



CITY OF SACRAMENTO

18

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

January 23, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Rezoning from R-1 to R-1A
 3. Subdivision Modification to defer water service to Lot B
 4. Tentative Map (P-84-119)

LOCATION: 7689 Del Oak Way

SUMMARY

This is a request for entitlements necessary to develop two halfplex units on a corner lot. The Staff and the Planning Commission recommend approval of the project. The Commission also approved a Special Permit to allow the two halfplex units, subject to conditions.

BACKGROUND INFORMATION

The subject site is located within the River Oaks Ranch Subdivision. The Subdivision is being developed with custom single family homes. Corner lots are developed with halfplex and duplex units.

The applicants proposal is compatible to the area and consistent with the Community Plan. The only concern relates to the front and street side yard setback area. The structure is designed with bay windows that encroach into both setback areas. The Planning Commission placed a condition on the Special Permit that requires the compliance with all setback regulations. The condition was not appealed, and therefore, is not an issue that should be discussed by the City Council.

VOTE OF PLANNING COMMISSION

On May 8, 1984, the Planning Commission, by a vote of 6 ayes, 3 absent, recommended approval of the project.

APPROVED
BY THE CITY COUNCIL

JAN 29 1985

OFFICE OF THE
CITY CLERK


18

RECOMMENDATION

The Staff and the Planning Commission recommend approval of the project by:

1. Ratifying the Negative Declaration.
2. Adopting the attached Rezoning Ordinance.
3. Adopting the attached Resolution, adopting Findings of Fact, and approving the Subdivision Modification and Tentative Map with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

HY: ls
attachmemts
P84-119

January 29, 1985
District No. 8

18
AMENDED BY STAFF

ORDINANCE NO. 85-013

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE
COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES,
AS AMENDED, BY REMOVING PROPERTY LOCATED AT 7689
DEL OAK WAY

FROM THE SINGLE FAMILY, R-1 ZONE(S)

AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)

(FILE NO. P-84-119)(APN: 031-540-34) **APPROVED**
BY THE CITY COUNCIL

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

JAN 29 1985

SECTION 1.

OFFICE OF THE
CITY CLERK

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

This action rezoning the property described in the attached exhibit(s) is adopted
subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission May 8, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

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.

5

18

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance *under the procedure followed in so doing*, shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, *including but not limited to Section 13-A-2*, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P84-119

6

LEGAL DESCRIPTION

LOT 34 AS SHOWN ON THE "PLAT OF RIVER OAKS RANCH UNIT NO. 1",
RECORDED IN BOOK 128 OF MAPS, MAP NO. 26

P84-119

18

RESOLUTION No. 85-068

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT 7689 DEL OAK WAY **APPROVED**
BY THE CITY COUNCIL

(P-84-119)(APN: 031-540-34)

JAN 29 1985

OFFICE OF THE
CITY CLERK
held a public

WHEREAS, the City Council, on January 29, 1985, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at 7689 Del Oak 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 balanced 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 1976 South Pocket Community Plan designate the subject site for low density residential use(s).
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 Water 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. In the matter of the hereby approved requested subdivision modification to defer water service to proposed Lot B :
 - a. There are circumstances to warrant the granting of the modification that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that water service will be necessary at the time construction takes place.
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that water service connections will be provided in any event irrespective of cost.
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that ultimate construction on Site B will have standard City water service.
 - 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 in that Site B will eventually be improved to meet all City subdivision standards typical to the entire area.
7. 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. Place the following note on the final map: Water service connections do not exist between the main lines and Lot B. These services must be paid for and installed at the time of obtaining building permits;
- b. Pay off existing assessment or file the necessary segregation requests prior to filing the final map;
- c. 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;
- d. Extend sewer line and provide sewer service to Lot B.

