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CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

October 16, 1985

APPROVED
BY THE CITY COUNCIL
OCT 22 1985
OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Time Extension for a Tentative Map (P83-301)

LOCATION: East and West sides of Rush River Drive, 100± feet south of Spinnaker Way (Greenhaven Unit Nos. 18, 19, & 20)

SUMMARY

In 1983 the City Council approved a Tentative Map (P83-301) to create 197 single family lots and 94 halfplex lots. The applicant has been unable to record a final map for the entire site and has requested a one year Time Extension. The Planning Commission and staff recommend approval of the request.

BACKGROUND INFORMATION

The approved Tentative Map proposes single family lots and halfplex projects on corner parcels. The applicant has finalized and recorded a portion of the map; however, is requesting a one year Time Extension to complete the project.

VOTE OF THE PLANNING COMMISSION

On October 10, 1985, the Commission voted seven ayes, two absent to recommend approval of the request for a Time Extension.

RECOMMENDATION

The Planning Commission and staff recommend the City Council approve the Time Extension subject to the conditions and findings in the attached 1983 Resolution approving the Tentative Map.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:pkb
attachments
P83-301

October 22, 1985
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

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MEETING DATE October 10, 1985

ITEM NO. 21 FILE P 83-301

M

- [ ] GENERAL PLAN AMENDMENT
- [ ] COMMUNITY PLAN AMENDMENT
- [ ] REZONING
- [x] SPECIAL PERMIT EXTENSION
- [ ] VARIANCE
- [ ] TENTATIVE MAP
- [ ] SUBDIVISION MODIFICATION
- [ ] LOT LINE ADJUSTMENT
- [ ] ENVIRONMENTAL DET.
- [ ] OTHER

Location: East & West sides of Rush River Drive

Recommendation:

- [x] Favorable w/conds.
- [ ] Unfavorable
- [ ] Petition
- [x] Correspondence

PROPONENTS

NAME	ADDRESS

OPPONENTS

NAME	ADDRESS

MOTION

- [ ] TO APPROVE
- [ ] TO DENY
- [x] 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 MEETING
- [ ] OTHER

MOTION NO.

	YES	NO	MOTION	SECOND
Ferris	✓			
Fong	absent			
Goodin	✓			
Holloway	absent			
Hunter	✓			
Ishmael	✓			
Ramirez	✓		✓	
Simpson	✓			✓
Augusta	✓			

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L & P LAND AND DEVELOPMENT, INC.
6355 RIVERSIDE BOULEVARD, SUITE C
SACRAMENTO, CALIFORNIA 95831
(916) 422-3512

CITY PLANNING DEPARTMENT

SEP 16 1985

RECEIVED

September 12, 1985

City of Sacramento
City Planning Department
1231 I Street, Room 200
Sacramento, CA 95814

Attn: Will Weitman
Senior Planner

RE: P-83301

Dear Mr. Weitman:

Please accept this letter as our request for a one year extension of the tentative map and special permit for property located on the east and west sides of Rush River Drive; approximately 100 feet south of Spinnaker Way (APN:031-002-63). A check in the amount of $310.00 is enclosed to cover the extension fees.

It is my understanding the special permit expires in October 1985 and the extension fee is $140.00. The tentative map expires in December 1985 and the extension fee is $170.00. If you need any further information, please contact my office.

Sincerely,

William R. Parker
President

FMT

Enclosure

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21B

RESOLUTION No. 83-1005

Adopted by The Sacramento City Council on date of

DEC 20 1983

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED ON THE EAST AND WEST SIDES OF RUSH RIVER DRIVE: APPROX. 100+ FEET SOUTH OF SPINNAKER WAY (P-83-301)(APN: 031-002-63)

WHEREAS, the City Council, on December 6, 1983, held a public hearing on the request for approval of a subdivision modification and tentative map for property located on the east and west sides of Rush River Drive; approximately 100+ feet south of Spinnaker 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 allow 46 lots that are less than 100 feet in depth:

   a. There are circumstances in this case that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the existing stub streets surrounding the site dictate the lot layout.

