



CITY OF SACRAMENTO

23

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

MARTY VAN DUYN
PLANNING DIRECTOR

September 29, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Rezoning from R-1A Townhouse zone to R-1 Single Family Zone
(P82-168)

LOCATION: Southeast corner of 65th Expressway and Elder creek Road

SUMMARY

This is a request to rezone an 8± acre vacant site to R-1 Single Family zone. The Planning Commission and staff recommend approval of the rezoning.

BACKGROUND INFORMATION

In April 1982, the Planning Commission denied a request to develop 16 single family lots and 79 condominium units. Subsequently, the applicant appealed the Commission's action to the City Council. On July 6, 1982, the Council upheld the Commission's action and denied the project. Based on the Council's action the Planning Commission initiated rezoning of the site from R-1A to R-1 Single Family.

On August 26, 1982, the Planning Commission considered three alternatives which are as follows:

1. Exhibit 1 - Reserving two acres for condominiums and the balance of the site for single family.
2. Exhibit 2 - Reserving two acres for commercial and condominiums and the balance for single family.
3. Exhibit 3 - The entire eight acres is for single family lots.

The staff and Planning Commission felt that Exhibit 3 (Single Family) would be most appropriate for the site because it generates the least amount of traffic through the existing single family subdivision to the east. Also, it would be compatible with the adjacent land uses. The Commission, therefore, recommended that the entire site be rezoned to R-1 Single Family.

APPROVED
BY THE CITY COUNCIL

OCT 5 1982

OFFICE OF THE
CITY CLERK

The applicant felt that a portion of the site should be designated for commercial and/or multiple family units. The neighbors agreed with the Commission's recommendation for single family lots.

VOTE OF PLANNING COMMISSION


On August 26, 1982, the Planning Commission by a vote of seven ayes, two absent recommended that the site be rezoned to R-1 Single Family zone.

RECOMMENDATION

The Planning Commission and staff recommend that the City Council approve the rezoning to R-1 by:

- 1. Ratifying the Negative Declaration;
- 2. Adopting the attached Rezoning Ordinance.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

HY:bw
 Attachments

October 5, 1982
 District No. 6

P82-168

SACRAMENTO CITY PLANNING COMMISSION

23

MEETING DATE 8-26-82 GENERAL PLAN AMENDMENT TENTATIVE MAP
 ITEM NO. 3 FILE NO. P-82-168 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 M- _____ REZONING ENVIRONMENTAL DET.
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation _____ LOCATION: SE corner Elder Creek rd 65m

Favorable Unfavorable Petition Correspondence

El Sol Estates

NAME	PROPOSERS	ADDRESS
<i>R. Brent Newton</i>		
NAME	OPPOSERS	ADDRESS
<i>Cindy Donaldson</i>	<i>9 Rancho Nova Ct.</i>	

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			✓
Egg	<i>absent</i>			
Goodin	✓			
Holloway	✓			
Larson	✓			
Muraki	✓			
Silva	✓		✓	
Simpson	<i>absent</i>			
Hunter	✓			

- 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 & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

ORDINANCE NO. 82-079

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 SE CORNER OF 65TH STREET EXPRESSWAY AND ELDER CREEK ROAD FROM THE R-1A, TOWNHOUSE ZONE AND PLACING SAME IN THE R-1, SINGLE FAMILY ZONE (FILE NO. P-82-168) (APN: 040-010-40)

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-1A, Townhouse zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1, Single Family 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 August 26, 1982, 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.

APPROVED
BY THE CITY COUNCIL

OCT 5 1982

OFFICE OF THE
CITY CLERK

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 Planning Commission
Sacramento, California

Members in Session:

- SUBJECT: 1. Environmental Determination
2. Rezone 8.0+ vacant acres from Townhouse R-1A zone to Single Family R-1 zone (P28-168)

LOCATION: Southeast corner of 65th Street Expressway and Elder Creek Road.

BACKGROUND INFORMATION: On April 22, 1982, the Planning Commission denied the proposal to develop 16 single family lots and 79 condominium units. Subsequently, the applicant appealed to the City Council.

On July 6, 1982, the City Council denied the applicant's appeal. On July 22, 1982, the Commission conducted a public hearing to rezone the subject site from the R1-A to the R-1 zone. No action was taken at this meeting and the project was continued to the August 26, 1982 meeting to allow the applicant an opportunity to submit alternative development proposals for approximately 2+ acres at the southeast corner of 65th Street Expressway and Elder Creek Road.

STAFF EVALUATION:

1. The applicant submitted three alternative development proposals for approximately 2 acres at the southeast corner of 65th Street and Elder Creek (See Exhibits 1 and 2 and 3) The conceptual proposals include: (1) a 33 unit condo development and (2) a mixed commercial and 19 unit condo project and (3) a standard 15 lot single family subdivision.