MAYOR

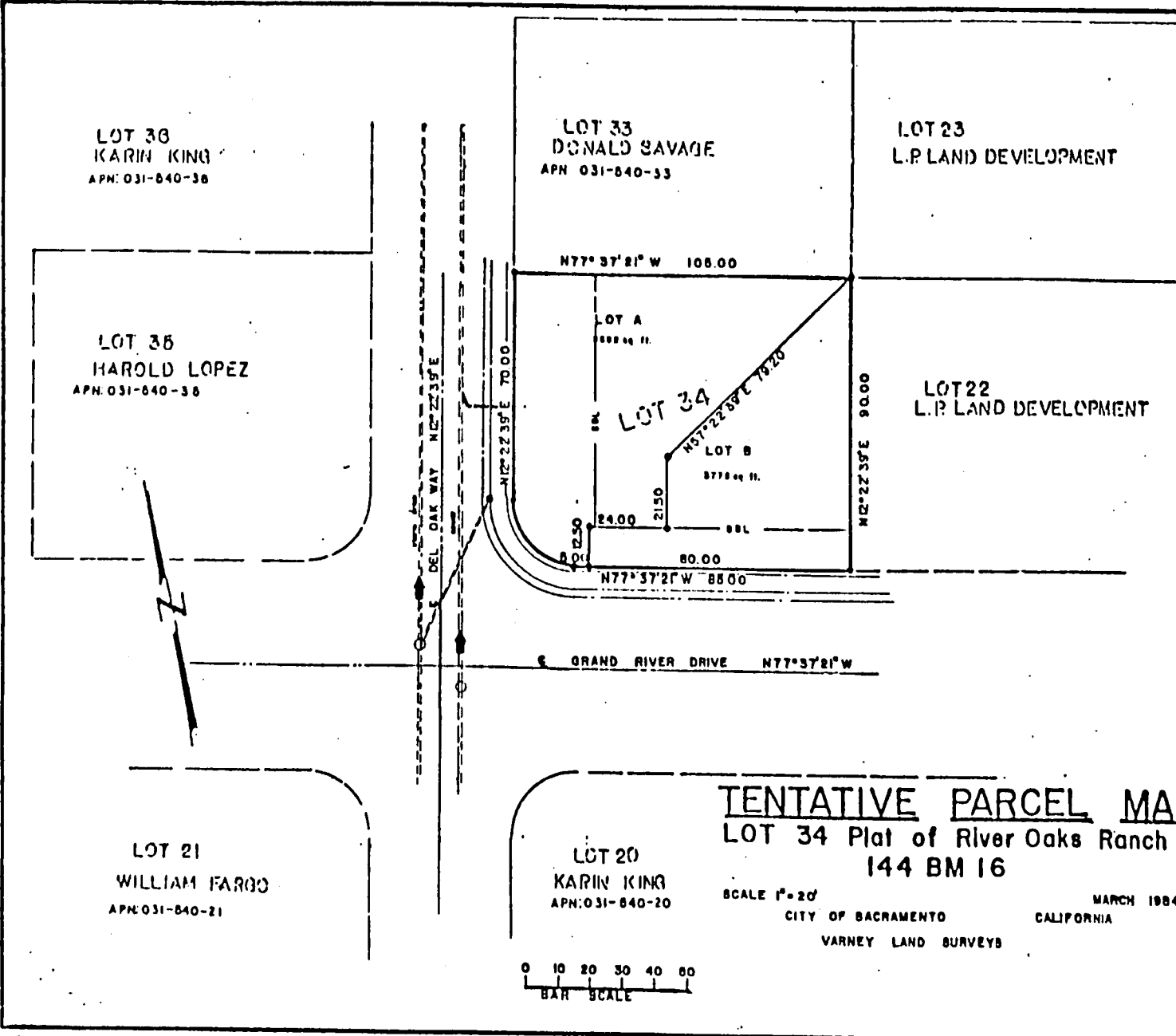
ATTEST:

CITY CLERK

P84-119

18

ITEM 15-12

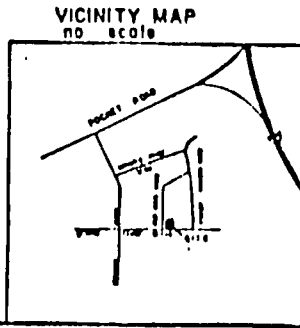
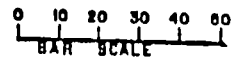


