

CITY OF SACRAMENTO

21

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

January 8, 1986

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
2. Rezone from Single Family (R-1) to Townhouse (R-1A) zone
3. Tentative Map (P85-402)

LOCATION: 5822 66th Street

APPROVED
BY THE CITY COUNCIL

JAN 14 1986

OFFICE OF THE
CITY CLERK

SUMMARY

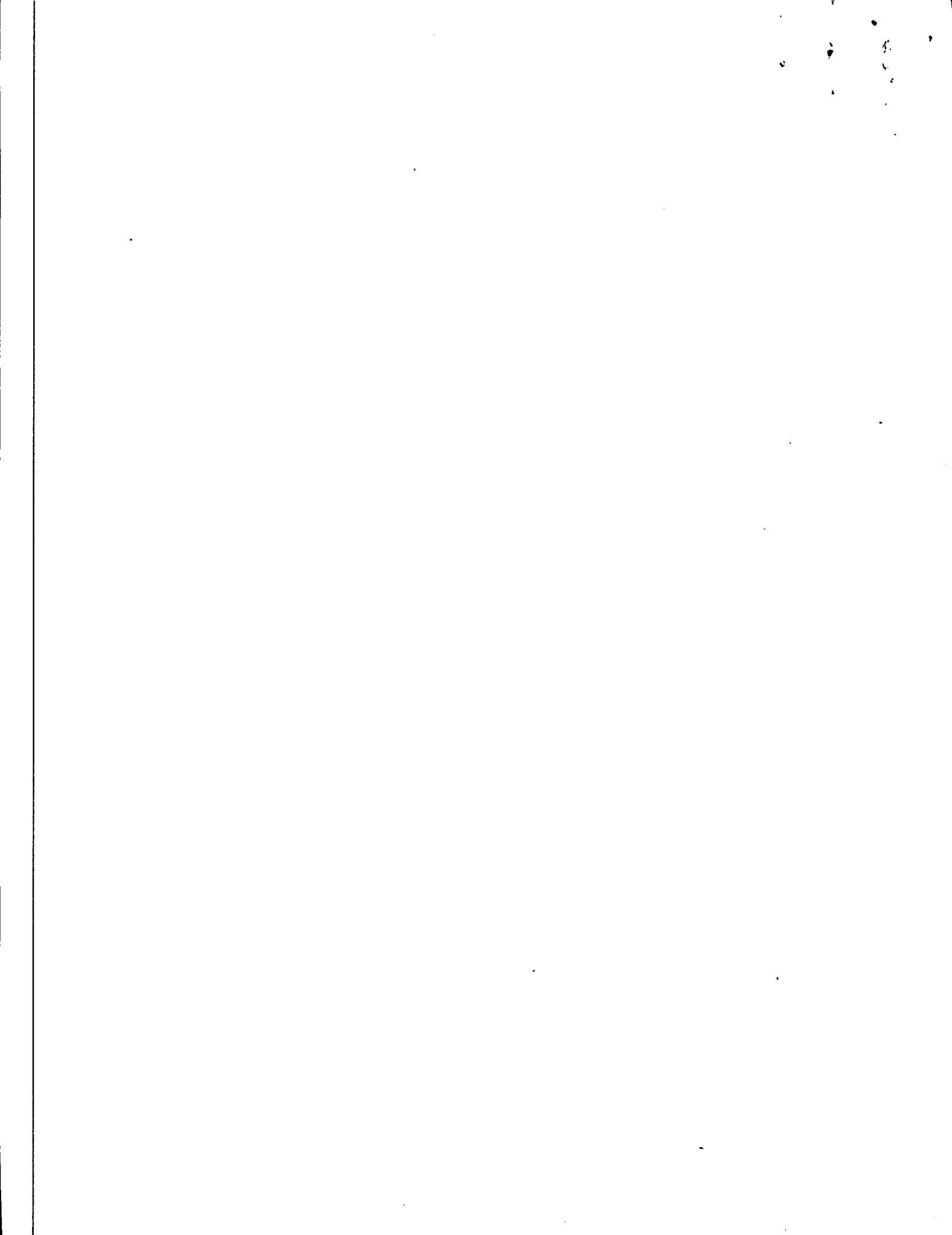
The applicant is requesting entitlements to develop 24 halfplex units on a four acre site. The Planning Commission and staff recommend approval of the project with conditions.

BACKGROUND INFORMATION

In 1981, approval was given to develop 10 single family and 14 halfplex units on the subject site (see Exhibit 1). Rather than mixing single family and halfplex units, the applicant is requesting to develop the entire site with halfplex units. Planning Commission staff supports the request with the condition that the building elevations be revised to add more variety and architectural interest. Prior to the Commission hearing, staff received several calls expressing opposition to the project. However, there was no expressed opposition at the hearing.

VOTE OF THE PLANNING COMMISSION

On December 5, 1985, the Commission voted nine ayes to recommend approval of the project.



City Council

-2-

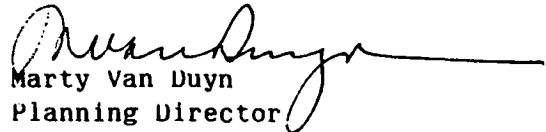
January 8, 1986

RECOMMENDATION

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

1. Ratify the Negative Declaration;
2. Adopt the attached Ordinance rezoning the entire site to R-1A;
3. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

