



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

June 10, 1981

By the City Council
Office of the City Clerk

Cont to
7-7-81
JUN 16 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Rezoning from R-1 to R-1A
 3. Tentative Map (P-9273)

LOCATION: Various corner lots located within the London River Estates Subdivision

SUMMARY

This is a request for entitlements necessary to develop 40 halfplex units on 20 corner lots located in the South Pocket area. The Planning Commission and staff recommends approval of the request. The Planning Commission also approved a Special Permit to allow the halfplex units.

BACKGROUND INFORMATION

The proposal involves a number of corner lots located within a single family subdivision that is partially developed. The applicant intends to locate halfplexes on the corner lots within the subdivision.

The proposed halfplexes are compatible to adjacent and surrounding single family dwellings. The units do not represent a more intense land use than what is presently permitted on corner lots in the R-1 Zone. Also, the proposal is consistent with the South Pocket Community Plan.

VOTE OF COMMISSION

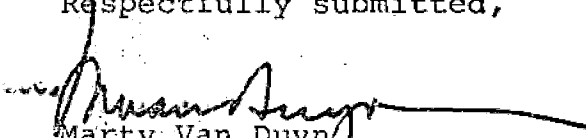
On May 13, 1981, the Planning Commission, by a vote of eight ayes, one absent, recommended approval of the project subject to conditions.

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 a Tentative Map with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:jm
Attachments
P-9273

June 16, 1981
District No. 8

1.

ORDINANCE NO.

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED ON VARIOUS CORNER LOTS IN LONDON RIVER ESTATES IN THE SOUTH POCKET AREA - BOUNDED ON THE WEST BY SACRAMENTO RIVER, ON THE EAST BY RIVERSIDE BOULEVARD, APPROXIMATELY 2,000 FEET SOUTH OF PARK RIVIERA WAY FROM THE R-1 SINGLE FAMILY RESIDENTIAL ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE P-9273) (APN: 031-360-03,05,08,09,13,15,16,23,29,33,37,38; 031-370-01,14,20,21,26,27, 31,33)

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:

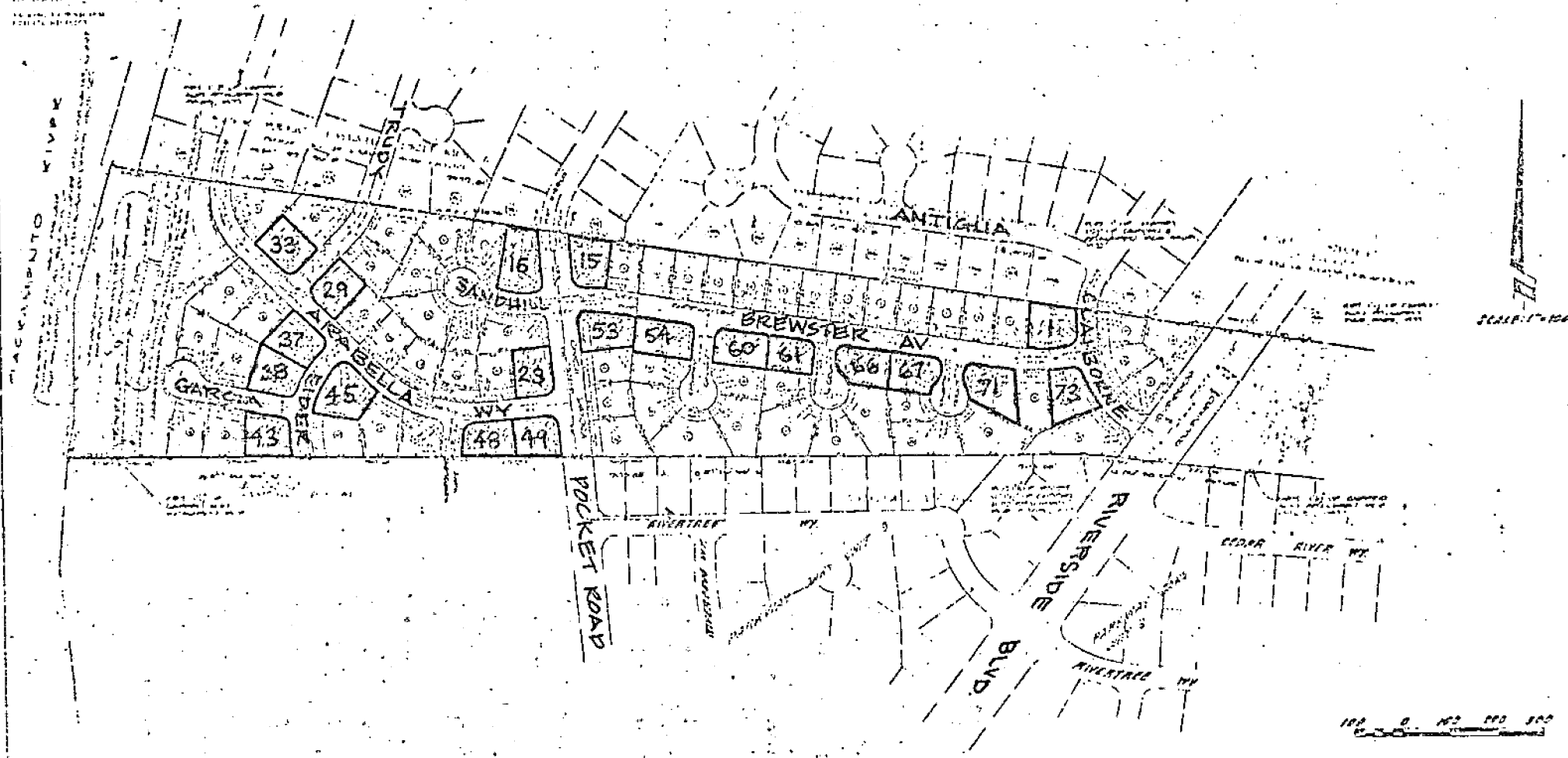
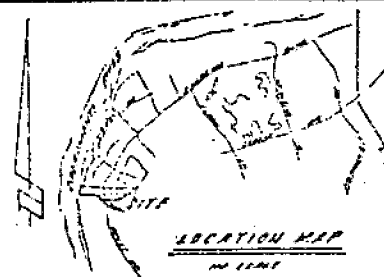
MAYOR

