



CITY OF SACRAMENTO

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

AUG 8 2 28 PM '85

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DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

APPROVED
BY THE CITY COUNCIL

AUG 13 1985

OFFICE OF THE
CITY CLERK

August 8, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Tentative Map (P85-243)
2. Subdivision Modifications for lot width and area

LOCATION: 2, 42 and 43 Riverport Circle

SUMMARY

The Tentative Map proposes to divide three existing corner lots in the Single Family, R-1 zone into six lots for halfplex units. The Planning Commission and staff recommend approval of the Tentative Map and Subdivision Modifications with conditions.

BACKGROUND INFORMATION

Recently the City Council eliminated the need for a zone change and special permit for halfplex developments on corner lots in a single family subdivision. The only entitlement necessitating a public hearing is a Tentative Map which, in most cases, are being fast tracked which staff is in the process of correcting. The R-1 zone requires lot widths of 52 feet, lot depth of 100 feet and lot area of 5,200 square feet. Halfplex lots do not meet these standards and therefore require a subdivision modification. To meet the intent of the Council, staff is currently processing an ordinance amendment to eliminate the need for requesting subdivision modifications.

VOTE OF THE PLANNING COMMISSION

On June 27, 1985, the Commission voted six ayes, three absent, to recommend approval of the project.

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RECOMMENDATION

The Planning Commission and staff recommend the City Council:

Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modifications.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:lao
attachments
P85-243

August 13, 1985
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

18

MEETING DATE June 27, 1985
 ITEM NO. 18A FILE P. 85-249
 M _____

- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| GENERAL PLAN AMENDMENT | <input type="checkbox"/> | TENTATIVE MAP | <input type="checkbox"/> |
| COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> | SUBDIVISION MODIFICATION | <input checked="" type="checkbox"/> |
| REZONING | <input type="checkbox"/> | LOT LINE ADJUSTMENT | <input type="checkbox"/> |
| SPECIAL PERMIT | <input type="checkbox"/> | ENVIRONMENTAL DET. | <input type="checkbox"/> |
| VARIANCE | <input type="checkbox"/> | OTHER _____ | _____ |

Location: 2, 42 & 43 Riverport Circle

Recommendation:

- Favorable
 Unfavorable
 Petition
 Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPPONENTS</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Ferris	✓			✓
Fong	absent			
Goodin	✓		✓	
Holloway	absent			
Hunter	✓			
Ishmael	✓			
Ramirez	✓			
Simpson	absent			
Augusta	✓			

- 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 _____

3

RESOLUTION No. 85-605

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 2, 42 AND 43 RIVERPORT CIRCLE

APPROVED
BY THE CITY COUNCIL

(P85-243) (APN: 031-260-40,52,53)

AUG 13 1985

WHEREAS, the City Council, on August 13, 1985, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at 2, 42 and 43 Riverport Circle

OFFICE OF THE
CITY CLERK

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 balances 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 multiple family 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 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 create halfplex units that do not meet the standard width and area of the R-I zone:
 - a. The City Council determines
that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that halfplex developments are allowed uses and the lot size requirements are being revised
 - 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 it is the intent of the City to allow halfplex units on corner R-1 zoned lots
 - 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 halfplex developments on corner lots are common in 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 in that the site is designated for residential use(s)
- 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: "Prior to the issuance of building permits, the applicant shall submit building site plans and elevations for review and approval of the Planning Director";

- b. Place the following note on the final map: "Parcels 53A, 52A and 40A are restricted to single family (halfplex) development only; and
- c. Provide separate sewer and water services to each lot and hook up.

MAYOR

ATTEST:

CITY CLERK

P85-243

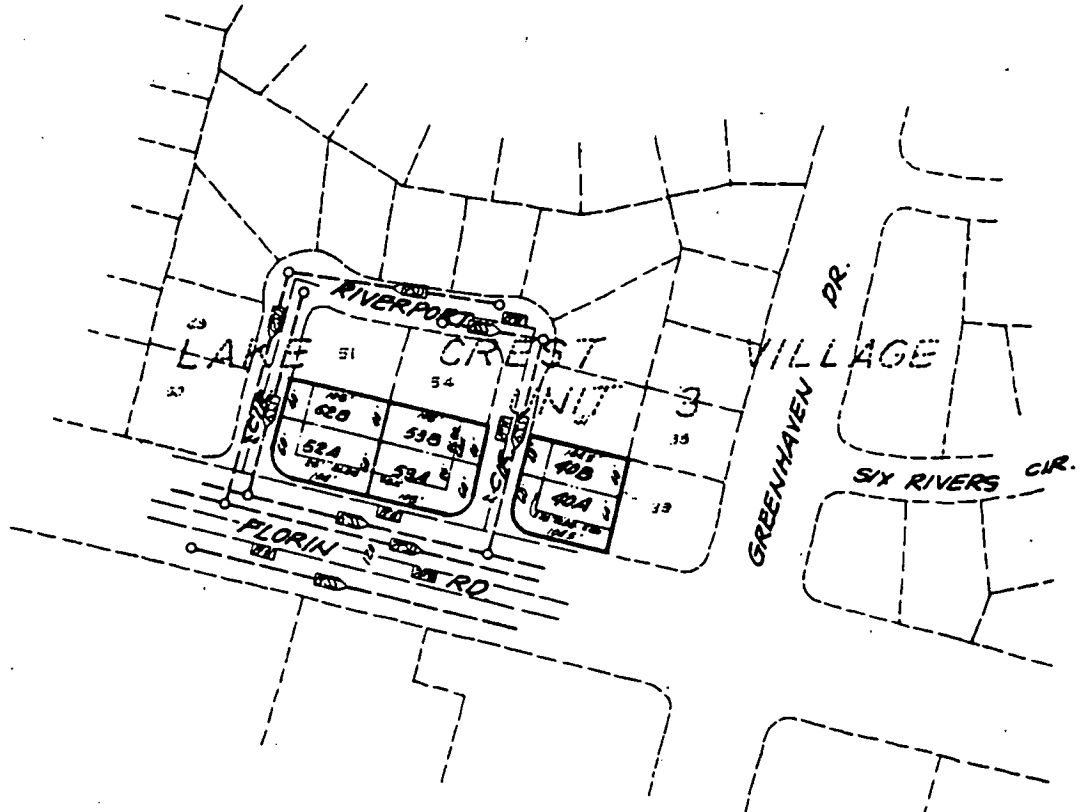
18

TENTATIVE MAP

LAKE CREST VILLAGE UNIT 3

LOTS 40, 52 & 53

CITY OF SACRAMENTO CALIFORNIA



RECORD OWNER / SUBDIVIDER:

MARMAC CONSTRUCTION
869 SHORESIDE DR.
SACTO., CALIF. 95831

ENGINEER:

RAYMOND YAIL & ASSOC.
1410 ETHAN WAY
SACTO., CALIF. 95831

PRESENT ZONE & USE:

R-1 SINGLE FAMILY, UNDER CONSTRUCTION

NUMBER OF LOTS:

6 HALF-FLEX LOTS

PROPOSED ZONE & USE:

R-1 RESIDENTIAL, HALF-FLEX

ACREAGE:

3773 AC. TOTAL
LOT 52 - 10,800 S.F. / 0.247 ac.
LOT 53 - 10,600 S.F. / 0.241 ac.
LOT 40 - 10,400 S.F. / 0.237 ac.

SCHOOL DISTRICT:

SACTO. CITY UNIFIED

WATER SUPPLY:

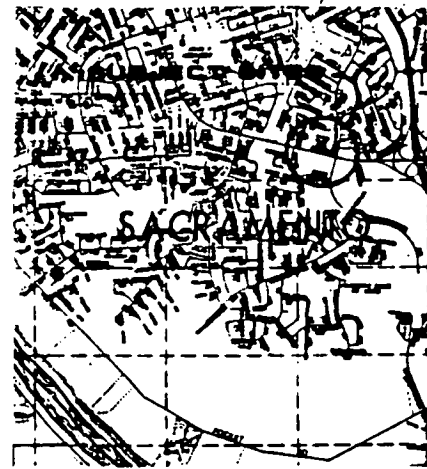
PUBLIC UTILITIES

SEWAGE DISPOSAL:

PUBLIC SEWERS

A.P.N.:

051-160-00-0000



VICINITY MAP

SCALE IN FEET

MAY 1985



North



RVA
 RAYMOND YAIL AND ASSOCIATES
 ENGINEERS & ARCHITECTS

P-85-243

June 27, 1985

item 18

7

18

CITY PLANNING COMMISSION

1231 "I" STREET, ROOM 200 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Raymond Vail & Associates, 1410 Ethan Way, Sacramento, CA 95825		
OWNER	Marmac Construction 869 Shoreside Drive, Sacramento, CA 95831		
PLANS BY	Raymond Vail & Associates, 1410 Ethan Way, Sacramento, CA 95825		
FILING DATE	5-24-85	50 DAY CPC ACTION DATE	
		REPORT BY:	DH:bw
NEGATIVE DEC	Ex. 15315	EIR	
		ASSESSOR'S PCL. NO.	031-260-40,52,53

APPLICATION: A. Tentative Map to divide three existing corner lots in the Single Family (R-1) zone into six lots.

