



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

December 8, 1981

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

DEC 15 1981

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

- SUBJECT:
1. Environmental Determination
 2. Rezoning from R-1 to R-1A
 3. Subdivision Modification to waive water and sewer services
 4. Tentative Map (P-9548)

LOCATION: Northwest corner of Sand River Court and Greenhaven Drive

SUMMARY

This is a request for entitlements necessary to develop two halfplex units on a corner lot. The staff and Planning Commission recommend approval of the project subject to conditions. The Planning Commission also approved a special permit to allow the halfplex units.

BACKGROUND INFORMATION

The subject site is located in a single family subdivision that is presently being developed with primarily single family dwellings. There are also duplexes and several halfplex units that have been approved by the Council and are currently under construction. The proposed halfplex units are compatible with surrounding single family units and consistent with the South Pocket Specific Plan.

In reference to the Subdivision Modification to waive sewer and water service connections, these services are merely being deferred until building permits are issued.

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.

A neighbor appeared at the Commission hearing and expressed concern regarding the halfplex project.

VOTE OF PLANNING COMMISSION

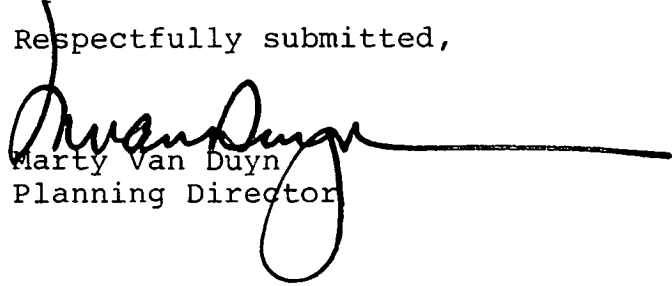
On November 12, 1981, the Planning Commission, by a vote of eight ayes and one absent, recommended approval of the project subject to conditions.

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 and Subdivision Modification with conditions.

Respectfully submitted,


Marty Van Duyen
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw
Attachments
P-9548

December 15, 1981
District No. 8

ORDINANCE NO. 81-112

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

DECEMBER 8, 1981

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT NORTHWEST CORNER OF SAND RIVER CT. & GREENHAVEN DR.

FROM THE R-1, SINGLE FAMILY ZONE

AND PLACING SAME IN THE R-1A, TOWNHOUSE

ZONE (FILE NO. P- 9548) (APN: 031-480-11)

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 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-9548

