



CITY OF SACRAMENTO

26

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

August 19, 1980

City Council
Sacramento, California

SUBJECT: 1. Rezoning from R-1 to R-1A
2. Tentative Map (P-9075)

LOCATION: 2605 Latham Drive

SUMMARY

This is a request for entitlements necessary to divide an existing duplex into two half-plex units. The purpose of the division is to allow the sale of each unit. The staff and Planning Commission recommended approval of the Rezoning and Tentative Map. The Planning Commission also approved a Special Permit to allow the half-plexes.

BACKGROUND INFORMATION

The subject site is located within a single family subdivision. There is a duplex located on the adjacent property to the west and a townhouse-condominium development located to the west on Munroe Street. Also, the Country Day School is located to the southeast.

The staff and Planning Commission have no objection to the request. The half-plex units are compatible with adjacent land use and consistent with the policies of the community plan.

VOTE OF PLANNING COMMISSION

On July 24, 1980 the Planning Commission, by a vote of seven ayes, two absent, recommended approval of the requests.

APPROVED
BY THE CITY COUNCIL

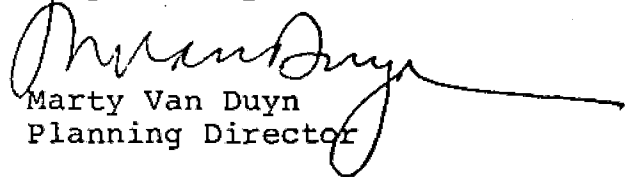
AUG 26 1980

OFFICE OF THE
CITY CLERK

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Rezoning and Tentative Map, subject to the conditions on the Tentative Map Resolution, and that the Council 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:bw
Attachments
P-9075

August 26, 1980
District No. 6

1.

ORDINANCE NO. 4407, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 2605 LATHAM DRIVE FROM THE R-1 SINGLE FAMILY RESIDENTIAL ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE NO. P-9075)

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-9075

APPROVED
BY THE CITY COUNCIL

AUG 26 1981

OFFICE OF THE
CITY CLERK

All that real property situate in the County
of Sacramento, State of California, described
as follows:

Lot 45, Sierra Oaks Unit No. 14, per plat
filed in the Sacramento County Recorder's
Office in Book 81 of Maps, Map No. 9.

P-9075

RESOLUTION NO. 80-564

Adopted by The Sacramento City Council on date of

AUGUST 26, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR LOT 45, SIERRA OAKS UNIT
14 (APN: 293-061-28) (P-9075)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at 2605 Latham 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 August 26, 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 West Arden 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.

APPROVED
BY THE CITY COUNCIL

AUG 26 1980

OFFICE OF THE
CITY CLERK

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 file the necessary segregation requests and fees to segregate existing assessments prior to filing of the final map.
 2. The applicant shall verify the location of existing sewer and water services and must provide separate services for each dwelling unit. If required, construct separate services and hookup thereto prior to filing final map. Provide reciprocal easements as required.
 3. The applicant shall conform to all building code requirements for halfplex units prior to filing the final map.
 4. The property line shall be adjusted as shown on Exhibit C.

MAYOR

ATTEST:

CITY CLERK

P-9075

STAFF REPORT CORRECTED 7-24-80
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 "J" Tribute Road, Sacramento, CA				
OWNER	Dale Pletcher, 2088 Morley Drive, Sacramento, CA				
PLANS BY	Morton & Pitalo, Inc., 1767 "J" Tribute Road, Sacramento, CA				
FILING DATE	6-10-80	50 DAY CPC ACTION DATE		REPORT BY	GZ:bw
NEGATIVE DEC	7-14-80	EIR		ASSESSOR'S PCL NO.	293-061-28

APPLICATION

1. Environmental Determination
2. Rezone 0.3+ acres from Single Family R-1 to R-1A, Townhouse Condominium
3. Tentative Map to divide the subject property into two lots, each containing one-half of an existing duplex
4. Special Permit to convert an existing 4,540+ sq. foot duplex into two half-plexes

LOCATION: 2605 Latham Drive

PROJECT INFORMATION

General Plan Designation:	Residential
1968 West Arden Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Duplex

