



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
725 "J" STREET
SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

July 15, 1981

FILED
By the City Council
Office of the City Clerk
Cont. to
7-28-81

City Council
Sacramento, California

JUL 21 1981

Honorable Members in Session:

- SUBJECT:**
1. Environmental Determination
 2. Rezone 1.2+ acres from Single Family (R-1) to Townhouse (R-1A)
 3. Tentative Map (P-9364)

LOCATION: West side of 66th Street at 37th Avenue

SUMMARY

The applicant is requesting the necessary entitlements to divide 4.0+ acres into 10 single family and 14 halfplex lots. The Planning Commission, in concurrence with staff, recommended approval of the request subject to conditions. The Planning Commission also approved a Special Permit for the halfplex units.

BACKGROUND INFORMATION

The subject site is located in a predominantly single family residential area. The proposal is compatible in use and unit density with the surrounding neighborhood and the 1965 Colonial Community Plan. The proposed halfplexes provide for an alternative housing type in the area and permit individual ownership of each dwelling unit.

This project is exempt from the Parkland Dedication Ordinance because it was filed prior to April 6, 1981. The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed a Negative Declaration.

VOTE OF COMMISSION

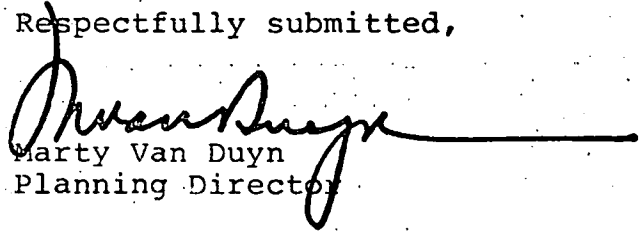
On June 11, 1981, the Planning Commission, by a vote of eight ayes, one absent, recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and the 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 with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

1981 J S 1981

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:SD:jm
Attachments
P-9364

July 21, 1981
District No. 6

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JULY 21, 1981

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED ON THE WEST SIDE OF 66TH STREET AT 37TH AVENUE

FROM THE R-1 SINGLE FAMILY RESIDENTIAL ZONE

AND PLACING SAME IN THE R-1A TOWNHOUSE

ZONE (FILE NO. P-9364) (APN: 027-040-10)

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 Residential 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-9364

REVISED

SMITHFIELD ESTATES

FOR N.W. 1/4 SEC. 22, T. 25 N., R. 12 W.,
CITY OF ENCLAYMENT

SCALE 1" = 120'