APPROVED BY THE CITY COUNCIL

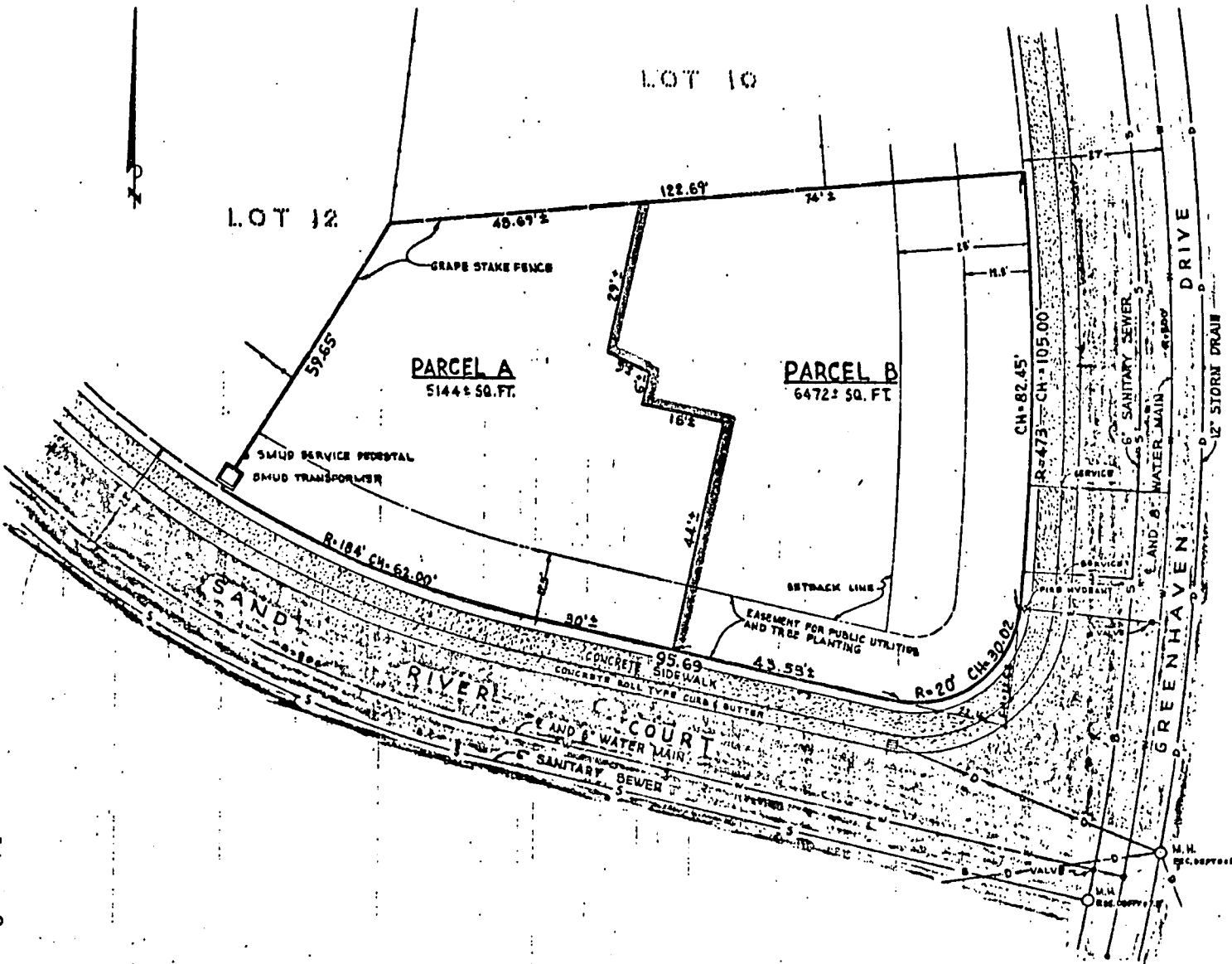
DEC 15 1981

OFFICE OF THE CITY CLERK

P-9548

November 12, 1981

Item 8



**TENTATIVE PARCEL MAP OF
LOT II PARKWAY OAKS UNIT I**
CITY OF SACRAMENTO, CALIFORNIA
AUGUST, 1981 SCALE: 1"=10'

RECORD OWNER / SUBDIVIDER

MGM JOINT VENTURE
2048 HALLMARK DRIVE - SUITE 6
SACRAMENTO, CALIFORNIA 95814

SURVEYOR

TIMOTHY S. TRAIN - L.S. 2487
6804-21/2 STREET
SACRAMENTO, CALIFORNIA 95818
916-481-7798

ASSESSOR'S PARCEL NUMBER

031-68-11

EXISTING ZONING 4 USE

ZONED R-1 E VACANT

PROPOSED ZONING 4 USE

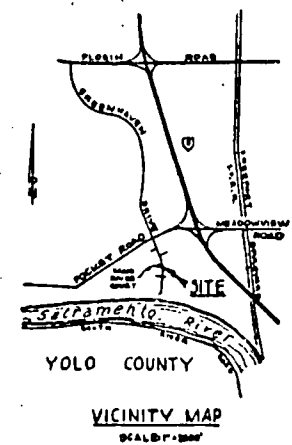
R-1A 1/2 AC AND HALF PLAC CONSTRUCTION

PROPOSED SEWAGE DISPOSAL

EXISTING PUBLIC SEWERS

PROPOSED WATER SUPPLY

EXISTING PUBLIC WATER MAINS



P 9548
FC6

RESOLUTION No. 81-916

Adopted by The Sacramento City Council on date of **APPROVED**
BY THE CITY COUNCIL

DECEMBER 8, 1981

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING A **DEC 15 1981**
REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE **CITY CLERK**
MAP PROPERTY LOCATED AT THE NORTHWEST CORNER OF SAND
COURT AND GREENHAVEN DRIVE (APN: 031-480-11) (P-9548)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for property located at the northwest corner of Sand Court and Greenhaven Drive (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 December 15, 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 South 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.

