



CITY OF SACRAMENTO

19

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

MARTY VAN DUYN
PLANNING DIRECTOR

March 20, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Rezoning from R-1 to R-1A
3. Tentative Map (P84-018) (APN: 031-370-34)

LOCATION: 6875 Claiborne Way

SUMMARY

This is a request for entitlements necessary to develop two halfplex units on a corner lot. The staff and Planning Commission recommend approval of the project subject to conditions. The Commission also approved a Special Permit to allow the halfplex units.

BACKGROUND INFORMATION

The subject site is located in a subdivision that is presently being developed with single family dwellings, duplexes and halfplexes on corner lots. The proposal is compatible to the area and consistent with the Pocket Community Plan.

The property is a corner lot and unusual in shape. Proposed parcel B (.209 acres) is larger than parcel A (.125 acres); however, the unit will fit on the lots with adequate setbacks.

VOTE OF THE PLANNING COMMISSION

On February 23, 1984, the Planning Commission by a vote of eight ayes and one absent recommended approval of the project.

APPROVED
BY THE CITY COUNCIL

MAR 27 1984

OFFICE OF THE
CITY CLERK

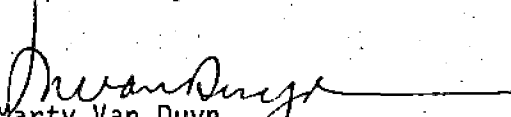
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RECOMMENDATION

The staff and Planning Commission recommend approval of the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached Rezoning Ordinance; and
3. Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map with Conditions.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

HY:lao
 attachments
 P84-018

March 27, 1984
 District No. 8

SACRAMENTO CITY PLANNING COMMISSION

19

MEETING DATE February 23, 1984
 ITEM NO. 10a FILE NO. P-84-018
 M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- ENVIRONMENTAL DET.
- OTHER _____

Recommendation LOCATION: 6875 Clairborne Way

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

- MOTION:
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FINDINGS OF FACT DUE
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

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

ORDINANCE NO. 84-029

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 6875 CLAIRBORNE WAY

FROM THE SINGLE FAMILY, R-1 ZONE(S)

AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)

(FILE NO. P-84-018)(APN: 031-370-34)

APPROVED
BY THE CITY COUNCIL

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

MAR 27 1984

SECTION 1.

OFFICE OF THE
CITY CLERK

The territory described in the attached exhibit(s) which is in the Single Family, R-1 zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Townhouse, R-1A zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission February 23, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

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

P84-018

LEGAL DESCRIPTION

LOT 74 OF LONDON RIVER ESTATES FILED IN BOOK 119 OF MAPS, MAP NO. 6.

P84-018

RESOLUTION No. 84-264

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 6875 CLAIBORNE
WAY

(P-84-018)(APN: 031-370-34)

APPROVED
BY THE CITY COUNCIL

MAR 27 1984

WHEREAS, the City Council, on March 27, 1984, ^{held a public hearing} on the request for approval of a tentative map for property located at 6875 Claiborne Way;

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 1976 South Pocket Community Plan designate the subject site for low density 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. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the land to be subdivided and pay the required Parkland Dedication in-lieu fees. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map;
 - b. Provide separate sewer and water services to each lot;
 - c. Pay off existing assessments;
 - d. Relocate the rear lot line between units to increase the rear yard of Lot A.

