

22



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
APR 3 1980

CITY PLANNING DEPARTMENT
915 "I" STREET SACRAMENTO, CALIF. 95814
CITY HALL - ROOM 308 TELEPHONE (916) 448-5604

Marty Van Duyn
[Redacted]
PLANNING DIRECTOR

April 3, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Rezone from R-1 to R-1A
 3. Tentative Map (P-8927)

LOCATION: West of the terminus of John Still Drive

SUMMARY

The applicant is seeking the necessary entitlements to divide 12.5+ acres into 40 single family and 22 halfplex lots. The staff and Planning Commission recommend approval of the project subject to conditions. The Planning Commission also granted a special permit to allow 22 halfplex units.

BACKGROUND INFORMATION

The subject site is currently vacant and is located adjacent to existing single family development. The applicant is proposing to develop single family and halfplex units which are compatible with the existing and proposed developments in the area.

Staff has no objection to the proposed residential development as it is consistent with the community plan designation of Light Density Residential. The Subdivision Review Committee also recommended approval of the project subject to conditions.

VOTE OF COMMISSION

On March 13, 1980 by a vote of eight ayes, one 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

City Council


-2-

April 3, 1980

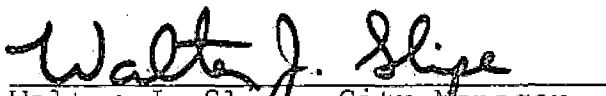
RECOMMENDATION:

The staff and the Planning Commission recommend that the City Council approve the rezoning and tentative map and adopt the attached ordinance and resolution.

Respectfully submitted,


Marty Van Duzen
Planning Director

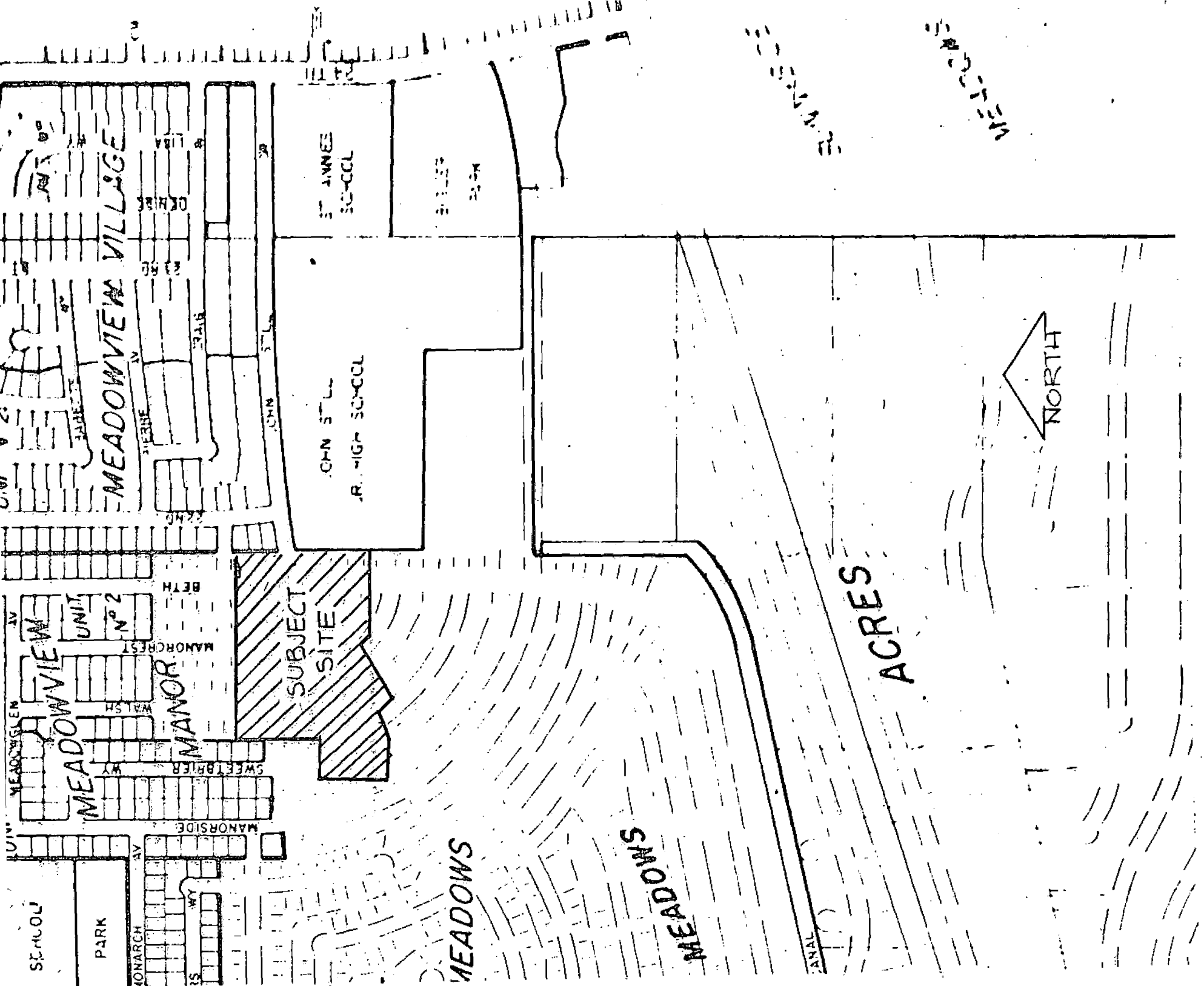
FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slize, City Manager