Proposals # 1 and # 2 indicate access from the subject site to Rancho Pico Way as well as access to Elder Creek Road.

2. Traffic from the subject site through the existing single family to the east and south was a major concern to the surrounding residents. All of the applicant's proposals retain access to Rancho Pico Way. Staff feels that proposals # 1 and # 2 do not satisfactorily address the traffic concern. Also the commercial use would not be compatible with the residential area and would impact the traffic circulation in the area.

3. Alternate Plan 3 provides for 15 single family lots of which six lots will have frontage on Elder Creek Road. With some modification to this site design, staff believes the single family lot alternate is more appropriate in that it would be more compatible and consistent with the existing single family developments to the south and east and would generate the lowest traffic demands.

4. If the Commission does not concur with staff's evaluation and recommendation for the single family alternative, staff suggests that the multiple family alternative (alternative # 1) with design modifications be utilized for the 2+ acre site.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration;
2. Approval of the rezoning from R-1A to R-1 zone.

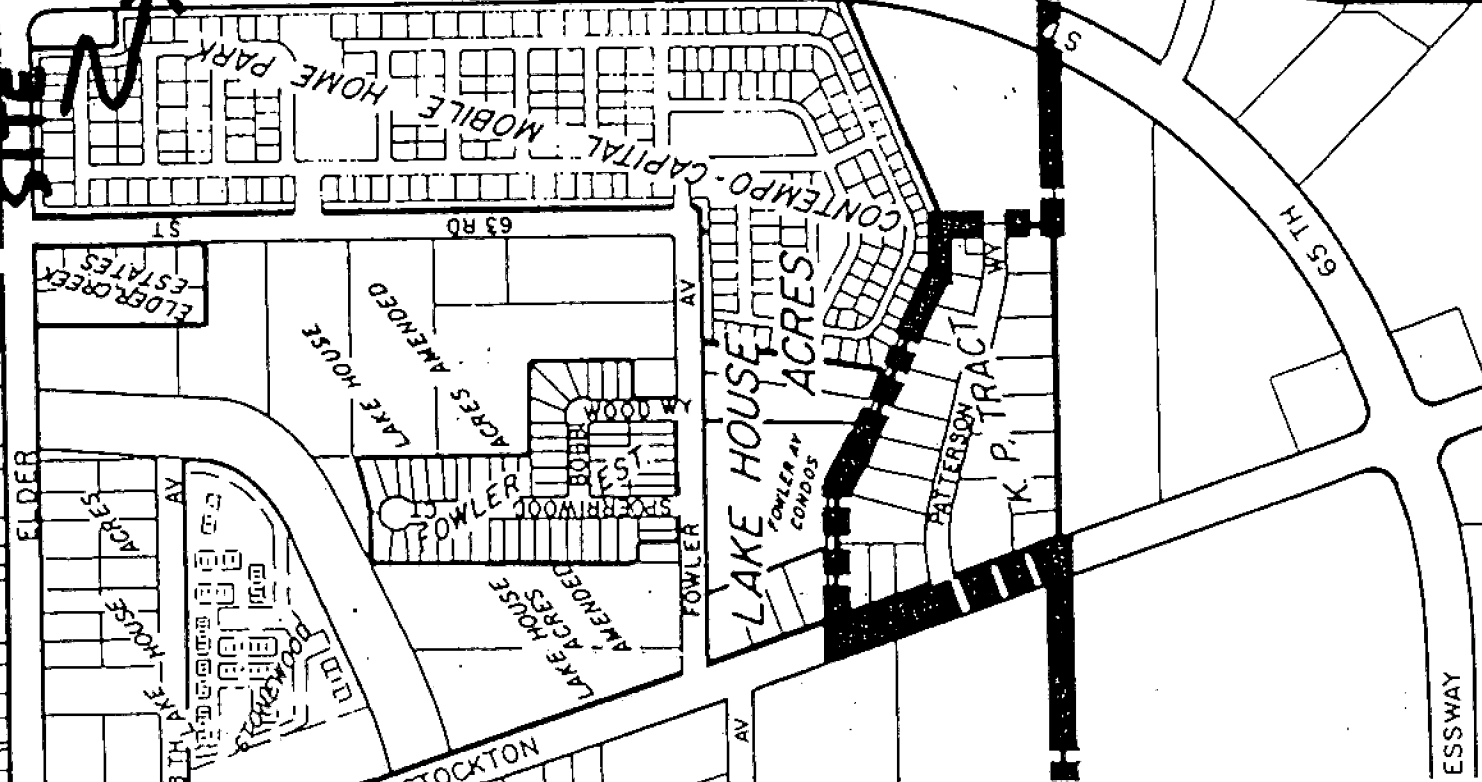
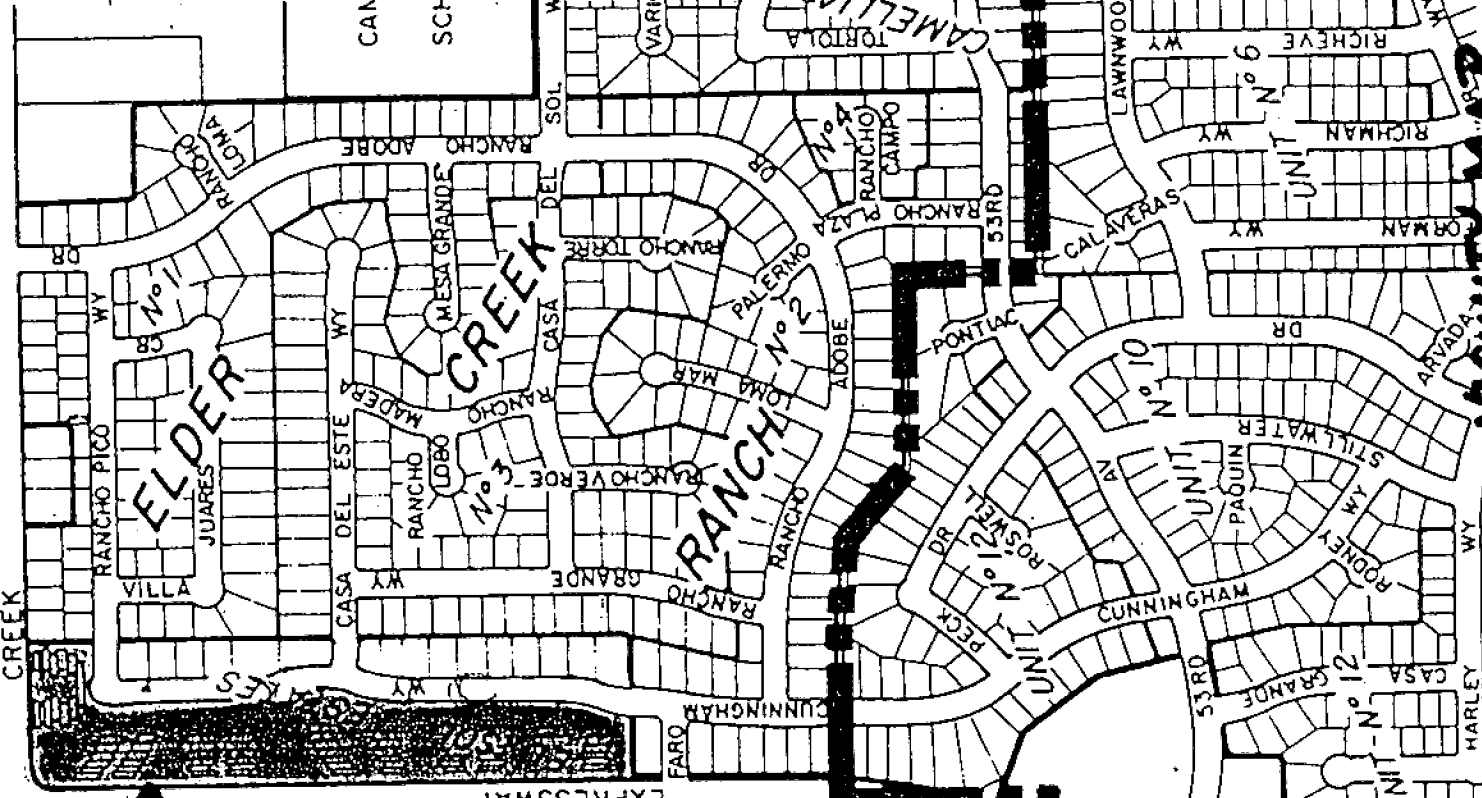
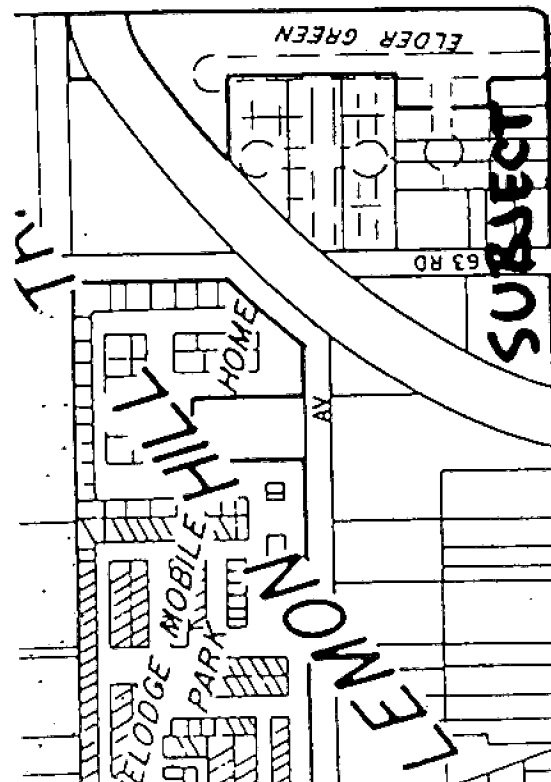
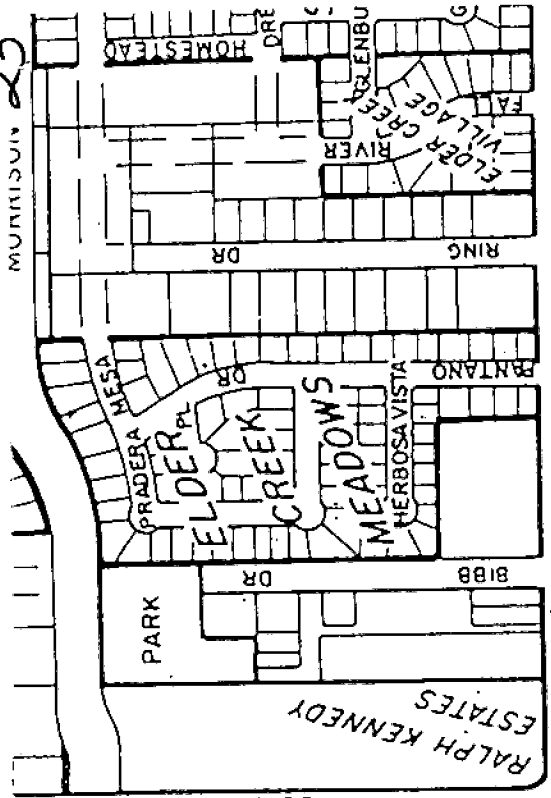
Respectfully submitted,