MAYOR

ATTEST:

CITY CLERK

P84-018

TENTATIVE PARCEL MAP

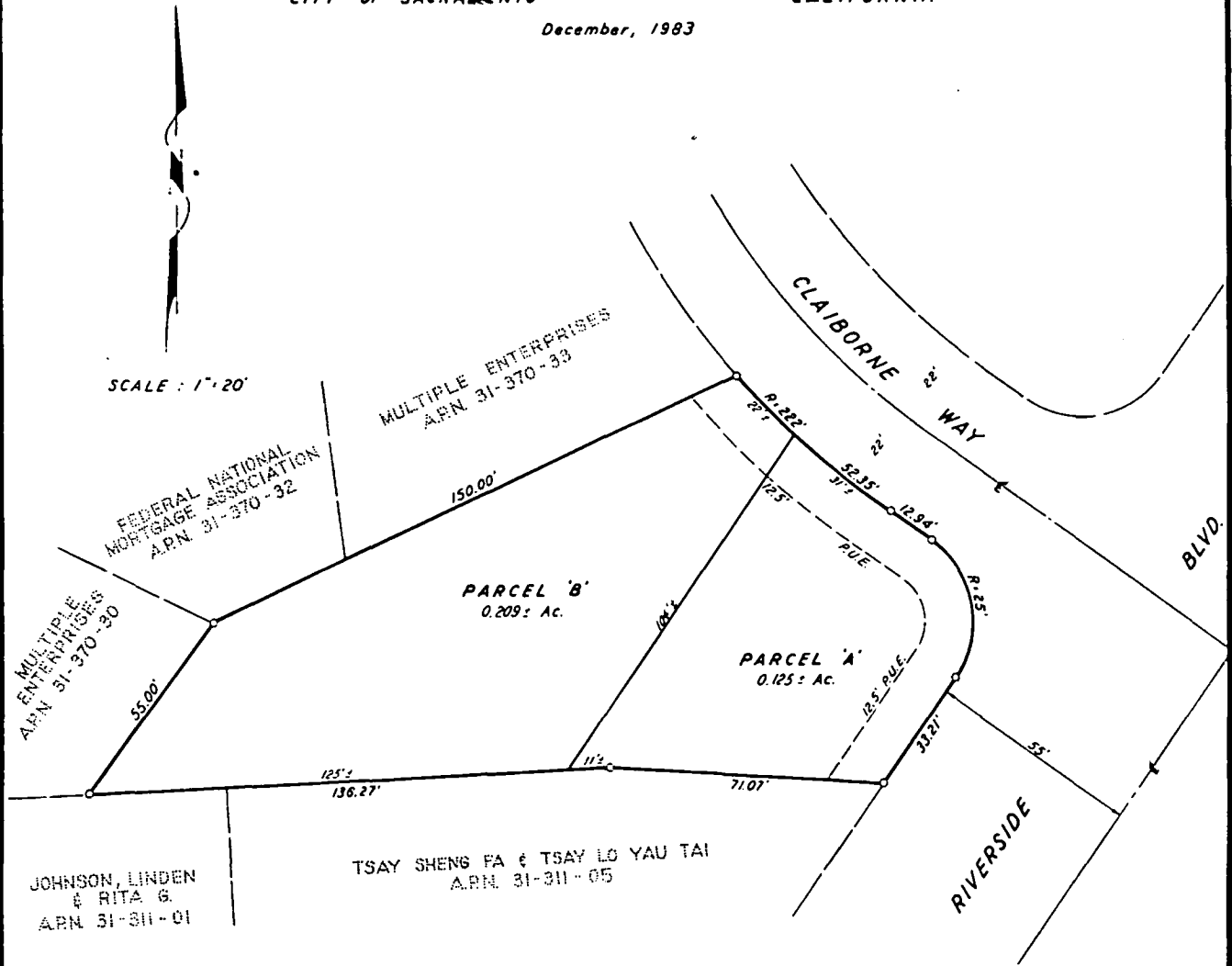
LOT 74 OF LONDON RIVER ESTATES UNIT NO. 1 (119 B.M. 6)

CITY OF SACRAMENTO

CALIFORNIA

December, 1983

SCALE: 1" = 20'