MVD:DP:bw

April 8, 1980
District No. 8

Attachments
P-8927



- c. The applicant shall not record lots 1 through 33 until a second public improved access (minimum 24' wide pavement) is provided.
- d. The applicant shall name the streets to the satisfaction of the Planning Director.
- e. The applicant shall improve both sides of Beth Street to the satisfaction of the City Engineer.
- f. The applicant shall meet all standard Traffic Engineering conditions for subdivisions.
- g. The applicant shall redesign lots 59, 60, 61 and 62 to allow for greater width for lots 59 and 60.

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

- a. The subject site is located in an area that is developed with single family residences and there is an approved tentative map for single family units to the south.
- b. Staff has no problem with the request to rezone to Townhouse R-1A and recommends approval of the entitlement.
- c. Staff has no problem with the tentative map as proposed. The configuration of the site, the location of the existing stub streets and street patterns make it difficult to divide. The design as proposed has a limited number of north/south lots, however it appears to be the most logical way to subdivide the site.
- d. To encourage a variation in the overall site appearance of the development, staff recommends that both one- and two-story half-plex units be provided and that one- and two-car garages be offered. Additionally, staff recommends that the setbacks be varied to allow building offsets of three to five feet. The applicant should use all three of the proposed elevations to achieve a variation in the appearance of the development.
- e. The Sacramento City Unified School District has reviewed the proposed development and anticipates a yield of 16 elementary, 7 junior high, and 7 senior high school students. Should enrollment increase beyond current physical capacity, additional portable classrooms will be provided.
- f. Regional Transit has reviewed the project and has no comments or requirements.

STAFF RECOMMENDATION: Staff recommends that:

- a. The Negative Declaration be ratified.
- b. The Rezoning request to Townhouse R-1A be approved.
- c. The Special Permit to allow half-plexes be granted subject to the conditions listed following:
- d. The Tentative Map be approved subject to the conditions listed following:

