



# CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
**RECEIVED**

CITY PLANNING DEPARTMENT  
915 "I" STREET  
CITY HALL - ROOM 308  
SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5804

APR 4 1980  
Marty Van Duyn  
[Redacted]  
PLANNING DIRECTOR  
April 4, 1980

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Community Plan Amendment to delete vehicular access across Union House Creek
  3. Rezone from R-1 to R-1A
  4. Subdivision Modification to create a deep lot
  5. Tentative Map (P-8951)

LOCATION: Eastern terminus of Grandstaff Drive and west of Union House Creek

SUMMARY

The applicant is seeking the necessary entitlements to divide 55.7+ vacant acres into 263 single family lots to be known as Valley Hi #17. The Planning Commission, in concurrence with the staff, recommended approval of the proposed development subject to conditions.

BACKGROUND INFORMATION

The subject parcel is the site of a previously approved tentative map, Valley High Unit #11 which has lapsed. The site is adjacent to single family residential development and Methodist Hospital.

The proposed division is consistent with present zoning and the community plan designation of Light Density Residential. The Subdivision Review Committee has recommended approval of the map subject to conditions.

VOTE OF COMMISSION

On March 13, 1980, by a vote of 8 ayes, 1 absent, the Planning Commission recommended approval of the proposed project subject to conditions.

**APPROVED**  
BY THE CITY COUNCIL


APR 8 1980

OFFICE OF THE  
CITY CLERK


RECOMMENDATION

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

Respectfully submitted,

  
Marty Van Durn  
Planning Director

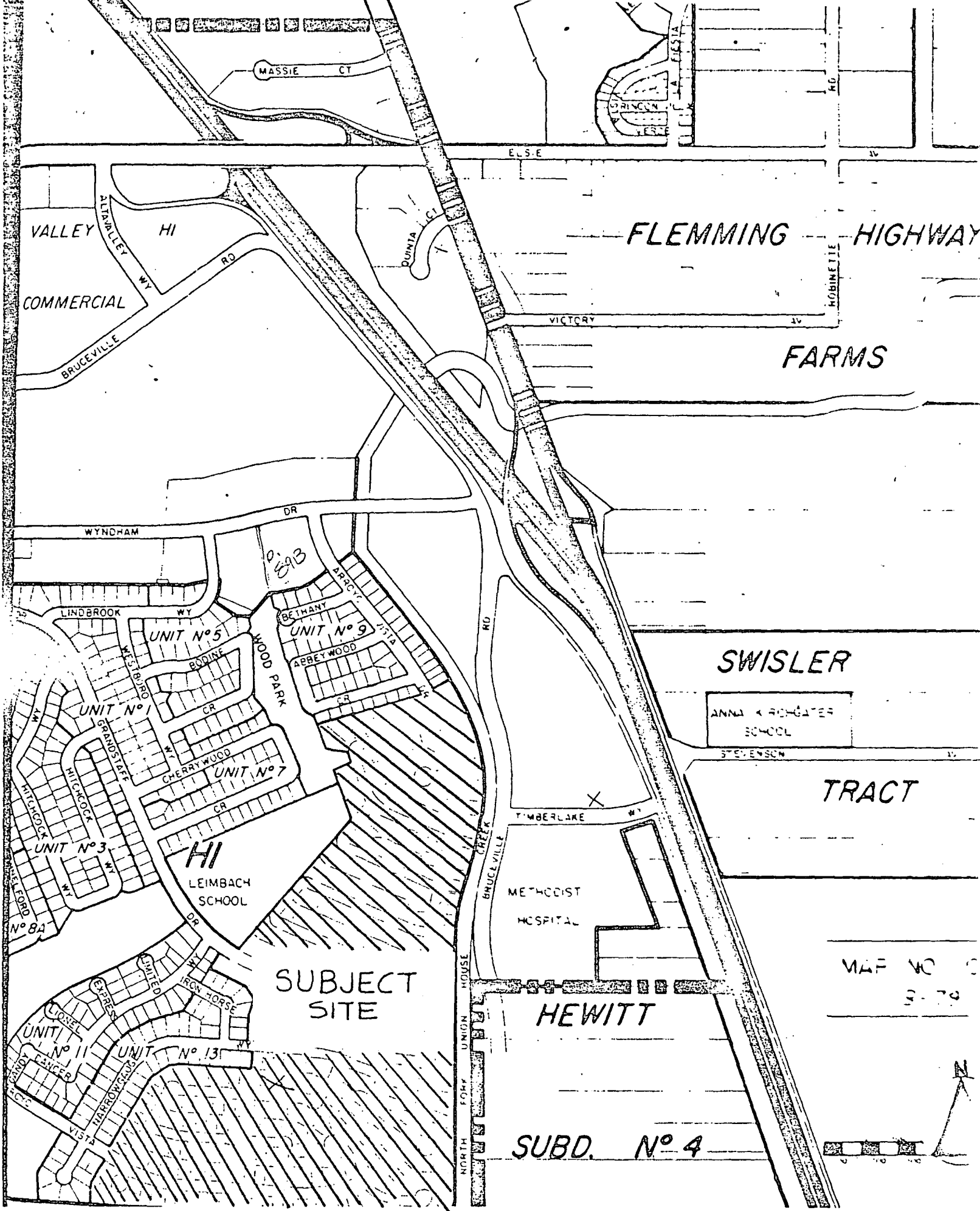
FOR TRANSMITTAL TO CITY COUNCIL:

