



CITY OF SACRAMENTO

32

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

MARTY VAN DUYN
PLANNING DIRECTOR

July 13, 1983

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

JUL 19 1983

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Tentative Map (P83-168)(APN: 031-360-13,15,9,8,7,5,3,38,37,24,22,16,23;
031-370-14,20,21,26,27,1,31,33,40,39)

LOCATION: All of the corner lots within London River Estates Subdivision from
Riverside Boulevard to the Sacramento River

SUMMARY

The applicant is requesting the necessary entitlements to construct 48 halfplex units on 24 vacant corner lots currently zoned R-1A. Staff and the Planning Commission recommend approval of the request. The Planning Commission also approved a special permit for the halfplex.

BACKGROUND INFORMATION

The subject corner lots were approved for rezoning to Townhouse, R-1A by the City Council on July 7, 1981 (P-9273). At that time the owner of these properties also requested a tentative map and special permit. The Council determined that the proposed halfplex units were inappropriate and therefore denied the tentative map which invalidated the special permit.

The subject parcels have since changed ownership. The current owner proposes to develop custom passive solar halfplexes. Staff has no objection to the current project. The proposed unit designs are a vast improvement over the previous application and consistent with the surrounding neighborhood. The project does not represent an increase in density or a change in land use in that duplexes are permitted on R-1 zoned corner lots.

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 June 23, 1983 the Planning Commission, by a vote of 7 ayes and 2 absent, recommended approval subject to conditions.

RECOMMENDATION

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

1. Ratifying the Negative Declaration; and
2. Adopting the attached resolution adopting findings of fact, approving the tentative map with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:TM:cp
Attachments
P83-163

July 19, 1983
District No. 8

RESOLUTION No. 83-555

Adopted by The Sacramento City Council on date of

APPROVED BY THE CITY COUNCIL

JUL 19 1983

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR LONDON RIVER ESTATES SUBDIVISION OFFICE OF THE CITY CLERK

(P-83-168)(APN: 031-360-13,15,9k8,7,5,3,38,37,24,22,16,23; 031-370-14,20,21,26,27,1,31,33,40,39)

WHEREAS, the City Council, on July 19, 1983, held a public hearing on the request for approval of a tentative map for London River Estates Subdivision located on all of the corner lots within London River Estates Subdivision from Riverside Boulevard to the Sacramento River;

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 the necessary segregation requests and fees to segregate existing assessments.
 - b. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.
 - c. 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 parking dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
 - d. Locate existing sewer and water service relative to existing and proposed lot lines.
 - e. Construct new sewer and water service to each lot as required by the City Engineer.
 - f. Prepay the 1983-84 City and County taxes.

MAYOR

ATTEST:

