

19



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
**RECEIVED**

APR 3 1980

CITY PLANNING DEPARTMENT

915 "I" STREET  
CITY HALL - ROOM 308

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

Marty Van Duhn

PLANNING DIRECTOR

April 2, 1980

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Rezone from Single Family (R-1) to Townhouse (R-1A) (P-8813)

LOCATION: at the southern terminus of 19th Street, east of the extension of Amherst Street.

SUMMARY

The applicant is seeking the necessary entitlements to develop 16+ vacant acres into 192 halfplex lots. The Planning Commission recommended approval of the request. In addition, the Planning Commission granted a special permit to allow 192 halfplex units.

BACKGROUND INFORMATION

The subject sites are located within Village Meadows Unit 1 Subdivision. In June, 1979 the City Council approved the tentative map designating 341 single family, 192 halfplex and 46 duplex lots. The applicant is now requesting the entitlements necessary to allow construction of the halfplex units.

A representative of the Sacramento City Unified School District addressed the Planning Commission regarding a concern for the ethnic imbalance in the schools in the subject site area. A letter from the representative is included in the attached packet.

VOTE OF COMMISSION

On March 13, 1980, by a vote of 8 ayes, 1 absent, the Planning Commission granted the special permit and recommended approval of the rezoning.

**APPROVED**  
BY THE CITY COUNCIL

APR 8 1980

OFFICE OF THE  
CITY CLERK

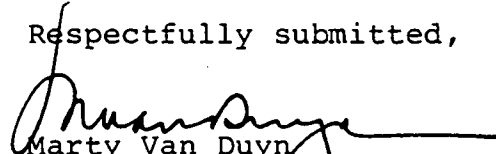
**APPROVED**  
BY THE CITY COUNCIL

OFFICE OF THE  
CITY CLERK

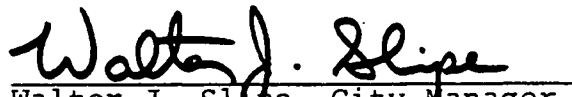
RECOMMENDATION

The staff and the Planning Commission recommend that the City Council approve the project and adopt the attached Rezoning Ordinance.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

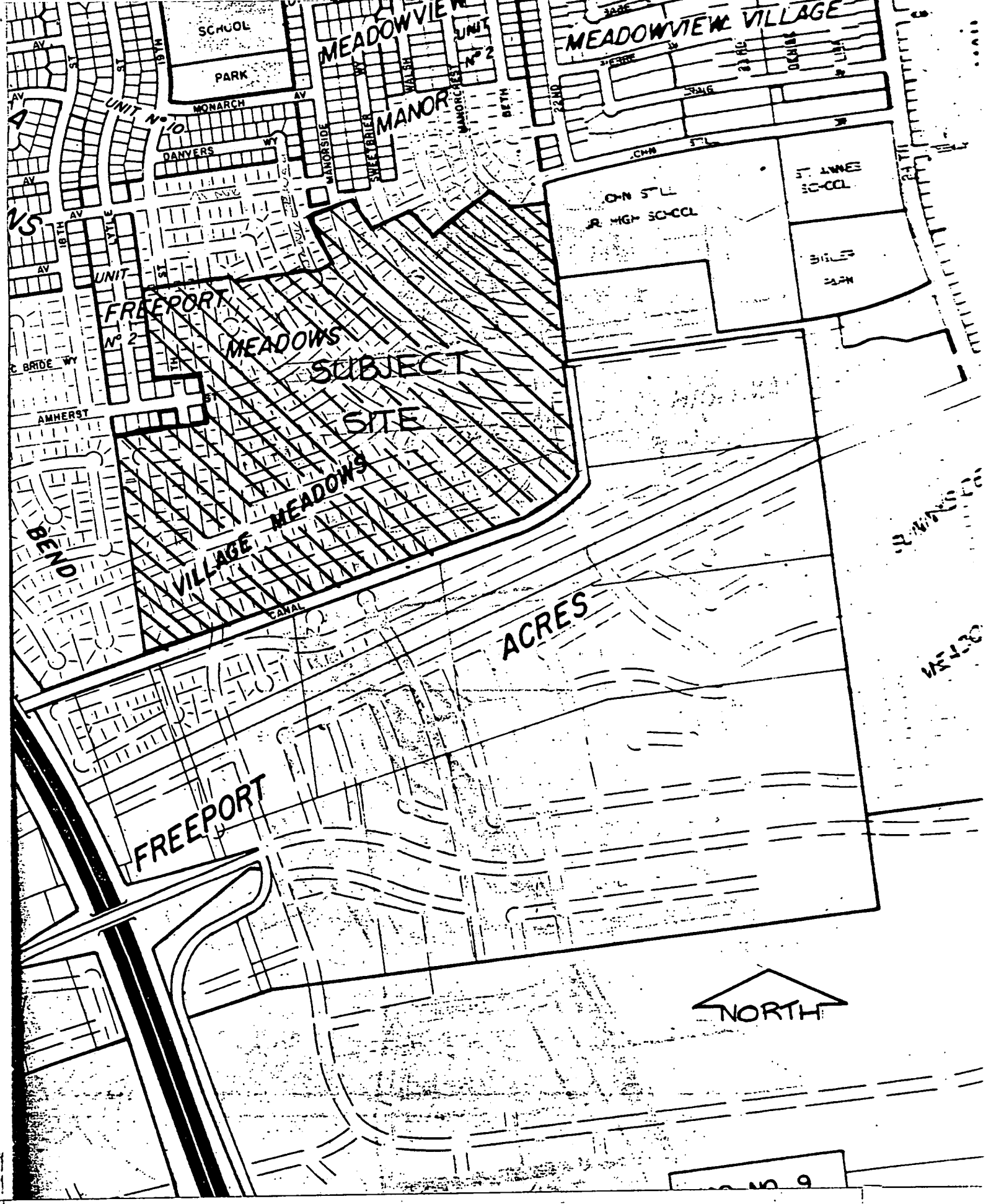
FOR TRANSMITTAL TO CITY COUNCIL:

