



CITY OF SACRAMENTO

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30

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

February 4, 1981

APPROVED  
BY THE CITY COUNCIL

FEB 24 1981

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Rezone from R-3-R Multiple Family to R-1 Single Family
  2. Tentative Map (P-9245)

LOCATION: Northwest and southwest corners of Nogales and Cypress Streets

SUMMARY

This is a request for necessary entitlements to develop 1.3+ acres into seven single family lots. The staff and Planning Commission recommend approval of the entitlements subject to conditions.

BACKGROUND INFORMATION

The site is designated on the Hagginwood Community Plan as Light Density Residential. The proposed rezoning is consistent with that designation and also with existing single family development located to the east, north and south.

The Del Paso PAC reviewed the proposal and there was no objection to the request.

An adjacent property owner appeared at the Planning Commission meeting and expressed a concern with the implications that this proposal would have on his property.

NOTE OF COMMISSION

By the City Council  
On ~~January 28~~ <sup>February 8</sup>, 1981, the Planning Commission, by a vote of nine ayes recommended approval subject to conditions.

Cont 40  
2-24-81  
FEB 10 1981

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project and adopt the attached Rezoning Ordinance and Tentative Map Resolution with conditions.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:TMM:jm  
Attachments  
P-9245

February 10, 1981  
District No. 2

1. ORDINANCE NO. 81-010, ~~FOURTH SERIES~~

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT NW & SW CORNERS OF NOGALES & CYPRESS STREETS FROM THE R-3-R Light Density Multiple Family Review ZONE AND PLACING SAME IN THE R-1 Single Family Residential ZONE (FILE NO. P- 9245 ) (APN: 251-152-21,22 & portion of 27; and portion of 251-157-16) .

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-3-R Light Density Multiple Family Review zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1 Single Family Residential 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-9245

**APPROVED**  
BY THE CITY COUNCIL

**FEB 24 1981**

OFFICE OF THE  
CITY CLERK

LEGAL DESCRIPTION

LOTS 12 THRU 19 BLOCK 11 AND LOTS 3 THRU  
6 BLOCK 12, OF THAT CERTAIN SUBDIVISION  
MAP FILED IN THE OFFICE OF THE RECORDER  
OF THE COUNTY OF SACRAMENTO, CITY OF  
SACRAMENTO, STATE OF CALIFORNIA, IN  
BOOK 12 OF MAPS, MAP NO. 22 TITLED  
"NORTH SACRAMENTO HEIGHTS."

P-9245

# RESOLUTION No. 81-126

Adopted by The Sacramento City Council on date of

FEBRUARY 10, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF NOGALES AND CYPRESS STREETS (APN: 251-152-21, 22 & PORTION OF 27; AND PORTION OF 251-157-16) (P-9245)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for property located at the northwest and southwest corners of Nogales and Cypress Streets (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 February 10 and 24, 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 Hagginwood 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

FEB 24 1981

- 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 conditions:
  - 1. The applicant shall relocate the existing street light to the south side of Lot 3.
  - 2. Trees existing on the site shall not be removed.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P-9245

P. 9245

January 8, 1981

P-9245

1. TENTATIVE  
SUBDIVISION V-L-P  
OF

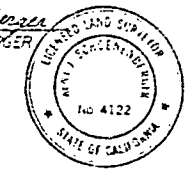
LOTS 12 THRU 19 BLOCK 11, AND LOTS 3 THRU 6  
BLOCK 12 OF "NORTH SACRAMENTO HEIGHTS,"  
BOOK 12 OF MAPS, MAP NO. 22

CITY OF SACRAMENTO STATE OF CALIFORNIA  
NOVEMBER 6, 1980 SCALE: 1" = 50'  
SHEET 1 OF 1 SHEET

OWNER OF RECORD:  
REDEVELOPMENT AGENCY OF SACRAMENTO  
630 "I" STREET  
SACRAMENTO, CA 95814 916-448-9210

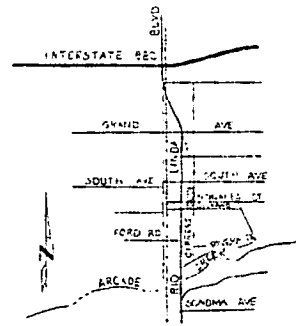
MAP PREPARED BY:  
DATUM SURVEYS  
1116-26th STREET, SUITE F  
SACRAMENTO, CA 95816 916-448-6922

*Kent J. Schonenberger*  
KENT J. SCHONENBERGER  
L.S. 4122



- PRESENT ZONING: R-3-R
- PROPOSED ZONING: R-1
- AREA BEING DIVIDED: 57600: SQUARE FEET
- PROPOSED NUMBER OF LOTS: SEVEN (7)
- AVERAGE LOT DIMENSIONS: 64' x 120' AND 90' x 120'
- WATER SEWER & STORM DRAIN: CITY OF SACRAMENTO
- POWER: SACRAMENTO MUNICIPAL UTILITY DISTRICT
- TELEPHONE: PACIFIC TELEPHONE
- GAS: PACIFIC GAS & ELECTRIC CO.