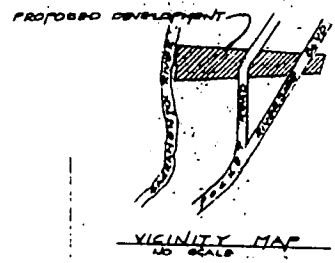
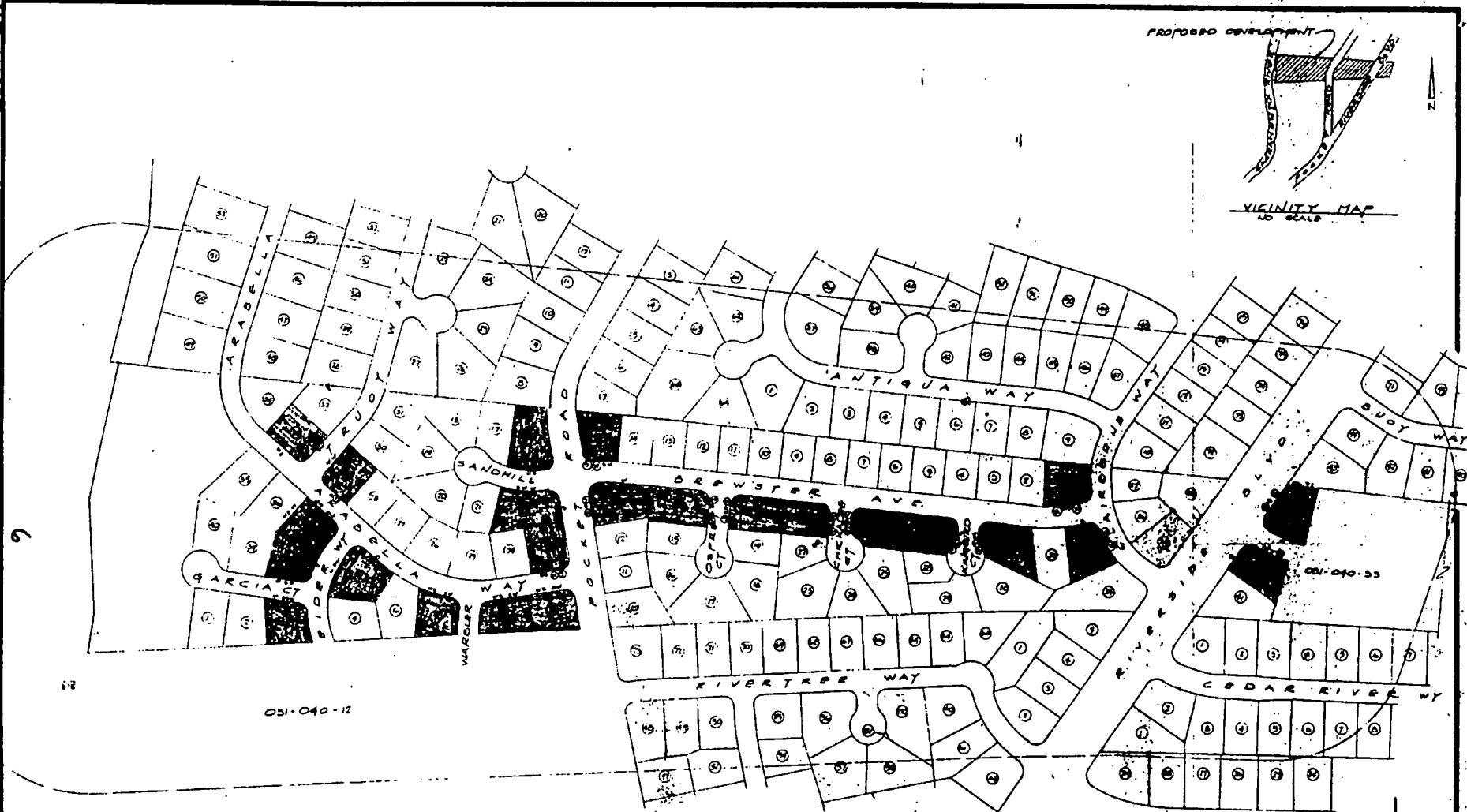
CITY CLERK

P83-168

P83-168

JUNE 23, 1983

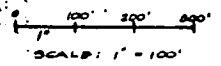
ITEM 23



GENERAL NOTES

1. SUBDIVISION NAME: AUDUBON PARK
2. OWNER & SUNDOWNER: CHARLES GORDON, 7560 POCKET RD, SAC 95831
ENGINEERS: RAYMOND VAUL & ASSOC., 1410 ETHAN WAY, SAC, CA
3. PRESENT ZONING: R-1A
4. PRESENT USE: VACANT
5. PROPOSED ZONING: R-1A
6. PROPOSED USE: HALF-FLXED.
7. NUMBER OF LOTS: 24
8. GROSS AREA: APPROX 4.5 ACRES
9. SCHOOL DISTRICT: SAC UNIFIED
10. WATER SUPPLY: CITY
11. SANITARY PROVISION: CITY

- LEGEND
- o EXISTING SEWER
 - w EXISTING WATER
 - ⊙ PROPOSED SEWER
 - ⊙ PROPOSED WATER



NORTH

TENTATIVE MAP FOR AUDUBON PARK

PLANS FOR

GORDON JC MITCHELL
0700 BLK GROVE BLVD. SUITE 17
ELK GROVE CA 95624

685-8888

Mitchell Design

D.L.M.
MAY 11 1983
JOYCE

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Raymond Vail & Assoc. - 1410 Ethan Way, Sacramento, CA 95825		
OWNER	Charles Gorden - 7360 Pocket Road, Sacramento, CA 95851		
PLANS BY	Mitchell Design - 8788 Elk Grove Boulevard, Suite M, Elk Grove, CA 95624		
FILING DATE	5-20-83	50 DAY CPC ACTION DATE	REPORT BY: TM:sg
NEGATIVE DEC	6-6-83	EIR	ASSESSOR'S PCL NO. 031-360-13,15,9,8,7,5,3,38,

