



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

July 15, 1981

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

JUL 21 1981

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

- SUBJECT:
1. Environmental Determination
 2. Rezone from Single Family (R-1) to Townhouse (R-1A)
 3. Tentative Map (P-9421)

LOCATION: Various corner lots on Westlite, Southlite, and Northlite Circles in the North Pocket Community

SUMMARY

The applicant is requesting the necessary entitlements to convert seven existing duplex units to 14 halfplex units. The Planning Commission and the staff recommended approval of the project subject to conditions. The Planning Commission also approved a Special Permit to allow for the halfplex units.

BACKGROUND INFORMATION

The subject sites consist of corner lots in an approved single family subdivision. The proposed halfplex units would represent no increase in land use intensity than currently permitted. The request would permit individual ownership of each dwelling unit. It is compatible with the adjacent single family units.

This project is exempt from the Parkland Dedication Ordinance. In addition, the Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the project and has filed a Negative Declaration.

VOTE OF COMMISSION

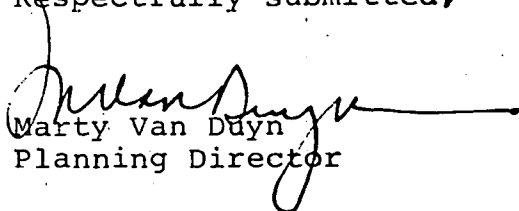
On May 27, 1981, by a vote of eight ayes, one absent, the Planning Commission recommended approval of the project subject to conditions.

RECOMMENDATION

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

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

Respectfully submitted,


Marty Van Dūyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:SD:jm
Attachments
P-9421

July 21, 1981
District No. 8

81-068

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JULY 21, 1981

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED ON VARIOUS CORNER LOTS IN GREENHAVEN UNIT NOS. 7, 9, & 10

FROM THE R-1 Single Family Residential ZONE
AND PLACING SAME IN THE R-1A Townhouse
ZONE (FILE NO. P- 9421) (APN: 030-054-33; 030-060-45; 030-061-01,17,23,
26 & 37)

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-9421

APPROVED
BY THE CITY COUNCIL

JUL 21 1981

OFFICE OF THE
CITY CLERK

Legal Description

<u>LOT #</u>	<u>UNIT</u>	<u>A.P.N.</u>	<u>ADDRESS</u>	<u>PLAN #</u>
992	G.H. #7	030-54-33	2 Southlite Circle 6857 Havenside Drive	1390
1102	G.H. #9	030-60-54	764 Westlite Circle 2 Westlite Circle	1720
1152	G.H. #10	030-61-17	52 Northlite Circle 56 Northlite Circle	1722
1158	G.H. #10	030-61-23	86 Northlite Circle 90 Northlite Circle	1721
1161	G.H. #10	030-61-26	102 Northlite Circle 6861 Willowood Way	1721
1172	G.H. #10	030-61-37	106 Northlite Circle 6860 Willowood Way	1720
1174	G.H. #10	030-61-01	52 Southlite Circle 54 Southlite Circle	1722

P 9421

Legal etc

81-547

RESOLUTION No.

Adopted by The Sacramento City Council on date of

JULY 21, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR GREENHAVEN UNITS
7, 9, and 10 (APN: 030-054-33; 030-060-45; 030-
061-01, 17, 23, 26, and 37) (P-9421)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Greenhaven Units 7, 9, and 10, located on various corner lots as shown on attached exhibit (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on July 21, 1981 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 North Pocket 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.

APPROVED
BY THE CITY COUNCIL

JUL 21 1981

OFFICE OF THE
CITY CLERK

- 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 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.
- 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 condition:

Separate sewer and water service shall be provided to each dwelling unit prior to recordation of the final map. Such service shall be indicated on the final map.

MAYOR

ATTEST:

CITY CLERK

P-9421

P 9421

RECORD OWNER SUBDIVIDER:
 SEE LAND AND DEVELOPMENT
 2451 BROADWAY, 10TH FLOOR
 NEW YORK, N.Y. 10018

EXISTING USE & ZONE:
 R-2 SINGLE FAMILY
 R-2A SINGLE FAMILY

PROPOSED USE & ZONE:
 R-2A SINGLE FAMILY

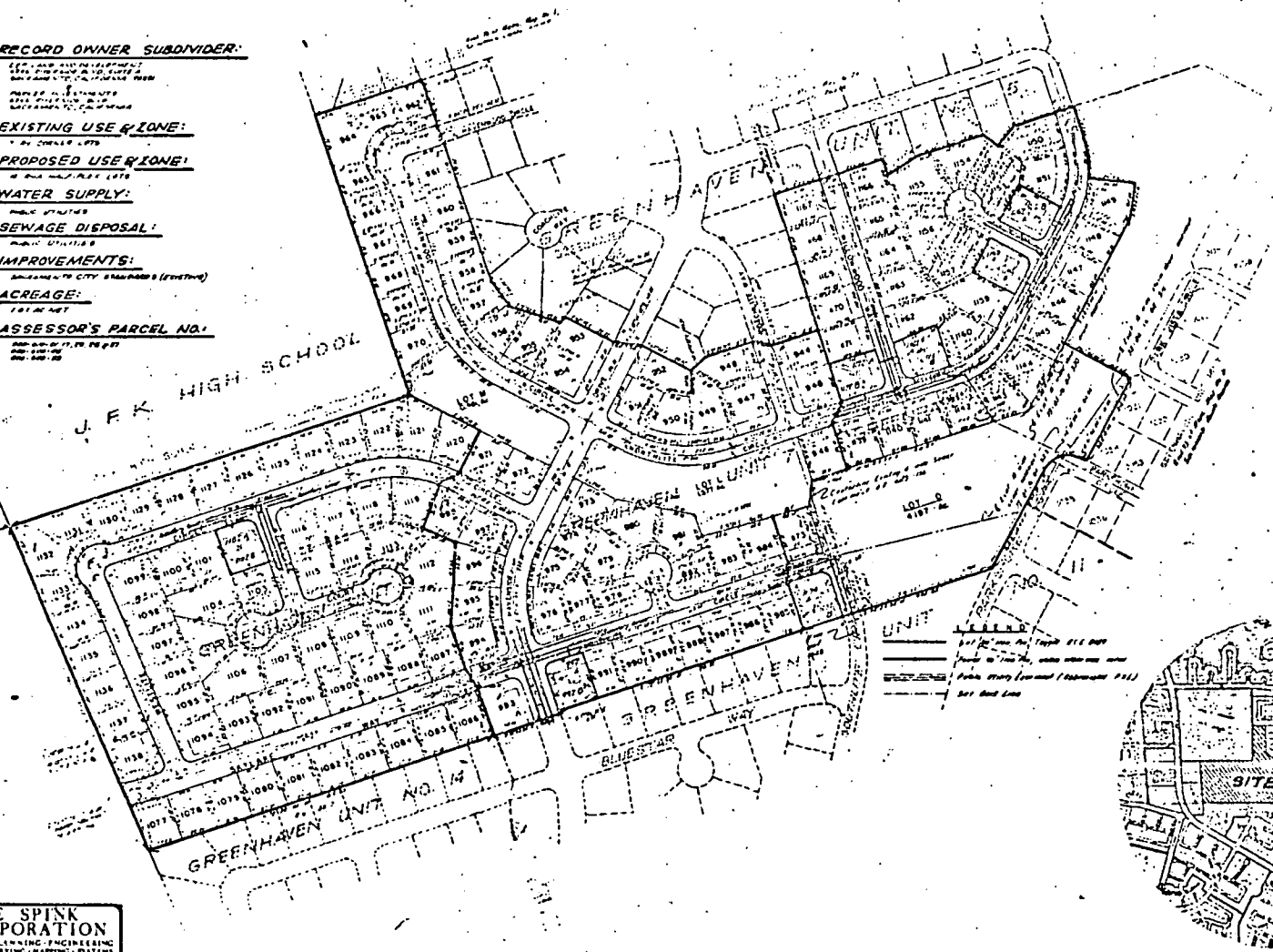
WATER SUPPLY:
 PUBLIC UTILITY

SEWAGE DISPOSAL:
 PUBLIC UTILITY

IMPROVEMENTS:
 IMPROVEMENTS TO CITY STREETS & UTILITIES (EXISTING)

