



CITY OF SACRAMENTO

13

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

MARTY VAN DUYN
PLANNING DIRECTOR

March 25, 1985

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

APR 2 1985

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Rezone from Single Family, R-1 to Townhouse, R-1A
 3. Tentative Map (P85-064)
 4. Subdivision Modification to defer water and sewer services

LOCATION: Southeasterly corner of Sea Foam Court and Nasca Way

SUMMARY

The applicant is requesting entitlements to develop two halfplex units on a corner lot. The Planning Commission and staff recommend approval of the proposed project with conditions.

BACKGROUND INFORMATION

The subject site is an existing corner lot located in a single family subdivision. The Planning Commission has reviewed the proposed halfplex units and recommend City Council approval of the project. The Commission has also approved a special permit for development of the halfplexes in the R-1A zone.

VOTE OF THE PLANNING COMMISSION

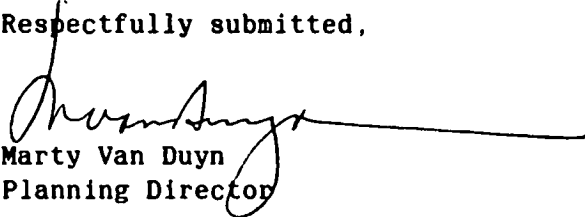
On February 28, 1985, the Commission, by a vote of seven ayes, two absent, recommended approval of the project with conditions.

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

- 1. Ratification of the Negative Declaration;
- 2. Adoption of the attached Ordinance rezoning the subject sites to R-1A;
- 3. Adoption of the attached Resolution adopting Findings of Fact, approving the Subdivision Modification and Tentative Map with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:lao
Attachment(s)
P85-064

April 2, 1985
District No. 8

MEETING DATE February 28, 1985
 ITEM NO. 16B FILE P 85-064
 M _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET. 13
- OTHER _____

Location: 2 Sea Form

Recommendation:
 Favorable
 Unfavorable
 Petition
 Correspondence

PROPOSERS

NAME

ADDRESS

OPPOSERS

NAME

ADDRESS

MOTION NO. _____

	YES	NO	MOTION	SECOND
Ferris	✓			
Fong	<i>absent</i>			
Gordin	✓			✓
Holloway	✓			
Hunter	✓		✓	
Ishmael	✓			
Ramirez	✓			
Simpson	✓			
Augusta	<i>absent</i>			

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETIN
- OTHER _____

13

ORDINANCE NO. 85-022

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 2 SEA FOAM COURT

FROM THE SINGLE FAMILY, R-1 ZONE(S)

AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)

(FILE NO. P-85-064)(APN: 031-780-18)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

APPROVED
BY THE CITY COUNCIL

APR 2 1985

SECTION 1.

The territory described in the attached exhibit(s) which is in the office of the City Clerk ~~the office of the City Clerk~~ zone(s), Family, R-1 established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Townhouse, R-1A zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission February 28, 1985, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

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.

4

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

P85-064

LEGAL DESCRIPTION

LOT 18, SOUTH PARK ESTATES, 140 B.M. 18.

P85-064

6

RESOLUTION No. 85-239

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
 A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
 PROPERTY LOCATED AT THE SOUTHEASTERLY CORNER OF SEA
 FOAM COURT AND NASCA WAY
 (P-85-064)(APN:031-780-18)

APPROVED
BY THE CITY COUNCIL

APR 2 1985

OFFICE OF THE CITY CLERK

WHEREAS, the City Council, on April 21, 1985, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at the southeasterly corner of Sea Foam Court and Nasca 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 balanced 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 1976 South Pocket Community Plan designate the subject site for low density residential use(s).
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 Water 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. In the matter of the hereby approved requested subdivision modification to defer water and sewer service:
 - a. The City Council determines
that it is undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that deferring required service will eliminate inactive hookups.
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that services will be obtained prior to issuance of building permits.
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that service will be provided prior to occupancy of the units.
 - 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 in that the site is designated for residential use.
7. 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. Place the following note on the final map: "Water and sewer service connections must be paid for and installed at the time of obtaining building permits";

- b. 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;
- c. Pay off any existing assessments;
- d. Locate existing sewer and water services; and
- e. Separate sewer and water services required.

