



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

March 30, 1983

FILED
By the City Council
Office of the City Clerk
Cont 40
4-12-83
APR 5 1983

APPROVED
BY THE CITY COUNCIL

APR 12 1983

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination;
2. Rezoning from R-1 to R-1A; and
3. Tentative Map (P83-029) (APN: 031-590-21)

LOCATION: Southwest corner of Windubey Circle and Riverwind Way

SUMMARY

This is a request for entitlements necessary to develop two halfplex units on a corner lot located within a single family subdivision. The staff and Planning Commission recommend approval of the project subject to conditions.

BACKGROUND INFORMATION

The subject site is located within a recently constructed subdivision. The applicant is proposing to construct two halfplex units in order to allow the sale of each unit.

The proposed project does not represent any increase in density because the current R-1 zoning permits a duplex on a corner lot. The project is compatible with adjacent single family and consistent with the Pocket Community Plan.

VOTE OF PLANNING COMMISSION

On February 24, 1983, the Planning Commission by a vote of 6 ayes, 1 absent, 1 abstention, 1 vacant, approved the project.

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

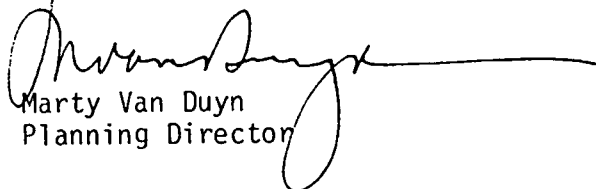
196

APR 2 1963



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

MVD:HY:cp
Attachments
P83-029

April 5, 1983
District No. 8

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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

P83-029



RAYMOND VAIL and ASSOCIATES
We design communities

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1410 ETHAN WAY
SACRAMENTO, CALIFORNIA 95825
(916) 929-3323

ENGINEERING
PLANNING
SURVEYING

OLD DESCRIPTION

LOT 21

Lot 21 as shown and so designated on that certain plat entitled "Zephyr Ranch Estates Unit No. 1" filed in the office of the Recorder of Sacramento County, California, in Book 134 of Maps, Map No. 10 on September 6, 1979.

P 83029

December 30, 1982
2184.00

6

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RESOLUTION No. 8 3-265

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR ZEPHYR RANCH ESTATES UNIT **APPROVED**
BY THE CITY COUNCIL

(P-83-029)(APN: 031-590-21)

APR 12 1983

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on April 5, 1983, held a public hearing on the request for approval of a tentative map for Zephyr Ranch Estates Unit No. 1 located at SW corner of Windubey Circle and Riverwind Way;

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 Pocket Community Plan designate the subject site for residential use(s).

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- 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. 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.
 - b. Relocate the lot line to include sewer on Lot 21B or provide new service for Lot 21B subject to the review and approval of the City Engineer.

MAYOR

ATTEST:

CITY CLERK

P83-029

CITY PLANNING COMMISSION

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

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| | | | | | |
|---------------|---|------------------------|--|---------------------|------------|
| APPLICANT | Rod Mitchell - 8788 Elk Grove Blvd.-M, Elk Grove, CA 95624 | | | | |
| OWNER | Charles Gorden & Rod Mitchell - 8788 Elk Grove Blvd.-M, Elk Grove, CA 95624 | | | | |
| PLANS BY | Mitchell Design Associates | | | | |
| FILING DATE | 1-21-83 | 50 DAY CPC ACTION DATE | | REPORT BY: | JP:sg |
| NEGATIVE DEC. | | EIR | | ASSESSOR'S PCL. NO. | 031-590-21 |

- APPLICATION:
1. Negative Declaration
 2. Rezone from Single Family (R-1) to Townhouse (R-1A)
 3. Tentative Map to divide a vacant 0.2± acre corner lot into two parcels for halfplex development
 4. Special Permit to develop two halfplex units

LOCATION: Southwest corner of Windubey Circle and Riverwind Way, 269±' east of Coastal Court.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a halfplex on an existing corner lot.

