



# CITY OF SACRAMENTO

## 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:** Appeal of Rezoning, Tentative Map, Special Permit and  
Subdivision Modification to develop 25 halfplex and  
13 single family/zero lot line units (P-9020)

**LOCATION:** Various properties located along Poirier Way,  
Balfour Way and 68th Avenue

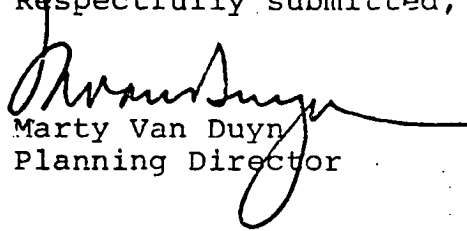
### SUMMARY

On August 5, 1980 the City Council indicated an intent to approve the above referenced appeal in order to allow staff time to return with the necessary ordinance, resolution and findings of fact. Attached are the documents necessary to approve the entitlements.

### RECOMMENDATION

Staff recommends that the attached Rezoning Ordinance, Tentative Map Resolution and Findings of Fact be adopted.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:jm  
Attachments  
P-9020

August 19, 1980  
District No. 8

**APPROVED**  
BY THE CITY COUNCIL

AUG 19 1980

OFFICE OF THE  
CITY CLERK

1. ORDINANCE NO. 4405, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT VARIOUS PROPERTIES LOCATED ALONG POIRIER WAY, BALFOUR WAY AND 68th AVENUE FROM THE R-1 SINGLE FAMILY RESIDENTIAL ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE NO. P-9020 ) (APN: 047-280-13, 15 thru 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-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

**APPROVED**  
BY THE CITY COUNCIL

AUG 1 3 1980

OFFICE OF THE  
CITY CLERK



**M&M** Consultants  
Engineers, Planners  
& Surveyors

1491 River Park Drive  
Sacramento, California  
95815

Telephone  
916 929 1122

April 8, 1980  
File: 280 018-0

P 9020

LEGAL DESCRIPTION

Real property located in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lots 13 and 15 through 40, inclusive, of Southfield Unit No. 3, as recorded in the Office of the Recorder of Sacramento County, in Book 134 of Maps, Map No. 6, on August 30, 1979.

The above property contains 4.2 acres, more or less.

MCE:sg

Appeal of Michael C. Ellis vs City )  
Planning Commission's denial of a )  
Rezoning, Tentative Map, Subdivision )  
Modification and Special Permit to )  
develop 26 half-plex units and 13 )  
single family/zero lot line units )  
located on various properties along )  
Poirier Way, Balfour Way and 68th )  
Avenue (P-9020) )

NOTICE OF DECISION

and

FINDINGS OF FACT

At its regular meeting of August 5, 1980, the City Council heard and considered evidence in the above entitled matter. Based on the oral and documentary evidence at such hearing, the Council approved the appeal subject to conditions and based on the following findings:

Conditions

1. The half-plexes and single family dwellings shall be located on the site as shown on Exhibit "D."
2. The adjacent half-plexes and single family units shall have different front elevations.
3. The applicant shall submit final site plans and elevations to staff for review and approval.
4. The zero lot line, single family units shall be redesigned with the patio areas facing the largest side yard area.
5. Fencing shall be located behind the front entryway.
6. Shake roofs, tile, or a heavy composition roof (resembling shake) shall be used for the half-plex and single family units.
7. The single family dwellings shall include a minimum of two distinct elevations and floor plans and shall include a variety of building material.

Findings of Fact

1. The special permit, as conditioned, is based on sound principles of land use in that the density of the project will be compatible with surrounding development and the project will provide a proper mix of housing types, and the design of the project will not create a row housing effect.
2. The project, as conditioned, will not be detrimental to the public welfare in that off-street parking will be provided and traffic congestion reduced on the cul-de-sacs.

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AUG 19 1980

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3. The project, as conditioned, will comply with the objective of the General Plan to make available a wide range of housing types.
4. The project will not significantly change the characteristics of that area.
5. The Meadowview Community Plan designates this site for low density residential.

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MAYOR

ATTEST:

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CITY CLERK



**RESOLUTION NO. 80-538**

Adopted by The Sacramento City Council on date of

AUGUST 19, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR SOUTHFIELD UNIT NO. 4 (APN: 047-280-13, 15 THRU 40) (P-9020)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Southfield Unit No. 4, located on various properties located along Poirier Way, Balfour Way and 68th Avenue (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 19, 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 Meadowview 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.
- 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.

**APPROVED**  
BY THE CITY COUNCIL

AUG 19 1980

OFFICE OF THE  
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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 City prefers not to have inactive service lines and will require service connections when building permits are obtained.

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 sewer and water services are only being deferred until building permits are issued.

c. That the modification will not be detrimental to the public health, safety or welfare nor be injurious to other properties in the vicinity.

Fact: The granting of the modification will not significantly 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 uses.



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 tentative map shall be modified to reflect the alternative lot configuration shown on Exhibit D.
  - 2. If the streets are not paved under existing contract, the applicant shall install sewer and water services to new lots prior to filing of the final map. If in place, the applicant shall place a note on the final map stating that sewer and water services do not exist from the main line to the site and they must be paid for and installed by the time of obtaining building permits.
  - 3. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing of the final map.
  - 4. The applicant shall locate existing street lights and relocate such to new lot lines prior to filing of the final map.
  - 5. The applicant shall rename the tentative map to a Resubdivision of Lots \_\_\_\_\_ of Southfield Unit No. 3.

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MAYOR

ATTEST:

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CITY CLERK

P-9020

**APPROVED**  
BY THE CITY COUNCIL

AUG 19 1950

OFFICE OF THE  
CITY CLERK





# 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 20, 1980

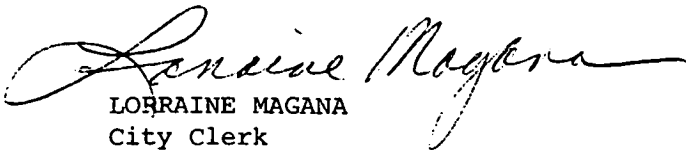
Michael C. Ellis  
1491 River Park Drive  
Sacramento, CA 95815

Dear Mr. Ellis,

On August 19, 1980, the City Council took the following actions for various requests for property located west side of 24th Street, terminus of Poirier East and West side Balfour, 550+ South 68th Avenue (P-9020):

- a. Adopted ordinance for rezoning to R-1A Townhouse.
- b. Adopted Findings of fact granting appeal subject to conditions therein.
- c. Adopted resolution adopting Findings of Fact approving subdivision modification and tentative map for Southfield Unit Number 4.

Sincerely,



LORRAINE MAGANA  
City Clerk

LM/mm

CC: Covington Bros Technologies (Owner)  
Planning Department

Enc: Certified Copy of Ordinance 4405  
Certified Copy of Findings of Fact  
Certified Copy of Resolution 80-538

Agenda Item No. 1

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 Planning Commission's denial of a )  
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 develop 26 half-plex units and 13 )  
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Findings of Fact

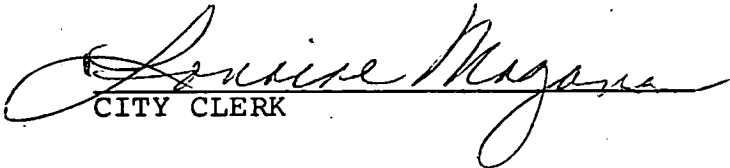
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