



CITY OF SACRAMENTO

21

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

June 26, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
 2. Rezoning from R-1 to R-1A
 3. Tentative Map (P84-138)

LOCATION: North side of Havenside Drive, approximately 700 feet West of
 the drainage canal

SUMMARY

The application is for necessary entitlements to divide a 6.7± acre site into nineteen (19) single family lots and seven (7) corner lots for future halfplex development. Planning Commission and Planning Staff recommend approval of the requested entitlements, subject to conditions.

BACKGROUND

The project is located in an area planned for and under development with low-density residential use. The seven future, halfplex, corner lots are located along Gloria Drive, a collector street. The proposed project is consistent with low-density characteristics of the area.

VOTE OF PLANNING COMMISSION

On May 24, 1984, the Planning Commission voted 7 ayes, 2 absent, to recommend approval of the project.

APPROVED
BY THE CITY COUNCIL

JUN - 3 1984

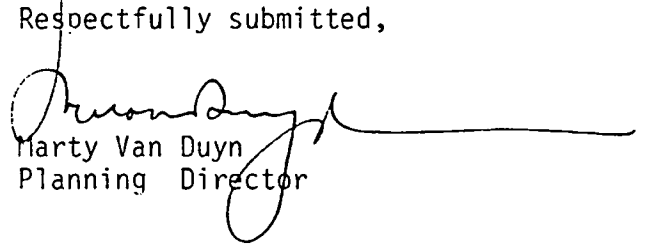
OFFICE OF THE
CITY CLERK

RECOMMENDATION

The Planning Commission and Planning Staff recommends 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, approving the Tentative Map, with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:ls
attachments
P-84-138

June 3, 1984
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE May 24 1984
 ITEM NO. 112 FILE # 84-138
 M _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP **21**
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING LOT LINE ADJUSTMENT
- SPECIAL PERMIT ENVIRONMENTAL DET.
- VARIANCE OTHER _____

Location: North Riverside Dr. N of drainage canal

Recommendation:
 Favorable cond
 Unfavorable Petition Correspondence

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

<u>OPPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	✓		✓	
Goodin	✓			
Hunter	✓			✓
Ishmael	<u>absent</u>			
Ramirez	✓			
Simpson	<u>absent</u>			
Holloway	✓			

- MOTION**
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & ~~BASED ON FINDINGS OF FACT~~ IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. 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 _____

ORDINANCE NO. 84-060

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 THE NORTH SIDE OF HAVENSIDE DRIVE, 700+' WEST OF DRAINAGE CANAL FROM THE SINGLE FAMILY, R-1 ZONE(S) AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S) (FILE NO. P-84-138)(APN: 031-020-56)

APPROVED BY THE CITY COUNCIL

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO: JUL - 3 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 May 24, 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

P84-138

21

LEGAL DESCRIPTION

PARKVIEW ESTATES UNIT NO. 4, PORTIONS OF SECTIONS 3 AND 4 T. 7 N.,
R. 4 E., MDB&M, CITY OF SACRAMENTO.

P84-138

47

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RESOLUTION No. 84-572

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE NORTH SIDE
OF HAVENSIDE DRIVE, APPROXIMATELY 700 FEET WEST OF THE
DRAINAGE CANAL
(P-84-138)(APN: 031-020-56)

APPROVED
BY THE CITY COUNCIL
JUL - 3 1984
OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on July 3, 1984, held a public hearing on the request for approval of a tentative map for property located on the north side of Havenside Drive, approximately 700 feet west of the drainage canal;

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. Provide standard subdivision improvements pursuant to Section 40.911 of the City Code, including offsite improvements to 32-foot half-section on the north side of Gloria Drive west of the project to existing improvements. Also, 12-foot travel lane on south side of Gloria Drive; City will condemn off-site right-of-way at developer's expense if necessary;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer; will also require off-site extensions and oversizing;
 - c. Name the streets to the satisfaction of the Planning Director;
 - d. 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 the filing of the final map;
 - e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or meet Title 24 requirements;
 - f. Pay Pocket Bridge fees;
 - g. Minimum lot pad elevations shall be +3.5 feet; and minimum gutter grade shall be +2.0 feet.