  
Walter J. Slize, City Manager

MVD:DP:bw

April 8, 1980  
District No. 8

Attachments  
P-8813



**CITY PLANNING COMMISSION**  
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 J Tribute Road, Sacto., CA 95815				
OWNER	Santa Fe Development & Mortgage Corp., P.O. Bx. 22587, Sacto., 95822				
PLANS BY	Morton & Pitalo, Inc., Buzz Garcia Associates				
FILING DATE	1-22-80	50 DAY CPC ACTION DATE	4-12-80	REPORT BY:	DP:bw
NEGATIVE DEC.	10-29-79	EIR		ASSESSOR'S PCL. NO.	052-010-39, 53, 54

APPLICATION:

1. Negative Declaration
2. Rezone 96 single family lots from R-1 to Townhouse (R-1A)
3. Special Permit to allow 192 half-plex units

LOCATION: Southern terminus of 19th Street, east of the terminus of Amherst Street

PROJECT INFORMATION:

General Plan Designation:	Residential
Meadowview Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning

North:	Single Family Residential; R-1
South:	Vacant; A
East:	School and vacant; A
West:	Single Family Residential; R-1

Area of Property Involved:	16+ acres
Overall Density of Development:	5.7 du/acre
Housing Types:	341 Single Family, 192 halfplex, 46 duplex
Square Footage of Building:	973 sq. feet - 1,394 sq. feet
Topography:	Flat
Street Improvements:	To be provided
Utilities:	Available to site
School District:	Sacramento City Unified

STAFF EVALUATION: On June 19, 1979, the City Council approved the tentative map for Village Meadows, Unit 1, designating 341 single family lots, 192 halfplex lots- and 46 duplex lots. The applicant is presently seeking the rezoning and special permit to allow for the halfplex units.

Staff has no problem with the rezoning to Townhouse (R-1A) because it is compatible with surrounding single family lots. Also, it will provide an alternative housing type. The applicant is proposing basically three elevations. There are two and three bedroom units, and both single and two-story elevations. Given that the greatest number of lots are only sixty feet wide, most of the lots will be constructed with proposed elevations "H" and "I." This is illustrated on Exhibit "A". The structure contains one and two-story unit and two-car garages.

