

29

CITY OF SACRAMENTO



CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5504

MARTY VAN DUYN
PLANNING DIRECTOR

November 18, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Rezoning from R-1 to R-1A
 3. Tentative Map (P-9550)

LOCATION: Northwest corner of Del Oak Way and River Park Way

SUMMARY

This is a request for entitlements necessary to develop a corner lot with two halfplex units. The staff and Planning Commission recommend approval of the requests. The Planning Commission also approved a Special Permit to allow the halfplex units.

BACKGROUND INFORMATION

The subject site is located in an area that is being developed with primarily single family dwellings. There are also several halfplex units that are under construction in the vicinity.

There was no objection by the staff or Commission regarding this proposal. The project is compatible with surrounding land uses and consistent with the South Pocket Specific Plan.

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

VOTE OF PLANNING COMMISSION

On October 22, 1981, the Planning Commission by a vote of nine ayes recommended approval of the project subject to conditions.

APPROVED
BY THE CITY COUNCIL

NOV 24 1981

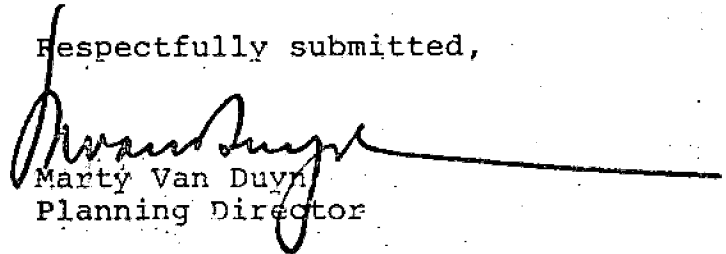
OFFICE OF THE
CITY CLERK

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 with conditions.

Respectfully submitted,



Marty Van Duyen
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:lo
Attachments
P-9550

November 24, 1981
District 8

#29

ORDINANCE NO. 81-106

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

November 24, 1981

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 7650 DEL OAK WAY FROM THE R-1, SINGLE FAMILY ZONE AND PLACING SAME IN THE R-1A, TOWNHOUSE ZONE (FILE NO. P-9550) (APN: 031-540-43)

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
lo
Attachments
P-9550

APPROVED
BY THE CITY COUNCIL

NOV 24 1981

OFFICE OF THE
CITY CLERK

LEGAL DESCRIPTION

APN: 31-540-43

LOT 43, AS SHOWN ON THE "PLAT OF RIVER OAKS .
RANCH UNIT NO. 1", RECORDED IN BOOK 128 OF
MAPS, MAP NO. 26, RECORDS OF SACRAMENTO
COUNTY.

P-9550

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RESOLUTION No. 81-878

Adopted by The Sacramento City Council on date of

NOVEMBER 24, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED AT NORTHWEST CORNER OF DEL OAK WAY AND RIVER PARK DRIVE (APN: 031-540-43) (P-9550)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for property located at the northwest corner of Del Oak Way and River Park Way

(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 November 24, 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.

APPROVED
BY THE CITY COUNCIL

NOV 24 1981

OFFICE OF THE
CITY CLERK

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- 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.

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 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; and

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3. Install water and sewer services prior to filing the final map.

.....