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Single Family, Duplex; R-1
East:	Single Family; R-1
West:	Duplex, Condominium; R-1

Parking Required:	2	Parking Provided:	2
Ratio Required:	1:1 unit	Ratio Provided:	1:1 unit
Property Dimensions:	100' x 125'		
Area:	12,500 sq. feet		
Parcel A =	7,800+ sq. feet		
Parcel B =	4,700+ sq. feet		
Square Footage of Building:	Both Units = 4,537+ sq. feet		
	Unit A = 2,551+ sq. feet		
	Unit B = 1,986+ sq. feet		

Lot Coverage: Unit A = 33%
Unit B = 42%

Significant Features of Site:	Existing Duplex
Topography:	Flat
Street Improvements:	Curb, gutter, sidewalk
Existing Utilities:	Provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 9, 1980 the Committee recommended approval of the tentative map by a vote of five ayes, three absent, and one abstention, subject to the following conditions:

(SEE OVER)

APPLC. NO. P-9075

MEETING DATE July 24, 1980

CPC ITEM NO. 9

1. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing of the final map.
2. The applicant shall verify the location of existing sewer and water services and must provide separate services for each dwelling unit. If required, construct separate services and hookup thereto prior to filing final map. Provide reciprocal easements as required.
3. The applicant shall conform to all building code requirements for half-plex units prior to filing the final map.

STAFF EVALUATION

1. The applicant is not proposing to construct any additional units on the property and each half-plex will have separate parking and driveways.
2. The half-plexes will be required to have separate utility hookups and will be required to comply with existing building code requirements.
3. Proposed Parcel B contains 1,986 sq. feet and the structure will occupy approximately 42 percent of the proposed lot. As proposed, this site will have a minimal amount of usable open space and rear yard. Staff suggests that the lot lines between Units A and B be revised as shown on Exhibit C. This would allow a larger rear yard for Unit B.
4. An existing fence is located between the two units; however, the fence does not coincide with the proposed property line. Staff suggests that the fence be relocated to run along the property line.

STAFF RECOMMENDATION

1. The Negative Declaration be ratified;
2. The Rezoning from R-1 to R-1A be approved;
3. Approval of the Special Permit subject to conditions;
4. The Tentative Map be approved with the following conditions:

Tentative Map Conditions

- a. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing of the final map;
- b. The applicant shall verify the location of existing sewer and water services and must provide separate services for each dwelling unit. If required, construct separate services and hookup thereto prior to filing final map. Provide reciprocal easements as required;

- c. The applicant shall conform to all building code requirements for half-plex units prior to filing the final map;
- d. The property line shall be adjusted as shown on ~~EXHIBIT A/E~~ Exhibit C.

Special Permit Condition

The fence shall be relocated along the proposed property line.

Findings of Fact

- a. The project as conditioned is based on sound principles of land use in that the density of the property will not be increased and each unit will have an adequate amount of rear yard open space;
- b. The project as conditioned will not be injurious to the public welfare in that the half-plexes must comply with building and fire code standards and they must have separate service hookups;
- c. The project as conditioned complies with objective of the General Plan to "ensure the availability of a wide range of housing types" without overdevelopment and adverse community impacts.

