

CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927-10th Street
Suite 300

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

MARTY VAN DUYN
PLANNING DIRECTOR

September 3, 1981

APPROVED
BY THE CITY COUNCIL

SEP 29 1981

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination (Exempt)
 2. Subdivision Modification to waive water and sewer services
 3. Tentative Map (P-9449)

LOCATION: 1 Hopland Court and 76 Southlite Circle

SUMMARY

This is a request for entitlements necessary to develop four half-plex units on two corner lots. The staff and Planning Commission recommend approval of the project subject to conditions.

BACKGROUND INFORMATION

The subject site is located within a single family subdivision that is currently under construction. A majority of the parcels have been developed with single family dwellings. The applicant's proposal is to develop halfplexes on two corner lots. The proposal is compatible with surrounding land uses and is consistent with the South Pocket Specific Plan. The units do not represent a more intensive land use than currently exists.

VOTE OF PLANNING COMMISSION

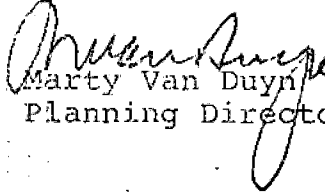
On July 23, 1981 the Planning Commission, by a vote of six ayes and three absent, recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend the following actions:

Approval of the Tentative Map and Subdivision Modification by adopting the attached Tentative Map Resolution which includes conditions and Findings of Fact.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw
Attachments
P-9449

September 29, 1981
District No. 8

RESOLUTION No. 81-716

Adopted by The Sacramento City Council on date of

SEPTEMBER 29, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR
GREENHAVEN UNIT NO. 13 (APN: 031-330-17,
26) (P-9449)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for Greenhaven Unit No. 13, located at 1 Hopland Court and 76 Southlite Circle (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 September 29, 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.

APPROVED
BY THE CITY COUNCIL

SEP 29 1981

OFFICE OF THE
CITY CLERK

- 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.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:
- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The temporary waiver of the service connections are necessary to avoid illegal hookups and deteriorating lines. It is also difficult to determine the size of connections until the land use is determined.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The installation of the water and sewer connections are only being deferred until such time as building permits are issued.

- c. That the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity.

Fact: The granting of the modification will not change the characteristics of the area.

- 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.

Fact: The site is designated for residential.

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 and Subdivision Modification be approved subject to the following conditions:
 - 1. The applicant shall place the following note on the final map: Water and sewer service connections that do not exist between the main lines and the proposed parcels must be paid for and installed at the time of obtaining building permits.
 - 2. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
 - 3. The applicant shall extend the sewer main to the northerly lot (or modify the property lines to the satisfaction of the City Engineer) prior to filing the final map.

4. The subdivider shall submit to the City an appraisal pursuant to Section 40.1304 of the Subdivision Ordinance (Parkland Dedication) and pay the required in-lieu fee prior to filing the final map.

