



CITY OF SACRAMENTO

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

MARTY VAN DUYN  
PLANNING DIRECTOR

October 26, 1982

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination;
  2. Rezoning from R-1 to R-1A; and
  3. Tentative Map (P82-188)

**APPROVED**  
BY THE CITY COUNCIL

NOV - 3 1982

OFFICE OF THE  
- CITY CLERK -

LOCATION: 1221 Cedarbrook and 7640 Roman Oaks Way

SUMMARY

This is a request to develop two halfplex units on a .29 acre vacant site. The staff and Planning Commission recommend approval of the project subject to conditions. The Commission also approved a Special Permit to allow the halfplex units.

BACKGROUND INFORMATION

The subject site is located in a residential area being developed previously with single family dwellings. There are other duplex and halfplex units on corner lots.

The applicant's proposal for two halfplex units is compatible to surrounding land uses. It is also consistent with the South Pocket Specific Plan.

VOTE OF PLANNING COMMISSION

On September 23, 1982, the Planning Commission, by a vote of six ayes, three absent, recommended approval of the project.

RECOMMENDATION

The staff and Planning Commission recommend approval of the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached rezoning Ordinance; and

- 3. Adopting the attached resolution adopting findings of fact and approving the Tentative Map with conditions.

Respectfully submitted,

  
 Marty Van Duyn  
 Planning Director

FOR CITY COUNCIL INFORMATION  
 WALTER J. SLIPE  
 CITY MANAGER

MVD:HY:cp  
 Attachments  
 P82-188

November 3, 1982  
 District No. 8

SACRAMENTO CITY PLANNING COMMISSION

23

MEETING DATE September 23, 1982  
 ITEM NO. 110 FILE NO. P- 82-188  
 M- \_\_\_\_\_

- GENERAL PLAN AMENDMENT  TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  ENVIRONMENTAL DET.
- SPECIAL PERMIT  OTHER \_\_\_\_\_
- VARIANCE  \_\_\_\_\_

Recommendation LOCATION: 1221 Cedarbrook & Roman Oaks Way

- Favorable
- Unfavorable
- Petition
- Correspondence

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

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. \_\_\_\_\_

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

MOTION:

- 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-<sup>099</sup>~~088~~

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 1221 CEDARBROOK WAY & 7640

FROM THE R-1, SINGLE FAMILY ZONE AND PLACING SAME IN THE R-1A, TOWNHOUSE

ZONE (FILE NO. P- 82-188) (APN: 031-790-21)

APPROVED BY THE CITY COUNCIL

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

NOV - 3 1982

SECTION 1.

OFFICE OF THE CITY CLERK

The territory described in the attached exhibit(s) which is in the R-1, Single Family zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1A, Townhouse 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 September 23, 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.

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

~~P 82180~~

23

LEGAL DESCRIPTION

P 82188

In the State of California, County of Sacramento, City of Sacramento, and being:

Lot 77, as shown on the "Plat of River Oaks Ranch Unit No. 2", recorded in Book 144 of Maps, Map No. 15, records of said County.

EXCEPTING THEREFROM an undivided three-fifths (3/5) interest in all oil, mineral, gas and other hydrocarbon substances below a depth of 500 feet under the real property described above without right of surface entry; as reserved in Deed from Richard Lavery, et al, to William Lyon Jr., et al, recorded in Book 74-06-28, page 1572, Official Records.

RESOLUTION No. 82-766

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT 1221 CEDARBROOK AND 7640 ROMAN OAKS WAY

(P-82-188)(APN: 031-790-21)

APPROVED BY THE CITY COUNCIL

NOV - 3 1982

WHEREAS, the City Council, on \_\_\_\_\_ held a public hearing on the request for approval of a tentative map for River Oaks Ranch Unit #2 located at 1221 Cedarbrook and 7640 Roman Oaks Way \_\_\_\_\_;

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 South Pocket Community Plan designate the subject site for residential 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. 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. Pay off existing assessments or file necessary segregation requests and fees;
  - b. Pursuant to City Code Section 40.1302 (Parkland Dedication) the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
  - c. Provide separate sewer and water services.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P82-188