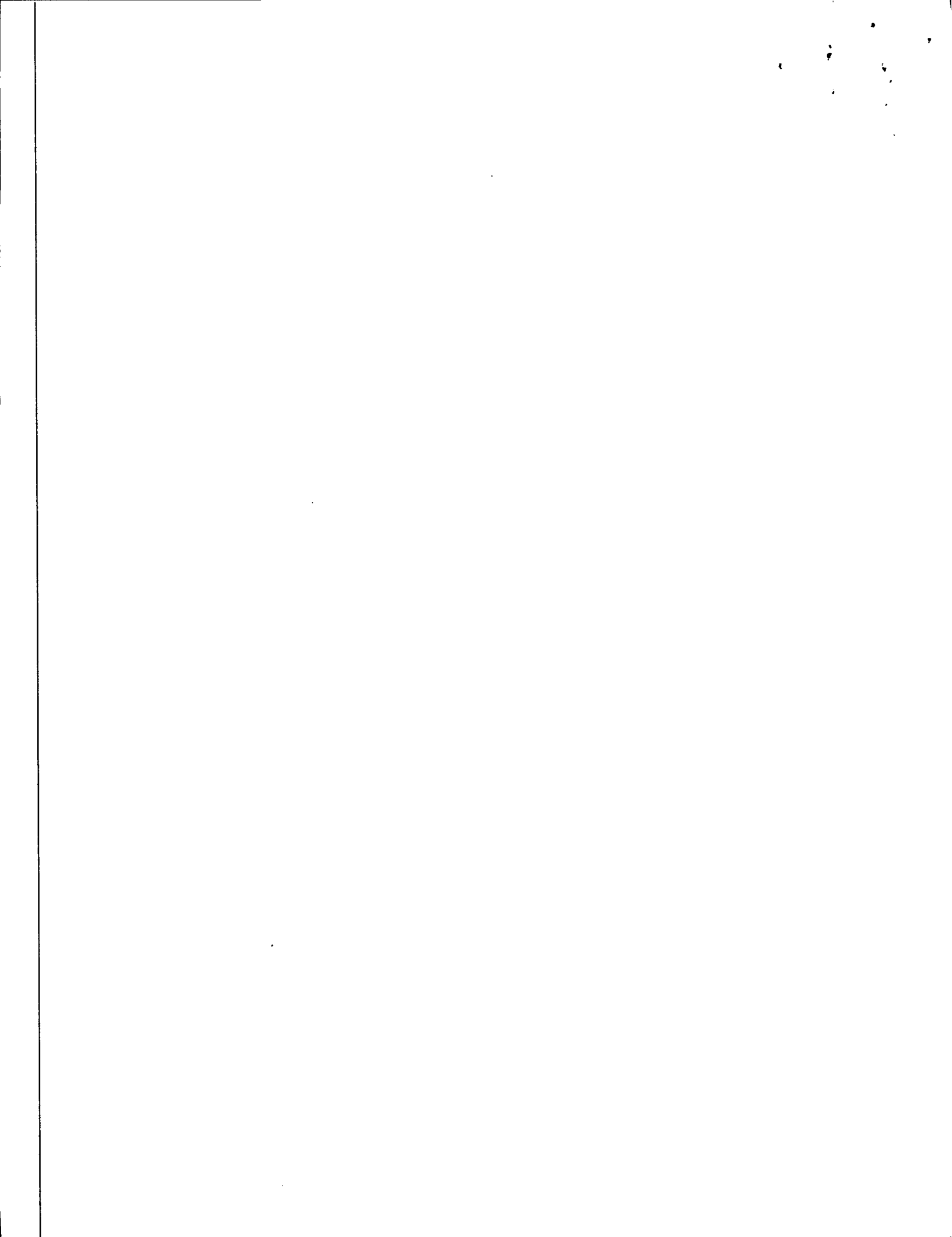
Respectfully submitted,

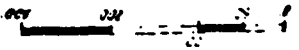

 Marty Van Duyn
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

AG:pkb
 attachments
 P85-402

January 14, 1986
 District No. 6





REVISED

SMITHFIELD ESTATES


FEB 1981

FOR THE DEVELOPMENT OF THE PROJECT
AND THE SUBDIVISION OF THE LAND

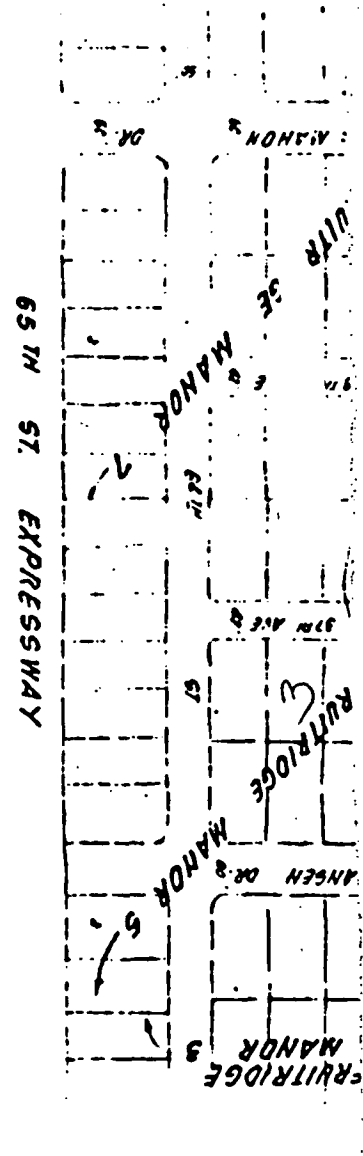
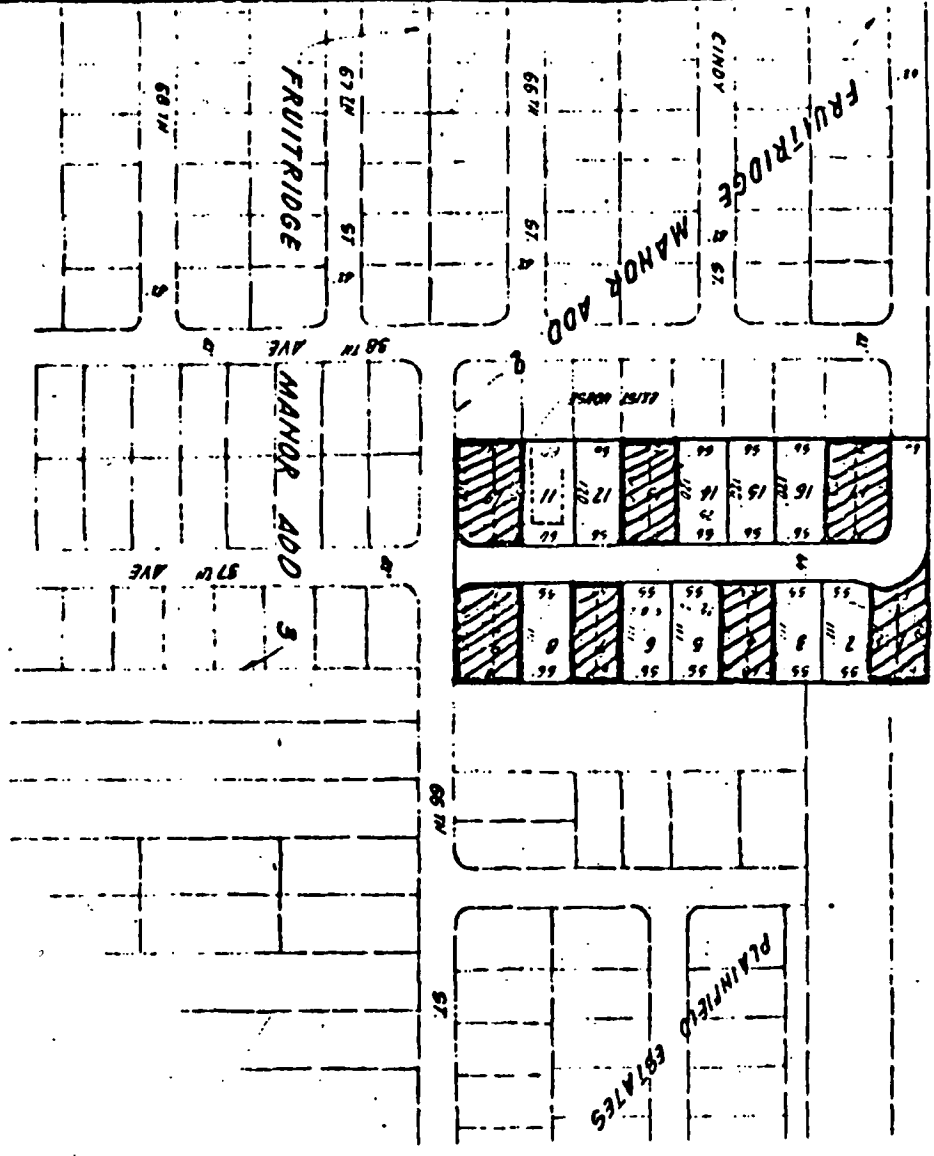
SMITHFIELD ESTATES
 1101 MILLIKEN AVENUE
 SACRAMENTO, CA 95831
 352-7500