   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 the subject lots are wider than minimum standards and large enough to accommodate a dwelling.

   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 the granting of the modification will not alter the characteristics of the area.

   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 uses.

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:

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a. Provide standard subdivision improvements, including 12 feet of pavement along the north side of the off-site portion of Gloria Drive, pursuant to Section 40.811 of the City Code;

b. Prepare a sewer and drainage study for the review and approval of the Director of Public Works;

c. Name the streets to the satisfaction of the Planning Director;

d. Pay off existing fees or file the necessary segregation requests and fees to segregate existing assessments;

e. 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;

f. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;

g. Off-site right-of-way dedication required for the north side of Gloria Drive, subject to review and approval of the Director of Public Works;

h. Minimum lot pad elevation = +3.5 feet; minimum gutter grade = +2.0 feet;

i. Pay Pocket Bridge fees;

j. Any phasing shall be approved by the Director of Public works;

k. Merge lots 175 through 181 into one parcel and lots 182 through 188 into one parcel:

Anne Rudin
MAYOR

ATTEST:

Lorraine Magana
CITY CLERK

P83-301

RESOLUTION No. 83-1005

DEC 20 1983

TENTATIVE MAP OF

GREENHAVEN UNIT NO. 18, 19 & 20

CITY OF SACRAMENTO CALIFORNIA

SEPTEMBER 1983

VICINITY MAP

NOTES:

INTERIOR HALF PLEX LOTS

EXACT LOT LINES TO BE ESTABLISHED AT THE TIME OF THE SPECIAL PERMIT APPROVAL.

CORNER HALF PLEX LOTS

LOT LINES TO BE ESTABLISHED UPON REVIEW OF THE BUILDING PLANS.