CITY PLANNING COMMISSION

927-10th Street, Suite 300 . SACRAMENTO, CALIFORNIA 95814

APPLICANT	Tammy OwFook, 1181 Derick Way, Sacramento, CA 95822		
OWNER	OwFook & O'Young, 1181 Derick Way, Sacramento, CA 95822		
PLANS BY	V. Albiani		
FILING DATE	8/4/82	50 DAY CPC ACTION DATE	9/8/82
REPORT BY	SC:bw		
NEGATIVE DEC.	8-27-82	EIR	ASSESSOR'S PCL. NO. 031-790-21

- APPLICATION:
1. Environmental Determination
  2. Rezone from R-1 Single Family Residential to R-1A
  3. Special Permit for a halfplex development on a corner lot
  4. Tentative Map to divide .29 acres into two lots

LOCATION: 1221 Cedarbrook and 7640 Roman Oakes Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop two halfplex units on a corner lot.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
 1976 South Pocket Community Plan Designation: Low Density Residential  
 Existing Zoning of Site: R-1  
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-1  
 South: Single Family; R-1  
 East: Single Family; R-1  
 West: Single Family; R-1

Parking Required: 2 spaces  
 Parking Provided: 2 spaces  
 Parking Ratio: 1:1  
 Property Dimensions: 110' x 100' irregular  
 Property Area: 12,630 square feet  
 Density of Development: 7 du/ac  
 Square Footage of Building: 1,500 each unit  
 Topography: Flat  
 Street Improvements/Utilities: Existing

SUBDIVISION REVIEW COMMITTEE: On August 25, 1982, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the project subject to the following conditions:

1. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:
  - a. Pay off existing assessments or file necessary segregation requests and fees;

- b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- c. Provide separate sewer and water services.

BACKGROUND INFORMATION: The subject site is located in the South Pocket Community Plan area in a neighborhood of single family and duplex units. At the present time the structure is under construction. The applicant originally intended to develop a duplex on the site and has subsequently decided to split the parcel for a halfplex development.

STAFF EVALUATION:

- 1. The proposed project does not represent an increase in density or a change in the neighborhood character since duplex units are allowed on all corner lots in the R-1 zone. The request to rezone to R-1A will allow the duplex units to be split for individual ownership of the units.
- 2. The proposed halfplex development is located on a corner lot and each of the units will be located on a different street frontage. This site design is consistent with the South Pocket Community Plan development criteria to allow duplexes on corner lots only. In addition, the separate street orientation of the units meets the desired design criteria for this type of development and gives the appearance of a single family structure.
- 3. The proposed lot split is consistent with the General Plan and Pocket Community Plan in that the site will be developed with low density residential use. The Pocket Community Plan allows a density of seven units per acre.
- 4. The Planning and Community Services Departments have determined that .02 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted 90 days prior to filing the final map.

RECOMMENDATION: Staff recommends the Commission:

- 1. Ratify the Negative Declaration;
- 2. Approve the Rezone from R-1 to R-1A;
- 3. Approve the Tentative Map, subject to conditions to follow;
- 4. Approve the Special Permit, based on Findings of Fact to follow.