Conditions - Special Permit

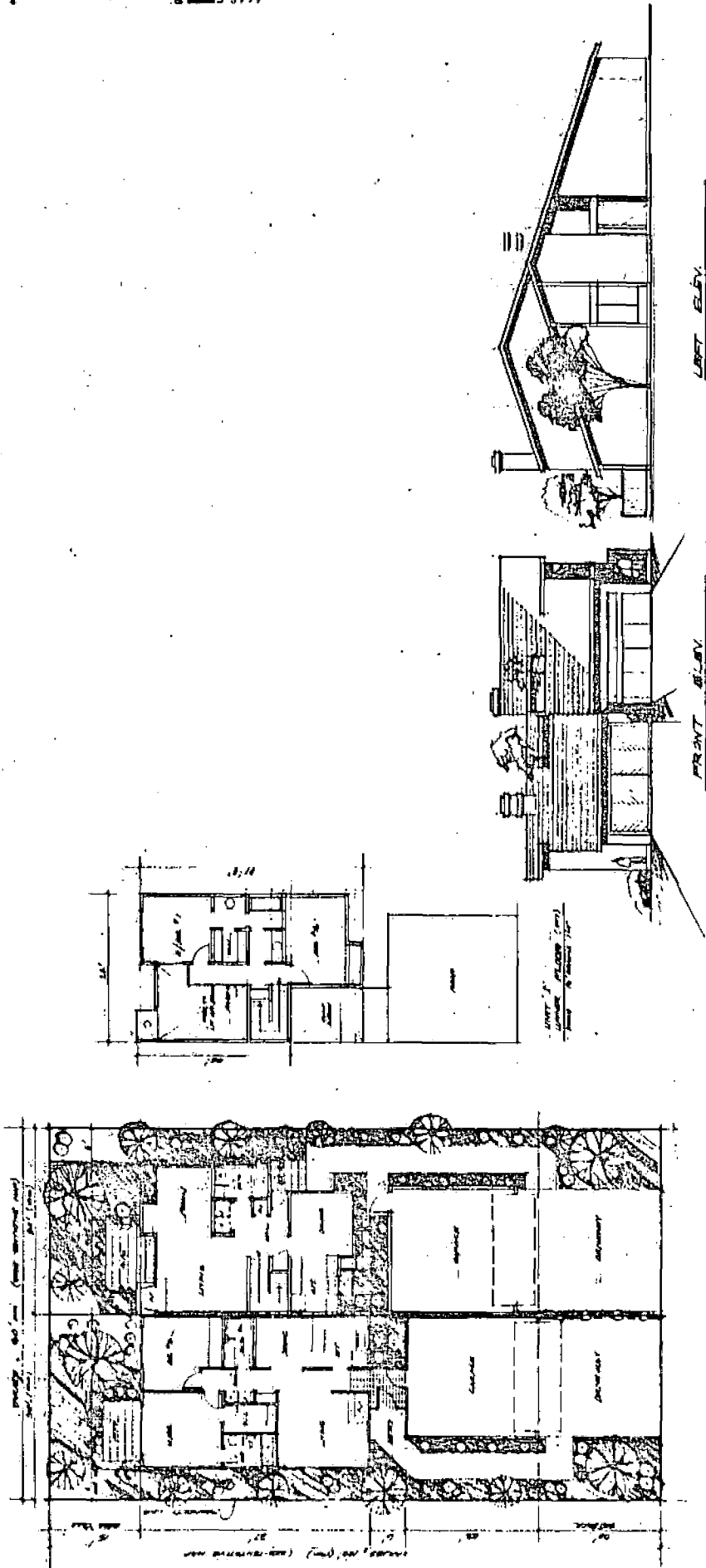
1. The applicant shall provide both one- and two-story units.
2. The applicant shall provide both one- and two-car garages.
3. The applicant shall provide varied setbacks to offset the structures by three to five feet.
4. The applicant shall use the three proposed elevations to provide a variation in the overall site appearance of the development.
5. The applicant shall provide the exterior construction materials as exemplified in the proposed elevations - stucco with wood trim; cedar shakes as the roofing material.

Conditions - Tentative Map

1. The applicant shall provide standard subdivision improvements, including street lights, pursuant to Section 40.811 of the Subdivision Ordinance.
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer. The applicant may be required to provide oversized lines and off-site extensions.
3. The applicant shall not record lots 1 through 33 until a second public improved access (minimum 24' wide pavement) is provided.
4. The applicant shall name the streets to the satisfaction of the Planning Director.
5. The applicant shall improve both sides of Beth Street to the satisfaction of the City Engineer.
6. The applicant shall meet all standard Traffic Engineering conditions for subdivisions.
7. The applicant shall redesign lots 59, 60, 61 and 62 to allow for greater width for lots 59 and 60.