ENGINEER
 FROST & BAKER, INC.
 7022 TIMBER WALK, SUITE B
 FOLSOM, CA 95630
 926-0211
 926-0212
 926-0213
 926-0214
 926-0215
 926-0216
 926-0217
 926-0218
 926-0219
 926-0220
 926-0221
 926-0222
 926-0223
 926-0224
 926-0225
 926-0226
 926-0227
 926-0228
 926-0229
 926-0230
 926-0231
 926-0232
 926-0233
 926-0234
 926-0235
 926-0236
 926-0237
 926-0238
 926-0239
 926-0240
 926-0241
 926-0242
 926-0243
 926-0244
 926-0245
 926-0246
 926-0247
 926-0248
 926-0249
 926-0250
 926-0251
 926-0252
 926-0253
 926-0254
 926-0255
 926-0256
 926-0257
 926-0258
 926-0259
 926-0260
 926-0261
 926-0262
 926-0263
 926-0264
 926-0265
 926-0266
 926-0267
 926-0268
 926-0269
 926-0270
 926-0271
 926-0272
 926-0273
 926-0274
 926-0275
 926-0276
 926-0277
 926-0278
 926-0279
 926-0280
 926-0281
 926-0282
 926-0283
 926-0284
 926-0285
 926-0286
 926-0287
 926-0288
 926-0289
 926-0290
 926-0291
 926-0292
 926-0293
 926-0294
 926-0295
 926-0296
 926-0297
 926-0298
 926-0299
 926-0300

LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

LOTS 

R-1A ZONED



FROST AND BAKER, INC.
 ENGINEERING - SURVEYING - PLANNING
 1810 96th St, Suite 100
 San Diego, CA 92128
 (619) 576-8000

APN 27-000-10

P. 8675

EXHIBIT 1

2

SACRAMENTO CITY PLANNING COMMISSION

21

MEETING DATE December 15, 1985
 ITEM NO. 9B FILE # P 85-402
 M _____

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

Location: 5822 66th Street

- Recommendation:
- Favorable
 - Unfavorable
 - 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	SECOND
Ferris	✓			
Fong	✓			
Goodin	✓			
Holloway	✓			
Hunter	✓			
Ishmael	✓		✓	
Ramirez	✓			
Simpson	✓			✓
Augusta	✓			

- 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 _____ MEETING
 - OTHER _____

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

P85-402

L E G A L D E S C R I P T I O N

PORTION OF NW 1/4 SECTION 27. T8N, R5E M.D.M. CITY OF SACRAMENTO, CALIFORNIA

P85-402

RESOLUTION No. 86-020

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

JAN 14 1986

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 5822 66TH
STREET

(P 85-402) (APN: 027-040-10)

WHEREAS, the City Council, on January 14, 1986, held a public hearing on the request for approval of a tentative map for property located at 5822 66th Street;

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 1965 Colonial Community Plan designate the subject site for light 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 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - c. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
 - d. 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.
 - e. 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.
 - f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
 - g. Submit a soils test prepared by a registered engineer to be used in street design.

- h. Water main shall be looped to existing main on south side of property; off-site easements may be required.
- i. Submit a sound study for the review and approval of the City/County Health Department and comply with any necessary mitigation measures.
- j. Construct a decorative masonry wall between 65th Expressway and lot 1 and the frontage road. The wall shall be six feet in height unless the sound study indicates additional height is necessary.
- k. Dedicate and construct 65th Street service road to a 44 foot right-of-way.
- l. Provide half knuckle to the satisfaction of the City Traffic Engineer.
- m. Prepare a right-of-way for potential development and circulation pattern for the parcels to the north.

MAYOR

ATTEST:

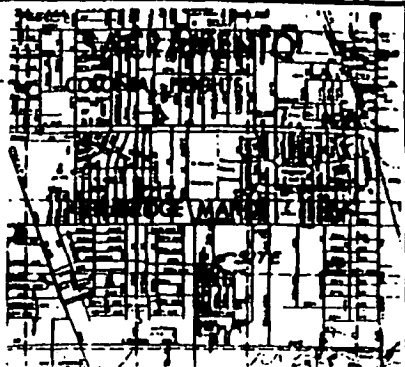
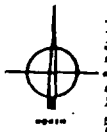
CITY CLERK

P85-402

P 85-402
TENTATIVE MAP

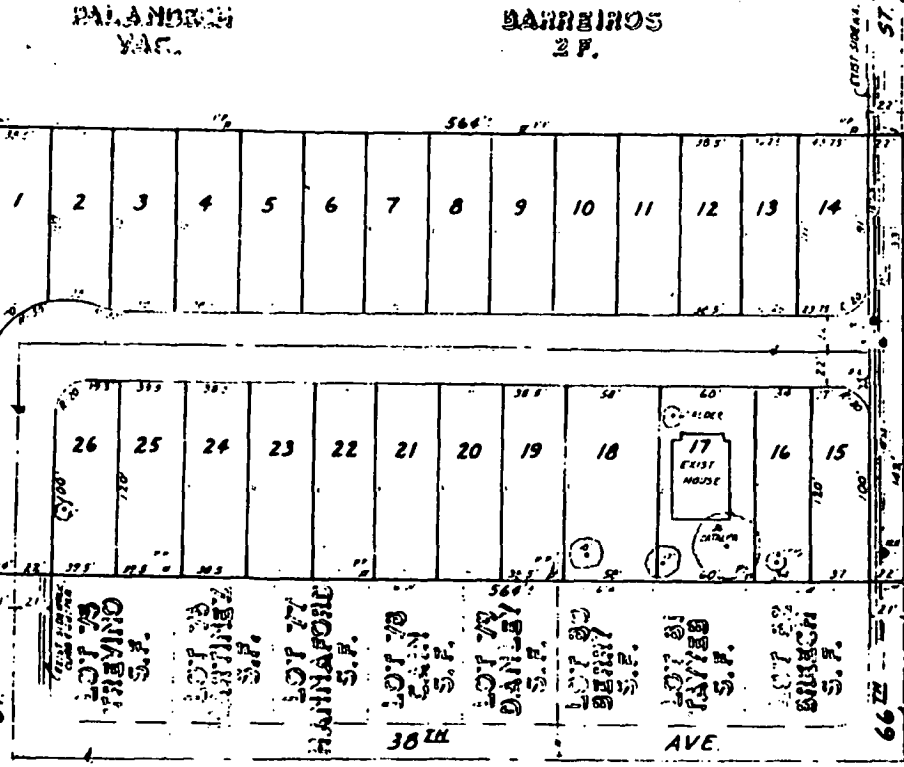
LEGEND

- EXIST STORM DRAIN LINE
- EXIST SANITARY SEWER LINE
- EXIST WATER LINE
- EXIST MANHOLE
- EXIST POWER POLE
- EXIST STREET LIGHT



LOCATION MAP
AS SHOWN

65th ST. EXPRESSWAY



PUNGAYAXA S.F.

LOT 23 CAMPBELL S.F.

37th AVE.

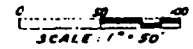
LOT 198 BLEFFORD S.F.

LOT 195 RAINS S.F.

FRUITRIDGE MANOR ADD. NO. 3

FRUITRIDGE MANOR ADD. NO. 3
35 0M 34

- OWNER:** ALVIN PROPERTIES INC./ETAL
5301 HODDGEN AVENUE
SACRAMENTO, CA
- DEVELOPER:** KERRICK DEVELOPMENT, JT. VENTURE
8421 ACORN BLVD., SUITE 154
CITRUS HEIGHTS, CA 95610
- ENGINEER:** ALLIED-LANGDON ENGINEERING
8421 ACORN BLVD., SUITE 160
CITRUS HEIGHTS, CA 95610
- APN:** 027-0040-010
- AREA:** 3.42 AC.
- EXISTING ZONING:** R-1A
- PROPOSED ZONING:** R-1A
- EXISTING USE:** 1 HOUSE
- PROPOSED USE:** 24 SINGLEFAMILY SINGLE FAMILY HOME, 1 EXISTING SINGLE FAMILY HOME
- CITY:** CITY OF SACRAMENTO
- COUNTY:** CITY OF SACRAMENTO
- SCHOOL DISTRICT:** CITY OF SACRAMENTO



REVISED 11-8-85

TENTATIVE SUBDIVISION MAP

"SMITHFIELD ESTATES"

POR. NW 1/4 SEC. 27, T.8N, R.5E, M.D.M.
CITY OF SACRAMENTO, CALIFORNIA
NOVEMBER, 1985

ALLIED-LANGDON ENGINEERING
CITRUS HEIGHTS 949-7533

CITY PLANNING COMMISSION

21

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Allied - Langdon Engineering, P.O. Box 2077, Citrus Heights, CA 95611		
OWNER	Alvis Property, Inc., 5301 Madison Avenue, Sacramento, CA 95844		
PLANS BY	Engene Hayes, P.O. Box 875, North Highland, CA 95660		
FILING DATE	9-25-85	ENVIR. DET.	10-20-85
ASSESSOR'S-PCL. NO.	027-040-10	REPORT BY	FG:tc

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone from Single Family (R-1) to Townhouse (R-1A) zone
 - C. Tentative Map
 - D. Special Permit to develop 24 halfplex units.