MAYOR

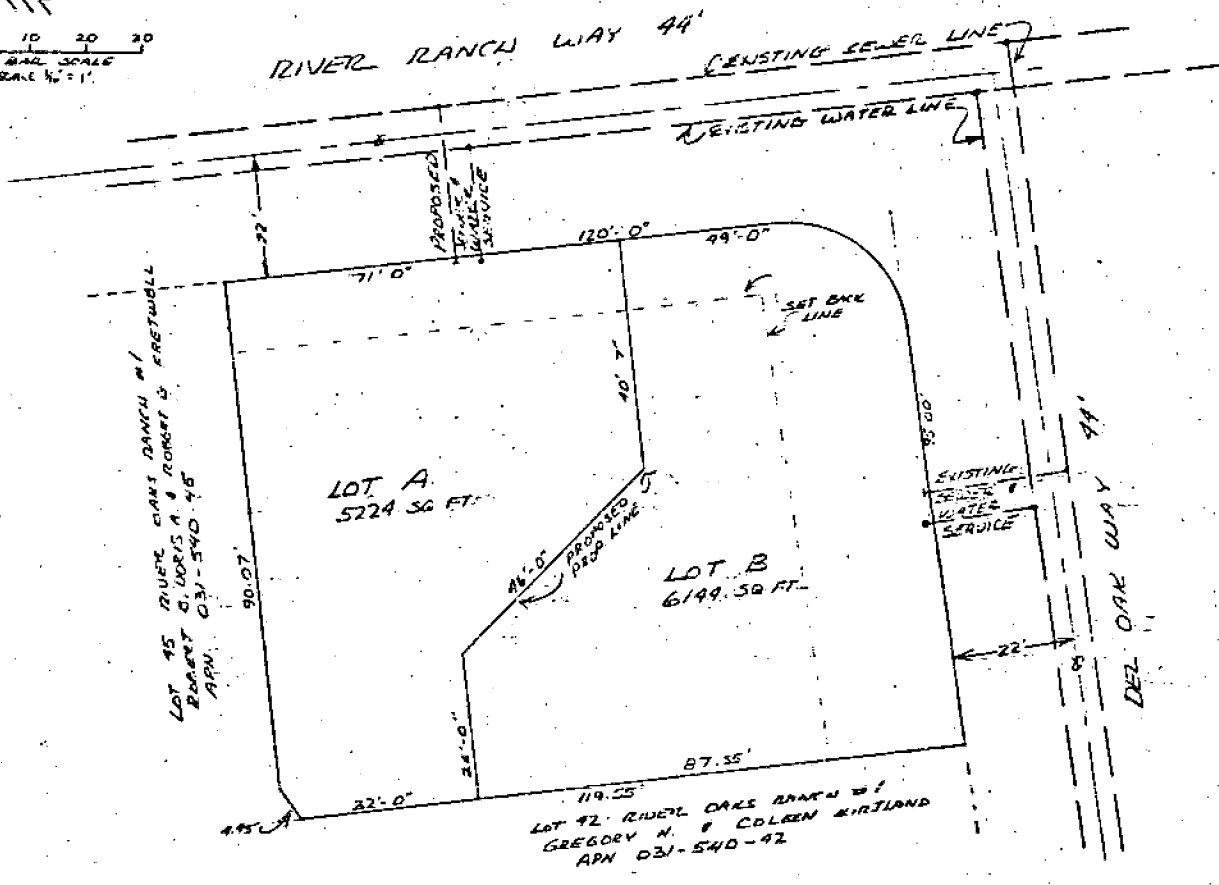
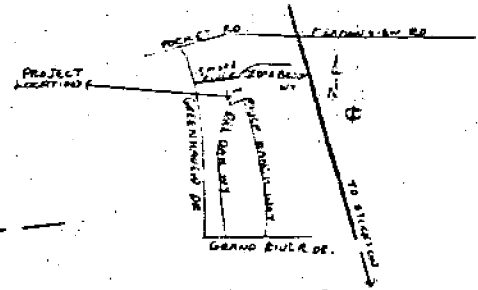
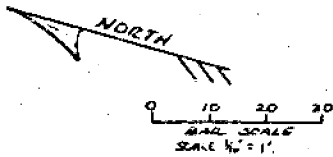
ATTEST:

.....

CITY CLERK

P-9550

P 9550



VISIONARY MAP
 NO SCALE
 ASSASSAULT PROCS. NO.
 3-4-6-4-43
 PRESENT OWNER
 CASTELLO, MIRENDO OR
 6702 GREENHALL DR.
 SACRAMENTO, CALIF. 95811
 ENGINEER
 TERRA ENGINEERING
 1300 ENTERPRISE DR.
 SACRAMENTO, CALIF. 95834
 927-4324 95835
 PRESENT USE
 VACANT
 PROPOSED USE
 HALF PLEX
 PROPOSED LAND AREA
 11,373 SQ. FT.
 NUMBER OF LOTS
 2
 PRESENT ZONING
 R1
 PROPOSED ZONING
 R-1B
 SOURCE OF WATER
 CITY OF SACRAMENTO
 SANITATION FACILITIES
 CITY OF SACRAMENTO
 SOCIAL DISTRICT
 SACRAMENTO CITY
 NOTE:
 THIS IS A VACANT LOT
 WITHIN THE EXISTING
 SUBDIVISION, THE LOT
 IS FLAT AND THERE IS
 NO EXISTING VEGETATION.