- 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.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:
- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: It is not desirable to have inactive service connections and sewer and water service connections will be provided upon development of the site.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The sewer and water service connections will merely be deferred until building permits are obtained.

- c. That the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity.

Fact: The granting of the Subdivision Modification will not change the characteristics of the area.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for residential uses.

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 and Subdivision Modification be approved subject to the following conditions:
1. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
 2. The subdivider shall submit to the City an appraisal pursuant to Section 40.1034 of the Subdivision Ordinance (Parkland Dedication) within 90 days of filing the final map. The required in-lieu fees shall be paid prior to filing the final map.
 3. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcel A. These services must be paid for and installed at the time of obtaining building permits.

MAYOR

ATTEST:

CITY CLERK

P-9548

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE November 12, 1981
 ITEM NO. 8d FILE NO. P-9548
 M- _____

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

Recommendation:

- Favorable Unfavorable Petition Correspondence

LOCATION: NW corner of Sand River Court & Greenhamer Drive

PROPONENTS

NAME

ADDRESS

Gene, Angela - 7431 Moncrest Way, Sacramento 95831

OPPONENTS

NAME

ADDRESS

Tom - 19 Sand River Court, Sacramento

MOTION NO. _____

MOTION:

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

- 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 _____

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Eugene E. Angelo - 7431 Mooncrest Way, Sacramento, CA 95831				
OWNER	MGM Joint Venture - 2045 Hallmark Drive, Suite A, Sacramento, CA 95825				
PLANS BY	Timothy S. Train - 2604 21st Street, Sacramento, CA 95814				
FILING DATE	9-16-81	50 DAY CPC ACTION DATE		REPORT BY	JIT:sg
NEGATIVE DEC.	10-12-81	EIR		ASSESSOR'S PCL. NO.	031-480-11

- APPLICATION:
1. Negative Declaration
 2. Rezone from Single Family R-1 to Townhouse R-1A
 3. Tentative Map to divide 0.3+ vacant acres into two halfplex lots
 4. Special Permit to develop two halfplex units
 5. Subdivision Modification to waive water and sewer services

LOCATION: Sand River Court and Greenhaven Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop one existing duplex lot into two halfplex units.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Single Family Dwelling; R-1
South: Vacant Lot; R-1
East: Single Family Dwelling; R-1
West: Vacant Lot and Single Family Dwelling; R-1

Parking Required: 2
Parking Provided: 4
Property Dimensions: Irregular
Property Area: 12,000 Sq. Ft.
Square Footage of Building: Parcel A - 1,445 Sq. Ft.
Parcel B - 1,730 Sq. Ft.
Topography: Flat
Street Improvements: Existing
Utilities: To be Provided
School District: Sacramento City Unified

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 7, 1981, by a vote of seven ayes, one absent and one abstention, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.

2. The subdivider shall submit to the City an appraisal pursuant to City Code Section 40.1034 of the Subdivision Ordinance (Parkland Dedication) within 90 days of filing the final map. The required in-lieu fees shall be paid prior to filing the final map.
3. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcel A. These services must be paid for and installed at the time of obtaining building permits.

STAFF EVALUATION: The applicant is requesting the necessary entitlements to develop one existing vacant duplex lot into two halfplex units. The proposed halfplexes, therefore, do not represent a more intense land use than currently permitted in the R-1 zone. The halfplexes provide an alternate housing type and different ownership arrangement.

The Planning and Community Services Departments have determined that 0.028 acres of land are required for parkland dedication purposes and that fees will be charged in-lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Such appraisal shall be submitted and dated no more than 90 days prior to filing the final map with the City Council. The required fees shall be used to develop parks in the surrounding area.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the negative declaration.
2. Approval of the rezoning to R-1A.
3. Approval of the tentative map to create two halfplex lots subject to the conditions listed below.
4. Approval of the special permit to allow two halfplex units based on findings of fact which follow.
5. Approval of the subdivision modification to waive water and sewer services.