JOHNSON, LINDEN & RITA G.
A.P.N. 31-311-01

TSAY SHENG FA & TSAY LO YAU TAI
A.P.N. 31-311-05

RECORD OWNER
CHARLES GORDON
7360 POCKET ROAD
SACRAMENTO, CALIFORNIA 95831

DEVELOPER
OWNER

ENGINEER/SURVEYOR
RAYMOND VAIL and ASSOCIATES
1410 ETHAN WAY
SACRAMENTO, CALIFORNIA 95825

ASSESSOR'S PARCEL NO.
31-370-34

EXISTING USE
VACANT

EXISTING ZONING
R-1-A

WATER SUPPLY
CITY

FIRE PROTECTION
CITY

PARKS & RECREATION
CITY

PROPOSED USE
HALFPLEX

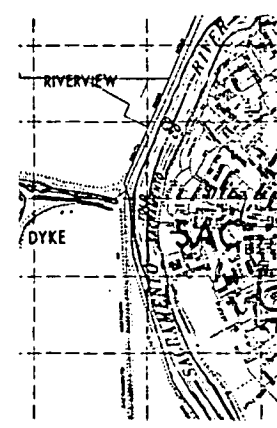
PROPOSED ZONING
R-1-A

SEWAGE DISPOSAL
CITY

SCHOOLS
SACRAMENTO UNIFIED SCHOOL DISTRICT

LOT SIZES
AS SHOWN

GROSS AREA
0.334 ACRE



VICINITY MAP
NO SCALE

P 84018

23 FEB 84

RVA SACRAMENTO • ANTIOCH • SONOMA • TAMOC CITY
RAYMOND VAIL AND ASSOCIATES
 ENGINEERING • PLANNING • ARCHITECTURE • SURVEYING
 1410 ETHAN WAY, SACRAMENTO, CALIFORNIA 95825 (916) 879-3323

Ac. 12

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CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Raymond Vail & Associates, 1410 Ethan Way, Sacramento, CA 95815		
OWNER	Charles Gordon, 7360 Pocket Road, Sacramento, CA 95831		
PLANS BY	Mitchell Design Associates		
FILING DATE	1-20-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC	2-13-84	EIR	ASSESSOR'S PCL. NO. 031-370-34

- APPLICATION:
1. Environmental Determination
 2. Rezone .33 vacant acres from Single Family (R-1) to Townhouse (R-1A)
 3. Tentative Map to divide .33 vacant acres into two halfplex lots
 4. Special Permit to construct two halfplex units

LOCATION: 6875 Claiborne Way

PROPOSAL: The applicant is requesting the necessary entitlements to create two halfplex units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning:	Single Family (R-1)
Existing Land Use:	Vacant

SURROUNDING LAND USE AND ZONING:

North:	Vacant; R-1A & R-1
South:	Single Family; R-1
East:	Vacant; R-1
West:	Single Family; R-1

Parking Required:	2 spaces
Parking Provided:	4 spaces
Ratio Required:	1 per dwelling unit
Ratio Provided:	2 per dwelling unit
Property Dimensions:	Irregular
Property Area:	.33 acres
Density of Development:	6 dwelling units/acre
Square Footage of Building:	1,200 - 1,600
Height of Structure:	2-story; 27 feet
Street Improvements:	Existing
Utilities:	Existing to property line
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Stucco and brick

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 8, 1984, by a vote of seven ayes, two absent, the Subdivision Review Committee voted to recommend approval of the tentative map. 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. 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 parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to filing the final map.
2. Provide separate water and sewer service to each unit.
3. Pay off existing assessments.
4. Relocate the rear lot line between units to increase the rear yard of Lot A.