37,24,22,16,23;
031-370-14,20,21,26,27,1,31,
33,40,39

- APPLICATION:
1. Negative Declaration
 2. Special Permit to develop 48 halfplex units
 3. Subdivision Modification to waive sewer and water service connections (Withdrawn)
 4. Tentative Map (P83-168)

LOCATION: All of the corner lots within London River Estates Subdivision

PROPOSAL: The applicant is requesting the necessary entitlements to develop 48 halfplex units on 24 vacant corner lots currently zoned R-1A.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Single family, vacant; R-1
 South: Single family, vacant; R-1
 East: Single family, vacant; R-1
 West: Single family, vacant; R-1

Property Dimensions:	Varies per parcel (minimum 65' x 100')
Property Area:	Varies per parcel (minimum 6,500 sq. ft.)
Square Footage of Building(s):	1,200 to 1,600 sq. ft.
Height of Structure(s):	22± ft. (maximum height)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Stucco & brick
North/South Lot/Structure Orientation:	52%

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 8, 1983, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map subject to conditions. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
2. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicants 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.
3. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.
4. Locate existing sewer and water service relative to existing and proposed lot lines.
5. Construct new sewer and water service to each lot as required by the City Engineer.
6. Prepay the 1983-84 City and County taxes.

BACKGROUND INFORMATION: The subject corner lots were approved for rezoning to Townhouse R-1A by the City Council on July 7, 1981 (P-9273). At that time the owner of these properties also requested a tentative map and special permit. The Council determined that proposed halfplex units were inappropriate and therefore denied the tentative map which invalidated the special permit.

The subject parcels have since changed ownership. The current owner proposes to develop custom passive solar halfplexes.

STAFF EVALUATION: Staff has the following comments;

1. Staff has no objection to the proposed halfplex use. Currently, the Zoning Ordinance allows the development of duplexes on corner lots within the Single Family (R-1) zone without Commission review. The halfplex development is therefore consistent with typical single family neighborhood and should not alter the characteristics of the area.
2. A 52% north/south lot and unit orientation is achieved with these lot designs. Since the streets are existing, staff finds that achieving 80% north/south orientation is infeasible. The structure, however, must be built to Title 24 standards.
3. The applicant has indicated that passive solar custom halfplexes are to be built. Typical site plans and elevations are attached for the Commission's review.

Due to the need to provide proper solar orientation on a lot by lot basis as well to allow design flexibility, the applicant requests that final unit design be subject to staff review. Staff's primary concern is that the proposed units will not be compatible to the surrounding neighborhood. Staff therefore

recommends certain design considerations relative to roof types, location of driveways, and exterior materials, be imposed as a condition of approval. Each proposed halfplex unit will be reviewed and approved by planning staff prior to issuance of building permits.

- 4. The Planning and Community Services Departments have determined that 0.54 acres of land 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 no more than 90 days prior to the filing of the final map.

STAFF RECOMMENDATION: The staff recommends the following actions;

- 1. Ratification of the Negative Declaration;
- 2. Approval of the Special Permit subject to conditions and based upon findings of fact which follow;
- 3. Approval of the Tentative Map subject to the following conditions;

Tentative Map - Conditions

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 the necessary segregation requests and fees to segregate existing assessments;
- b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicants 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. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.
- d. Locate existing sewer and water service relative to existing and proposed lot lines.
- e. Construct new sewer and water service to each lot as required by the City Engineer.
- f. Prepay the 1983-84 City and County taxes.

Conditions - Special Permit

The applicant shall submit site plans and elevations for each lot developed for halfplex use. The plans shall be reviewed and approved by the Planning Director prior to issuance of a building permit. These plans shall adhere to the following design criteria:

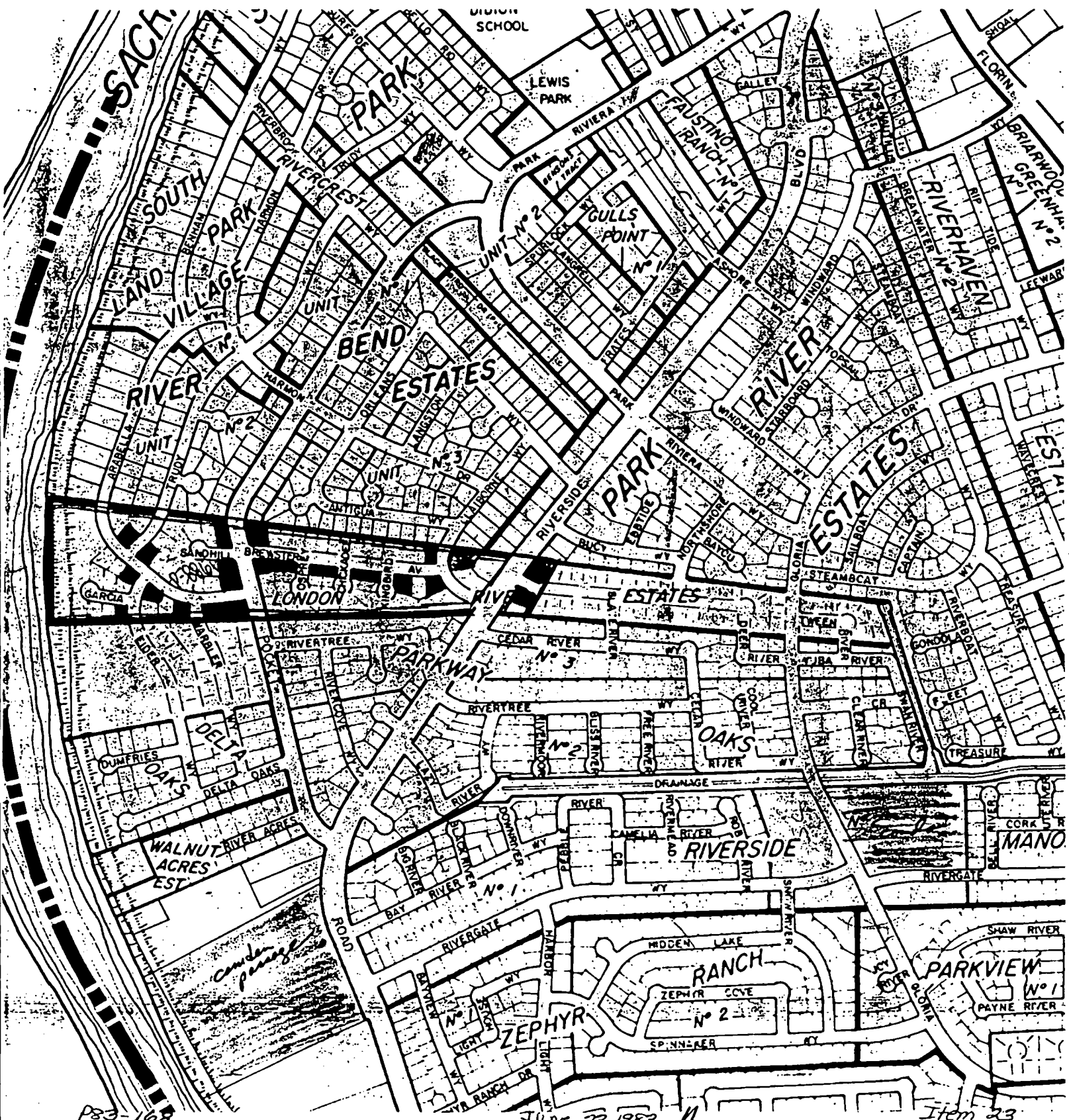
- a. The roofs shall consist of shake or similar material.

- b. The roofs shall be designed in a variety of styles.
- c. The exterior surface of these units shall vary in color and material.
- d. The halfplex structures shall be designed with garages and driveways located on each street frontage.
- e. The landscaping shall be compatible to surrounding single family dwellings.
- f. Applicant shall provide south wall solar access design for lots 16, 38 and 39.

Findings of Fact - Special Permit

- a. The proposed halfplex development is based on sound principles of land use in that the units will have different street orientation similar to single family structures in the area and duplex units are allowed on corner lots in the Single Family (R-1) zone.
- b. The proposed development, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the design of the structures will be compatible with the surrounding single family residential development.
- c. The proposed project is consistent with the General Plan and the Pocket Community Plan which designate the site for residential uses.