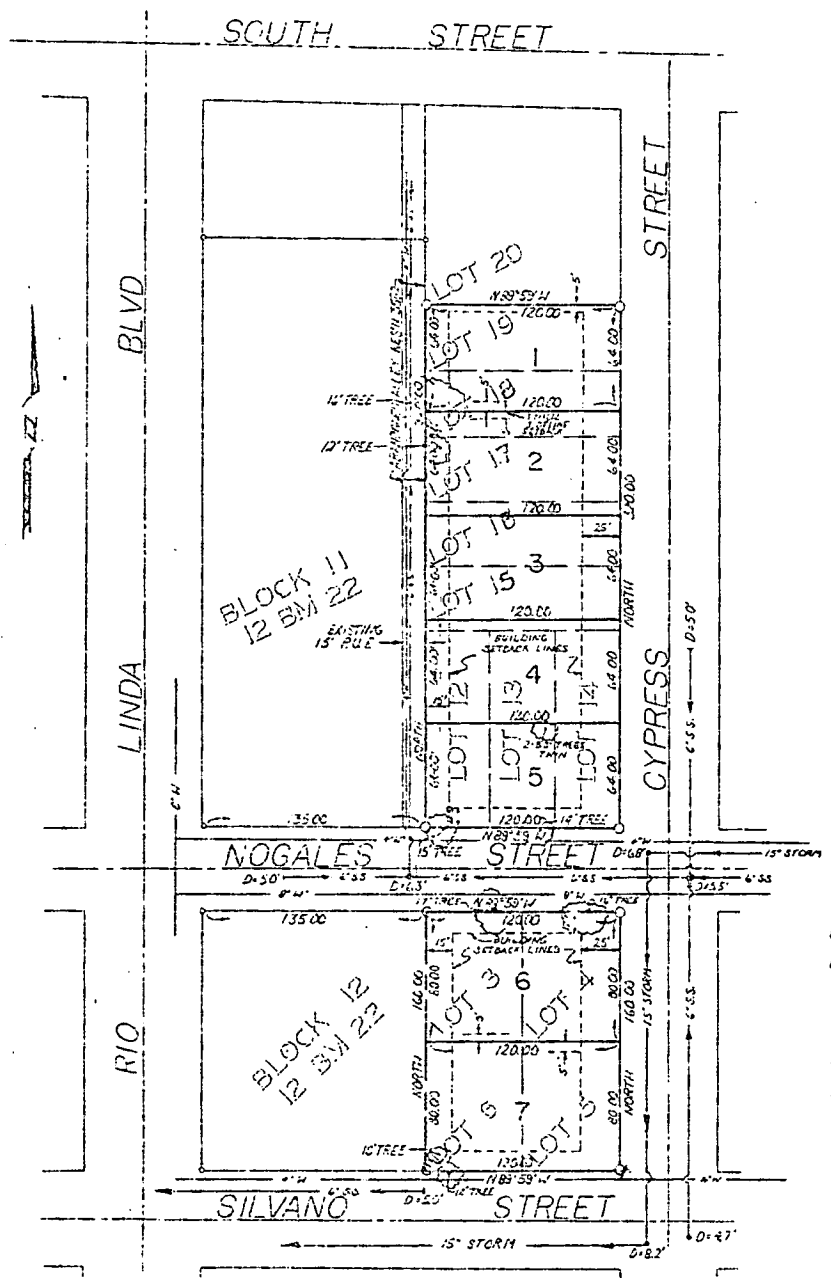
NOTE: PORTIONS OF THIS SUBDIVISION BOUNDARY IS BASED ON THAT CERTAIN RECORD OF SURVEY FILED APRIL 13, 1977 IN BOOK 32 OF SURVEYS, PAGE 66.



VICINITY MAP  
BAR SCALE 0 50 100

LEGEND

- o DIMENSION POINTS
- P.U.E. PUBLIC UTILITY EASEMENT
- UTILITY MANHOLES
- W. WATERLINE
- SS. SANITARY SEWER
- STORM STORM DRAIN LINE
- D DEPTH OF MANHOLE



Page 7

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE January 8, 1981  
 ITEM NO. 150 FILE NO. P-9245  
 M-

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

Recommendation:

- Favorable  Unfavorable  Petition  Correspondence

LOCATION: NW and SW corner of Negales and Cypress streets.

NAME	PROPOSERS	ADDRESS

NEUTRAL  
OPINIONS

NAME	ADDRESS
<u>Raymond J. Thieland, Jr. - 2715 K St., Ste. 2, Delta, CA</u>	<u>Capt. Mr. Beck, owner of property at NW corner of Negales St. &amp; Rio Linda Blvd.</u>

MOTION NO. \_\_\_\_\_

MOTION:

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

- 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 \_\_\_\_\_

- EXHIBITS: A. Site Plan   
 B. Floor Plan   
 C. Elevation   
 D. Landscaping



100

**CITY PLANNING COMMISSION**  
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Redevelopment Agency of Sacramento, 630 "I" Street, Sacramento, CA 95814		
OWNER	Redevelopment Agency of Sacramento, 630 "I" Street, Sacramento, CA 95814		
PLANS BY	Datum Surveys, 1116 - 26th Street, Suite F, Sacramento, CA 95816		
FILING DATE	11-7-80	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	12-1-80	EIR	ASSESSOR'S PCL. NO. 251-152-21, 22 & por. 27 251-157-portion-16

- APPLICATION:
1. Environmental Determination
  2. Rezone 1.3+ ac. from R-3-R (Multiple Family with site plan review) to R-1 (Single Family)
  3. Tentative Map to divide 1.3+ acres into seven single family parcels

LOCATION: Northwest and southwest corners of Nogales and Cypress Streets

PROPOSAL: The applicant is proposing to develop seven single family standard sized lots from 12 existing lots now in the Multiple Family (R-3-R) zoning designation.

