



CITY OF SACRAMENTO

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CITY MANAGER'S OFFICE
RECEIVED

FEB 22 1980 Marty Van Duyn

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

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

PLANNING DIRECTOR

FILED

By the City Council
Office of the City Clerk

February 22, 1980

CONT. TO
4-1-80

MAR 18 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Amend 1974 General Plan from Elementary School Site to Residential
 2. Amend the Southgate Community Plan from Elementary School Site to Light Density Residential
 3. Rezone from R-1 to R-1A
 4. Tentative Map (P-8762)

LOCATION: North side of Mack Road, east of Western Pacific Railroad

SUMMARY

This is a request for entitlements necessary to develop 53+ acres into 190 single family lots and 42 half plex sites. The Planning Commission, in concurrence with staff, recommended approval of the project subject to conditions. The Planning Commission also denied a request to use a metal wall for the subdivision.

BACKGROUND INFORMATION

The subject site is part of the originally approved Village Park subdivision that was approved by the City Council in 1977. The original subdivision consisted of 515 single family lots. Three phases of this map, consisting of 334 lots, have been recorded and the remaining portion of the subdivision has expired. The applicant is therefore requesting approval of a new Tentative Map for the subject site.

The applicant also proposed to use a colored enamel wall along the westerly property line adjacent to the railroad tracks. The Planning Commission, in concurrence with staff, denied the request for the metal wall and recommended the use of a masonry type wall. The staff and Planning Commission concerns regarding the use of the metal wall are indicated in the attached report.

In terms of the proposed single family and half-plex sites, staff has no objection to the proposed project. It is compatible with other residential uses in the area.

VOTE OF COMMISSION

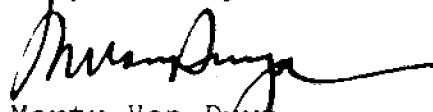
On January 24, 1980, the Planning Commission, by a vote of eight ayes, one absent, recommended approval of the project subject to conditions.

RECOMMENDATION

The Planning Commission and staff recommend that the City Council approve the project and adopt the attached Plan Amendment Resolution, Rezoning Ordinance, and Tentative Map Resolution.

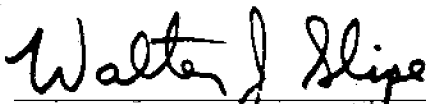
0001 B I RAM

Respectfully submitted,



Marty Van Duren
Planning Director

FOR TRANSMITTAL TO COUNCIL:


Walter J. Slupe, City Manager

MVD:HY:jm
Attachments
P-8762

February 26, 1980
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE January 24, 1980
 ITEM NO. 1602 FILE NO. P-8762
 M-_____

REZONING TENTATIVE MAP
 SPECIAL PERMIT EIR DETERMINATION
 VARIANCE EXT. OF PERMIT
 SUBD. MOD. OTHER Amend
General Plan

Recommendation:

Favorable
 Unfavorable Petition Correspondence

LOCATION: N side of Mick Road
E of Western Pacific R.R.

PROPONENTS

NAME

ADDRESS

Gregg Parish - 720 F Street, Sacramento
Jack Parsons (Pacific Steel Products)

OPPONENTS

NAME

ADDRESS

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	<u>absent</u>			
Fong	✓			
Goodin	✓			
Hunter	✓			
Muraki	✓		✓	
Simpson P	✓			
Simpson S	✓			✓
Silva	✓			

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 _____

EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation
 D. Landscaping

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE January 24, 1980

ITEM NO. 1162 FILE NO. P-8762

M- _____

REZONING

TENTATIVE MAP

SPECIAL PERMIT

EIR DETERMINATION

VARIANCE

EXT. OF PERMIT

SUBD. MOD.

OTHER Request to use metal wall

Recommendation:

- Favorable Unfavorable Petition Correspondence

LOCATION: N side of Mack Road, E. of Western Pacific P.R.