APPLC. NO. P-8813

MEETING DATE March 13, 1980

CPC ITEM NO. \_\_\_\_\_

Staff suggests that the following criteria be considered for all three plans:

1. The applicant provide garages fronting on opposite sides of the corner lots with individual driveways off of each street frontage.
2. Unit "A" (Exhibit "D") be redesigned to allow a rear yard area and a minimum of five feet of open space between the garage and the abutting property lines.
3. The applicant provide varied setbacks by off-setting each unit by three to five feet.
4. All three proposed elevations be used throughout the development to achieve a variation in overall site appearance.

Regional Transit has reviewed the proposal and offers the following comments as informational only. Bus routing through the subdivision is planned to be north to south via Manorside Drive, Amherst, 19th Street, 71st Street, F Street, and Freeport Shores PUD. When the development goes in and the route is instituted, bus stops will be provided on the following locations:

- a. on Manorside by Lots 314 and 315;
- b. on Amherst by Lots 61 and 244;
- c. on 19th Street by Lots 126 and 79;
- d. on 71st Street by Lot 208;
- e. on F Street by Lot 189.

The Sacramento City Unified School District has reviewed the proposal and addresses its concerns in the attached letter.

STAFF RECOMMENDATION: Staff recommends that:

1. The Negative Declaration be ratified.
2. The rezoning to Townhouse (R-1A) be approved.
3. The special permit to allow 192 halfplex units be approved subject to the following conditions:
  - a. the applicant shall provide both one and two-car garages;
  - b. the applicant shall provide both one and two-story units;
  - c. the applicant shall provide garages fronting on opposite sides of the corner lots with individual driveways off of each street frontage;
  - d. the applicant shall redesign Unit A (Exhibit "D") to provide a rear yard area and a minimum of five feet of open space between the garage and the abutting property line;
  - e. the applicant shall provide varied setbacks by off-setting each unit by three to five feet;
  - f. the applicant shall use the three proposed elevations to provide a variation in the overall site appearance of the development;
  - g. the applicant shall provide the exterior construction materials as exemplified on the proposed elevations - stucco with wood trim; cedar shakes as the roofing material.

Findings - Special Permit

1. The project is based on sound principles of land use in that the proposed halfplex units are compatible with the surrounding residential area.
2. The project will not be injurious to surrounding properties in that the proposal will not significantly alter the characteristics of the area.
3. The proposal is consistent with the 1974 General Plan which designates the site for residential uses.

JAN 14 1980

RECEIVED



## SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

1619 N STREET, P.O. BOX 2271  
SACRAMENTO, CALIFORNIA 95810  
(916) 454-8601

E. T. GIUGNI  
Superintendent

January 11, 1980

Mr. Ethan Browning  
Director, City Planning Department  
City Hall, Room 308  
Sacramento, CA 95814

Dear Mr. Browning:

Increasingly, the area south of Florin and Meadowview roads is becoming a problem to the school district because of the concentration of ethnic minorities. During the deliberations on the Delta Shores Planned Unit Development, the district urged the city to adopt whatever measures possible to improve this situation. We were assured, at that time, that future developments in the area would be planned in a manner that would provide a variety, and hopefully an improvement, in residential styles. I notice in the agenda synopsis for the December 13, 1979, meeting of the Planning Commission, Item No. 3, a proposal to divide 96 single family lots into 192 half-plex lots. It would appear to me that an increase in residential density would be detrimental rather than advantageous to the afor-mentioned goal.

I would hope that the city would carry through its promise to improve future development in the area. We do not oppose this proposal unless its acceptance would lead to increased concentrations of minorities in the area.