PROJECT INFORMATION:

| | |
|---|---|
| 1974 General Plan Designation: | Residential |
| 1976 Pocket Community Plan Designation: | Low Density Residential |
| Existing Zoning of Site: | R-1 |
| Existing Land Use of Site: | Vacant |
| Surrounding Land Use and Zoning: | |
| North: | Vacant; R-1 |
| South: | Vacant; R-1 |
| East: | Vacant; R-1 |
| West: | Vacant; R-1 |
| Parking Required: | 2 spaces |
| Parking Provided: | 3 spaces |
| Parking Ratio: | 1:1 |
| Property Dimensions: | 90' x 110' |
| Property Area: | 9,885 sq. ft. |
| Square Footage of Building: | 2,575 sq. ft. (1,446 sq. ft. & 1,363 sq. ft.) |
| Height of Structure: | 22' |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Available to site |
| Exterior Building Colors: | Earth tones |
| Exterior Building Materials: | Siding |

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 9, 1983, by a vote of six ayes, one absent and two abstentions the Subdivision Review Committee voted to recommend approval of the tentative map subject to the following conditions: The applicant shall satisfy each of these conditions prior to the filing of the final map unless a different time for compliance is specifically stated:

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1. 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;
2. Relocate lot line to include sewer service on Lot 21B or provide new service for Lot 21B subject to the review and approval of the City Engineer.

STAFF EVALUATION: Staff has the following comments with regard to this project:

1. The subject site is located in area presently being developed with single family units. The proposed halfplex development will not change the density or character of the area since duplexes are allowed on corner lots under the Zoning Ordinance and the Pocket Community Plan. The subject request will allow individual ownership of each unit.
2. Each halfplex will have separate street orientation which is consistent with the Pocket Community Plan design criteria encouraging the appearance of standard single family units in duplex or halfplex structures.
3. The Planning and Community Services Departments have determined that 0.22 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to filing the final map.
4. The City Engineering Department has requested that the lot line be relocated to include sewer service on Lot 21B or that new service be provided for Lot 21B subject to the review and approval of the City Engineer.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Rezoning from Single Family R-1 to Townhouse R-1A.
3. Approval of the Tentative Map subject to conditions to follow.
4. Approval of the Special Permit based upon Findings of Fact to follow.

Conditions - Tentative Map

The applicant must satisfy each of the following conditions prior to filing the final map;

- a. 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;
- b. Relocate the lot line to include sewer service on Lot 21B or provide new service for Lot 21B subject to the review and approval of the City Engineer.

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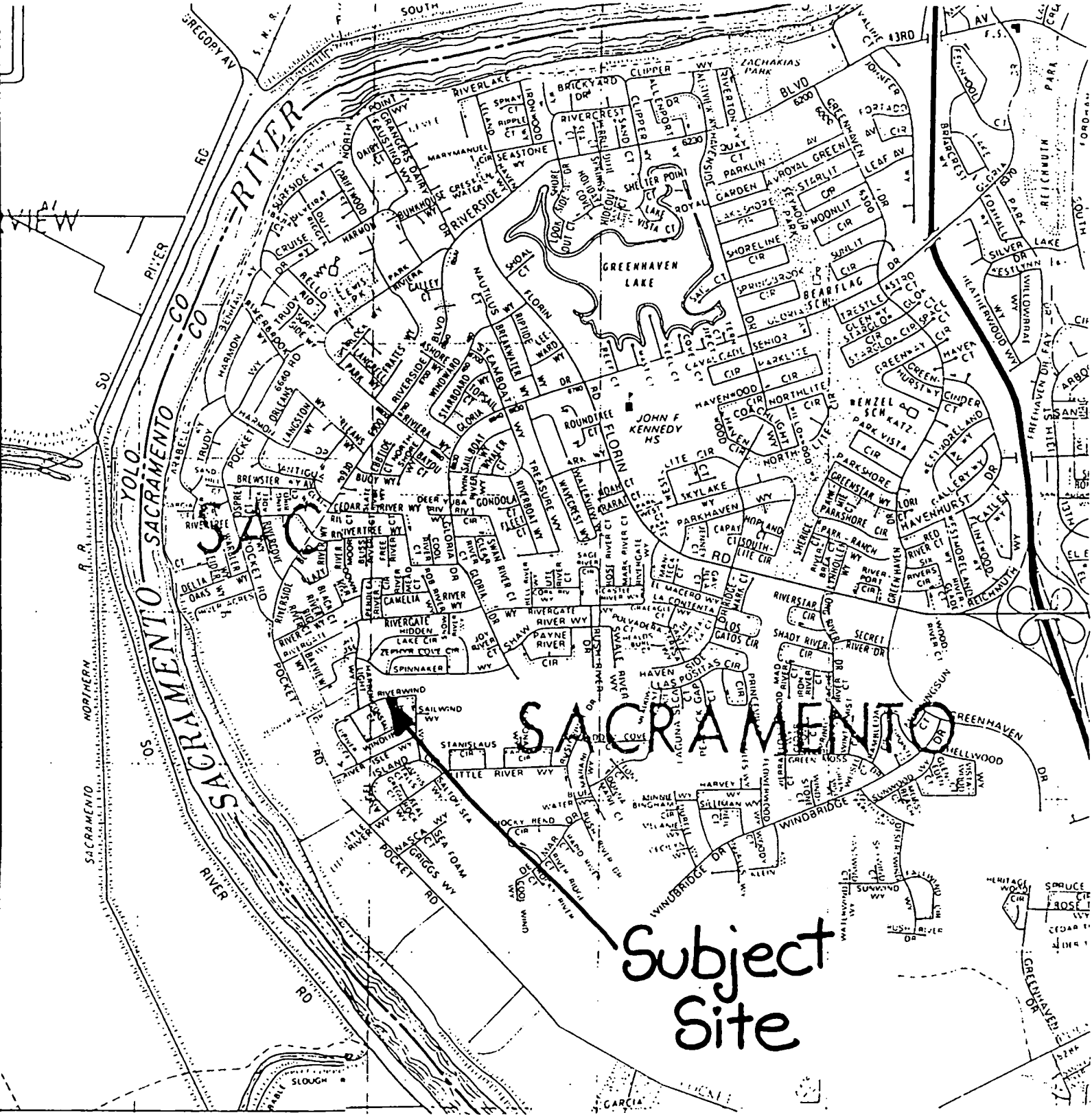
Findings of Fact - Special Permit