PROPOSED PARCELS	TOTAL ACREAGE
TWO	LOT A 8898 sq. ft. LOT B 8778 sq. ft.
<u>ASSESSORS PARCEL No.</u>	<u>WATER SUPPLY</u>
031-840-24	CITY
<u>SEWER DISPOSAL</u>	<u>FIRE PROTECTION</u>
CITY	CITY
<u>PARKS AND RECREATION</u>	<u>SCHOOLS</u>
CITY	SACRAMENTO UNIFIED
<u>ZONING</u>	<u>PROPOSED USE</u>
R-1	HALFPLEN
<u>STREET IMPROVEMENTS</u>	<u>EXISTING USE</u>
CURB, GUTTER AND SIDEWALK EXISTING	VACANT
<u>NAME AND ADDRESS OF OWNER</u>	
JOHN RAYCRAFT 3805 LONSDALE DRIVE SACRAMENTO, CA. 95808 PH. 442-8508	
<u>SURVEYOR</u>	
VARNEY LAND SURVEYS 6888 688 AVE. SACRAMENTO, CA. 95808 PH. 388-8818	
<u>DESCRIPTION</u>	
LOT 34 OF RIVER OAK RANCH UNIT No. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON JANUARY 23 1981 IN BOOK 166 OF MAPS, MAP No. 16	



TENTATIVE PARCEL MAP
LOT 34 Plat of River Oaks Ranch Unit No. 1
144 BM 16

SCALE 1"=20'
 CITY OF SACRAMENTO CALIFORNIA
 VARNEY LAND SURVEYS
 MARCH 1984



4-26-84

P84-119

P 84119

STAFF REPORT AMENDED 5-8-84
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

18

APPLICANT	Robert J. Ross, 7995 Bradshaw Road, Sacramento, CA 95829				
OWNER	John & Helen Roycraft, 5803 Lonsdale Drive , Sacramento, CA 95831				
PLANS BY	Florin Enterprises, Inc., ^{1345 Eagle Way} 7995 Bradshaw Road, Sacramento, CA 95829				
FILING DATE	3-28-84	50 DAY CPC ACTION DATE		REPORT BY:	FG:bw
NEGATIVE DEC	4-3-84	EIR		ASSESSOR'S PCL NO.	031-540-34

- APPLICATION:
1. Negative Declaration
 2. Rezone 0.2± vacant acres from R-1 (Single Family) to R-1A (Townhouse) zone
 3. Tentative Parcel Map
 4. Special Permit to develop two halfplex units totaling 4,400± square feet (Sec. 7-C, Zon. Ord.)
 5. Subdivision Modification to defer water service to Lot B

LOCATION: 7689 Del Oak Way; NE cor. Grand River Drive and Del Oak Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop an existing vacant lot into two halfplex units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1 (Single Family)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

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

Parking Required:	One per dwelling unit
Parking Provided:	Two per dwelling unit
Property Dimensions:	Irregular
Property Area:	9,364± square feet
Density of Development:	9.3 du/ac
Square Footage of Lot(s):	Lot A-5,592±; Lot B-3,772±
Square Footage of Building(s):	Unit A-2,600 sq. ft.; Unit B-1,800 sq. ft.
Height of Structure(s)	Two-story; 31 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Used brick, stucco, wood trim

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 11, 1984, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the tentative map and subdivision modification, subject to the following conditions.

APPLC. NO. PR4-110

MEETING DATE April 25, 1984

CPC ITEM NO. 1510

5-8-84

18

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Place the following note on the final map: Water service connections do not exist between the main lines and Lot B. These services must be paid for and installed at the time of obtaining building permits.
2. Pay off existing assessment or file the necessary segregation requests and fees.
3. Extend sewer line and provide sewer service to Lot B.
4. 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.