Wilfred Weitman
Senior Planner

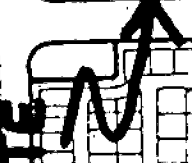
WW:GM:lc

Attachments

MURKIN 23



SUBJECT



VICINITY MAP

August 26, 1982

P-82-168

ESSWAY

AUGUST 26, 1982

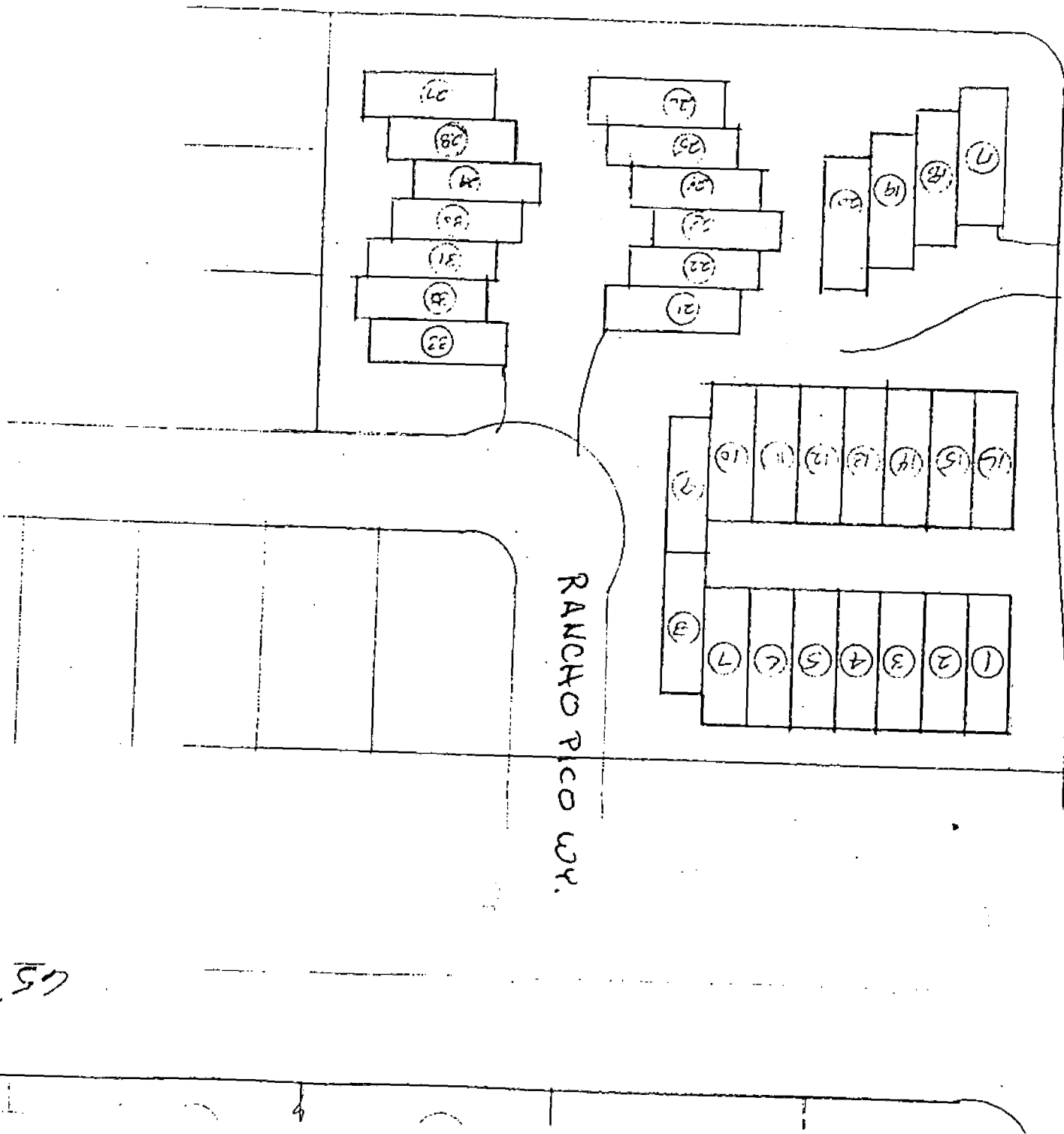
EXHIBIT 1
ALTERNATE 1 #3

EXPANDED VIEW

← 5 TH

HENDER CREEK RD

RANCHO PICO CRY.