PROJECT INFORMATION:

General Plan Designation:	Residential
1966 Hagginwood Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-3-R
Existing Use of Site:	Vacant
Proposed Zoning:	R-1
Proposed Uses:	Single family residential with duplexes on the corner

Surrounding Zoning and Land Uses:

North:	Single Family; R-1
South:	Single Family and vacant; R-1
East:	Single Family; R-1
West:	Vacant; R-3-R

Density of Development:	5+ dwelling units per acre
Property Area:	1.3+ acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
School District:	Del Paso Heights

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 26, 1980 the Subdivision Review Committee, by a vote of seven ayes, one absent and one abstention, voted to recommend approval of the map subject to the applicant relocating the existing street light to the north line of proposed Lot 3.

STAFF EVALUATION: Staff has the following comments with regard to the proposal:

(See Over)

1. The site is designated on the Hagginwood Community Plan as Light Density Residential. The R-1 zoning request is compatible with that land use designation. The request is also compatible with the existing single family development to the east, north and south. In addition, the resultant lots would create standard sized lots from existing substandard parcels.
2. Several trees exist on the site. The Environmental Coordinator, in reviewing the project, requested that these trees not be removed as the lots are developed.
3. Proposed energy conservation considerations now being reviewed by the City Council encourage programs which will assist low-to-moderate income persons to attain energy efficient homes. Staff feels this is an ideal opportunity to begin coordinating efforts to effect such programs. Energy saving design features should be incorporated into building plans wherever feasible.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the rezoning request from R-3-R to R-1;
3. Approval of the tentative map to divide 1.3+ acres into seven lots subject to conditions.

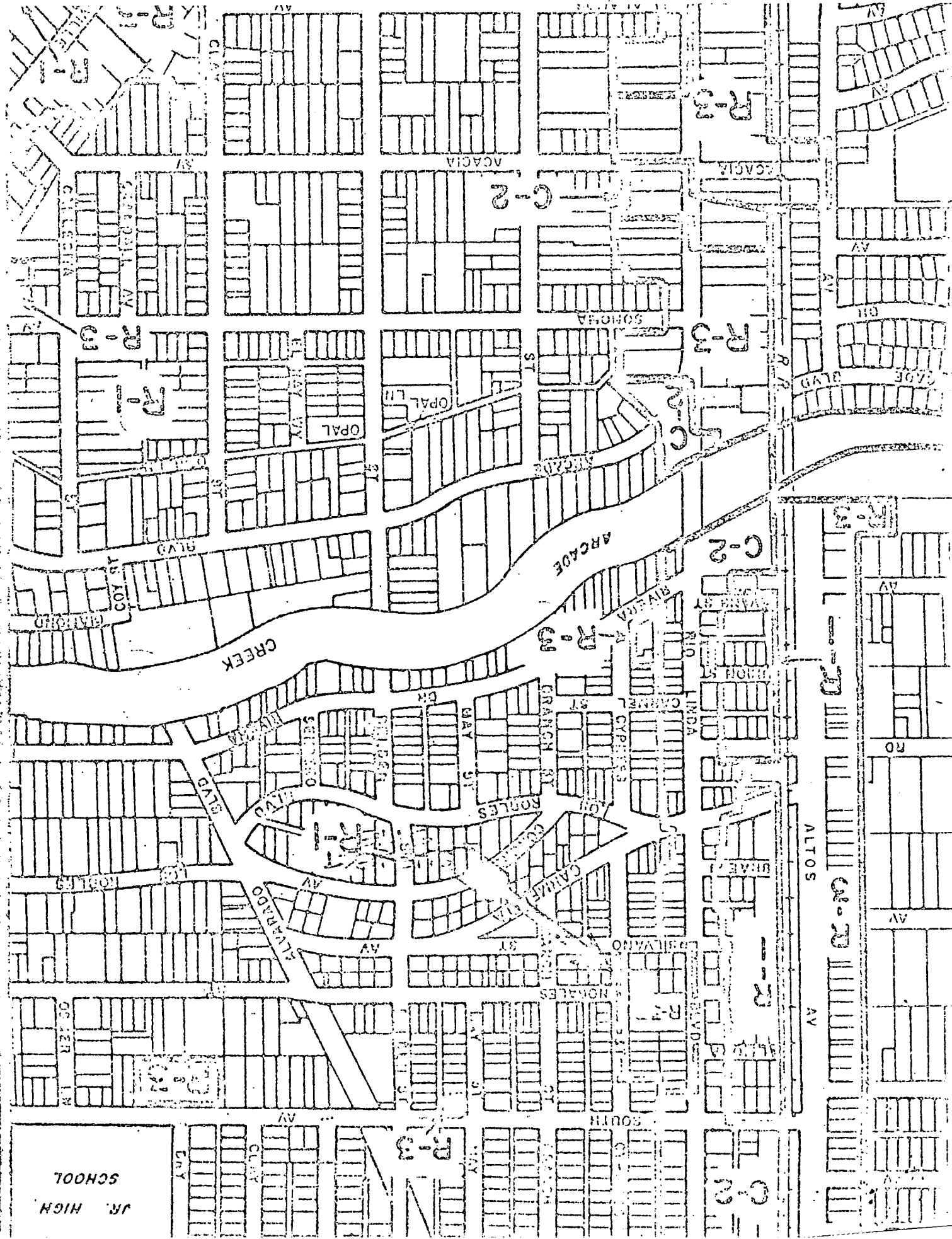
Conditions of Tentative Map Approval:

- a. The applicant shall relocate the existing street light to the south side of Lot 3;
- b. Trees Existing on the site shall not be removed.