STAFF EVALUATION: Staff has the following comments and concerns regarding this request:

1. The subject site is a vacant 0.2± acre parcel located at the northeast corner of Grand River Drive and Del Oak Way. The site is currently zoned R-1 (Single Family). The General Plan and the Community Plan designate the site for residential and low density residential, respectively. If the rezoning is approved, the proposed halfplexes would not represent a more intense land use. In addition, the proposal would provide a compatible housing type in the area.
2. The requested rezoning to R-1A and the special permit are necessary for the halfplex development. The applicant's plan indicates that the halfplex will be developed on a corner lot. The halfplex units are attached and separated by a two-hour rated firewall. A vacant R-1A zoned lot is located at the southeast corner opposite the subject site.
3. The applicant's plans indicate that bay windows on both units will extend two feet in the front and side setback area. The applicant has not stated if a hardship exists which prohibits them from complying with the setback requirements. The Zoning Ordinance only allows projections of specific building features into the setback area, such as balconies, necessary landings, ornamental features and roof overhangs. It is suggested the applicant redesign the structure to eliminate the projection into the setback area.

The Subdivision Review Committee recommended approval of the subdivision modification to defer water service to Lot B. It has been a policy to not require additional service connections until building permits are issued.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from R-1 (Single Family) to R-1A (Townhouse) zone;

18

- 3. Approval of the Tentative Map, subject to conditions which follow.
- 4. Approval of the Special Permit, based upon Findings of Fact which follow.
- 5. Approval of the Subdivision Modification to defer water service to Lot B.

Conditions - Tentative Map

The applicant must satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Place the following note on the final map: Water service connections do not exist between the main lines and Lot B. These services must be paid for and installed at the time of obtaining building permits;
- b. Pay off existing assessment or file the necessary segregation requests prior to filing the final map;
- c. 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;
- d. Extend sewer line and provide sewer service to Lot B.

* Findings of Fact - Special Permit

- a. As proposed, the project is based upon sound principles of land use in that:
 - 1) adequate space is available on the site to accommodate the type and density of the proposed project;
 - 2) the project is compatible with surrounding land uses which consist of single family and halfplex uses;
- b. The project, as provided, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that the project will adhere to the Townhouse development standards which stipulate design and density criteria;
- c. The project is consistent with the land use element of the General Plan to:
 - "Allocate residential, commercial, industrial and other land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community; and
 - "Provide safe, stable and attractive residential areas in which to live."
- d. The project is consistent with the goal of the Pocket Area Community Plan to:
 - "Provide for a wide range of residential styles and densities which are compatible with each other."
- e. The project is consistent with the Pocket Area Community Plan and the General Plan which designate the site for residential purposes.

* Condition - Special Permit

The structure shall be redesigned to meet all setback requirements. (CPC added)