Findings - Special Permit

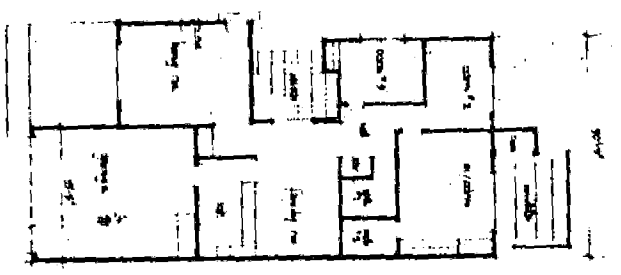
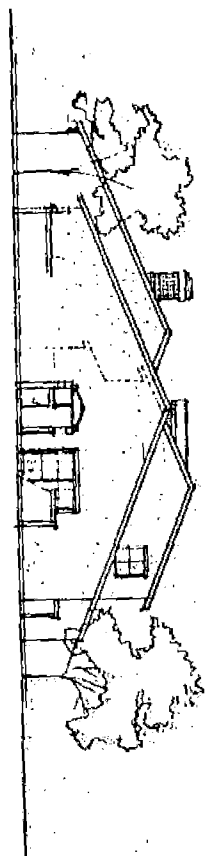
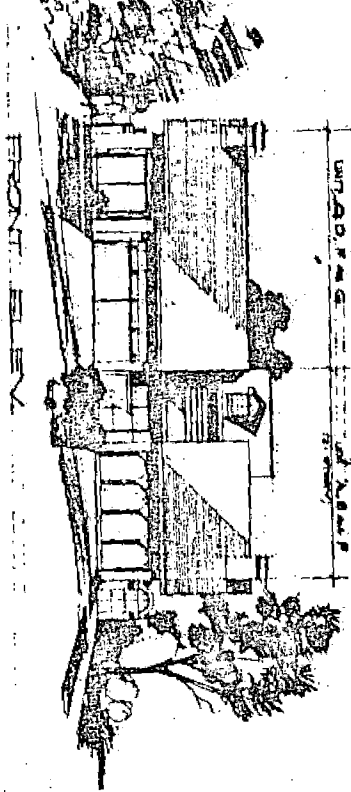
1. The project, as conditioned, is based on sound principles of land use in that the proposed half-plex units are compatible with the surrounding residential area.
2. The project, as conditioned, will not be injurious to surrounding properties in that the proposal will not significantly alter the characteristics of the area.
3. The proposal, as conditioned, is consistent with the 1974 General Plan which designates the site for residential uses.



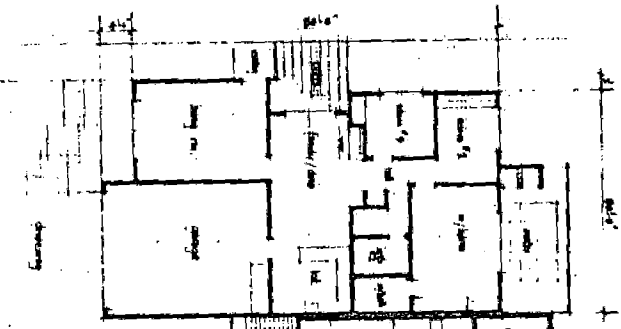
UNIT 1: 1,100 sq. ft.
 UNIT 2: 1,100 sq. ft.

TYPICAL: HALF-DUPLEX SITE AND FLOOR PLAN FOR MINIMUM LOT SIZE (40' x 100')

