



# CITY OF SACRAMENTO

22

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 448-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

February 11, 1983

APPROVED  
BY THE CITY COUNCIL

FEB 22 1983

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination;  
2. Tentative Map (P82-283)(APN: 031-51-39,33; 031-50-04,17)

LOCATION: Various corner lots on Havenside Drive, Las Positas Circle and  
Santa Teresa Way

## SUMMARY

This is a request for entitlements necessary to develop four corner lots into eight halfplex units. The staff and the 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 sites are located within Greenhaven Unit No. 17, a single family subdivision. The subdivision is being developed with primarily single family dwellings and duplexes on corner lots. The applicant's proposal for halfplexes is consistent with the Community Plan and compatible with surrounding land uses.

A neighbor appeared at the Commission hearing and expressed concern regarding debris left on the street from the construction activity.

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.

## VOTE OF THE PLANNING COMMISSION

On January 13, 1983 the Planning Commission, by a vote of 8 ayes, 1 absent, recommended approval of the project.

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

22

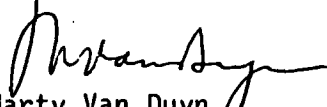
City Council

-2-

February 11, 1983

1. Ratifying the Negative Declaration;
2. 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

MVD:HY:cp  
Attachments  
P82-283

February 22, 1983  
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

22

MEETING DATE January 13, 1983  
 ITEM NO. 240 FILE NO. P- 82-283  
 M- \_\_\_\_\_

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

Recommendation LOCATION: Various corner lots on Riverside Dr., Las Positas Cir., & Santa Teresa Way

- Favorable cond.
- Unfavorable  Petition  Correspondence

NAME	PROPOSERS	ADDRESS
<del>Roger</del>	<del>26 Las Positas Circle, Sacramento</del>	
Robert House	6355 Riverside Blvd. - C,	Sacramento, CA 95831

NAME	OPPONENTS	ADDRESS
Roger Andriess	26 Las Positas Circle,	Sacramento

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

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

- 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 subject to cond. in Staff Report & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

**RESOLUTION No. 83-135**

**Adopted by The Sacramento City Council on date of**

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR GREENHAVEN UNIT NO. 17 **APPROVED**  
BY THE CITY COUNCIL

(P-82-283)(APN: 031-51-33,39; 031-50-04,17

**FEB 22 1983**

OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council, on February 22, 1983, held a public hearing on the request for approval of a tentative map for Greenhaven Unit No. 17 located on various corner lots on Havenside Drive, Las Positas Circle and Santa Teresa 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 Pocket Community Plan designate the subject site for 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. Name the streets to the satisfaction of the Planning Director.
  - b. File the necessary segregation requests and fees to segregate existing assessments.
  - c. 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.

\_\_\_\_\_  
MAYOR

ATTEST:

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

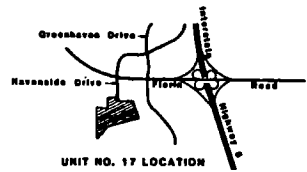
P82-238

P 82283

1-13-83

No. 24

- NEW ELECTRICAL PAD
- EXISTING ELECTRICAL PAD
- EXISTING SEWER/WATER SERVICE
- NEW SEWER/WATER SERVICE



# TENTATIVE MAP

RESUBDIVISION OF LOTS 128, 134, 147 & 157 OF  
GREENHAVEN UNIT NO. 17

CITY OF SACRAMENTO      NOVEMBER, 1988



**RECORD OWNER:**

PARKER INVESTMENTS  
6556 RIVERSIDE BLVD. SUITE C  
SACRAMENTO, CA 95821

**SUBDIVIDER:**

PARKER INVESTMENTS  
6556 RIVERSIDE BLVD. SUITE C  
SACRAMENTO, CA 95821

**ENGINEER:**

THE SPINK CORPORATION  
PO BOX 2611  
SACRAMENTO, CA 95811

**ASSESSOR PARCELS:**

31-600-04 & 17  
31-810-33 & 60

**EXISTING ZONING:**

R-1A

**PROPOSED ZONING:**

R-1A

**EXISTING USE:**

4 DUPLEX BUILDINGS

**PROPOSED USE:**

8 HALF-PLEX LOTS

**SEWAGE DISPOSAL:**

CITY OF SACRAMENTO

**WATER SUPPLY:**

CITY OF SACRAMENTO

**DRAINAGE:**

CITY OF SACRAMENTO

**BUILDING SETBACK:**

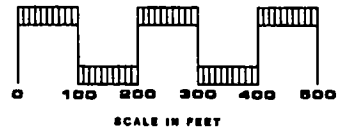
PER RECORDED MAP

**TOTAL AREA:**

43,600 sq. ft.