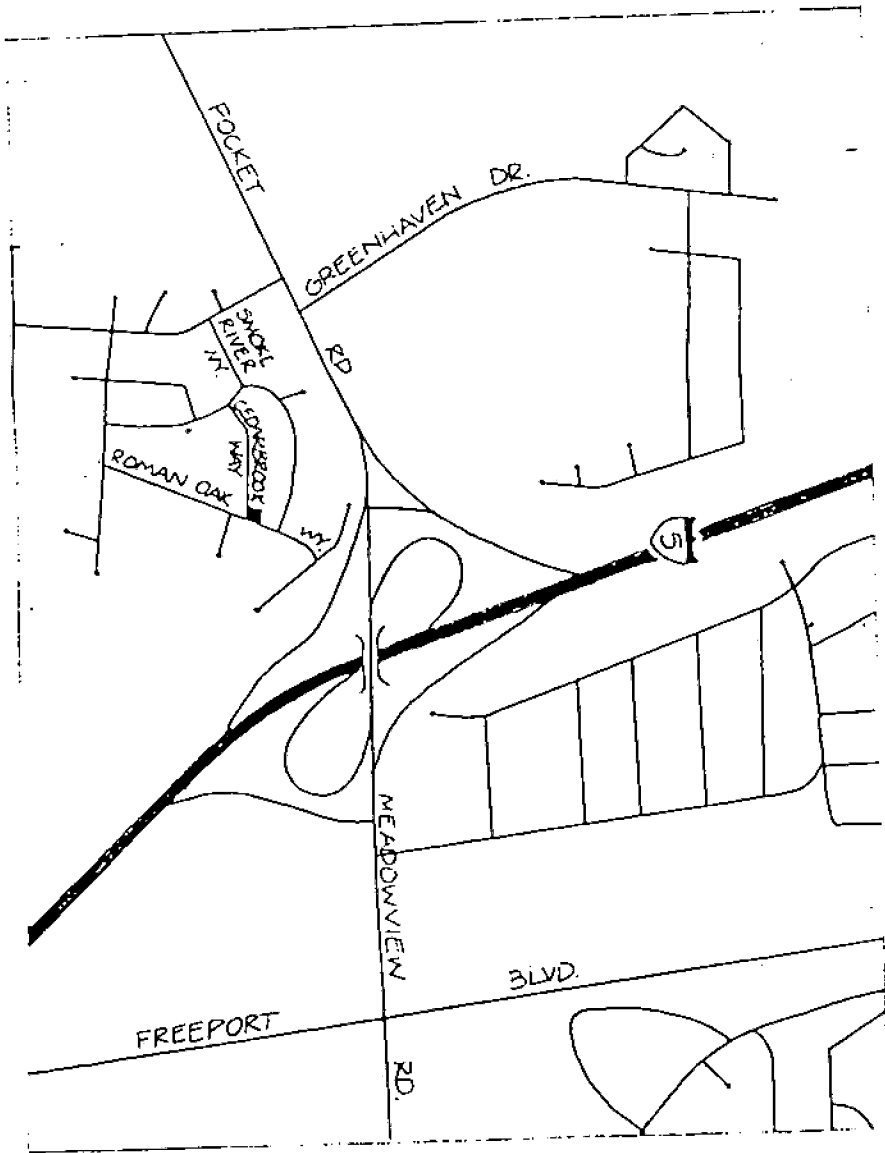
Conditions - Tentative Map

- a. Pay off existing assessments or file necessary segregation requests and fees;
- b. Pursuant to City Code Section 40.1302 (Parkland Dedication, the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;

- c. Provide separate sewer and water services

Findings of Fact - Special Permit

- a. The proposed halfplex development is based upon sound principles of land use in that similar housing types are located in this neighborhood and duplex units are allowed on corner lots;
- b. The proposed project will not be detrimental to the public health, safety and welfare or result in the creation of a nuisance in that the use is compatible with adjacent residential uses.
- c. The proposed project complies with the General Plan and the Pocket Community Plan in that each plan designates the site for residential development.