FEB 1981

OWNER & SUBMITTER

ALVIS PROPERTIES, INC. & BOB SMITH
5101 MADISON AVENUE
SACRAMENTO, CA 95841
334-7600

ENGINEER

FROST & BAKER, INC.
7937 SIMSET AVENUE, SUITE B
FAIR OAKS, CA 95628
956-8511
KENT BAKER, P.C.E. 26807

EXISTING ZONING


R-1 SINGLE FAMILY RESIDENTIAL

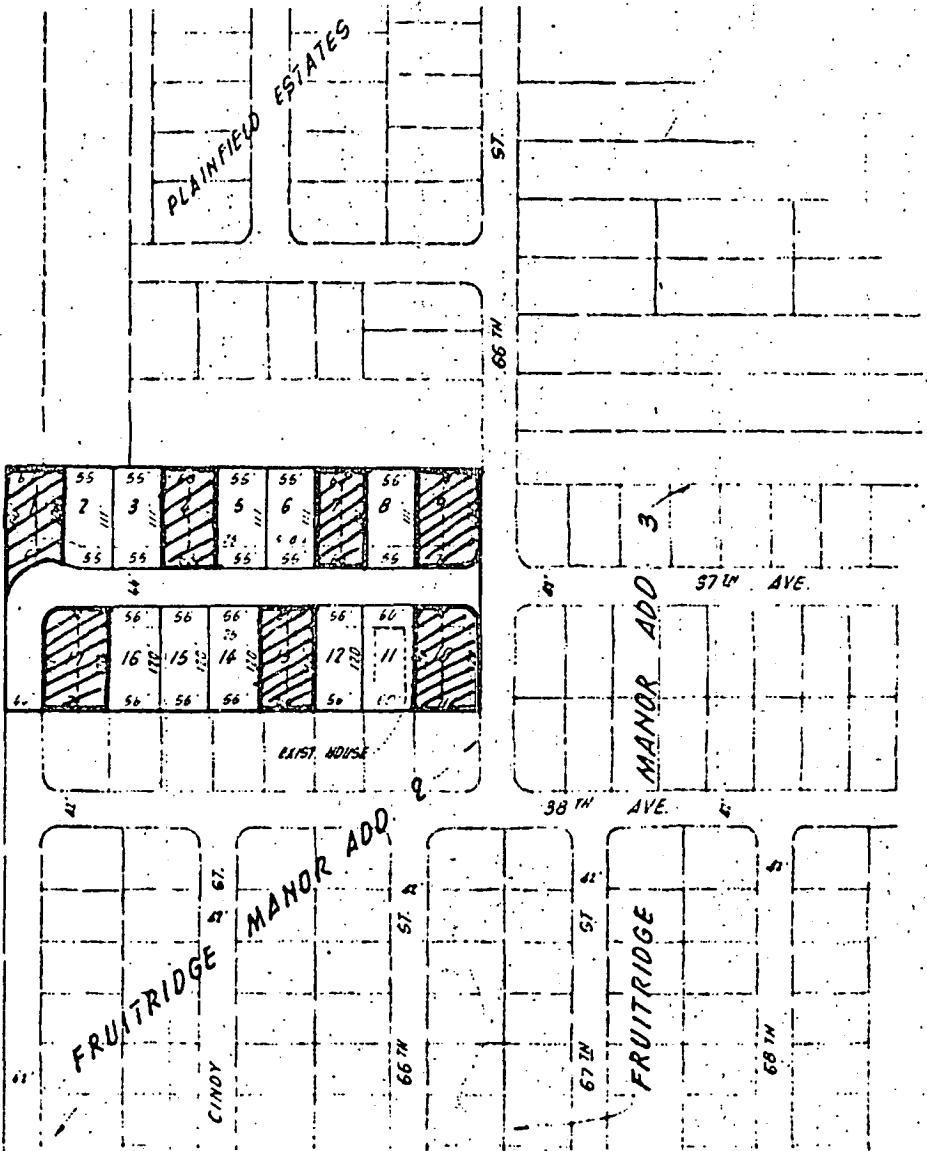
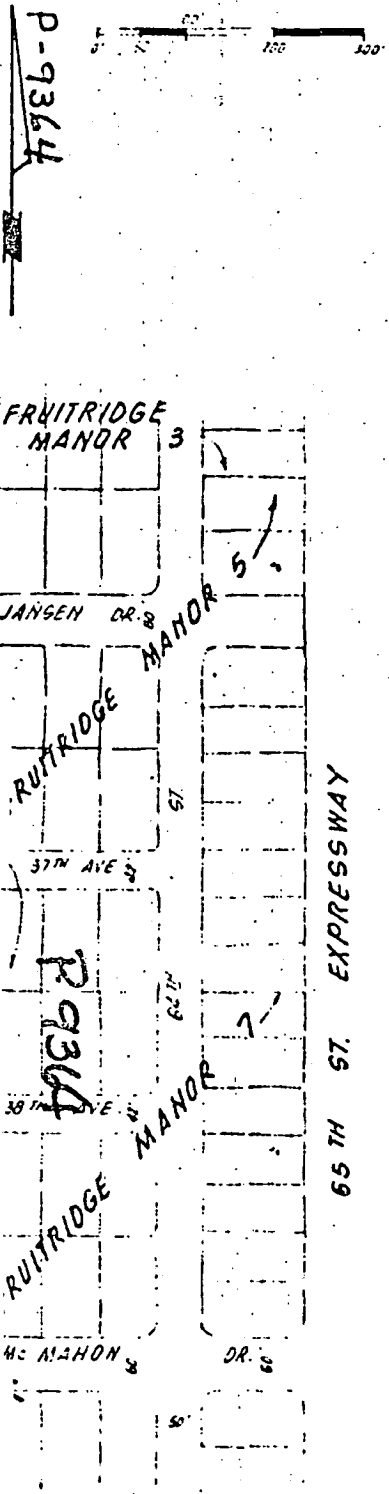
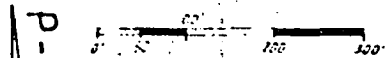
EXISTING USE

1 SINGLE FAMILY RESIDENCE

PROPOSAL

REZONE LOTS 1, 6, 7, 9, 10, 13. NO 17 FROM R-1 TO R-1A FOR
HALF-PIER LOTS. LOTS 2, 3, 8, 6, 8, 4, 12, 14, 16 AND 18 ARE SINGLE
FAMILY LOTS.

 LOTS TO BE
REZONED TO
R-1A



APN 27-040-10

P-8676

F&B Engineering · Surveying · Planning
FROST AND BAKER, INC.
 Fair Oaks, California 95628 (916) 956-8511

RESOLUTION No.

Adopted by The Sacramento City Council on date of

JULY 21, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR SMITHFIELD ESTATES
(APN: 27-040-10) (P-9364)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Smithfield Estates, located on the west side of 66th Street at 37th Avenue (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 July 21, 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 Colonial 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 County of Sacramento treatment plants have a design capacity for which 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 provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 - 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
 - 3. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.

4. The applicant shall submit a sound study for the review and approval of the Environmental Coordinator and comply with any necessary mitigation measures prior to filing the final map.

5. The applicant shall construct a decorative masonry wall between the 65th Street Expressway and the frontage road and Lot 1 prior to filing the final map. The wall shall be six feet high unless the sound study indicates that additional height is needed to mitigate noise.