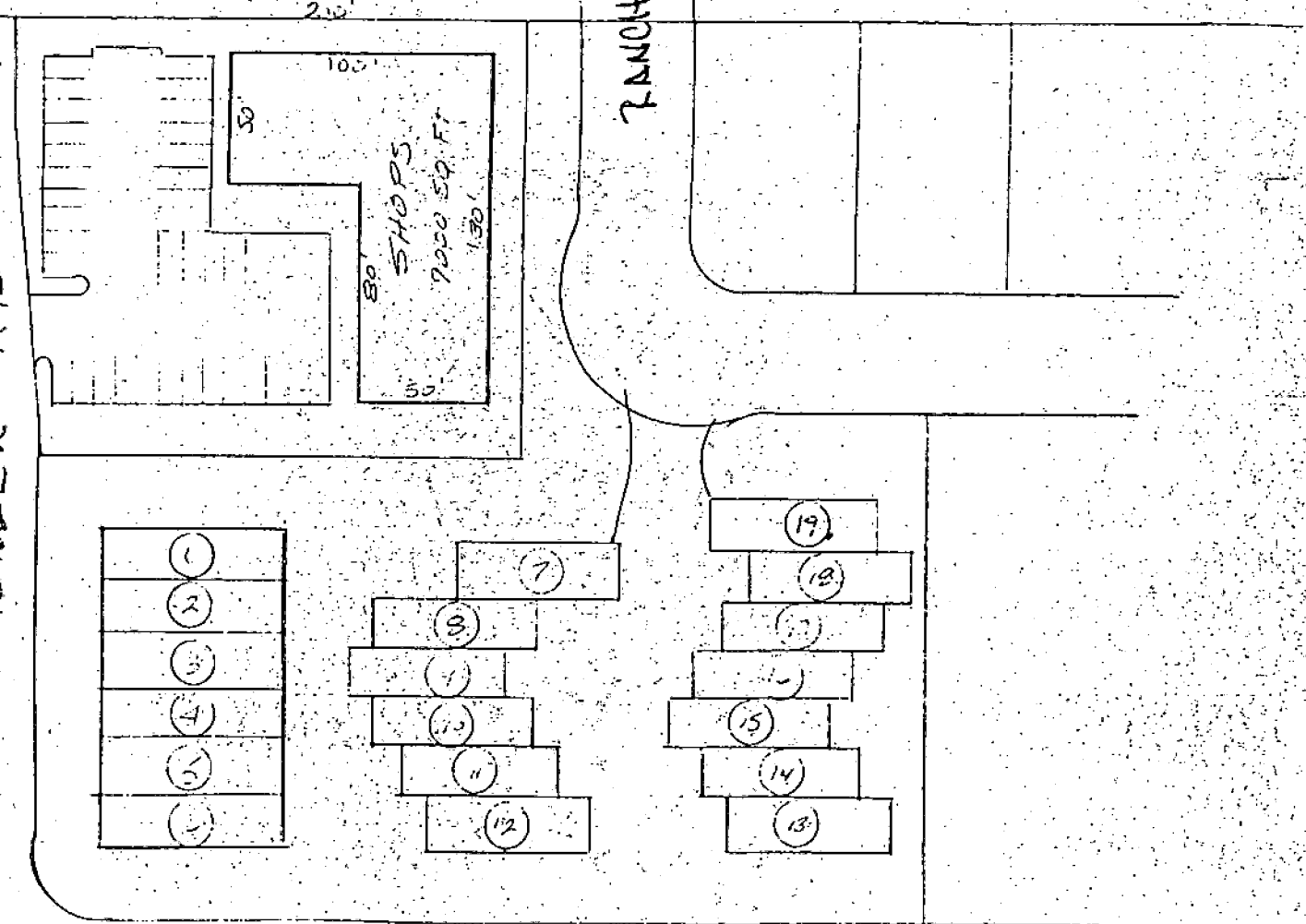
65

23

DRESSWAY

RANCHO PICO WY.