RECORD OWNER & SUBDIVIDER
L & P LAND AND DEVELOPMENT, INC.
5353 RIVERSIDE BOULEVARD, SUITE C
SACRAMENTO, CA 95831

EXISTING USE
VACANT

PROPOSED USE
197 SINGLE FAMILY RESIDENTIAL LOTS
54 VI-PLEX LOTS (O DENOTES VI-PLEX LOTS)
251 TOTAL LOTS

EXISTING ZONE
R-1

PROPOSED ZONE
R-1 & R-1-A

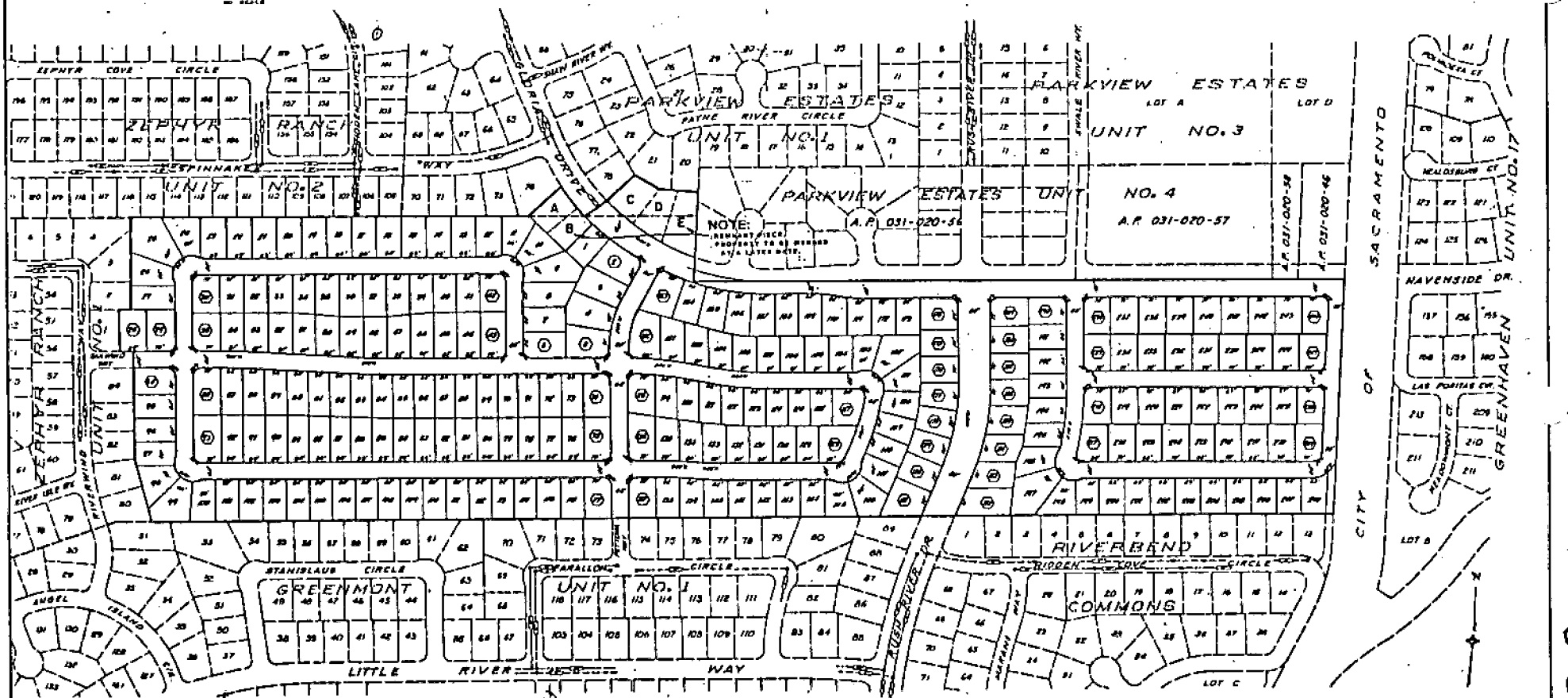
WATER SUPPLY
PUBLIC UTILITIES

SEWAGE DISPOSAL
PUBLIC SEWERS

PROPOSED IMPROVEMENTS
SACRAMENTO CITY STANDARDS

ACREAGE
[illegible] ACRES [illegible]

ASSESSOR'S PARCEL NO.
031-020-[illegible]



BUILDING PLACEMENT SHALL BE VARIED FROM 18 FT. TO 25 FT. AT THE SETBACK LINE TO PROVIDE A VISUAL MIX OF FRONTAGES ALONG ALL STREETS.

NOTE: IT IS THE INTENT OF THE SUBDIVIDER TO DEVELOP THE PROJECTS INCORPORATED IN THIS MAP IN NOT LESS THAN 3 PHASES. THE EXACT LOCATION OF THE LIMITS FOR EACH PHASE WILL BE DETERMINED AT A FUTURE DATE, AS THE LIMIT LINES WILL BE DEPENDANT UPON POSSIBLE REQUIREMENTS FOR THE INCREMENTIONS OF MAJOR STREET IMPROVEMENTS SHOULD THEY BE CONDITIONED BY THE APPROVAL OF THIS MAP AND THE COOPERATION RECEIVED FROM ADJACENT PROPERTY OWNERS.

THE SPINK CORPORATION
ENVIRONMENTAL PLANNING · ENGINEERING
ARCHITECTURE · SURVEYING · MAPPING · SYSTEMS

SCALE 1" = 100'

REVISED
DATE: OCT. 3, 1983

DEC 20 1983 RESOLUTION No. 83-1005

83-301

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STAFF REPORT AMENDED 10-27-83

CITY PLANNING COMMISSION

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

APPLICANT	L & P Land & Development, Inc., 6355 Riverside Blvd., Sacramento, CA 95831
OWNER	L & P Land & Development, Inc., 6355 Riverside Blvd., Sacramento, CA 95831
PLANS BY	Spink Corporation, 720 'F' Street, Sacramento, CA 95814
FILING DATE	9-8-83
50 DAY CPC ACTION DATE	
REPORT BY:	TM:bw
NEGATIVE DEC.	9-22-83
EIR	
ASSESSOR'S PCL. NO.	031-002-63

APPLICATION:
1. Environmental Determination
2. Rezone 16± vacant acres from Single Family (R-1) to Townhouse (R-1A) zone
3. Tentative Map
4. Special Permit to develop 94 halfplex units
5. Variance to allow front yard setback less than 25 feet
6. Variance/Subdivision Modification to allow lots of less than 100 feet in depth.