MAYOR

ATTEST:

CITY CLERK

P-9364

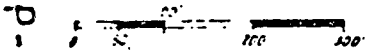
REVISED

SMITHFIELD ESTATES

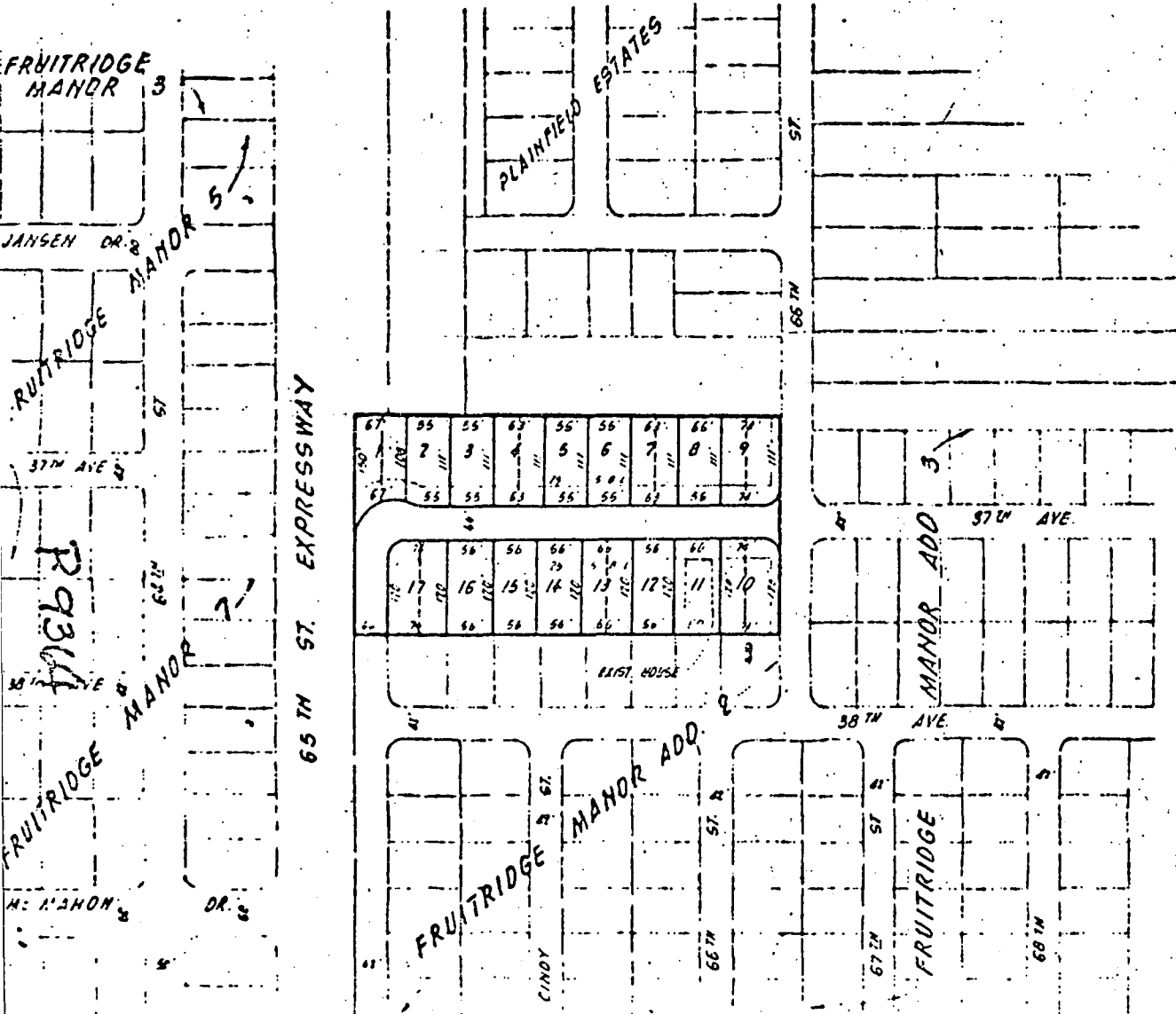
FOR MAP 112, SECTION 35, T12N, R12E, S14W, COUNTY OF SACRAMENTO, CALIFORNIA

SCALE 1" = 100'

FEB 1981



P-93644



OWNER & SUBMITTER
 ALVIS PROPERTIES, INC. & BOY SMITH
 5101 HAINES AVENUE
 SACRAMENTO, CA 95841
 334-7640

ENGINEER
 FROST & BAKER, INC.
 7412 SIMS AVENUE, SUITE B
 FAIR OAKS, CA 95628
 956-8313
 KENT SALES, P.L.C., 28047

EXISTING ZONING
 R-1 SINGLE FAMILY RESIDENTIAL

EXISTING USE
 1 SINGLE FAMILY RESIDENCE

NOTES
 1. LOTS 2, 6, 7, 9, 10, 13, AND 17 FROM R-1 TO R-1A FOR
 HIGH-DENSITY LOTS. LOTS 3, 5, 8, 11, 12, 14, 15 AND 16 ARE SINGLE
 FAMILY LOTS.

APN 27-040-10

P-93676

F&B Engineering - Surveying - Planning
 FROST AND BAKER, INC.
 Fair Oaks, California 95628 (916) 975-8313

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE: June 11, 1981
 ITEM NO. 30 FILE NO. P-9364
 M-

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

Recommendation:

- Favorable Unfavorable Petition Correspondence

LOCATION: W side of 66th St. at 37th Ave.