MAYOR

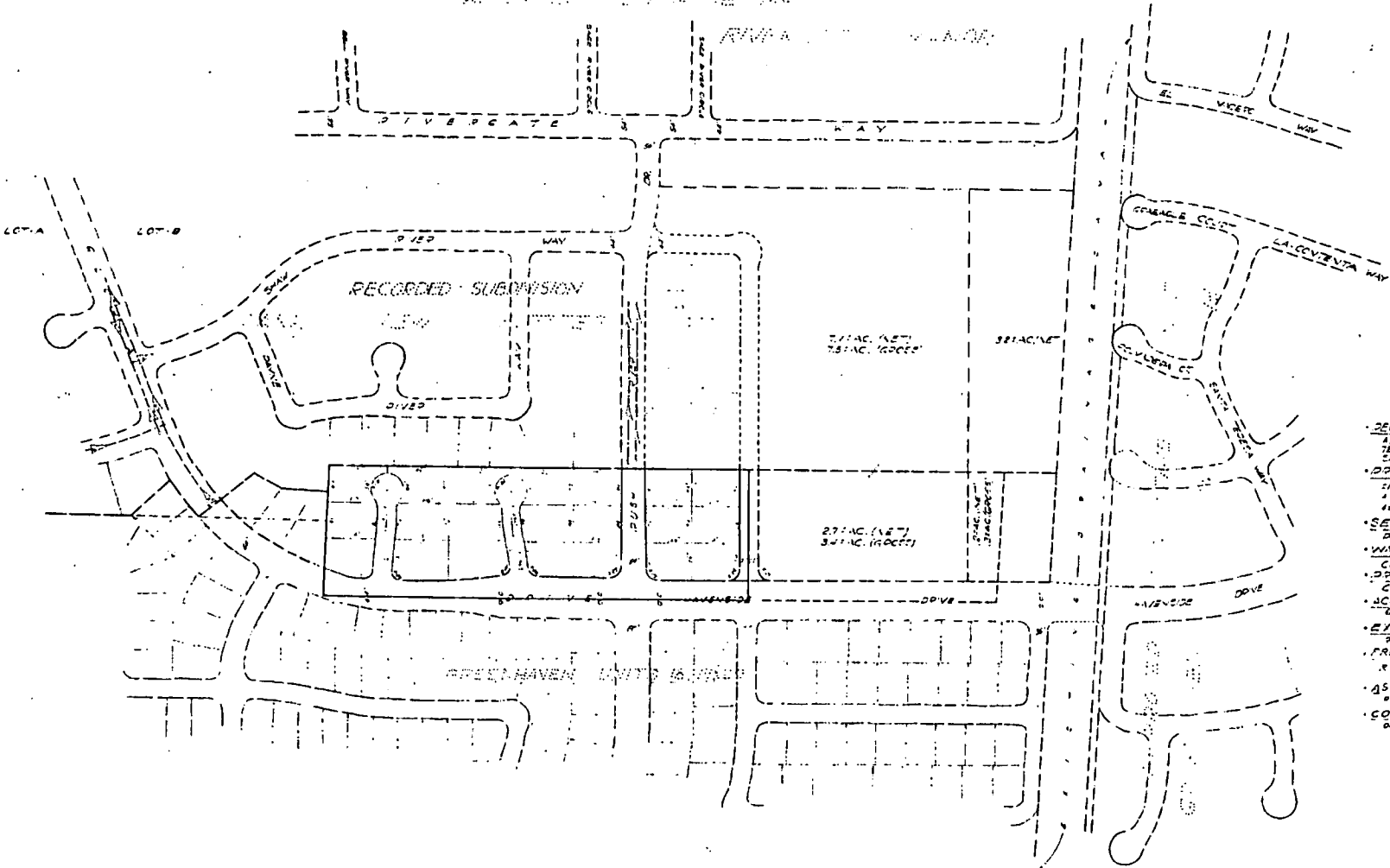
ATTEST:

CITY CLERK

P84-138

ADVISORY TENTATIVE MAP

PARKVIEW ESTATES UNIT NO. 4

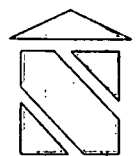


- RECORD OWNED / SUBDIVIDED:
A.E. BOEHLER & SONS ET AL.
281 1/2 ST. STREET
SACRAMENTO, CA. 95814
- PROPOSED USE:
21 FROM 2015 TO BE CONSOLIDATED AT
A FUTURE DATE FOR A TOTAL OF
48 LOTS
- SEWAGE DISPOSAL:
PUBLIC SEWER
- WATER SUPPLY:
CITY OF SACRAMENTO
- PROPOSED IMPROVEMENTS:
CITY OF SACRAMENTO STANDARDS
- ACREAGE:
27 AC.
- EXISTING ZONE:
R-1
- PROPOSED ZONE:
R-1A
- ASSLSHORS PARCEL NO.:
091-029-14
- CONSTRUCTION PHASING:
ONE PHASE

Tentative Map of
Parkview Estates Unit No. 4
 City of Sacramento, California
 Scale: 1" = 100'

March 1984

THE SPINK CORPORATION
 ENVIRONMENTAL PLANNING ENGINEERING
 ARCHITECTURE SURVEYING MAPPING SYSTEMS
 1000 J STREET SACRAMENTO, CALIFORNIA 95811



21

AREA 208-1-17-18

PKT-15

TT-1490

CITY PLANNING COMMISSION

21

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	A. Ricci & Virga et al, 721-11th Street, Sacramento, CA 95814		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	4/5/84	50 DAY CPC ACTION DATE	5/8/84
REPORT BY:	SC:bw		
NEGATIVE DEC	4/18/84	EIR	ASSESSOR'S PCL NO. 031-020-55

- APPLICATION:
1. Negative Declaration
 2. Rezone 1.4± vacant acres from R-1 to R-1A for halfplex development
 3. Tentative Map (P84-138)

LOCATION: North side of Havenside Drive, approximately 700 feet west of drainage canal.

