



4.1

**CITY OF SACRAMENTO
CALIFORNIA**

PLANNING AND BUILDING
DEPARTMENT

PLANNING DIVISION

1231 I STREET
ROOM 300
SACRAMENTO, CA

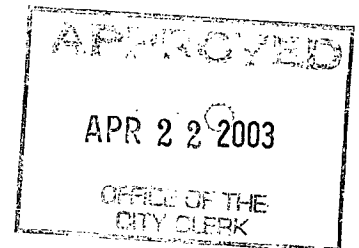
95814-2998

PH 916-264-5381
FAX 916-264-5328

April 22, 2003

City Council
Sacramento, California

Honorable Members in Session:



SUBJECT: SHORESIDE & RIVERSIDE HALFPLEX (P02-165)

Entitlements to complete the construction of a two halfplex units (3823 square feet total) at the southeast corner of Shoreside Drive and Riverside Boulevard.

- A. **Environmental Determination:** Exempt (CEQA 15332)
- B. **Rezone** of 0.4± gross acres of Single-Family Alternative (R-1A) land to Single-Family Alternative (R-1A) land with the deletion of previous condition to provide duplex units.

LOCATION/COUNCIL DISTRICT: Southeast Corner of Shoreside Drive and Riverside Boulevard
APN: 030-0810-003
Council District 7

RECOMMENDATION: Planning staff recommends that the City Council delete a previous rezoning condition to provide duplex units on the subject site by adopting the attached ordinance.

CONTACT PERSON: Antonio Ablog, Assistant Planner 264-7702
Thomas Pace, Senior Planner 264-6848

FOR COUNCIL MEETING OF: April 22, 2003 (Afternoon Session)

SUMMARY: The applicant is seeking entitlements to complete the construction of two halfplex units (3823 square feet total) at the southeast corner of Shoreside Drive and Riverside Boulevard. The property had previously been rezoned with a condition that required the site to be developed with a duplex building rather than a halfplex by preventing the subdivision of the affected lot. Approval of the attached ordinance will leave the previous zoning in place, however, the applicant will be able to develop a halfplex on the site instead of the previously conditioned duplex.

COMMISSION ACTION: On March 13, 2003, the City Planning Commission voted 7-0 (with one commissioner absent) to approve a tentative map to subdivide the subject site into two parcels and to recommend approval of the rezone.

BACKGROUND INFORMATION: On May 23, 1991, the subject site was rezoned from Multi-Family Residential (R-2A) to Single Family Residential Alternative (R-1A) as part of a project that rezoned a total of 1.24+ acres from R-2A to R-1A (P90-415). As a stipulation to the rezoning ordinance, the previous developer of the site agreed to a condition to provide a duplex unit on the subject site now under consideration of this application. This was done in an attempt to retain some on-site rental housing in lieu of retaining any R-2A zoned land as part of the previous project.

On November 12, 2002, Robert Del Ponte submitted an application to construct a halfplex unit on the subject site. After initial review of the project, it was determined that the project required a rezone to delete the previous zoning condition to provide a duplex on the subject site.

This project is non-controversial and has received the support from the Lake Greenhaven Shores Homeowner's Association.

FINANCIAL CONSIDERATIONS: None.

ENVIRONMENTAL CONSIDERATIONS: Exempt: in-fill residential development of less than 5 acres (CEQA 15332).

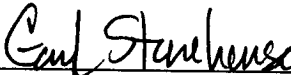
POLICY CONSIDERATIONS: The General Plan and Community Plan designate the subject site for Low Density Residential. The proposed halfplex is consistent with these designations. Furthermore, the project is also consistent with the General Plan and Community Plan goals in that it maintains the quality and character of the existing residential neighborhood and utilizes existing urban resources as an infill project. Furthermore the project furthers the goals of the Pocket Area Community Plan in that it maintains the predominantly low density residential character existing in the North Pocket.

Smart Growth Principles – City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth or sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. Supporting this project focuses new development and infrastructure investments within already developed areas.

Strategic Plan Considerations – The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to the goal to enhance and preserve urban areas by supporting existing development (and supportive infrastructure) within existing developed areas, allowing for efficient use of existing facilities, features and neighborhoods.

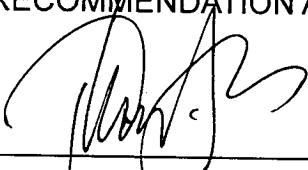
ESBD CONSIDERATIONS: N/A

Respectfully submitted,



GARY L. STONEHOUSE
Planning Director

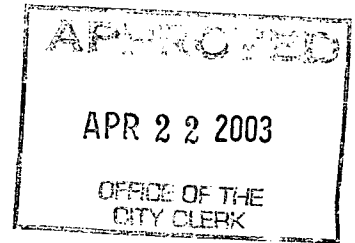
RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

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ORDINANCE NO. 2003-013

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING ORDINANCE NO. 91-056, WHICH REZONED LOT 1 OF LAKE GREENHAVEN UNIT 5A, TO DELETE CONDITION "C" RELATING TO THE CONSTRUCTION OF A DUPLEX AND FURTHER SUBDIVISION OF THAT LOT

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

SECTION 1.

This ordinance is enacted with regard to the following facts:

On July 23, 1991, the City Council enacted Ordinance No. 91-056, which rezoned the property known as Lot 1 of Lake Greenhaven Unit 5A from R-2A to R-1A and imposed certain conditions thereon;

Condition C of Ordinance No. 91-056 provided that a duplex be constructed on the Property and that the Property not be further subdivided;

The current owner of the Property has requested that condition C be removed (P02-165);

On March 13, 2003 the Planning Commission heard the request and recommended that the City Council amend Ordinance No. 91-056 to delete condition C.

SECTION 2.

A. Ordinance No. 91-056 is amended by deleting condition C, which stated that:

The applicant shall provide a duplex on the corner lot which is zoned R-1A (Lot 1). The duplex shall meet the standard R-1 setbacks or apply for a special permit. This lot cannot be

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

further subdivided.

B. Except as so specifically amended by paragraph A above, the provisions of Ordinance No. 91-056 remain unchanged and in full force and effect.

DATE PASSED FOR PUBLICATION:
DATE ENACTED:
DATE EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

P02-165

FOR CITY CLERK USE ONLY

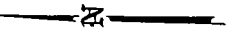
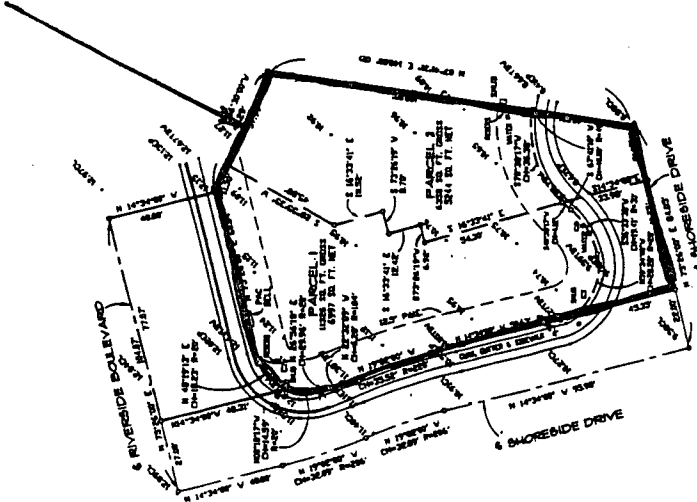
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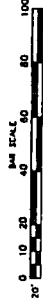
EXHIBIT 1 – REZONING EXHIBIT

Existing Zone: R-1A
 Proposed Zone: R-1A (with deletion of rezone condition 1)