LOCATION: 5822 - 66th Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop 24 halfplexes.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Colonial Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Residential

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1	Front:	25'	25'
South: Single family; R-1	Side (Int):	5'	7 1/2'
East: Single family; R-1	Side (St):	12 1/2'	12 1/2'
West: 65th Expressway; R-1	Rear:	15'	15'

Parking Required:	One space/d.u.
Parking Provided:	Two spaces/d.u.
Property Dimensions:	275' x 564'
Property Area:	4.0 ± acres
Density of Development:	10 d.u. per acre
Square Footage of Building:	1,434 sq.ft.
Height of Building:	16'
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Materials:	Wood siding (T111)
Roof Material:	Composition shingles

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 30, 1985, by a vote of six ayes, one no and two absent, the Subdivision Review Committee recommended approval of the tentative map subject to conditions.

BACKGROUND INFORMATION: On June 11, 1981, the Planning Commission approved a tentative map and a rezone (R-1 to R-1A) for 10 single family and 14 halfplex lots. On July 21, 1981, the City Council approved the tentative map and rezone (P9364).

PROJECT EVALUATION: Staff has the following comments regarding this project:

- A. The subject site is a 4+ acre lot zoned single family (R-1) and townhouse (R-1A). The lot is designated for residential and low density residential uses in the General Plan and 1965 Colonial Community Plan, respectively. Surrounding land uses consist of single family residences.
- B. The applicant is proposing to divide the site into 24 halfplex lots and two single family lots. The halfplex units would be constructed on all but two lots, one lot having an existing single family dwelling and the other will have a new single family dwelling constructed on it.

The halfplex units are all to be three bedroom, one-story units. Exterior materials will be plywood siding (T-111) and composition roofs. In reviewing the proposed site plan, similar floor plans will be located almost directly across the street from one another. Additionally, all units have a basic architectural design, that is, garage doors and wood siding. This situation creates a monotonous streetscape which can be improved by modifying the building elevations providing staggered setback, horizontal wood siding and stucco, etc. Staff recommends that prior to the issuance of building permits, the applicant submit revised elevations and site plans for staff review and approval.

- C. The applicant is also requesting that the entire lot be rezoned to townhouses (R-1A) zone. Presently, the subject site is zoned both R-1 and R-1A in a checkerboard pattern across the entire lot. Staff has no objection to the rezone and would recommend approval.
- D. Staff has not received any adverse comments from any City agency regarding this project. Neighborhood residents have contacted staff regarding their opposition to the project. A lower density with all single family dwellings would be more compatible with the area.

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

RECOMMENDATION: Staff recommends the following action:

- A. Ratification of the negative declaration;
- B. Recommend approval of the rezone from single family (R-1) to townhouse (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.

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 noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
4. 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.
5. 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.
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
7. Submit a soils test prepared by a registered engineer to be used in street design.
8. Water main shall be looped to existing main on south side of property; off-site easements may be required.
9. Submit a sound study for the review and approval of the City/County Health Department and comply with any necessary mitigation measures.
10. Construct a decorative masonry wall between 65th Expressway and lot 1 and the frontage road. The wall shall be six feet in height unless the sound study indicates additional height is necessary.

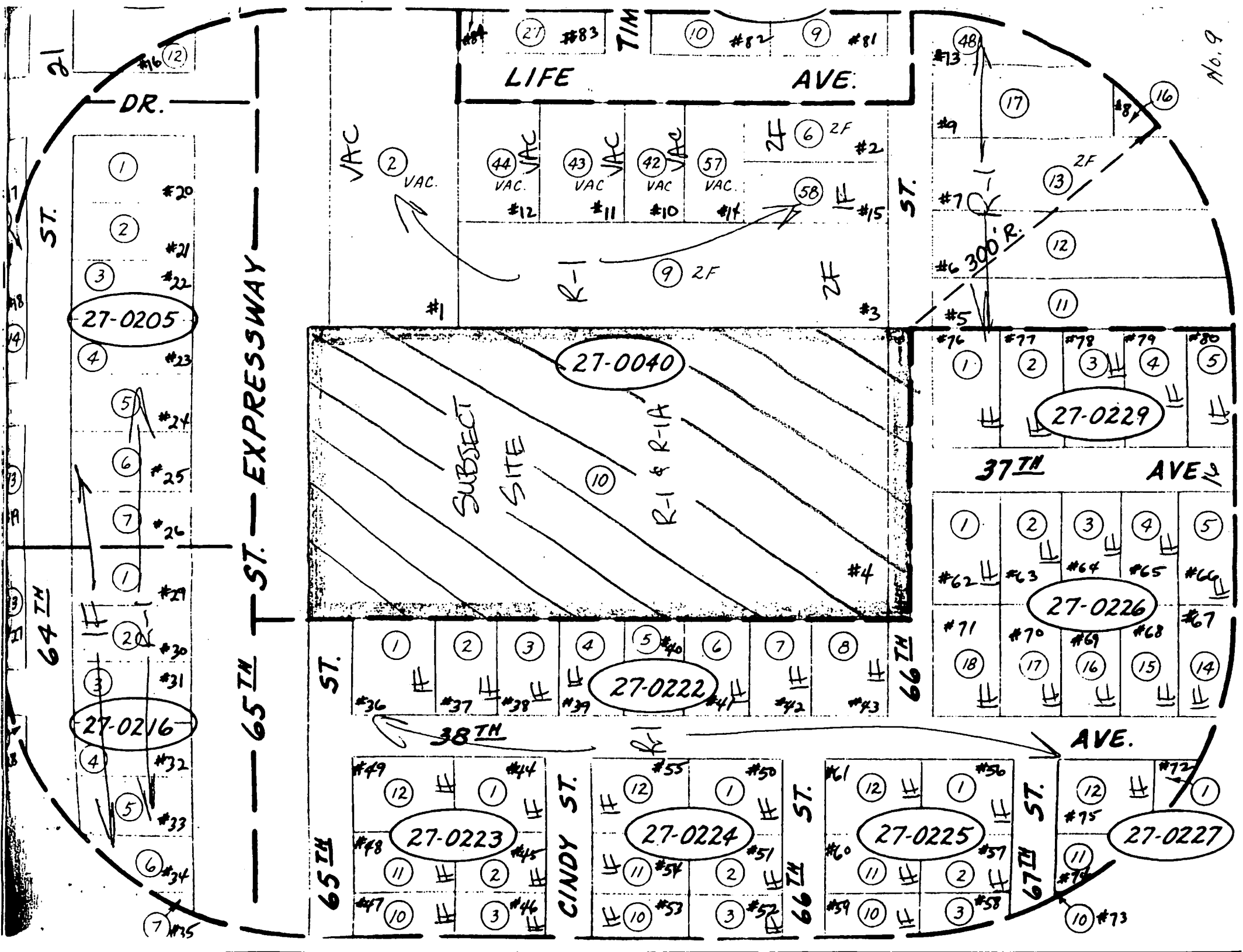
- 11. Dedicate and construct 65th Street service road to a 44 foot right-of-way.
- 12. Provide half knuckle to the satisfaction of the City Traffic Engineer.
- 13. Prepare a right-of-way for potential development and circulation pattern for the parcels to the north.