ATTEST:

CITY CLERK

P-9273

PROJECT NO. 100
 DATE: 1962
 SHEET NO. 100
 CITY OF SACRAMENTO
 PROJECT: LONDON RIVER ESTATES NO. 2
 PREPARED BY: MORTON & PITALO, INC.
 CHECKED BY: [Name]
 DATE: [Date]
 SCALE: 1" = 40'



DATE: 1962	SCALE: 1" = 40'	PROJECT NO. 100	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	DATE: 1962	TENTATIVE MAP LONDON RIVER ESTATES NO. 2 CITY OF SACRAMENTO, CALIFORNIA	SHEET NO. 100 TOTAL SHEETS: 100
DATE: 1962	SCALE: 1" = 40'	PROJECT NO. 100		DATE: 1962	CITY OF SACRAMENTO, CALIFORNIA	FILE NO.

EXHIBIT "B" LOT IDENTIFICATION

RESOLUTION No.

Adopted by The Sacramento City Council on date of

JUNE 16, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR LONDON RIVER ESTATES
(APN: 031-360-03, 05, 08, 09, 13, 15, 16, 23, 29,
33, 37, 38; 031-370-01, 14, 20, 21, 26, 27, 31, 33)
(P-9273)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for property located on various corner lots located within the London River Estates Subdivision (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 June 16, 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.

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 file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
 3. The applicant shall provide separate sewer and water services to each lot prior to filing the final map.

MEETING DATE May 13, 1981
 ITEM NO. 11 FILE NO. P-9273
M-

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

Recommendation:

- Favorable
- Unfavorable

LOCATION: Various corner lots in area bounded on N. by Sacramento Blvd, on E. by Fairview Blvd, 2000' by Park Division Way

- 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	Abstract			
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 finds in staff report & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

CITY PLANNING COMMISSION

915 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 "J" Tribute Road, Sacramento, CA 95815		
OWNER	Mount Lassen Development Corp., 6900 Power Inn Road, Sacramento, CA 95828		
PLANS BY	Lucky Duck Designs, Steve Williams, Jr.		
FILING DATE	12/16/80	50 DAY CPC ACTION DATE	REPORT BY: RL/TM:bw
NEGATIVE DEC.	1/12/81	EIR	ASSESSOR'S PCL. NO. (see location)

- APPLICATION:
1. Environmental Determination
 2. Rezone 20 vacant corner lots totaling 4+ acres from R-1 to R-1A
 3. Tentative Map to divide 20 undeveloped single family corner lots into 40 halfplex lots
 4. Special Permit to develop 40 two-story halfplex units

LOCATION: Various corner lots in London River Estates in South Pocket area. Bounded on the west by Sacramento River, on the east by Riverside Boulevard, approximately 2,000 feet south of Park Riviera Way.
 APN: 031-360-03,05,08,09,13,15,16,23,29,33,37,38;
 031-370-01,14,20,21,26,27,31,33

PROJECT INFORMATION:

General Plan Designation:	Residential
South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Sites:	R-1
Existing Land Use of Sites:	Vacant

Surrounding Land Use and Zoning:

North:	Single family and vacant; R-1
South:	Single family and vacant (Parkway Oaks); R-1
East:	Single family and vacant; R-1
West:	Vacant and Sacramento River; R-1, F