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

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

MOTION NO. _____

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

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 _____ & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

STAFF REPORT AMENDED 6-11-81
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Frost & Baker, Inc., 7932 Sunset Avenue, Suite B, Fair Oaks, CA 95628		
OWNER	Alvis Properties, 5301 Madison Avenue, Sacramento, CA 95841		
PLANS BY	Frost & Baker, 7932 Sunset Avenue, Suite B, Fair Oaks, CA 95628		
FILING DATE	3-11-81	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	4-13-81	EIR	ASSESSOR'S PCL. NO. 27-040-10

- APPLICATION:
1. Environmental Determination
 2. Rezone 1.2+ acres from Single Family (R-1) to Townhouse (R-1A)
 3. Special Permit to allow development of 14 halfplex units
 4. Tentative Map

LOCATION: West side of 66th Street at 37th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to divide 4.0+ acres into 10 single family and 14 halfplex lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
Colonial Community Plan
Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Residence, vacant

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-1
East: Residential; R-1
West: 65th Street Expressway

Property Area: 4.0 acres
Density of Development: 6 du/acre
Average Lot Size: (single family) 6,400+ square feet
(halfplex) 3,900+ square feet
Square Footage of Halfplexes: 1,000+ square feet
Significant Features of Site: Existing residential structure
North/South Lot Orientation: 100 percent
Topography: Flat
Street Improvements: To be provided
Utilities: Available to site
School District: Sacramento City Unified

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 8, 1981, by a vote of 7 ayes, 1 absent, and 1 abstention, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. The applicant shall provide standard subdivision improvements pursuant to Sec. 40.811 of the Subdivision Ordinance prior to filing the final map.

APPLC. NO. P-9364

MEETING DATE June 11, 1981

CPC ITEM NO. 3

2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
3. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
4. The applicant shall submit a sound study for the review and approval of the Environmental Coordinator and comply with any necessary mitigation measures prior to filing the final map.

BACKGROUND INFORMATION: On September 4, 1979 the City Council approved a tentative map (P-8676) for 17 single family lots. A previous staff report prepared for the April 23, 1981 City Planning Commission outlined staff's concerns regarding:

- a. Alignment of the 65th Expressway frontage road;
- b. Floor plan of the halfplexes;
- c. Halfplex garage orientation and lot coverage;
- d. North/south lot orientation or structural glazing.

At that meeting the applicant requested a continuance in order to address these concerns.

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

1. The current proposal consists of 14 halfplex units and 10 single family lots. The new proposal indicates halfplex lots which are wider than before providing these units more outside living area in the side yard to correspond with indoor family/dining area. Overall lot coverage is reduced to less than 40 percent as required by the Zoning Ordinance for R-1A.
2. The applicant has addressed the problem of the alignment of the 65th Expressway frontage road to the satisfaction of staff, the City Traffic Engineer and the City Engineer.
3. The applicant is proposing that units located on Lots 9, 10 and 17 have both garages fronting on the same street. Staff requests that these units be redesigned so that one garage fronts on each street.
4. Staff requests that site plans and elevations be submitted and reviewed by the Planning Director for redesign of the halfplex corner Lots 9, 10 and 17.
5. This project is exempt from the Parkland Dedication Ordinance because it was filed prior to April 6, 1981.

STAFF RECOMMENDATION: Staff recommends the following actions be taken:

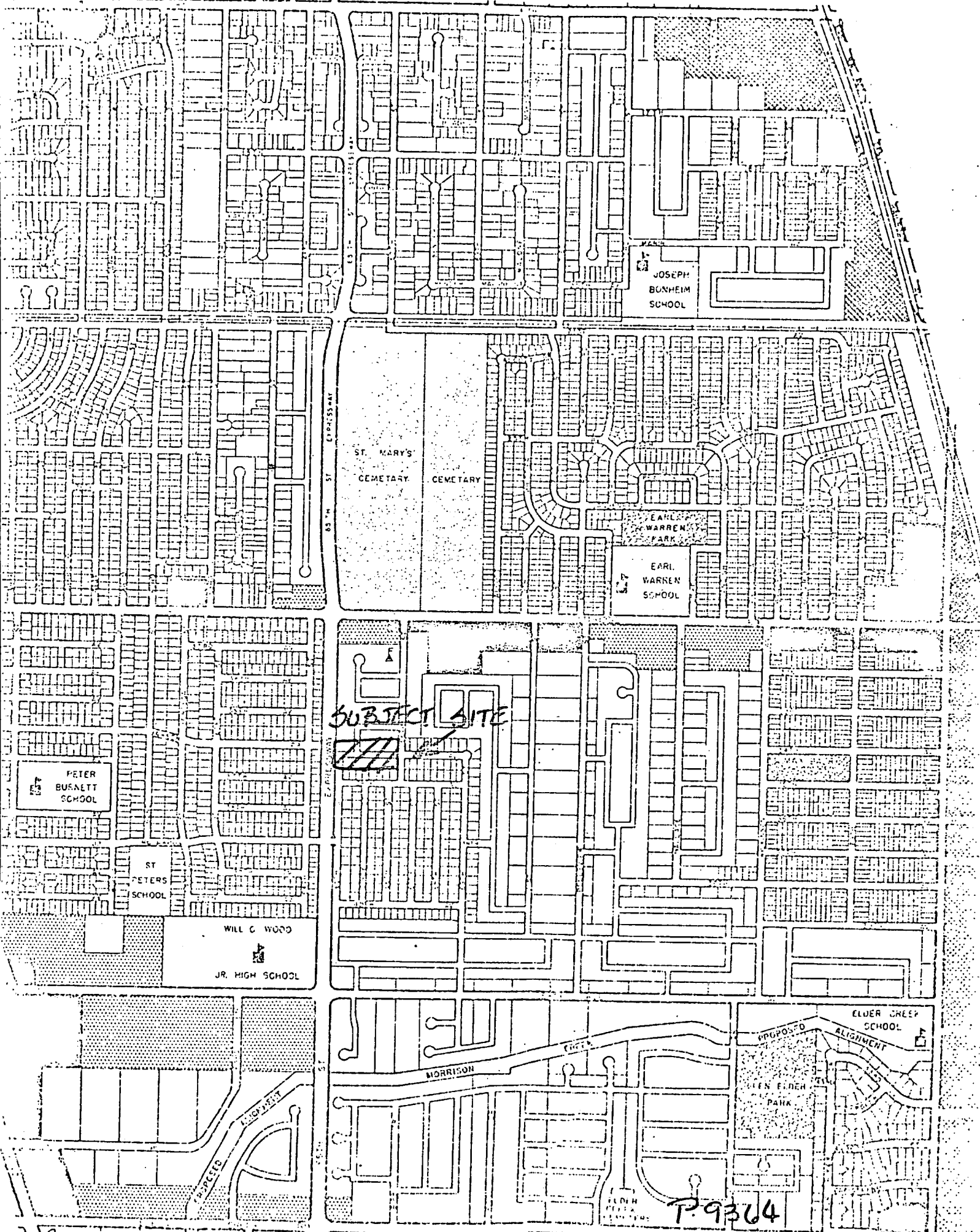
1. Ratification of the negative declaration.
2. Approval of the rezoning from R-1 to R-1A.
3. Approval of the special permit based on the following findings of fact, and condition listed below (as amended 6-11-81):
4. Approval of the tentative map subject to conditions listed below:
 - a. The applicant shall provide standard subdivision improvements pursuant to Sec. 40.811 of the Subdivision Ordinance prior to filing the final map;
 - b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map;
 - c. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map;
 - d. The applicant shall submit a sound study for the review and approval of the Environmental Coordinator and comply with any necessary mitigation measures prior to filing the final map;
 - e. The applicant shall construct a decorative masonry wall between the 65th Street Expressway and the frontage road and Lot 1 prior to filing the final map. The wall shall be six feet high unless the sound study indicates that additional height is needed to mitigate noise.

SPECIAL PERMIT - CONDITIONS (amended 6-11-81)

The applicant shall redesign the corner lot unit on Lots 9, 10 and 11 to provide one garage on each street frontage. These revised plans shall be reviewed and approved by the Planning Director prior to issuance of 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 residential area;
- b. The project 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 which designates the site for residential uses.