**NOTE:**

ALL DIMENSIONS ON  
AFFECTED LOTS ARE  
APPROXIMATE



8800-001

**THE SPINK CORPORATION**  
ENVIRONMENTAL PLANNING • ENGINEERING  
ARCHITECTURE • SURVEYING • MAPPING • SYSTEMS  
750 F STREET - SACRAMENTO, CALIFORNIA 95811 PHONE (916)444-6000  
PARKER INVESTMENTS-GREENHAVEN 1/2 PLEX

22

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Bob Howse, L & P Land & Development, Inc., 6355 Riverside Blvd. #C 95831		
OWNER	Parker Investments, 6355 Riverside Boulevard #C, Sacramento, Ca. 95831		
PLANS BY	Spink Corporation, 720 F Street, Sacramento, Ca. 95814		
FILING DATE	12/7/82	50 DAY CPC ACTION DATE	1/13/83
		REPORT BY:	SC:mm
NEGATIVE DEC.	1/3/83	EIR	ASSESSOR'S PCL. NO. 031-51-39,33 & 031-50,04,17

- APPLICATION:
1. Environmental Determination
  2. Special Permit to develop 8 halfplex units
  3. Tentative Map to divide 1± acres consisting of 4 parcels into 8 separate lots for halfplex development
  4. Subdivision Modification to waive water and sewer service connection (Withdrawn)

LOCATION: Various corner lots on Havenside Drive, Las Positas Circle and Santa Teresa Way

PROPOSAL: The applicant is requesting the necessary entitlements to create 8 halfplex units on various corner lots in the R-1A zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1979 Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Partially developed 2 family units
Surrounding Land Use and Zoning:	
North:	Single Family Residential - R-1 & R-1A
South:	Single Family Residential - R-1 & R-1A
East:	Single Family Residential - R-1
West:	Single Family Residential - R-1
Parking Required:	1 space per dwelling unit
Parking Provided:	1 space per dwelling unit
Property Dimensions:	varied
Property Area:	1 acre
Density of Development:	8 units per acre
Square Footage of Lot(s):	varied
Square Footage of Building(s):	1500 to 1636 sq.ft.
Height of Structure(s):	One and Two Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Colors:	Earthtones
Exterior Building Materials:	Stucco, brick and wood siding

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 22, 1982, by a vote of 5 ayes and 4 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the following conditions:

1. 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. File the necessary segregation requests and fees to segregate existing assessments.
  - b. 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.

BACKGROUND INFORMATION: The subject site is located on various corner lots in the Greenhaven Unit 17 subdivision. On July 14, 1981 the City Council approved the rezoning of these parcels to allow for future halfplex development. At the present time the units are under construction and some of the units are near completion.

STAFF EVALUATION:

1. The applicant will be using a variety of materials and elevations which will give the appearance of single family development. There are 5 proposed elevations with 1 and 2 stories. The exterior materials consist of horizontal and vertical wood siding or stucco with brick accent. As proposed these designs are consistent with the Pocket Community Plan policy to encourage a variety of housing types.
2. The halfplex units will have separate street orientation which is consistent with the Pocket Community Plan design criteria to encourage halfplex and duplex development which gives the appearance of single family structures.
3. This proposed halfplex development does not represent an increase in density since duplex units would be allowed on these corner lots.
4. The Planning And Community Services Departments have determined that .0149 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 90 days prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends that the Commission take the following actions:

1. Ratify the Negative Declaration.
2. Approve the Special Permit, based on Findings of Fact to Follow;
3. Approve the Tentative Map, subject to the following conditions:

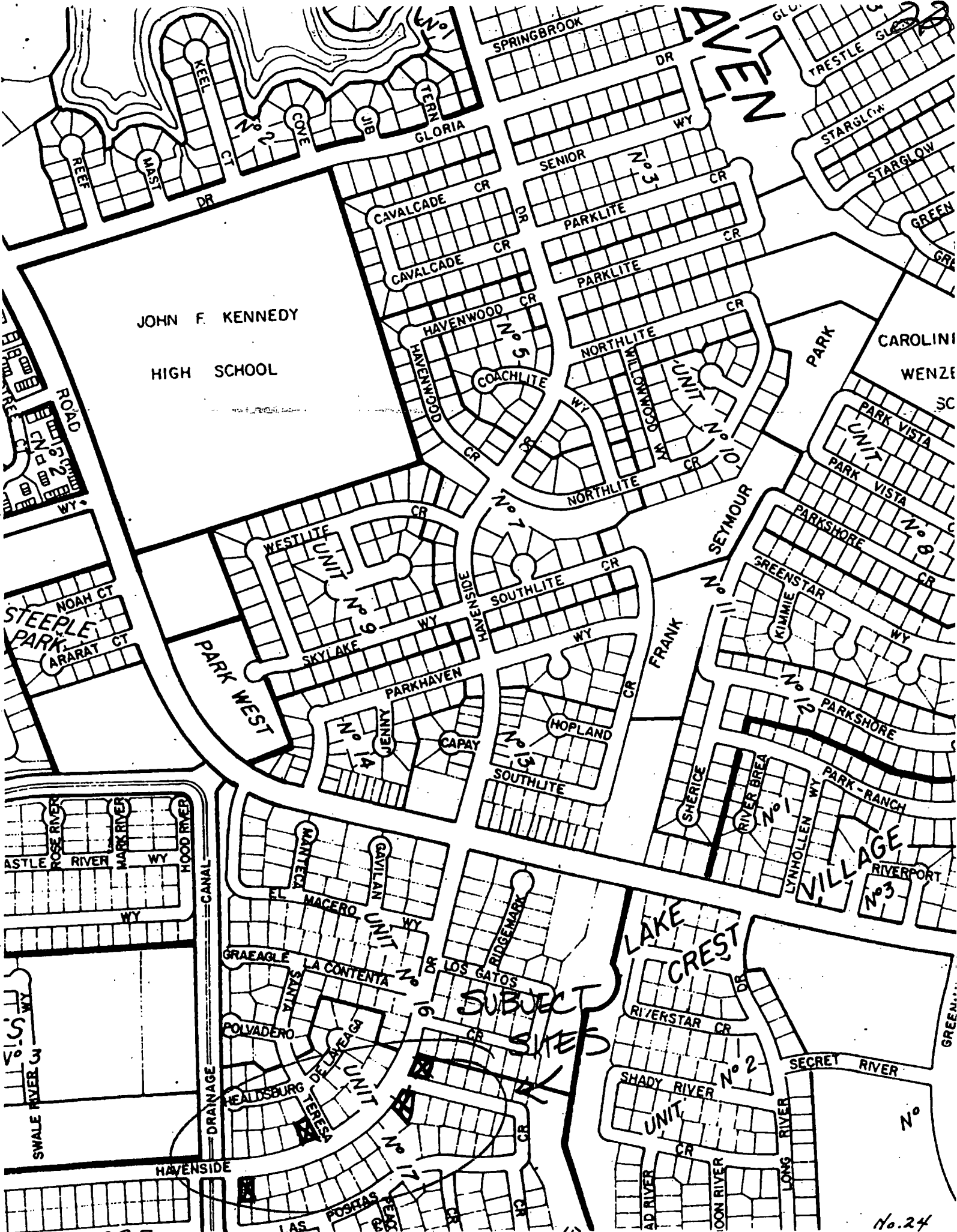
Conditions - Tentative Map: The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted.



1. Name the streets to the satisfaction of the Planning Director;
2. File the necessary segregation requests and fees to segregate existing assessments;
3. 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.

Findings of Fact - Special Permit

1. The proposed halfplex development is based upon sound principles of land use in that:
  - a. The design of the halfplex development is similar to other single family structures in the area;
  - b. The zoning ordinance allows duplexes on corner lots in the single family R-1 zone.
2. The proposed project will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the use is compatible with the adjacent single family residential units.
3. The proposed project complies with the General Plan and the Pocket Community Plan which designates the site for residential purposes.