Conditions - Tentative Map

- A. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
- B. The subdivider shall submit to the City an appraisal pursuant to Section 40.1034 of the Subdivision Ordinance (Parkland Dedication) within 90 days of filing the final map. The required in-lieu fees shall be paid prior to filing the final map.
- C. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcel A. These services must be paid for and installed at the time of obtaining building permits.

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: The proposal will not significantly alter the characteristics of the area.
- C. The proposal is consistent with the 1974 General Plan and 1976 South Pocket Specific Plan which designate the site for residential use and the proposal is consistent with the General Plan which encourages a variety of housing type.

P-9548



SAND RIVER COURT ELEVATION

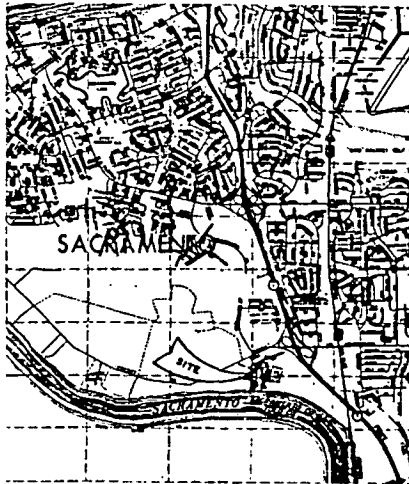
SCALE: 1/8" = 1'-0"



GREENHAVEN DRIVE ELEVATION

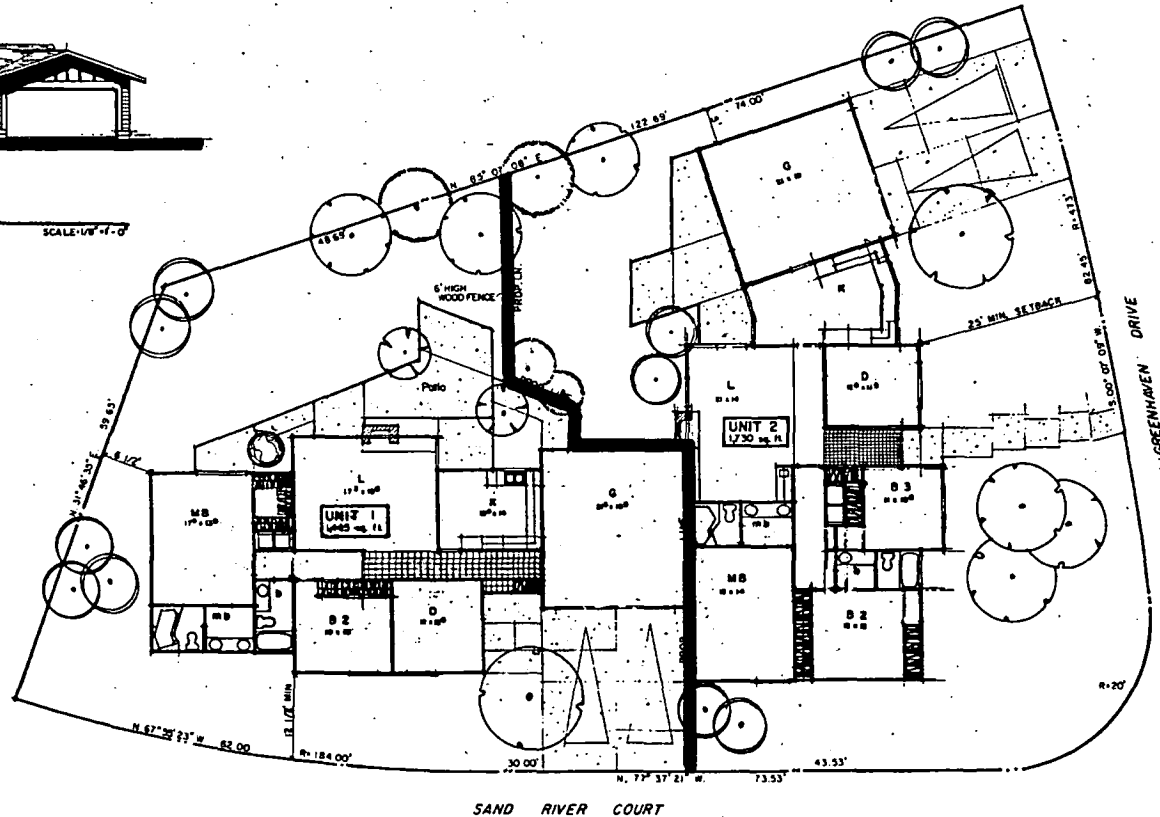
SCALE: 1/8" = 1'-0"