- a. The proposed halfplex development is based on sound principles of land use in that:
 - 1. The design of the halfplex is similar to other single family structures in the area.
 - 2. The Zoning Ordinance allows duplexes on corner lots in the Single Family (R-1) zone.
- b. The proposed project will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
 - 1. Adequate on-site parking is provided.
 - 2. It will not alter the residential character of the surrounding neighborhood which consists of single family and duplex uses.
- c. The proposed project complies with the General Plan and the Pocket Community Plan which designate the site for residential uses.



Location Map

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SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: 1-21-83

Project Location SW cor. Windubey Cir. & Riverwind Way PN^o ~~10012~~
83029
 Assessor Parcel No. 031-590-21
 Owners Charles Gordon & Rod Mitchell Phone No. _____
 Address 8788 Elk Grove Blvd., #M, Elk Grove, CA 95624
 Applicant Rod Mitchell Phone No. 685-2888
 Address 8788 Elk Grove Blvd., #M, Elk Grove, CA 95624
 Signature _____ C.P.C. Mtg. Date 2-24-83

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

| | Commission date | Council date | Filing Fees |
|--|-----------------|--------------|-------------|
| <input checked="" type="checkbox"/> Environ. Determination <u>Neg Dec</u> | _____ | _____ | \$ _____ |
| <input type="checkbox"/> General Plan Amend _____ | _____ | _____ | \$ _____ |
| _____ | _____ | Res. _____ | _____ |
| <input type="checkbox"/> Community Plan Amend _____ | _____ | _____ | \$ _____ |
| () _____ | _____ | Res. _____ | _____ |
| <input checked="" type="checkbox"/> Rezone <u>0.2+ ac. from R-1 to R-1A</u> | <u>RA</u> | _____ | \$ _____ |
| _____ | _____ | Ord. _____ | _____ |
| <input checked="" type="checkbox"/> Tentative Map <u>to divide 0.2± ac. into 2 parcels</u> | <u>RA</u> | _____ | \$ _____ |
| _____ | _____ | Res. _____ | _____ |
| <input checked="" type="checkbox"/> Special Permit <u>to develop 2 halfplex units</u> | <u>AFF</u> | _____ | \$ _____ |
| _____ | _____ | _____ | _____ |
| <input type="checkbox"/> Variances _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | _____ |
| <input type="checkbox"/> Plan Review _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | _____ |
| <input type="checkbox"/> PUD _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | _____ |
| <input type="checkbox"/> Other _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | _____ |

FEE TOTAL \$ _____

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

RECEIPT NO. 482
By/date SC-1/21/83

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.

Gold - applicant receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

PN^o 10012