PROPOSERS		
NAME	ADDRESS	
<u>Stagg Parish</u>	<u>- 720 F Street, Sacramento</u>	
<u>Locke Parsons (Pacific Steel Products)</u>		
OPPOSERS		
NAME	ADDRESS	

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	<u>absent</u>			
Fong	✓			
Goodin		✓		
Hunter	✓		✓	
Muraki	✓			✓
Simpson P	✓			
Simpson S		✓		
Silva	✓			

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 To require conditioning fees tentative map

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation
 D. Landscaping

STAFF REPORT AMENDED 1-24-80
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corp., P. O. Box 2511, Sacramento, CA 95811		
OWNER	Albert Seeno Const. Company, 4300 Railroad Ave., Pittsburg, CA 94565		
PLANS BY	Spink Corp., P. O. Box 2511, Sacramento, CA 95811		
FILING DATE	8-24-79	50 DAY CPC ACTION DATE	REPORT BY: HY:10
NEGATIVE DEC.	1-14-80	EIR	ASSESSOR'S PCL. NO. 49-073-07,08;49-082-01 49-093-05;49-100-02; 49-092-03

APPLICATION:

1. Negative Declaration
2. Amend the 1974 General Plan from Elementary School Site to Residential
3. Amend the Southgate Community Plan from Elementary School Site to Light Density Residential
4. Rezoning from R-1 to R-1A
5. Tentative Map (P-8762)
6. Request to utilize a metal wall for adjacent Village Park Unit #3 Subdivision (a recorded subdivision).

LOCATION: North side of Mack Road, east of the Western Pacific Railroad.

PROPOSAL: This is a request for entitlements necessary to develop a 53+ acre site into 190 single family lots, 42 half-plex lots, and a 5.9 acre park site.

BACKGROUND INFORMATION: The subject site is part of the originally approved Village Park Subdivision that was approved by the City Council on March 22, 1977. The original subdivision consisted of 515 single family lots. Since the approval of the subdivision, three phases consisting of 334 lots have been recorded. The remaining portion of the subdivision was not recorded and the Tentative Map expired. The applicant is therefore requesting approval of a new Tentative Map for the remaining portion of the sites at this time.

PROJECT INFORMATION:

General Plan Designation:	Residential; Park & Open Space; & Elementary School Site
Community Plan Designation:	Light Density Residential; Park; Elementary School Site
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning

North:	Approved single family subdivision; and R-1
South:	Vacant (approved for townhouses); and R-1A
East:	Townhouses; and R-3
West:	Vacant & Railroad Tracks; and R-1 & R-2

Property Dimensions:	Irregular in shape
Area: 53+ acres	Density of Development: 6.2 unit/acre
Significant Features of site:	adjacent to a railroad track

APPLC. NO. 8762

MEETING DATE January 24, 1980

CPC ITEM NO. 16

PROJECT INFORMATION:

Topography: Flat
Street Improvements: to be provided

Existing Utilities: Available to the site
School District: Sacramento Unified School District

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On September 12, 1979, the Subdivision Review Committee by a vote of 7 ayes, 1 abstention, 1 absent recommended approval of the Tentative Map subject to the following conditions:

- a. Provide standard subdivision improvements as specified in Section 40.811.
- b. Prepare a sewer and drainage study for review and approval by the City Engineer.
- c. The existing 18-inch City water transmission main on the Mack/Meadowview Road intersection must be relocated at the expense of the applicant before existing street alignment is abandoned.
- d. Existing Mack Road shall not be abandoned until Mack Road bridge is completed and new intersection of Mack/Meadowview Road/Brookfield is completed.
- e. Provide 50-foot radius knuckles at all sharp bends in the loop street located adjacent to Lots 1 through 9 and 20 through 26.
- f. Provide a 54-foot street for the portion of Dorington Circle that fronts along lot 321 to 326; and provide a 54-foot street through lots 320, 307, and 308 in order to connect Mandy Drive and Dorington Circle. Condition has been satisfied on revised Tentative Map.
- g. Redesign the southwesterly portion of the map in order to provide an additional street frontage for the park site; and eliminate the connection of J Parkway to Mack Road. Condition has been satisfied on revised Tentative Map.

