

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

FEB 26 11 46 AM '80 nubar corporation
developers • builders • realtors
(916) 447-7571

February 26, 1980

City Council
Office of the City Clerk
915 I Street
City Hall Room 203
Sacramento, Ca. 95814

Re: P-8754
Sagewood Condominiums

Dear Honorable Members of the City Council:

We wish to withdraw our appeal of Planning Commission's denial of Rezone from R-1 to R-1A; Tentative Map to divide 12 condo-townhouse lots and one common lot; and Special Permit to construct 12 condo-townhouses for the property located at the southern terminus of Johnfer Way. The hearing is presently scheduled for February 26, 1980.

Respectfully,

Raymond Owyang
Raymond Owyang

P.S. We are hand-delivering a copy of this letter to all the neighbors who requested notification of the hearing.

FILED
BY THE CITY COUNCIL

FEB 26 1980

OFFICE OF THE
CITY CLERK



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT CITY MANAGER'S OFFICE Marty Van Duyn

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 958
TELEPHONE (916) 445-5000

RECEIVED

PLANNING DIRECTOR

FEB 22 1980

February 22, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of City Planning Commission denial of Rezoning, Tentative Map and Special Permit application to develop a Townhouse-Condominium project (P-8754)

SUMMARY

The applicant is proposing to develop a two-story, 12-unit condominium project on a 1.67 acre vacant site. The Planning Commission denied the request and the applicant subsequently appealed the decision.

BACKGROUND INFORMATION

The subject site involves a vacant irregular-shaped lot that was created as a result of the I-5 freeway alignment. It is adjacent to single family dwellings to the north, south and west. Interstate 5 borders the site to the east. Access is located at the terminus of a cul-de-sac street.

In consideration of the request by the Planning Commission there was considerable opposition by the surrounding neighborhood. They were concerned with the overall density, additional traffic generation, the two-story dwellings, and the design of the visitor parking spaces.

Subsequent to the Planning Commission meeting, the applicant appealed the decision and submitted a revised site layout. The revised plans were submitted on Thursday afternoon (2-21-80). Staff did not have sufficient time to evaluate the plans nor has the Planning Commission reviewed the plans. Also, the neighborhood did not get an opportunity to review the plans. Staff would suggest two alternative actions that the City Council can take. First, the Council could deny the appeal. The applicant would then have to refile a new application. Second, the Council could refer the matter back to the Planning Commission for review and consideration of the revised plans.

Staff wishes to point out, however, that if the project is referred back to the Planning Commission, the applicant will not be obligated to pay the rehearing, review and noticing fees, even though the item will be recheduled as virtually a new application.

The procedure will be similar to a new application and there will be an equal amount of staff time and work necessary to process the revised maps. Revised environmental questionnaires, property ownership list, additional plans, etc. will also have to be provided.

VOTE OF COMMISSION

On January 10, 1980, the Planning Commission by a vote of four ayes, four noes, one absent, denied the application requests.

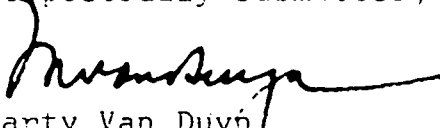
RECOMMENDATION

The City Council has two alternative actions:

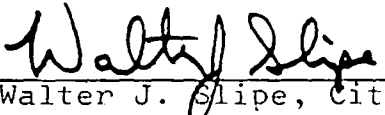
1. Deny the appeal in accordance with the recommendation of the Planning Commission; or
2. Refer the project back to the City Planning Commission for rehearing and reconsideration.

The staff recommends that the appeal be denied and the applicant be required to submit a new application.

Respectfully submitted,


Marty Van Duyen
Planning Director

FOR TRANSMITTAL TO COUNCIL:


Walter J. Slipes, City Manager

MVD:HY:jm
Attachments
P-8754

February 26, 1980
District No. 8



January 16, 1980

City of Sacramento
Planning Department
915 I Street
Sacramento, CA. 95814

SUBJECT: SAGEWOOD CONDOMINIUMS
(P-8225)
8754

Gentlemen:

We hereby respectfully request to appeal the decision of the Planning Commission on January 10, 1980, regarding the rezoning of this project to the City Council.

If you have any questions regarding this project, please do not hesitate to call.

Very truly yours,

Kenneth D. Stieger
Kenneth D. Stieger

KDS:a

COUNCIL ON ADMINISTRATIVE SERVICES
THE UNITED PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA



475 RIVERSIDE DRIVE • NEW YORK, N.Y. 10027 • PHONE (212) 870-2223
JAMES L. HOGUE, DIRECTOR

To whom it may concern:
11/8/80
Scott C Brunson is authorized
to represent the interest of
James L Hogue and
Ethel P. Hogue
owners of the property at 1937 and
1035 Judson Way Sacramento
California, in zoning changes
or request for variances.