ITEM NO. 15

JANUARY 8 81

P. 9225





# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

January 29, 1981

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Ordinance Amending the Districts Established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as Amended, by Removing Property Located at the Northwest and Southwest corners of Nogales and Cypress Streets from the R-3-R Light Density Multiple Family Review Zone and Placing Same in the R-1 Single Family Residential Zone (P-9245)

### 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 February 10, 1981.

**APPROVED**  
BY THE CITY COUNCIL

FFB 3 1981

OFFICE OF THE  
CITY CLERK

*FFP 4*  
*Cont 40*  
*2-10-81*

Respectfully submitted,

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

jm  
Attachments  
P-9245

February 3, 1981  
District No. 2

1. ORDINANCE NO. , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT NW & SW CORNERS OF NOGALES & CYPRESS STREETS FROM THE R-3-R Light Density Multiple Family Review ZONE AND PLACING SAME IN THE R-1 Single Family Residential ZONE (FILE NO. P- 9245 ) (APN: 251-152-21,22 & portion of 27; and portion of 251-157-16) .

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-3-R Light Density Multiple Family Review zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1 Single Family Residential 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:

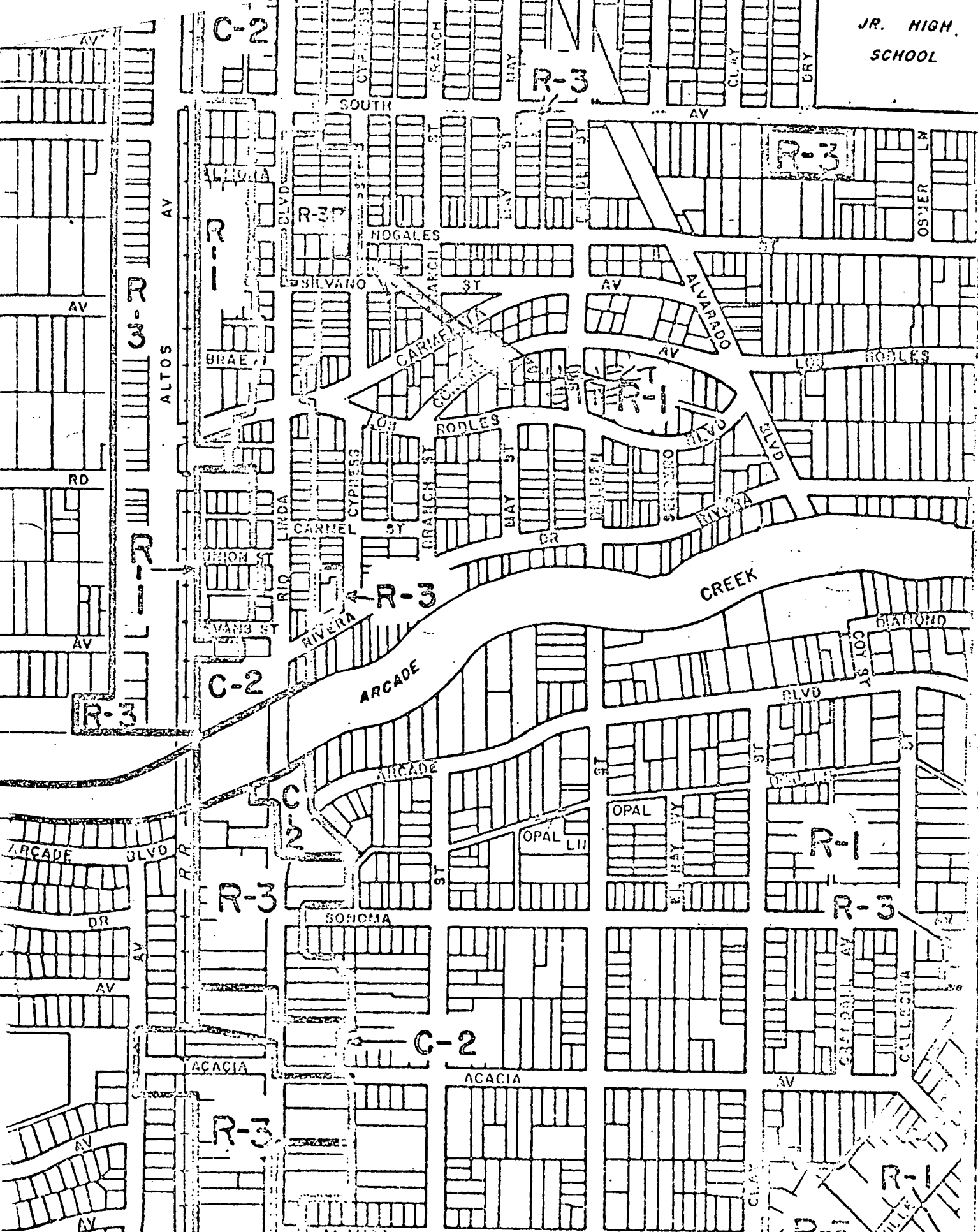
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MAYOR.

ATTEST:

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

P-9245

JR. HIGH SCHOOL



P. 9245

JANUARY 8.81

ITEM NO. 15

22

1. ORDINANCE NO. , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT NW & SW CORNERS OF NOGALES & CYPRESS STREETS FROM THE R-3-R Light Density Multiple Family Review ZONE AND PLACING SAME IN THE R-1 Single Family Residential ZONE (FILE NO. P- 9245 ) (APN: 251-152-21,22 & portion of 27; and portion of 251-157-16) .