P9075

7-24-80

No. 9

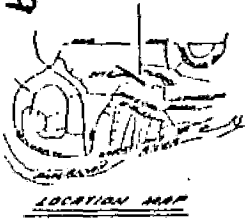
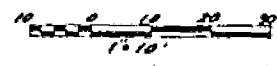
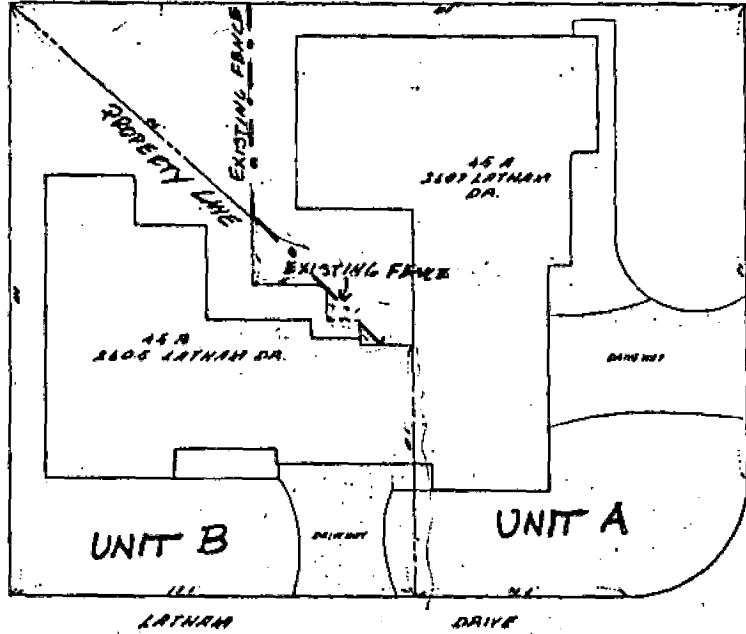
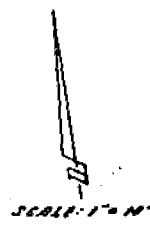
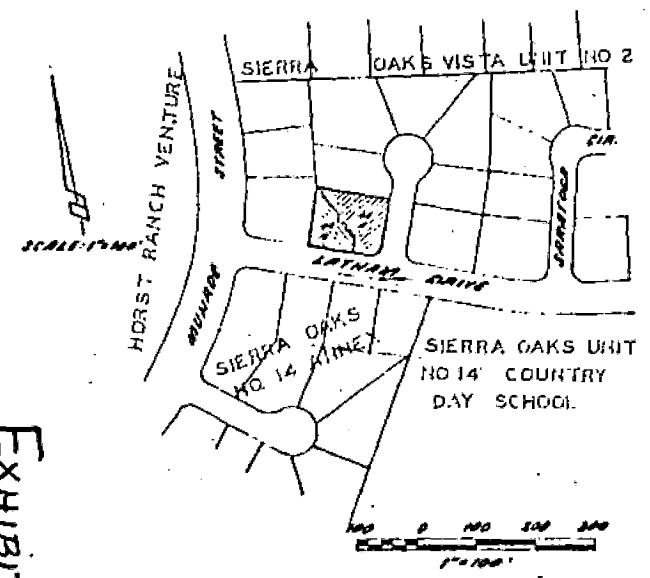


EXHIBIT 'A'



NO.	DESCRIPTION	APPROVED BY	DATE	FIELD BOOK NO.	SCALE:	DRAWN BY	CHECKED BY	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED:	DATE:	TENTATIVE MAP FOR LOT 46 SIERRA OAKS UNIT 14 3106 & 3107 LATHAM DR. CITY OF SACRAMENTO CALIFORNIA	DATE	BY