  
Walter J. Slope, City Manager

MVD:DP:bw

April 8, 1980  
District No. 8

Attachments  
P-8951



P. 8951

MARCH 13. 80

ITEM No. 14

STAFF REPORT AMENDED 3-13-80  
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
OWNER	Feature Homes - 3434 Mendocino Ave., Santa Rosa, CA 94501		
PLANS BY	Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	2-8-80	50 DAY CPC ACTION DATE	REPORT BY: TM:sg
NEGATIVE DEC.	3-3-80	EIR	ASSESSOR'S PCL. NO. 117-120-22,07,08

- APPLICATION:
1. Environmental Determination
  2. Amendment of the 1968 Valley Hi Community Plan to delete vehicular access across Union House Creek due east of the intersection of Grandstaff Drive and Arroyo Vista Drive.
  3. Rezone 11+ vacant acres consisting of 32 single family lots from R-1 Single Family to R-1A townhouse, or more restrictive zoning.
  4. Subdivision Modification to create a lot more than 160' deep.
  5. Tentative Map

LOCATION: Eastern terminus of Grandstaff Drive and west of Union House Creek.

PROJECT INFORMATION:

Final Plan Designation: Residential  
1968 Valley Hi Community  
Plan Designation: Light Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant  
Surrounding Land Use and Zoning:  
North: Park, School, Residential; R-1  
South: Drainage Canal & Vacant; A & R-1  
East: Drainage Canal & Vacant, Hospital; A & OB-R  
West: Park, Residential, Church; R-1

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 27, 1980, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance.
2. Provide off-site dedication to the satisfaction of the City Engineer and full street improvements along the school sites upon filing of the final map.
3. Prepare sewer and drainage study for the review and approval of the City Engineer.
4. Meet the standard City Traffic Engineering requirements for subdivisions.

APPLC. NO. P-8951

MEETING DATE March 13, 1980

CPC ITEM NO. 14

5. Increase the corner radius of the intersection adjacent to lots 162 and 209 in order to provide adequate turning radius for large vehicle turns to the satisfaction of the City Traffic Engineer.
6. Show slope easements along Union House Creek on the final map.
7. Provide existing walkway easement widths as determined by the Planning Director.
8. The street servicing lots 237-253 shall be named a circle.
9. Name all cul-de-sacs with six or more lots a Court.

STAFF EVALUATION: Among the entitlements the applicant is requesting is a rezoning request for 32 lots presently zoned R-1 to R-1A. The intent of the applicant is to, at a later date, request the necessary entitlements (special permit and tentative map) to construct half-plexes on these parcels. While staff does not have any problems with this procedure, staff does have the following comments regarding the overall project:

1. The applicant is requesting a community plan amendment to delete vehicular access across Union House Creek due east of the intersection of Grandstaff Drive and Arroyo Vista Drive. Staff, as well as Traffic and the City Engineer, support this request due to difficulties concerning the grade separation between the subject site and the property on the east side of the creek. The elevation of the property on the east side of the creek is much lower than the subject site and any bridge connection would create a hazardous intersection with Bruceville Road. Also, the bridge would encourage traffic from Bruceville Road through the subdivision.  
The applicant's tentative map indicates that those interior lots which are to be rezoned to permit half-plexes will vary from 68' to 80' in width. Staff requests that the minimum width of these parcels be increased to 75'. Staff feels that this is the minimum width necessary to provide more flexibility in site design and development. This may result in a reduction in the number of lots.
3. There are two existing pedestrian walkways across Union House Creek. As depicted on the tentative map, a ten foot dedicated easement is provided to these bridges. Due to the potential impact to the adjacent residences, staff suggests that the applicant provide a six foot high anti-climbable fence along these walkways. Furthermore, staff recommends that these easements be fully improved with a patterned pavement or other similar surfaces which have texture, and barriers be erected to prohibit motorcycle access.

Regional Transit has requested an additional pedestrian bridge and easement access be provided adjacent to lot 32 across from Grandstaff Way (see site plan). The purpose of this additional access point is to provide convenient access to Bruceville Road for those residents who reside in the southern portion of the subdivision. The Subdivision Review Committee does not support this request for the following reasons:

- a. Pedestrian access is currently provided 12 lots farther to the north and;
  - b. It is not currently known what the future alignment of Bruceville Road will be nor how this alignment will affect development on the east side of the creek.
  - c. Unlike the pedestrian crossings farther north, there is no existing bridge across the creek at this point.
4. The Police Department has expressed concern regarding the type of fencing abutting Union House Creek. There presently exists a cyclone fence along this creek. Due to the high incidence of homes being burglarized along creeks and canals throughout this area, Police has requested that the cyclone fence be replaced with an anti-climbable fence.

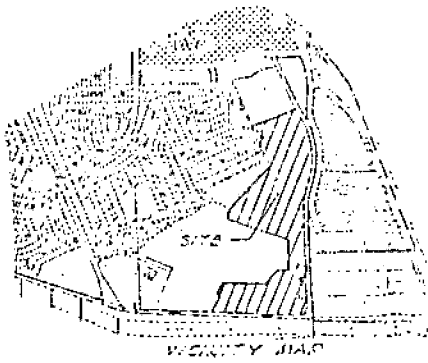
STAFF RECOMMENDATION: Staff recommends that:

1. The Negative Declaration be ratified.\*
2. The Amendment of the Community Plan be approved.
3. The request for Rezoning of 32 single family lots from single family R-1 to Townhouse R-1A be granted.
4. The Variance/Subdivision Modification to create a deep lot be granted.
5. The Tentative Map be approved subject to the following conditions:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance.
  - b. Provide off-site dedication to the satisfaction of the City Engineer and full street improvements along the school site upon filing of the final map.
  - c. Prepare sewer and drainage study for review and approval of the City Engineer.
  - d. Meet the following City Traffic Engineering requirements:
    1. Minimum radius of street centerline: 44' r.o.w = 200' r, 50' r.o.w. = 250' r, 58' r.o.w. = 300' r, 54' r.o.w. = 400' r, 80' r.o.w. = 600' r, 90' r.o.w. = 1000' r, 110' r.o.w. = 1000' r, 124' r.o.w. = 1500' r.
    2. Minimum radius of property lines at corners = 20' r.
    3. Minimum r.o.w. radius for cul-de-sac bulb = 44' and 50' street = 40' r, 54' street = 50' r, 58' street = 60' r.
    4. For knuckles (sharp turns in the street), a minimum 50' radius blister on the outside of the bend shall be provided centered on the intersection of the straight line extensions of the r.o.w. lines.