Yours very truly,

Walter A. Parsons

WAP:mk

P-8813

P-8813

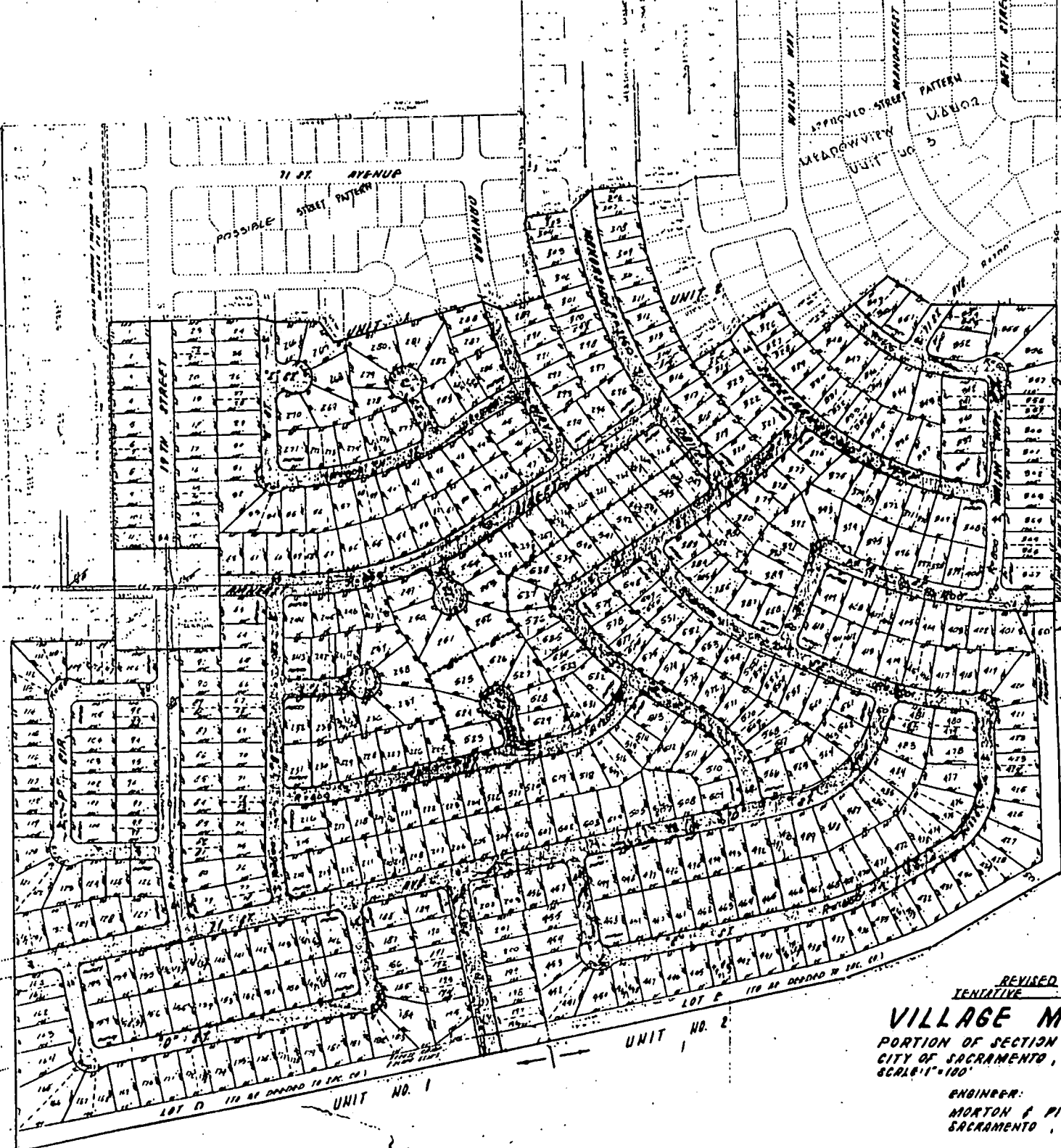
3-13-80

#6

P-8813

3-13-80

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**OWNER & DEVELOPER**  
 SAFTS DEVELOPMENT  
 1100 J STREET  
 SACRAMENTO, CA 95811

**ENGINEER**  
 MORTON & PITALO, INC.  
 1110 J STREET 500  
 SACRAMENTO, CA 95811  
 PHONE: 758-3411

**MUNICIPALITIES**  
 CITY OF SACRAMENTO

**UTILITIES**  
 SACRAMENTO MUNICIPAL  
 UTILITY DISTRICT

**WATER**  
 PACIFIC GAS & ELECTRIC

**SCHOOL DISTRICT**  
 CITY UNIFIED SCHOOL DISTRICT

**SEWER**  
 S&S

**ACRES**  
 100 ACRES

**REVISIONS & PLANS NO.**  
 10-010-01  
 01-010-02  
 02-010-01

**NUMBER OF LOTS**

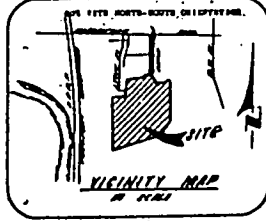
APPLICABLE	30 LOTS
IMPLY LOTS	130 LOTS
STIPULA-TARIFF	238 LOTS
<b>TOTAL</b>	<b>500 LOTS</b>

100' x 100' LOTS  
 100' x 100' LOTS  
 100' x 100' LOTS  
 100' x 100' LOTS

LOT 10' AND LOT 10' TO BE  
 REDED TO SACRAMENTO COUNTY.