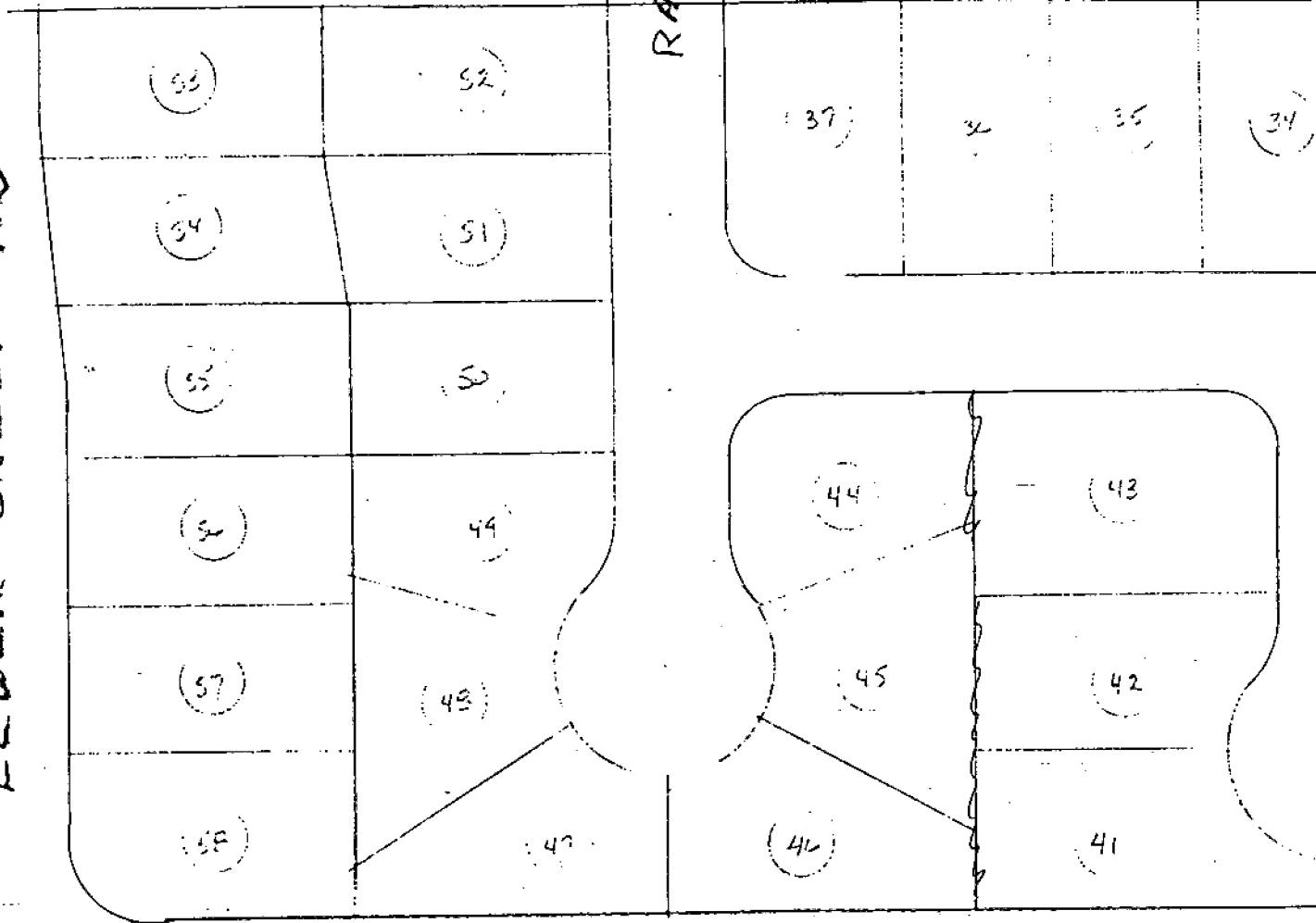
ELDER CREEK RD



65' x 17' = 25' x 17'

ELDER CREEK RD

RANCHO PICO



65th ST EXPRESSWAY

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: 1. Environmental Determination
2. Rezone 8.0± vacant acres from Townhouse R-1A zone to Single Family R-1 zone (P82-168)

LOCATION: Southeast corner of 65th Street Expressway and Elder Creek Road

BACKGROUND INFORMATION: On July 6, 1982, the City Council denied the applicant's appeal to develop a 79-unit condominium complex in conjunction with 16 single family lots (P-9635). On April 22, 1982, the Planning Commission denied the project.

Based upon concerns related to the overall density, traffic generation through existing single family subdivisions to the east and south, adequacy of schools and crime, the City Council approved the request by surrounding property owners to rezone the subject site zoned R-1A to a R-1 zone.

STAFF EVALUATION: Staff has evaluated the subject site to determine if the site can be developed with a standard single family subdivision. Staff feels that it is feasible to subdivide the property for single family homes and Exhibit A is one conceptual example of many alternatives to subdividing the subject site.