- SCHOOL DISTRICT**
SACRAMENTO UNIT #2
- PARK DISTRICT**
CITY OF SACRAMENTO
- WATER DISTRICT**
CITY OF SACRAMENTO
- FIRE DISTRICT**
CITY OF SACRAMENTO
- DRAINAGE**
CITY STORM WATER
- SEWAGE**
CITY SEWERAGE SYSTEM
- EXISTING USE**
VACANT
- PROPOSED USE**
RESIDENTIAL
- ACREAGE**
PARCEL 1: 1.00 ACRES OR 43,560 SQ. FT.
PARCEL 2: 1.00 ACRES OR 43,560 SQ. FT.
- ZONING**
R-1A
- LEGAL DESCRIPTION**
PARCEL 1 OF LAKE GREENHAVEN UNIT NO. 2-A, 122 B
- OWNER OF RECORD**
SHERYL M. FORT
2240 SHERWOOD BL. #201
FOLSOM, CA 95630
- SURVEYOR**
VARNLEY LAND SURVEYS
2100 84TH AVENUE
SACRAMENTO, CALIFORNIA 95827
(916) 580-2827



- LEGEND**
- PROPERTY LINE
 - CENTERLINE
 - EDGE OF PAVEMENT
 - TOP BACK OF WALK
 - SEWER CLEAN OUT
 - PUBLIC UTILITY EASEMENT
 - CONCRETE



VARNLEY LAND SURVEYS
 2100 84TH AVENUE
 SACRAMENTO, CALIFORNIA 95827
 (916) 580-2827

DESIGNED BY: [Redacted]
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 AUTHORIZED: [Redacted]

DATE: [Redacted]
 SHEET: [Redacted]

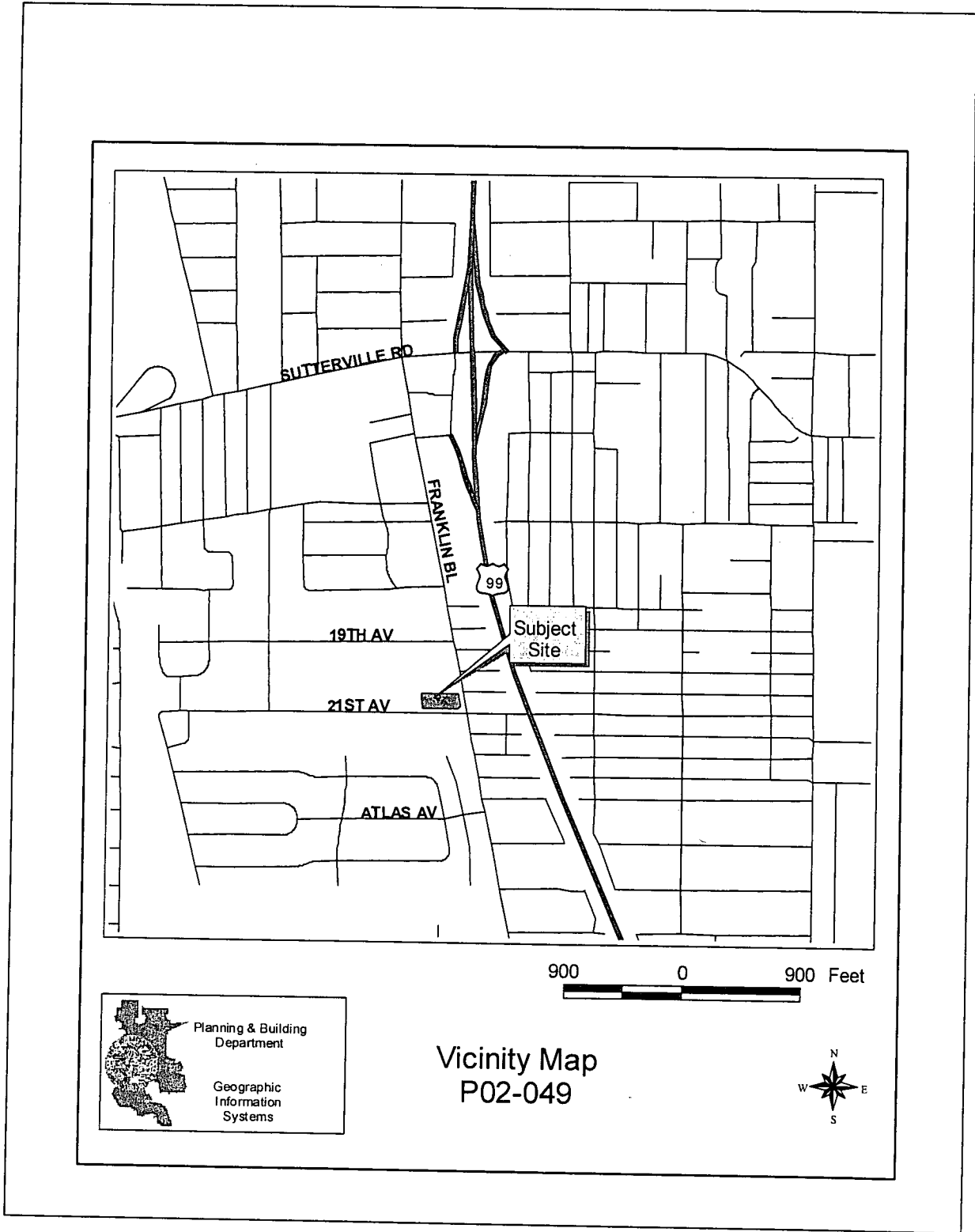
TENTATIVE
 PARCEL 1 LAKE GREENH
 APN: [Redacted]
 CITY OF SACRAMENTO