**STREETS, SETBACKS, LINES**  
 100' x 100' 10'  
 100' x 100' 20'  
 100' x 100' ON CORNER LOT 10'  
 100' x 100' 5'

LOT 10' x 100' (10'-0")  
 ARE FOR PLAS IDENTIFICATION  
 PURPOSES ONLY.



SCALE: 1"=100'

STREET PATTERN

Tentative Map  
Approved by  
Council 6/79.

REVISED, MARCH 1977  
TENTATIVE MAP

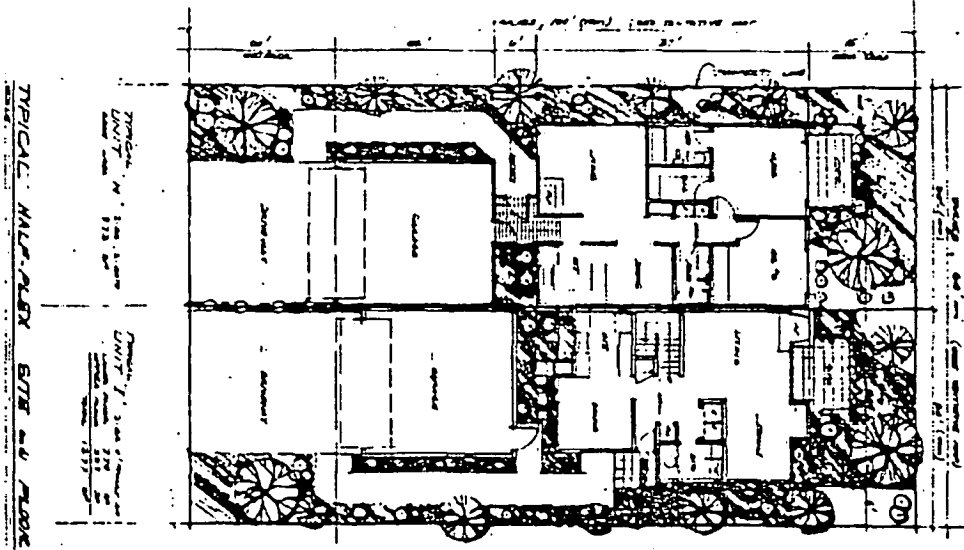
**VILLAGE MEADOWS**  
 PORTION OF SECTION 16, T 7N., R 4E, M 2M  
 CITY OF SACRAMENTO, CALIFORNIA  
 SCALE: 1"=100'

ENGINEER:  
 MORTON & PITALO, INC.  
 SACRAMENTO, CALIFORNIA

UNIT NO. 2

UNIT NO. 1





TYPICAL HALF-ACRE SITE AND FLOOR PLAN FOR ANNUAL LOT SIZE (SEE PLAN)

UNIT 1  
3,000 sq. ft.  
1,000 sq. ft. lot

UNIT 2  
3,000 sq. ft.  
1,000 sq. ft. lot

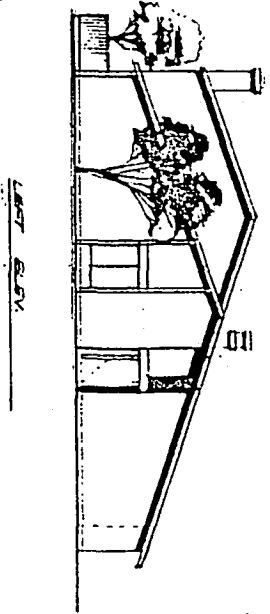
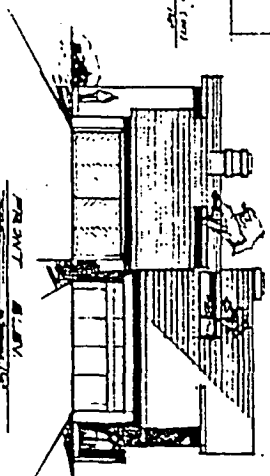
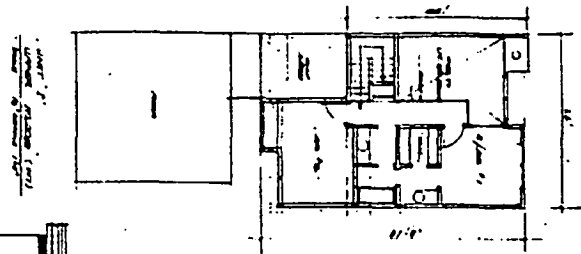