MAYOR

ATTEST:

CITY CLERK

P85-064

RECORD OWNER & SUBDIVIDER:

GEORGE & MARY PARAS, CLAR DRIVE, RUBEN GROVE
1000 O STREET
SACRAMENTO, CA. 95814

ENGINEER:

THE SPINK CORPORATION
P.O. BOX 2511
SACRAMENTO, CA. 95814

PRESENT ZONING AND USE:

R-1, VACANT

PROPOSED ZONING AND USE:

R-1A, 2 PARCELS AND A HALFDUPLEX UNIT

AREA:

PARCEL A: .132 AC PARCEL B: .142 AC

SCHOOL DISTRICT:

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
LOS RIOS COMMUNITY COLLEGE DISTRICT

WATER SUPPLY:

PUBLIC UTILITIES (CITY OF SACTO)

SEWAGE SERVICE:

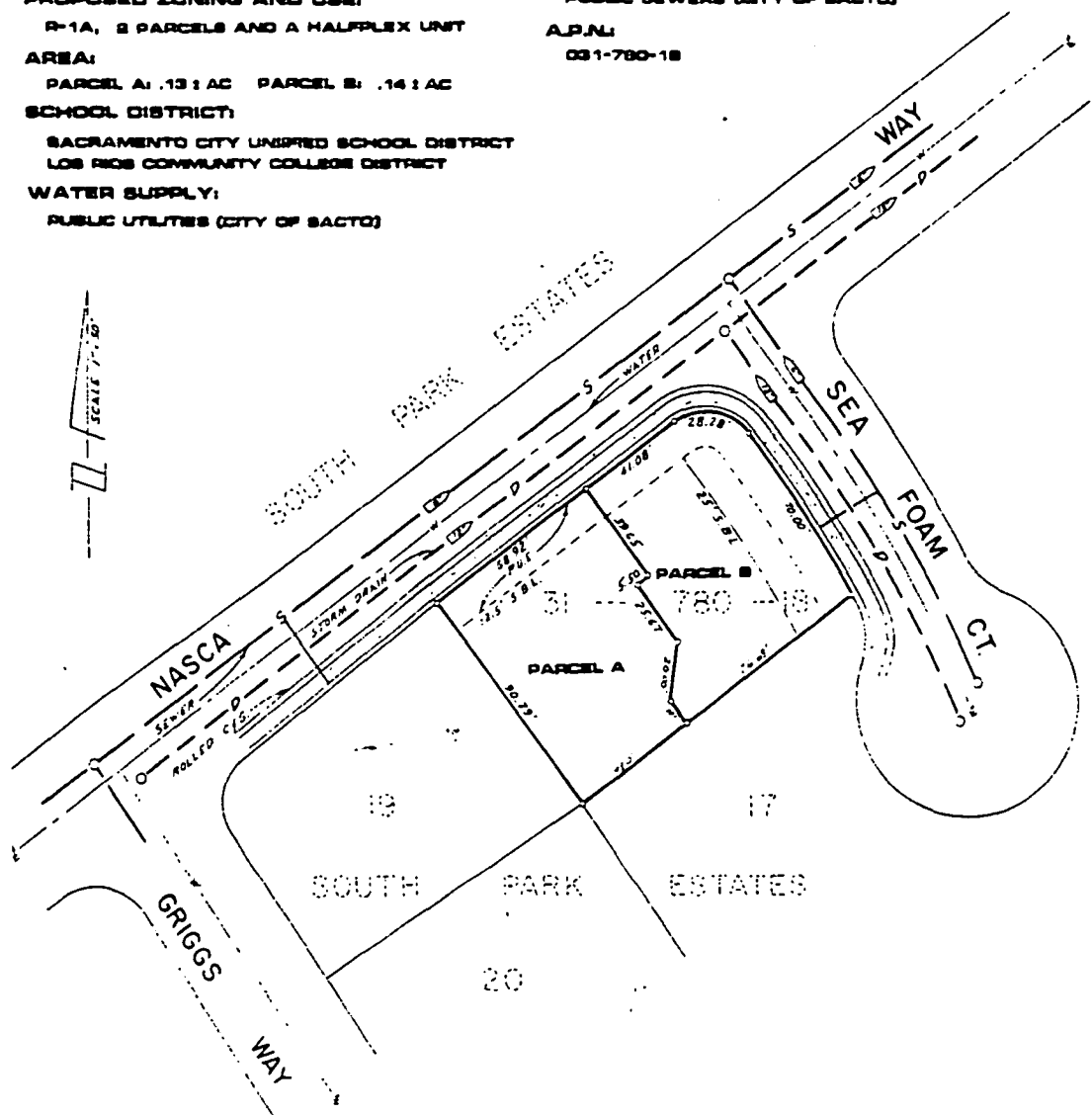
PUBLIC SEWERS (CITY OF SACTO)