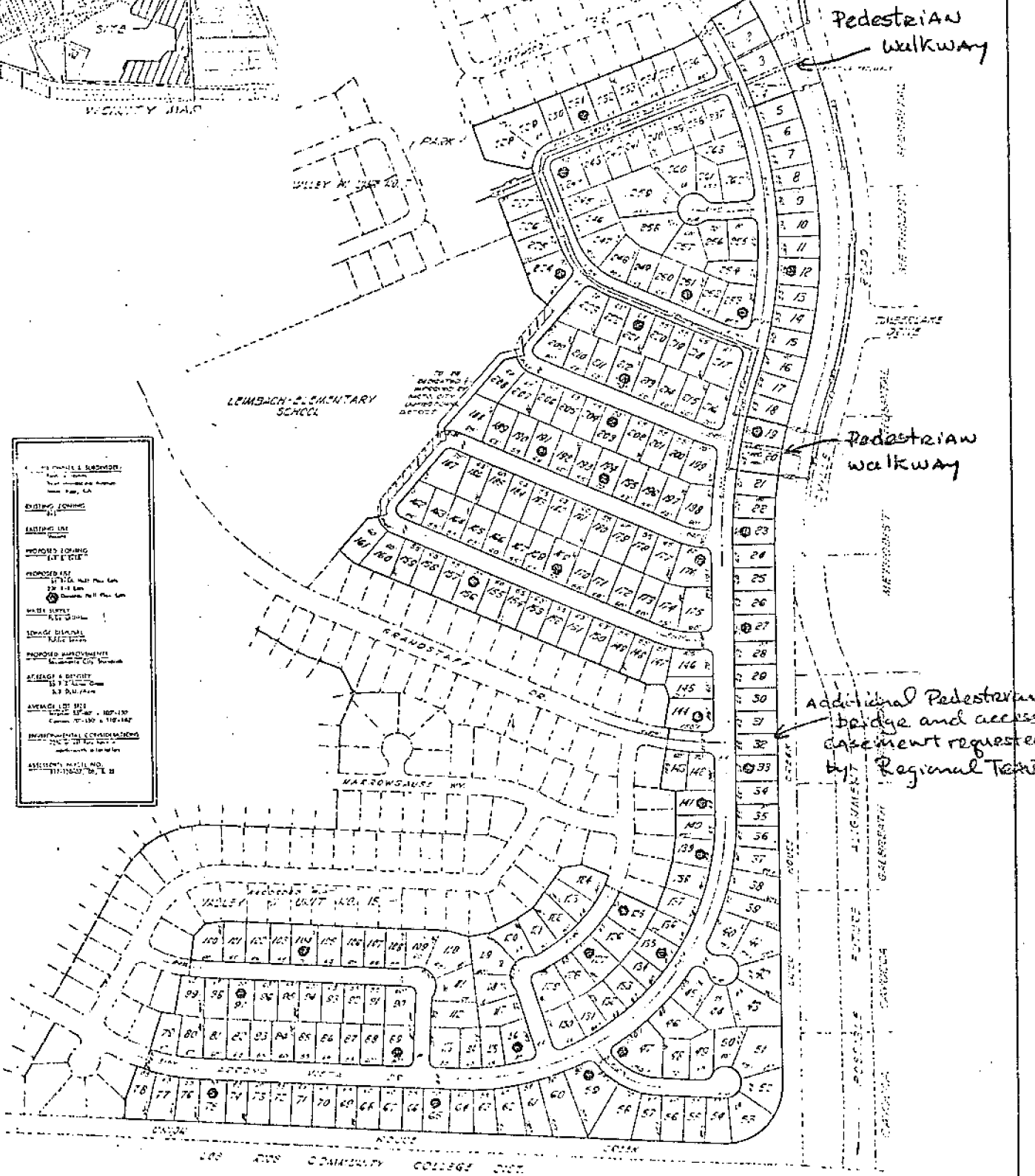
5. Minimum intersection offset shall be 120'.
6. All street intersections shall be right angle with a centerline tangent on the side street equal to one-half the through street width plus corner radius.
- e. Increase the corner radius of the intersection adjacent to lots 162 and 209 to provide large vehicle turns to the satisfaction of the City Traffic Engineer.
- f. Show slope easements along Union House Creek in the final map.
- g. Dedicate 10' pedestrian easements to the existing foot bridges and pave these walkways with a pattern pavement or a similar type material. In addition, erect a low barrier to prohibit motorcycle access to these bridges.
- h. Name the street servicing lots 237-253 a circle.
- i. Name all cul-de-sacs with six or more lots a court.
- \*j. Increase the width of all those lots to be rezoned from R-1 to R-1A to a minimum of 75'.