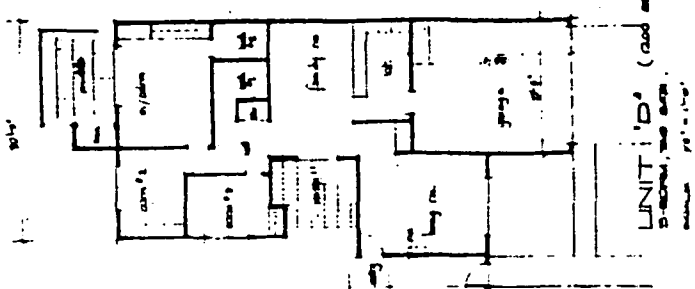
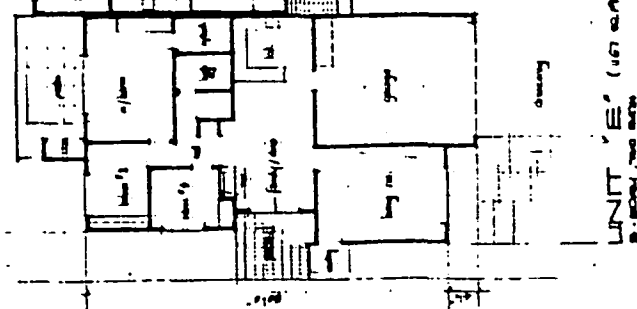
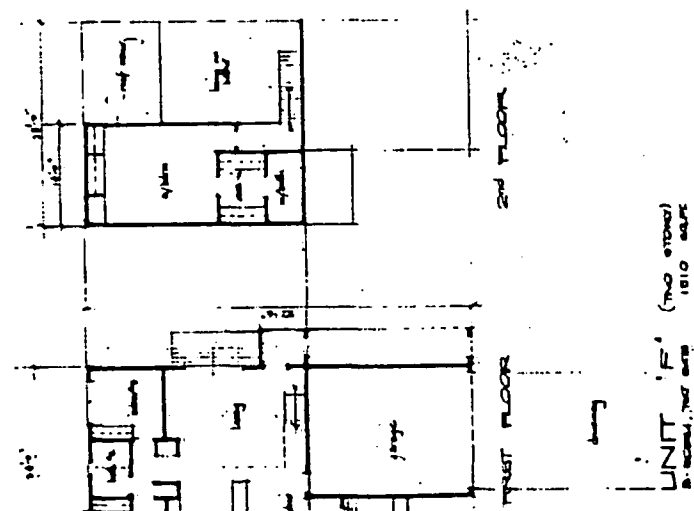
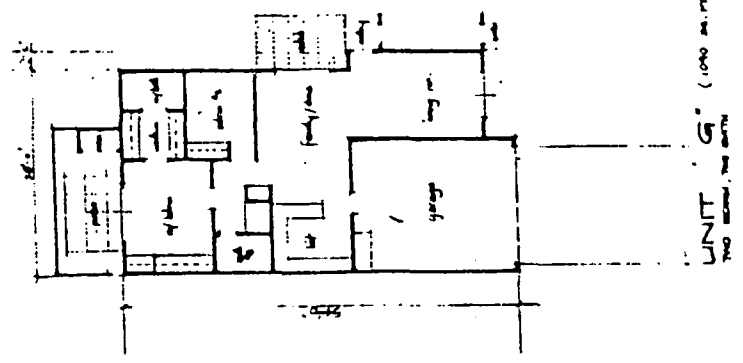
EXHIBIT "A"