James L. Hogue

SPEAKING ON BEHALF OF THE OWNER OF THE PROPERTIES
LOCATED AT 1035 + 1037 JOHNFER WAY ^(JAMES L. HOGUE) I, (THE RESIDENT OF
1037) AND MANAGER OF THE DUPLEX ^(SCOTT BRUNTON) WISH TO STATE MY
OBJECTIONS TO THE PROPOSED SAGEWOOD COMPLEX.

- ① THIS WAS A 3 SINGLE FAMILY AREA REZONED TO NOW
EXPAND TO 12 UNITS - NOT double but triple.
- ② JOHNFER WAY IS NOT A MAIN RD, IT IS A DEAD END
STREET ~~W/~~ IT IS THE ONLY ACCESS TO THE SAGEWOOD.
- ③ INCREASED TRAFFIC FLOW OF BETWEEN 12 AND 18 CARS
MINIMUM
- ④ NOT ENOUGH PARKING SPACES (18 FOR 12 UNITS)
SO TRAFFIC WILL SPILL OUT ONTO JOHNFER WAY AS
GUESTS COME.
- ⑤ NOISE POLLUTION - A DRIVEWAY WILL RUN DIRECTLY
ALONG MY PROPERTY LINE WITH PARKING LITERALLY
IN MY BACKYARD.
A. WHAT KINDS OF BARRIERS ARE PROPOSED
ON MY PROPERTY LINE
- ⑥ PRIVACY WILL BE GREATLY REDUCED AS THE
2 STOREY UNITS LOOK DIRECTLY INTO MY BACKYARD.

~~The units will be oversized~~

I do not approve of the sagedwood plans
however if it should pass I feel as
some greater consideration must be made for
the privacy of the surrounding residents. as
in Soundville and Sandysburg.

Scott Brunton
1037 JOHNFER WAY

January 8, 1980

Sacramento City Council

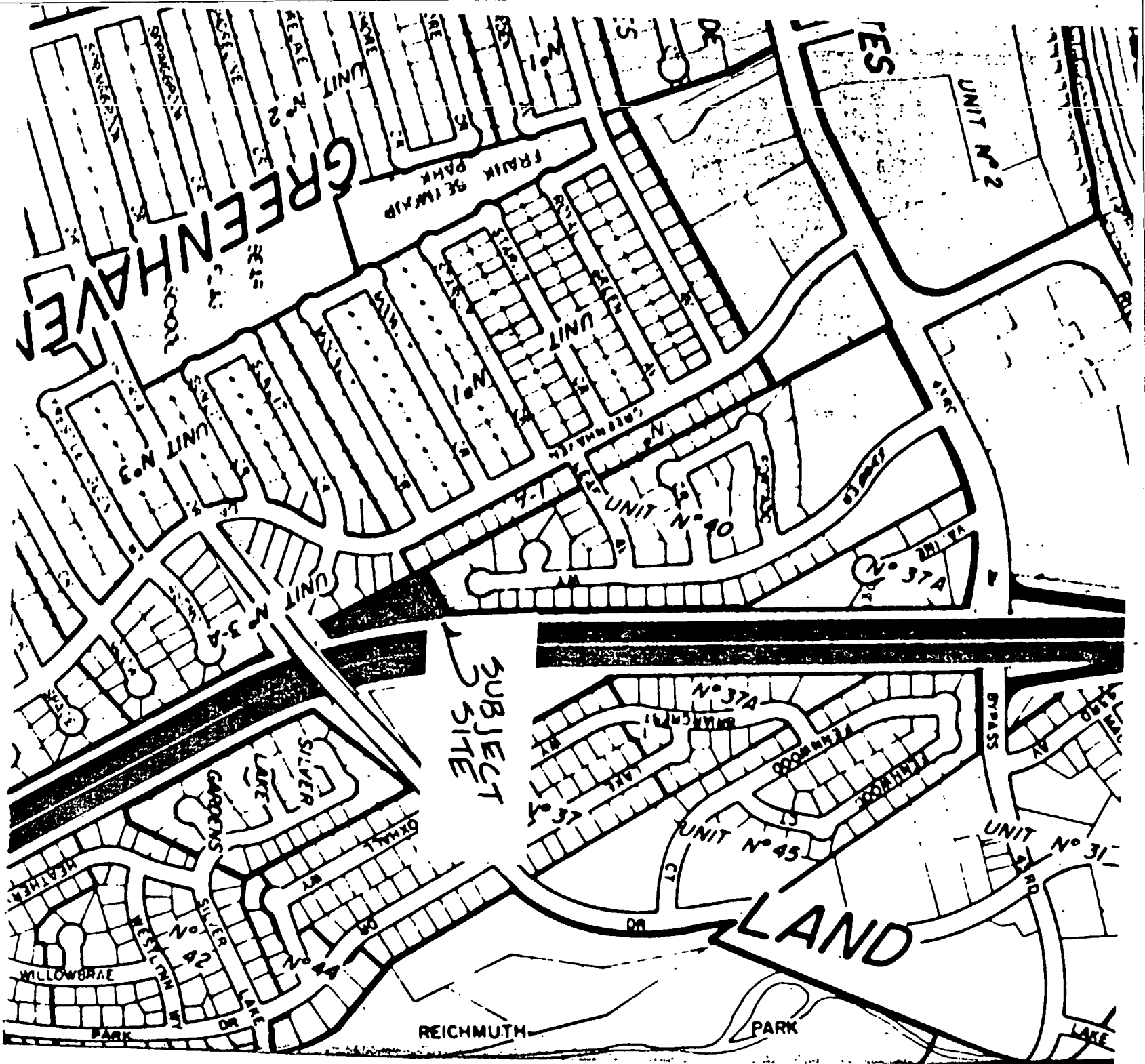
About a year and a half ago, another contractor wanted to squeeze a group of housing units on to this same parcel of land and we home owners in the area were decidedly against that project. After looking at development statistics of the Sagewood proposal, we are even more adverse to this second proposal.