ACREAGE:
 1.81 AC. NET

ASSESSOR'S PARCEL NO.:
 100-111-10-001
 100-111-10-002
 100-111-10-003



NOTES

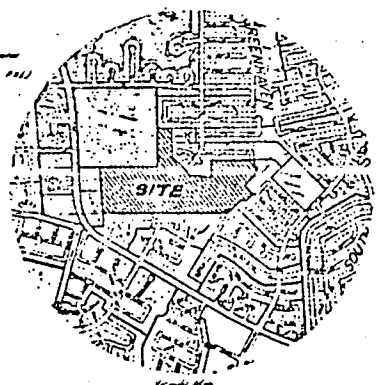
1. THIS MAP IS A TENTATIVE MAP AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
2. THE CITY ENGINEER HAS REVIEWED THIS MAP AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY ZONING ORDINANCES.
3. THE CITY ENGINEER HAS REVIEWED THIS MAP AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY ZONING ORDINANCES.
4. THE CITY ENGINEER HAS REVIEWED THIS MAP AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY ZONING ORDINANCES.
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SCALE: 1"=50'

TENTATIVE MAP & REZONING EXHIBIT
 OF LOTS: 992, 1102, 1152, 1158, 1161, 1172 & 1174
 OF
Greenway units 7, 9, 10
 BEING A PORTION OF SPINK'S LOTS 100-111-10-001 & A PORTION OF
 LOTS 100-111-10-002 & 100-111-10-003
 CITY OF BIRMINGHAM
 MAY 1978

LEGEND

- Proposed Lot Lines
- Proposed Street Lines
- Public Utility Lines (Electricity, Gas)
- Sewer Lines



THE SPINK CORPORATION
 ENVIRONMENTAL PLANNING ENGINEERING
 ARCHITECTS - SURVEYING - MAPPING - DESIGN
 100-111-10-001

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE: January 11, 1981
 ITEM NO. 23 FILE NO. P-9121
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:
 Favorable
 Unfavorable

LOCATION: Variance Case, Lots Northside Civic Southside Civic & Westside Civic
 Petition Correspondence

<u>NAME</u>	<u>PROPOSENTS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSENTS</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	✓		✓	
Goodin	✓			✓
Holloway	✓			
Hunter	✓			
Larson	✓			
Kuraki	✓			
Silva	✓			
Simpson	✓			

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

STAFF REPORT AMENDED 6-11-81
CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT Robert F. Howse, 6355 Riverside Boulevard, Ste. "A", Sacto., CA 95831
OWNER Parker Investments, 6355 Riverside Boulevard, Ste. "A", Sacto., CA 95831
PLANS BY The Spink Corp., 720 "F" Street, Sacramento, CA 95814
FILING DATE 5-8-81 50 DAY CPC ACTION DATE _____ REPORT BY: JIT:bw
NEGATIVE DEC. 5-19-81 EIR _____ ASSESSOR'S PCL. NO. See*

- APPLICATION:
1. Negative Declaration
 2. Rezone from Single-Family (R-1) to Townhouse (R-1A)
 3. Special Permit to develop 14 halfplex units
 4. Tentative Map (Lots 992, 1102, 1152, 1158, 1161, 1172 and 1174)

LOCATION: Various corner lots on Westlite, Southlite and Northlite Circles.
*APN: 030-054-33; 030-060-45; 030-061-01, 17, 23, 26 & 37

PROPOSAL: The applicant is requesting the necessary entitlements to convert seven existing duplex units into 14 halfplex units.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 North Pocket Community Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Existing Duplex Units

Surrounding Land Use and Zoning:

North: Single-Family; R-1
South: Single-Family; R-1
East: Single-Family; R-1
West: Single-Family; R-1

Parking Required: 14 Parking Provided: 28
Building Colors/Materials: Wood siding and stucco
Square Footage of Units: 1,300 - 1,600
Square Footage of Lots: 9,500 (average)
Height of Structures: One and two stories
Topography: Flat
Street Improvements: Existing
Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 27, 1981, by a vote of eight ayes and one abstention, the Subdivision Review Committee recommended approval of the tentative map subject to the following condition:

Separate sewer and water service shall be provided to each dwelling unit prior to recordation of the final map. Such service shall be indicated on the final map.

STAFF EVALUATION: The applicant is requesting the necessary entitlements to convert seven existing duplex units into 14 halfplex units. The proposed halfplexes, therefore, do not represent a more intense land use than currently exists, but only a different ownership arrangement.

The requested existing tentative map to divide the various corner lots is exempt from the Parkland Dedication Ordinance. (No. 81-007, Fourth Series.)