A.P.N.:

021-780-18



VICINITY MAP



TENTATIVE MAP OF
LOT 18, SOUTH PARK ESTATES
140 BM 18
CITY OF SACRAMENTO, CALIFORNIA



JOB NO. 367-001 DATE: 1-2-85 P.L. _____ SCALE: 1" = 30' DRAWN BY: TF CHECKED BY: _____	TITLE:	TENTATIVE PARCEL MAP OF LOT 18
		SOUTH PARK ESTATES, 140 BM 18
	CLIENT:	_____

JANUARY, 1985

SPINK
ENGINEERING
COMPANY

ENGINEERS PLANNERS SURVEYORS

SACRAMENTO CALIFORNIA

CODE: DNT-18 DR. NO. 6-1285

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	G. Paras et al, 1000 'C' Street, Sacramento, CA 95814		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	1-25-85	50 DAY CPC ACTION DATE	REPORT BY:SC:bw
NEGATIVE DEC	1-30-85	EIR	ASSESSOR'S PCL NO. 031-780-18

13

- APPLICATION:
- A. Negative Declaration
 - B. Rezone .3+ acres from R-1 to R-1A (Sec. 2-B-(4))
 - C. Tentative Map to divide .3+ acres into two halfplex lots (Sub. Ord.)
 - D. Special Permit for halfplex development (Sec. 1-C)
 - E. Subdivision Modification to defer sewer and water services (Sub. Ord.)

LOCATION: No. 2 Sea Foam Court

PROPOSAL: The applicant is requesting the necessary entitlements to develop two halfplex units on a corner lot.

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:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Single Family; R-1
East:	Single Family; R-1
West:	Single Family; R-1

Parking Required:	2 spaces
Parking Provided:	2+ spaces
Property Dimensions:	90' x 120'
Property Area:	.26+ acres
Density of Development:	7.8 du/na
Square Footage of Building:	2,800 total (Unit 1:1384 sq. ft.; Unit 2:1,430 sq. ft.)
Building Height:	14 feet
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Materials:	Wood, stucco and brick

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 13, 1985, by a vote of five ayes and four absent, the Subdivision Review Committee recommended approval of the tentative map and subdivision modification, subject to conditions which follow.

APPLIC. NO. P85-064

MEETING DATE February 28, 1985

CPC ITEM NO. 16

//

PROJECT INFORMATION: Staff has the following comments regarding this request:

- A. The subject site is located in the South Pocket Community Plan area in a neighborhood which is being developed with single and two-family dwelling units. The property is located on a corner lot and the applicant is proposing to develop the site with a halfplex structure. The halfplex development will allow for individual ownership of the units. Since duplexes are allowed on corner lots in the City, the proposed halfplex will not increase the density on the site.
- B. As proposed, the halfplex development will require a rezone to the R-1A zone and a special permit to allow the halfplexes on a corner lot. A tentative map has been submitted to divide the property between the units. The applicant's plans indicate that each of the units will be developed with a separate driveway on each street frontage which is consistent with the South Pocket Plan residential design criteria. The elevations and building material are compatible with existing single family development in the neighborhood and therefore staff supports the applicant's request.
- C. The Planning and Community Services Departments have determined that .0224 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the dedication. The applicant shall submit an appraisal of the property to be subdivided.
- D. The Public Works Department recommends the water and sewer services be deferred until building permits are obtained.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration, based upon compliance with the following mitigation measure:

If unusual amounts of bone, shell, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist will be consulted to develop, if necessary, further mitigation measures before construction continues.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the Rezone to R-1A;
- C. Recommend approval of the Tentative Map, subject to conditions which follow;
- D. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow; and
- E. Recommend approval of the Subdivision Modification, subject to the following conditions.