SPECIAL PERMIT - CONDITIONS:

- 1. Lots 17 and 18 shall be developed with single family detached units only.
- 2. The applicant shall submit revised site plans, elevations, and floor plans for review and approval of the Planning Director prior to the issuance of any building permits. These revisions shall include:
 - a. variety of materials such as horizontal wood siding stucco,
 - b. staggering of front setbacks,
 - c. other elevation revisions to provide a greater diversity of facade changes.

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 residential area;
- b. The project 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 1974 General Plan which designates the site for residential uses and the 1965 Colonial Community Plan which designates the site for low density residential uses.



No. 9

LIFE AVE.

DR.

ST.

ST.

ST. — EXPRESSWAY

SUBJECT SITE
R-1 & R-1A

300' R.

37TH AVE

64TH ST.

ST.

66TH ST.

65TH ST.

38TH AVE.

AVE.

65TH ST.

CINDY ST.

66TH ST.

67TH ST.

27-0205

27-0040

27-0229

27-0226

27-0216

27-0222

27-0223

27-0224

27-0225

27-0227

2 VAC.

44 VAC.

43 VAC.

42 VAC.

57 VAC.

2F 6 2F

58

9 2F

2F

48

17

16

13

12

11

1

2

3

4

5

1

2

3

4

5

18

17

16

15

14

1

2

3

4

5

6

7

8

12

1

12

1

12

1

12

1

12

1

11

2

11

2

11

2

10

3

10

3

10

3

10

73

#20

#21

#22

#23

#24

#25

#26

#27

#30

#31

#32

#33

#34

#35

1

2

3

4

5

6

7

1

2

3

4

5

#6

#83

#82

#81

#73

#9

#2

#15

#3

#76

#77

#78

#79

#80

#62

#63

#64

#65

#66

#71

#70

#69

#68

#67

#49

#44

#55

#50

#61

#56

#48

#45

#54

#51

#60