LOCATION: East and west sides of Rush River Drive, 100± feet south of Spinnaker Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop 197 single family lots and 94 halfplex lots and units.

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 & halfplexes; R-1 & R-1A
East:	Single Family & halfplexes; R-1 & R-1A
West:	Single Family; R-1

North/South Lot Orientation:	82%
Property Dimensions:	Irregular
Property Area:	52± acres
Density of Development:	5.6 units per gross acre
Square Footage of Lot(s):	6,000 ± square feet average
Topography:	Flat to sloping
Street Improvements:	To be provided
Utilities:	Available to site

SUBDIVISION REVIEW COMMITTEE RECOMMENDATIONS: On October 12, 1983 the Subdivision Review Committee recommended approval of the tentative map, subject to conditions. 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. Provide standard subdivision improvements, including 12 feet of pavement along the north side of the off-site portion of Gloria Drive, pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the Director of Public Works;
3. Name the streets to the satisfaction of the Planning Director;
4. Pay off existing fees or file the necessary segregation requests and fees to segregate existing assessments;
5. 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;
6. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
7. Off-site right-of-way dedication required for the north side of Gloria Drive, subject to review and approval of the Director of Public Works;
8. Minimum lot pad elevation = +3.5 feet; minimum gutter grade = +2.0 feet;
9. Pay Pocket Bridge fees;
10. Any phasing shall be approved by the Director of Public works;

BACKGROUND INFORMATION: On November 21st the Commission approved the necessary entitlements to allow the development of 203 single family lots on the subject site known as Zepher Ranch Estates (P-7988). The current project consists of a request to develope 197 single family lots and 94 halfplex lots.

STAFF EVALUATION: The staff has the following comments:

1. Staff has no objection to the proposed single family lotting pattern or the intended halfplex lots on the corner locations. The single family lots vary in size from an average 55' x 100' to 71' x 100'. The lotting pattern for the corner halfplex lots will be reviewed by staff at the time of building permit approval.

   However, staff does have a concern relative to the interior halfplex lots along Rush River Drive. Interior halfplex units are more difficult to design, and staff finds that it is inappropriate to approve tentative lot widths at this time. Therefore, staff recommends that no lotting pattern be approved for lots 175 - 188. In addition, staff does not oppose the rezoning of any of the corner or interior halfplex sites at this time.

2. The applicant has requested that design review of the proposed halfplex lots be subject to staff review. This is to allow design flexibility and solar orientation of the proposed units.

Staff's primary concern is to insure that the proposed units will be compatible to the surrounding neighborhood. Staff therefore recommends certain design considerations relative to roof types, location of driveways, and exterior materials, be imposed as a condition of approval. Each plan shall be subject to staff review and approval prior to issuance of building permits. Staff notes that this review procedure has been utilized for approximately four such projects in the Pocket Area with success.

3. The Planning and Community Services Departments have determined that 4.0 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 the filing of the final map.

4. The applicant has requested a variance to allow the front yard setback to be a minimum of 20 feet. Per the applicant's stated intent, the variance is to allow variation in front yard setback. Staff has no opposition to the concept of front yard setback variations; in fact, staff usually requires this variation in patio home and halfplex projects. However, the proper procedure to provide for this variation is through an amendment of the Zoning Ordinance. There is no hardship or difficulty to warrant the granting of a variance to reduce the front yard setback as requested.