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PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

P-9245





LEGAL DESCRIPTION

LOTS 12 THRU 19 BLOCK 11 AND LOTS 3 THRU  
6 BLOCK 12, OF THAT CERTAIN SUBDIVISION  
MAP FILED IN THE OFFICE OF THE RECORDER  
OF THE COUNTY OF SACRAMENTO, CITY OF  
SACRAMENTO, STATE OF CALIFORNIA, IN  
BOOK 12 OF MAPS, MAP NO. 22 TITLED  
"NORTH SACRAMENTO HEIGHTS."

P-9245

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11  
12  
13  
14

22

# RESOLUTION No.

Adopted by The Sacramento City Council on date of

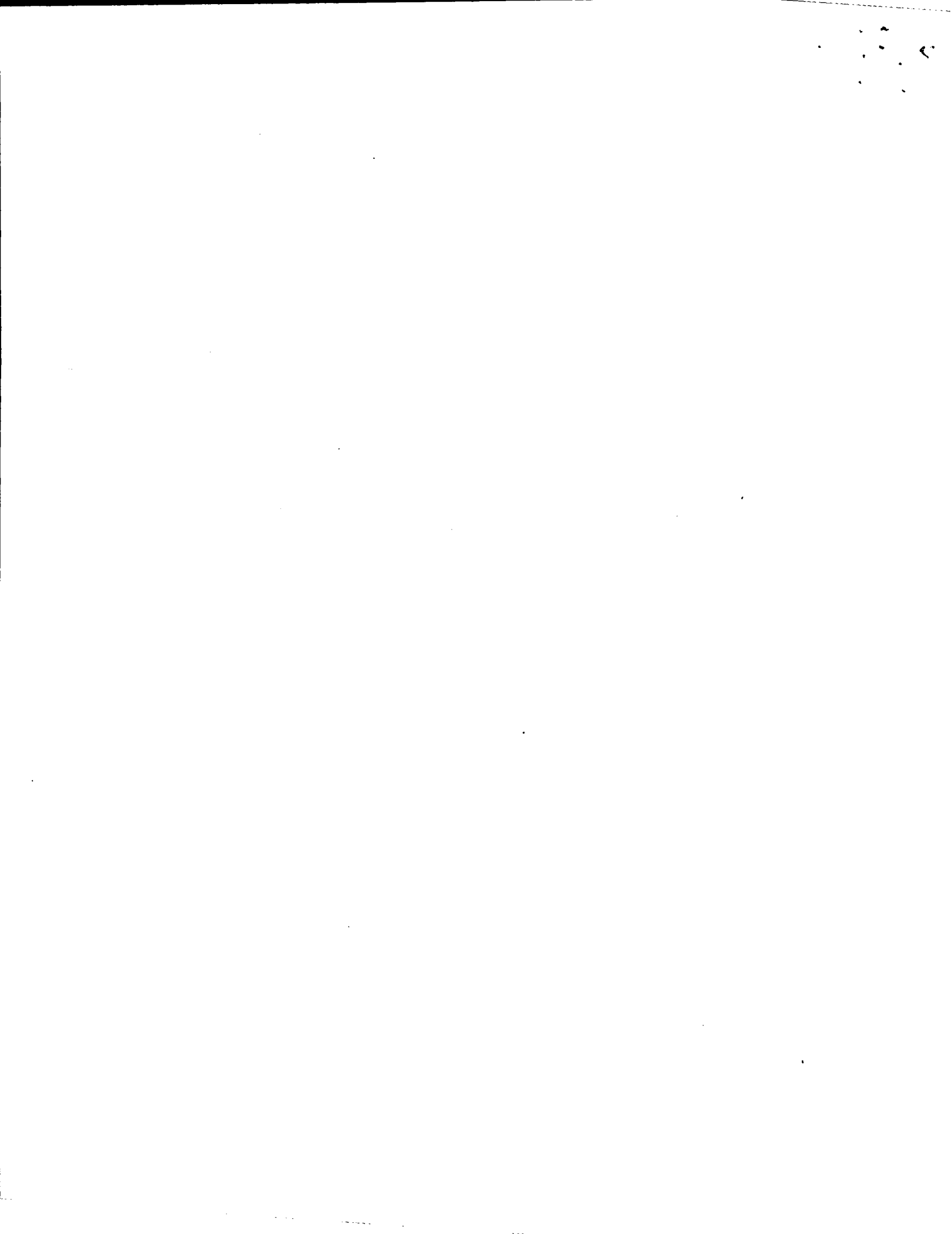
FEBRUARY 10, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF NOGALES AND CYPRESS STREETS (APN: 251-152-21, 22 & PORTION OF 27; AND PORTION OF 251-157-16) (P-9245)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for property located at the northwest and southwest corners of Nogales and Cypress Streets (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 February 10, 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 Hagginwood 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 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:

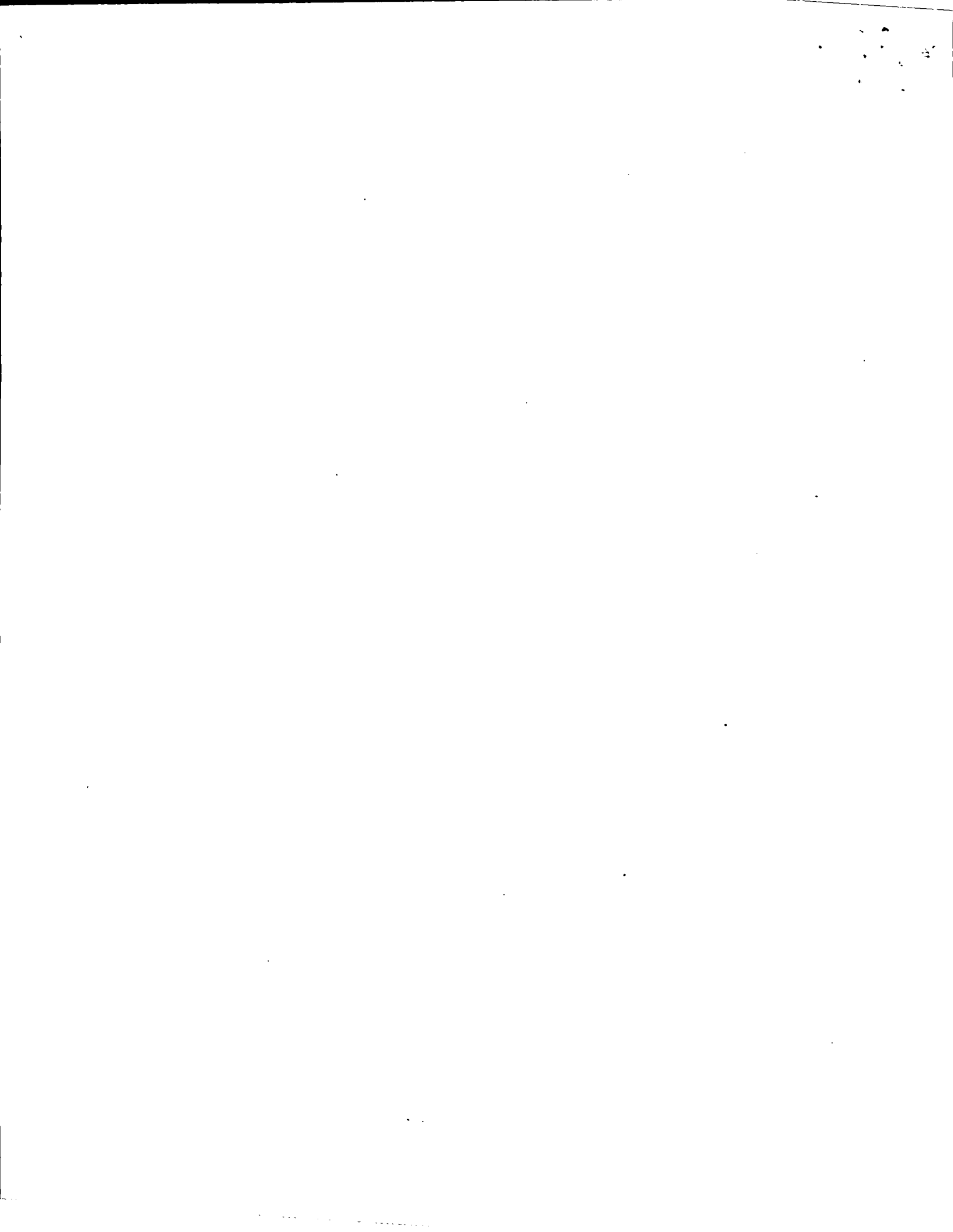
- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
  - 1. The applicant shall relocate the existing street light to the south side of Lot 3.
  - 2. Trees existing on the site shall not be removed.