PROPOSAL: The applicant is requesting the necessary entitlements to create 19 single family lots with future halfplex development proposed on seven corner lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community
Plan Designation: Low Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant & Single Family; R-1
South: Vacant & Single Family; R-1 & R-1A
East: Vacant proposed school site; R-1
West: Vacant, Single Family; R-1

Property Dimensions: Irregular
Property Area: 6.7± acres
Density of Development: 4 du/ac
Square Footage of Lots: Minimum, 5,200 on interior lots with single family development; 6,200 on corner lots
Topography: Flat
Street Improvements/Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 25, 1984, by a vote of seven ayes and 2 absent, the Subdivision Review Committee recommended approval of the tentative map, subject to the following conditions which the applicant shall satisfy prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.911 of the City Code, including offsite improvements to 32-foot half-section on the north side of Gloria Drive, west of the project to existing improvements. Also, 12-foot travel lane on south side of Gloria Drive; City will condemn off-site right-of-way at developer's expense if necessary;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; will also require off-site extensions and oversizing;
3. Name the streets to the satisfaction of the Planning Director;

4. 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 the filing of the final map;
5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or meet Title 24 requirements;
6. Pay Pocket Bridge fees;
7. Minimum lot pad elevations shall be +3.5 feet; and minimum gutter grade shall be +2.0 feet.

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site is located in the South Pocket Community Plan area. The property surrounding the site is developed with single family uses on the north and vacant land on the east, west and south sides of the site. As proposed, the applicant intends to develop the site with 19 single family units and halfplex units on seven corner lots.
2. As proposed, the project is consistent with the adjacent single family development north of the subject site. The requested rezone will allow for future halfplex development on the corner lots. It will, however, be necessary for the applicant to request a special permit and tentative map for the halfplex units prior to development of these halfplexes.
3. The Planning and Community Services Departments have determined that 0.1848 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to filing the final map.
4. The applicant will be required to provide off-site improvements which are necessary to ensure access and services to the subject site.

ENVIRONMENTAL DETERMINATION. The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Rezone; and
3. Approval of the Tentative Map, subject to the following conditions:

Conditions - Tentative Map

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, including offsite improvements to 32-foot half-section on the north side of Gloria Drive west of the project to existing improvements. Also, 12-foot travel lane on south side of Gloria Drive; City will condemn off-site right-of-way at developer's expense if necessary;

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CITY OF SACRAMENTO

21



CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

June 18, 1984

City Council
Sacramento, California

Honorable Members in Session:

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

LOCATION: North side of Havenside Drive, 700+' west of drainage canal.

SUMMARY

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

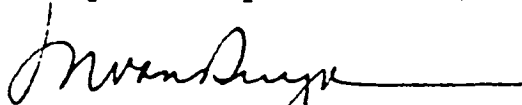
BACKGROUND

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 July 3, 1984.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:lao
attachments
P84-138

PASSED FOR
PUBLICATION
& CONTINUED
TO 7-3-84

June 26, 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 THE NORTH
 SIDE OF HAVENSIDE DRIVE, 700+' WEST OF DRAINAGE CANAL
 FROM THE SINGLE FAMILY, R-1 ZONE(S)
 AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)
 (FILE NO. P-84-138)(APN: 031-020-56)

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

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PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

.....

MAYOR

ATTEST:

.....

CITY CLERK

P84-138

LEGAL DESCRIPTION

PARKVIEW ESTATES UNIT NO. 4, PORTIONS OF SECTIONS 3 AND 4 T. 7 N.,
R. 4 E., MDB&M, CITY OF SACRAMENTO.

P84-138

July 5, 1984

A. Ricci & Virga et al
721 - 11th Street
Sacramento, CA 95814

Dear Gentlemen:

On July 3, 1984, the Sacramento City Council took the following actions for property located on the north side of Havenside, 700±' west of drainage canal (P-84138):

Hearing closed; Ordinance No. 84-060 adopted; Resolution No. 84-572 adopted.

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

Sincerely,

Lorraine Magana
City Clerk

LM/rr/21

Enclosures

cc: Planning Department
Spink Corporation