Conditions - Tentative Map and Subdivision Modification

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Place the following note on the final map: Water and sewer service connections must be paid for and installed at the time of obtaining building permits;

- 2. 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;
- 3. Pay off any existing assessments;
- 4. Locate existing sewer and water services;
- 5. Separate sewer and water services required.

Conditions - Special Permit

- 1. Applicant shall construct the halfplex structure per submitted building footprint and elevations which consist of:
 - a. driveways on each street frontage;
 - b. wood shake roof material;
 - c. stucco, brick and horizontal wood siding.

Findings of Fact - Special Permit

- 1. As proposed, the project is based upon sound principles of land use, in that the halfplex structure is compatible in design to the neighboring residential development and the halfplex will not increase the allowable density on the site.
- 2. The project will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance, in that each unit will be provided a separate street frontage and the required setbacks will be met for development on corner lots.
- 3. The project, as proposed, is consistent with the General Plan and the South Pocket Community Plan which designate the site for residential uses.



VICINITY - LAND USE - ZONING

015-014
17
2-28-85

RECORD OWNER & SUBDIVIDER:

GEORGE & MARY PARAS, CLAIR GRIFF, RUSSEL GRIFF
1000 O STREET
SACRAMENTO, CA. 95814

ENGINEER:

THE SPINK CORPORATION
P.O. BOX 2511
SACRAMENTO, CA. 95814

PRESENT ZONING AND USE:

R-1, VACANT

PROPOSED ZONING AND USE:

R-1A, 2 PARCELS AND A HALFPLEX UNIT

AREA:

PARCEL A: .13 ± AC PARCEL B: .14 ± AC

SCHOOL DISTRICT:

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
LOS RIOS COMMUNITY COLLEGE DISTRICT

WATER SUPPLY:

PUBLIC UTILITIES (CITY OF SACTO)

SEWAGE SERVICE:

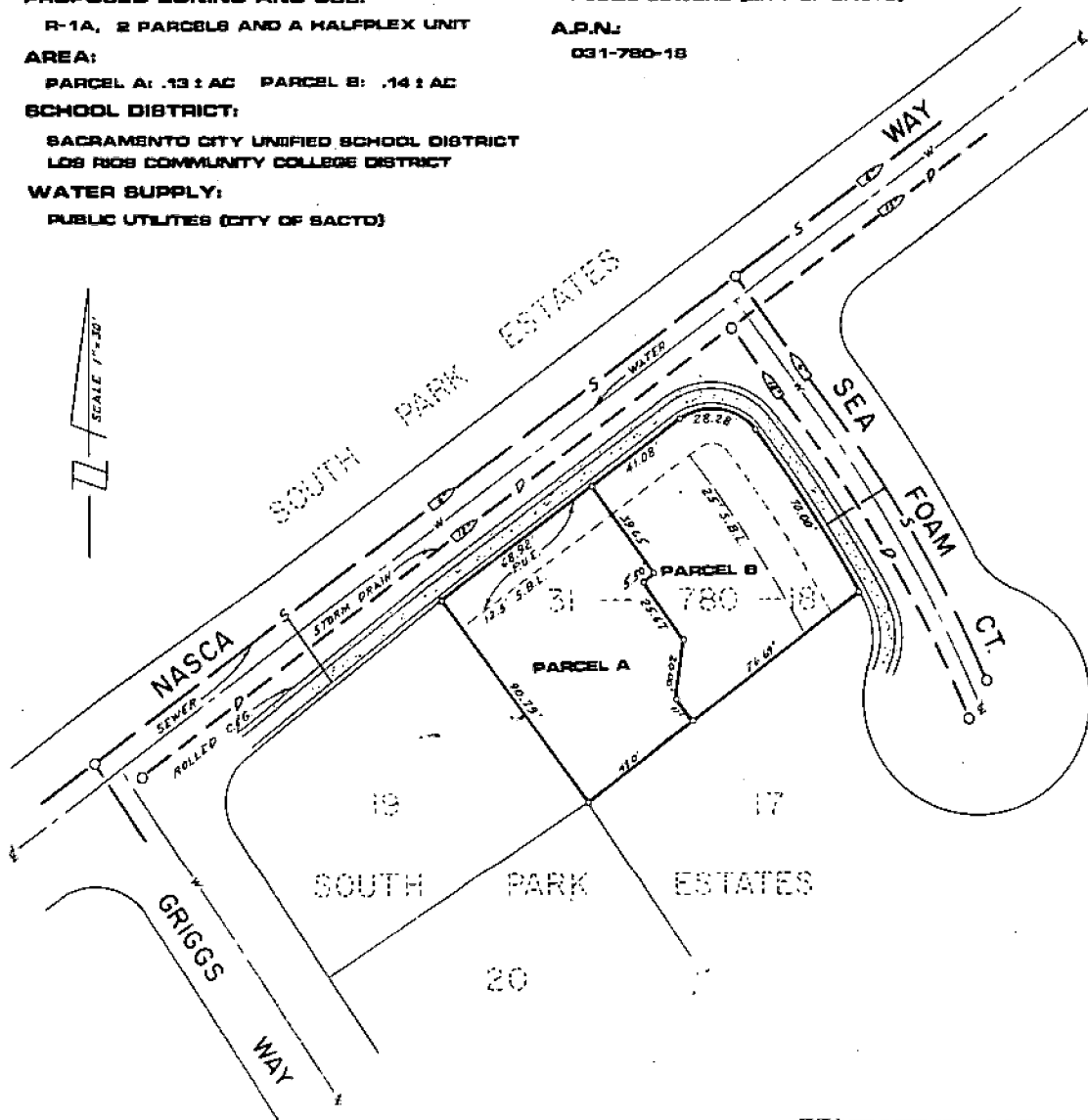
PUBLIC SEWERS (CITY OF SACTO)

A.P.N.:

031-780-18



VICINITY MAP

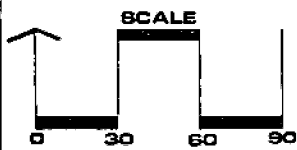


**TENTATIVE MAP OF
LOT 18, SOUTH PARK ESTATES
140 BM 18**

CITY OF SACRAMENTO, CALIFORNIA

15

JANUARY, 1985



REVISIONS

JOB NO. 3667-001
DATE: 1-2-85
F.B. _____ PG. _____
SCALE: 1" = 30'
DRAWN BY: TF
CHECKED BY: _____

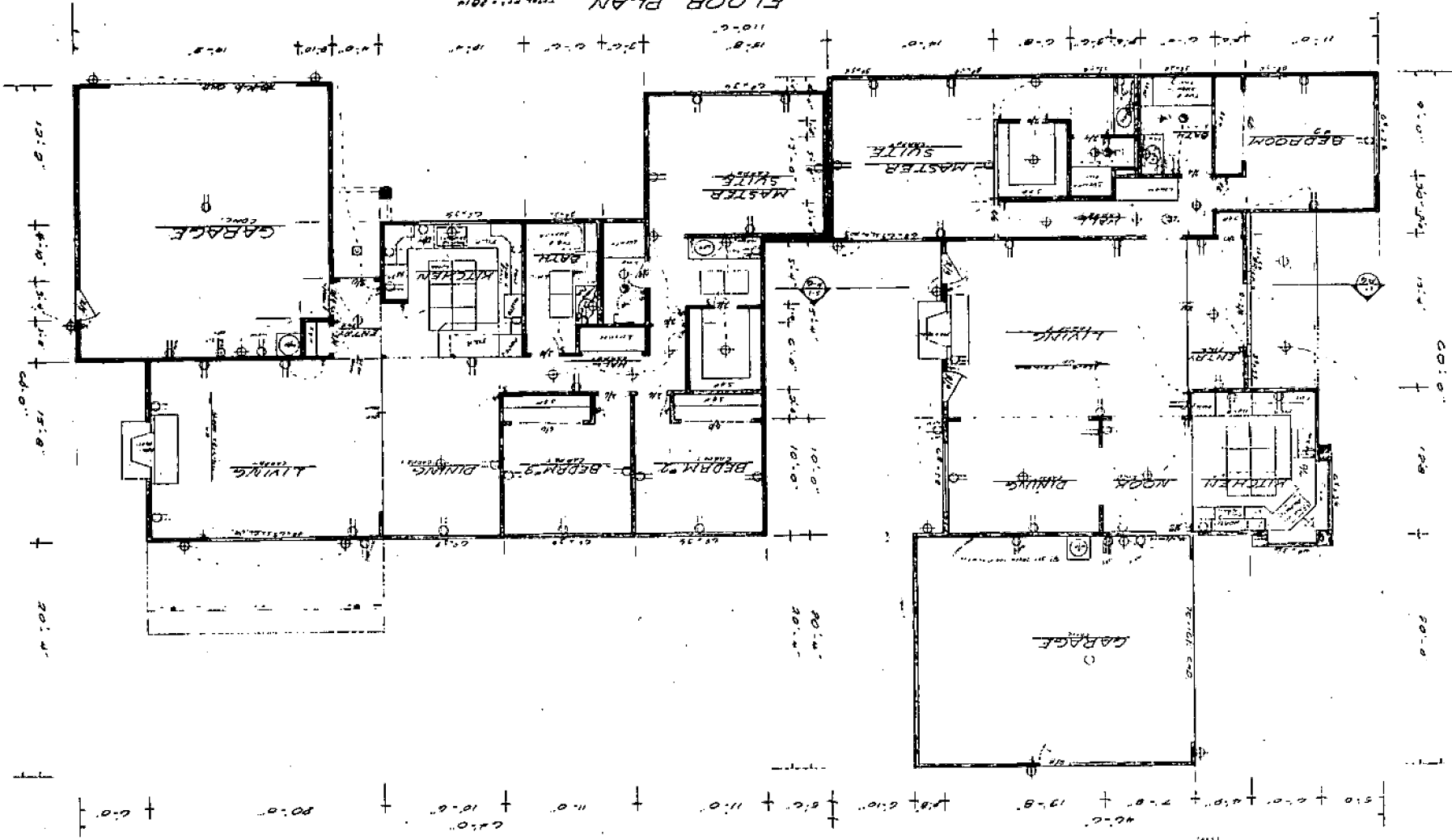
TITLE: TENTATIVE PARCEL MAP OF LOT 18
SOUTH PARK ESTATES, 140 BM 18
CLIENT: _____
SCALE: 1" = 30'

SPINK ENGINEERING COMPANY
ENGINEERS PLANNERS SURVEYORS
SACRAMENTO CALIFORNIA
CODE PAT-18 DR. NO. L-1225

No.

13

FLOOR PLAN

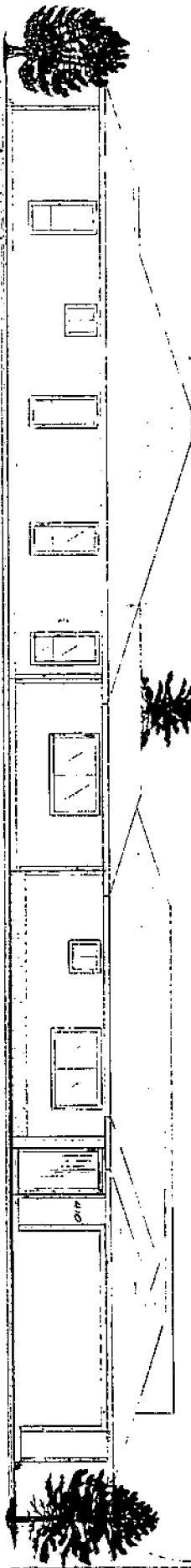
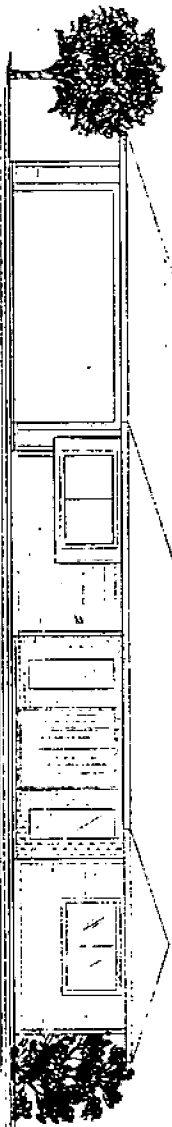


