



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

July 8, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Rezone 17 existing vacant corner lots from Single Family (R-1) to Townhouse (R-1A) (P-9408)

LOCATION: Various corner lots in Greenhaven Unit 17

SUMMARY

The applicant is requesting a rezoning of specific corner lots in Greenhaven Unit 17 for future halfplex development. The staff and Planning Commission recommended approval of the request.

BACKGROUND INFORMATION

The subject site is located in an area that is being developed as single family units. The present R-1 zone allows duplexes on corner lots and therefore this request represents no increase in the density of development. The request allows individual ownership of each unit.

Specific site and unit design will be addressed when the required tentative maps and special permits for halfplex development are submitted. There are no specific plans at this time.

VOTE OF THE COMMISSION

On May 28, 1981 the Planning Commission, by a vote of eight ayes, one absent, recommended approval of the project.

APPROVED
BY THE CITY COUNCIL

JUL 14 1981

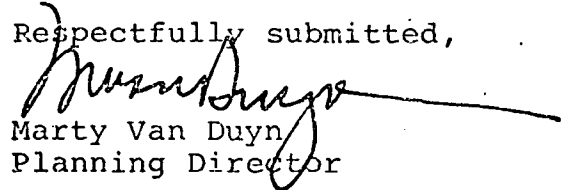
OFFICE OF THE
CITY CLERK

RECOMMENDATION

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

1. Ratifying the Negative Declaration;
2. Adopting the attached Rezoning Ordinance.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:SD:bw
Attachments
P-9408

July 14, 1981
District No. 8

ORDINANCE NO. 81-065

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JULY 14, 1981

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED ON VARIOUS CORNER LOTS IN GREENHAVEN UNIT 17 SUBDIVISION FROM THE R-1 SINGLE FAMILY RESIDENTIAL ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE NO. P-9408) (APN: 031-500-04, 17, 29, 38, 39, 48; 031-510-09, 14, 18, 19, 33, 38, 39, 47, 48, 56, 57)

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:

APPROVED BY THE CITY COUNCIL

CITY CLERK

JUL 14 1981

P-9408

OFFICE OF THE CITY CLERK

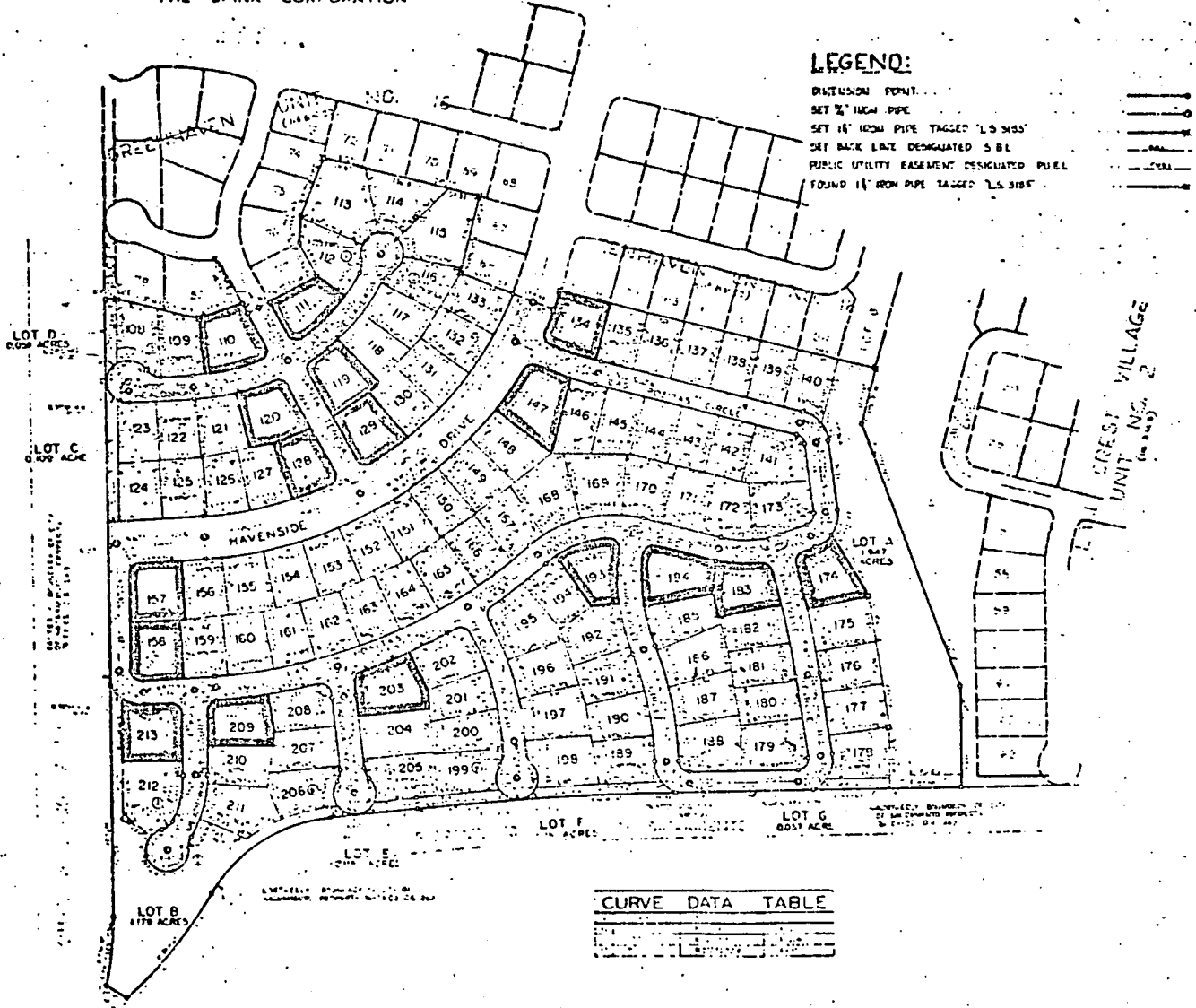
REZONING EXHIBIT
 FROM ITEM 4
 OF LOTS
 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123
GREENHAVEN UNIT NO. 17
 PORTION OF SECTION 3, T7N. R4E. M0BBM.
 CITY OF SACRAMENTO, CALIFORNIA
 APRIL 1981 SCALE 1"=100'
 THE SPINA CORPORATION