TENTATIVE PARCEL MAP
 FOR LOT 43 RIVER OAKS RANCH #1

TERRA ENGINEERING
 J.P. Collet
 P.C.E. 18402

PROPOSED HALF PLEX FOR CASTELLO-MIRENDO & COOR.		
SCALE 1/4" = 1'	APPROVED BY:	DATE BY J.L.
DATE 9-15-81	<i>J.P. Collet</i>	REVISED
JOHN LACIE CONST CO 365090 922-6267 891 FAIRMOUNT AVE SACRAMENTO CA 95811		
TENTATIVE PARCEL MAP		DATE OF ISSUE

100

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MEETING DATE October 22, 1981
 ITEM NO. 176 FILE NO. P-9550
 M-_____

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

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: 7650 Del Oak Way

#29

<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	✓			
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 subject to conditions staff report & FORWARD TO CITY COUNCIL
- TO STATE NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

CITY PLANNING COMMISSION

~~918 1/2 STREET~~ SACRAMENTO, CALIFORNIA 95814
927-10th Street

APPLICANT	Linda M. Orr, 6760 Greenhaven Drive, Sacramento, CA 95831		
OWNER	Raymond V. Pastilla, Eileen Moreno & Linda Orr, 6760 Greenhaven Dr., Sacto., CA		
PLANS BY	Terra Engineering		
FILING DATE	9-16-81	50 DAY CPC ACTION DATE	REPORT BY:PB:lw
NEGATIVE DEC.	10-9-81	EIR	ASSESSOR'S PCL. NO. 031-540-43

- APPLICATION:
1. Environmental Determination
 2. Rezone .26+ acres from R-1, single family, to R-1A townhouse
 3. Tentative Map to divide .26+ acres into two halfplex lots
 4. Special Permit to develop two halfplex lots

LOCATION: 7650 Del Oak Way (northwest corner Del Oak Way and River Ranch Way)

PROPOSAL: The applicant is requesting necessary entitlements to develop an existing corner lot with two halfplex 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: Foundation only

Surrounding Land Use and Zoning:

North: Vacant; R-1A
South: Vacant; R-1
East: Residential; R-1
West: Residential; R-1

Parking Required:	2 spaces	Parking Provided:	4 spaces
Parking Ratio:			1/dwelling unit
Property Dimensions:			Varies
Property Area:			.26 acres
Density of Development:			7.7 du/acre
Square Footage of Building:			2,720
Topography:			Flat
Street Improvements:			Existing
Utilities:			Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 7, 1981, by a vote of six ayes, one no, 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. Install water and sewer services prior to filing of final map.

#29

3. The Planning and Community Services Departments have determined that .027 acre of land is required for parkland dedication purposes and that fees will be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Such appraisal shall be dated and submitted no more than 90 days prior to filing the final map. Fees are to be paid prior to filing the final map.

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 intensive land use than currently exists. The density of halfplex units is compatible with adjacent single family units. The halfplexes provide an alternate housing type and ownership opportunity. The staff therefore has no objection to this proposal.

The Planning and Community Services Department has calculated that .027 acre of land is required for parkland dedication purposes and that fees are to be charged in lieu of the required parkland. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be submitted and dated within 90 days of the filing of the final map with the City Council.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant environmental impact and has filed a negative declaration.

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 conditions listed below;
4. Approval of the special permit to allow two halfplex units, based on findings of fact which follow.

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. Install water and sewer services prior to filing of final map.

//

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 and duplexes;
- 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 General Plan which encourages a variety of housing types;
- d. The proposal is consistent with the 1976 South Pocket Specific Plan which designates the site for residential use.