The number of non-owner occupied duplexes on the east side of Johnfer near this site are already creating more than enough problems with excessive traffic, consisting largely of motor cycles and pick-ups, late-hour parties and a general nuisance situation. At this point we are not quite outnumbered but would face a losing situation with the addition of at least 24 adults with similar characteristics into this very small area. There is no other access than Johnfer Way.

The elevation plats of Sagewood can be best described as looking like a factory. Certainly, nothing is offered that blends with the type of housing in the immediate area or those adjacent on the west facing Greenhaven Drive.

This is not the place for housing of this type or quality and we feel sure the council will see the detrimental effect it would have on the area.

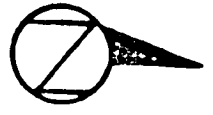
Sincerely
John E. Hathaway
John E. Hathaway
Joyce Hathaway
Joyce A. Hathaway
1014 Johnfer Way



P.8754

JANUARY 10. 80

ITEM NO. 22



CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT G. W. Consulting Engineers, 2400 Glendale Lane, Sacramento 95825
OWNER Nubar Corporation, P.O. Box 160147, Sacramento
PLANS BY G. W. Consulting Engineers, 2400 Glendale Lane, Sacramento 95825
FILING DATE 9-7-79 50 DAY CPC ACTION DATE _____ REPORT BY: IM;lc
NEGATIVE DEC. 12-31-79 EIR _____ ASSESSOR'S PCL. NO. 29-323-13 & 29-430-03

- APPLICATION:
1. Environmental Determination
 2. Rezoning from R-1 to R-1A
 3. Special Permit to develop 12 condominium-townhouses
 4. Tentative Map to divide 1.67 ac. into 12 condominium-townhouse lots and 1 common lot.

LOCATION: South terminus of Johnfer Way and approximately 1900 feet south of 43rd Avenue (North Pocket Community)

BACKGROUND INFORMATION:

On March 14, 1972, the Planning Commission approved Special Permit P-4988 to develop 15 units on the subject property. This project consisted of six buildings containing from one to four units. The structures were to be one-story in height. This project was not developed and the permit expired.

On July 13, 1978, the Planning Commission approved Special Permit P-8225 to develop 12 units on the subject property. This project consisted of four two-story townhouse clusters containing from one to four units. This project has not been developed and the Special Permit is due to expire July 13, 1980.

Since the last approval, the property was sold and the new owner is proposing a 12 unit townhouse-condominium project for the site.

PROJECT INFORMATION:

General Plan Designation: Residential
North Pocket Community
Plan: Light Density Residential
Existing Zoning of Site: R-1 (With Deep-Lot Special Permit)
Existing Land Use of Site: Vacant
Surrounding Land Use & Zoning:
North: Single Family & Duplexes; R-1 & R-2
South: Gloria Drive (Elevated Street)
East: I-5 Freeway
West: Single Family Residences; R-1
Site Dimensions: Irregular Area: 1.7+ Ac. (72,842 Sq. Ft.)
Number of Units: 12
Parking Required: 12 Parking Provided: 42 (Including
Height of Structures: 25 Feet Garage Pkg.)

(over)

APPLC. NO. P-8754

MEETING DATE January 10, 1980

CPC ITEM NO. 22

Square Footage of Each Unit: 1,324 Sq. Ft.
 Building Coverage: 17.7%
 Landscaped Area: 41.5%
 Surfaced Area: 41.5%
 Density of Development: 7 Units/Acre

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

- a. Prepare sewer and drainage study for review and approval by the City Engineer.
- b. Construct a masonry sound wall along the easterly property line adjacent to I-5. Wall design plans all subject to the approval of the Planning Director.

