



CITY OF SACRAMENTO

19

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

MARTY VAN DUYN
PLANNING DIRECTOR

June 6, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Rezoning from R-1A to R-1
3. Tentative Map (P-84-142)

LOCATION: North of the intersection of Fairweather Drive
and Erin Drive

SUMMARY

This is a request for entitlements necessary to divide 28± acres into 138 single family lots. The Staff and Planning Commission recommend approval of the project, subject to conditions.

BACKGROUND INFORMATION

The subject site is located in an area that is developed with single family dwellings. The applicants proposal is compatible to surrounding uses and consistent with the South Natomas Community Plan.

The site was previously approved for both single family dwellings and halfplex units on corner lots. The applicant is proposing to eliminate the halfplexes on corner lots and develop 100 per cent single family dwellings. There is no objection to the request.

VOTE OF PLANNING COMMISSION

On May 8, 1984, the Planning Commission, by a vote of 5 ayes, 4 absent, recommended approval of the project.

APPROVED
BY THE CITY COUNCIL

JUN 12 1984

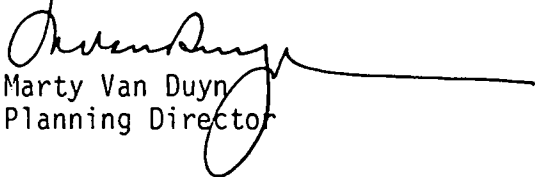
OFFICE OF THE
CITY CLERK

RECOMMENDATION

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

1. Ratifying the Negative Declaration.
2. Adopting the attached Rezoning Ordinance.
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: 1s
attachments
P-84-142

June 12, 1984
District No. 1

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE: May 8, 1984
 ITEM NO. 18a FILE # 84-142
 M _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP **19**
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING LOT LINE ADJUSTMENT
 SPECIAL PERMIT ENVIRONMENTAL DET.
 VARIANCE OTHER _____

Location: N of intersection Fairweather Dr. & Erin Dr.

Recommendation:

- Favorable Petition Correspondence
 Unfavorable

| <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 | absent | | | |
| Goodin | absent | | | |
| Hunter | ✓ | | ✓ | |
| Ishmael | ✓ | | | |
| Ramirez | ✓ | | | ✓ |
| Simpson | absent | | | |
| Holloway | absent | | | |

- 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. 84-054

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 NORTH OF
 INTERSECTION OF FAIRWEATHER AND ERIN DRIVES
 FROM THE TOWNHOUSE, R-1A ZONE(S)
 AND PLACING SAME IN THE SINGLE FAMILY, R-1 ZONE(S)
 (FILE NO. P-84-142)(APN: 225-240-10 and 33)

APPROVED
BY THE CITY COUNCIL

JUN 12 1984

OFFICE OF THE
CITY CLERK

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 Townhouse, R-1A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Single Family, R-1 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 8, 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

P84-142

LEGAL DESCRIPTION

19

All that real property situate in the City of Sacramento, County of Sacramento, State of California, being a portion of Section 24, T.9N., R.4E., M.D.B. & M., described as follows:

BEGINNING at a point on the East line of that certain Plan entitled "Plat of Rancho Silva", filed in the office of the Recorder of said County and State in Book 125 of Maps, Map No. 7, said point being the Southwest corner of said Lot 105 as said Lot is shown on that certain plat entitled "Map of Woodgate West Unit 1", filed in said Recorders Office in Book 147 of Maps, Map No. 1; thence from said point of beginning along the Southerly line of said "Map of Woodgate West Unit 1" the following nine (9) courses: (1) North 89° 51' 00" East 105.00 feet; (2) South 82° 45' 54" East 54.45 feet; (3) South 79° 17' 04" East 434.38 feet; (4) South 44° 34' 30" East 58.69 feet; (5) South 57° 05' 48" East 116.55 feet; (6) South 82° 57' 36" East 83.29 feet; (7) North 46° 06' 27" East 83.23 feet; (8) North 23° 59' 15" East 91.22 feet; (9) South 79° 17' 23" East 186.00 feet to the Southeast corner of Lot 86, as said Lot is shown on said "Map of Woodgate West Unit 1"; said corner being on the Westerly right-of-way line as described in a decree in taking in and action of United States of America vs. George J. Meister, et al, a certified copy of which was recorded October 11, 1949, in said Recorder's Office in Book 1709 of Official Records, page 334; thence along said Westerly right-of-way line South 00° 02' 50" East 1423.63 feet to the Northeast corner of Lot 792 as said Lot is shown on that certain plat entitled "Plat of Northgate Unit No. 5", filed in said Recorders Office in Book 60 of Maps, Map No. 4; thence along the Northeasterly line of said plat the following seven (7) courses: (1) North 70° 01' 15" West 230.36 feet; (2) North 47° 31' 35" West 63.82 feet; (3) North 24° 24' 55" West 135.26 feet; (4) North 79° 00' 05" West 75.03 feet; (5) North 51° 33' 35" West 177.00 feet; (6) South 76° 11' 45" West 18.34 feet; (7) North 65° 01' 45" West 272.30 feet to the most Northerly corner of said Lot 862, as shown on said plat; thence along the Easterly line of Lot 1180 as said lot is shown on that certain plat entitled "Plat of Northgate Unit No. 10", filed in said Recorder's Office in Book 85 of Maps, Map No. 17, North 00° 03' 55" West 65.37 feet to the Northeast corner of said Lot; thence along the Northerly line of said Plat North 88° 02' 35" West 291.23 feet to the Southeast corner of that certain Parcel of Land described in that certain deed to North Sacramento Elementary School District filed in said Recorder's Office in Book 2925 of Deeds, page 520; thence along the Easterly line of said Parcel North 00° 02' 25" West 816.07 feet to the Northeast corner thereof; said point also being the Southeast corner of Lot 70 as said Lot is shown on said "Plat of Rancho Silva"; thence along the Easterly line of said plat North 00° 09' 00" West 148.54 feet to the point of beginning. Containing an area of 27.784 acres, more or less.

P 84142

RESOLUTION No. 84-498

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED NORTH OF
INTERSECTION OF FAIRWEATHER AND ERIN DRIVES **APPROVED**
BY THE CITY COUNCIL

(P-84-142)(APN: 225-240-10 and 33)

JUN 12 1984

WHEREAS, the City Council, on June 12, 1984, held a public hearing
on the request for approval of a tentative map for property located north
of intersection of Fairweather and Erin Drives;

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 1978 South Natomas 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, including an 18-foot lane on the west side of Mendel Way, south of Weise Way;
 - b. Prepare a sewer and drain study for the review and approval of the City Engineer; coordinate with the County Sanitation District;
 - c. Name the streets to the satisfaction of the City Engineer;
 - 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. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
 - f. 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 comply with Title 24 regulations of the Uniform Building Code;
 - g. Off-site dedication required for Mendel Way. City will condemn at the developer's expense, if necessary;
 - h. Redesign the map to provide a minimum interior lot width of 52 feet at the front property line.

MAYOR

ATTEST:

CITY CLERK

P84-142

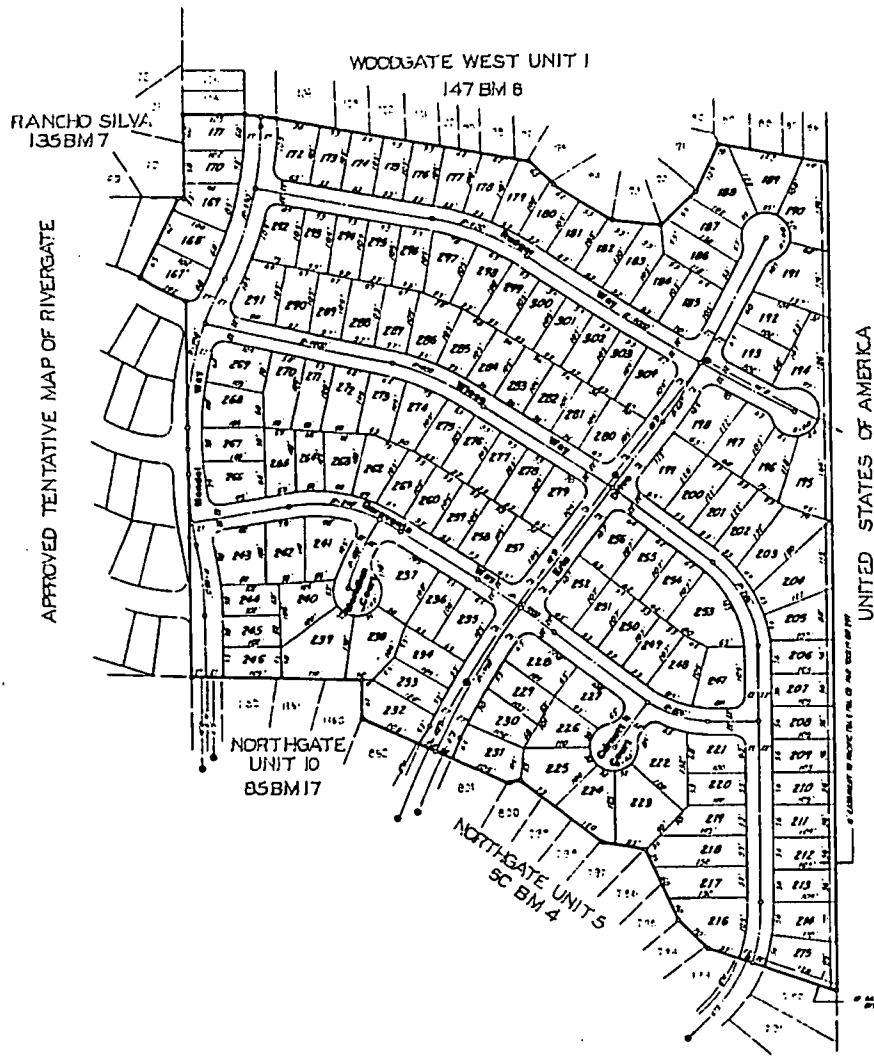
8

P-84-142

5-8-84

6

No. 18

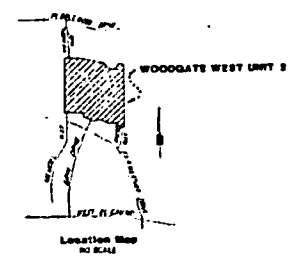


TENTATIVE MAP

WOODGATE WEST UNIT 2
A Portion of Section 24, T.9N., R.4E. M.D.M.

City of Sacramento, California
April, 1984 Scale: 1" = 100'
MURRAY SMITH & ASSOCIATES

- OWNER: H. C. ELLIOTT, INC.
11015 SUN CENTER DRIVE
SACRAMENTO, CA 95820
PHONE: 475-8700
- SUBDIVIDER: SAME AS ABOVE
- ENGINEER: MURRAY SMITH & ASSOCIATES
2023 E. PIONEER STREET
SACRAMENTO, CA 95827
PHONE: 361-0844
- IMPROVEMENTS: AS PROVIDED BY CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY DETACHED HOUSING
- EXISTING ZONING: R1 & R1A
- PROPOSED ZONING: R1
- ASSASSON'S PARCEL NUMBER: 224-740-70 & 53
- SEALING: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- WATER: CITY OF SACRAMENTO
- FIRE PROTECTION: CITY OF SACRAMENTO
- SCHOOL DISTRICT: CITY OF SACRAMENTO
- PAID DISTRICT: CITY OF SACRAMENTO
- ACREAGE: 77.8 ACRES GRASS
- NO. OF LOTS: 130
- LOT SIZE: AS SHOWN



| | | | | | |
|--|----------------------------|------------------------------|-----------------------------|--|---|
| SUBMITTED BY: & ASSOCIATES, ENGINEERS | BENCH MARK | | | CONSTRUCTION PLANS COUNTY OF SACRAMENTO, CALIFORNIA | DRAWN: <u> </u> CAD <u> </u> DATE <u> </u> |
| | APPROVED <u> </u> | R.C.V. NO. <u> </u> | REV. DATE <u> </u> | | DESCRIPTION <u> </u> |
| | | | | PROJECT NO. <u> </u> | 1 OF 1 |

19

CITY PLANNING COMMISSION

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

19

| | | | | | |
|---------------|--|------------------------|--|---------------------|-------------------|
| APPLICANT | Murray Smith & Associates, 3020 Explorer Drive, Sacramento, CA 95827 | | | | |
| OWNER | H. C. Elliott, Inc., 11093 Suncenter Drive, Rancho Cordova, CA 95670 | | | | |
| PLANS BY | Murray Smith & Associates, 3020 Explorer Drive, Sacramento, CA 95827 | | | | |
| FILING DATE | 4/6/84 | 50 DAY CPC ACTION DATE | | REPORT BY: | SD:bw |
| NEGATIVE DEC. | 4/30/84 | EIR | | ASSESSOR'S PCL. NO. | 225-240-10 and 33 |