MAYOR

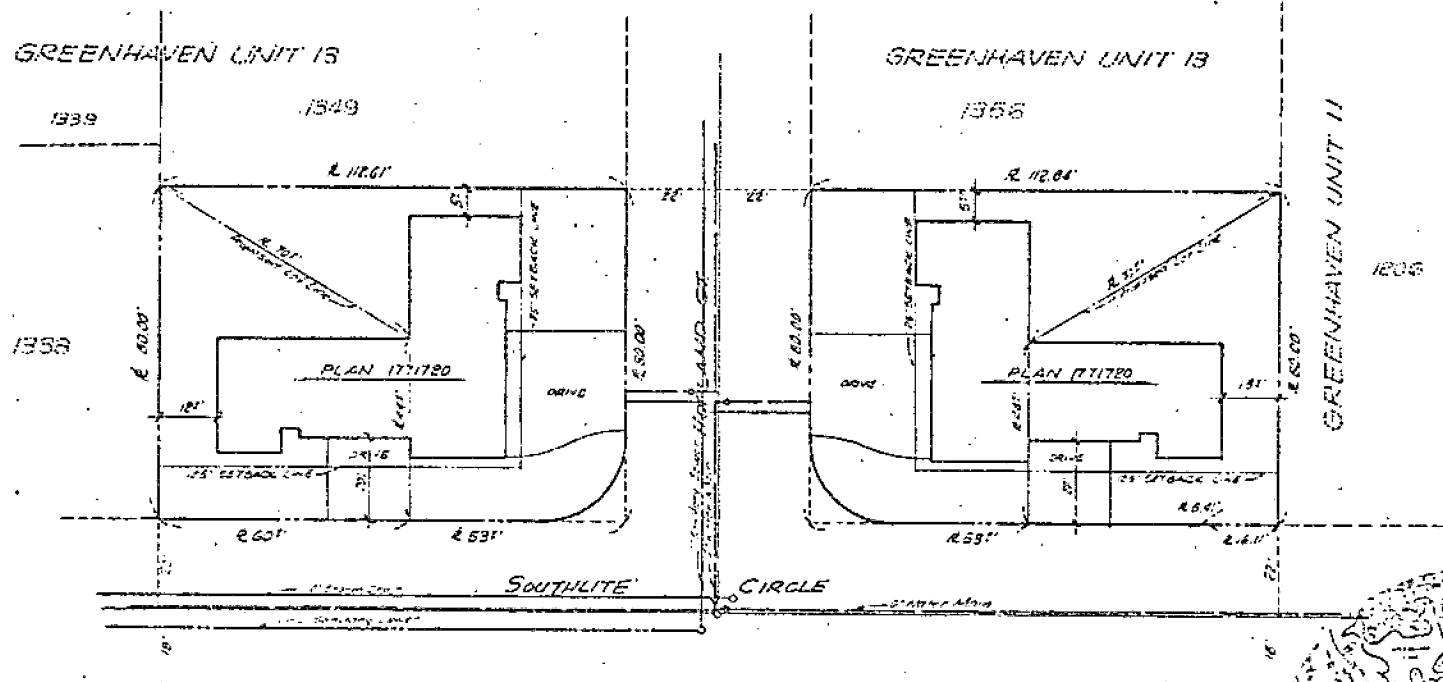
ATTEST:

CITY CLERK

P-9449

67776-7

-7-



RECORD OWNER SUBOWNER:

LFP Land and Development
2255 Riverside Blvd., Suite A
Sacramento, California 95831

ENGINEERS:

The Spink Corp.
PO Box 2561
Sacramento, California 95811

EXISTING USE & ZONE:

2 Single-Family Lots (10,000')

PROPOSED USE & ZONE:

3 Single-Family Lots (R-1.5)

WATER SUPPLY & SEWAGE DISPOSAL:

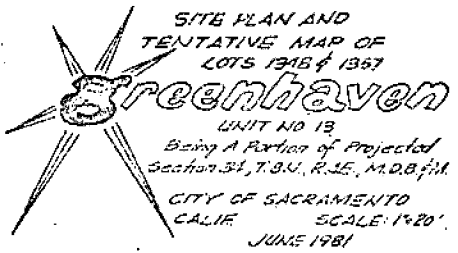
As Shown on Plans

IMPROVEMENTS:

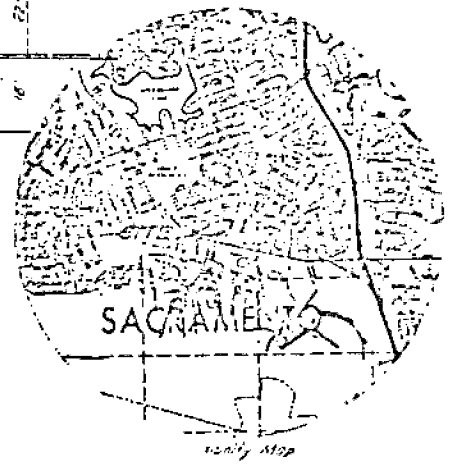
Sacramento City Standards

APN:

031-330-17426



SITE PLAN AND TENTATIVE MAP OF LOTS 1349 & 1356
UNIT NO 13
 Being A Portion of Projected Section 31, T.3N., R.1E., M.D.B.f.M.
 CITY OF SACRAMENTO
 CALIF. SCALE: 1"=20'
 JUNE 1981



Locality Map

THE SPINK CORPORATION
 2255 RIVERSIDE BLVD., SUITE A
 SACRAMENTO, CALIF. 95831
 TEL: 554-1111

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE July 23, 1981
 ITEM NO. 1002 FILE NO. P-9449
M-

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

Recommendation:

LOCATION: 1 Hopland Ct. & 7th Northside Dr.