14

P 84-119



FREEPORT

PARK

RIO

SUBJECT SITE

RIVER RANCH

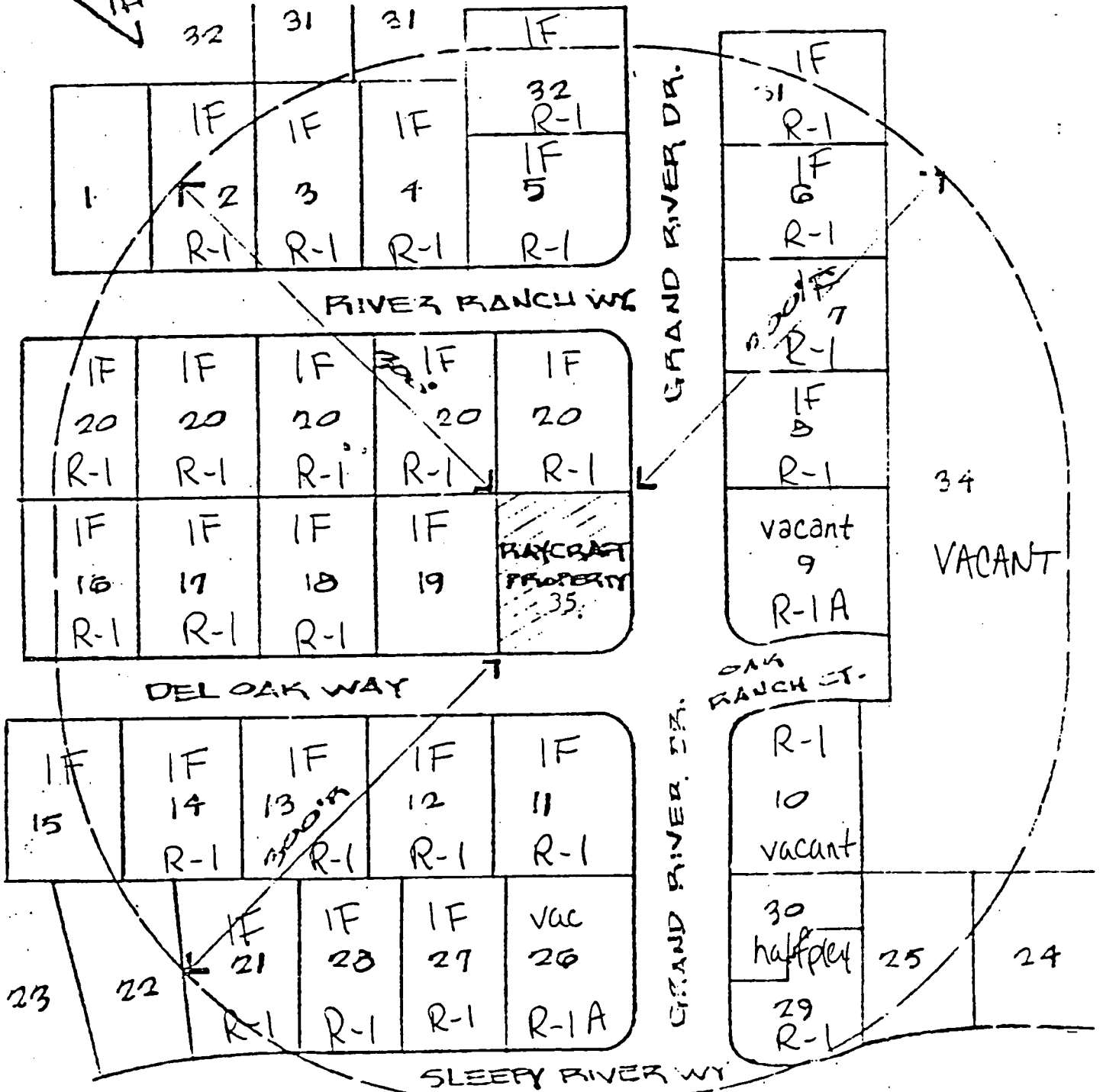
LOCATION MAP

SOUTH OAK

MEADOW VIEW
S 1 P
TR 4
S 5 C
S 5 C

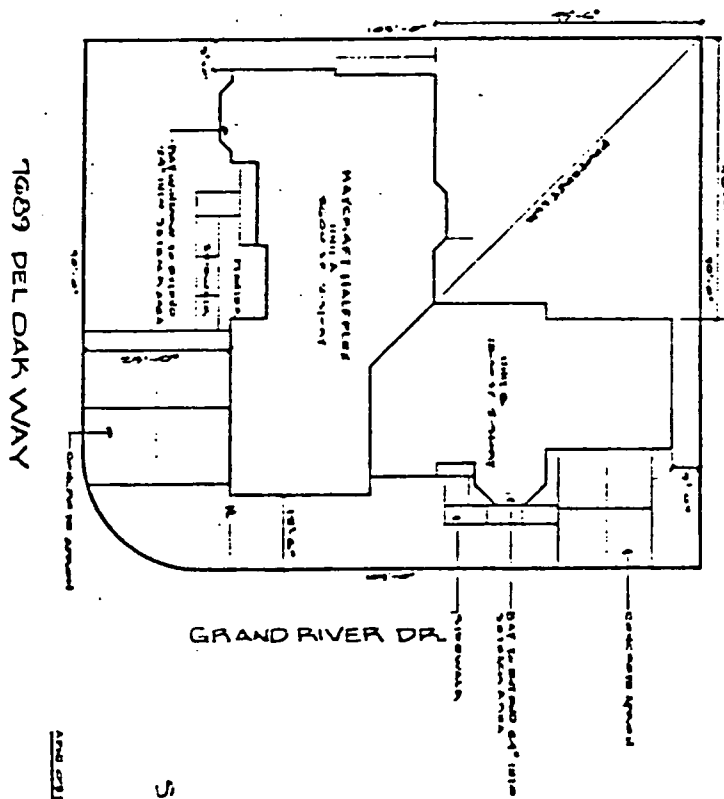
RAYCRAFT PROPERTY

SCALE: 1"=100'



SITE PLAN

18



SITE PLAN

APR 21 1984

P 84119

NO.	DATE	REVISION
3		

RAYCRAFT HALF PLEX
 7689 DEL OAK WAY
 SACRAMENTO, CA
 SITE PLAN

FLORIN ENTERPRISES, INC.
 designers/builders
7000 BRIDGEWAY ROAD SACRAMENTO, CALIFORNIA 95820
 (916) 486-1111

P84-119

4-26-84

ITEM 1510

5-8-84 18



CITY OF SACRAMENTO

18 (2)

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

January 14, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family, R-1 to Townhouse, R-1A zone.

LOCATION: 7639 Del Oak Way

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

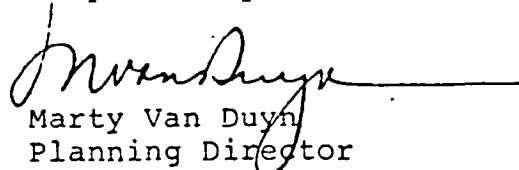
BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to January 29, 1985.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 1-29-85

MVD:lao
attachments
P34-119

January 22, 1985
District No. 8

18

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE
COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES,
AS AMENDED, BY REMOVING PROPERTY LOCATED AT 7689
DEL OAK WAY

FROM THE SINGLE FAMILY, R-1 ZONE(S)

AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)

(FILE NO. P-84-119)(APN: 031-540-34)

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

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission May 8, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

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.

2
18