- APPLICATION:
1. Negative Declaration
 2. Rezone a portion of 28± acres from Townhouse (R-1A) to Single Family (R-1) zone (Sec. 13);
 3. Tentative Map (P84-142)

LOCATION: North of the intersection of Fairweather Drive and Erin Drive

PROPOSAL: The applicant is requesting the necessary entitlements to resubdivide 281 vacant acres into 138 single family lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: Residential (4-12 du/ac.; 7 average)
Existing Zoning of Site: R-1 and R-1A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family and Halfplex; R-1, R-1A
South: Single Family; R-1
East: Power line easement and Single Family; R-1
West: Vacant; R-1A

Property Dimensions: Irregular
Property Area: 28± acres
Density of Development: 7.3 du/ac. net
Topography: Flat
Street Improvements/Utilities: To be provided
North/South Lot Orientation: 26 percent

BACKGROUND INFORMATION: On November 13, 1979 the City Council approved a tentative map, rezoning and special permit to develop standard single family, corner duplexes, and corner and interior halfplexes for the subject site, as well as the area due north (P-8370). The map for this portion of the site expired. On January 14, 1981, an identical map was approved by the City Council (P-9599), but has since expired.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 25, 1984, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map. The applicant shall satisfy each of the following conditions unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, including an 18-foot lane on the west side of Mendel Way, south of Wiese Way;

2. Prepare a sewer and drain study for the review and approval of the City Engineer; coordinate with the County Sanitation District;
3. Name the streets to the satisfaction of the City Engineer;
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. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
6. 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 comply with Title 24 regulations of the Uniform Building Code;
7. Off-site dedication required for Mendel Way. City will condemn at the developer's expense, if necessary;
8. Redesign the map to provide a minimum interior lot width of 52 feet at the front property line.

STAFF EVALUATION: Staff has the following comments:

1. The current request is a rezoning and a tentative map in order to develop 138 standard single family lots. The density of 7.3 dwelling units per net acre is compatible with the South Natomas Community Plan designation of four through 12 units per acre with a minimum density of seven units per net acre. The request is also compatible with surrounding residential development. Staff, therefore, supports the requested entitlements.
2. The site plan indicates 26 percent north/south lot orientation. In order to comply with the conservation element of the General Plan, the subdivision must achieve 80 percent north/south lot orientation. Existing development dictates the street pattern of the subject site. Staff, therefore, finds 80 percent lot orientation infeasible. The applicant must, therefore, indicate on the final map which lots and units meet orientation requirements, or comply with Title 24 requirements of the Uniform Building Code.
3. The Planning and Community Services Departments have determined that 2.056 acres of land are required for Parkland Dedication purposes and that fees are required in lieu of the required dedication. The applicant shall submit an appraisal of the land to be subdivided. Said appraisal shall be dated and submitted not more than 90 days prior to filing the final map.
4. Plans for this project were routed to the South Natomas Advisory Committee. A representative of that group stated, in a telephone conversation, that the Committee is supportive of the proposed project.

5. The minimum width for a single family lot is 52 feet at the front property line. The map has been conditioned so that all of the lots meet this requirement.

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.