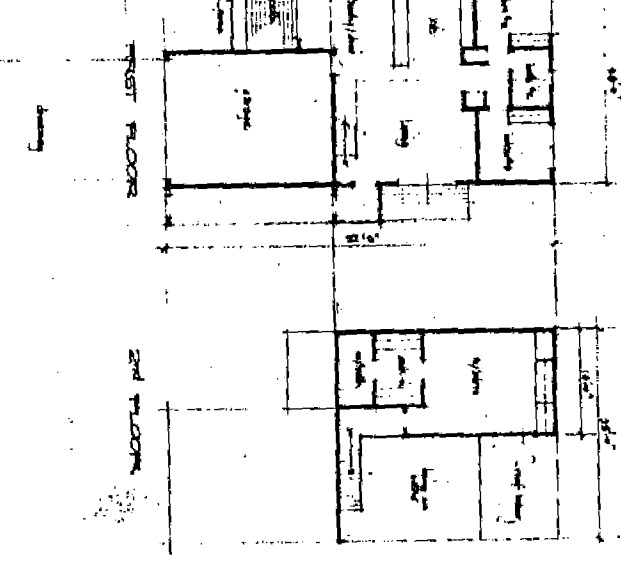




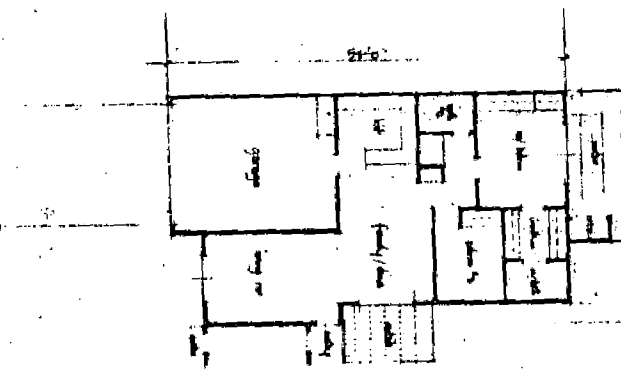
UNIT D (1000 sq. ft.)
 1000 sq. ft.
 1000 sq. ft.



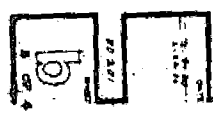
UNIT E (1000 sq. ft.)
 1000 sq. ft.
 1000 sq. ft.

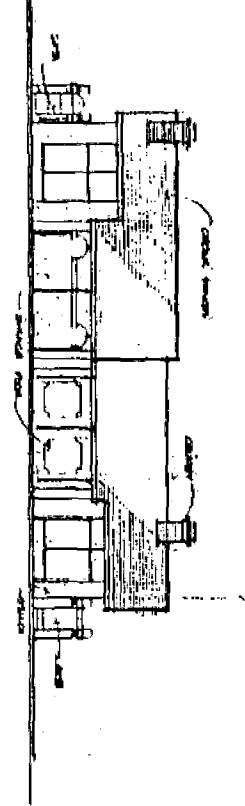


UNIT F (1000 sq. ft.)
 1000 sq. ft.
 1000 sq. ft.

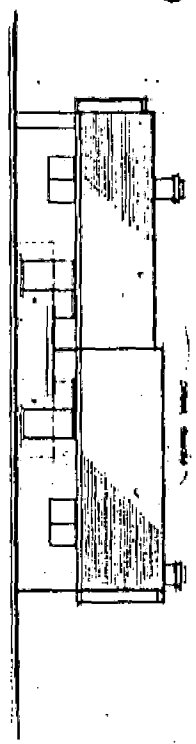


UNIT G (1000 sq. ft.)
 1000 sq. ft.
 1000 sq. ft.

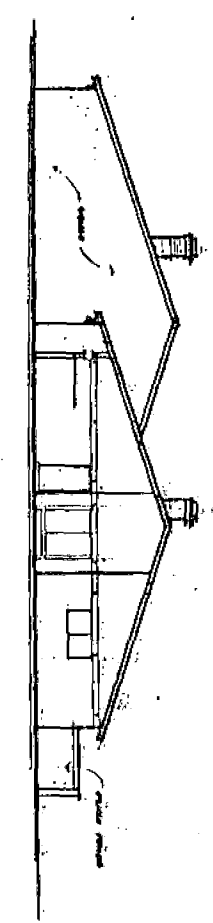




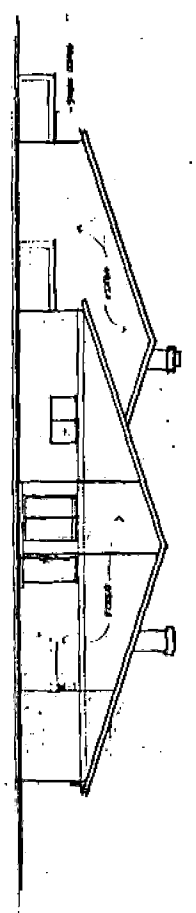
FRONT ELEV. (shown)



REAR ELEV. (shown)



RIGHT SIDE ELEV.