23

No. 11

PP 88241888

23  
9-8-82

88-188



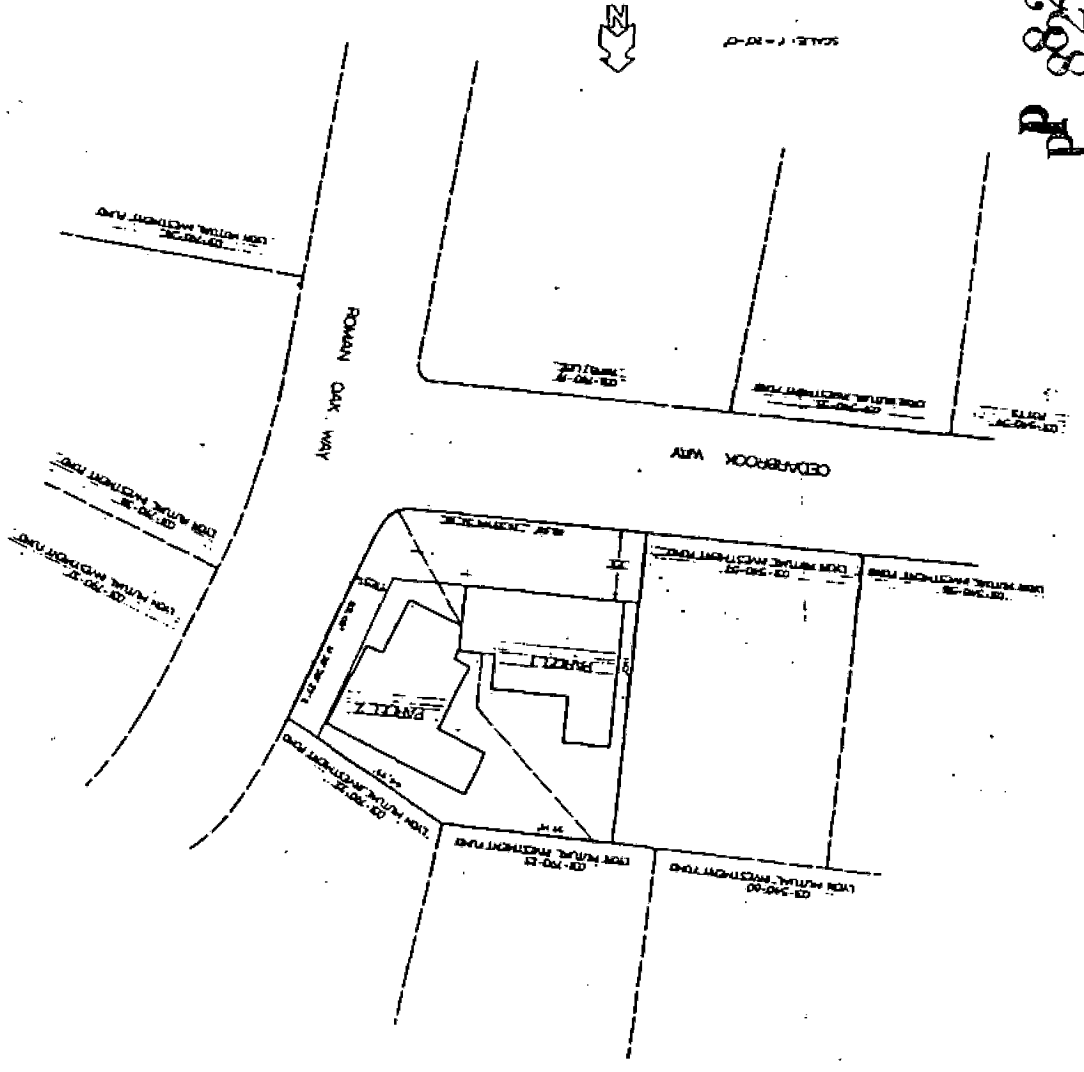
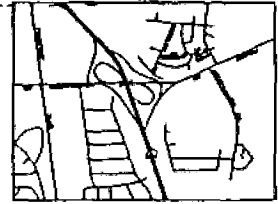
IN THE COUNTY OF CALIFORNIA, CITY OF SACRAMENTO,  
 I, the undersigned, a duly licensed Professional Engineer,  
 do hereby certify that the above is a true and correct  
 copy of the original as shown to me by the  
 person or persons whose name or names are  
 subscribed to the same, and that the same  
 conforms to the requirements of the  
 Board of Civil Engineers of the State of  
 California, and that the same is a true and  
 correct copy of the original as shown to me  
 by the person or persons whose name or  
 names are subscribed to the same, and that  
 the same conforms to the requirements of the  
 Board of Civil Engineers of the State of  
 California.

ROBERT A. GANDY, Professional Engineer  
 No. 12747  
 1125 North 2nd St.  
 Sacramento, CA 95832

JOHN S. BARNES, Professional Engineer  
 No. 12748  
 1125 North 2nd St.  
 Sacramento, CA 95832

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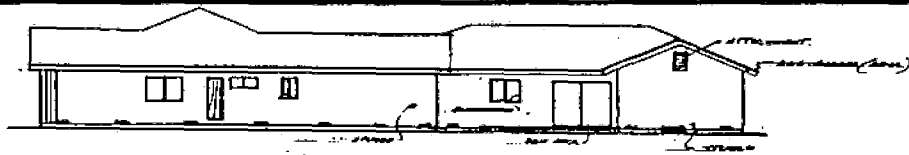