STAFF EVALUATION: Staff has the following comments on this project:

1. The subject site is located in an area of standard single family development. As proposed, the halfplex development will not increase the density or alter the character of the residential neighborhood since duplexes are allowed on corner lots in the Single Family (R-1) zone. The tentative map provides opportunity for individual ownership of each unit. Staff has no objection to the rezoning or tentative map requests.
2. The units are approximately 1,200 and 1,600 square feet of living area. Building materials include medium shake roofs and stucco and brick exteriors. Each has a two-car garage.
3. The units are designed to provide separate street frontage for each unit. This creates consistency with the appearance of neighboring single family structures. Staff has no objection to granting the special permit, based on the site plan submitted by the applicant except that the common rear property line should be moved northwest to give Lot A a larger rear yard (see Exhibit A). The Subdivision Review Committee also recommended that the lot line be relocated to increase the rear yard area of Lot A.
4. The Planning and Community Services Departments have determined that 0.0224 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication. The applicant shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from Single Family (R-1) to Townhouse (R-1A);
3. Approval of the Tentative Map, subject to conditions which follow:

Conditions - Tentative Map

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. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the land to be subdivided and pay the required Parkland Dedication in-lieu fees. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map;
 - b. Provide separate sewer and water services to each lot;
 - c. Pay off existing assessments;
 - d. Relocate the rear lot line between units to increase the rear yard of Lot A (as indicated on Exhibit A).
4. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow.

Conditions - Special Permit

- a. Approval is subject to site plans and elevations as submitted. Building plans shall be reviewed and approved by the Planning Director prior to issuance of permits;
- b. Roofs shall be of shake material.

Findings of Fact - Special Permit

- a. The project is based upon sound principles of land use in that:
 - 1) each unit has frontage on a different street;
 - 2) each unit is provided individual sewer and water services.
- b. The project is not injurious to surrounding property in that the existing residential character of the neighborhood will not be altered;
- c. The project is consistent with the 1974 General Plan and the 1976 South Pocket Community Plan which designate the site for residential uses.