5. Staff has no objection to the requested variance/subdivision modification to create lots of less than 100 feet in depth as the affected lots satisfy all other dimension requirements of both the Zoning and Subdivision Ordinances.

6. ~~Staff notes that a portion of the tentative map adjacent to the canal way needs to be revised in accordance with the parkway provisions of the Pocket Community Plan. The tentative map has been conditioned to insure compliance.~~ *(deleted by staff)*

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezone of 16± acres from Single Family (R-1) to Townhouse (R-1A);
3. Approval of the Tentative Map, subject to conditions which follow;
4. Approval of the Special Permit to develop 94 halfplex units, subject to conditions and based upon Findings of Fact which follow;
5. Denial of the Variance to allow front yard setbacks less than 25 feet, based upon Findings of Fact which follow; *(Withdrawn)*
6. Approval of the Variance/Subdivision Modification to allow lots of less than 100 feet in depth.

Tentative Map Conditions

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

a. Provide standard subdivision improvements, including 12 feet of pavement along the north side of the off-site portion of Gloria Drive, pursuant to Section 40.811 of the City Code;

b. Prepare a sewer and drainage study for the review and approval of the Director of Public Works;

c. Name the streets to the satisfaction of the Planning Director;

d. Pay off existing fees or file the necessary segregation requests and fees to segregate existing assessments;

e. 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;

f. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;

g. Off-site right-of-way dedication required for the north side of Gloria Drive, subject to review and approval of the Director of Public Works;

h. Minimum lot pad elevation = +3.5 feet; minimum gutter grade = +2.0 feet;

i. Pay Pocket Bridge fees;

j. Any phasing shall be approved by the Director of Public works;

k. Merge lots 175 through 181 into one parcel and lots 182 through 188 into one parcel;

l. ~~Revise the street design for the proposed north/south street adjacent to the canal to comply with the parkway design requirements of the Pocket Community Plan.~~ *(deleted by staff)*

Special Permit Conditions

The applicant shall submit site plans and elevations for each lot developed for halfplex use. The plans shall be reviewed and approved by the Planning Director prior to issuance of a building permit. These plans shall adhere to the following design criteria:

a. The roofs shall consist of shake or similar material;

b. The roofs shall be designed in a variety of styles;

c. The exterior surface of these units shall vary in color and material;

d. The halfplex structures on corner lots shall be designed with garages and driveways located on each street frontage;

e. The landscaping shall be compatible to surrounding single family dwellings.

Findings of Fact - Special Permit

a. The proposed halfplex development is based on sound principles of land use in that the corner units will have different street orientation similar to single family structures in the area, and duplex units are allowed on corner lots in the Single Family (R-1) zone;

b. The proposed development, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the design of the structures will be compatible with the surrounding single family residential development;

c. The proposed project is consistent with the General Plan and the Pocket Community Plan which designate the site for residential uses.