P 82-188

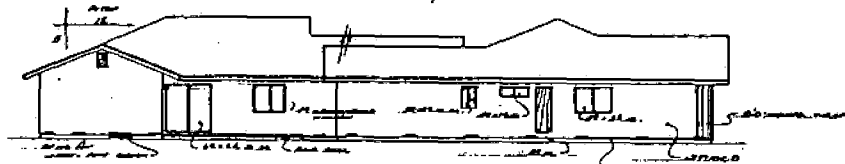
9-8-82

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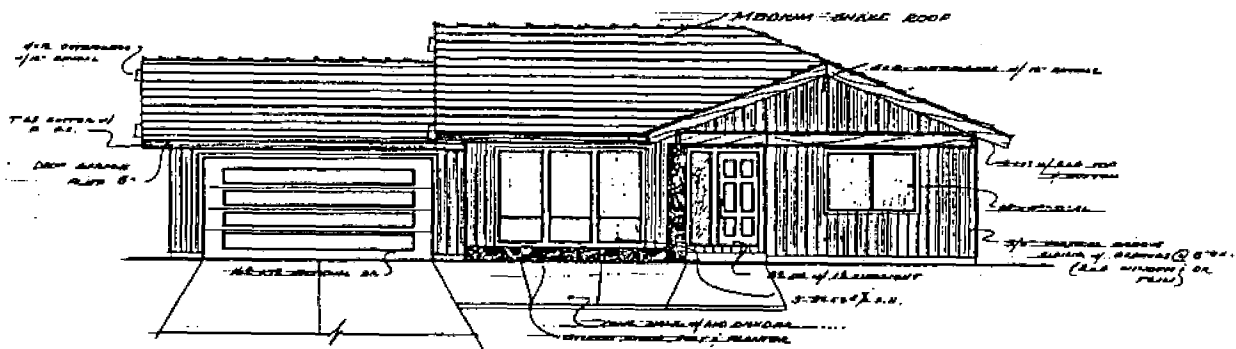
P 82188  
P 82180



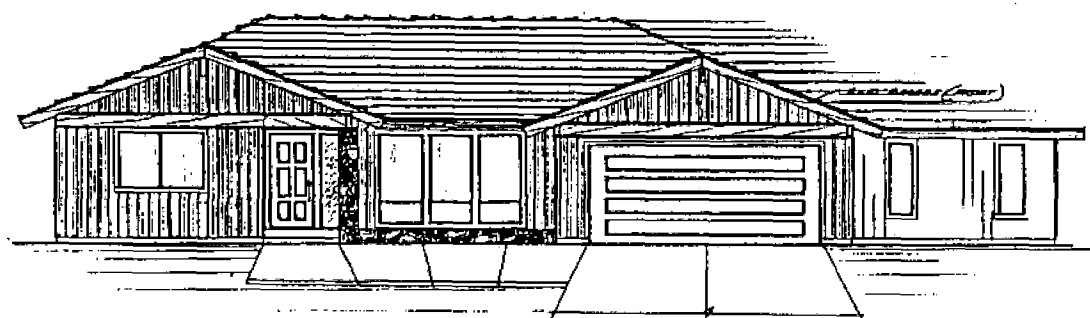
REAR ELEVATION "A"  
SCALE 1/8"=1'



REAR ELEVATION "B"  
SCALE 1/8"=1'



FRONT ELEVATION "B"  
SCALE 1/8"=1'



FRONT ELEVATION "A"  
SCALE 1/8"=1'

NOTE: ELEVATIONS SHOWN STRAIGHT FOR CLARITY

No. 11

23



CITY OF SACRAMENTO

23

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

MARTY VAN DUYN  
PLANNING DIRECTOR

October 18, 1982

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone 29+ vacant acres from R-1 to R-1A (P82-188)

LOCATION: 1221 Cedarbrook Way & 7640 Roman Oaks Way

SUMMARY

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

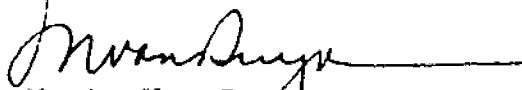
BACKGROUND

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 November 3, 1982.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 11-3-82

MVD:cp  
Attachment  
P82-188

October 26, 1982  
District No. 8

2

# 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 1221 CEDARBROOK WAY & 7640

FROM THE R-1, SINGLE FAMILY ZONE  
AND PLACING SAME IN THE R-1A, TOWNHOUSE  
ZONE (FILE NO. P- 82-188) (APN: 031-790-21)

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 zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1A, Townhouse 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 September 23, 1987, 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.