STAFF EVALUATION:

Staff has the following comments regarding the project:

1. The applicant is proposing to locate 42 half-plex units on various corner lots throughout the site. Staff has no objection to the proposed half-plex use because it is compatible to single family dwellings. Staff wishes to point out that since the applicant did not submit development plans for the half-plex units, there is no idea where the future property line would be located for each half-plex unit.

Therefore, prior to any development of half-plex units, a Special Permit and Tentative Map would have to be approved by the Planning Commission and City Council.

2. The applicant is proposing to utilize a painted 10' steel wall for this project and for Village Park Unit #3 (recorded subdivision), which is located adjacent to the north of the subject site. Unit #3 is a portion of the originally approved Village Park Subdivision and was approved with a requirement for a sound wall. The applicant is requesting approval of the metal wall for both Unit #3 & 4 (proposed) in order to have a consistent wall for the entire Village Park Subdivision.

Staff has concerns with the use of a metal wall for several reasons. First, this type of wall is visually unattractive and would not be in harmony with adjacent single family dwellings. Second, staff questions the durability of the metal wall because there are metal walls located along Highway 50 that have blown down as a result of the recent wind storms. Third, the metal wall vibrates and reverberates noise on contact.

Should the Commission approve the request for the metal wall, staff suggests that the wall be painted with an earth tone color.

3. The Sacramento Unified School District reviewed the project and determined that the proposed subdivision will generate a maximum yield of 75 elementary, 30 junior high and senior high students. The district also indicated that they can no longer guarantee that students will be housed in facilities in the immediate neighborhood.
4. The subject site was a portion of a larger project in which an EIR was prepared and certified by the City Council in 1974. The City Council re-certified the EIR for the original Village Park Subdivision in 1977. The City Council found that the project reduces the environmental impacts to less than significant by requiring three mitigation measures. The proposed project does not create any new impacts not previously identified or mitigated in the re-certified EIR. Therefore, on January 14, 1980, the Environmental Coordinator filed with the City Clerk a Negative Declaration with the following three mitigation measures from the previous re-certified EIR.
 - a. Retain the trees by placing the park site and residential lots around the trees.
 - b. Construct a 10 foot noise barrier on the property line adjacent to the Western Pacific right-of-way.
 - c. Insulate the dwellings within 1000 feet of the railroad tracks to the City's interior noise standards.

STAFF RECOMMENDATION: Staff recommends:

1. The Negative Declaration be ratified;
2. Approval of the General Plan Amendment to Residential;
3. Approval of the Southgate Community Plan Amendment to Light Density Residential;
4. Rezoning from R-1 to R-1A;
5. Approval of the Tentative Map subject to conditions;
6. Denial of the request to utilize a metal wall for Village Park Unit #3 and Unit #4.

Conditions for Tentative Map:

- a. Provide standard subdivision improvements as specified in Section 40.811.
- b. Prepare a sewer and drainage study for review and approval by the City Engineer.
- c. The existing 18-inch City water transmission main on the Mack/Meadowview Road intersection must be relocated at the expense of the applicant before existing street alignment is abandoned.
- *d. Existing Mack Road shall not be abandoned until Mack Road bridge is completed and new intersection of Mack/Meadowview Road/Brookfield is completed.
- e. Provide 50-foot radius knuckles at all sharp bends in the loop street located adjacent to Lots 1 through 9 and 20 through 26.
- f. Retain existing trees on the site.
- g. Construct a 10 foot masonry type sound wall adjacent to the Western Pacific Railroad tracks.
- h. Insulate the dwellings within 1000 feet of the railroad tracks to the City's interior noise standards.