An alternative for Commission consideration to an entire single family subdivision is to retain the corner of Elder Creek and 65th Street Expressway (approximately 2± acres) in the R-1A zone for multi-family development (Exhibit B). In order to mitigate traffic impacts on the single family developments to the east and south, access to this site can be provided at Elder Creek Road. However, due to high traffic volumes on Elder Creek and 65th Street Expressway and restricted turning movements from the subject site, this alternative is not the best solution.

Therefore, staff recommends the R-1 rezoning for the entire site. A single family subdivision of the subject site would be compatible and consistent with the existing single family developments to the south and east and would generate the lowest traffic demands.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from R-1A to R-1 zone.

Respectfully submitted,

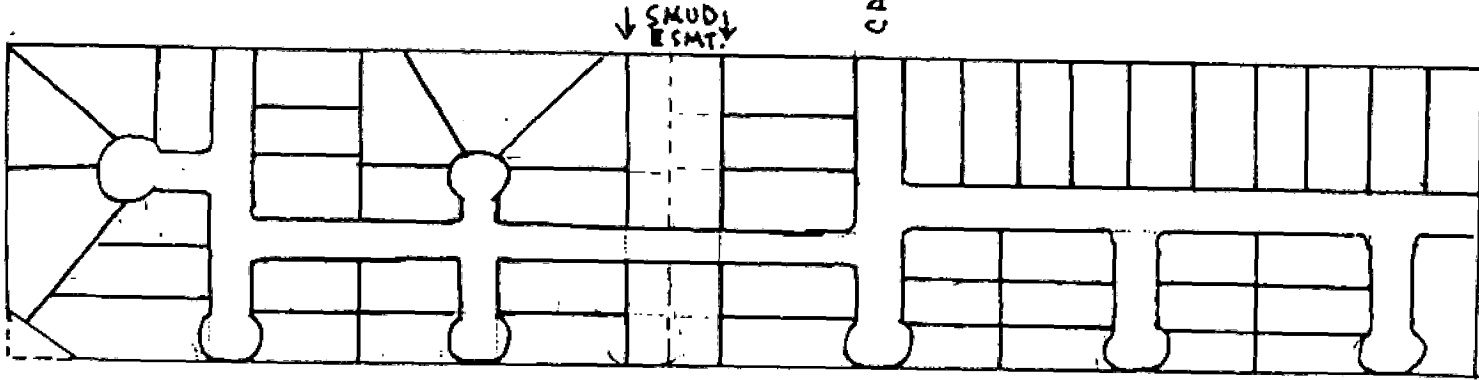


Wilfred Weitman
Senior Planner

WW:GM:bw

Attachments

ELDER CREEK RD.