JOSEPH
BUNHEIM
SCHOOL

ST. MARY'S
CEMETARY

EARL
WARREN
PARK

EARL
WARREN
SCHOOL

SUBJECT SITE

PETER
BURNETT
SCHOOL

ST
PETERS
SCHOOL

WILL C. WOOD
JR. HIGH SCHOOL

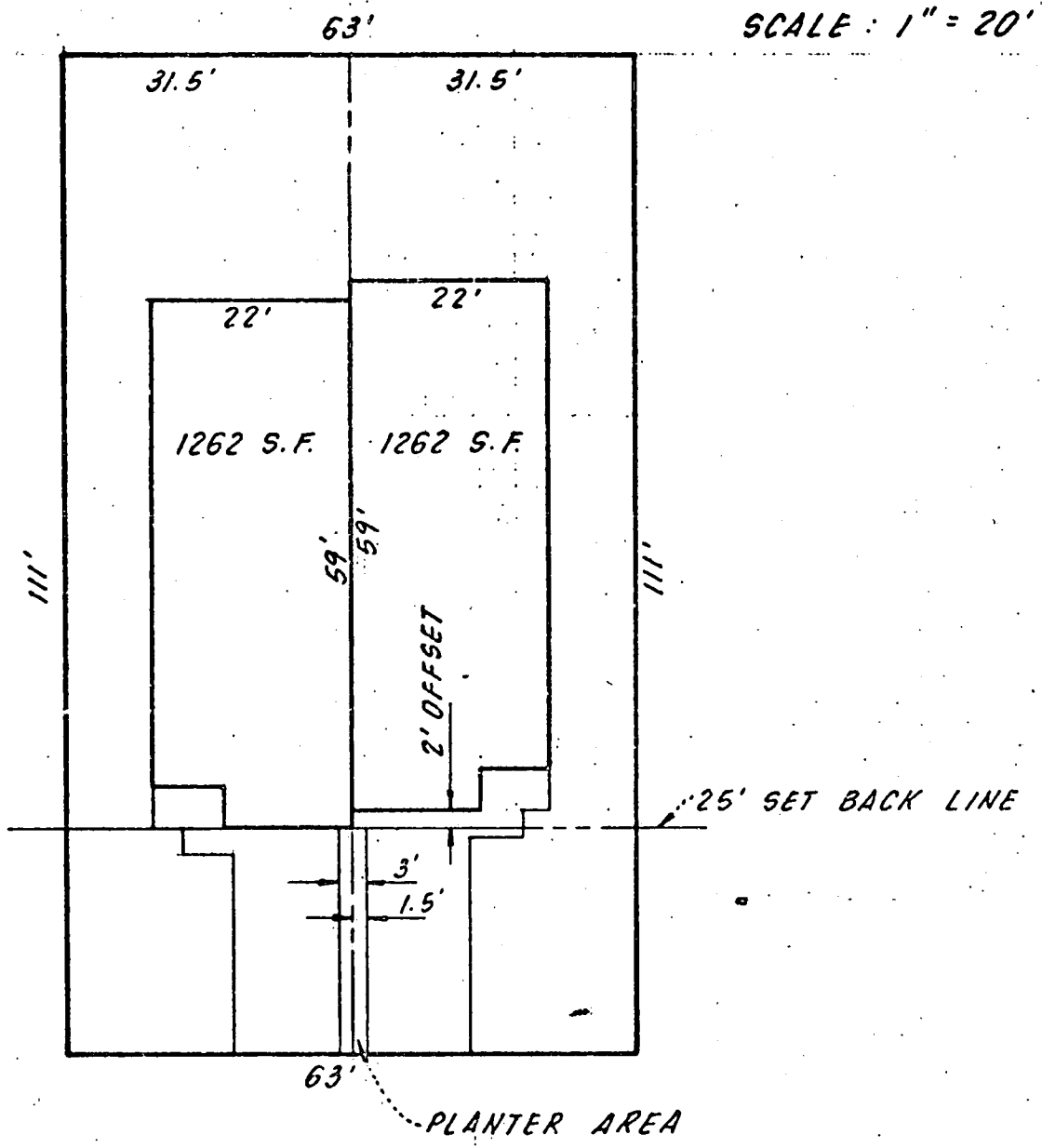
ELDER CREEK
SCHOOL

GREEN ELDER
PARK

P. 9364

**TYPICAL PLOT PLAN
SMITHFIELD ESTATES**