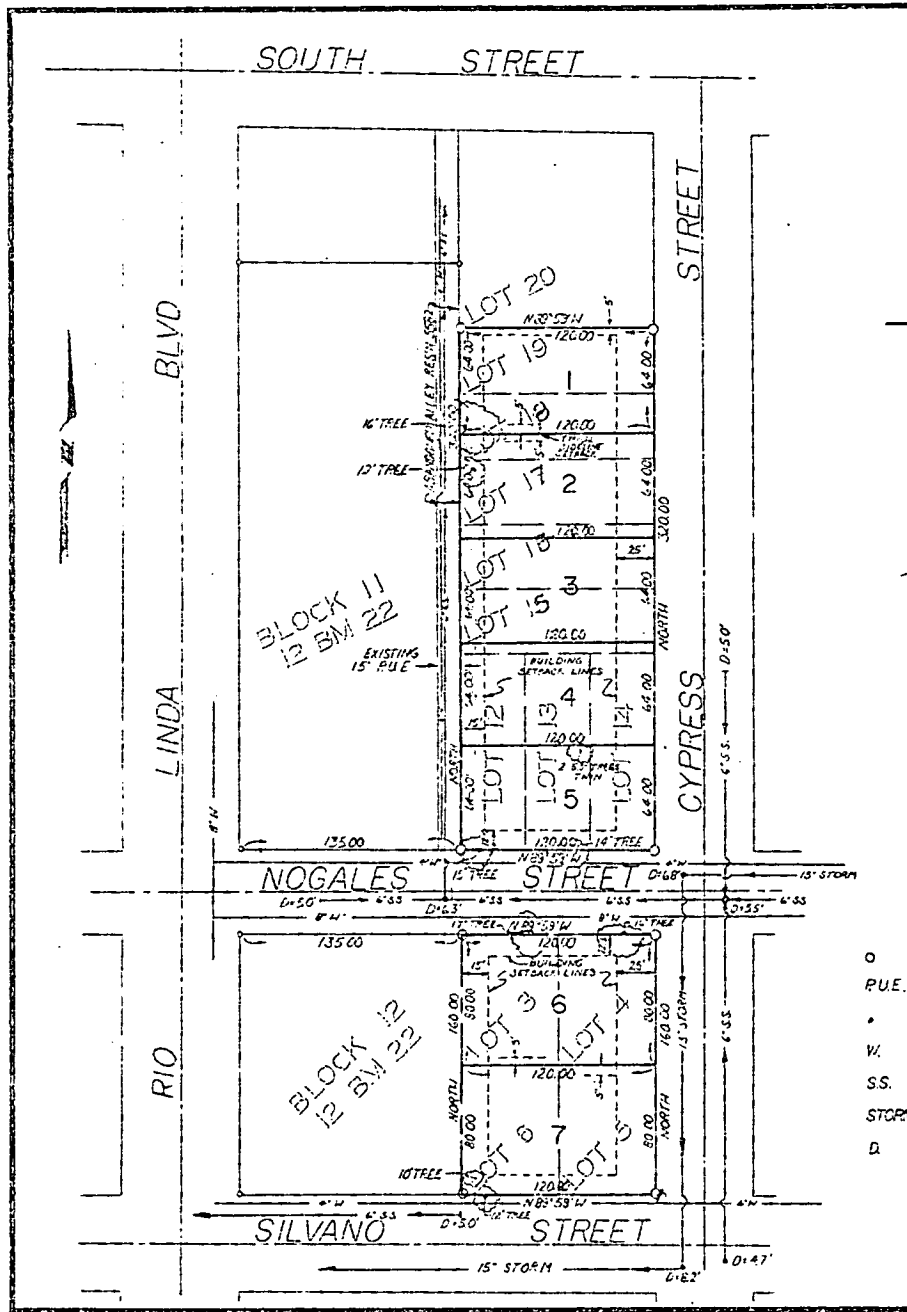
\_\_\_\_\_  
MAYOR

ATTEST:

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

P-9245

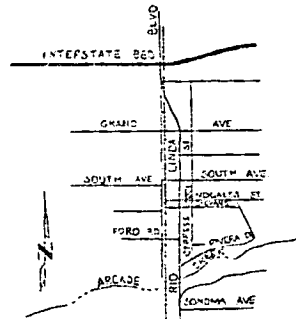




TENTATIVE  
SUBDIVISION MAP  
OF

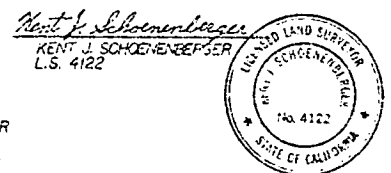
LOTS 12 THRU 19 BLOCK 11, AND LOTS 3 THRU 6  
BLOCK 12 OF "NORTH SACRAMENTO HEIGHTS,"  
BOOK 12 OF MAPS, MAP NO. 22

CITY OF SACRAMENTO STATE OF CALIFORNIA  
NOVEMBER 6, 1980 SCALE: 1" = 50'  
SHEET 1 OF 1 SHEET



OWNER OF RECORD:  
REDEVELOPMENT AGENCY OF SACRAMENTO  
630 "I" STREET  
SACRAMENTO, CA 95814 916-444-9210

MAP PREPARED BY:  
DATUM SURVEYS  
1115-26TH STREET, SUITE F  
SACRAMENTO, CA 95816 916-448-6922



PRESENT ZONING: R-3-R  
PROPOSED ZONING: R-1  
AREA BEING DIVIDED: 57,600± SQUARE FEET  
PROPOSED NUMBER OF LOTS: SEVEN (7)  
AVERAGE LOT DIMENSIONS: 64' x 120' AND 90' x 120'  
WATER, SEWER & STORM DRAIN: CITY OF SACRAMENTO  
POWER: SACRAMENTO MUNICIPAL UTILITY DISTRICT  
TELEPHONE: PACIFIC TELEPHONE  
GAS: PACIFIC GAS & ELECTRIC CO.

LEGEND

- o DIMENSION POINTS
- P.U.E. PUBLIC UTILITY EASEMENT
- UTILITY MANHOLES
- W. WATERLINE
- SS. SANITARY SEWER
- STORM STORM DRAIN LINE
- D. DEPTH OF MANHOLE

NOTE: PORTIONS OF THIS SUBDIVISION BOUNDARY IS BASED ON THAT CERTAIN RECORD OF SURVEY FILED APRIL 13, 1977 IN BOOK 32 OF SURVEYS, PAGE 46.

P-9245





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## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

February 20, 1981

City Council of the  
City of Sacramento

Honorable Members in Session:

SUBJECT: Northwest and Southwest Corners of Nogales and  
Cypress Streets, Del Paso Heights - Application  
for Rezoning and Approval of Tentative Map

### SUMMARY

This is a clarification report in connection with the application for a rezoning from R-3 Multiple Family to R-1 Single Family and approval of the Tentative Map (P-9245) for the subject site.

### BACKGROUND

At your February 4, 1981 meeting there was some confusion regarding the application requesting approval of a rezoning and tentative map in the Del Paso Heights Project Area. The confusion centered around whether halfplexes and duplexes were allowed to be built in an R-1 zone.

The Del Paso Heights Project Area Committee was under the impression that R-1-A zoning would automatically allow construction of both halfplexes and duplexes on corner lots. Therefore, the PAC was opposed to the R-1 zone for corner lots because it felt that this zone would not allow construction of halfplexes.

Mr. Will Whiteman of the City Planning staff has explained to the PAC that an R-1 zone allows construction of duplexes on corner lots. Construction of halfplex units on corner lots in an R-1 zone would require a rezone request to R-1-A and a special permit at the time a developer has construction plans. Therefore, the Agency is not requesting an R-1-A zone because Agency does not have construction plans at this time. However, in the process of the sale of those lots, prospective developers who want to build halfplexes on R-1 corner lots will have to have PAC, Agency and City Planning approval for the necessary R-1-A rezone request.