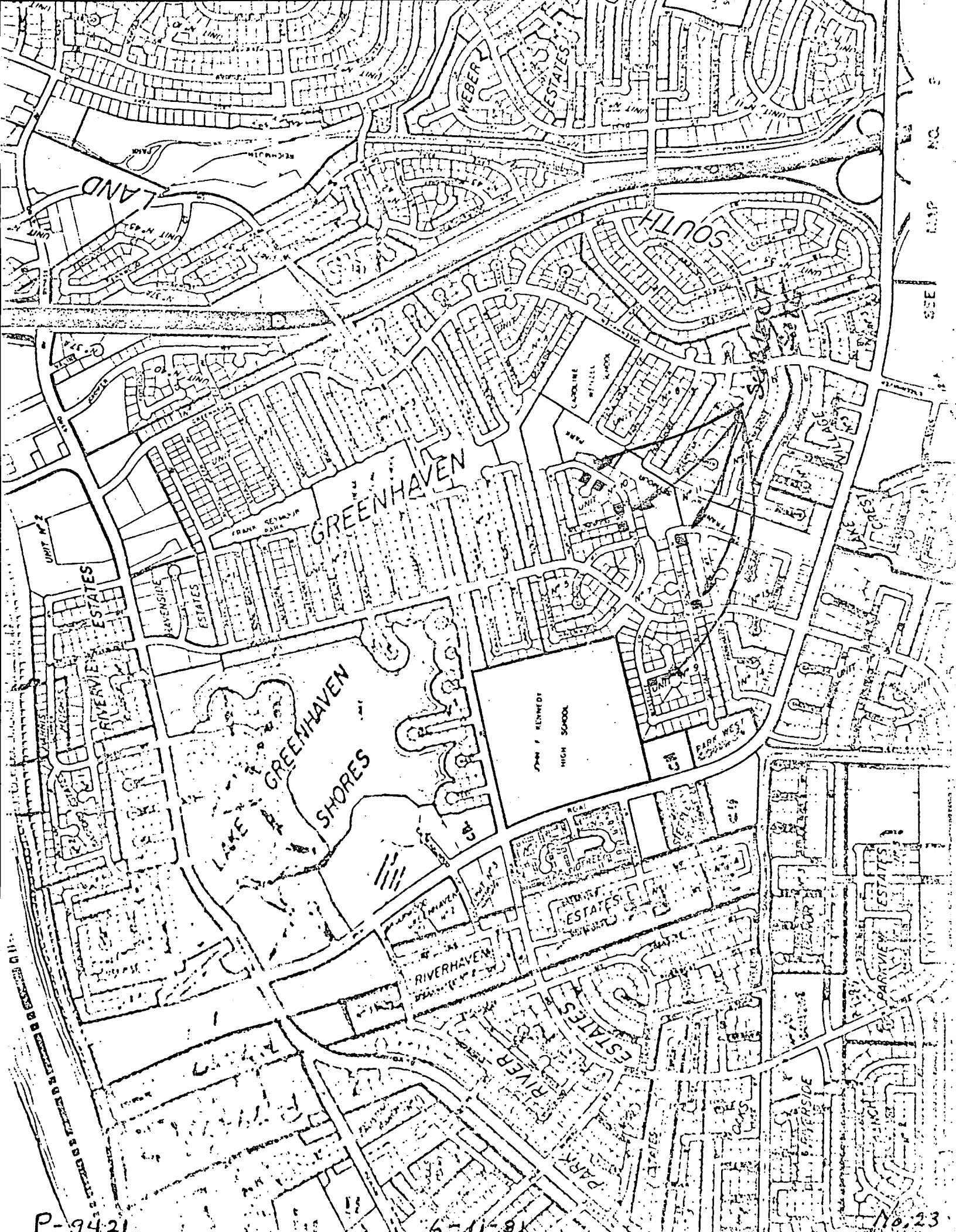
STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the negative declaration;
2. Approval of the rezoning to R-1A;
3. Approval of the special permit to allow 14 halfplex units based upon findings of fact which follow;
4. Approval of the tentative map to create 14 lots subject to the condition listed below:

Separate sewer and water service shall be provided to each dwelling unit prior to recordation of the final map. Such service shall be indicated on the final map.

Findings of Fact - Special Permit

- a. The project is based on sound principles of land use in that the proposed halfplex units are compatible with the surrounding single-family dwellings;
- b. The special permit will not be injurious to surrounding properties in that:
 - 1) the proposal will not significantly alter the characteristics of the area;
 - 2) the structures are existing duplexes;
 - 3) the special permit is consistent with the General Plan which encourages a variety of housing types.
- c. *The proposal, as conditioned, is consistent with 1974 General Plan and North Pocket Community Plan which designate the site for residential use (added 6-11-81).*



P-9421

No. 23