14

LI

SEAFOAM CT UNIT 1 FRONT ELEVATION

NASCA WAY UNIT 2 FRONT ELEVATION

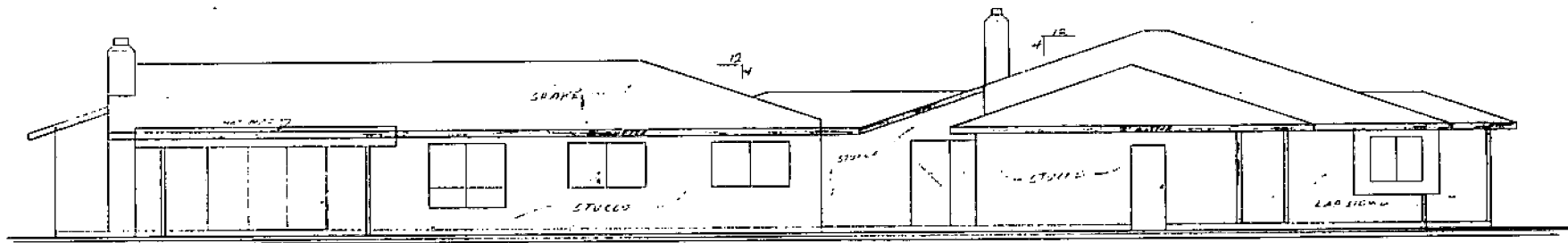


LI

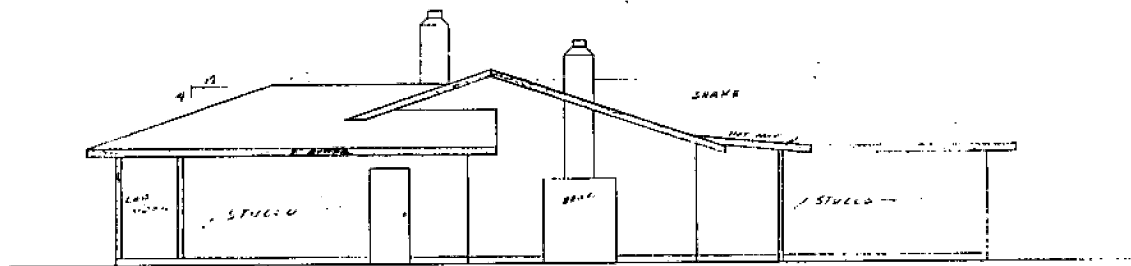
Eric J. Schirmer
Custom Home
Design & Planning

SCHIRMER
CONSTRUCTION

CUSTOM HALF-PAY FOR:
CLAIRE GREVE
GEORGE PADAS
RUSSEL GREVE



SOUTH ELEVATION



WEST ELEVATION

87

13

April 3, 1985

G. Paras et al
1000 "G" Street
Sacramento, CA 95814

Dear Mr. Paras:

On April 2, 1985, the Sacramento City Council took the following action(s) for property located at 2 Sea Foam Court:

Adopted an Ordinance to rezone .3± acres from Single Family to Townhouse zone; adopt a Resolution adopting Findings of Fact approving Tentative Map to divide .3± acres into two halfplex lots and Subdivision Modification to defer sewer and water services (P-85064).

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

Sincerely,

Anne J. Mason
Assistant City Clerk

AJM/dbp/13

Enclosure

cc: Planning Department

Spink Corporation
P.O. Box 2511
Sacramento, CA 95811