#29
11/1981

FOR CONTINUATION SEE MAP 53

72



FOR CONTINUATION SEE MAP 73

FOR CONTINUATION SEE MAP 74

2,130,000' 2,133,000' 2,136,000' 2,139,000' 2,142,000' 2,145,000'

**SUBJECT
SITE**

13

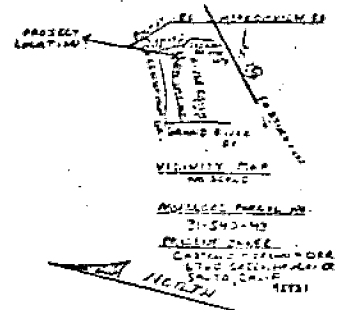
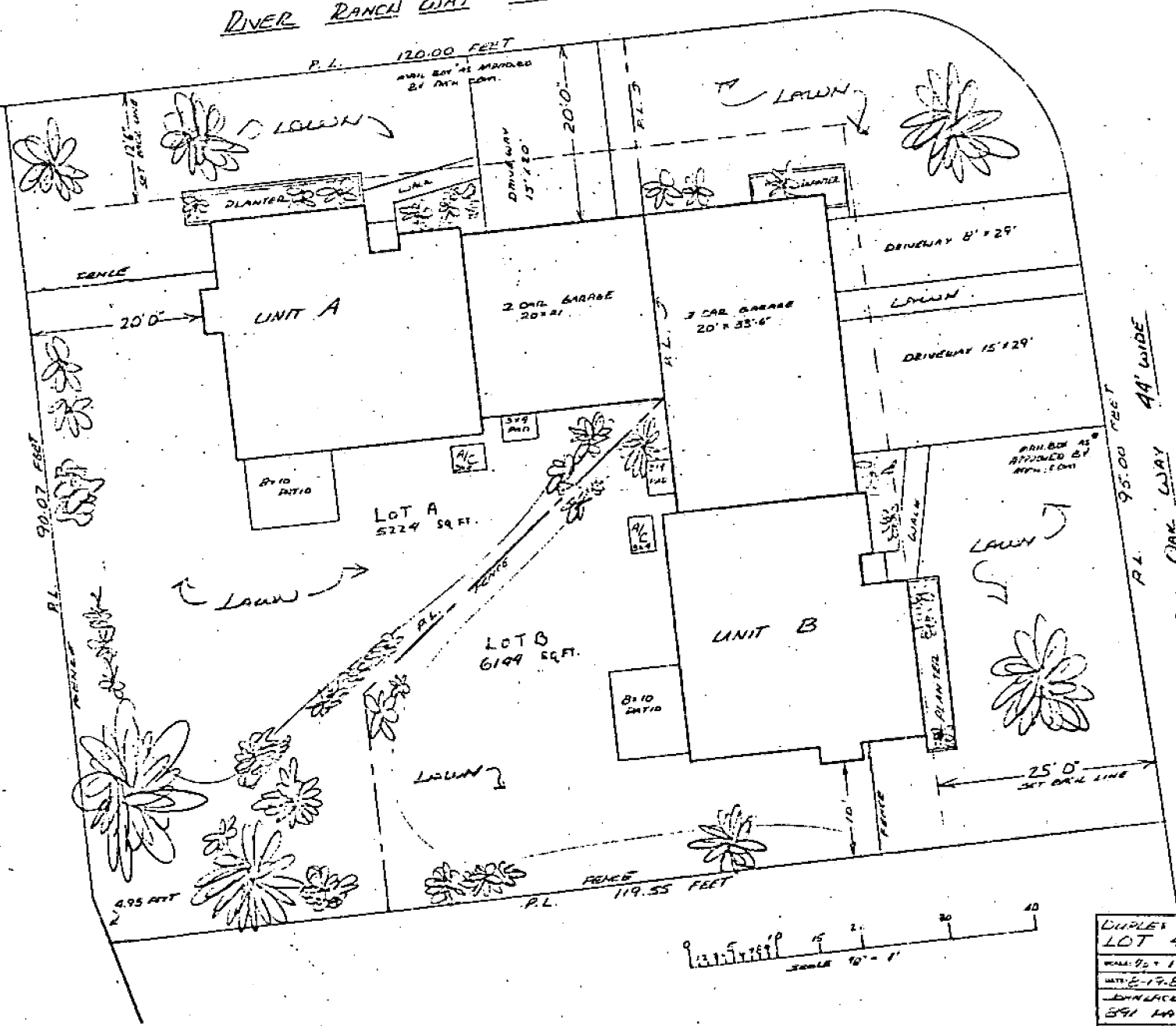
22 OCT 81

