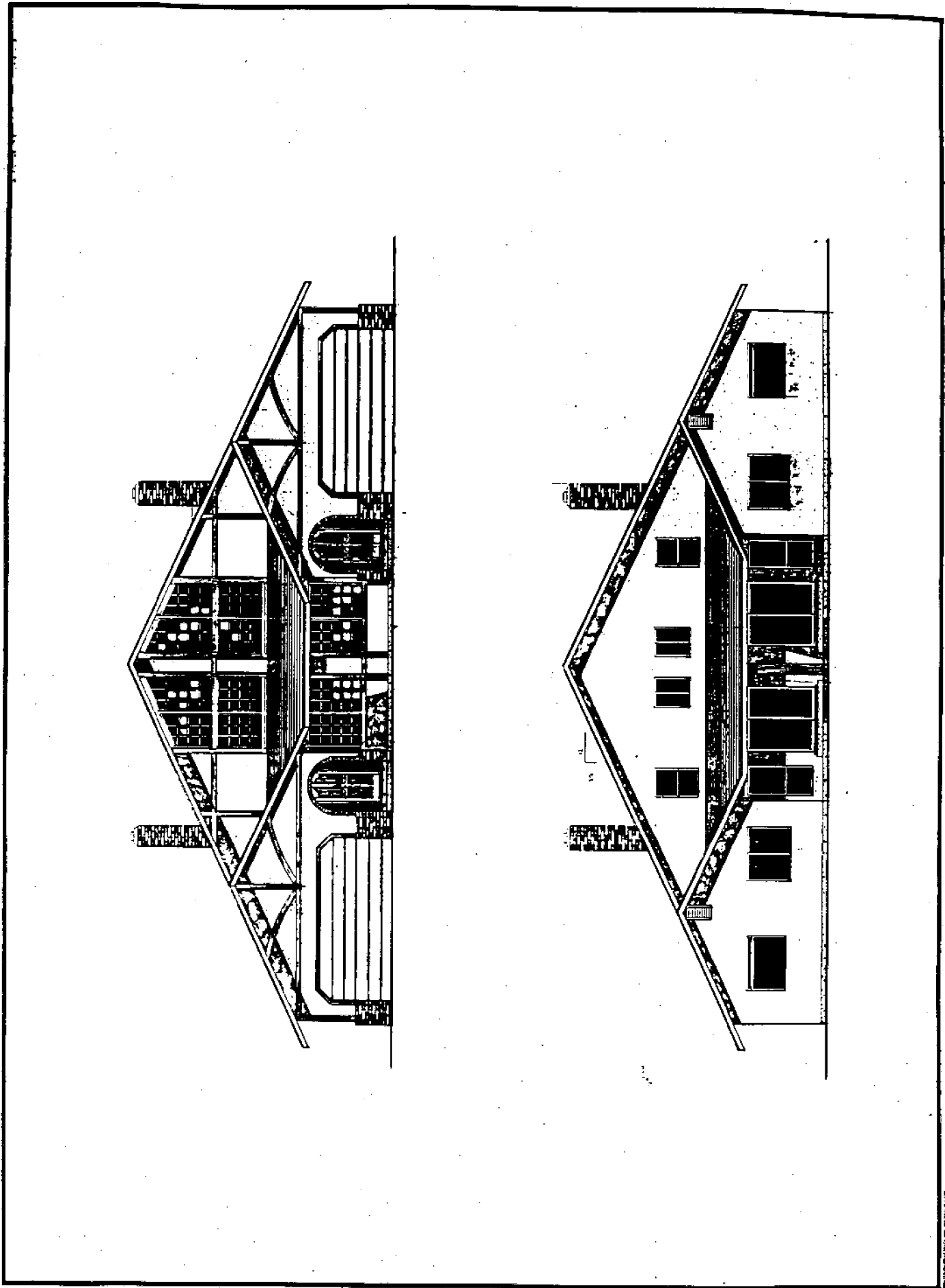
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PLAN 'A'
ELEVATION 2

FRONT ELEVATION

PLAN B.

VOQUE

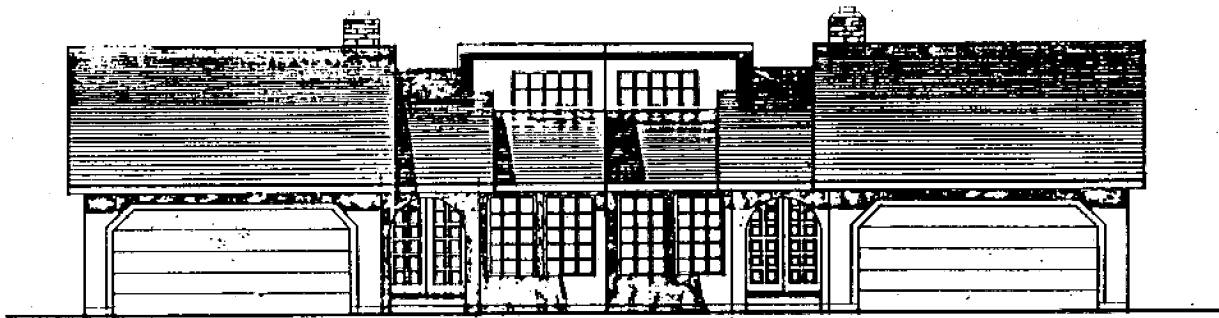


PLAN 'B'
ELEVATION

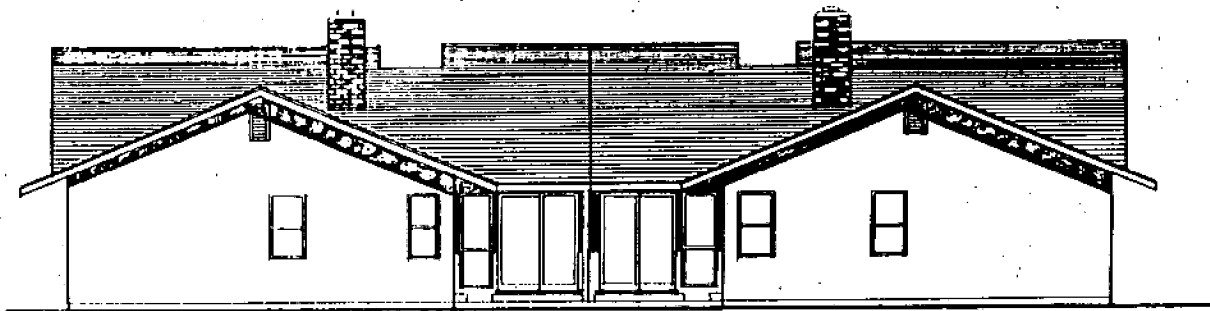
PA3260

14 9/8/83 18

No. 239



FRONT ELEVATION



REAR ELEVATION

FRONT & REAR ELEVATIONS

PLAN C

VOQUE

<i>John C. Voque</i>	
4 25 05	
22 11 05	

PLAN 'C'
ELEVATION

15

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November 26, 1985

John Machado
6610 14th St
Sacramento CA 95831

Dear Mr. Machado:

On November 19, 1985, the Sacramento City Council granted a time extension request on the Tentative Map for property located at 7570-7614 River Ranch Way. (P-83260)

The extension is granted one-time only, and will lapse on November 9, 1986.

Sincerely,

LORRAINE MAGANA, CITY CLERK

Deputy City Clerk

LM/mls/12

cc: Planning Department
JTS Engineering, 811 J St, 95814