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL WITH THAT OF THE NEAREST ENCLAVE OF GREENHAVEN UNIT NO. 15, THE OFFICIAL PLAN OF WHICH IS RECORDED IN BOOK 116 OF MAPS, MAP 122-22 ON WHICH THE BEARINGS IS GIVEN AS 12°20'00"W

LEGEND:

- DISTENSION POINT
- SET 2" IRON PIPE
- SET 1 1/2" IRON PIPE TAGGED "LS 100"
- SET BACK LINE DESIGNATED S.B.L.
- PUBLIC UTILITY EASEMENT DESIGNATED P.U.E.
- FOUND 1 1/2" IRON PIPE TAGGED "LS 315"



CURVE DATA TABLE

STATIONING	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	ANGLE



SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE May 28, 1991
 ITEM NO. 13 FILE NO. P-9403
M-
SP

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE

Recommendation:

- Favorable
 Unfavorable Petition Correspondence

LOCATION: Various corners lot on Harvard Dr., Santa Teresa Way and Jao Ferreira Cuchi

PROPOSERS	
NAME	ADDRESS

OPPOSERS	
NAME	ADDRESS

MOTION NO. _____

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

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 _____

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Robert Howse, c/o L. & P. Land Development, 6355 Riverside Blvd., Sacto., CA				
OWNER	Morrison Homes, Inc., 4441 Auburn Blvd., Ste. P., Sacramento, CA 95831				
PLANS BY	Spink Corp., 720 "F" Street, Sacramento, CA 95814				
FILING DATE	4/24/81	50 DAY CPC ACTION DATE	5/28/81	REPORT BY:	SD:bw
NEGATIVE DEC.	5/18/81	EIR		ASSESSOR'S PCL. NO.	see*

APPLICATION:

1. Environmental Determination
2. Rezone 17 existing vacant corner lots totalling 4.1+ acres from Single Family (R-1) to Townhouse (R-1A)

LOCATION: Various corner lots in an existing recorded subdivision known as Greenhaven Unit 17

*APN: 31-500-04,17,29,38,39,48
31-510-57,56,48,47,39,38,33,19,09,14,18

PROPOSAL: The applicant is requesting a rezoning of specific corner lots in Greenhaven Unit 17 for future halfplex development of 34 units.

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
<u>Surrounding Land Use and Zoning:</u>	
North:	Single Family; R-1
South:	Canal parkway; vacant; R-1
East:	Single Family; R-1
West:	Canal parkway; vacant; R-1
Property Area:	4.1+ acres
Topography:	Flat
Street Improvements:	Provided to site
Utilities:	Provided to site

BACKGROUND INFORMATION: Greenhaven Unit 17 was approved as a single family residential subdivision by the City Council on October 17, 1978. The subject sites are vacant.