LOCATION MAP



PS3-168

June 23, 1983

Item 23

FRAMED FLUP CHASS W/ STUCCO

MEDIUM SHAKE ROOF

DUAL PANE ALUMINUM FRAME WINDOWS (TYP)

METAL ROLL-UP

STUCCO EXT. (TYP)

6x6 POST

WEST ELEVATION

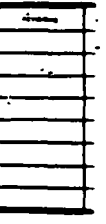
11' - 10"

CORBELS

6x6 POST

NORTH ELEVATION

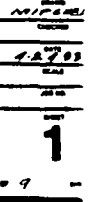
11' - 10"



685-8888

Mitchell Design
Architects

GORDON J. MITCHELL
8700 BLK GROVE BLVD. SUITE 17
BLK GROVE CA 95024



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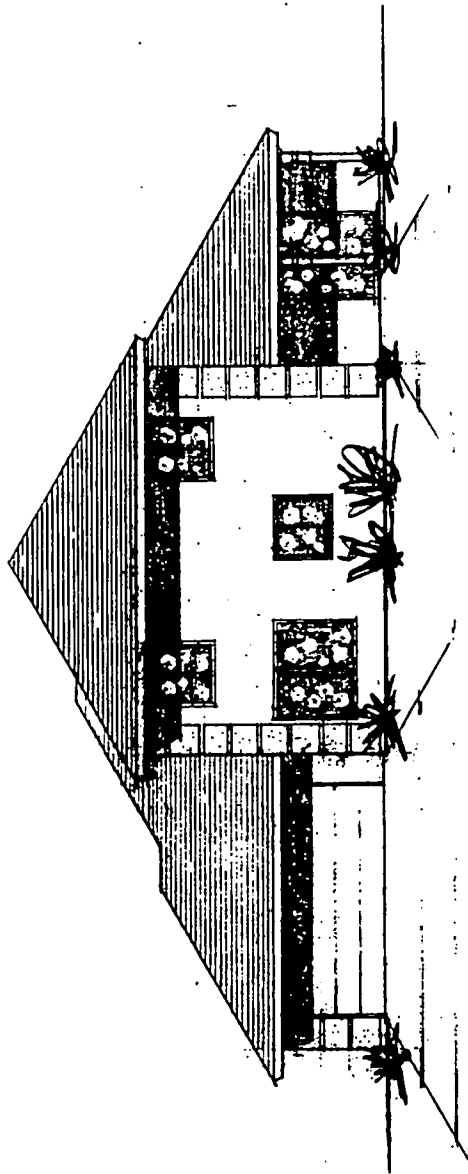
685-9888

Michael Design
M

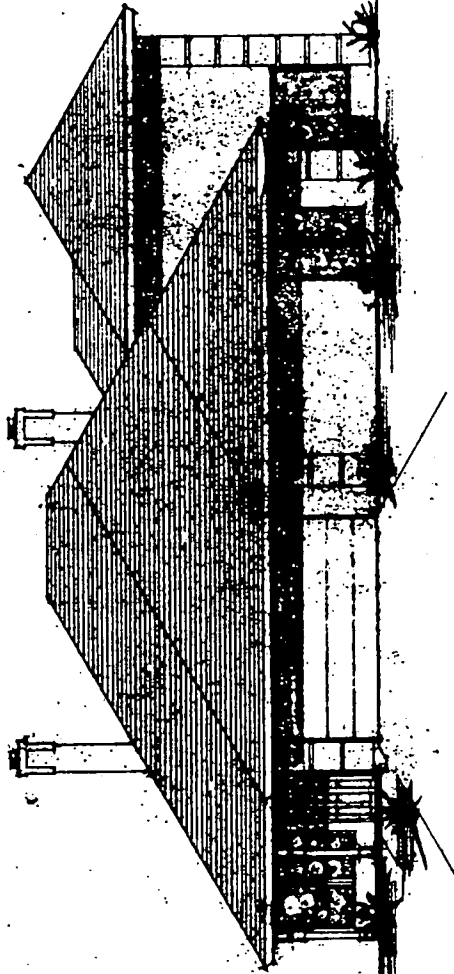
Plano, Texas
GORDON S. MITCHELL
4100 ELK GROVE BLVD. SUITE H
ELK GROVE, CA 95024

DATE
DRAWN BY
CHECKED BY
NOTED BY

32



E A S T E L E V A T I O N



S O U T H E A S T E R N

15

P83-168

June 23, 1983

Item 23



CITY OF SACRAMENTO

RECEIVED
CITY CLERK
JUL 15 1983

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

MARTY VAN DUYN
PLANNING DIRECTOR

July 5, 1983

Item 6 Only
~~PPF~~ HRG: 7-19-83
FCA Date: 8-2-83

MEMORANDUM

TO: Lorraine Magana, City Clerk
FROM: Connie Petersen
SUBJECT: Request to Set Public Hearings

Items 1 to 5
PPF: 7-19-83
HRG: 7-26-83
FCA Date: 8-2-83

1. P82-227 Appeal of Planning Commission's denial of various requests for property located at NW corner of 28th and "N" Streets. (D4) (APN: 007-172-13,14,19)
 - a. Amend General Plan for 0.88+ acres from Residential to Commercial & Offices.
 - b. Amend Central City Community Plan from Multi-Family to General Commercial.
 - c. Rezone .088+ acres from R-3A to C-2.