#57

#47

#46

#53

#52

#59

#58

#72

#75

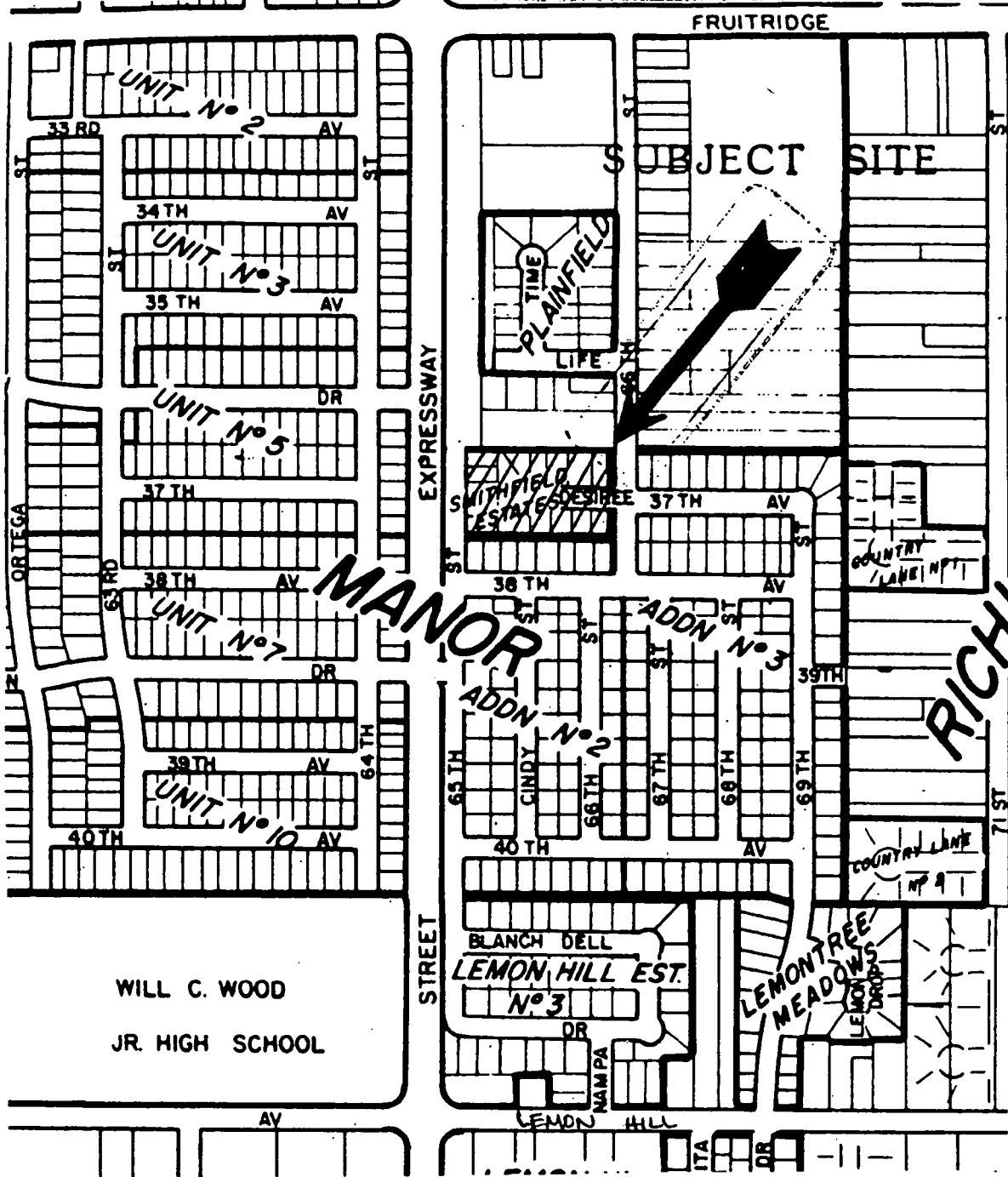
#74

#73

TIM

R-1

R-1 & R-1A



17

VICINITY MAP

EXHIBIT B

SITE PLAN

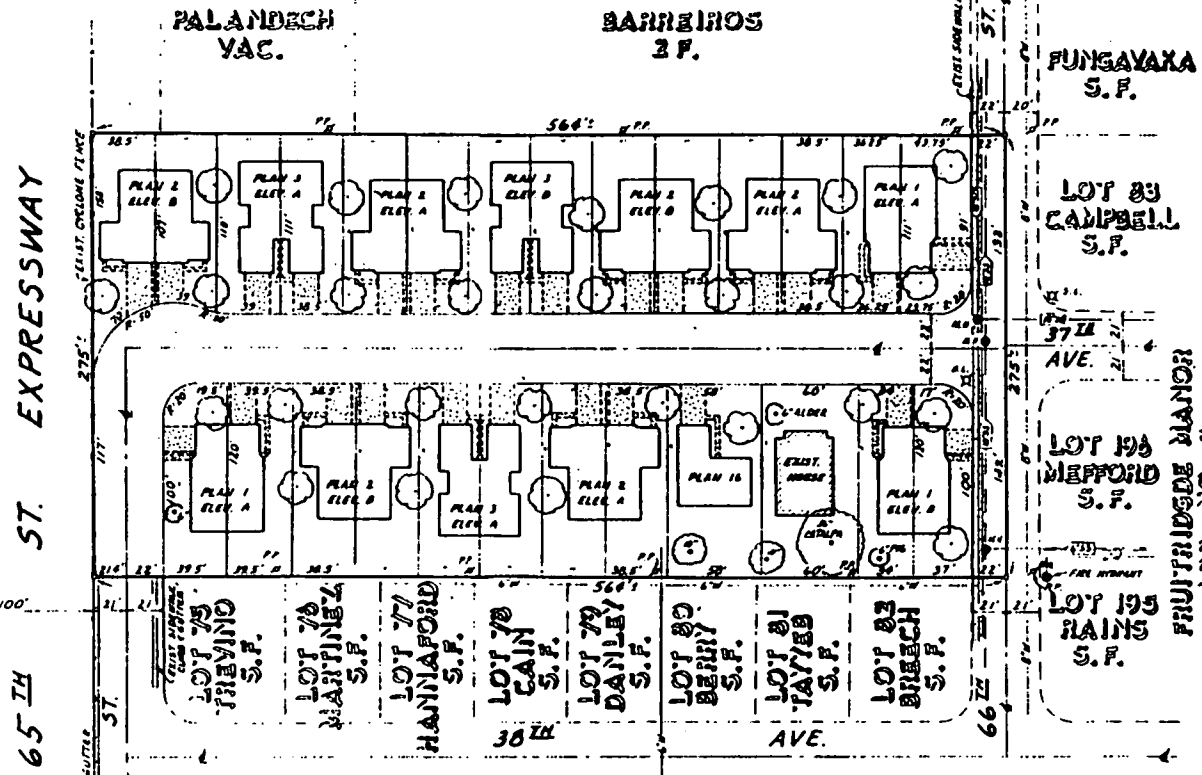
FRUITRIDGE MANOR NO. 7
20 BM 23

FRUITRIDGE MANOR NO. 7
20 BM 23

- LOT 21 MAYER S.F.
- LOT 25 CHISMAN S.F.
- LOT 34 MILLER S.F.
- LOT 35 KISSEL S.F.
- LOT 36 HANNAFORD S.F.
- LOT 37 MARTINEZ S.F.
- LOT 38 CAIN S.F.
- LOT 39 DANLEY S.F.
- LOT 40 BERRY S.F.
- LOT 41 TAYLOR S.F.
- LOT 42 BRUCH S.F.

LEGEND

- (S)— EXIST STORM DRAIN LINE
- (S)— EXIST SANITARY SEWER LINE
- (W)— EXIST WATER LINE
- (M)— MANHOLE
- (P)— POWER POLE
- (S.L.)— STREET LIGHT



65TH ST. EXPRESSWAY

PALANDECH VAC. 2 F.

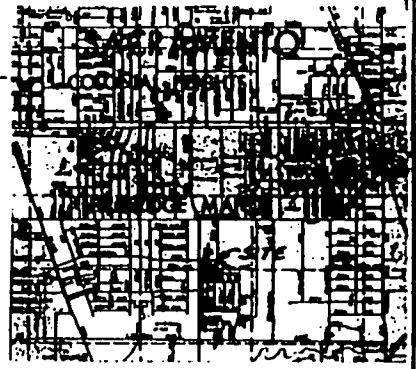
FUNGAYAXA S.F.

LOT 83 CAMPBELL S.F.

LOT 198 MEFFORD S.F.

LOT 195 RAINS S.F.

FRUITRIDGE MANOR ADD. NO. 3
35 BM 24



LOCATION MAP
40 SCALE

OWNER: ALVIS PROPERTIES INC./F&M
5301 BRADEN AVE.
SACRAMENTO, CA

DEVELOPER: SURVIN DEVELOPMENT, 37. VENTURE
8421 ADAMS BLVD., SUITE 154
CITRUS HEIGHTS, CA 95610

ENGINEER: ALLIED-LANGDON ENGINEERING
8421 ADAMS BLVD., SUITE 160
CITRUS HEIGHTS, CA 95610

APN: 027-0048-010

AREA: 3.42 AC.

EXISTING ZONING: R-1A

PROPOSED ZONING: R-1A

EXISTING USE: 1 HOUSE

PROPOSED USE: 14 SPLITPLAT, 1 APRIL FAMILY HOME, 1 EXISTING SINGLE FAMILY HOME

WATER: CITY OF SACRAMENTO

SEWER: CITY OF SACRAMENTO

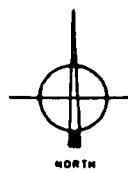
SCHOOL DISTRICT: CITY OF SACRAMENTO

SCALE: 1" = 50'

DEVELOPMENT PLAN
"SMITHFIELD ESTATES"

POR. NW 1/4 SEC. 27, T. 8 N., R. 5 E., M. D. M.
CITY OF SACRAMENTO, CALIFORNIA
NOVEMBER, 1988 SCALE: 1" = 50'