STAFF EVALUATION: The North Pocket Specific Plan designates the subject property as residential with four to six units per gross acre. The subject property contains 1.7 acres which would allow a maximum of ten units under the North Pocket Plan. The residential land use policy of the North Pocket Specific Plan states: "Prohibit new residential projects which exceed the land use designation and standards of density expressed in this plan unless it can be clearly justified otherwise to the satisfaction of the Planning Commission and City Council." The applicant's proposal indicates 12 units. A total of 12 units exceeds the North Pocket Specific Plan density designation by two units. Staff believes that proposed 12 units (7 unit/acre) is justified because of the following reasons:

1. The subject site is a remnant parcel that was created by the location and alignment of I-5 Freeway. It is a long pie-shaped site that is surrounded by single family and duplex units. The configuration of the site makes it suitable for a low density townhouse-condominium type development. The proposed project is designed in a compatible manner with adjacent single family and duplex units to the west and north.
2. The difference between 10 units (6 units/acre) and 12 units (7 units/acre) is not significant as it relates to this project. The proposed townhouse condominium units, whether 10 or 12 units, will have a similar relationship to adjacent residential units. In other words, they will still be facing west towards the single family dwellings. The project was designed in this fashion with garages in front of each unit and facing the freeway in order to use the garage as a sound buffer to the lower floor of the unit.
3. The site is adjacent to a R-2 zoning strip which is located to the northeast, adjacent to I-5 Freeway.

There are 20 duplexes (40 units) located along this strip. The proposed project would be compatible to the density range of these duplexes. The site is located adjacent to the I-5 Freeway and a sound wall is necessary to mitigate noise levels. A 11-12 foot sound wall would be most desirable in this case to reduce the noise levels, however, Cal Trans is presently constructing a seven foot sound wall. Attempts have been made by both staff and the applicant to increase the height of the wall, however, Cal Trans refused because the property is vacant and there is no assurance that the property will be developed as proposed.

Staff does suggest that an interim noise level of 45 dBA be attained for all units. This can be accomplished with insulation, double pane windows, etc.

The only concern staff has is relative to the exterior elevations. The elevations do not specify type of material that will be used and are incompatible. Staff suggests that the project be reviewed by the Architectural Review Board.

STAFF RECOMMENDATION: Staff recommends the following:

1. The environmental determination be ratified.
2. The request for rezoning from R-1 to R-1A-R be approved.
3. The request for tentative map to divide 1.67 acres into 12 condo-townhouse lots and one common lot be approved subject to conditions.
4. The request for a special permit to develop a 12 unit condominium project be approved subject to the following conditions and findings of fact.

Conditions for tentative map

- a. Prepare sewer and drainage study for review and approval by the City Engineer.
- b. Construct a masonry sound wall along the easterly property line adjacent to I-5. Wall design plans all subject to the approval of the Planning Director.

Conditions for special permit

- a. The applicant shall attain an interior noise level of 45 dBA for all units.
- b. The project shall be subject to the review and approval of the Architectural Review Board.

Findings of Fact

- a. The proposal is based on sound principles of land use in that:
 1. The project will develop a vacant irregular lot that is adjacent to I-5 Freeway.
 2. The project is located adjacent to R-2 zone which contains 20 duplexes (40 units).
- b. The proposal, as conditioned, will not be detrimental to the public health, safety, or welfare in that:
 1. The project would provide adequate off-street parking to avoid traffic and parking problems on the adjacent public street.
 2. The project would provide an adequate amount of air and light between adjacent single family residences.
 3. The project would provide a sound barrier and reduce freeway noise to the adjacent single family residences.
- c. The proposal is in harmony with the General Plan in that the project will accomplish the following policies:

1. Ensure the availability of a wide range of housing types that are open to all income, ethnic, or other groups.
2. Continue to seek solutions for development of large lots and scattered housing areas in the more intensely urbanized sections of the City.