B. Subdivision Modifications to:

1. Create interior lots less than 52 feet in width (Sec. 40.322(a));
2. Create corner lots less than 62 feet in width (Sec. 40.322(b));
3. Create interior lots less than 5,200 square feet in area (Sec. 40.322(D)).

LOCATION: 2, 42 and 43 Riverport Circle

PROPOSAL: The applicant is requesting the necessary entitlements to divide three existing single family lots into six halfplex lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Multiple Family
Existing Zoning of Site:	Single Family Residential
Existing Land Use of Site:	Two duplex units under construction; one lot vacant

Surrounding Land Use and Zoning:

North:	Single Family Residences; R-1A and R-1
South:	Office's under construction; OB-R and SC-PUD
East:	Single Family Residential; R-1
West:	Single Family Residential; R-1

Parking Required:	6 spaces
Parking Provided:	To be provided
Property Dimensions:	Lot 40=100' x 104'; Lot 52=100' x 105'; Lot 53=100' x 105'
Property Area:	0.72+ acre
Density of Development:	8.3 du/ac
Square Footage of Building:	Unit A-1,456; Unit B-1,456
Height of Building:	One story
Significant Feature of Site:	Two halfplex units under construction
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Wood lap siding with wood trim
Exterior Roof Materials:	Wood shake shingles

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 12, 1985, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification, subject to conditions.

PROJECT EVALUATION: Staff has the following comments:

- A. Land Use: The subject site is designated residential in the 1974 General Plan. The 1976 South Pocket Community Plan shows the area as Low Density Multiple Family. The site is bordered to the north by single family and duplex corner lots; to the south across Florin Road is an office building with several office buildings under construction; to the east is a vacant lot with single family dwellings and to the west, single family dwellings. The proposal is consistent with the general plan and community plan for the area.
- B. Design: The proposed halfplex lots will be substandard in width at 40 feet and 60 feet, and the interior lots are substandard in area at 4,200 square feet. The recent zoning ordinance amendment to allow halfplex developments on corner lots if specific criteria were met only discussed setback requirements for both lots considered as one in the R-1 zone. No mention is made concerning the resulting dimensions of the parcels complying with the minimum lot dimensions and areas as required in the Subdivision Ordinance, Section 40.322. Staff will be drafting a proposed amendment to the Subdivision Ordinance to recognize corner lot developments when the resulting parcels are substandard with respect to area or dimensions.

The intent of the recent halfplex ordinance amendment was to facilitate halfplex development on corner lots without rezoning to R-1A and allowing Planning Director review and approval of the special permit. Design of the halfplex units must reflect the tentative map line established through the Planning Commission. Until the Subdivision Ordinance is amended, staff recommends subdivision modifications to allow the project to proceed. Since two of the halfplex structures are more than 75 percent complete at the time of this report, the lot dimensions and areas are dictated by the floor plans of the existing duplex units under construction.

Since the building permits were issued for duplex units, the conversion of the two buildings to halfplex units will require a two-hour fire wall, separate water and sewer service to each lot and unit, and compliance with all applicable City codes regarding halfplex development.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Sec. 15315).