09075

7-24-80

NO. 9

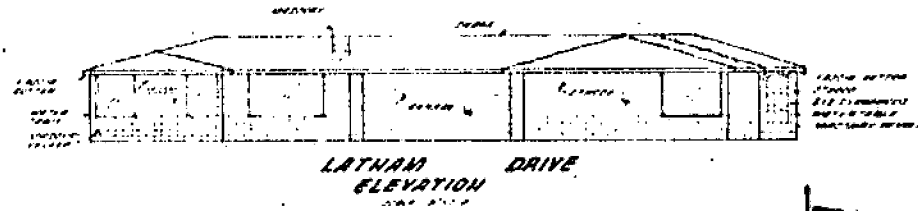
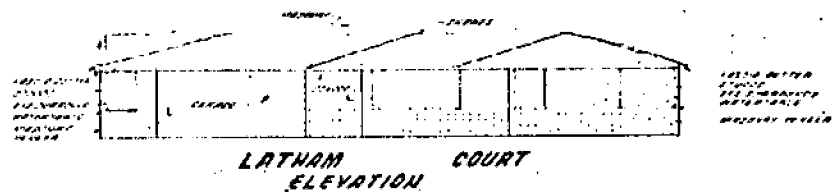
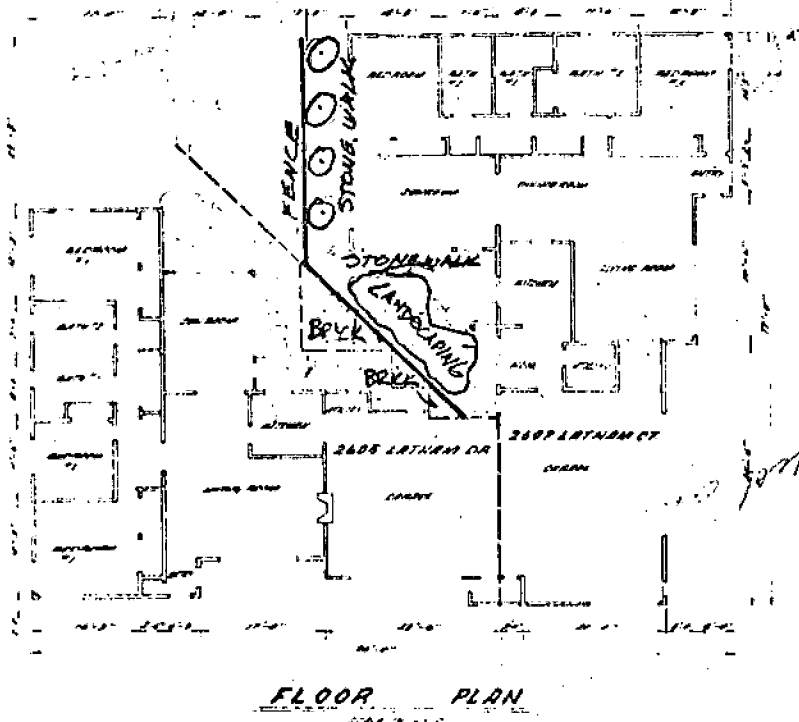


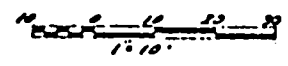
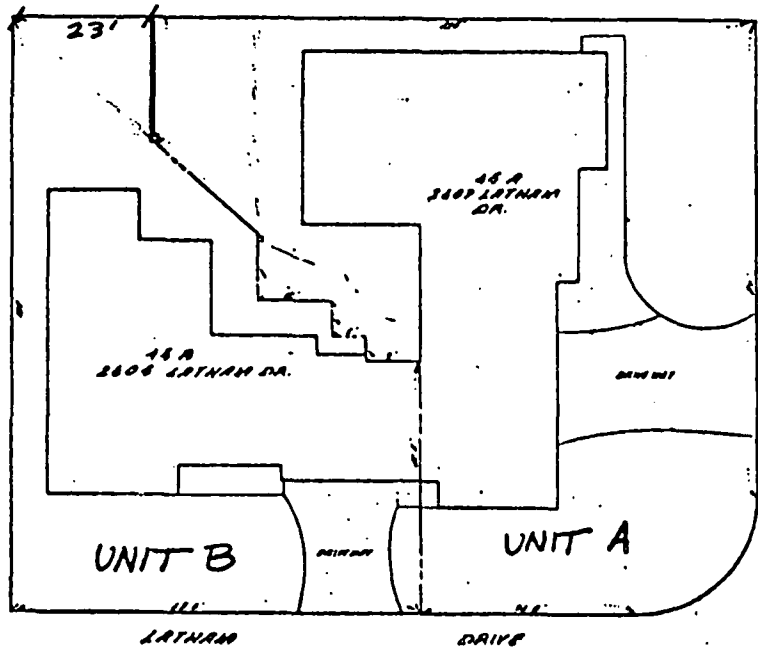
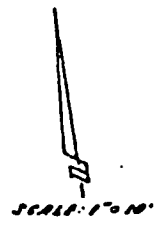
EXHIBIT "B"

DATE 1	SCALE HORIZONTAL VERTICAL	DRAWN BY SUBMITTED	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED DATE	FLOOR PLAN & ELEVATION PLAN LOT 45 SIERRA OAKS UNIT 14 3605 & 2607 LATHAM DR.	DATE
						1