<u>Proposed Units</u>	<u>Square Footage</u>	<u>No. of Units</u>
Plan 1 - Unit A	1,569	4
Unit B	1,360	4
Plan 2 - Unit A	1,333	6
Unit B	1,448	6
Plan 3 - Unit A	1,592	6
Unit B	1,291	6
Plan 4 - Unit A	1,217	4
Unit B	1,325	4

Total: 40 units

Building colors/materials:	Earth tones/wood and stucco with some stone and brick veneer shake and tile roofs
Height of structures:	One and two stories
Street improvements:	Existing
Utilities:	Available to site
School District:	Sacramento Unified

APPLC. NO. P-9273

MEETING DATE May 13, 1981

CPC ITEM NO. 1

BACKGROUND INFORMATION: This application was continued by the Planning Commission from the February 12, 1981 Commission hearing in order that the applicant modify the design of the proposed halfplexes. At that time, staff had requested the following changes in the applicant's proposal:

1. Building plans of two-story units shall be revised to offset the front building line of the second floor from that of the first floor enough to substantially reduce the boxiness and bulky appearance of the halfplexes.
2. The exterior wall treatment shall be modified to be more consistent with that of single family units being constructed in London River Estates.
3. The plot plans shall be revised to eliminate instances of abutting corner lots using the same building plan.
4. Driveways for Lots 1A, 15A, & B, 16B, 38B, 45A, 48A, 53B, and 73B shall be realigned to be perpendicular with the street.

In addition, staff was concerned about the north/south orientation of some of the proposed halfplexes.

The Commission also expressed some additional concerns about the applicant's proposal. These concerns were relative to the large square footage of the majority of the units and the monotony of exterior design.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 7, 1981, the Committee reviewed the proposal and recommended approval of the request by a vote of seven ayes and one abstention 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 file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
3. The applicant shall provide separate sewer and water services to each lot prior to filing the final map.
4. The applicant shall prepay existing 1980-81 installments on taxes and assessments prior to filing the final map.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The Zoning Ordinance permits duplexes on corner lots in the R-1 zone without Planning Commission review or approval. The proposed halfplexes, therefore, do not represent a more intense land use than presently can be developed on these parcels. The significant difference is the opportunity for individual ownership of each unit. Thus, staff has no objection to the halfplex concept for these corner lots in London River Estates.

2. The revised site plans indicate that the project complies with the 80 percent north/south orientation requirement. Previously, the project attained only 70 percent north/south orientation. In addition, the applicant has indicated that all units will be constructed with double-pane windows and other energy efficient elements.
3. The applicant has substantially revised the building plans to reduce the boxiness and bulky appearance of the halfplexes. In addition, the exterior wall treatment has been modified to include the use of 1x6 and 1x8 slat siding, as well as different window elements. Staff finds the revised elevations acceptable.
4. The applicant has increased the number of unit types from six to eight and has eliminated the instances of abutting corner lots using the same building plan as requested by staff.
5. The driveways have been redesigned to reduce the acute angle to an acceptable degree.
6. Staff notes that proposed plans for Units 1A and 2B provide for only a minimal rear yard area. Staff suggests that the applicant provide a walled in yard area in front of these units to provide for private yard space. In addition, such walls should be designed out of materials compatible to the proposed units.
7. The original application provided for six units under 1,300 square feet. The applicant has redesigned the structures to provide for 10 units under 1,300 square feet.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration;
2. Approval of the rezoning to Townhouse R-1A;
3. Approval of the special permit subject to conditions and based upon findings of fact which follow;
4. Approval of the tentative map subject to the following conditions:

Tentative Map Conditions

- a. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
- b. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map;
- c. The applicant shall provide separate sewer and water services to each lot prior to filing the final map;

- d. The applicant shall prepay existing 1980-81 installments on taxes and assessments prior to filing the final map;
- e. The applicant shall comply with the City Energy Ordinance with respect to the 80 percent north/south orientation requirement.

Special Permit Conditions

- a. The applicant shall utilize shakes or tile roofs on the proposed halfplexes;
- b. The applicant shall provide patio areas enclosed with five or six foot high solid walls for those units lacking usable rear yard area as noted in staff evaluation. Such walls shall be compatible in design to the halfplexes and shall be reviewed and approved by the Planning Director prior to the issuance of building permits.