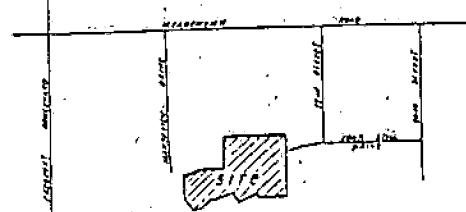
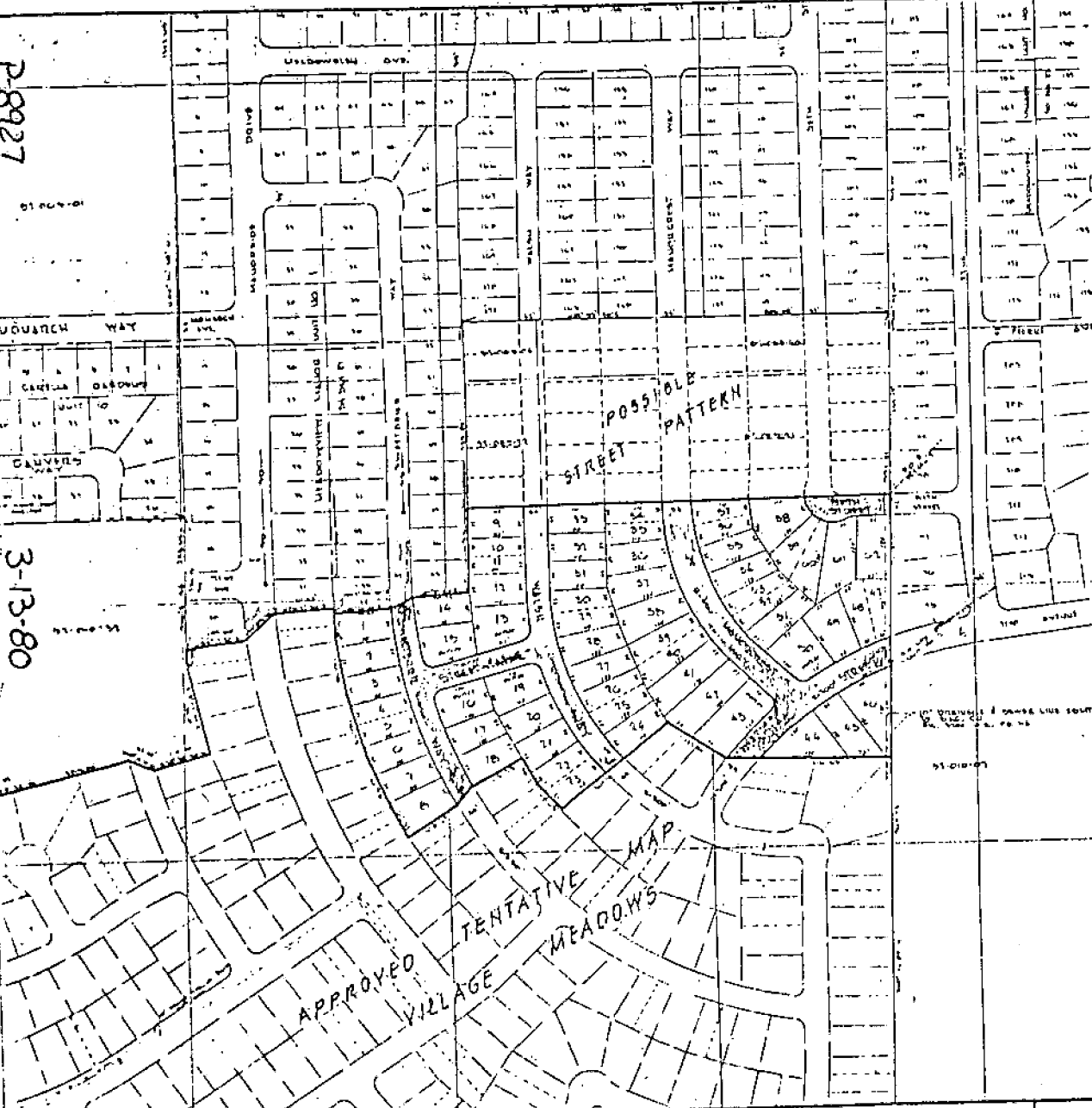


LEFT SIDE ELEV.