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS

NAME

ADDRESS

OPPOSERS

NAME

ADDRESS

MOTION NO. _____

MOTION:

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

- 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 _____

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Robert F. Howse, 7081 Havenside Drive, Sacramento, CA 95831		
OWNER	L & P Land & Development, Inc., 6355 Riverside Blvd., Ste."A", Sacto., CA		
PLANS BY	The Spink Corp., 720 "F" Street, Sacramento, CA 95814		
FILING DATE	6-19-81	50 DAY CPC ACTION DATE	REPORT BY: JIT:bw
NEGATIVE DEC	Exempt 15103b, / ¹⁵¹¹⁵ EIR	ASSESSOR'S PCL. NO.	031-330-17 and 26

- APPLICATION:
1. Tentative Map to divide two existing vacant corner lots into four halfplex lots in the Townhouse (R-1A) zone.
 2. Special Permit to develop four halfplex units.
 3. Subdivision Modification to waive water and sewer services.

LOCATION: Corner lots on 1 Hopland Court and 76 Southlite Circle

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

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Specific Plan Designation:	Residential
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Existing vacant lots
<u>Surrounding Land Use and Zoning:</u>	
North:	Duplex dwelling; R-1
South:	Duplex dwelling; R-1A
East:	Park; R-1
West:	Single-family; R-1
Parking Required:	4
Parking Provided:	8
Square Footage of Lots:	8,960 (average)
Building Colors/Materials:	Wood siding, stucco and brick
Square Footage of Units:	1,420-1,600 square feet
Height of Structures:	One and two stories
Topography:	Flat
Street Improvements:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 8, 1981, by a vote of seven ayes, two absent and one abstention, the Subdivision Review Committee recommend approval of the tentative map subject to the following conditions:

1. The applicant shall place the following note on the final map: Water and sewer service connections that do not exist between the main lines and the proposed parcels must be paid for and installed at the time of obtaining building permits.
2. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.

3. The applicant shall extend the sewer main to the northerly lot (or modify the property lines to the satisfaction of the City Engineer) prior to filing of the final map.

STAFF EVALUATION: The applicant is requesting the necessary entitlements to develop two existing vacant duplex lots into four halfplex units. The proposed halfplexes do not represent a more intense land use than currently exists. Therefore, the density of the halfplex units is compatible with adjacent single-family units. The halfplexes do provide an alternate housing type.

The Planning and Community Services Departments have calculated that 0.058 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be submitted and dated within 90 days of the filing of the final map with the City Council. The required fees shall be used to develop parks in the surrounding area.

STAFF RECOMMENDATION: Staff recommends the following:

1. Approval of the tentative map to create four halfplex lots subject to the conditions which follow.
2. Approval of the special permit to allow four halfplex units based upon findings of fact which follow.
3. Approval of the subdivision modification to waive water and sewer services.