Planning Commission amended to:

- *d. *Lots 126, 80, 78, 79, 54, 55, 45, 53 shall not be recorded until the Mack Road Bridge is completed and the existing Meadowview Road shall not be abandoned until the bridge is completed and the new intersection of Mack/Meadowview Road is completed.*

THE SPINK CORPORATION

720 F STREET • P.O. BOX 2511 • SACRAMENTO, CA 95811 • (916) 444-8170

OVER FIFTY YEARS OF SERVICE

January 18, 1980

Sacramento City Planning Commission
City Hall
915 "I" Street
Sacramento, CA 95814

Members in Session:

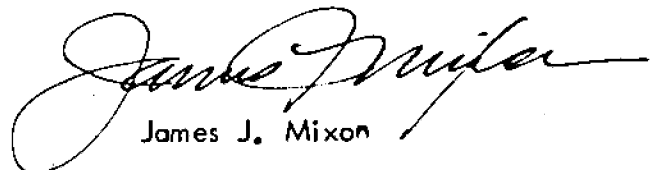
On behalf of our client, Albert D. Seeno Construction Company, we are requesting your approval to construct a painted steel sound attenuation barrier, 10 feet in height, along the Western Pacific Railroad that exists on the west boundary of our proposed project. This barrier would extend from the northwest corner of Village Park Unit No. 3 (a recorded subdivision) to the southwest corner of the project known as Village Park Unit No. 4, Et. Seq.

In addition, the first six lots east of the Western Pacific Railroad that back up to Mack Road will be provided with a wall of pre-cast masonry type subject to review by the City Planning staff.

Thank you for your consideration.

Respectfully submitted,

THE SPINK CORPORATION



James J. Mixon

JJM:js

ENGINEERING • ARCHITECTURE • PLANNING • SURVEYING • AERIAL PHOTOGRAPHY • PHOTOGRAMMETRY

Robert E. Young, P.E., S.E., M.E.
Theodore J. D'Amico, P.E.
Robert C. Hall, P.E.
James W. Edwards, I.S.
Edward R. Baird, P.E.

Gerald S. South, P.E.
Francis T. Koo, A.I.A., A.I.P.
Quentin W. Holmes
Robert A. Mello, I.S.

Robert D. Ness, I.S.
Ronald W. Smith, P.E.
Ted A. Smith, P.E.