FOR CITY CLERK USE ONLY

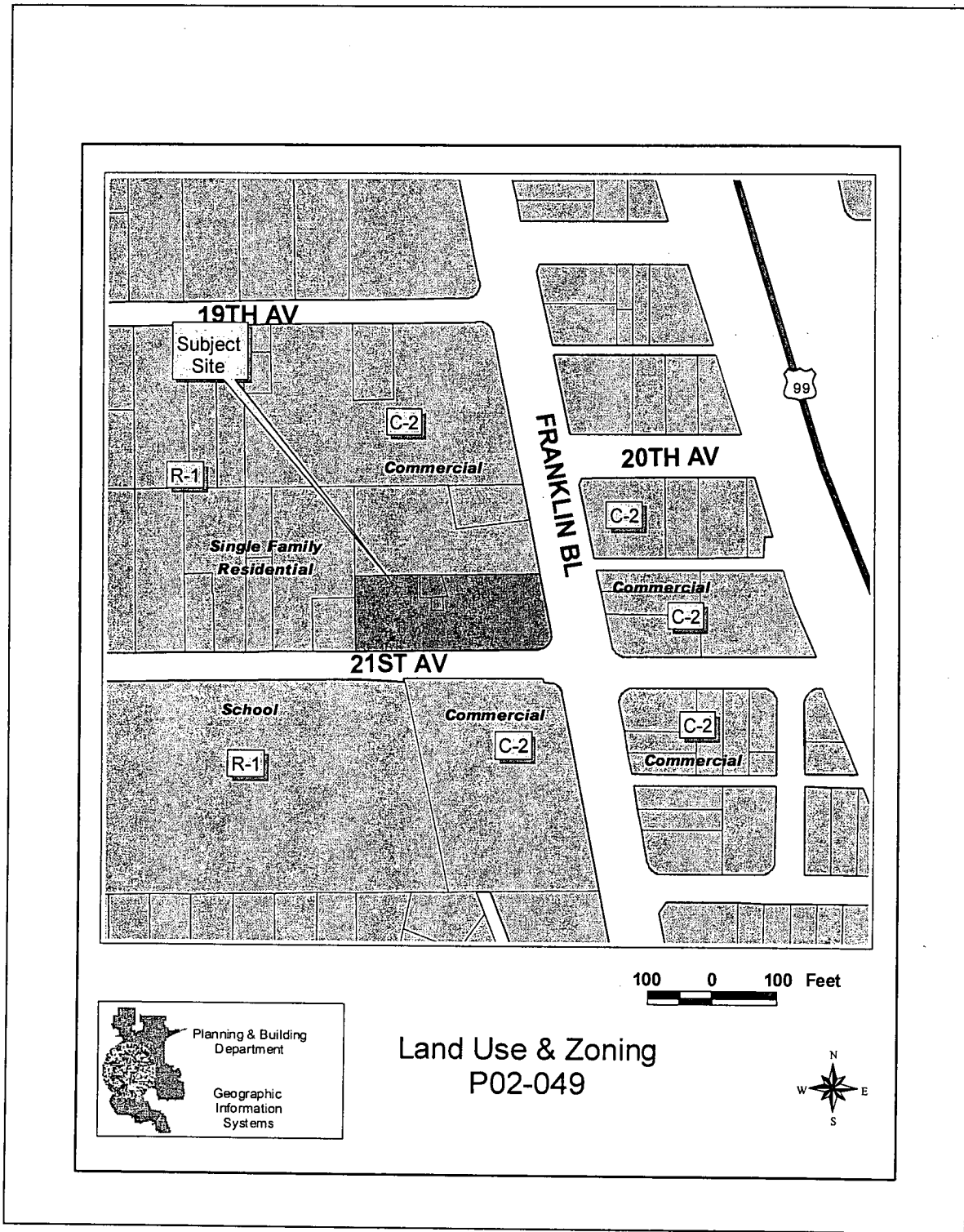
ORDINANCE NO.: _____

DATE ADOPTED: _____

Attachment 1 – Vicinity Map



Attachment 2 – Land Use and Zoning Map



Attachment 3 – Voting Record for March 13, 2003 CPC Hearing

CITY PLANNING COMMISSION
 CONSENT ITEMS

CPC AGENDA DATE: March 13, 2003

| Item No. | Project No. | Title/Location | Action: Approved/ Denied/Cont'd |
|----------|-------------|---|---------------------------------|
| 5. | P01-142 | Klotz Ranch Del Taco located at the Southwest corner of Klotz Ranch Road and Meadowview Rd. | APPROVED WITH AMENDMENT |
| X | P02-079 | Regency Park-Parcels 2, 3, 4, 5, and Lot L located north of Club Center Drive and east of Natomas Blvd. | CONTINUED TO MARCH 27, 2003 |
| X | P02-097 | 1520 X Street Antennas and Wireless Facility located at 1520 X Street | CONTINUED TO MARCH 27, 2003 |
| 8. | P02-130 | Meadowview Estates located at South of Meadowview between Amherst and John Still | APPROVED |
| 9. | P02-153 | Country Lane Estates Tentative Map | APPROVED |
| 10. | P02-154 | Bella Rosa Apartment Complex located west of the intersection of Danbrook Drive and Crest Drive | APPROVED WITH AMENDMENT |
| 11. | P02-165 | Shoreside & Riverside Half-Plex located at the southeast corner of Shoreside Drive and Riverside Blvd. | APPROVED WITH AMENDMENT |
| 12. | P02-173 | Somn Residential Units located at 3501 and 3511 J Street | APPROVED. |

VOTE OF THE PLANNING COMMISSION:

| COMMISSIONER | ABSENT (S) | YES | NO | ABSTAIN |
|----------------|------------|-----|----|---------|
| Bacchini | M | ✓ | | |
| Duruissseau | | ✓ | | |
| Jones | — | ✓ | — | — |
| Harvey | | ✓ | | |
| Kennedy | S | ✓ | | |
| Taylor-Carroll | | ✓ | | |
| Vallencia | | ✓ | | |
| Waste | | ✓ | | |

Attachment 4 – Planning Commission Staff Report, March 13, 2003

**CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:**

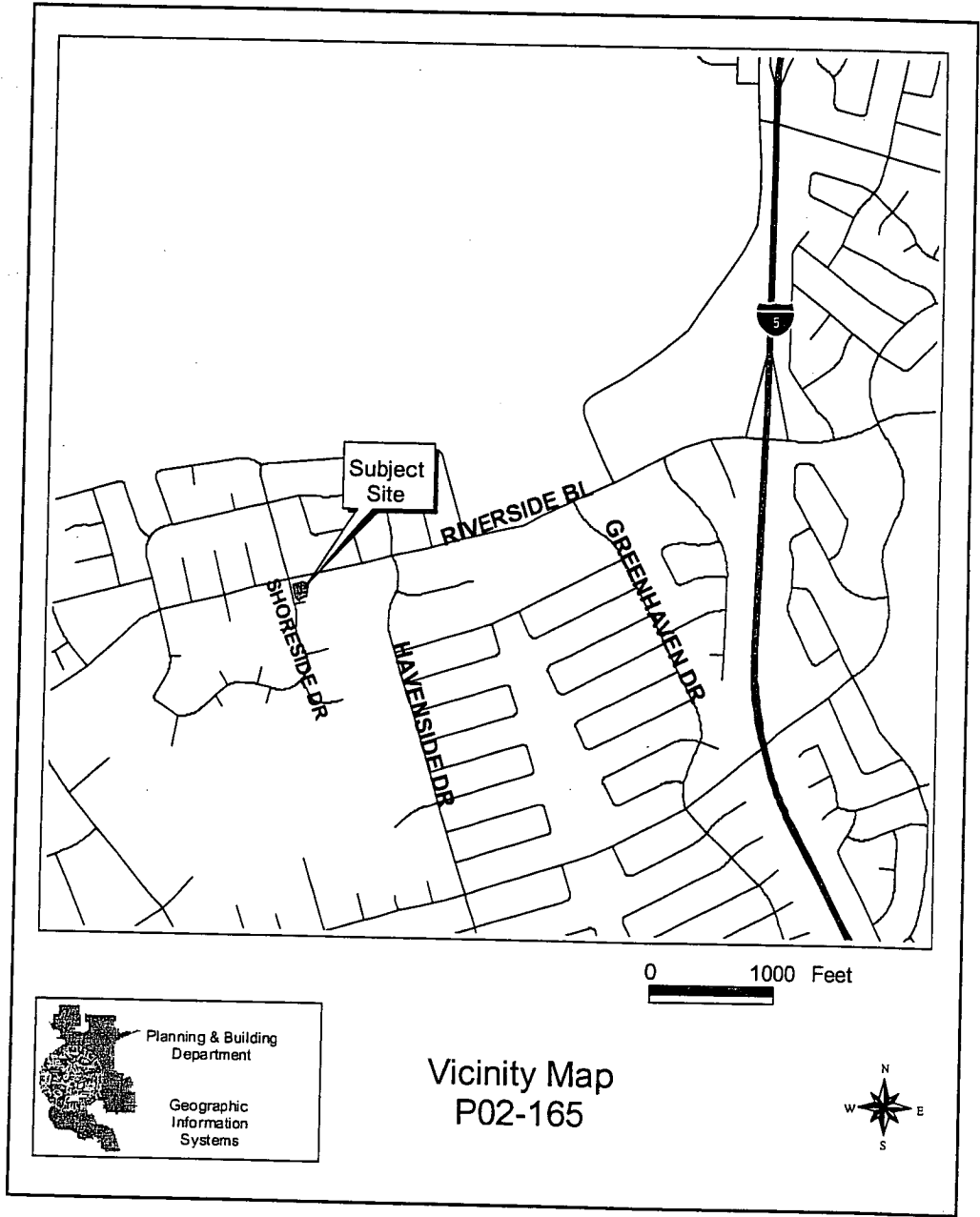
**ITEM # _____
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PAGE 1**

P02-165 – Shoreside & Riverside Halfplex

- REQUEST:
- A. Environmental Determination:** Exempt (CEQA 15332).
 - B. Rezone** of 0.4± gross acres of Single-Family Alternative (R-1A) land to Single-Family Alternative (R-1A) land with the deletion of previous condition to provide duplex units.
 - C. Tentative Map** to subdivide 0.40± gross acres into 2 parcels.