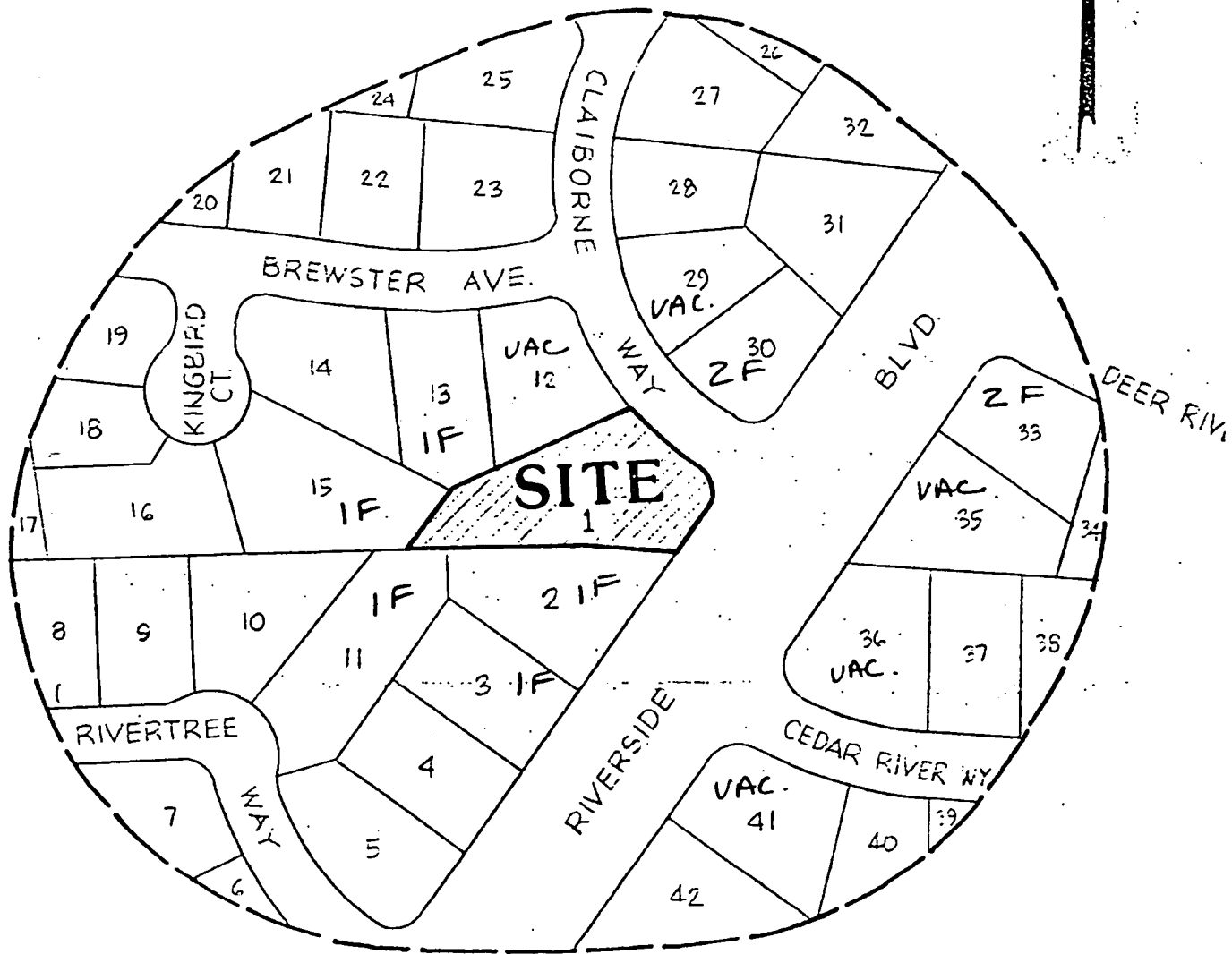
subject site

84-018

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No. 10

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SURROUNDING LAND USE

Scale: 1" = 100'