9550

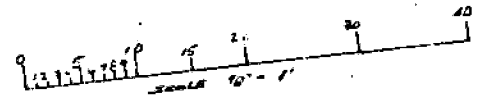
No. 17

DP 5550

RIVER RANCH WAY 44' WIDE



- ASSUMPTIONS
- TECHNICAL ENGINEERING
 - 1200 CENTER STREET, SACRAMENTO, CALIF. 95811
 - PROPOSED USE
 - VACANT
 - PROPOSED USE
 - HAZ. USE
 - PROPOSED USE
 - 11,352 SQ. FT.
 - NUMBER OF UNITS
 - 2
 - PROPOSED ZONING
 - R-10
 - PROPOSED ZONING
 - R-10
 - LOCALITY OF SITE
 - CITY OF SACRAMENTO
 - COMMUNITY FACILITIES
 - CITY OF SACRAMENTO
 - LOCAL DISTRICT
 - SACRAMENTO CITY
- NOTE:
THIS IS A PRELIMINARY PLAN
SUBJECT TO THE EXISTING
SUBDIVISION. THE LOT
IS FLAT AND THERE IS
NO EXISTING VEGETATION.



<p>DUPLEX FOR JACK & LINDA CHAI ET AL LOT 43 RIVER OAKS RANCH #1</p>		
<p>DATE: 8-17-81</p>	<p>APPROVED BY: <i>JANU [Signature]</i></p>	<p>DRAWN BY: J.L.</p>
<p>ENGINEER: CONSTRUCTION CO 36250 422-0055 891 MARSH AVENUE - SAC CA 95831</p>		
<p>PROJECT NUMBER: 1</p>		<p>DATE: 8-17-81</p>

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: 9-16-81

Project Location 7650 Del Oak Way P No 9550
 Assessor Parcel No. 031-540-43
 Owners Raymond V. Castello, Eileen J. Moreno & Linda M. Orr Phone No. 422-3625
 Address 6760 Greenhaven Drive, Sacramento, CA 95831
 Applicant Linda M. Orr Phone No. 422-3605
 Address 6760 Greenhaven Drive, Sacramento, CA 95831
 Signature Linda M. Orr C.P.C. Mtg. Date 10-22-81

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

Requested Entitlement	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Neg Dec.</u>			\$ <u>90.00</u>
<input type="checkbox"/> General Plan Amend			\$ _____
<input type="checkbox"/> Community Plan Amend		Res. _____	\$ _____
<input checked="" type="checkbox"/> Rezone <u>0.3+ ac. from R-1 to R-1A</u>	<u>RA</u>	<u>10-22-81</u>	\$ <u>545.00</u>
<input checked="" type="checkbox"/> Tentative Map <u>to divide 0.3+ ac. into 2 halfplex lots</u>	<u>RAC</u>	<u>10-22-81</u>	\$ <u>205.00</u>
<input checked="" type="checkbox"/> Special Permit <u>to develop 2 halfplex units</u>	<u>AFF</u>	<u>10-22-81</u>	\$ <u>290.00</u>
<input type="checkbox"/> Variances		Ord. _____	\$ _____
<input type="checkbox"/> Plan Review		Res. _____	\$ _____
<input type="checkbox"/> PUD			\$ _____
<input checked="" type="checkbox"/> Other <u>Posting & Notification</u>			\$ <u>36.00</u>

FEE TOTAL \$ _____
 RECEIPT NO. # 507
 By/date J. M. [Signature]

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

SACRAMENTO CITY PLANNING COMMISSION

#29

MEETING DATE October 22, 1981
 ITEM NO. 170 FILE NO. P-9550
 M-

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

Recommendation: Favorable Unfavorable
 LOCATION: 7650 Del Oak Hwy
 Petition Correspondence

<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	✓			
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 _____

#29



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 25, 1981

Raymond V. Castello
6760 Greenhaven Drive
Sacramento, CA 95831

Dear Mr. Castello:

On November 24, 1981, the Sacramento City Council took the following action(s) for property located at 7650 Del Oak Way (P-9550), subject to stated conditions:

- A. Adopted an ordinance rezoning 0.3± acre from R-1 to R-1A;
- B. Adopted a resolution adopting Findings of Fact and approving a Tentative Map to divide 0.3± acre into 2 halfplex lots

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

Sincerely,

Lorraine Magana
Lorraine Magana
City Clerk

LM/mm/29
Enclosure

cc: Planning Department
Linda M. Orr