LOCATION: Southeast Corner of Shoreside Drive and Riverside Boulevard
APN: 030-0810-003
Pocket Area Community Plan
Sacramento City Unified School District
Council District 7

| | |
|------------------------|---|
| APPLICANT: | Robert Del Ponte 7757 Dutra Bend Drive Sacramento, CA 95831 |
| APPLICATION FILED: | November 22, 2002 |
| APPLICATION COMPLETED: | February 18, 2003 |
| STAFF CONTACT: | Antonio Ablog, 264-7702 |



SUMMARY:

The applicant is seeking entitlements to complete the construction of a two halfplex units (3823 square feet total) at the southeast corner of Shoreside Drive and Riverside Boulevard. The applicant had originally filed a Tentative Map application with the Zoning Administrator to split the subject site into two halfplex lots. While the application was being processed, it was found that the property had previously been with conditional zoning that required the site to be developed with a duplex building rather than a pair of halfplexes. The proposed halfplex development requires both Planning Commission and City Council approval of the tentative map and zoning amendment to delete the duplex only condition to provide duplex units on the subject site. Planning staff believes that the halfplex units are appropriate given the existing development in adjacent areas. While the nature of the ownership differs between halfplex and duplex units, there will be no net loss of housing units as a result of this project.

RECOMMENDATION:

Staff recommends approval of the project, subject to conditions in the Notice of Decision.

PROJECT INFORMATION:

| | |
|-----------------------------|----------------------------------|
| General Plan Designation: | Low Density Residential |
| Community Plan Designation: | Residential 3-6 |
| Existing Land Use of Site: | Residential (Under Construction) |
| Existing Zoning of Site: | Single Family Alternative (R-1A) |

Surrounding Land Use and Zoning:

| | |
|---------------------|------|
| North: Residential; | R-1 |
| South: Residential; | R-1 |
| East: Residential; | R-1 |
| West: Residential; | R-1A |

Setbacks: (the R-1A zone allows for deviations from the R-1 setbacks upon approval)

| | <u>Required</u> | <u>Provided</u> |
|------------|-----------------|-----------------|
| Front: | 25' | 26'-2" |
| Side(St): | 12'-6" | 12'-6" |
| Side(Int): | 5' | 5' |
| Rear: | 15' | 27'-3" |

| | |
|----------------------|--------------------------|
| Property Dimensions: | 199' x 63' (irregular) |
| Property Area: | 0.41± acres (0.32 ± net) |

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| | |
|----------------------|---------------------------|
| Building Height: | 18' to Plate, two stories |
| Exterior Materials: | Stucco |
| Roofing Materials: | Tile |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit
Building Permit

Agency
Building Division

BACKGROUND INFORMATION:

The subject site consists of one 0.41± gross acre parcel. On May 23, 1991, the subject site was rezoned from Multi-Family Residential (R-2A) to Single Family Residential Alternative (R-1A) as part of a project that rezoned a total of 1.24± acres from R-2A to R-1A (P90-415). As a stipulation to the rezoning ordinance, the previous developer of the site agreed to a condition to provide a duplex unit on the subject site now under consideration of this application (Attachment 3, Rezone condition 1). This was done in an attempt to retain some on-site rental housing in lieu of retaining any R-2A zoned land as part of the previous project. The remainder of the previous 1.24± acre development has since been developed with single family homes.

On November 12, 2002, an application was received by planning staff requesting entitlements to construct a half-plex unit on the subject site. Originally, the application had been submitted to the Zoning Administrator. After initial review of the project, it was determined that the project required a rezone to delete the previous zoning condition to provide a duplex on the subject site.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General & Community Plan

As part of a previous project, the General Plan and Community Plan designations of the subject site were amended from Medium Density Residential to Low Density Residential. Typical development in the current Low Density Residential designation would consist of detached single-family units, duplexes, halfplexes, townhouses and condominiums at densities ranging from 3-6 dwelling units per acre. The halfplex unit proposed for development is consistent with the Low Density

Residential designation as it is a typical housing type with a density of 6 dwelling units per net acre.

The project is also consistent with the General Plan goals and policies in that it:

- maintains the quality and character of the existing residential neighborhood (2-10 Goal A), and also;
- utilizes existing urban resources as an infill project (2-16 Goal C, Policy 4).
- Furthermore the project furthers the goals of the Pocket Area Community Plan in that it maintains the predominantly low density residential character existing in the North Pocket.

Zoning/Land Use

The current site is in the Single-Family Alternative (R-1A) zone. This zone is similar to the Standard Single Family zone except that the R-1A zone allows for higher densities and reduced setback requirements. Halfplex development in the R-1A zone is allowed given specific development standards. The project as submitted, is consistent with all applicable development standards, as well as other zoning requirements including setbacks, lot coverage, and development requirements for halfplex units. While the lot split will change the nature of the residential unit from a duplex to a halfplex, the unit will still meet all applicable zoning requirements.

B. Site Plan/Zoning Requirements

Setbacks

The site plan for this project is consistent with the required setbacks for the R-1A zone. While the R-1A zone allows for relief from the standard R-1 setbacks, this project meets all the setback requirements and does not require any reduced setbacks.

Parking/Circulation

Parking

The plans call for two enclosed garages, one for each unit within the halfplex. Both garages provide for adequate parking as one garage is 21' x 21' while

the other garage is 30' x 21' – 6". The zoning code requires that Halfplex units in the R-1A zone provide driveways of alt least 20 feet in depth and 10 feet in width. The driveways of each unit comply with these requirements.

Access

The zoning code requires that each unit shall have its entrance, including driveways, off different streets. The site plan calls for 2 driveways, one on Shoreside Drive and the other on a Shoreside Drive cul-de-sac. While the addresses of each unit will both be Shoreside Drive, one unit will face south and the other will face west. Entryways to each unit will also have the same orientation.

Aside from this requirement, a condition on the previous project required that no driveways be placed closer than 50 feet away from Riverside Boulevard. No driveways associated with this project will be closer than 75 feet from Riverside Boulevard.

C. Building/Site Design

1. Building Design

This project consists of one halfplex building containing one 1814 square foot unit and one 2009 square foot unit. The structure will be two stories with a plate height of 18 feet. The exterior will be stucco and the roofing material will be tile. The design is consistent with residential development in adjacent areas.

2. Site Design

The subject site is at the southeast corner of Riverside Boulevard and Shoreside Drive. Riverside drive, a major road, runs along the northern portion of the subject site. The entrances of each unit are oriented away from the busier Riverside Drive and towards Shoreside drive, a residential street. The plans also properly incorporate two different street orientations in compliance with the zoning code requirements. Planning staff believes that the tentative map to split one lot into two is appropriate for the subject site.

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PROJECT REVIEW PROCESS:

A. **Environmental Determination**

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332).

B. **Public/Neighborhood/Business Association Comments**

Upon receipt of the original application, the project information was forwarded to the Lake Greenhaven Homeowners Association. Planning staff received written support for the halfplex project on January 2, 2003 (Attachment 4)

C. **Summary of Agency Comments**

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. **Public works**

All applicable comments are addressed in the project conditions

2. **Department of Utilities**

All applicable comments are addressed in the project conditions

3. **Fire**

All applicable comments are addressed in the project conditions

4. **Parks & Recreation**

All applicable comments are addressed in the project conditions

5. **Building**

All applicable comments are addressed in the project conditions

6. **County Sanitation**

All applicable comments are addressed in the project conditions

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A and C. Item B must be approved by City Council. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. **Environmental Determination**: Exempt (CEQA 15332).
- B. Adopt the attached Notice of Decision and Findings of **recommending the approval of the Rezone** of 0.4± gross acres of Single-Family Alternative land to Single-Family Alternative land with the deletion of previous condition to provide duplex units.
- C. Adopt the attached Notice of Decision and Findings of fact **approving the Tentative Map** to subdivide 0.40± gross acres into 2 parcels.