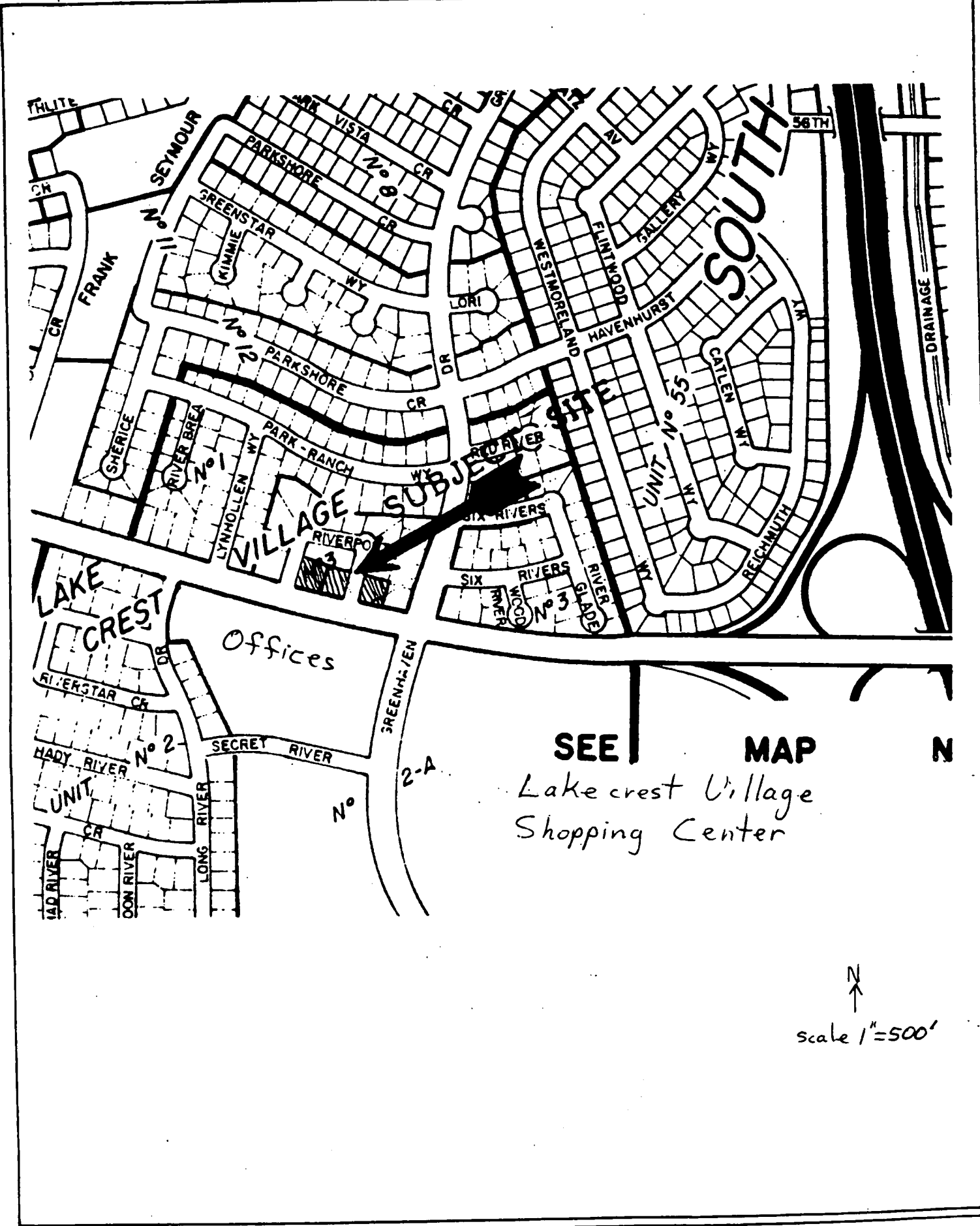
STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Approve Tentative Parcel Map to subdivide three corner lots totaling 0.72+ acre into six halfplex lots in R-1 zone.
- B. Approve Subdivision Modification to create lots substandard in width.
- C. Approve Subdivision Modification to create lots substandard in depth.
- D. Approve Subdivision Modification to create lots substandard in area.

Conditions - Tentative Map

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: Prior to issuance of building permits, the applicant shall submit building site plans and elevations for review and approval of the Planning Director;
2. Place the following note on the final map: Parcels 53A, 52A and 40A are restricted to single family (halfplex) development only;
3. Provide separate sewer and water services to each lot and hook up.