P-8754

1-10-80

#22

SAGEWOOD

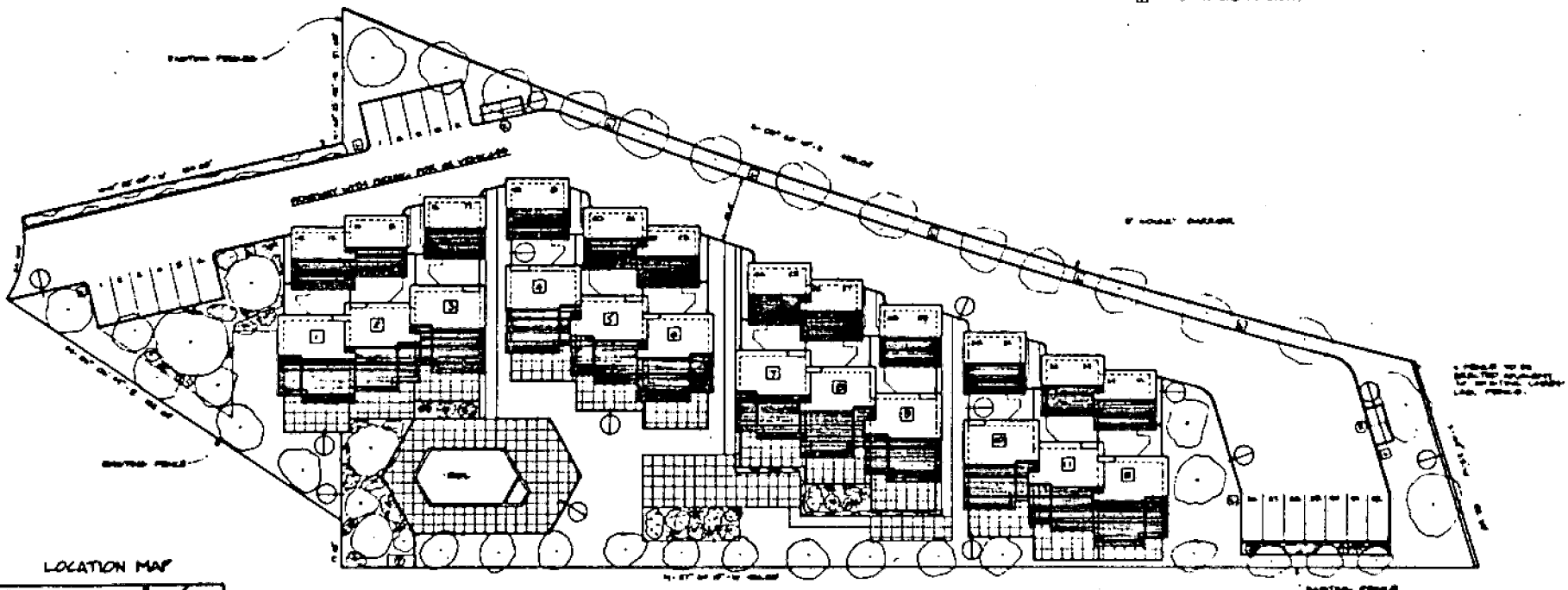
TOWNHOUSES

DEVELOPMENT STATISTICS

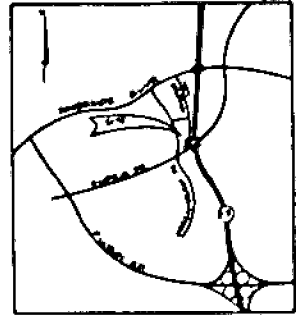
SITE AREA: 10,000 S.F. - 1.17 ACRES
 DENSITY: 100 U.S. - 10 UNITS PER ACRE
 PAVED AREA: 10,000 S.F. - 1.17 ACRES
 DRIVEWAY AREA: 10,000 S.F. - 1.17 ACRES
 DRIVEWAY AREA: 10,000 S.F. - 1.17 ACRES
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LEGEND

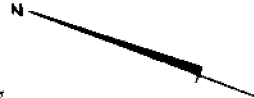
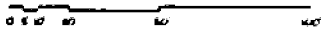
- UNIT NUMBER
- ⊙ 1" x 1" TRAP RECESSED CONTAINERS
- ⊙ CONCRETE FOR POOL POOL FILTER
- ⊙ HIGH-INTENSITY LIGHT



LOCATION MAP



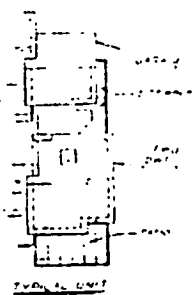
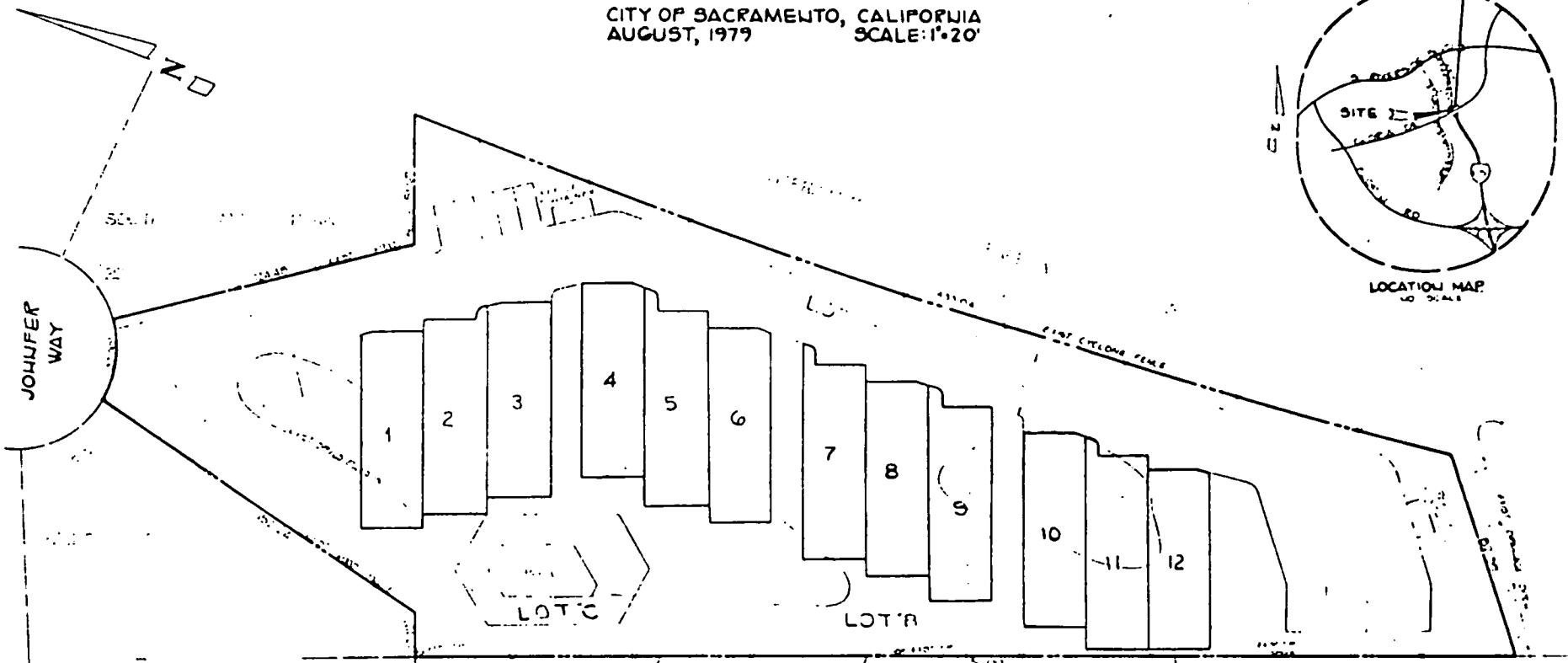
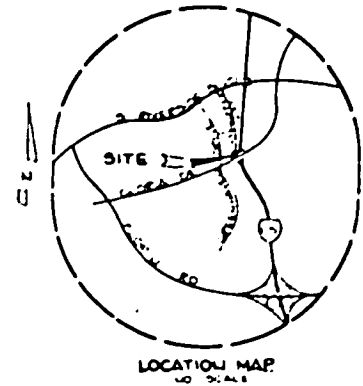
SITE PLAN