November 12, 1981



LOCATION MAP

NO SCALE



SAND RIVER COURT

FLOOR PLAN and SITE PLAN

SCALE: 1/8" = 1'-0"



Item 8

DATE: 11/12/81
DRAWN BY: J.M.
CHECKED BY: J.M.
PROJECT NO.: P-9548

Jerrold Moore & Associates
Architecture & Planning
8943 J Street, Suite C
Sacramento, Cal. 95827 (916) 461-2033

Jerrold Moore & Associates

KLM CONSTRUCTION
SACRAMENTO CALIFORNIA

DATE: 11/12/81
BY: J.M.
PROJECT NO.: P-9548

1 -

P 9548



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

December 1, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:**
1. Rezone 0.3+ acre from R-1 to R-1A;
 2. Tentative Map to divide 0.3+ acre into two halfplex lots; and
 3. Subdivision Modification to waive water and sewer services.

LOCATION: Northwest corner of Sand River Court and Greenhaven Drive

SUMMARY

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

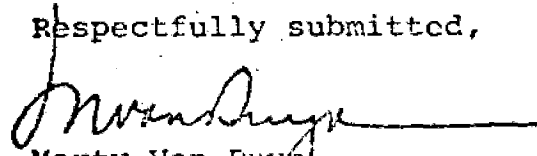
BACKGROUND

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 December 15, 1981.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 12-15-81

MVD:lo
Attachments
P-9548

December 8, 1981
District 8

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

DECEMBER 8, 1981

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT NORTHWEST CORNER OF SAND RIVER CT. & GREENHAVEN DR. FROM THE R-1, SINGLE FAMILY ZONE AND PLACING SAME IN THE R-1A, TOWNHOUSE ZONE (FILE NO. P- 9548) (APN: 031-480-11)

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 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-9548



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

November 24, 1981

MGM Joint Venture
2045 Hallmark Drive
Sacramento, CA 95825

On November 23, 1981, the following matter was filed with my office to set a hearing date before the City Council:

- P-9548 Various requests for property located on northwest corner of Sand Rivere Court & Greenhaven Drive (D8):
- A. Rezone 0.3± acre from R-1 to R-1A;
 - B. Tentative Map to divide 0.3± acre into 2 halfplex lots;
 - C. Subdivision Modification to waive water and sewer services

This hearing has been set for December 15, 1981, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.

Sincerely,

Lorraine Magana
City Clerk

LM/mm
cc: Eugene E. Angelo



OFFICE OF THE CITY CLERK
815 I STREET SACRAMENTO CALIFORNIA 95814
CITY HALL ROOM 200 TELEPHONE (916) 448-5428

Holiday Greetings

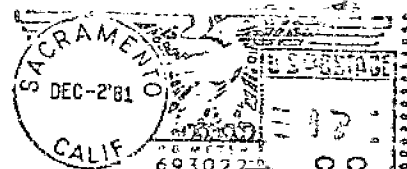


NO SUCH NUMBER

R.J. Bozzo
5913 Elyas Ave
Sacramento, CA
95819
APN. 31-490-5

NSN 1920

PREFERRED FIRST CLASS



DEC 4 12 14 PM '81

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

NOTICE OF CITY COUNCIL HEARING



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

December 16, 1981

MGM Joint Venture
2045 Hallmark Drive
Sacramento, CA 95825

Dear Gentlemen:

On December 15, 1981, the Sacramento City Council took the following action(s) for property located on the northwest corner of Sand River Court and Greenhaven Drive (D8)(P-9548):

- A. Adopted an Ordinance rezoning 0.3± acre from R-1 Single Family Residential to R-1A Townhouse Zone; and
- B. Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to divide 0.3± acres into two halfplex lots, and approving a Subdivision Modification to waive water and sewer services.

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

Sincerely,


Lorraine Magana
City Clerk

LM/mm/30
Enclosure

cc: Planning Department
Eugene E. Angelo