SUBJECT _____



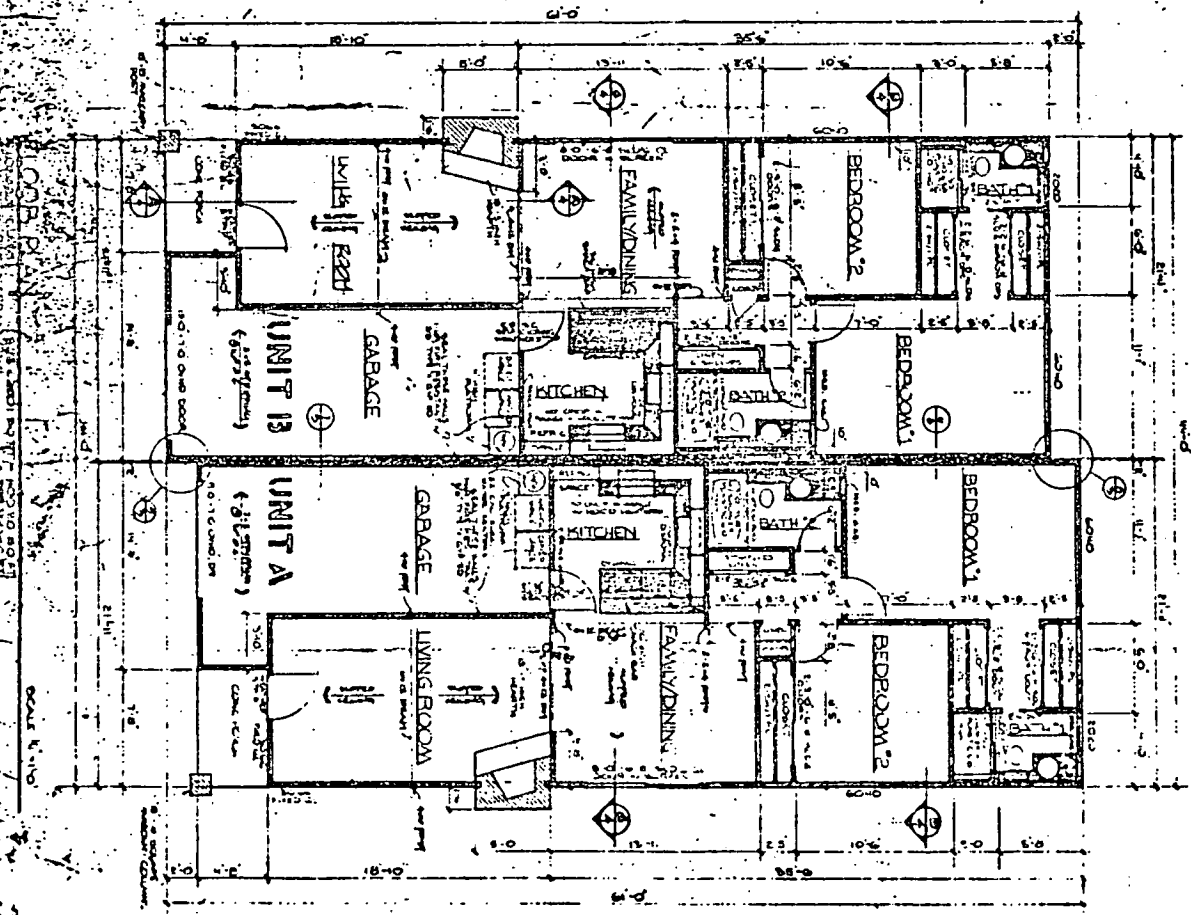
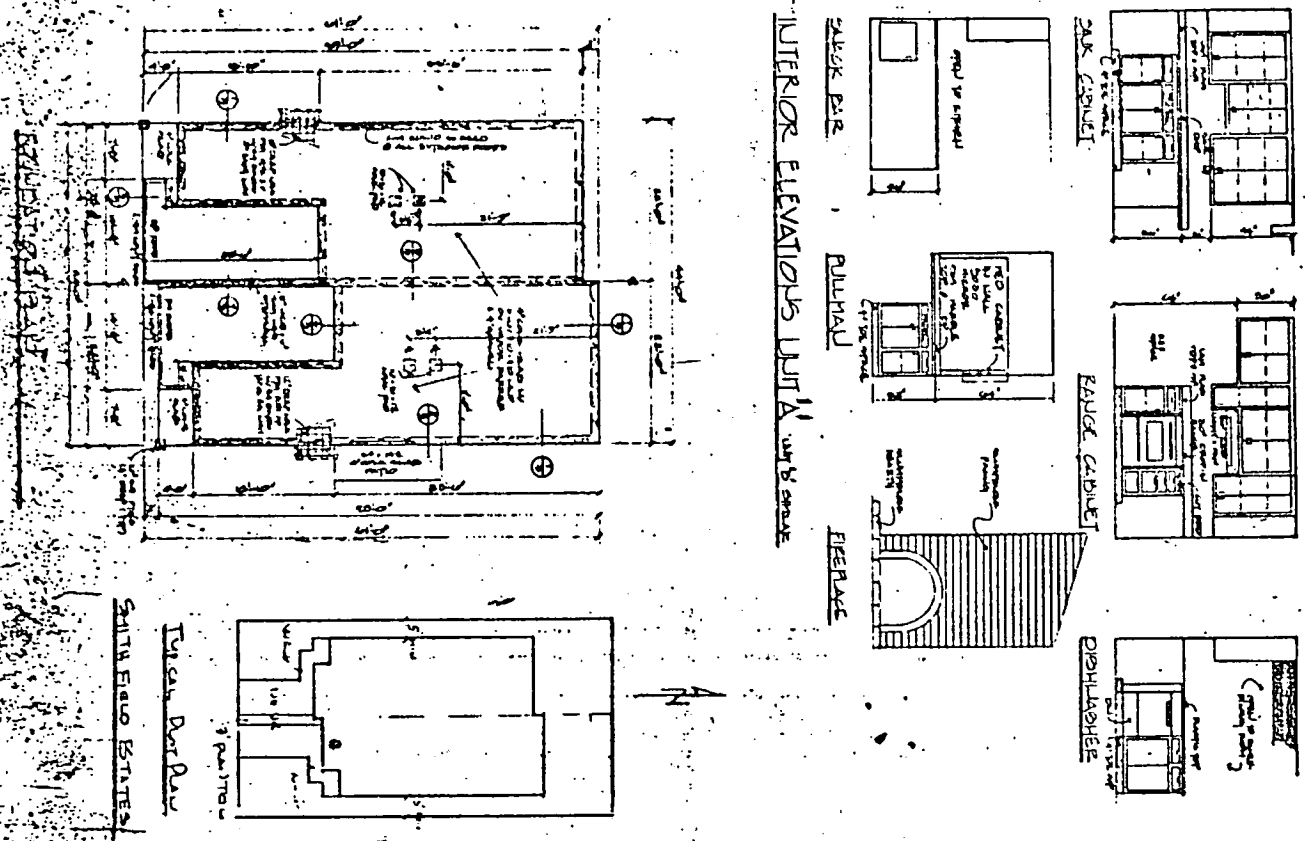
SCALE: 1" = 20'

P-9364

P-9364

6-11-81

No. 3



P.9364

DATE	MARCH 1981
DESIGNED BY	ALVIS PROPERTIES INC.
CHECKED BY	ALVIS PROPERTIES INC.
DRAWN BY	ALVIS PROPERTIES INC.