H. F. McChristy, Controller
James J. Alton
Eugene A. Pearson, P.E.
Leonard A. Rea, M.E.

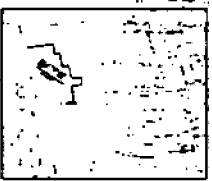
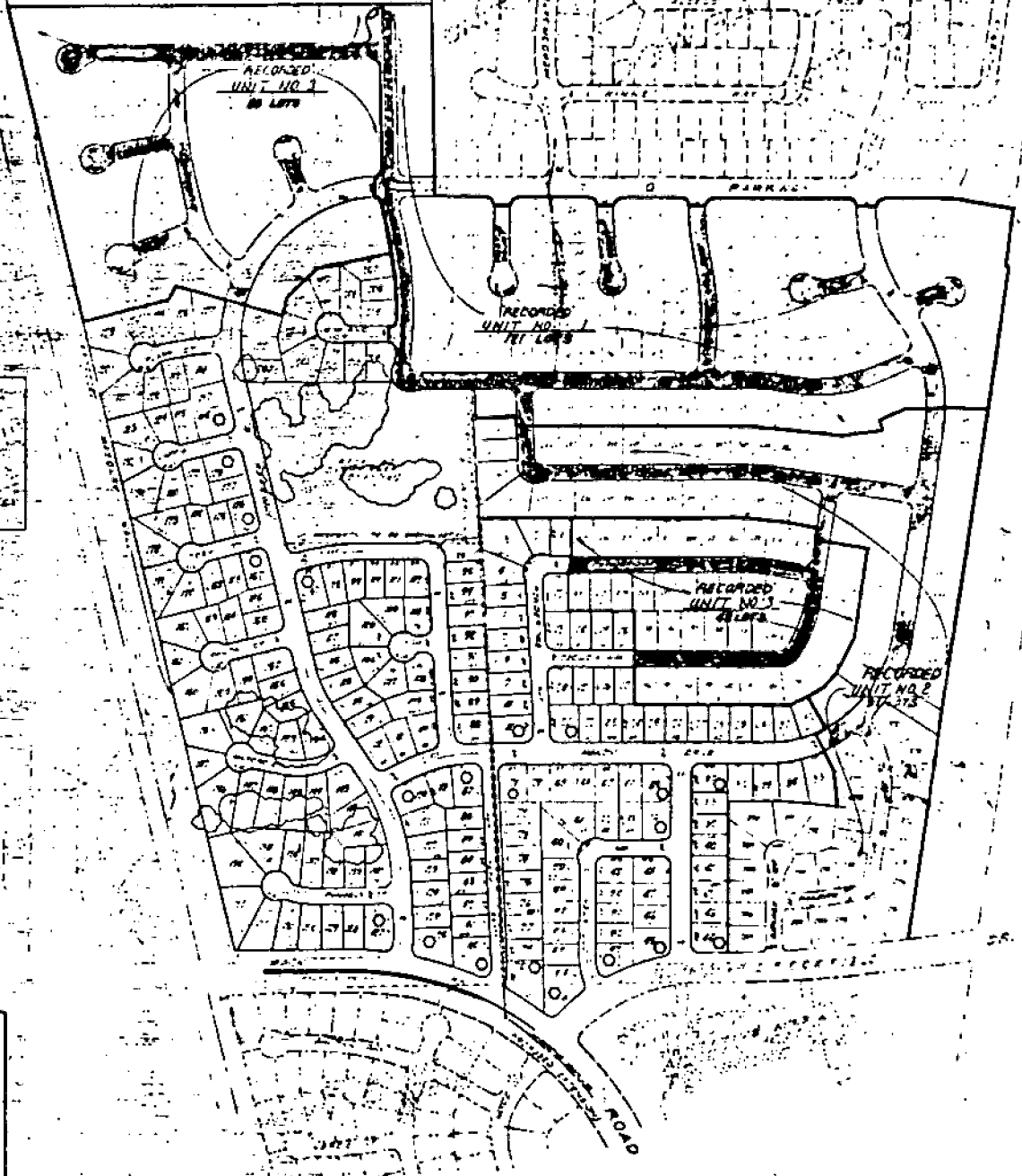
Harold A. Wecker, I.S.
Donald B. Hess, A.I.A.
Michael J. Neils, E.E.
William J. Carbone, P.E.
Charles B. Seifers, P.E.

Joseph I. Spink, C.E. (1889-1959)
1-24-80

P-8762

Item 16

TRANSFERRING
VILLAGE PARK



1	Water
2	Sewer
3	Gas
4	Electric
5	Telephone
6	Fire
7	Police
8	Public
9	Private
10	Other

REVISED TENTATIVE MAP OF

VILLAGE PARK UNIT NO. 4, ET SEQ.

CITY OF SACRAMENTO CALIFORNIA NOV. 1970 SCALE 1"=100'

THE SPINK CORPORATION
1000 J STREET, SACRAMENTO, CALIF. 95811

AREA CODE 916

P-8762

1-24-80

Item 16

TRAIL POINTS
VILLAGE PARK



RECORDED
UNIT NO. 1
ET LOTS

RECORDED
UNIT NO. 3
ET LOTS

RECORDED
UNIT NO. 2
ET LOTS

PROPOSED
METAL WALL
ALONG R&R
TRACKS FOR
BOTH UNIT 3 & 4

CITY PLANNING COMMISSION

RECEIVED

REVISED TENTATIVE MAP OF

VILLAGE PARK UNIT NO. 4, ET SEQ.