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

P84-119

2
18

LEGAL DESCRIPTION.

LOT 34 AS SHOWN ON THE "PLAT OF RIVER OAKS RANCH UNIT NO. 1",
RECORDED IN BOOK 128 OF MAPS, MAP NO. 26

P84-119

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: 18

Project Location 7689 Del Oak Way **P** 84-119
 Assessor Parcel No. 031-540-34
 Owners John A. Raycraft Phone No. 481-8720
 Address 1345 Gagle Way, Sacto, CA 95831
 Applicant John A. Raycraft Phone No. 481-8720
 Address 1345 Gagle Way, Sacto, CA 95831
 Signature _____ C.P.C. Mtg. Date 5/8/84

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

REQUESTED ENTITLEMENTS	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Neg Dec</u>	<u>5/8/84</u>	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
<input type="checkbox"/> Community Plan Amend _____	_____	Res. _____	\$ _____
<input type="checkbox"/> _____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Rezone <u>0.2+ ac. from Single Family, R-1 to Townhouse, R-1A</u>	<u>RA</u>	_____	\$ _____
<input checked="" type="checkbox"/> Tentative Map <u>to divide 0.2+ vacant acres into 2 lots for halfplex development</u>	<u>RAC</u>	Ord. _____	\$ _____
<input checked="" type="checkbox"/> Special Permit <u>to develop halfplex unit</u>	<u>AA</u>	Res. _____	\$ _____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Other <u>SUBDIVISION MODIFICATION to defer water service to lot B</u>	<u>RA</u>	_____	\$ _____

FEE TOTAL \$ _____

RECEIPT NO. _____

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

By/date _____

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit Yellow - department file Pink - permit book