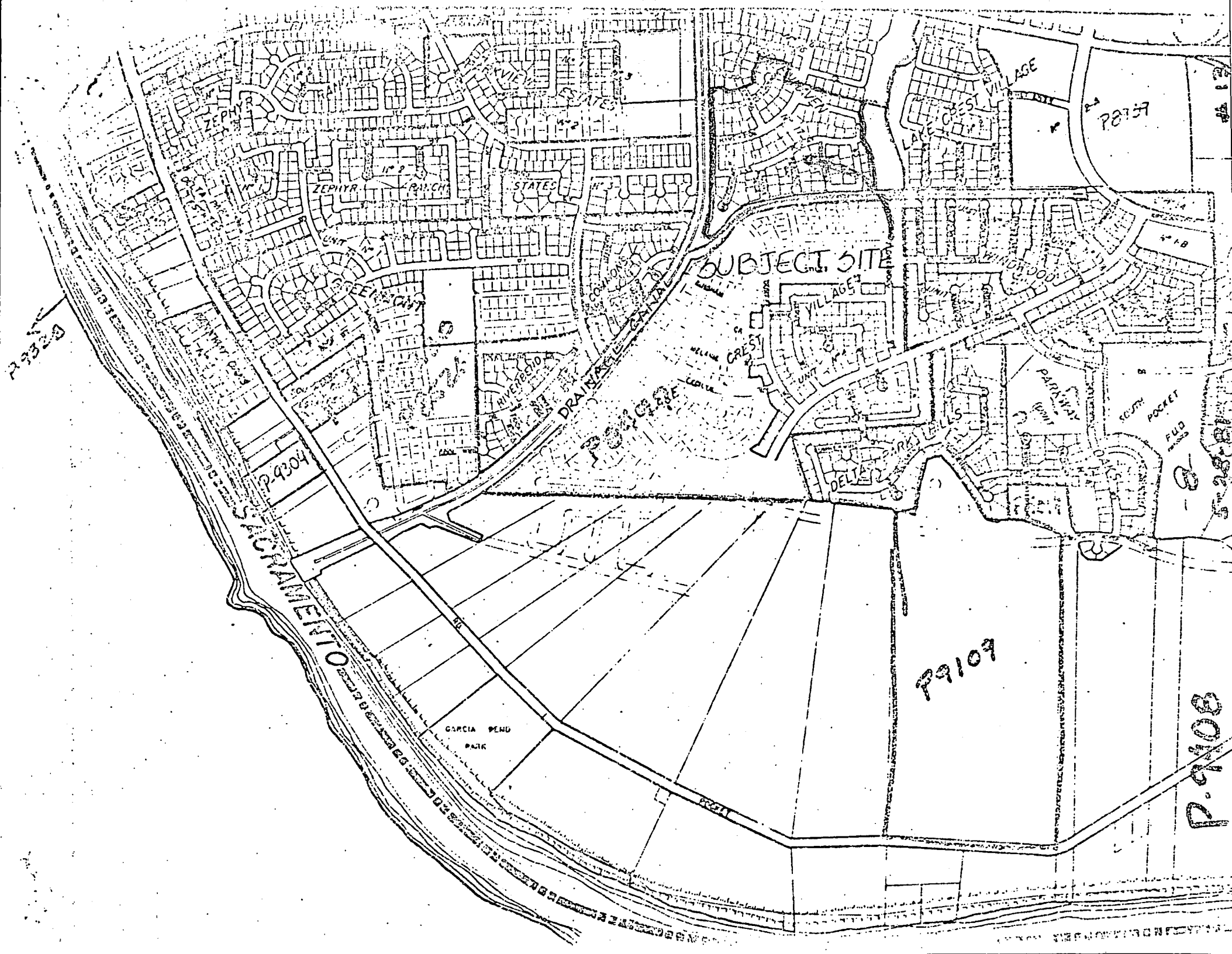
STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The zoning ordinance permits duplexes on corner lots in the R-1 zone without Planning Commission review or approval. The proposed halfplex designation, therefore, does not represent a more intense land use than can presently be developed on these parcels. The significant difference is the opportunity for individual ownership of each unit. Staff has no objection to the halfplex concept for these corner lots in Greenhaven Unit 17.

2. Review of the elevations and floor plans will be addressed under the special permit process required for halfplex development in the R-1A zone. Lot configuration and site plans will be reviewed with the required tentative map application. Exhibits will accompany those requests. The applicant indicates the current project is to accommodate future development.

STAFF RECOMMENDATION: Staff recommends:

1. Ratification of the negative declaration;
2. Approval of the rezoning to Townhouse, R-1A.



SACRAMENTO

P-9304

SUBJECT SITE

P-9109

P-9408

GARCIA PEND
PARK

P-8757

4718

4719

4720

4721

4722

4723

4724

4725

4726

4727

4728