Findings of Fact - Variance to reduce the front yard setback

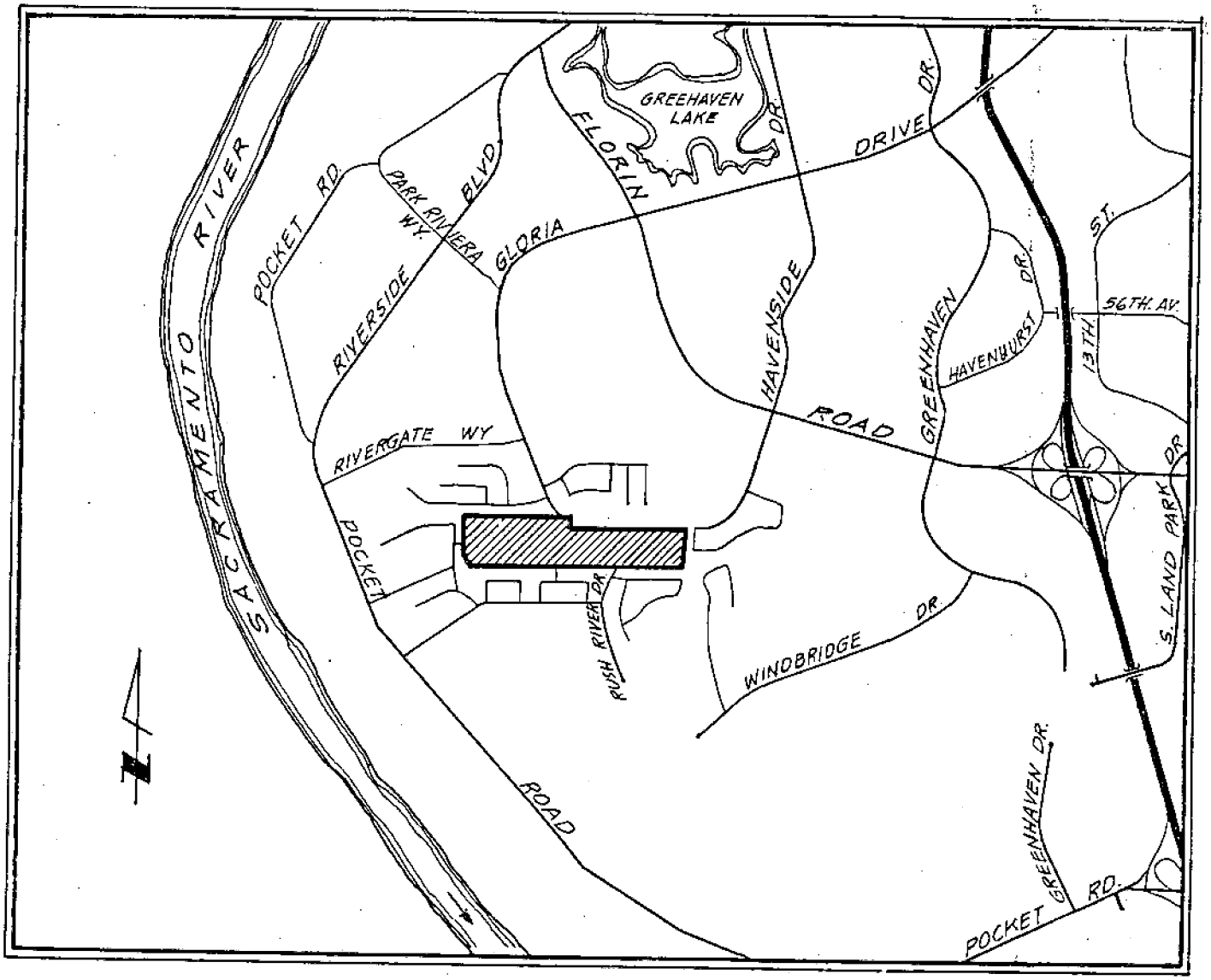
The variance, if granted, would constitute a special privilege extended to one property owner in that there is no practical difficulty or hardship which warrants the granting of the variance.

Findings of Fact - Variance to allow lots less than 100 feet in depth

a. The variance does not constitute a special privilege extended to one property owner in that the granting of the variance is warranted given the existing parcel size and designated land use;

b. The variance does not constitute a use variance in that single family uses are proposed and are permitted;

c. The variance does not constitute a disservice to the public in that the applicant will maintain the required setbacks and lot coverage requirements.



VICINITY MAP

NO SCALE

14

P83-301

11-27-83

No. 10

October 23, 1985

L and P Land Development Inc.
6355 Riverside Blvd.,
Sacramento CA 95831

Dear Sir:

On October 22, 1985, the Sacramento City Council granted a time extension request on the Tentative Map for property located on the east and west sides of Rush River Drive, 100± feet south of Spinnaker Way (P-83301).

The extension is granted one-time only, and will lapse on December 20, 1986.

Sincerely,

LORRAINE MAGANA, CITY CLERK

Deputy City Clerk

LM/mls/20

cc: Planning Department