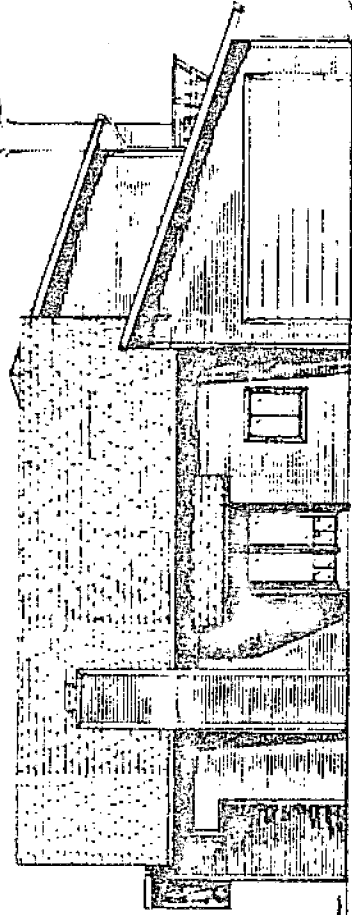
Findings of Fact

- a. The project is based upon sound principles of land use in that:
 - 1) the halfplex units are compatible to surrounding single family homes;
 - 2) the halfplexes are designed with driveways from both streets.
- b. The proposed project, as conditioned, will not be injurious to surrounding properties in that:
 - 1) adequate setbacks will be provided;
 - 2) the project is compatible to the area.
- c. The project is consistent with the 1974 General Plan and the South Pocket Community Plan which designates the subject site as residential.

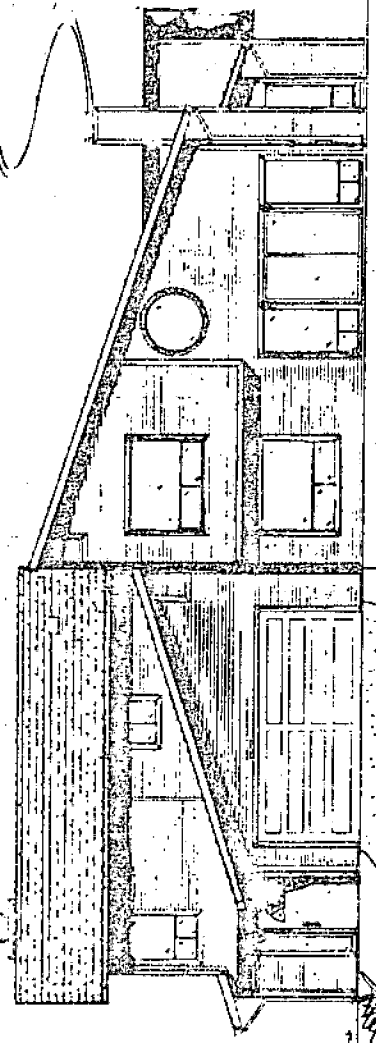
MOUNT GREEN DEV'P CORP
 6000 FARMER IN ROAD
 SUITE 200
 2011700

LOVELL
 HILL PINES
 PLEX PROJECT
 4000 W. KENNEDY
 PLAZA
 LITTLE ROCK, AR

PLAN #4 ELEVATIONS



FRONT PLAN A



FRONT PLAN B

NORTH & SOUTH ORIENTATION



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

815 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

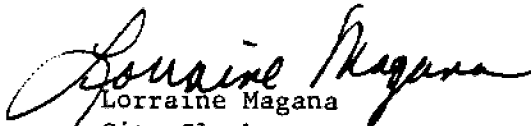
June 17, 1981

Mount Lassen Development Corporation
6900 Power Inn Road
Sacramento, CA 95828

Gentlemen:

On June 16, 1981, the City Council by consensus, continued to July 7, 1981, the hearing on your various requests for property located on various corner lots in the area bounded by the Sacramento River and Riverside Boulevard, south of Park Riviera Way (P-9273).

Sincerely,


Lorraine Magana
City Clerk

LM:sj

cc: Morton & Pitalo, Inc.
Planning Department



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

June 1, 1981

Owner of Property:

Mount Lassen Development Corp.
6900 Power Inn Road
Sacramento, CA 95828

On May 27, 1981, the following matter was filed with my office to set a hearing date before the City Council.

P-9273 Various requests for property located on various corner lots in the area bounded on the west by the Sacramento River and on the east by Riverside Boulevard, 2,000+ feet south of Park Riviera Way. (D8)

- a. Rezone 20 corner lots from R-1 Single Family Zone to R-1A Townhouse Zone
- b. Tentative Map to divide 20 corner lots into 40 halfplex lots.

The hearing has been set for June 16, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may 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 listed property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the Monday before meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,


Lorraine Magana
City Clerk

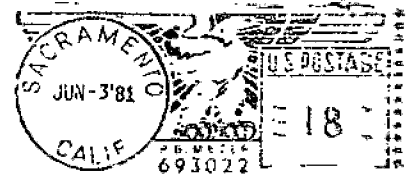
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cc: Morton & Pitalo
P-9273 Mailing List 124



OFFICE OF THE CITY CLERK
915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-6429



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JUN 9 11 09 AM '81

W & S Muller
366 Budy Way
Sacramento, CA 95831
APN# 30-710-41

NOTICE OF CITY COUNCIL HEARING

UN