NOTE: PAVED STALLS ARE 8'-0"

P-8754

TENTATIVE MAP OF
SAGEWOOD
 CITY OF SACRAMENTO, CALIFORNIA
 AUGUST, 1979 SCALE: 1"=20'



DESCRIPTION:
 A PORTION OF THE LAND
 DESIGNATED "WALTER AUD
 TEE SHEE POND 27543
 ACES" 9/19/40

ASSESSORS' PARCEL NO.:
 029-323-15 & 029-450-03

OWNER:
 JOHN, CAPLA J & ETAL SCHARPPER
 2047 STOVER WAY
 SACRAMENTO, CALIFORNIA 95622

DEVELOPER:
 MUBAP CORPORATION
 PO BOX 524
 CARMICHAEL, CALIFORNIA 95608
 929-8606

ENGINEER:
 GW CONSULTING ENGINEERS
 2400 GLENDALE LN. STE C
 SACRAMENTO, CALIFORNIA 95625

ZONING:
 PRESENT R-1
 PROPOSED R-1A

NO. OF UNITS & AREA:
 UNITS 12 LOT 'A' ROADWAY LOT 'C' POOL AREA
 AREA 171AC LOT 'B' COMMON AREA

WATER, SEWER, & STORM DRAIN:
 CITY OF SACRAMENTO

SCHOOL DISTRICT:
 SACRAMENTO UNIFIED SCHOOL DIST

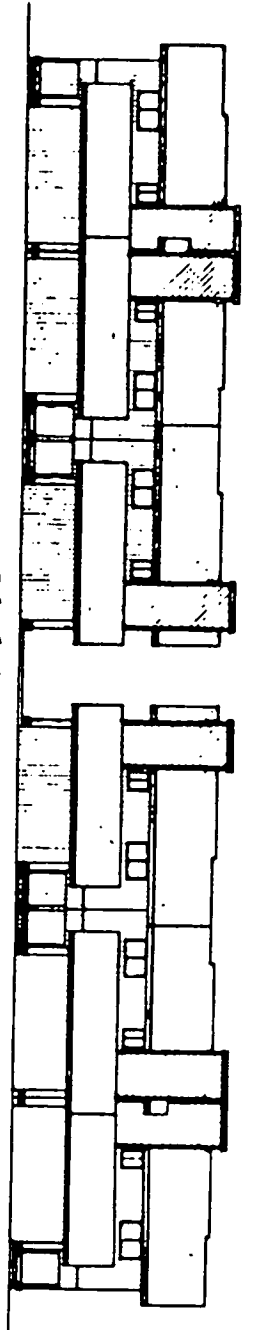
FIRE DISTRICT:
 CITY OF SACRAMENTO

22

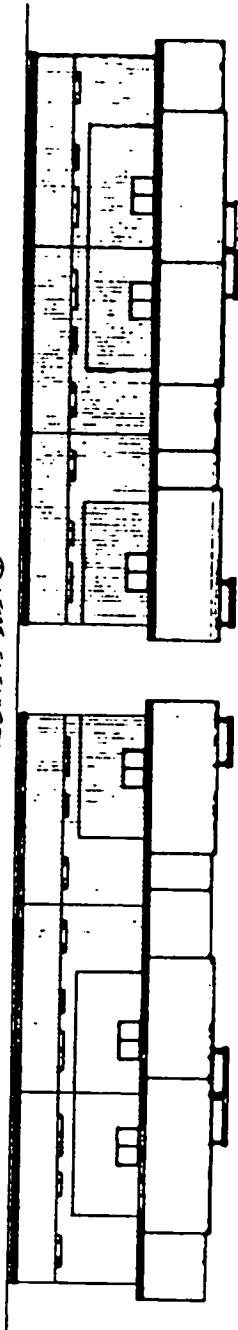
1-10-80

P-8754

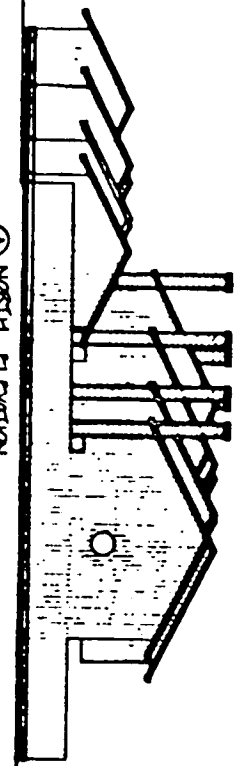
	PREPARED BY: ELSTON/ENA CHECKED BY: [] DATE: 8-1-79	TENTATIVE MAP OF SAGEWOOD CITY OF SACRAMENTO, CALIFORNIA
	CITY OF SACRAMENTO	CALIFORNIA