84-018

23 feb 84

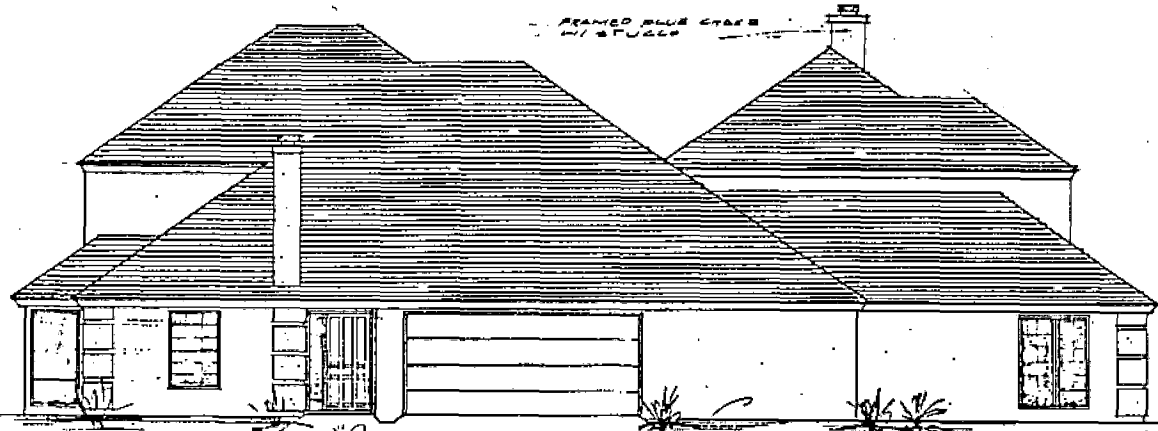
P 8447 X

No. 10

P 84018

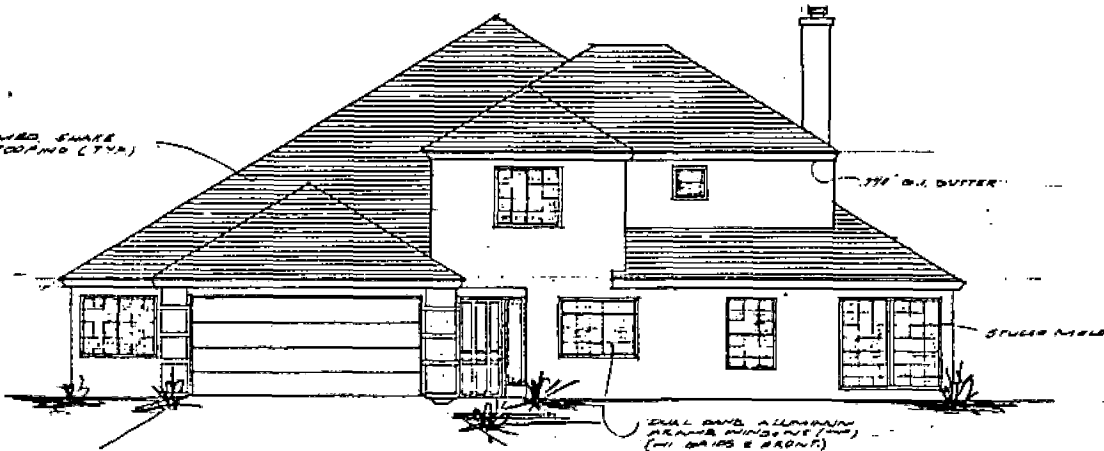
23 FEB 84

No. 10



FRONT ELEVATION

14' - 11 1/2"



RIGHT ELEVATION

11' - 10"

685-8888

Mitchell Design
Associates

GORDON MITCHELL
2780 W. GARDEN ST.
LOS ANGELES, CA 90064

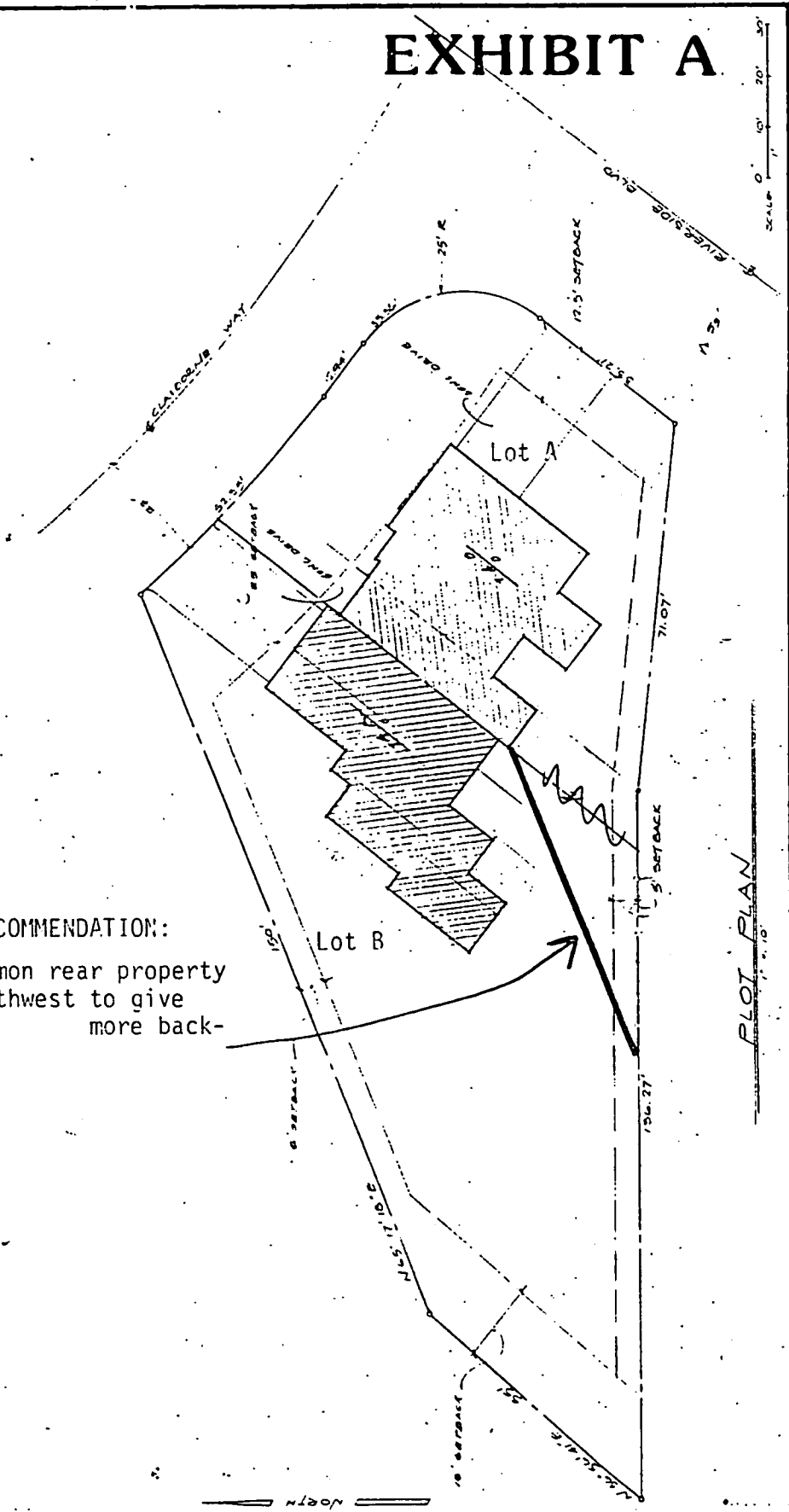
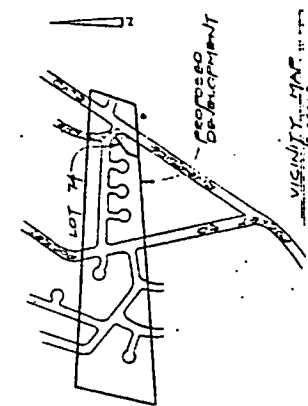
NO. 10
DATE
BY
SCALE
1