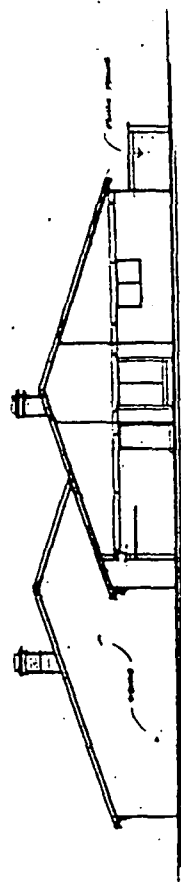
**buzz garcia associates**  
ARCHITECTURE • PLANNING

1011 INDUSTRIAL BLVD. SUITE 100  
OAKLAND, CALIFORNIA 94612

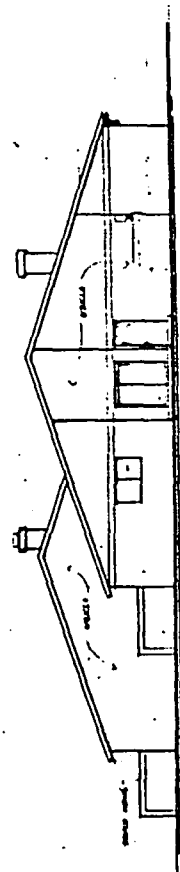


EXHIBIT "B"

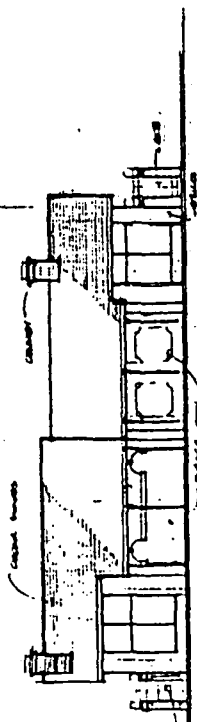




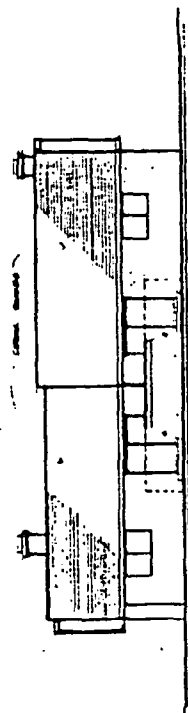
RIGHT SIDE ELEV.



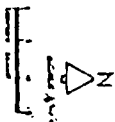
LEFT SIDE ELEV.



FRONT ELEV. (CUSTOMER)



REAR ELEV. (CUSTOMER)



TYPICAL HALF-ROW SITE - 4 FLOOR PLAN & CORNER - 4 LOT SIZE - 41,000 SQ. FT.

UNIT A - 2,000 SQ. FT. (approx)

UNIT B - 2,000 SQ. FT. (approx)

UNIT C - 2,000 SQ. FT. (approx)

