



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

January 6, 1982

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental determination;
 2. Rezoning from R-1 to R-1A;
 3. Subdivision modification to create a deep lot;
 4. Subdivision modification to waive water and sewer service connections for parcels A, B, C, and D;
 5. Tentative map (P-9588)

LOCATION: Southern terminus of 24th Street, south of Laramore Way

SUMMARY

This is a request for entitlements necessary to develop a 106+ acre site into 272 single family, 126 halfplex, 23 duplex lots (421 units). Also, two condominium sites and two remnant parcels are proposed for future development. The staff and Planning Commission recommended approval of the project subject to conditions. The Commission also approved a variance to allow the substandard size lot.

BACKGROUND INFORMATION

On May 29, 1979, the City Council approved an identical map subdividing the site into 421 residential units consisting of single family, halfplexes and duplexes. The Council also required the applicant to retain Parcels A and D for future multiple family development. The approved tentative map was not recorded within the 18 month time limit and the applicant requested a time extension. The Council, in June 1981, granted a six month time extension with consideration given to the Parkland Dedication Ordinance. Recognizing that the six months may not be sufficient time to record the final map, the Council waived filing fees for the

APPROVED
BY THE CITY COUNCIL

JAN 12 1982

OFFICE OF THE
CITY CLERK

*mtw to app files;
project denied
4 of F due 1-26-82*

resubmission of this map. The applicant is requesting approval of the identical map that was approved in 1979.

In reference to the rezoning from R-1 to R-1A, this request applies to the halfplex lots, which were never rezoned to the appropriate zoning classification. The halfplexes were required by the Council in 1979, however, the applicant did not file a subsequent rezoning request and, therefore, the sites were never rezoned. Staff has no objection to this request because the halfplex housing type is compatible with single family units.

In consideration of the request, several Commissioners expressed concerns over the proposed project. They felt that the density of the project may be too high for this area. They were also concerned with the quality of the development. The Commissioners expressed once again the need to update the Meadowview Community Plan.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

VOTE OF PLANNING COMMISSION

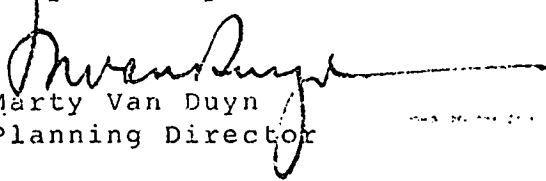
On December 10, 1981, the Planning Commission by a vote of 5 ayes 2 noes, 1 absent, 1 abstension, recommended approval of the project.

RECOMMENDATION

The staff and Planning Commission recommend that the Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached Rezoning Ordinance;
3. Adopting the attached Resolution adopting findings of fact, approving the tentative map and subdivision modifications with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P-9588

January 12, 1982
District No. 8

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

January 5, 1982

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED APPROX. 4 MILES S OF MEADOWVIEW RD., E & W OF 24TH ST. FROM THE R-1, SINGLE FAMILY ZONE AND PLACING SAME IN THE R-1A, TOWNHOUSE ZONE ZONE (FILE NO. P- 9588) (APN: 053-010-59,60,61)

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(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

P-9588

LEGAL DESCRIPTION

53-010-59,60,61

Parcels A, B & C of Parcel
Map. Bk. 61, page 7

OK
M.L.
10-1381

RESOLUTION No.

Adopted by The Sacramento City Council on date of

January 12, 1982

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR
SUNNYSIDE MEADOWS SUBDIVISION LOCATED AT
THE SOUTHERN TERMINUS OF 24th STREET, SOUTH
OF LARAMORE WAY (P-9588) (APN: 053-010-59,60,61)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for Sunnyside Meadows Subdivision (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 January 12, 1982 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.
- 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 size and configuration of the site makes it difficult to meet all requirements of the subdivision ordinance.
- Fact: It is impractical to require sewer and water service connections at this time because it is difficult to determine adequate size until precise development plans are presented.
- 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 water and sewer service connections are merely being deferred until building permits are obtained.

- 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 subdivision modifications 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 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:
 - a. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer;
 - c. The applicant shall name the streets to the satisfaction of the Planning Director;
 - d. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and Lots A,B,C and D. These services must be paid for and installed at the time of obtaining building permits;
 - e. 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;

- f. The applicant shall designate on the final map 80 lots which are not north/south oriented. A note shall be placed on the final map indicating that structures on these lots must be designed so that predominant glazing occurs on the south wall. Building plans for these designated lots must be reviewed and approved by the Planning Department Energy Planner prior to issuance of permits;
- g. If cultural or historical material is discovered during construction process, work in the immediate vicinity of the site should be halted until:
 - 1) representatives of the local Indians are consulted;
 - 2) a qualified archaeologist has made recommendations for ensuring the integrity of the sites; and
 - 3) a method of preserving or excavating the site has been agreed upon by the developer and the public.
- h. Lot B of the subdivision is a substandard lot. The applicant shall place a note on the final map referencing that no building permit be issued until Lot B is merged with the adjacent lot to the south to create a standard sized lot;
- i. The subdivision modification/variance to create Lot 400 as a deep lot be approved subject to the condition that a note be placed on the final map that only allows one single family home.