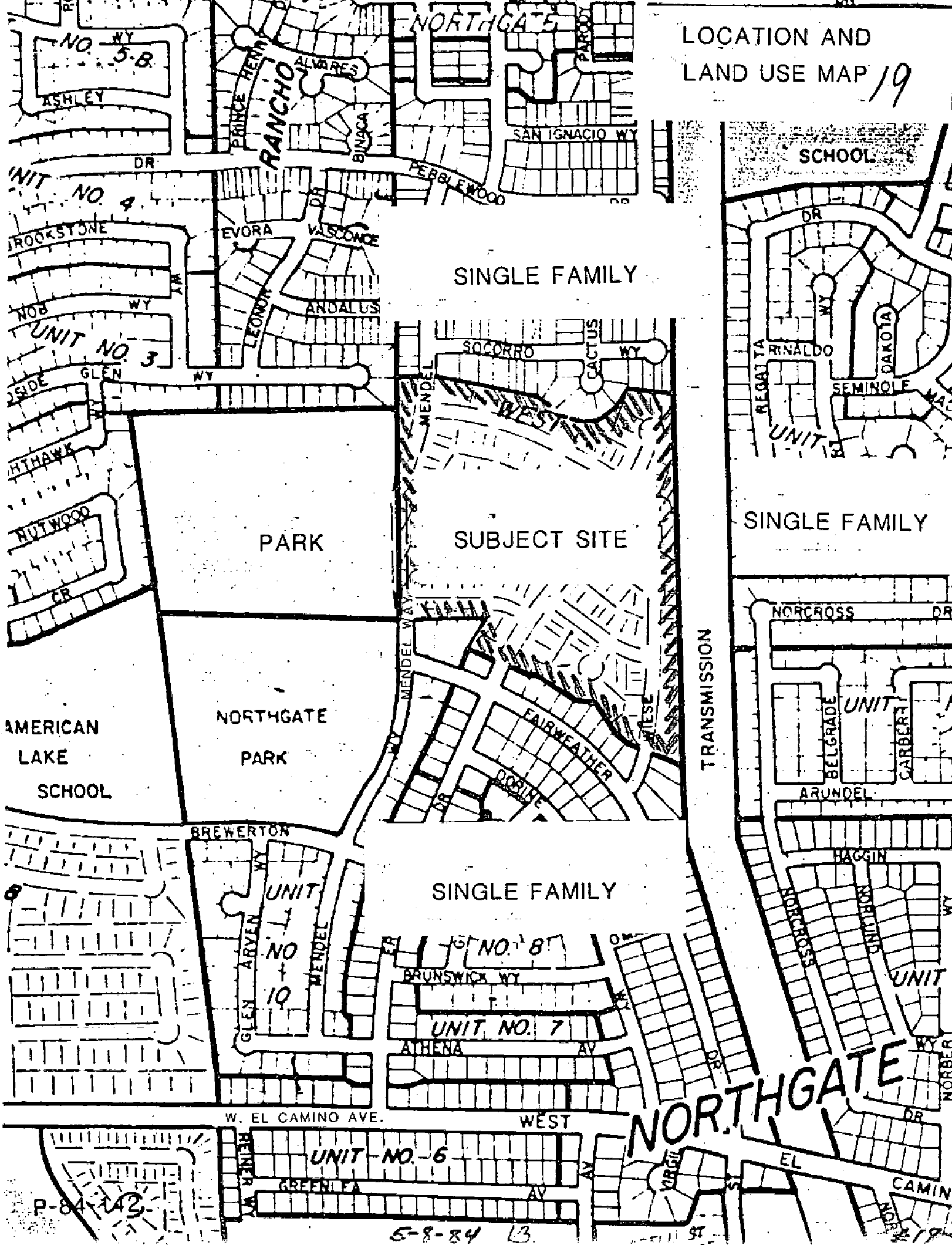
STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning of a portion of 28 acres from Townhouse (R-1A) to Single Family (R-1) zone;
3. Approval of the Tentative Map.

The applicant shall satisfy each of the following conditions unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, including an 18-foot lane on the west side of Mendel Way, south of Weise Way;
- b. Prepare a sewer and drain study for the review and approval of the City Engineer; coordinate with the County Sanitation District;
- c. Name the streets to the satisfaction of the City Engineer;
- 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. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- f. 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 comply with Title 24 regulations of the Uniform Building Code;
- g. Off-site dedication required for Mendel Way. City will condemn at the developer's expense, if necessary;
- h. Redesign the map to provide a minimum interior lot width of 52 feet at the front property line.

LOCATION AND LAND USE MAP 19



SINGLE FAMILY

SUBJECT SITE

PARK

NORTHGATE PARK

SINGLE FAMILY

SINGLE FAMILY

NORTHGATE

W. EL CAMINO AVE.

WEST

UNIT NO. 6

UNIT NO. 7

UNIT NO. 8

UNIT NO. 10

UNIT NO. 5-B

UNIT NO. 4

UNIT NO. 3

SCHOOL

UNIT

UNIT

UNIT

P-84-142

5-8-84 LB.

19

June 13, 1984

H. C. Elliott, Inc.
11093 Suncenter Drive
Rancho Cordova, CA 95670

Dear Gentlemen:

On June 12, 1984, the Sacramento City Council took the following actions for property located north of intersection of Fairweather and Erin Drives (P-84142):

Hearing closed; Ordinance No. 84-054 adopted; Resolution No. 84-498 adopted.

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

Sincerely,

Lorraine Magana
City Clerk

LM/rr/19

Enclosures

cc: Planning Department
Murray Smith & Associates