FLOOR & FOUNDATION PLAN
INTERIOR ELEVATIONS
ALVIS PROPERTIES INC.
5301 MADISON AVE. SUITE 950A
954-7400

ENGINEERING BY:
PLAN
2005

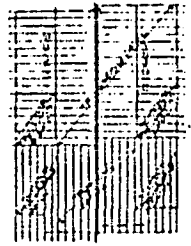
SCHLICHTING & ASSOCIATES INC.
BUILDERS DESIGNERS - LAND PLANNERS
7719A SAN CARLOS BLVD. (949) 844-2345
CARMICHAEL CALIFORNIA 92008
UNIT A HAVING 1022 - 1041 SQ. FT. OF LIVING AREA
UNIT B HAVING 822 - 841 SQ. FT. OF LIVING AREA
TOTAL LIVING AREA 2200 - 2071

REVISIONS	BY

P-9364

6-11-81

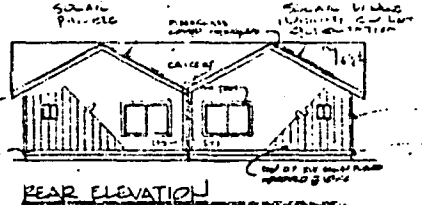
No. 3



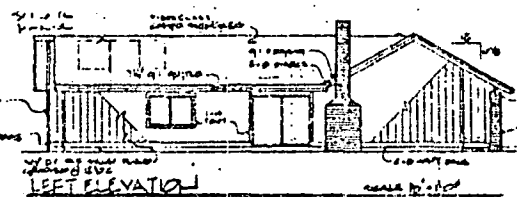
TRUSS LAYOUT

NOTES: ROOF INSTALATION

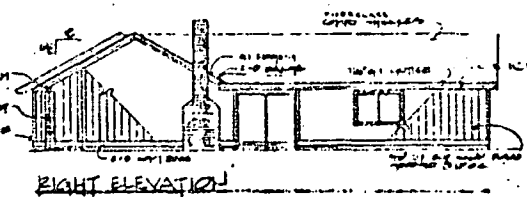
- 1) UNDERLAYMENT ON SLOPES OF 4" TO 7" PER FOOT MUST BE COVERED WITH A SINGLE LAYER OF ASPHALT FELT, LAPPED HORIZONTALLY WITH 4" END LAPS. LAP THE FELT 6" FROM BOTH SIDES OVER ALL HIPS & RIDGES.
- 2) UNDERLAYMENT ON SLOPES OF 8" TO 14" PER FOOT PROVIDE A DOUBLE UNDERLAYMENT OF ASPHALT FELT BY APPLYING A 4" WIDE ASPHALT FELT STRIP ALONG EAVES. OVER THIS APPLY A FULL 36" WIDE SHEET CONTINUING WITH FULL 36" WIDE SHEETS, LAPPING EACH IN OVER PRECEDING COURSE.



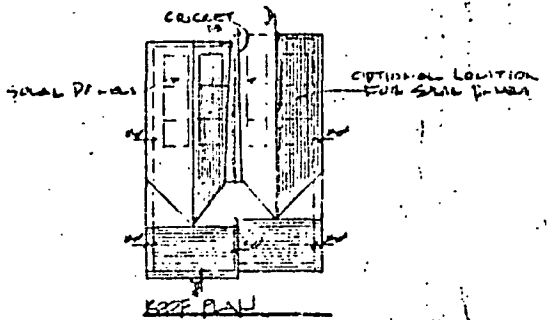
REAR ELEVATION



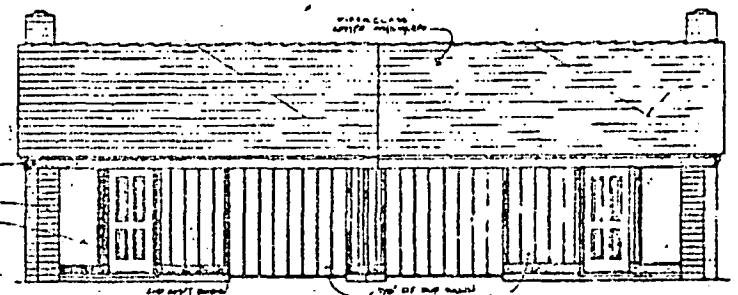
LEFT ELEVATION



RIGHT ELEVATION



ROOF PLAN



FRONT ELEVATION

NOTES: WHERE SOME VENTS ARE SHOWN, THEY ARE OPTIONAL. SOME MAY BE LOCATED INSIDE OR OUTSIDE. ANY NUMBER OF VENTS MAY BE USED.

P.9364

SCHLICHTING & ASSOCIATES INC.
 BUILDING DESIGNERS - LAND PLANNERS
 3712 S. FAIR OAKS BLVD.
 CARLSBAD, CALIFORNIA 92008

PROCESSED BY
PLAN 2015

LOCATIONS: REAR PLAN
 A. SCHLICHTING & ASSOCIATES INC.

DATE	
BY	
APP. BY	
SCALE	
PROJECT	
CHECKED	
DATE	