MAYOR

ATTEST:

CITY CLERK

P-9588

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4. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Lots A, B, C and D. These services must be paid for and installed at the time of obtaining building permits;
5. 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.

PROJECT BACKGROUND: A tentative map known as Sunnyside Meadows (P-7958) was approved by the City Council on May 29, 1979. That map designated 421 residential lots on 106+ acres. In June 1981, with consideration given to the Parkland Dedication Ordinance, the Council granted a six-month extension of time for recording the final map. Recognizing that this might be insufficient time to prepare the final map, the Council waived filing fees for any such map that is resubmitted prior to November 1, 1981 and which is substantially the same in design, density and other physical characteristics as the currently approved tentative map. The applicant has modified the original tentative map by replacing 126 of the single family lots with halfplex units.

STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

1. The subject site is zoned R-1 and R-1A and the applicant proposes to provide a variety of housing types by developing the site with 272 single family homes, 126 halfplexes and 23 duplexes. Lot A consisting of 10.5 acres and Lot D comprising 19.5 acres, encompassing the north portion of the subject site, are zoned R-1A and are designated by the applicant for future multi-family development.
2. The resubmitted map would be subject to the recently adopted Parkland Dedication Ordinance. The Community Services Department has calculated that 11.78 acres of land are required for parkland dedication purposes, and that fees will be charged in-lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Such appraisal shall be dated and submitted no more than 90 days prior to filing the final map. Fees are to be paid prior to filing the final map.
3. The site has a 61 percent north/south orientation for single family and halfplex lots. At the time of original approval, this was acceptable; however, the standard is now 80 percent according to the zoning ordinance. In order for staff to be able to find that the design of the subdivision, to the extent feasible, provides for future passive or natural heating or cooling opportunities, staff requests that on at least 80 of the lots the units that are not north/south oriented be designed so that 50 percent of the glazing occurs on the south wall of the structure. This will allow for solar space heating. Staff encourages the applicant to build the remainder of the non-oriented units to these structural standards. A master plan of the 80 lots should be submitted to staff for review.



4. The Atlantic Oil Company has abandoned the gas well site located on Parcel C and has filed a quit claim for oil and gas interests on this site. The light and air easement for Parcel C can be removed and a tentative map may be submitted by the applicant to subdivide this property in accordance with the R-1 zoning.
5. The applicant proposes a total of 126 halfplex units for Parcel B and is requesting a rezoning from R-1 to R-1A for the lots designated for the halfplex development. Staff supports the rezoning request since the halfplex units would provide an added variety of housing alternatives within the predominantly single family development.

In order to develop the halfplex units the applicant will have to apply for a special permit from the Planning Commission. At that time, detailed elevations and site plans will be reviewed by the staff and Commission.

STAFF RECOMMENDATION: Staff recommends that the following actions be taken:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map, subject to conditions which follow;
3. Approval of the Rezoning of 126 lots from R-1 to R-1A;
4. Approval of the Variance/Subdivision Modification to create a lot in excess of 160 feet in depth, based on Findings of Fact which follow;
5. Approval of the Subdivision Modification to waive water and sewer service connections.

Conditions - Tentative Map

- a. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. The applicant shall name the streets to the satisfaction of the Planning Director;
- d. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and Lots A, B, C and D. These services must be paid for and installed at the time of obtaining building permits;
- e. 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;

- f. The applicant shall designate on the final map 80 lots which are not north/south oriented. A note shall be placed on the final map indicating that structures on these lots must be designed so that predominant glazing occurs on the south wall. Building plans for these designated lots must be reviewed and approved by the Planning Department Energy Planner prior to issuance of permits;
- g. If cultural or historical material is discovered during construction process, work in the immediate vicinity of the site should be halted until:
 - 1) representatives of the local Indians are consulted;
 - 2) a qualified archaeologist has made recommendations for ensuring the integrity of the sites; and
 - 3) a method of preserving or excavating the site has been agreed upon by the developer and the public.
- h. Lot B of the subdivision is a substandard lot. The applicant shall place a note on the final map referencing that no building permit be issued until Lot B is merged with the adjacent lot to the south to create a standard sized lot;
- i. The subdivision modification/variance to create Lot 400 as a deep lot be approved subject to the condition that a note be placed on the final map that only allows one single family home.

The applicant shall satisfy each of the above conditions prior to filing of the final map unless a different time is specifically noted.

Findings of Fact - Variance

- a. The granting of the variance will not constitute a special privilege in that the subject site is of irregular and designing every lot of standard configuration would be a hardship;
- b. The variance will not be a use variance in that residences are permitted in the R-1 and R-1A zones;
- c. The project will not be injurious to public welfare or property in the vicinity because it will not alter the residential characteristics of the area;
- d. The variance is in harmony with the General Plan in that the area is designated for single family dwellings.



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

December 24, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone 126 lots from R-1 to R-1A

LOCATION: Approximately four miles south of Meadowview Road,
east and west sides of 24th Street

SUMMARY

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

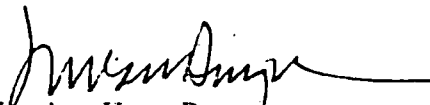
BACKGROUND

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 January 12, 1982.