Report Prepared By,

Report Reviewed By,

Antonio A. Ablog, Assistant Planner

Thomas S. Pace, Senior Planner

Attachments

| | |
|--------------|--|
| Attachment 1 | Notice of Decision & Findings of Fact |
| Exhibit 1A | Rezone Exhibit |
| Exhibit 1B | Tentative Map |
| Exhibit 1C | Site Plan |
| Exhibit 1D | Elevations |
| Attachment 2 | Land Use and Zoning Map |
| Attachment 3 | Prior Staff Report with Conditions |
| Attachment 4 | Lake Greenhaven Homeowners Association |

ATTACHMENT 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR THE
SHORESIDE & RIVERSIDE HALFPLEX LOCATED AT THE SOUTHEAST CORNER OF
SHORESIDE DRIVE AND RIVERSIDE BOULEVARD SACRAMENTO, CALIFORNIA IN
THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE. (P02-165)**

At the regular meeting of March 13th, 2003, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination:** Exempt (CEQA 15332).
- B. **Approved of the Rezone** of 0.4± gross acres of Single-Family Alternative land to Single-Family Alternative land with the deletion of previous condition to provide duplex units.
- C. **Approved the Tentative Map** to subdivide 0.40± gross acres into 2 parcels.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- C. The **Tentative Map** to subdivide 0.40± gross acres into 2 parcels is approved based on the following findings of fact:
 - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
 - 2. The proposed subdivision, together with the provisions for its design and improvement is consistent with the City General Plan, Pocket Community Plan, and subdivision Ordinance Chapter 16.12.020 of the Sacramento City Code. The City General Plan designates the site for Low Density Residential and the Pocket Community Plan designates the site for Low Density Residential (3-6 du/acre).
 - 3. 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.

CONDITIONS OF APPROVAL

- C. The **Tentative Map** to subdivide 0.40± gross acres into 2 parcels is approved to the following conditions of approval

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map. The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions:

PUBLIC WORKS:

- C1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- C2. Show all continuing and proposed/required easements on the Final (Parcel) Map;
- C3. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
- C4. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works;
- C5. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works;
- C6. Driveway access for Parcels 1 and 2 shall be from Shoreside Drive. Parcel 1 shall not have driveway access from Riverside Boulevard;

- C7. There is an existing street lighting system in the project area. Improvements to the right-of-way may require modifications to the existing system;

CITY UTILITIES:

- C8. Provide separate metered domestic water services to each parcel;
- C9. Provide separate sanitary sewer services to each parcel at the time of building permit to the satisfaction of the Department of Utilities;
- C10. Drainage across parcel lines is not allowed. Either the lots must be graded so that drainage does not cross property lines or a private reciprocal drainage easement shall be conveyed concurrently, at the time of sale or other conveyance of either parcel;

PUBLIC/PRIVATE UTILITIES

- C11. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street right of ways;

PPDD: Parks

- C12. The applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; and/or, as determined by PPDD, submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees;
- C13. The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district prior to recording the Final Map. The applicant shall pay all City fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon hearing report which specifies the tax rate and method of apportionment;

Planning and Building:

- C14. In accordance with City Code Section 16.24.095©(1), approval of this map by the planning Commission is contingent upon approval by the City Council of the required Zoning change. The Final map may not be recorded unless and until such time as the City Council approves such Zoning change;

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- C15. Submit plans for Building permit to convert the duplex issued permit number 0206396 to a halfplex. Plans shall demonstrate that the building walls at the new property line location comply with applicable Building Code requirements for a halfplex. Inspection will be needed to insure that all life safety issues are covered for the conversion. Owner shall perform demolition as necessary to verify actual construction complies with applicable code requirements;

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- C16. The proposed project is located in a FEMA designated A99 zone. The site is also within the Morrison Creek 100-year flood plain with a base flood elevation of 10.3 feet. Within the Morrison Creek, 100-year floodplain the following will apply:

All residential development, excepting single family residential infill areas, will be required to be constructed with the lowest floor, including basement, at or above elevation 10.3 feet, or 3 feet above the highest adjacent grade, whichever is lower. However, this subdivision is determined to be in residential infill area and therefore, not subjected to the regulations pertaining to Morrison Creek 100-year flood plain.

CHAIRPERSON

ATTEST: _____
SECRETARY TO CITY PLANNING COMMISSION

DATE (P02-165)

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Exhibit 1A

Rezone Exhibit

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY REZONING 0.41± GROSS ACRES OF SINGLE-FAMILY ALTERNATIVE (R-1A) ZONE TO SINGLE-FAMILY ALTERNATIVE (R-1A) ZONE LOCATED AT THE SOUTHWEST CORNER OF BRUCEVILLE ROAD AND WYNDHAM DRIVE.

(APN: 030-0810-003)
(P02-165)

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

SECTION 1

The attached Exhibit 1 describes properties and both their current zoning and the zones for which they are to be placed pursuant to this amendment.

The zoning designation for the following property which constitutes 0.41± gross acres of Single-Family Alternative (R-1A) zone are hereby removed and placed into the Single-Family Alternative (R-1A) zone.

APNs: 030-0810-003

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps which are a part of said Ordinance to conform to the provisions of this Ordinance.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