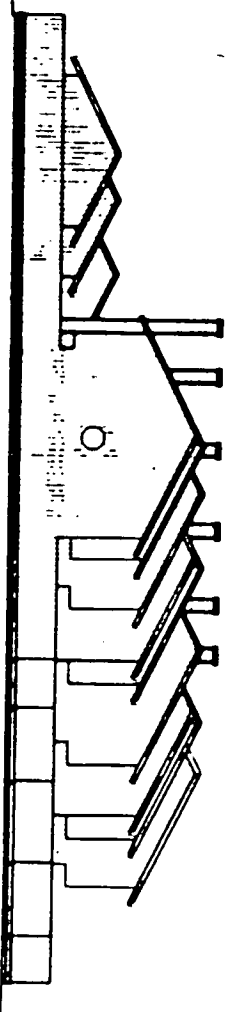
⊕ EAST ELEVATION



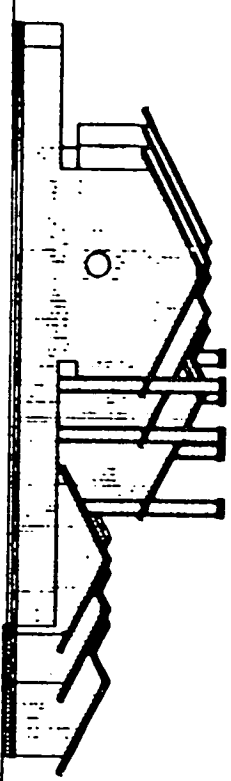
⊕ WEST ELEVATION



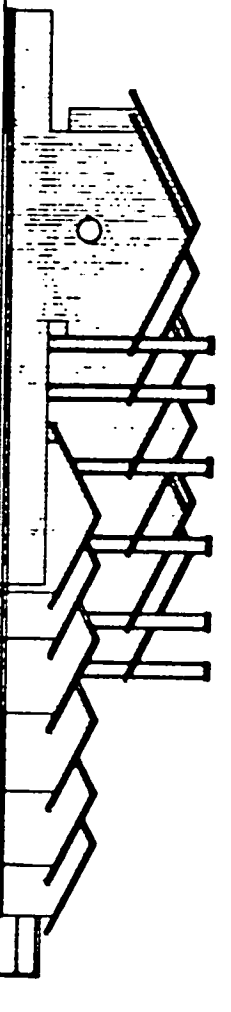
⊕ NORTH ELEVATION



⊕ SOUTH ELEVATION



⊕ NORTH ELEVATION

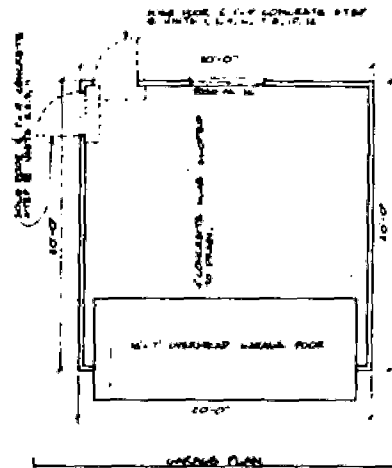
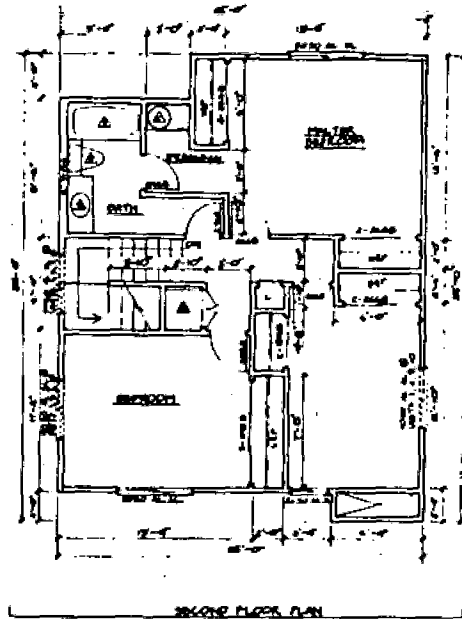
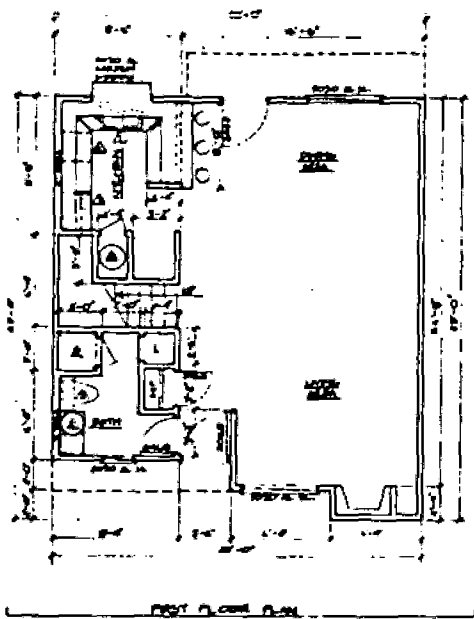


⊕ SOUTH ELEVATION

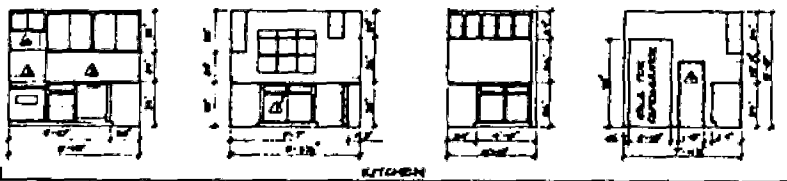
ELEVATIONS

P-8754

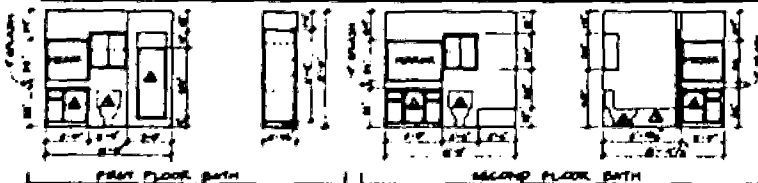
1-10-60



UNIT FLOOR PLANS



INTERIOR ELEVATIONS



KEY TO FEATURES

- ▲ 30" x 42" CASE W/ DOORWAY
- ▲ 48" ELECTRICAL REFRIGERATOR
- ▲ 48" ELECTRICAL REFRIG. EXHIBITION
- ▲ 48" REFRIG. DISPLAY
- ▲ 48" WIDE, 48" HIGH W/ 30" x 42" CASE OVER
- ▲ 48" WIDE, 48" HIGH W/ 30" x 42" CASE OVER
- ▲ 48" x 48" TUB & SHOWER W/ FLOOR WASH
- ▲ 48" x 48" TUB & SHOWER W/ FLOOR WASH
- ▲ 48" x 48" TUB & SHOWER W/ FLOOR WASH