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Gordon & Mitchell
 5708 Elk Grove Blvd Suite 101
 Elk Grove CA 95624
 PLANS FOR:

19

EXHIBIT A



STAFF RECOMMENDATION:
 Move common rear property
 line northwest to give
 Lot A more back-
 yard.

PLOT PLAN

84U 1 0

23 FEB '84

No. 10



CITY OF SACRAMENTO

19 (2)

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

MARTY VAN DUYN
PLANNING DIRECTOR

March 12, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family, R-1 to Townhouse, R-1A.

LOCATION: 6875 Claiborne Way

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.


BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to March 27, 1984.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 3-27-84

MVD:lao
attachments
P84-018

March 20, 1984
District No. 8

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE
COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES,
AS AMENDED, BY REMOVING PROPERTY LOCATED AT 6875
CLAIBORNE WAY

FROM THE SINGLE FAMILY, R-1 ZONE(S)

AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)

(FILE NO. P-84-018)(APN: 031-370-34)

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 Single
Family, R-1 zone(s),
established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed
from said zone and placed in the Townhouse, R-1A
zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted
subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission February 23, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

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

P84-018

LEGAL DESCRIPTION

LOT 74 OF LONDON RIVER ESTATES FILED IN BOOK 119 OF MAPS, MAP NO. 6.

P84-018

March 28, 1984

Charles Gordon
7360 Pocket Road
Sacramento, CA 95831

Dear Mr. Gordon:

On March 27, 1984, the Sacramento City Council took the following action(s) for property located 6875 Claiborne Way:

Adopted Ordinance 84-029 rezoning single family (R-1) to townhouse (R-1A). Resolution 84-264 adopting findings of fact and approving a tentative map for property located at 6875 Claiborne. (P-84018)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/km/19

Enclosure:

cc: Planning Department

Raymond Vail & Associates