JOHN F. KENNEDY  
HIGH SCHOOL

STEEPLE  
PARK

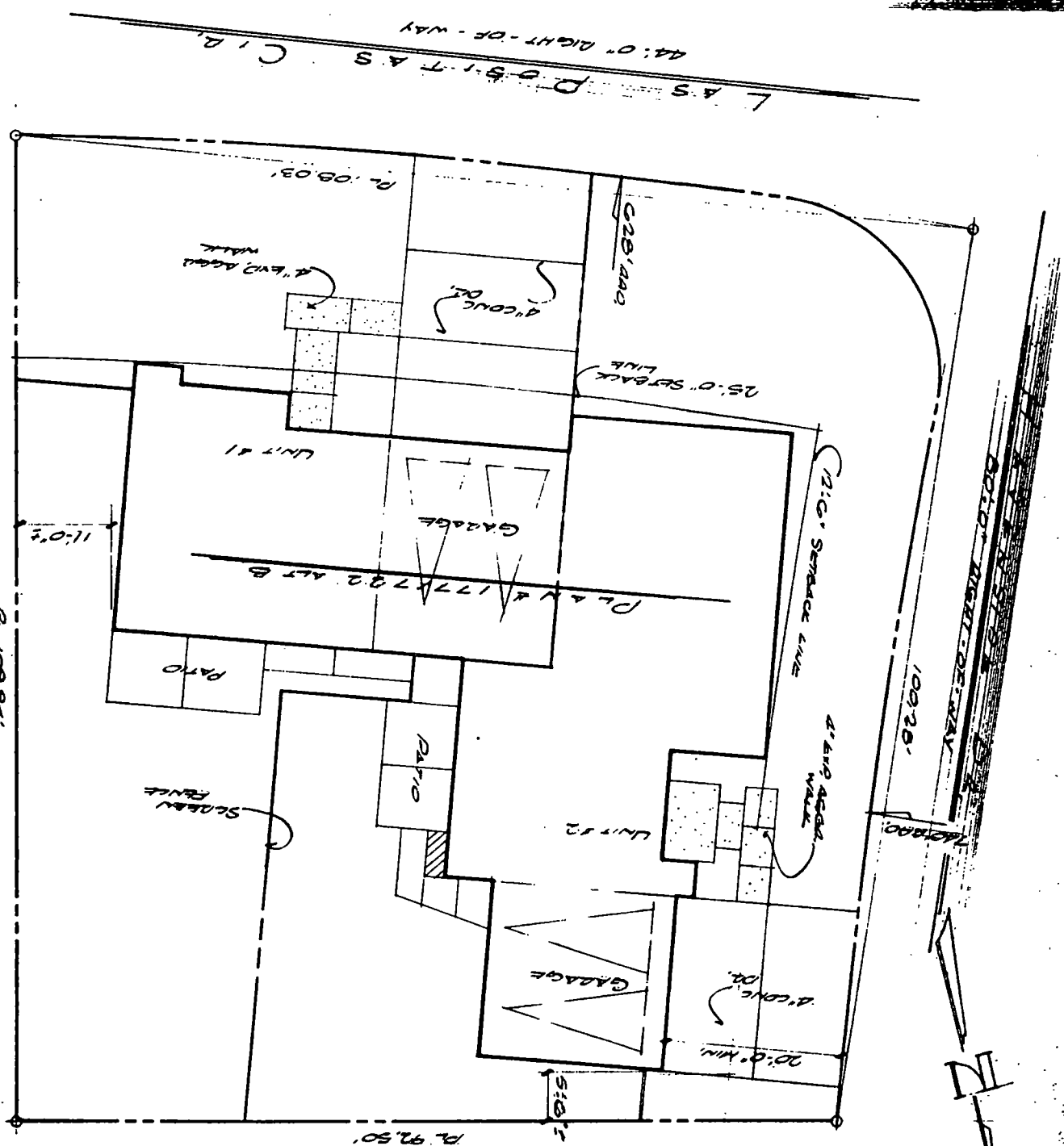
**SUBJECT  
SITES**

P82-283

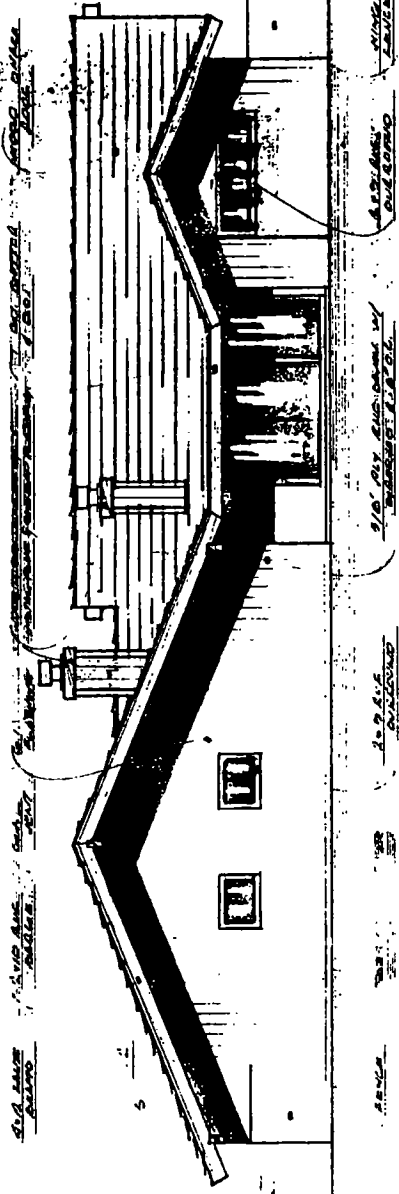
1-13-83

No. 24