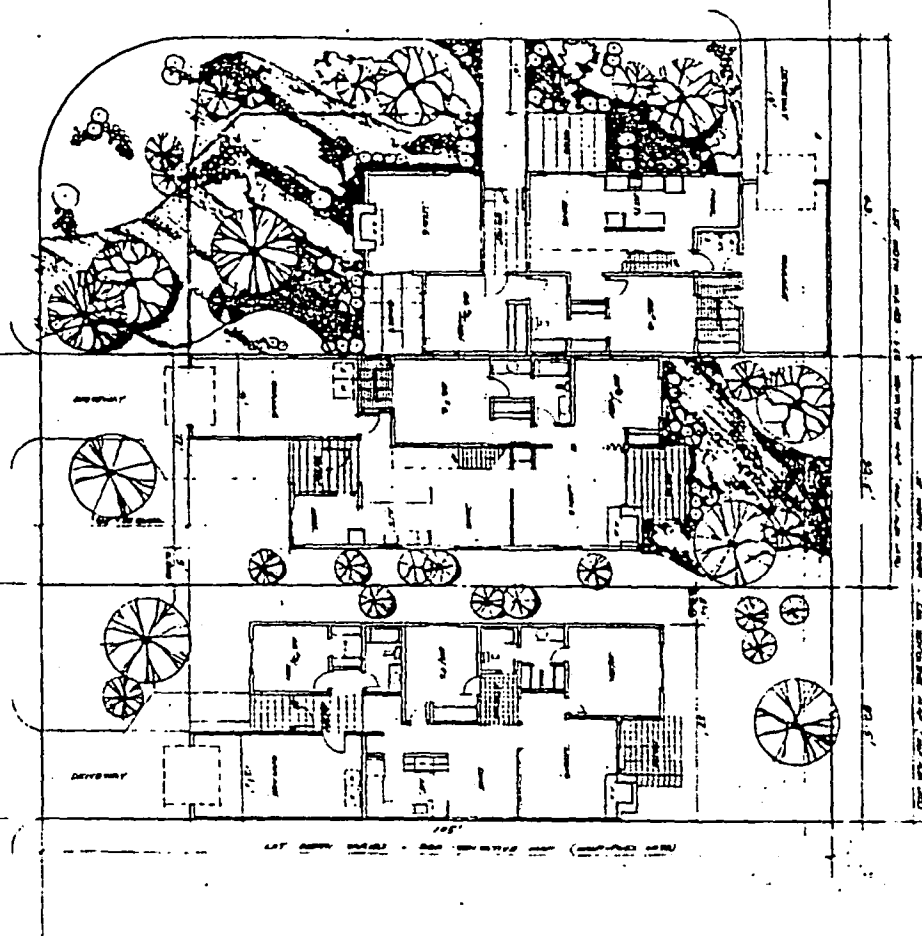
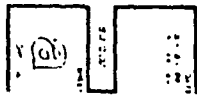


EXHIBIT "D"

**buzz garcia associates**  
ARCHITECTURE • PLANNING

1931 TWENTY-FIFTH STREET, SUITE 200, BOSTON, MASSACHUSETTS 02116



1. ORDINANCE NO. 4330 , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHERN TERMINUS OF 19TH STREET, EAST OF AMHERST STREET FROM THE R-1 SINGLE FAMILY RESIDENTIAL ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE NO. P-8813) (APN: 052-010-39, 53, 54)

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:

APPROVED  
BY THE CITY COUNCIL

APR 8 1980

OFFICE OF THE  
CITY CLERK

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK



**REDWOOD EMPIRE MORTGAGE COMPANY, INC.**

513 E STREET SANTA ROSA, CALIFORNIA 95402 TELEPHONE: (707) 546-5511 (ANYTIME)

RECEIVED

MAR 31 11 00 AM '80

3-27-80

GENTLEMEN:

PLEASE BE INFORMED THAT THIS IS THE HOME OFFICE OF SANTE FE CONSTRUCTION CO., INC. and

Sante Fe Development is a totally different co. They are located in Sac. The question in my mind is did you intend this notice for us or Sante Fe Development. This to my knowledge doesn't apply to any property that we (Barrett Smith, 7250 Fair Oaks Blvd., Carmichael, Ca. 95608) (my partner) own. On all notices please send a copy to me and one to him simultaneously, IF IT PERTAINS TO SANTE FE CONSTRUCTION CO., INC. only.

Very truly yours,

*Richard S. Grecian*  
Richard S. Grecian, President

Barrett C.. Smith, Sec-Tres.



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

815 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

March 25, 1980

Santa Fe Development  
P. O. Box 22549  
Sacramento, CA 95822


Gentlemen:

Notice is hereby given that a hearing date of April 8, 1980 has been set in the matter of REZONE from R-1 to R-1A property located at the southern terminus of 19th Street, east of Amherst Street. (P-8813)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

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 requesting the continuance.

Sincerely,

  
Jaci Pappas  
Acting City Clerk

JP:HO'

Information Copies to: Morton & Pitalo, Inc.  
Planning Department  
P-8813 Mailing List (34 Addressees)

### NOTICE

IN ACCORDANCE WITH THE LAW, THIS NOTIFICATION IS SENT TO ALL OWNERS OF PROPERTY WITHIN 300 FEET OF THE PROPERTY DESCRIBED ABOVE. ATTENDANCE AT THIS HEARING IS OPEN TO THE PUBLIC, AND QUESTIONS OF A TECHNICAL NATURE MAY BE DIRECTED TO THE CITY PLANNING DEPARTMENT, TELEPHONE NUMBER 449-5604.