P02-165

March 13, 2002

ITEM # _____
PAGE 14

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P02-165

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

Exhibit 1B – Tentative Map

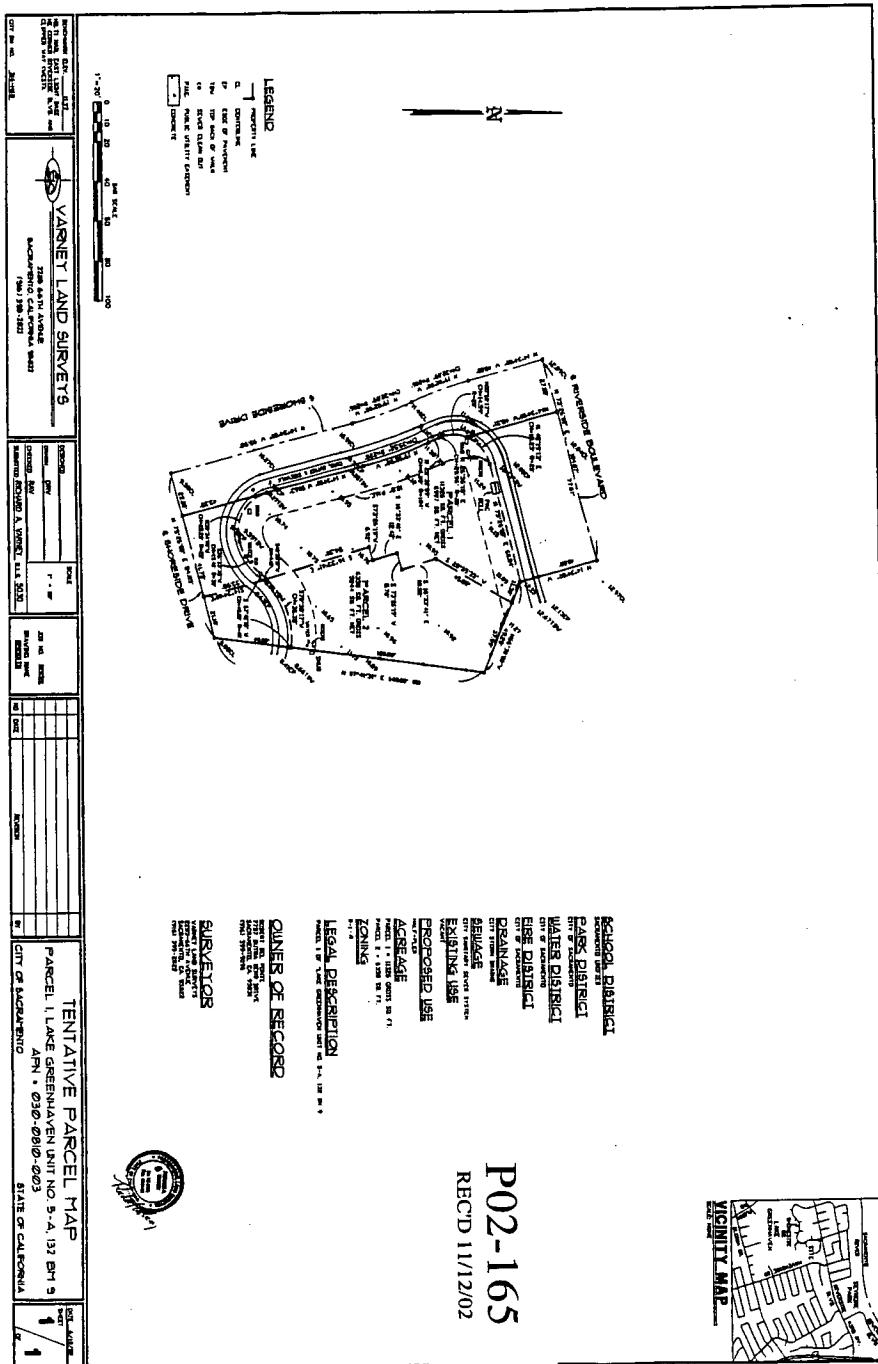


Exhibit 1C – Site Plan

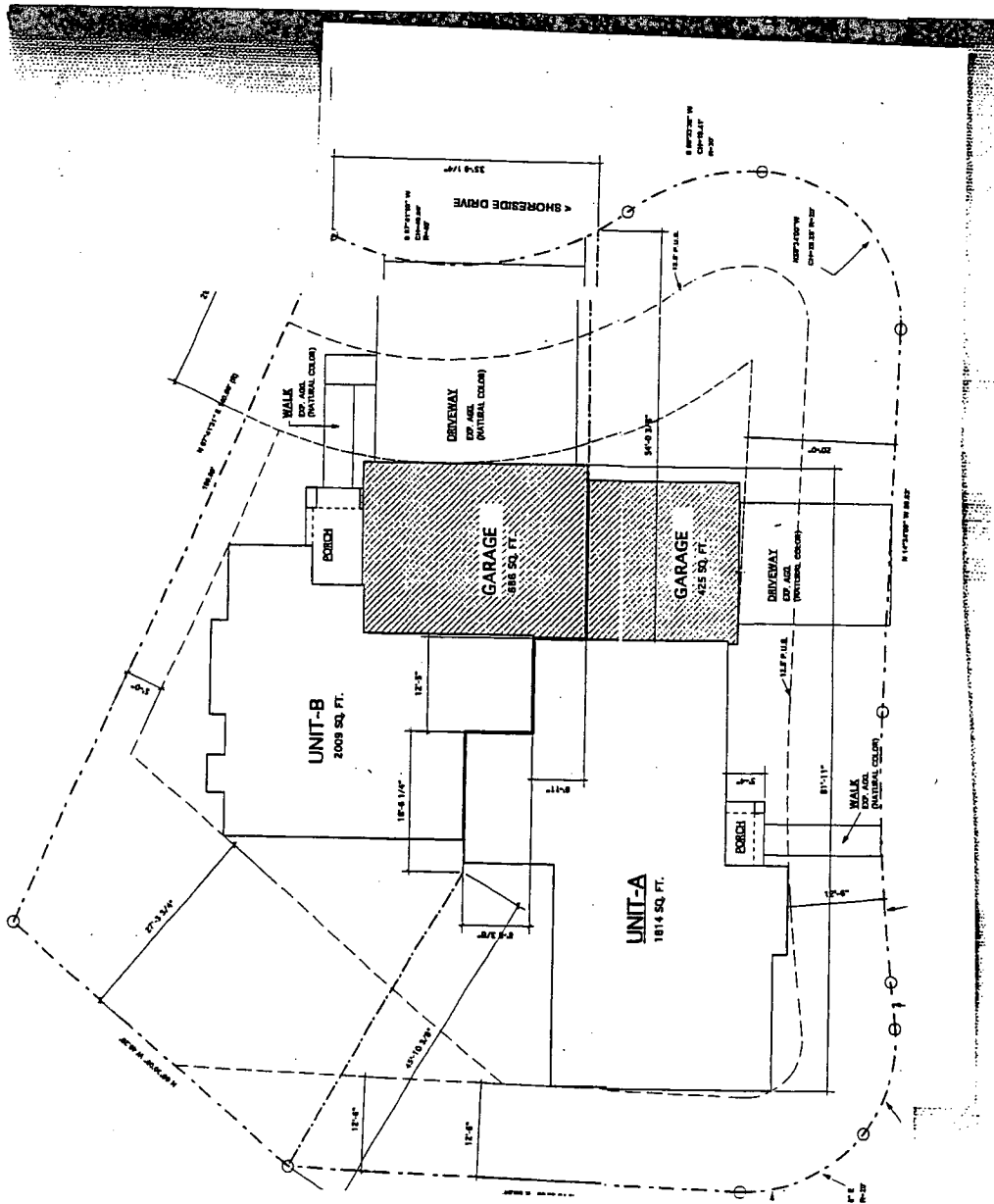
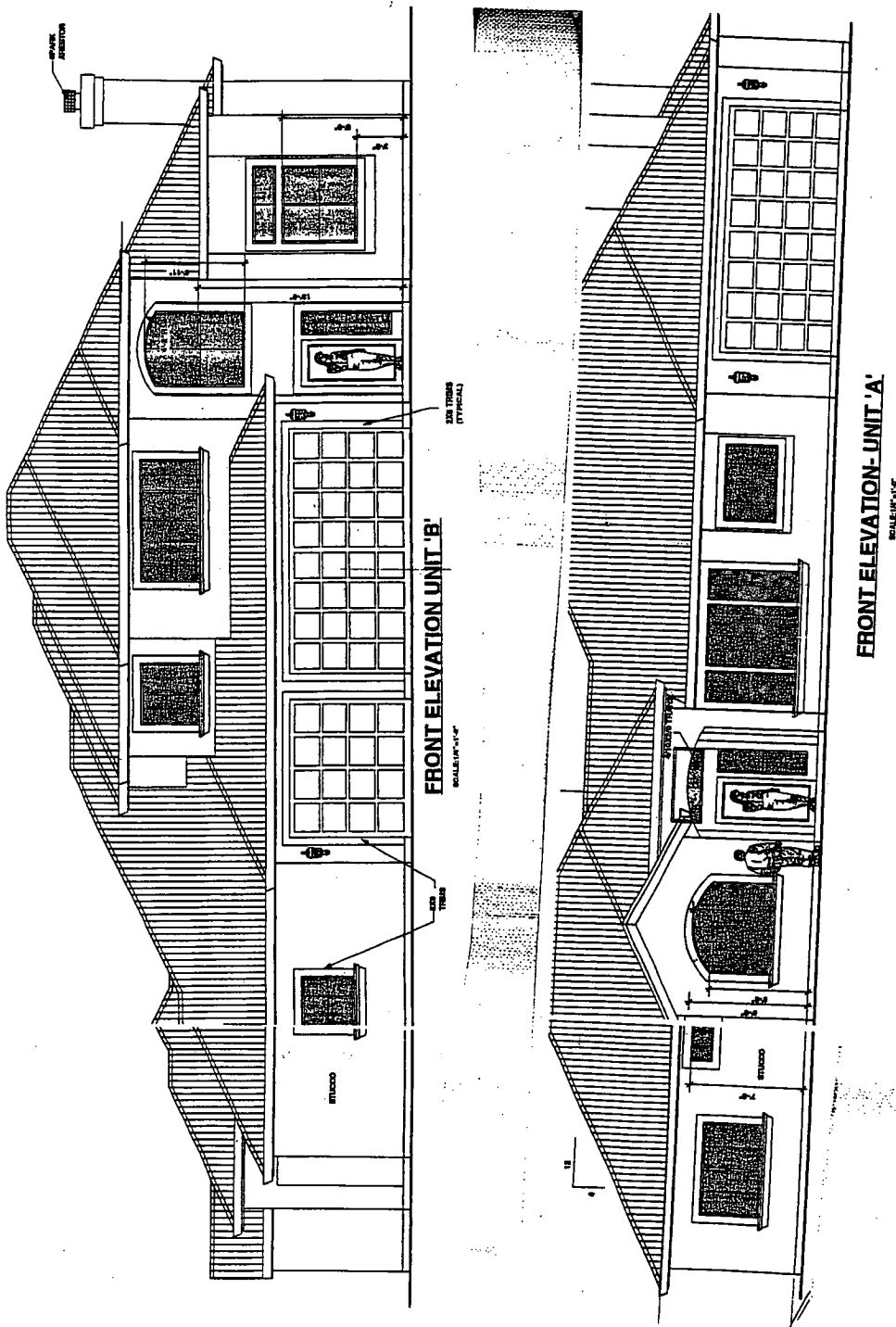
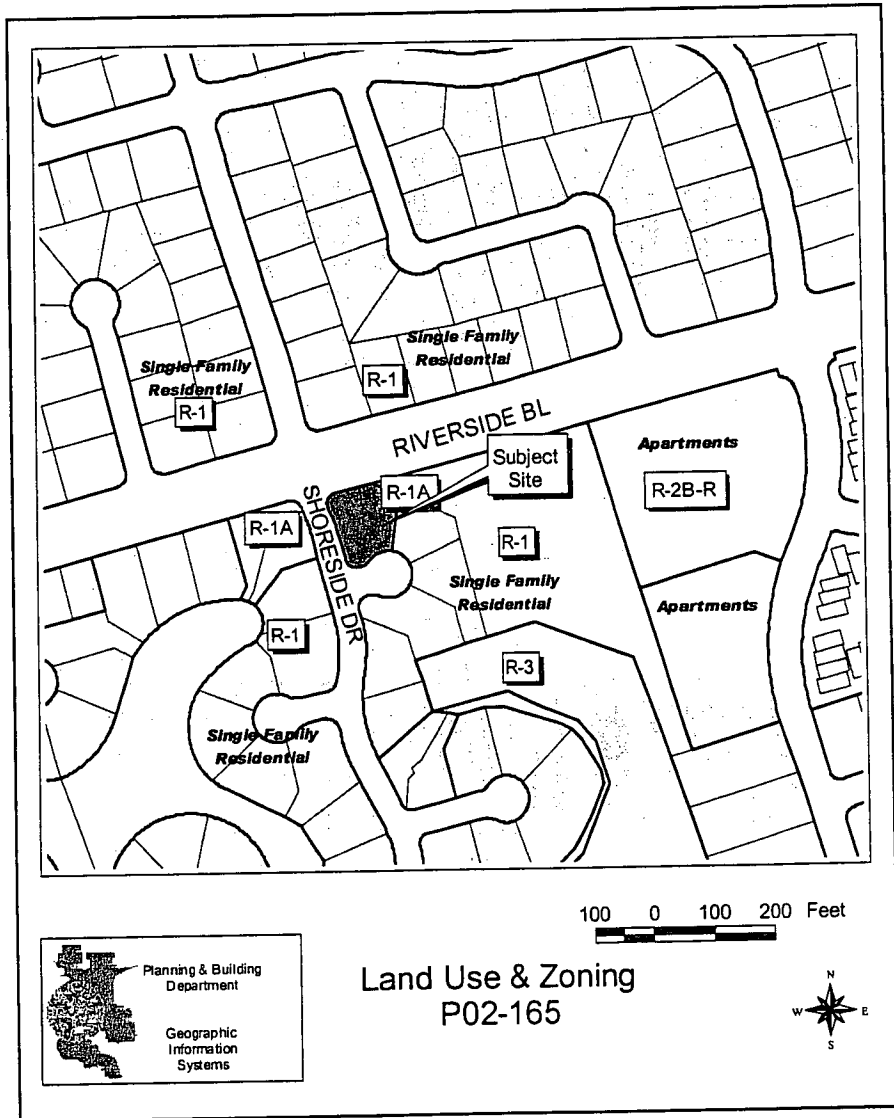