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

2

~~P 82180~~

LEGAL DESCRIPTION

P 82188

In the State of California, County of Sacramento, City of Sacramento, and being:

Lot 77, as shown on the "Plat of River Oaks Ranch Unit No. 2", recorded in Book 144 of Maps, Map No. 15, records of said County.

EXCEPTING THEREFROM an undivided three-fifths (3/5) interest in all oil, mineral, gas and other hydrocarbon substances below a depth of 500 feet under the real property described above without right of surface entry; as reserved in Deed from Richard Lavery, et al, to William Lyon Jr., et al, recorded in Book 74-06-28, page 1572, Official Records.



# 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

Harry & Mary OwFook, et al  
1181 Derick Way  
Sacramento, CA 95822

October 7, 1982

On October 7, 1982, the following matter was filed with my office to set a hearing date before the City Council:

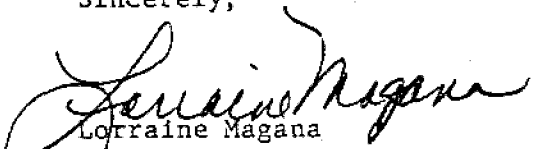
- Various requests for property located at 1221 Cedarbrook Way and 7640 Roman Oaks Way (D8)(P-82188):
- A. Rezone 0.29± acres from R-1 to R-1A;
  - B. Tentative Map to divide 0.29± acres into 2 lots for halfplex development

This hearing has been set for **November 3, 1982, 7:30 p.m.**, Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm

cc: P-82188 Mailing List (15)

P7  
72



OFFICE OF THE CITY CLERK  
915 I STREET SACRAMENTO CALIFORNIA 95814  
CITY HALL ROOM 203 TELEPHONE (916) 446-6426

Returned for 10 Additional  
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out this notice or paste stamps  
over it.

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CITY OF SACRAMENTO  
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4. Winnie Leung  
10 Oxford Road  
Kowloontong, Hong Kong  
APN: 031-790-24