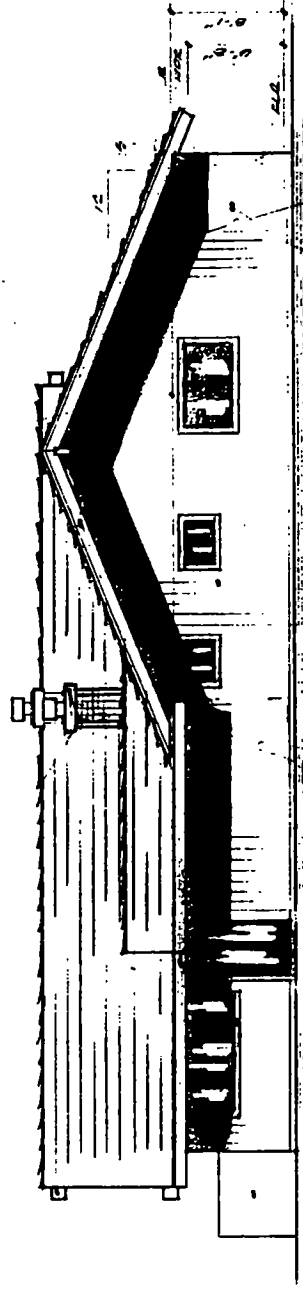
~~S I T E P L A N~~  
~~Scale 1/8" = 1'-0"~~



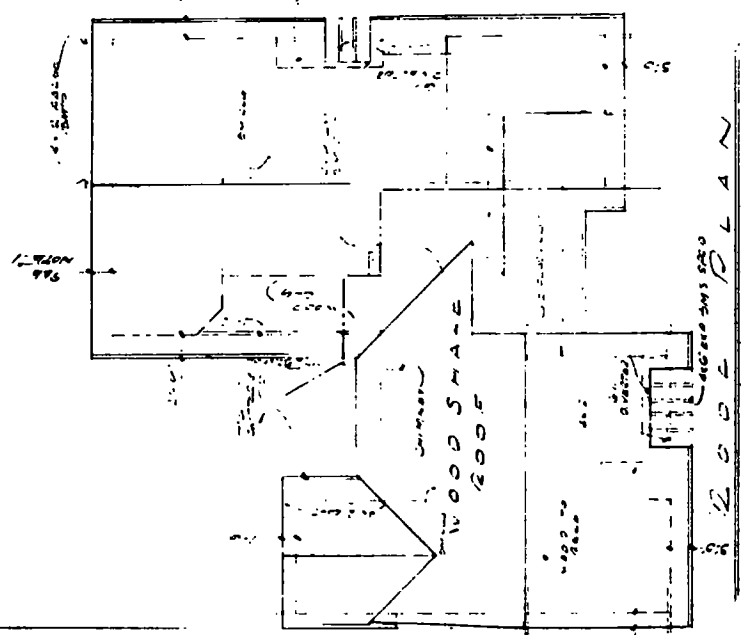
L.A.S. DISTRICT 5 C.I.D.  
44:0' RIGHT-OF-WAY