- ▲ 48" x 48" TUB & SHOWER W/ FLOOR WASH
- ▲ 48" x 48" TUB & SHOWER W/ FLOOR WASH
- ▲ 48" x 48" TUB & SHOWER W/ FLOOR WASH

GENERAL NOTES

1. ALL EXTERIOR DOORS AND WINDOWS SHALL BE FULLY WEATHERSTRIPPED AND GASKETED.
2. ALL WINDOWS SHALL BEET THE AIR CONDITIONING COMPANIES OF THE UNIT. AIRFLOW SHALL BE IN ACCORDANCE WITH THE UNIT'S AIRFLOW. ALL AIRFLOW SHALL BE IN ACCORDANCE WITH THE UNIT'S AIRFLOW. ALL AIRFLOW SHALL BE IN ACCORDANCE WITH THE UNIT'S AIRFLOW.
3. ALL AIR CONDITIONING SYSTEMS SHALL BE PROVIDED BY AIRFLOW COMPANIES.
4. ALL ELECTRICAL APPLIANCES SHALL BE OPERATED ON 115VAC, 60Hz.
5. REFRIGERATORS TO TAKE REFRIGERATORS OVER ALL.
6. ALL WORK TO COMPLY WITH THE SECTION OF 115VAC.
7. 1/2" OVERHEAD STORAGE SHALL BE PROVIDED BETWEEN EXTERIOR WALL STUDS AND BETWEEN EXTERIOR WALL STUDS & 2" OVERHEAD STORAGE TO EXTERIOR WALL STUDS.

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