2. P83-116 Appeal of Planning Commission's denial of a variance to reduce front yard and interior side yard setback requirements to permit existing canvas carport structure to extend 1+ ' from front and side property lines for property located at 609 San Miguel Way. (D3)(APN: 004-285-30)

3. P83-150 Various requests for property located north of Pocket Road and terminus of Rush River Drive and Water Wind Way. (D8)(APN: 031-111-22,23)
 - a. Amend South Pocket Community Plan for 3.5+ ac. from Light Density Residential to Business & Professional Offices of institutional use and to relocate off-street bikeway from Water Wind Way to Desert Wind Way.
 - b. Rezone 3.5+ acres from A to H-R.
 - c. Tentative Map to create 2 parcels with 3.5+ acres and 97.5+ acres in A and H zones.
 - d. Subdivision Modification to waive curbs, gutters and sidewalks on south side of Rush River Drive.

4. P83-167 Various requests for Lots 24 & 28 of Windubey Circle. (D8)
(APN: 031-590-24,28)
- Rezone 2 corner lots from R-1 to R-1A.
 - Tentative Map to divide .42+ ac. into 4 halfplex lots.
 - Subdivision Modification to waive water and sewer connections.
5. P83-156 Various requests for property located at SE corner of Calvine Road
and Center Parkway. (D7)(APN: 117-140-21)
- Tentative Map to divide 11.6+ acres into 82 townhouse lots
and 1 common lot in R-1A-R zone.
 - Subdivision Modification to waive street improvements for Lot
B.
- 3
6. P83-168 Tentative Map to divide 4.5+ acres (24 corner lots) into 48 halfplex
lots for property located on corner lots within London River Estates,
West Pocket Area. (D8)(APN: 031-360-13,15,07,08,09,05,03,37,38,22,
24,16,23; 031-370-24,20,21,26,27,01,31,33,40,39)
- 88

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: 5/20/83

Project Location Cor. lots within London River Estates, West Poacket area **PP 83168**

Assessor Parcel No. 031-360-13,15,09,08,07,05,03,38,37,24,22,16,23 *

Owners Charles Gordon Phone No. _____

Address 7360 Pocket Road, Sacramento, CA 95831

Applicant Raymond Vail & Associates Phone No. 929-6984

Address 1410 Ethan Way, Sacramento, CA 95825

Signature _____ C.P.C. Mtg. Date 6/23/83

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

REQUESTED ENTITLEMENTS	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Neg Dec</u>	_____	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$ _____
() _____	_____	Res. _____	_____
<input type="checkbox"/> Rezone _____	_____	_____	\$ _____
_____	_____	Ord. _____	_____
<input checked="" type="checkbox"/> Tentative Map to divide 4.5+ ac. into 48 halfplex lots	<u>RAC</u>	_____	\$ _____
_____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Special Permit to develop 48 halfplex units in R-1A zone	<u>AC</u>	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
_____	_____	_____	_____
<input checked="" type="checkbox"/> Other Subdivision Modification to waive sewer and water connections	<u>WITHDRAWN</u>	_____	\$ _____

*031-370-14,20,21,26,27,01,32,33,40,39

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

FEE TOTAL \$ ~~500.00~~
 RECEIPT NO. 700
 By/date TM 5/11

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

PP 83168



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

Mr. Charles Gordon
7360 Pocket Road
Sacramento, CA 95831

July 7, 1983

On July 5, 1983, the following matter was filed with my office to set a hearing date before the City Council:

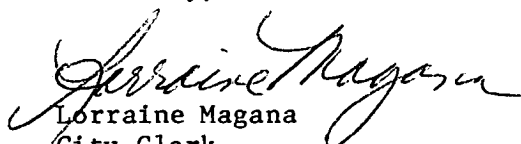
Tentative Map to divide 4.5± acres (24 corner lots) into 48 halfplex lots for property located on corner lots within London River Estates, West Pocket Area. (D8) (APN: 031-360-13,15,07,08 09,05,03,37,38,22,24,16,23; 031-370-24,20,21,26,27,01,31,33,40,39) (P-83168).

This hearing has been set for July 19, 1983, 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/sml

cc: (88) (P-83168)
Raymond Vail & Associates