Exhibit 1D – Elevations



Attachment 2 – Land Use & Zoning Map



Attachment 3- Prior Planning Recommendation with conditions

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT:

- A. Negative Declaration.
- B. Amend General Plan for 1.24 ± vacant acres from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na).
- C. Amend Pocket Community Plan from Medium Density Residential (16-29 du/na) to Low Density Residential (3-6 du/na).
- D. Rezone 1.0 ± vacant acres from Multiple Family (R-2A) to Standard Single Family (R-1).
- E. Rezone 0.24 ± vacant acres from Multiple Family (R-2A) to the Single Family Alternative (R-1A) zone.
- F. Tentative Map to subdivide 1.24 ± acres into four lots in the proposed Standard Single Family (R-1) and Single Family Alternative (R-1A) zones.

LOCATION: Southeast Corner of Riverside Boulevard and Shoreside Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide the property into four lots for single family development.

PROJECT INFORMATION:

General Plan Designation:
Pocket Community Plan Designation:
Existing Zoning of Site:
Existing Land Use of Site:

Medium Density Residential (16-29 du/na)
Medium Density Residential (16-29 du/na)
R-2A
Vacant

Surrounding Land Use and Zoning:

North: Single Family and Condominiums; R-1 and R-2B
South: Single Family and Lake Greenhaven; R-1 and A
East: Condominiums; R-2B
West: Single Family; R-1 and R-1A

Property Dimensions:
Property Area (Net):
Density of Development:
Topography:
Street Improvements:
Utilities:

Irregular
1.24 ± acres
4.0 du/na
Flat
Existing
Existing

BACKGROUND INFORMATION: On May 9, 1991, the proposed project was scheduled for hearing by the Planning Commission with a recommendation of denial by staff. The applicant has subsequently met with staff to add provisions to the proposed development which have modified staff's recommendation. The following report discusses the proposal and staff's analysis.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 3, 1991, the Subdivision Review Committee voted four ayes, two noes, and two absent to recommend denial of the tentative map, due to its inconsistency with the General Plan, Pocket Community Plan and R-2A zoning. The technical issues of the map, however, were discussed

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and are included below as Tentative Map Conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 1.24± vacant acres in the Multiple Family (R-2A) zone. The General Plan designates the site Medium Density Residential (16-29 du/na). The Pocket Community Plan also designates the site Medium Density Residential (16-29 du/na). The surrounding land use and zoning consists of single family and condominiums, zoned R-1 and R-2B, to the north; single family and Lake Greenhaven, zoned R-1 and A, to the south; condominiums, zoned R-2B, to the east; and single family, zoned R-1 and R-1A, to the west.

B. Applicant's Proposal

The applicant is proposing to subdivide 1.24± acres into four parcels, three for single family development, and one for a duplex. This proposal requires amendments of both the General Plan and Pocket Community Plan, as well as a rezone from R-2A to R-1 and R-1A. The applicant has requested R-1A zoning of the corner parcel to allow for setback flexibility for the duplex. A special permit will be required for the development of the duplex if standard setbacks are not met. The applicant has also submitted a letter addressing the difficulties in developing the site under the present zoning. Also included is a site plan of possible multiple family development. The letter and site plan are attached Exhibits D and E.

C. Policy Considerations

The applicants proposal requires rezoning from Multiple Family Residential to Single Family Residential. Also necessary are General Plan and Pocket Community Plan Amendments to allow for a reduction in density. On May 30, 1991, the Planning Commission is to hear public testimony regarding a policy addressing density reduction proposals. The policy recommended by staff includes an applicant agreeing to provide 15% of the housing units affordable to median income households or a second housing type. The recommended policy also includes the applicant funding a portion of a study which addresses the possibility of increasing residential densities along light rail corridors. Although the proposal results in the loss of units, the project developer has agreed to provide a duplex on the corner as opposed to a half-plex which is considered a second housing type due to the rental nature of duplex structures. The applicant has also agreed to fund a portion of the housing study. Based upon this agreement, staff recommends approval of the rezone and plan amendments.