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING LOT LINE ADJUSTMENT
- SPECIAL PERMIT ENVIRONMENTAL DET.
- VARIANCE OTHER _____

MEETING DATE Nov 8 1984
 ITEM NO. 102 FILE # SH-119
 M _____

Location: 7689 Del. Oak Way 18

Recommendation:
 Favorable
 Unfavorable Petition Correspondence

PROPOSERS

NAME ADDRESS

John Boycraft - 5803 Amador Drive, Sacramento 95831
Bob Ross - 7995 Bradshaw Road, Sacramento 95829

OPPOSERS

NAME ADDRESS

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	✓			✓
Goodin	<i>absent</i>			
Hunter	✓		✓	
Ishmael	✓			
Ramirez	✓			
Simpson	<i>absent</i>			
Holloway	<i>absent</i>			

- MOTION
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 9 1984
 ITEM NO. 101 FILE # CU-119
 M _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

Location: 7689 Del. Oak Way

- Recommendation:
- Favorable with cond.
 - Unfavorable
 - Petition
 - Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>John Brockhoff</u>	<u>5803 Ansdale Drive, Sacramento 95831</u>
<u>Bob Ross</u>	<u>1795 Broadhurst Road, Sacramento 95829</u>

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

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Ferris	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Fong	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Goodin	<u>absent</u>	<input type="checkbox"/>		
Hunter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ismael	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Ramirez	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Simpson	<u>absent</u>	<input type="checkbox"/>		
Holloway	<u>absent</u>	<input type="checkbox"/>		

- MOTION
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE March 9 1984
 ITEM NO. 10d FILE # 84-119
 M _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING LOT LINE ADJUSTMENT
 SPECIAL PERMIT ENVIRONMENTAL DET.
 VARIANCE OTHER _____

Location: 7689 Red Oak Way

Recommendation:

- Favorable
 Unfavorable
 Petition Correspondence

PROPOSERS

NAME

ADDRESS

John Rowcraft - 5803 Lonsdale Drive, Sacramento 95831
Art Ross - 7995 Broadshaw Blvd, Sacramento 95829

OPPOSERS

NAME

ADDRESS

MOTION

- TO APPROVE
 TO DENY
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	<input checked="" type="checkbox"/>			
Ferris	<input checked="" type="checkbox"/>			
Fong	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Goodin	<u>absent</u>			
Hunter	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Ismael	<input checked="" type="checkbox"/>			
Ramirez	<input checked="" type="checkbox"/>			
SIMPSON	<u>absent</u>			
no follow	<u>absent</u>			

B
1-29-85

January 30, 1985

John & Helen Roycraft
~~5803 E. Lonsdale Drive~~
Sacramento, CA 95831

*Sent to wrong address
1345 Eagle Way*

Dear Mr. & Ms. Roycraft:

On January 29, 1985, the Sacramento City Council took the following action(s) for property located at 7689 Del Oak Way:

Adopted Ordinance to rezone 0.2± acres from Single Family to Townhouse zone; adopted Resolution adopting Findings of Fact and Tentative Map to divide 0.2± acres into two lots for halfplex development and Subdivision Modification to defer water service to lot b. (P-84119)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/18

cc: Planning Department

Robert J. Ross
7995 Bradshaw Road
Sacramento, CA 95831

#18
1-29-1985

January 30, 1985

John A. Raycraft
1345 Gagle Way
Sacramento, CA 95831

→ to pick up 2-5-85
DP

Dear Mr. Raycraft:

On January 29, 1985, the Sacramento City Council took the following action(s) for property located at 7689 Del Oak Way:

Adopted Ordinance 85-013 to rezone 0.2± acres from Single Family to Townhouse zone; adopted Resolution 85-068 adopting Findings of Fact and Tentative Map to divide 0.2± acres into two lots for halfplex development and Subdivision Modification to defer water service to lot b. (P-84119)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/dp/18

Enclosure: Ordinance 85-013
Resolution 85-068

cc: Planning

Robert J. Ross
7995 Bradshaw Raod
Sacramento, CA 95831