*\*CPC amended to:*

- j. Increase the width of 11 interior lots to be rezoned from R-1 to R-1A to a minimum of 75'.*

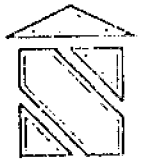


<b>PREPARED BY:</b> MICHAEL & BUSHNOR 1001 S. ... ... ...	
<b>EXISTING ZONING:</b> ...	
<b>EXISTING LOT:</b> ...	
<b>PROPOSED ZONING:</b> ...	
<b>PROPOSED LOT:</b> ...	
<b>WATER SUPPLY:</b> ...	
<b>SEWER DISPOSAL:</b> ...	
<b>PROPOSED IMPROVEMENTS:</b> ...	
<b>AREA &amp; DISTRICT:</b> ...	
<b>AREA OF LOT:</b> ...	
<b>ENVIRONMENTAL CONSIDERATIONS:</b> ...	
<b>ASSESSMENT NO. 10:</b> ...	



—REVISED TENTATIVE MAP—

# Valley Hill Unit No. 17 et seq.





**RESOLUTION NO. 80-213**

Adopted by The Sacramento City Council on date of

APRIL 8, 1980

RESOLUTION AMENDING THE 1968 VALLEY HI COMMUNITY  
PLAN TO DELETE VEHICULAR ACCESS ACROSS UNION HOUSE  
CREEK (P-8951)

WHEREAS, the City Council conducted a public hearing on April 8, 1980 concerning amending the 1968 Valley Hi Community Plan to delete vehicular access across Union House Creek, and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds as follows:

1. The deletion of vehicular access across Union House Creek will not adversely affect traffic circulation patterns serving the proposed development and the surrounding area.
2. The existing physical constraints (grade separation) make the provision for vehicular access infeasible.
3. In all other aspects, the project is consistent with the 1974 General Plan and the Valley Hi Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the 1968 Valley Hi Community Plan be amended to delete vehicular access across Union House Creek.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P-8951

**APPROVED**  
BY THE CITY COUNCIL

APR 8 1980

OFFICE OF THE  
CITY CLERK

1. ORDINANCE NO. 4340, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT Eastern terminus of Grandstaff Dr. & West of Union House Creek FROM THE R-1 Single Family Residential ZONE AND PLACING SAME IN THE R-1A Townhouse ZONE (FILE NO. P-8951 ) (APN: 117-120-22, 07, 08)

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

P-8951

**APPROVED**  
BY THE CITY COUNCIL

APR 8 1980

OFFICE OF THE  
CITY CLERK

APPROVED  
BY THE CITY COUNCIL

APR 8 1980

OFFICE OF THE  
CITY CLERK

RESOLUTION NO. 80-214

Adopted by The Sacramento City Council on date of  
APRIL 8, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP  
FOR VALLEY HI UNIT NO. 17 (P-8951)  
(APN: 117-120-07, 08)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Valley Hi Unit No. 17, located at the eastern terminus of Grandstaff Drive and west of Union House Creek (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 April 8, 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 Valley Hi 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 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.

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 configuration of the site makes it impossible to create all standard size single family lots.

b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: There is no feasible way to divide the site and meet all requirements of the Subdivision Ordinance.

c. That the modification will not be detrimental to the public health, safety or welfare nor be injurious to other properties in the vicinity.

Fact: The project is compatible to surrounding land uses.

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 intended for Light Density Residential use and the proposed development is consistent with the designation.