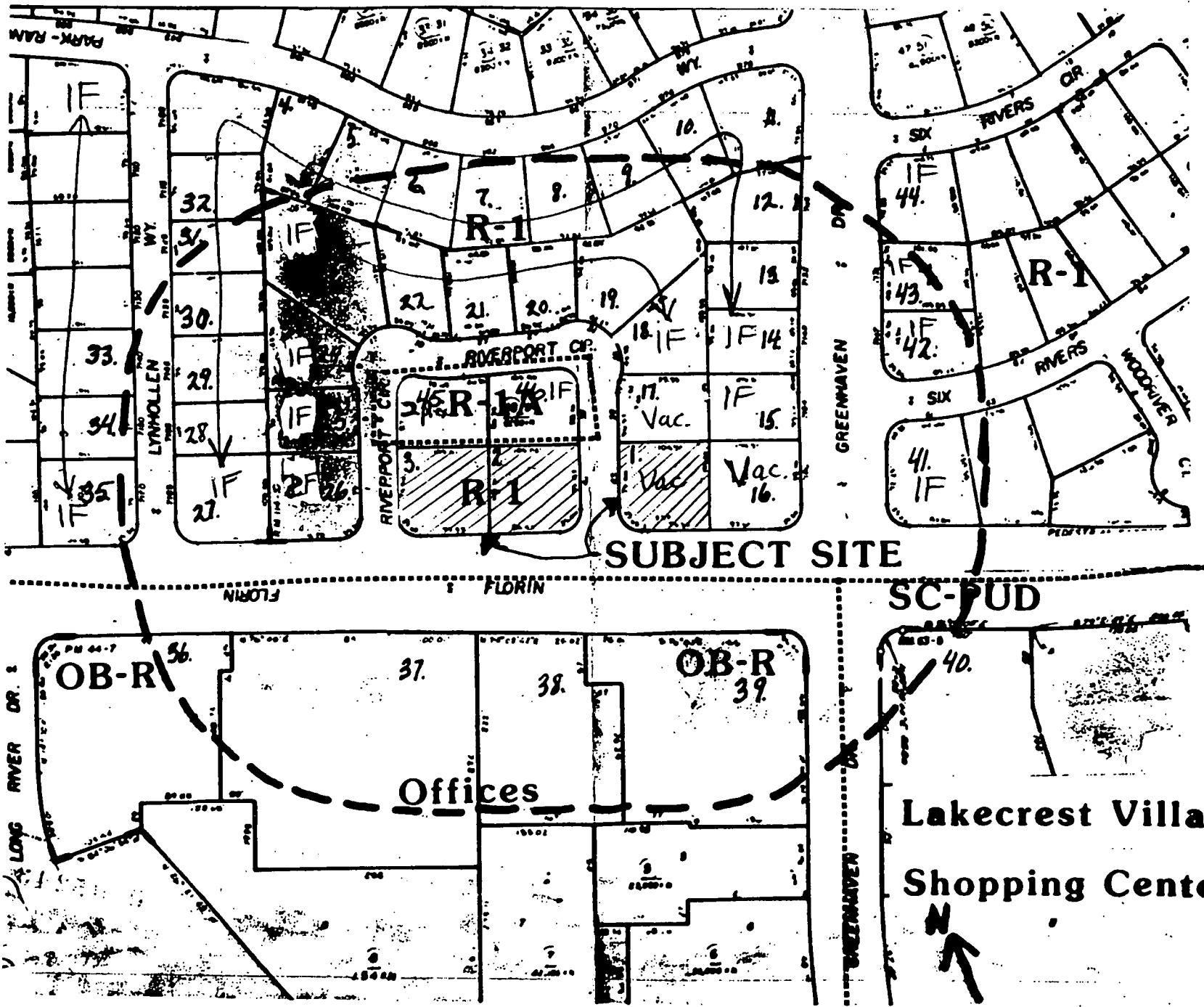


SEE MAP
 Lake crest Village
 Shopping Center

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 scale 1"=500'