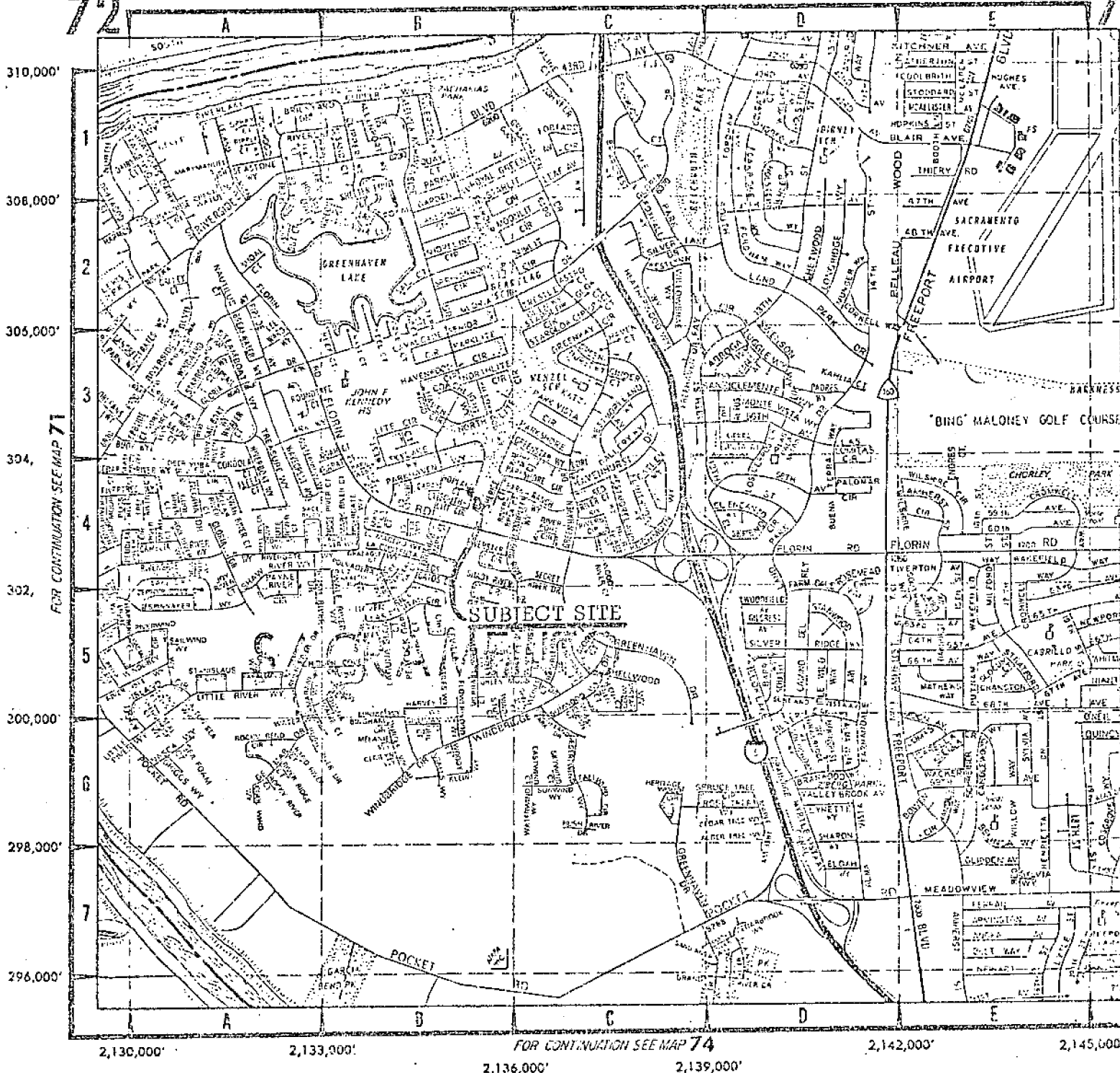
Conditions - Tentative Map

1. The applicant shall place the following note on the final map: Water and sewer service connections that do not exist between the main lines and the proposed parcels must be paid for and installed at the time of obtaining building permits.
2. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
3. The applicant shall extend the sewer main to the northerly lot (or modify the property lines to the satisfaction of the City Engineer) prior to filing of the final map.
4. The subdivider shall submit to the City an appraisal pursuant to Section 40.1304 of the Subdivision Ordinance (Parkland Dedication) and pay the required in-lieu fee prior to the filing of the final map.

Findings of Fact - Special Permit

1. The project is based on sound principles of land use in that the proposed halfplex units are compatible with the surrounding single-family dwellings.
2. The special permit will not be injurious to surrounding properties in that:
 - a. the proposal will not significantly alter the characteristics of the area;
 - b. the proposal is consistent with the General Plan which encourages a variety of housing types.
3. The proposal is consistent with the 1974 General Plan and the 1976 South Pocket Specific Plan which designate the site for residential use.

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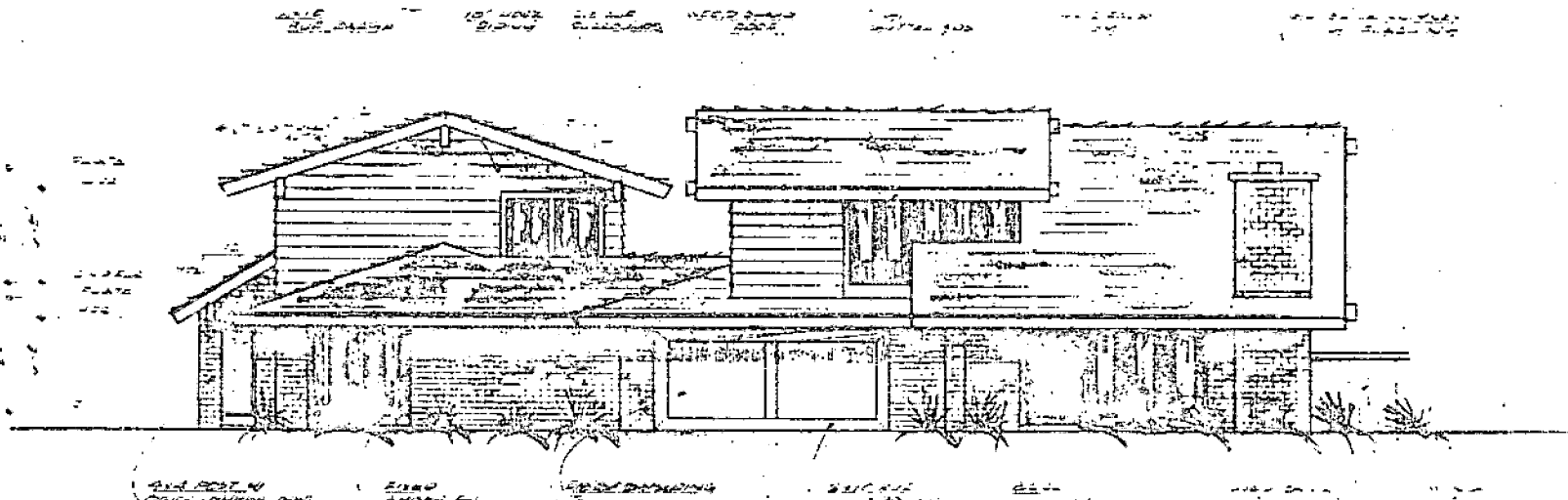