ALLIED-LANGDON ENGINEERING
CITRUS HEIGHTS 969-7533



6 W 9

20 S 25

51

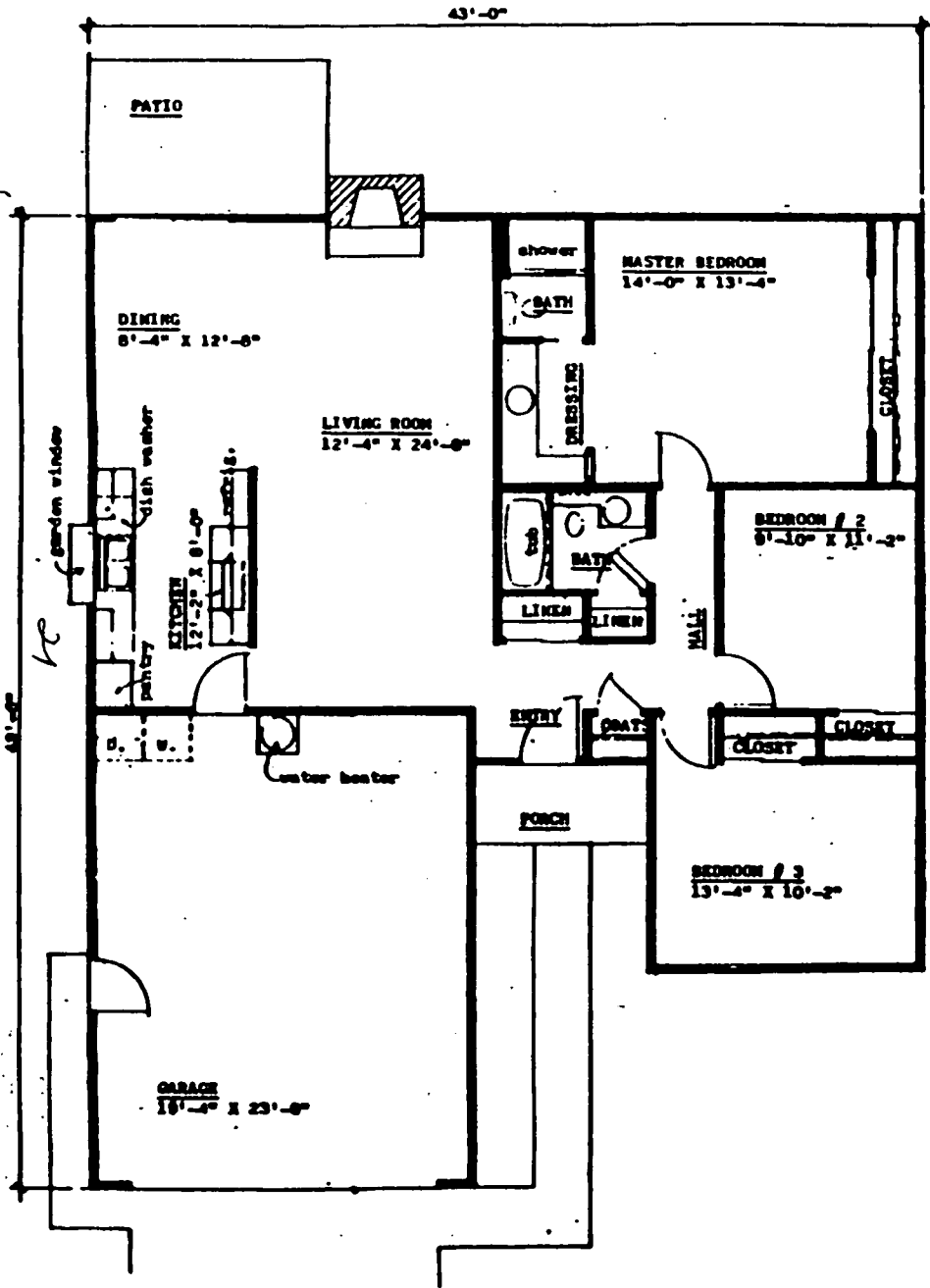
204 100

#5112

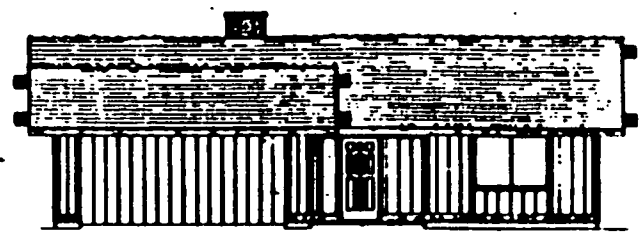
P85-402

12-5-85

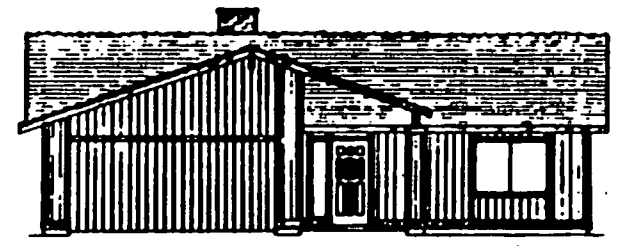
Item 9



FLOOR PLAN



FRONT ELEVATION "A"



FRONT ELEVATION "B"

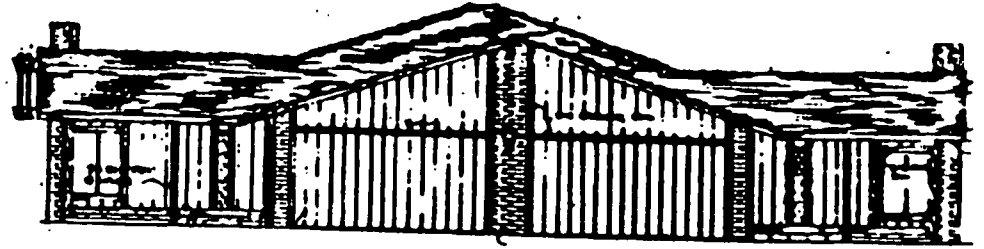
PLAN SIXTEEN

21

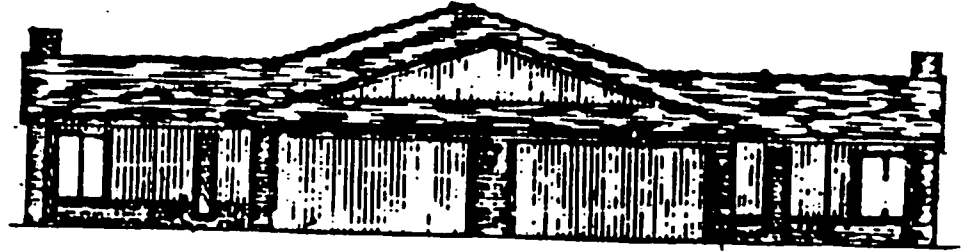
P85-402

12-5-85

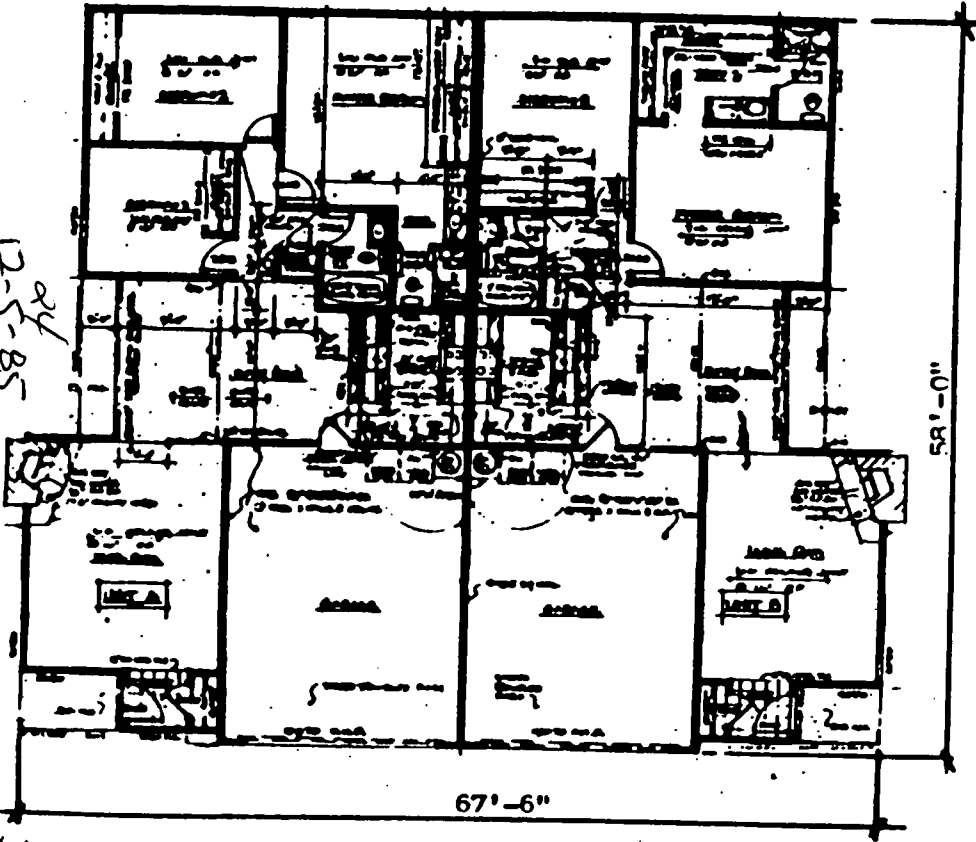
Item 9



FRONT ELEVATION "B"



FRONT ELEVATION "A"