VICINITY MAP

LAND USE & ZONING MAP

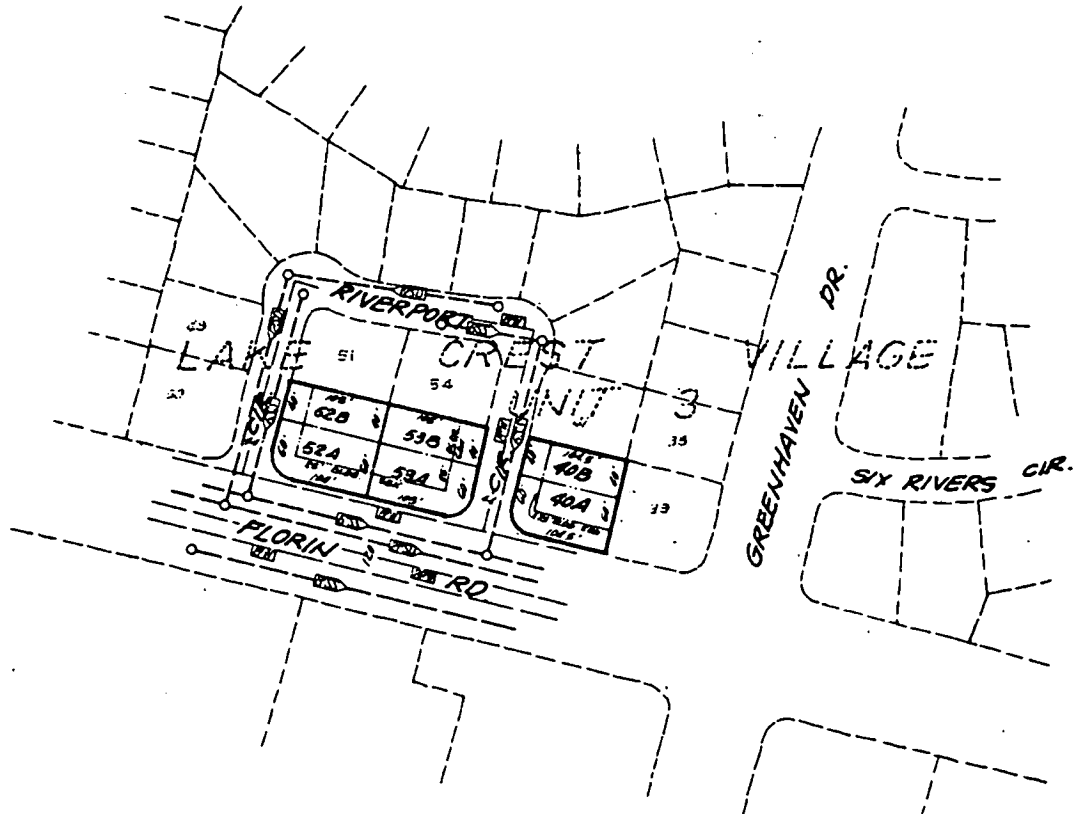


TENTATIVE MAP

LAKE CREST VILLAGE UNIT 3

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CITY OF SACRAMENTO CALIFORNIA



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PROPOSED ZONE & USE:

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ACREAGE:

0.72 AC. TOTAL
LOT 52 - 10,500 S.F. / 0.24 AC.
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SCHOOL DISTRICT:

SACTO. CITY UNIFIED

WATER SUPPLY:

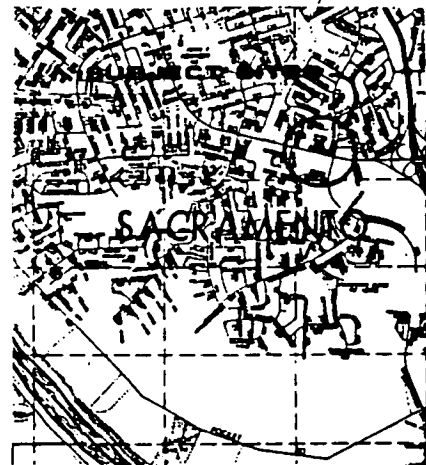
PUBLIC UTILITIES

SEWAGE DISPOSAL:

PUBLIC SEWERS

A.P.N.:

051-260-40, 41 & 50



VICINITY MAP

SCALE IN FEET

MAY 1985



North



RVA
 RAYMOND YAIL AND ASSOCIATES
 ENGINEERS • PLANNERS • ARCHITECTS • SURVEYORS
 1410 ETHAN WAY, SACRAMENTO, CALIF. 95831

August 15, 1985

Marmac Construction
869 Shoreside Drive
Sacramento, CA 95831

Dear Gentlemen:

On August 13, 1985, the Sacramento City Council took the following action(s) for property located at 2, 42, and 43 Riverport Circle:

Adopted a Resolution adopting Findings of Fact approving Tentative Parcel Map to subdivide three corner lots totaling 0.72± acres into six halfplex lots in the Single Family zone; and Subdivision Modifications to create lots substandard in depth and area. (P-85234)

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

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/18

Enclosure

cc: Planning Department

Raymond Vail & Associates
1410 Ethan Way
Sacramento, CA 95825