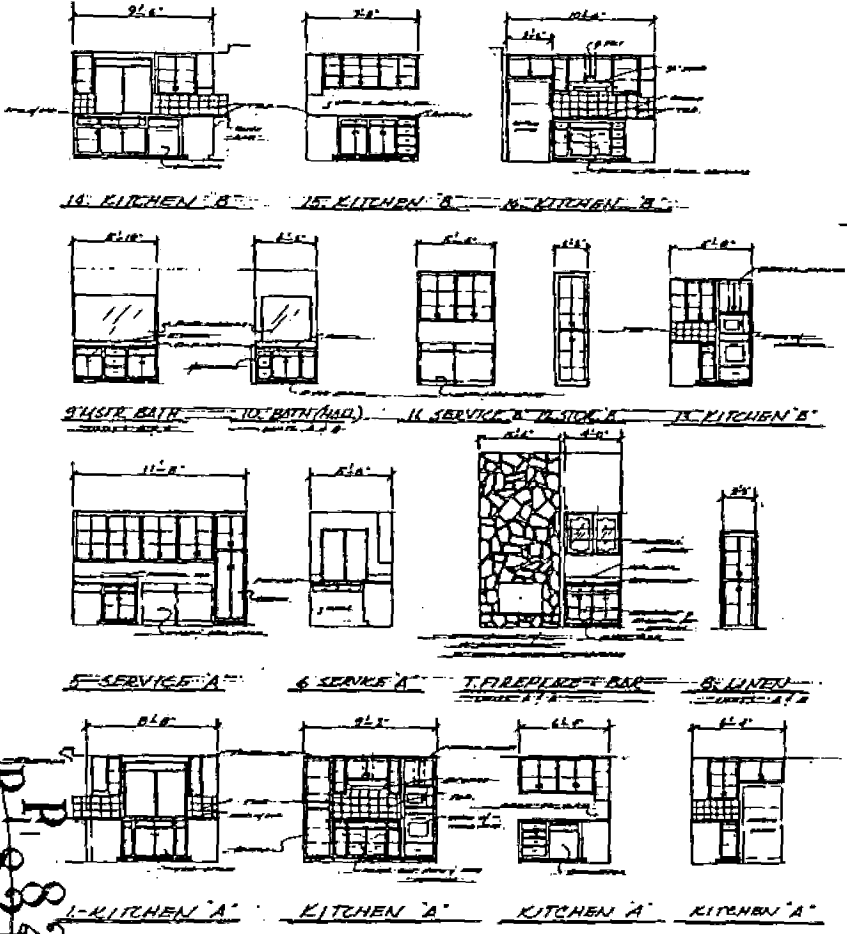
NOTICE OF CITY COUNCIL HEARING

982-188

9-8-82

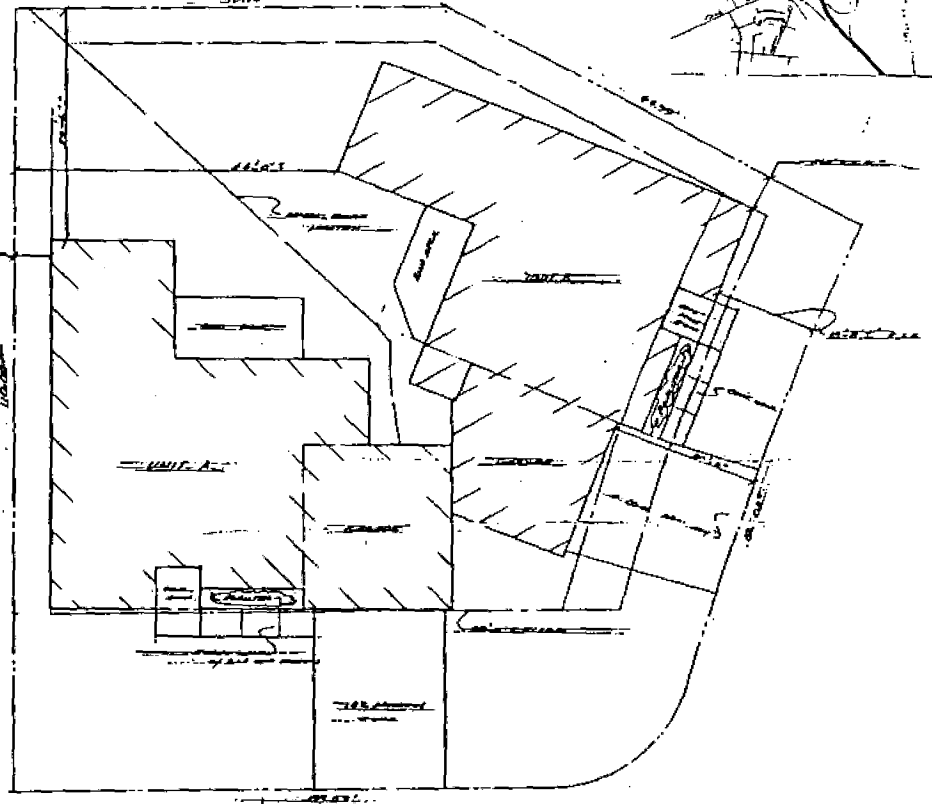
P 82188

No. 11



CABINET DETAILS

NOTE: ALL GRANITE STONE BASED ON 1/2" DIA. (1" DIA. BASED ON 1/2" DIA.)



SITE PLAN

23

November 4, 1982

OwFook & O'Young  
1181 Derick Way  
Sacramento, CA 95822

Dear Ms. OwFook:

On November 3, 1982, the Sacramento City Council took the following action(s) for property located at 1221 Cedarbrook and 7640 Roman Oakes Way (D8)(P-82188):

- A. Adopted an Ordinance Rezoning .29± acre from R-1 to R-1A (82-090).
- B. Adopted a Resolution adopting findings of Fact and approving a Tentative Map to divide .29± acres into 2 lots for halfplex development (82-766).

Enclosed, for your records, is a fully certified copy of above referenced resolution.

Sincerely,

Lorraine Magana  
City Clerk

LM/mm/23  
Enclosure

cc: Planning Department

November 16, 1982

OwFook & O'Young  
1181 Derick Way  
Sacramento, CA 95822

Dear Ms. OwFook:

On November 4, 1982, the City Clerk's office sent you a letter in regard to property located at 1221 Cedarbrook and 7640 Roman Oakes Way. An error was discovered on the ordinance which accompanied the letter.

Enclosed is a corrected certified copy of ordinance 82-090. Please distroy the copy you received Novmeber 4, 1982.

Sincerely,

Lorraine Magana  
City Clerk

LM/emn  
Enclosure

cc: Planning Department