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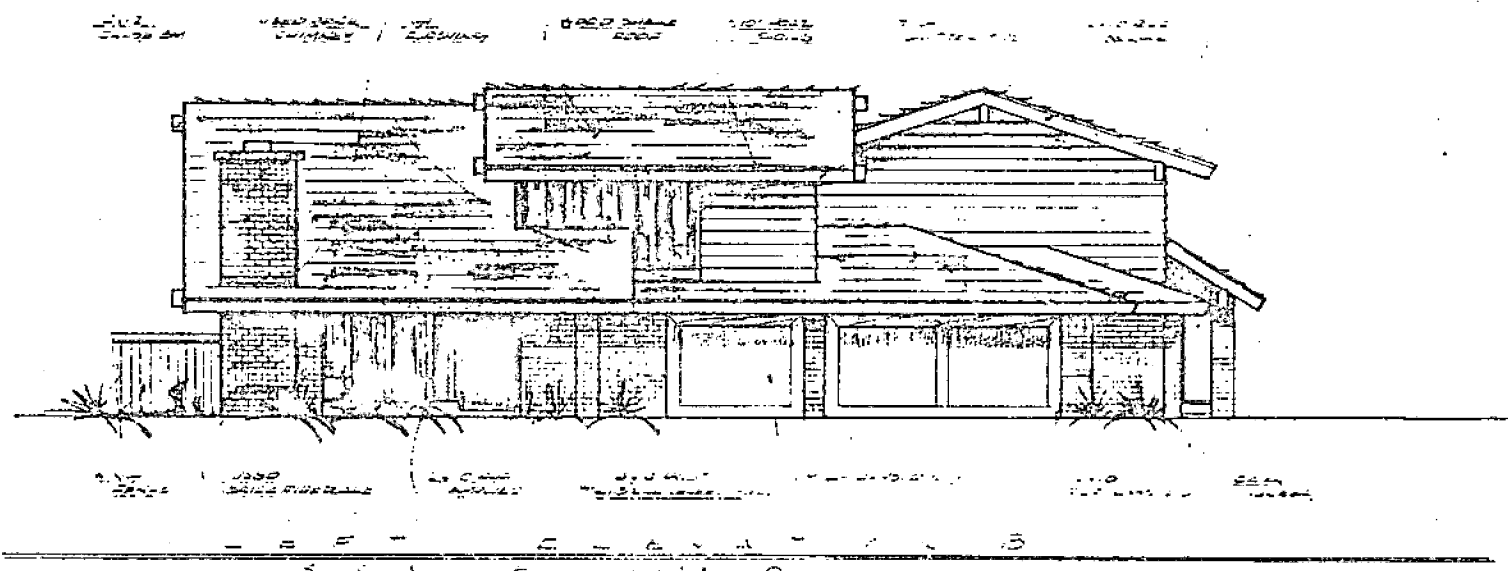
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No. 10



10' HORIZ. DIMENSION
 12' HORIZ. DIMENSION
 12' HORIZ. DIMENSION
 12' HORIZ. DIMENSION
 12' HORIZ. DIMENSION
 12' HORIZ. DIMENSION
 12' HORIZ. DIMENSION

FRONT ELEVATION B



10' HORIZ. DIMENSION
 12' HORIZ. DIMENSION
 12' HORIZ. DIMENSION
 12' HORIZ. DIMENSION
 12' HORIZ. DIMENSION
 12' HORIZ. DIMENSION
 12' HORIZ. DIMENSION

SIDE ELEVATION B

B B	Builders Design Service
S	
W. B. BAKER	ALVA
1234	1234