In view of the above, the PAC has agreed to leave the application as originally proposed for R-1 zone and therefore, recommends your approval.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council  
Page Two

February 20, 1981

Our consultant from Datum Surveys will be at the Council meeting to answer any technical questions regarding the application request.

## RECOMMENDATION

Staff recommends that the City Council approve the project and adopt the attached Rezoning Ordinance and Tentative Map Resolution as stated in the City Planning Department Report dated February 4, 1981.

Respectfully submitted,

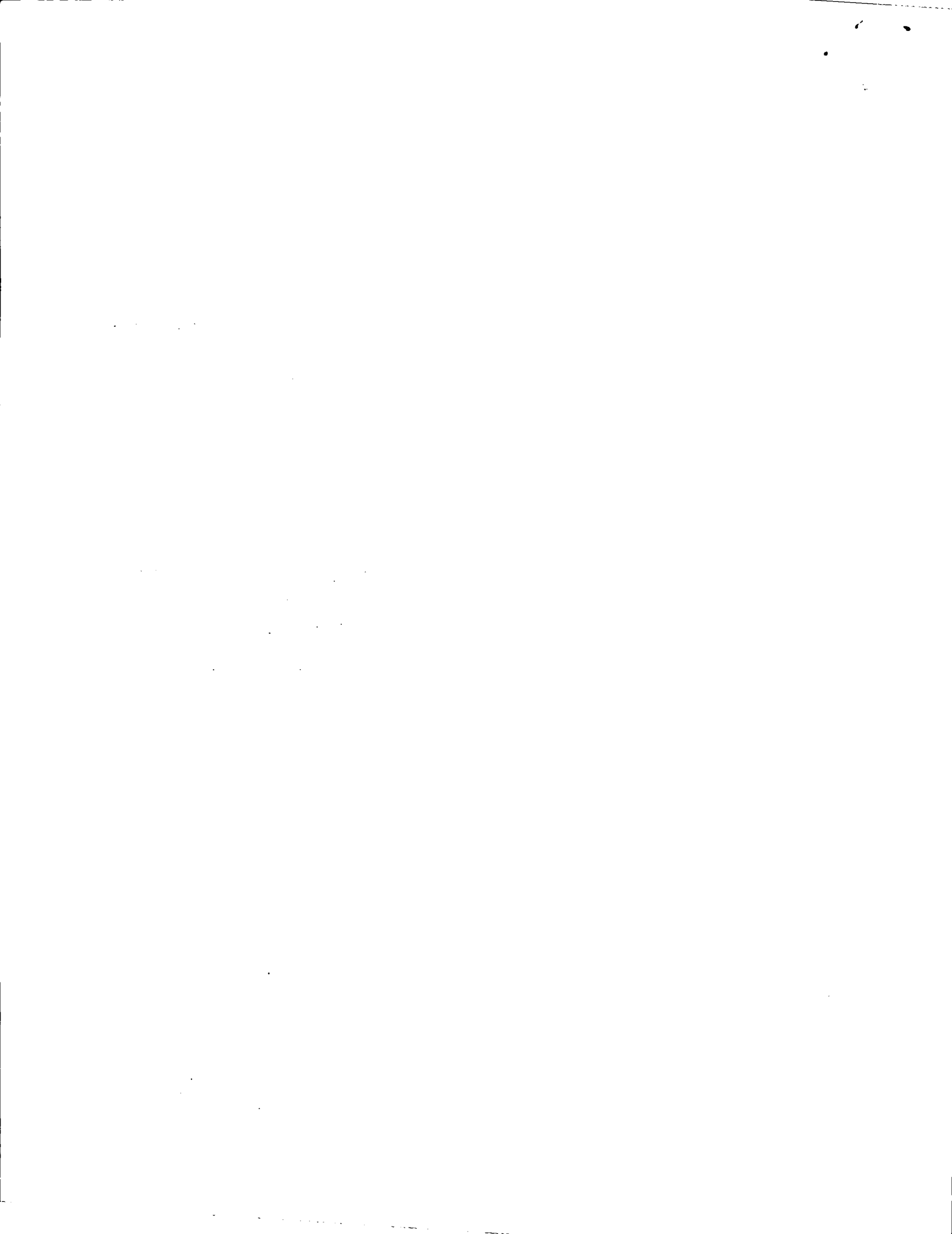
*William H. Edgar*

WILLIAM H. EDGAR  
Interim Executive Director

TRANSMITTAL TO COUNCIL:

*Walter J. Slipe*

\_\_\_\_\_  
WALTER J. SLIPE  
City Manager



# Del Paso Heights Project Area Committee

TELEPHONE 927-4571 — 1142 GRAND AVENUE — SACRAMENTO, CALIFORNIA 95838

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*Executive Director*

Tanyia Craig  
*Administrative Assistant*

Julia Watson  
*PAC Secretary*

TO: Bill Aguirre

DATE: February 20, 1981

FROM: Del Paso Heights PAC

SUBJECT: Rezoning of Lots (P-9245)

Bill:

We have been in touch with City Planning staff and find the original information provided us was not entirely accurate.

The PAC's object was to reserve the corner lots for duplex building and/or half plex. We have since learned that a half-plex takes a special permit regardless of the zoning.

The building of duplex units can be controlled by the condition of sale, which will be taken care of by your agency.

Therefore, we are agreeing to eliminate the R1A zoning request and make the zoning a uniform R1 with corner lots reserved for duplex units by condition of sale.

  
Norvell Burton  
Chairperson DPH PAC

cc Councilperson Fisher

Will Whietman