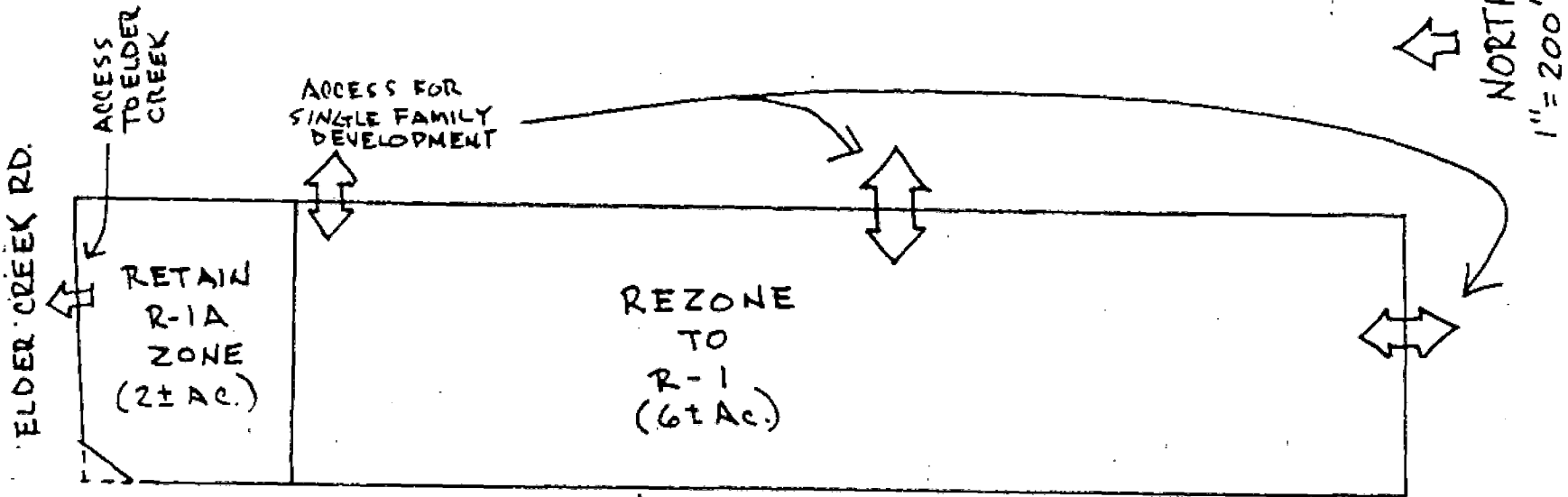


CASA DEL SOL

65th STREET EXPRESSWAY

CUNNINGHAM, WY.

"CONCEPTUAL" SINGLE-FAMILY SUBDIVISION
(EXHIBIT A)



65th ST. EXPRESSWAY

ALTERNATIVE REZONING PROPOSAL
(EXHIBIT B)



CITY OF SACRAMENTO

23

3

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

MARTY VAN DUYN
PLANNING DIRECTOR

September 20, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone 8.0+ vacant acres from Townhouse R-1A zone to Single Family, R-1 zone

LOCATION: Southeast corner of 65th Street Expressway and Elder Creek Road

SUMMARY

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

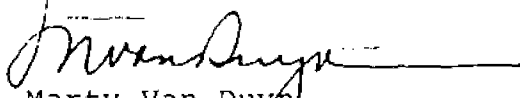
BACKGROUND

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 October 5, 1982

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:cp
Attachment
P82-168

PASSED FOR
PUBLICATION
& CONTINUED
TO 10-5/82

September 28, 1982
District No. 6

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

3

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 SE CORNER OF 65TH STREET EXPRESSWAY AND ELDER CREEK ROAD FROM THE R-1A, TOWNHOUSE ZONE AND PLACING SAME IN THE R-1, SINGLE FAMILY ZONE (FILE NO. P- 82-168) (APN: 040-010-40)

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- 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 August 26, 1982, 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.

LEGAL DESCRIPTION OF SUBJECT SITE (Tentative Map)

All that portion of the northwest one-quarter of Section 34, T.8N., R.5E., M.D.B.&M., in the City of Sacramento, more particularly described as follows:

Beginning at a point, which bears from the northwest corner of said Section 34 the following two courses, (1) N.89°45'00"E. a distance of 125 feet, (2) South, a distance of 50 feet, thence from said point of beginning N.89°45'00"E. 155.11 feet to a point; thence N.84°59'11"E. 120.46 feet to a point; thence N.89°45'00"E. 33.36 feet to a point; thence South 1540.83 feet; thence S.89°45'00"W. 333.36 feet; thence North 1505.70 feet, thence northeasterly curving to the right on an arc of 25.00 feet radius, said arc being subtended by a chord bearing N.44°52'30"E. 35.28 feet, to the place of beginning.

OK
L.P.
12-2-81

D 0695 r