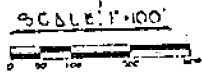


P-8927

3-13-80



LOCATION MAP
NO SCALE



OWNER & DEVELOPER
 MORTON & PITALO, INC.
 1500 17th STREET, SUITE 100
 SACRAMENTO, CA 95811

ENGINEER
 MORTON & PITALO, INC.
 1500 17th STREET, SUITE 100
 SACRAMENTO, CA 95811
 PHONE: 830-1111

SECTION 5127
 CITY OF SACRAMENTO

DATE
 CITY OF SACRAMENTO

PLANNING
 SACRAMENTO MUNICIPAL
 DISTRICT DISTRICT

208
 PACIFIC GAS & ELECTRIC

MUNICIPAL DISTRICT
 CITY OF SACRAMENTO

222108
 11-11-1978

ADDRESS
 11-11-1978
 SACRAMENTO, CALIFORNIA
 95-010-33 & 34

NUMBER OF LOTS
 ORIGINAL 104
 SPLIT LOTS 11,12,13 = 45
 SPLIT LOTS 2,3,10,11 = 55
 TOTAL 61 LOTS = 100

PLANNING DISTRICTS
 PLANNING DISTRICT 18
 PLANNING DISTRICT 19
 PLANNING DISTRICT 20
 PLANNING DISTRICT 21
 PLANNING DISTRICT 22
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 PLANNING DISTRICT 98
 PLANNING DISTRICT 99
 PLANNING DISTRICT 100

PLANNING DISTRICT 18 (GROSS)

FILE
 800011

DESCRIPTION	APPROVED BY	FIELD BOOK NO.	SCALE:	MORTON & PITALO, INC.	CIVIL ENGINEERING SURVEYING	ACCEPTED:	DATE:	TENTATIVE MAP	
								VILLAGE MEADOWS UNIT NO. 2	
PORTION OF THE N.E. 1/4 SEC. 17, T. 7 N., R. 4 E., S. 4 W., CALIFORNIA								FILE NO.	800011

#7

1. ORDINANCE NO. 4337 , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE WESTERLY TERMINUS OF JOHN STILL DRIVE FROM THE R-1 SINGLE FAMILY RESIDENTIAL ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (File No. P-8927)

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-8927

APPROVED
BY THE CITY COUNCIL

APR 8 1980

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 80-207

Adopted by The Sacramento City Council on date of

APRIL 8, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR VILLAGE MEADOWS UNIT NO. 2
(APN: 052-010-33 & 34) (P-8927)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Village Meadows Unit No. 2, located at the westerly terminus of John Still Drive (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 Meadowview 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.

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 City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

APPROVED
BY THE CITY COUNCIL

APR 8 1980

OFFICE OF THE
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. The applicant shall provide standard subdivision improvements, including street lights, pursuant to Section 40.811 of the Subdivision Ordinance.
 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer. The applicant may be required to provide oversized lines and off-site extensions.
 3. The applicant shall not record Lots 1 through 33 until a second public improved access (minimum 24-foot wide pavement) is provided.
 4. The applicant shall name the streets to the satisfaction of the Planning Director.
 5. The applicant shall improve both sides of Beth Street to the satisfaction of the City Engineer.
 6. The applicant shall meet all standard Traffic Engineering conditions for subdivisions.
 7. The applicant shall redesign Lots 59, 60, 61 and 62 to allow for greater width for Lots 59 and 60.

MAYOR

ATTEST:

CITY CLERK

P-8927



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 25, 1980

Santa Fe Development & Mortgage Corp.
P. O. Box 22587
Sacramento, CA 95822


Gentlemen:

Notice is hereby given that a hearing date of April 8, 1980 has been set in the matter of REZONE 2⁺ acres from R-1 to R-1A and TENTATIVE MAP to divide 13⁺ acres into 40 single family lots and 22 half-plex lots, requests for property located at the westerly terminus of John Still Drive. (P-8927)

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, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and requesting the continuance.

Sincerely,


Jaci Pappas
Acting City Clerk

JP:HO'

Information copies to: Morton & Pitalo, Inc.
P-8927 Mailing List (43 Addressees)
Planning Department

NOTICE

IN ACCORDANCE WITH THE LAW, THIS NOTIFICATION IS SENT TO ALL OWNERS OF PROPERTY WITHIN 300 FEET OF THE PROPERTY DESCRIBED ABOVE. ATTENDANCE AT THIS HEARING IS OPEN TO THE PUBLIC, AND QUESTIONS OF A TECHNICAL NATURE MAY BE DIRECTED TO THE CITY PLANNING DEPARTMENT, TELEPHONE NUMBER 449-5604.