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:
  1. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance.
  2. Provide off-site dedication to the satisfaction of the City Engineer and full street improvements along the school site upon filing of the final map.
  3. Prepare sewer and drainage study for review and approval of the City Engineer.
  4. Meet the following City Traffic Engineering requirements:
    - a. Minimum radius of street centerline: 44' r.o.w. = 200' r, 50' r.o.w. = 250' r, 58' r.o.w. = 300' r, 54' r.o.w. = 400' r, 80' r.o.w. = 600' r, 90' r.o.w. = 1000' r, 110' r.o.w. = 1000' r, 124' r.o.w. = 1500' r.
    - b. Minimum radius of property lines at corners = 20' r.
    - c. Minimum r.o.w. radius for cul-de-sac bulb = 44' and 50' street = 40' r, 54' street = 50' r, 58' street = 60' r.
    - d. For knuckles (sharp turns in the street), a minimum 50' radius blister on the outside of the bend shall be provided centered on the intersection of the straight line extensions of the r.o.w. lines.
    - e. Minimum intersection offset shall be 120'.
    - f. All street intersections shall be right angle with a centerline tangent on the side street equal to one-half the through street width plus corner radius.
  5. Increase the corner radius of the intersection adjacent to lots 162 and 209 to provide large vehicle turns to the satisfaction of the City Traffic Engineer.
  6. Show slope easements along Union House Creek in the final map.
  7. Dedicate 10' pedestrian easements to the existing foot bridges and pave these walkways with a pattern pavement or a similar type material. In addition, erect a low barrier to prohibit motorcycle access to these bridges.
  8. Name the street servicing lots 237-253 a circle.
  9. Name all cul-de-sacs with six or more lots a court.
  10. Increase the width of 11 interior lots to be rezoned from R-1 to R-1A to a minimum of 75'.

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

- 7. Various requests for property located at the northeast corner of Babette Avenue, southeast corner of 22nd Street and Pierre Avenue, southwest and southeast corners of Craig Avenue and Pierre Avenue, northeast corner of Craig Avenue, southwest corner of Beth Avenue and 22nd Street, northeast and northwest corners of John Still Dr. and 22nd Street. (P-8944) (D8)
  - a. Rezone from R-1 to R-1A
  - b. Tentative Map to divide 8 lots into 16 half-plex lots
  - c. Subdivision Modification to waive service connections
- 8. Rezone 34 corner lots from R-1 to R-1A. Loc: Riverbend Commons Subdivision, Lots on Hidden Cove Circle, Marani Way, Rush River Drive, De Mar Drive and Rocky Bend Circle. (P-8945) (D8)
- 9. Various requests for property located at the southwest corner of 14th Avenue and 58th Street. (P-8946) (D5)
  - a. Tentative Map to divide .8+ acre into 5 lots
  - b. Subdivision Modification to waive service connections to 2 lots
- 10. Amend Methodist Hospital PUD. Loc: 7500 Timberlake Way. (P-8947) (D8)
- 11. Various requests for property located at the northwest and southwest corners of Greenhaven Drive and South Land Park Drive. (P-8950) (D8)
  - a. Establish PUD
  - b. Designate PUD Schematic Plan
  - c. Rezone from A and R-1 to R-1A(PUD)
- 12. Various requests for property located at the east terminus of Grandstaff Drive and west of Union House Creek. (P-8951) (D8)
  - a. Amend Community Plan
  - b. Rezone 46+ acres from R-1 to R-1A PFP 4-1 #9
  - c. Tentative Map to divide 56+ acres into 263 single family lots
  - d. Subdivision Modification to create a lot more than 100 feet deep.

12

*Jan Perrone*  
jm

Attachments

APP: 4-1-50  
 HAG: 4-8-50  
 FCA: 4-23-50  
 cc: VAN DUYN  
 CARSTENS  
 MINAMOTO  
 TANIMOTO  
 YES



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 448-5428

LORRAINE MAGANA  
CITY CLERK

April 9, 1980

Feature Homes  
3434 Mendocino Avenue  
Santa Rosa, CA 94501

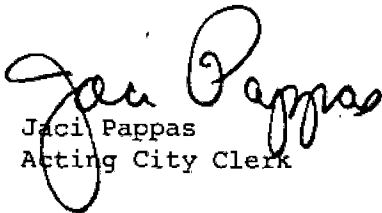
Gentlemen:

On April 8, 1980, the City Council adopted the enclosed certified resolution amending the 1968 Valley Hi Community Plan to delete vehicular access across Union House Creek. (P-8951)

The Council also adopted the enclosed certified ordinance rezoning property located at eastern terminus of Grandstaff Drive and west of Union House Creek from the R-1 Single Family Residential zone to the R-1A Townhouse zone. (APN: 117-120-22,07,08)

It also adopted the enclosed certified resolution adopting Findings of Fact, approving a request for subdivision modification and tentative map for Valley Hi Unit No. 17. (APN: 117-120-07, 08)

Sincerely,



Jaci Pappas  
Acting City Clerk

JP:HO'

Encls.

cc: The Spink Corporation  
Planning Department

Item No. 30