CITY OF SACRAMENTO CALIFORNIA NOV. 1979 SCALE 1"=100'



THE SPINK CORPORATION

P-8762

1-24-80

Item 16

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

FEBRUARY 26, 1980

RESOLUTION AMENDING THE 1974 GENERAL PLAN AND THE SOUTHGATE COMMUNITY PLAN FROM ELEMENTARY SCHOOL SITE TO RESIDENTIAL FOR THE AREA DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION (P-8762)

WHEREAS, the City Council conducted a public hearing on February 26, 1980, concerning the above plan amendments. Based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding land uses;
2. The subject site is suitable for single-family residential use; and
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the area as described on the attached legal description in the City of Sacramento is hereby designated on the Southgate Community Plan as Light Density Residential and on the 1974 General Plan as Residential.

MAYOR

ATTEST:

CITY CLERK

P-8762

1. ORDINANCE NO. , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT North side of Mack Rd., East of Western Pacific Railroad FROM THE R-1 Single Family Residential ZONE AND PLACING SAME IN THE R-1A Townhouse ZONE. (FILE NO. P- 8762) (APN: 49-073-07,08; 49-082-01; 49-093-05; 49-100-02; 49-092-03)

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

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.

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 be approved subject to the following conditions:
 - 1. Provide standard subdivision improvements as specified in Section 40.811.
 - 2. Prepare a sewer and drainage study for review and approval by the City Engineer.
 - 3. The existing 18-inch City water transmission main on the Mack/Meadowview Road intersection must be relocated at the expense of the applicant before existing street alignment is abandoned.
 - 4. Lots 126, 80, 78, 79, 54, 55, 45, 53 shall not be recorded until the Mack Road Bridge is completed and the existing Meadowview Road shall not be abandoned until the bridge is completed and the new intersection of Mack/Meadowview Road is completed.
 - 5. Provide 50-foot radius knuckles at all sharp bends in the loop street located adjacent to Lots 1 through 9 and 20 through 26.
 - 6. Retain existing trees on the site.
 - 7. Construct a 10-foot masonry type sound wall adjacent to the Western Pacific Railroad tracks.
 - 8. Insulate the dwellings within 1000 feet of the railroad tracks to the City's interior noise standards.

MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

FEBRUARY 26, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR VILLAGE PARK UNIT NO. 4
(P-8762) (APN: 49-073-07, 08; 49-082-01;
49-092-03; 49-093-05; 49-100-02)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located on the north side of Mack Road, east of Western Pacific Railroad (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 February 26, 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 Southgate Community Plan in that both plans designated 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 County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

March 19, 1980

Albert Seeno Construction Co.
4300 Railroad Avenue
Pittsburgh, CA 94565

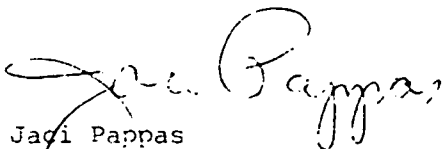
Gentlemen:

The hearing scheduled for March 18, 1980 regarding Amend General Plan from Elementary School Site to Residential; Amend Community Plan from Elementary School Site to Light Density Residential; Rezone from R-1 to R-1A; and, Tentative Map to divide 53⁺ acres into 211 single family lots and 1 park site, requests for property located on north side of Mack Road, east of Western Pacific Railroad, has been continued to the meeting of April 1, 1980. (Applicant's request) (P-8762)

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, further continuances may be obtained only by personally appearing at the Council meeting at the time the hearing is scheduled and by satisfying the Council that extraordinary circumstances exist which would justify such a continuance.

Sincerely,


Jaci Pappas
Acting City Clerk

JP:HO'

cc: The Spink Corporation (D. Apachino)
P-8762 Mailing List (10)
Planning Department

Item No. 21