Respectfully submitted,

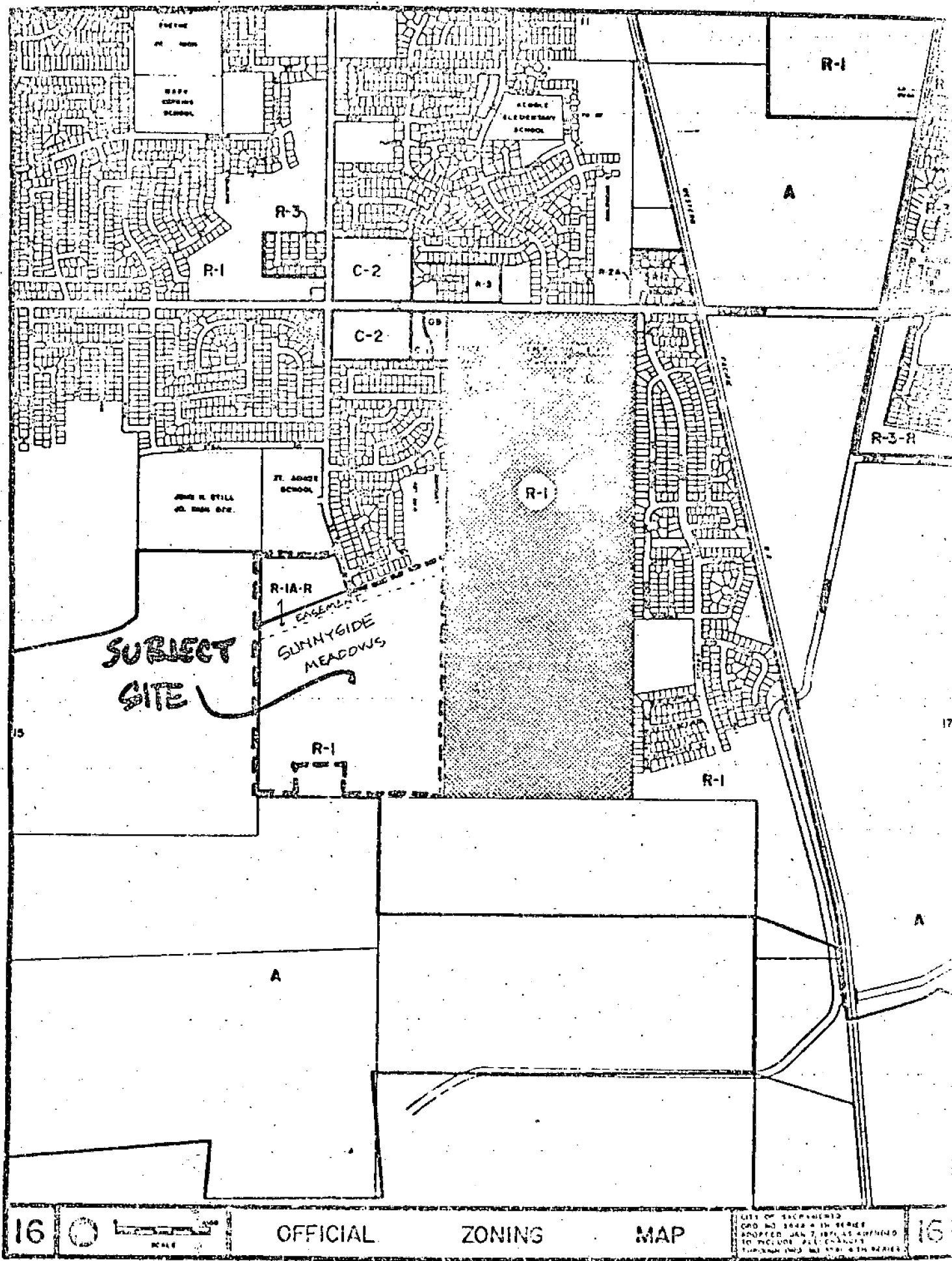

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

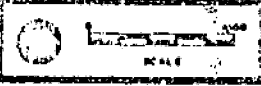
MVD:lo
Attachment
P-9588

PASSED FOR
PUBLICATION
& CONTINUED
TO H1282

January 5, 1982
District No. 8



16



OFFICIAL ZONING MAP

CITY OF SACRAMENTO
 ORD. NO. 3044 - 1978
 ADOPTED JAN. 7, 1978 AS AMENDED
 TO INCLUDE ALL COUNTY
 THROUGH 1975 AND 1978 SERIES

16

P-9588

VICINITY MAP

12-10-81

No. 14

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

January 5, 1982

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED APPROX. 4 MILES S OF MEADOWVIEW RD., E & W OF 24TH ST.

FROM THE R-1, SINGLE FAMILY ZONE
AND PLACING SAME IN THE R-1A, TOWNHOUSE ZONE
ZONE (FILE NO. P- 9588) (APN: 053-010-59,60,61)

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(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

P-9588