P9075

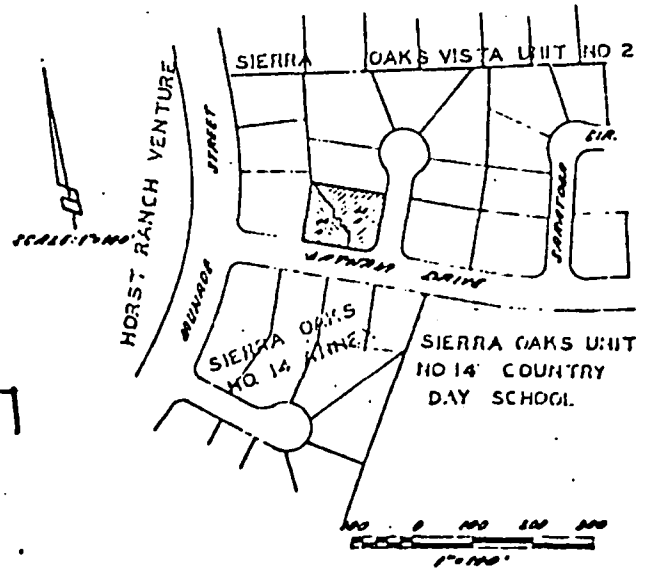
7-24-86

NO. 9



LOCATION MAP

EXHIBIT "C"



NO.	DESCRIPTION	DATE	SCALE	FIELD BOOK NO.	DATA BY	DESIGNED BY	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED	DATE	TENTATIVE MAP FOR LOT 45 SIERRA OAKS UNIT 14 2606 & 2608 LATHAM DR.	SHEET NO.	TOTAL SHEETS
				CLASSIFICATION	SCALE	DATE						



CITY OF SACRAMENTO

4

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

August 14, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Ordinance Amending the Districts Established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, As Amended, by removing property located at 2605 Latham Drive from the R-1 zone and placing same in the R-1A zone (P-9075)

SUMMARY

This item is presented at this time for City Council approval of its publication for legal advertisement purposes. A location map is attached for the Council's information.

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.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