FLOOR PLAN

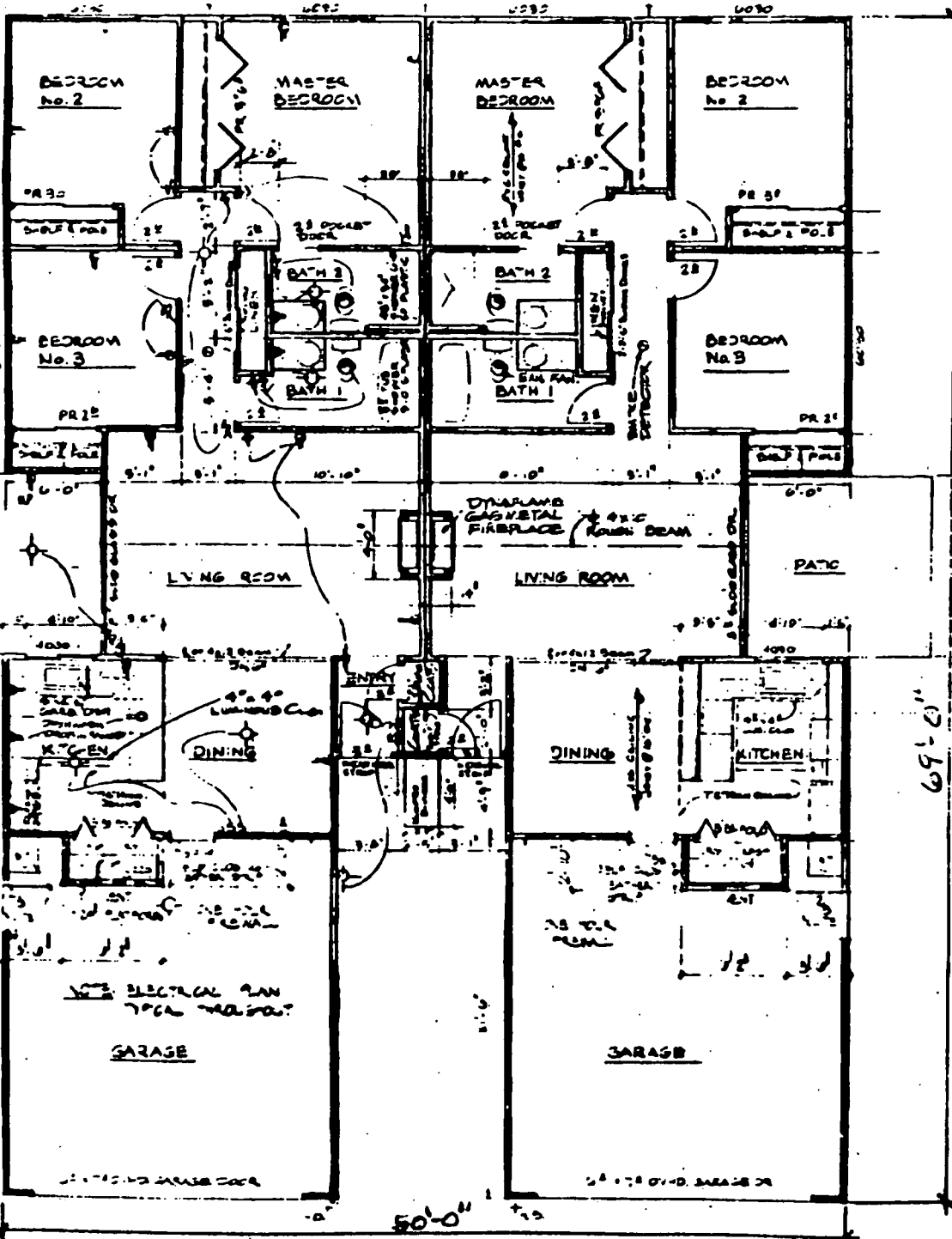
PLAN TWO

P85-402

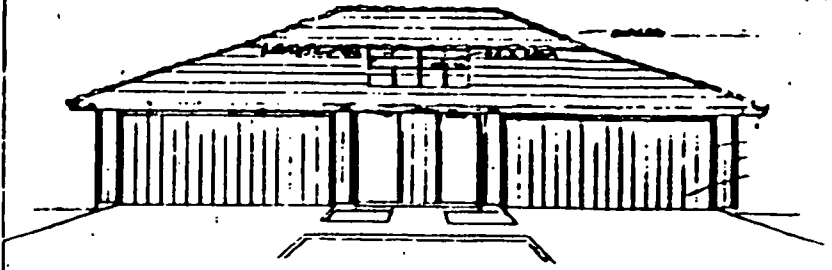
25

12-5-85

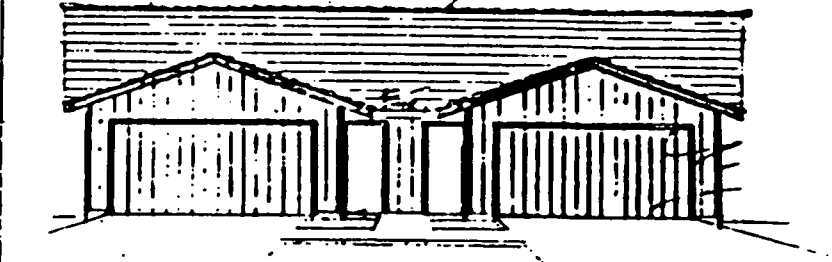
Item 9



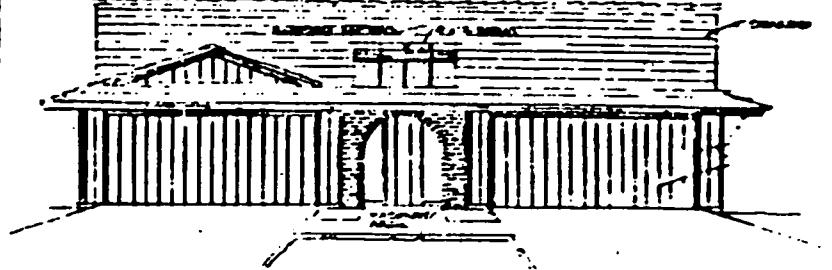
FLOOR PLAN



FRONT ELEVATION "C"



FRONT ELEVATION "B"



FRONT ELEVATION "A"

PLAN THREE

21



CITY OF SACRAMENTO

18
21

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

January 2, 1986

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family, R-1 to Townhouse, R-1A zone.

LOCATION: 5822 66th Street

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Chapter, Section 38.

BACKGROUND INFORMATION

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to January 14, 1986.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:lao
attachments
P85-402

PASSED FOR
PUBLICATION
& CONTINUED
TO 1-14-86

January 7, 1986
District No. 6

ORDINANCE NO.

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 5822 66TH STREET

FROM THE SINGLE
FAMILY, R-1

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

ZONE(S)
(FILE NO. P 85-402) (APN: 027-040-10)

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 Single
Family, R-1 zone(s),
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 December 5, 1985, on file in the office of the
Planning Division, or any provision or modification thereof as subsequently
reviewed and approved by the Planning Commission, no such permit shall be
issued, and the Planning Division 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.

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

P85-402

L E G A L D E S C R I P T I O N

PORTION OF NW 1/4 SECTION 27. T8N, R5E M.D.M. CITY OF SACRAMENTO, CALIFORNIA

P85-402

January 16, 1986

Alvis Property, Incorporated
5301 Madison Ave.
Sacramento, CA 95844

Dear Gentlemen:

On January 14, 1986, the Sacramento City Council took the following action(s) for property located 5822 66th Street:

Adopted Ordinance #86-001 to rezone 2.0± acres from Single Family, R-1 to Townhouse, R-1A zone and adopted Resolution #86-020 adopting Tentative Map to subdivide 4± acres into 32 lots for halfplexes in the Townhouse, R-1A zone. (P-85402)

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

Sincerely,

Lorraine Magana
City Clerk

LM/lh/#21

Enclosure

cc: Planning Department
Allied Langdon Engineering, P.O. Box 2077, Citrus Heights, CA 95611