FRONT ELEVATION



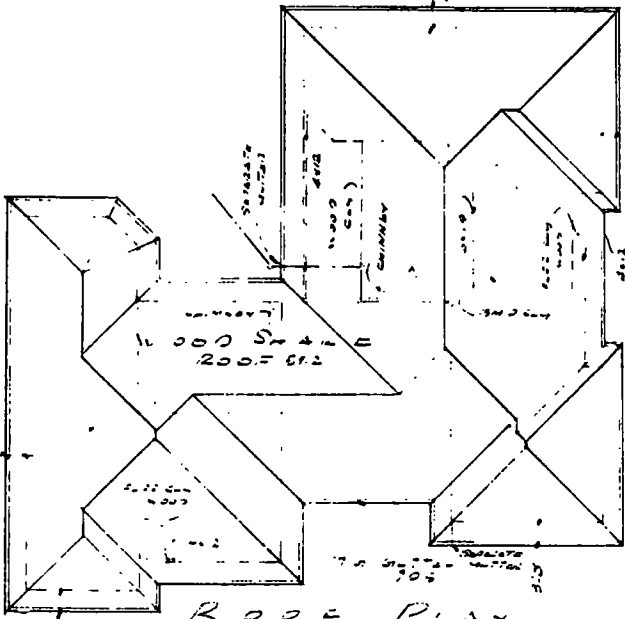
RIGHT SIDE ELEVATION



FLOOR PLAN

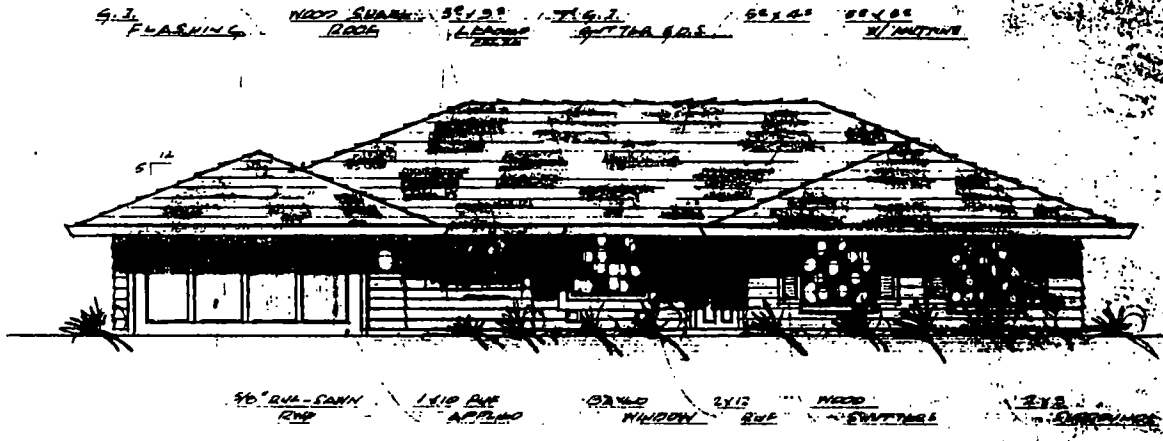
82223

1-13-83



ROOF PLAN

NOTE:  
1. VERIFY SIDE AND OVERHANG W/ SITE PLAN  
2. 3.0' EDGE OF OVERHANG TO P.L. REQ'D



RIGHT ELEVATION



FRONT ELEVATION

SCALE 1/8" = 1'-0"

10.24

22

22



FRONT ELEVATION

WOOD SHALE  
WOOD SHALE  
WOOD SHALE  
WOOD SHALE  
WOOD SHALE  
WOOD SHALE



WOOD SHALE  
WOOD SHALE  
WOOD SHALE  
WOOD SHALE  
WOOD SHALE  
WOOD SHALE

FRONT ELEVATION

WOOD SHALE  
WOOD SHALE  
WOOD SHALE  
WOOD SHALE  
WOOD SHALE  
WOOD SHALE



WOOD SHALE  
WOOD SHALE  
WOOD SHALE  
WOOD SHALE  
WOOD SHALE  
WOOD SHALE

No. 24

1-13-83

P 82283

February 23, 1983

Parker Investments  
6355 Riverside Blvd., # C  
Sacramento, CA 95831

Dear Sir:

On February 22, 1983, the Sacramento City Council took the following action(s) for property located on various corner lots on Havenside Drive, Las Positas Circle and Santa Teresa Way (P-82283):

Adopted Resolution 83-135 adopting  
Findings of Fact and approving a Tentative  
Map to divide 4 corner lots into 8  
halfplex lots in R-1A zone

Enclosed, for your records, is a fully certified copy of above referenced resolution.

Sincerely,

Lorraine Magana  
City Clerk

LM/emm/22  
Enclosure

cc: Planning Department  
Spink Corporation