APPROVED
BY THE CITY COUNCIL

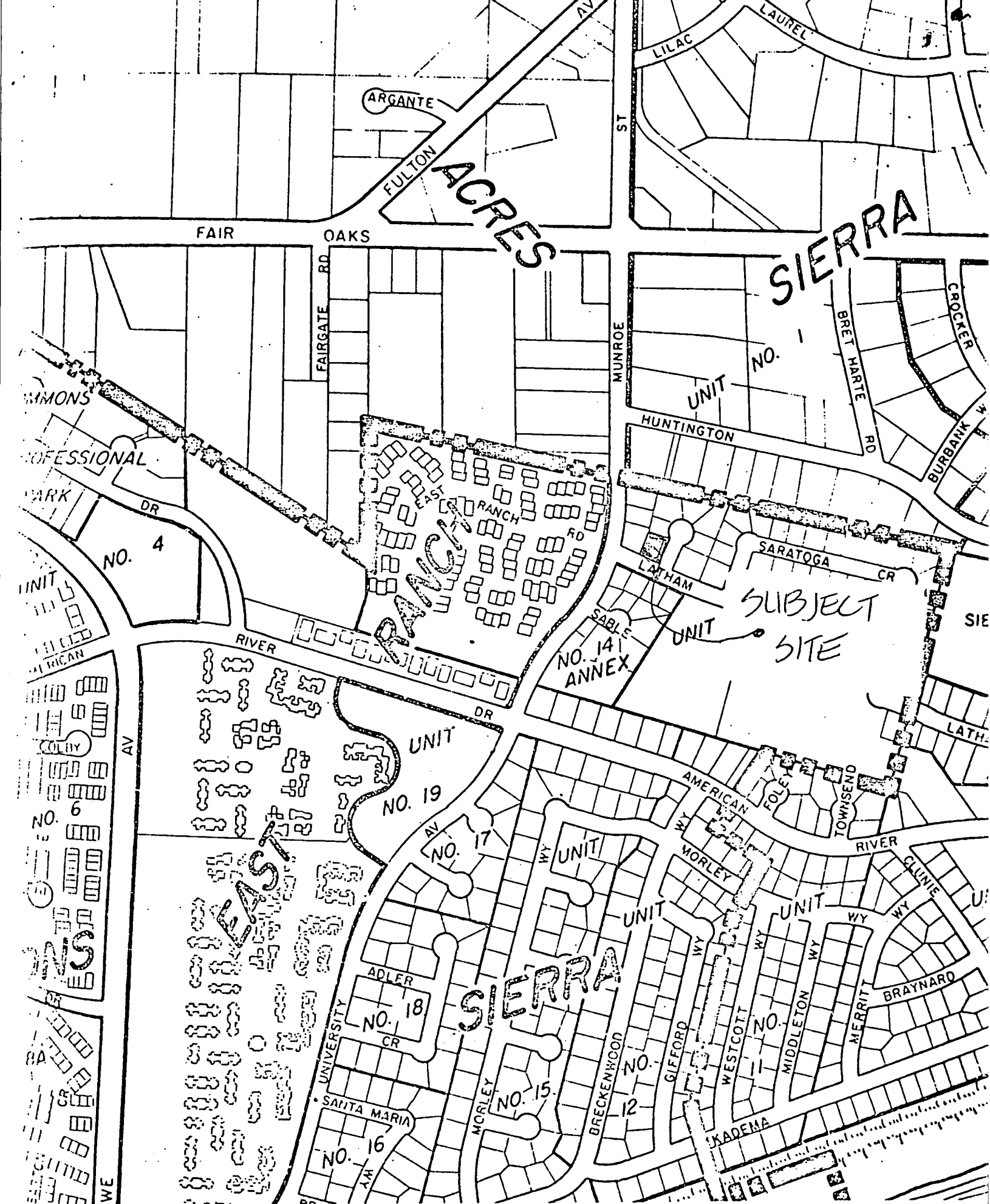
AUG 19 1980

OFFICE OF THE
CITY CLERK

PPF +
Cont. to
8-26-80

MVD:bw
Attachments
P-9075

August 19, 1980
District No. 6



D.0015

JULY 24, 80



ITEM NO. 9

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 2605 LATHAM DRIVE FROM THE R-1 SINGLE FAMILY RESIDENTIAL ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE NO. P-9075)

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



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

August 11, 1980

Owner of Property:

Dale Pletcher
2088 Morley Drive
Sacramento, CA 95825

On August 5, 1980, the following matter was filed with my office to set a hearing date before the City Council.

Various requests for property located at 2605 Latham Drive.

- a. Rezone 0.3+ acre from R-1 to R-1A
- b. Tentative Map to divide 0.3+ acre into two lots.

The hearing has been set for August 26, 1980, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

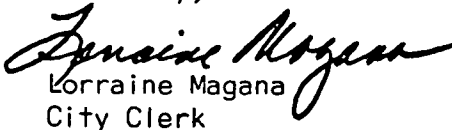
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein,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

cc: Mailing List (38)

P No 9075



OFFICE OF THE CITY CLERK
918 J STREET
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-6426

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
AUG 15 11 33 AM '80

EUR 73 521441N1 08/14/80

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD



11.R. & B. Buroge
273 Munroe Street
Sacramento, CA 95825

APN# 293-040-25

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

August 27, 1980

Dale Pletcher
2088 Morley Drive
Sacramento, CA 95825

Dear Mr. Pletcher:

On August 26, 1980, the City Council approved the following for property located at 2605 Latham Drive, Sacramento, CA 95825 (P-9075):

- A. Adopted ordinance rezoning 0.3⁺ acres from R-1 to R-1A.
- B. Adopted resolution adopting Findings of Fact and approving a request for tentative map for Lot 45, Sierra Oaks Unit 14 to divide 0.3⁺ acre into two lots.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/26

Enc: Certified copy of ordinance
Certified copy of resolution
Copy of Findings of Fact

cc: Morton & Pitalo, Inc.
Planning Department
Mailing List P-9075