D. Site Plan Design

The submitted tentative map includes a half-plex on the corner parcel. The applicant should revise the map to include one duplex parcel in its place. The duplex on the corner should meet standard single family (R-1) setbacks otherwise a special permit is required. The duplex should have one driveway and entrance off Shoreside Drive and one off the cul-de-sac.

E. Tentative Map

The tentative map includes a cul-de-sac off Shoreside Drive and provides four parcels. The parcel on the corner is to have a duplex and the three remaining parcels will have standard single family residences. Staff recommends approval of the proposed tentative map for single family development, due to its consistency with General Plan and Pocket Community Plan designations as amended.

F. Agency and Neighborhood Comments

Sacramento City Unified School District

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A letter addressing the development fees for the Sacramento City Unified School District is attached Exhibit B.

Lake Greenhaven Homeowner's Association

A letter from the Lake Greenhaven Homeowner's Association indicating their concerns with the project is attached Exhibit C. Staff has been in contact with the association since the October letter. A representative will be present the night of the public hearing. There are also other letters from the neighbors in support of the project.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined the project, as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. Should the project be approved, mandatory mitigation measures have been incorporated into the project to reduce the potential environmental impacts to below a level of significance. The mandatory mitigation measures are listed below.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the General Plan Amendment from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na) and forward to City Council;
- C. Recommend approval of the Pocket Community Plan Amendment from Medium Density Residential (16-29 du/na) to Low Density Residential (3-6 du/na) and forward to City Council;
- D. Recommend approval of the Rezone from Multiple Family (R-2A) to Standard Single Family (R-1) zone subject to conditions and forward to City Council;
- E. Recommend approval of the Rezone from Multiple Family (R-2A) to Single Family Alternative (R-1A) zone subject to conditions and forward to City Council; and
- F. Recommend approval of the Tentative Map to subdivide 1.24 ± acres into four lots subject to conditions and forward to City Council.

Conditions - Rezone

1. The applicant shall provide a duplex on the corner lot which is zoned R-1A. The duplex shall meet standard R-1 setbacks or apply for a special permit.
2. The applicant shall contribute a fair share to the study relating to locating higher density residential projects along light rail corridors.

Conditions - Tentative Map

1. Lot 1A shall access on Shoreside Drive only. The driveway on Lot 1A shall be a minimum of 50 feet from Riverside Boulevard.
2. Standard improvements are required for cul-de-sac including removal of curbs, gutters, and sidewalks along Shoreside Drive adjacent to the cul-de-sac.
3. Soils testing by a registered engineer for street design will be required.
4. A seepage study will be required and shall be prepared by a registered engineer. The study shall

-4-

identify and recommend solutions or groundwater related problems which may occur within both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems.

5. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.
6. Minimum lot pad grade shall be 4.0 feet, and minimum gutter grade shall be 2.5 feet.
7. Provide street lights in coordination with the Electrical Section of the Engineering Division.
8. Pay off existing assessments of file necessary segregation requests and pay fees, if any.
9. 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;
10. Pay Pocket Bridge fees.
11. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
12. Dedicate a 12.5 foot public utility easement, for underground utilities, along all streets.

Mandatory Mitigation Measures

1. All joints in exterior walls shall be grouted or caulked airtight.
2. All penetrations of exterior wall shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
3. Window or through-the-wall ventilation and air condition units shall not be permitted.
4. All sleeping spaces shall be provided with carpet and pad.
5. There shall be no through-the-door or through-the-wall mail or paper chutes.
6. Basic exterior wall construction shall include as a minimum the following or a combination of materials with equal or greater weight per square foot, e.g. stucco or lapped siding:
 - a. 2' x 4' wood studs.
 - b. R-11 insulation in the cavities.
 - c. 1/2" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully taped and finished and also sealed around the perimeter with a resilient caulking.
 - d. The exterior shall be finished with a minimum 5/8" wood paneling or siding plus either 1/2"

-5-

insulation board or 3/8" structural plywood.

7. Ceiling shall be finished with a minimum 1/2" gypsum board with minimum R-30 insulation in the ceiling.
8. The roof shall be finished with a minimum 5/8" particle board or plyboard of equivalent surface weight, minimum 15 lb. felt paper and minimum 240 lb/square composition shingles or equivalent.
 - a. Skylights shall not be used unless they have an STC rating of 30 or better.
9. Fireplaces are not recommended because the chimney serves as a conduit for the sound. However, they are much like operable windows. If the damper remains closed, the small area of the chimney will permit a relatively small amount of sound to enter. Thus, if they are included in the design, they shall contain a fully operable damper that closes completely.
10. Windows shall have a minimum STC rating of 28.
 - a. Windows must comprise less than 16 percent of bedroom floor area and less than 19 percent of large living areas.
 - b. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
 - c. The perimeter of window frames shall be sealed airtight to the exterior wall construction with a resilient, non-hardening caulking.
 - d. Windows in the living room, dining room and kitchen have a partial view of the road which requires them to have a minimum STC rating of 28.
11. All hinged exterior doors shall have a minimum STC rating of 28.
 - a. Exterior doors shall include full perimeter seals as required to achieve the STC rating.
12. Sliding glass doors shall have a minimum STC rating of 29.
13. A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
14. Gravity vent openings in attic space shall not exceed code minimum in size and number.
15. If a fan is used for forced ventilation, the attic inlet and discharge opening shall be fitted with a minimum 20 gauge sheet metal transfer ducts a minimum of 5 feet long.
 - a. The transfer ducts shall have a minimum 1" duct lining.
 - b. Each duct shall have a lined 90 degree bend in the duct such that there is no direct line of sight from the exterior through the duct in to the attic.
16. All exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 foot duct.
 - a. The ducts shall have a minimum 1" duct lining.


P02-165

March 13, 2002

Attachment 4 – Lake Greenhaven HA Comments

PO BOX 22572
Sacramento, Calif. 95822

LAKE GREENHAVEN ASSOCIATION



CITY OF SACRAMENTO
PLANNING DEPARTMENT
SOUTH AREA PLANNING TEAM
1231 I STREET, ROOM 300
SACRAMENTO, CA. 95814

RECEIVED
DECEMBER 26, 2002
JAN 2 2003
PLANNING DEPARTMENT

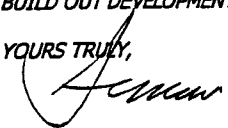
ATTEN: ANTONIO ABLOG

RE: **PROJECT NUMBER: P02-165**
705-709 SHORESIDE DRIVE, SACRAMENTO, CA. 95831


PLEASE ACCEPT THIS LETTER AS OUR COMPLETE SUPPORT OF THE SUBDIVISION OF THE LOT TO TWO HALF PLEX RESIDENTIAL UNITS. THE BOARD OF DIRECTORS OF THE LAKE GREENHAVEN ASSOCIATION, INC. (LGA), AT THEIR REGULAR MEETING, VOTED IN UNITY TO SUPPORT THE PROJECT.

THE L G A WAS NOT AWARE THE SUBJECT LOT WAS NOT AVAILABLE FOR CONSTRUCTION OF HALF PLEX UNITS. APPARENTLY, A DEED CONDITION WAS PLACED ON THE LOT THAT WAS NOT MADE EVIDENCE TO THE L G A.

TO REITERATE, THE L G A SUPPORTS MR. DELPONTE'S PROJECT AS A HALF PLEX BUILD OUT DEVELOPMENT.

YOURS TRULY,


TED MORRIS
PRESIDENT,
BOARD OF DIRECTORS
LAKE GREENHAVEN ASSOCIATION, INC.





326
36

PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5381
FAX 916-264-5328

April 3, 2003

PASSED FOR
PUBLICATION
& CONTINUED
TO April 22, 2003

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: SHORESIDE & RIVERSIDE HALF PLEX PFP, P02-165
AN ORDINANCE AMENDING ORDINANCE NO. 91-056, WHICH REZONED LOT
1 OF LAKE GREENHAVEN UNIT 5A, TO DELETE CONDITION "C" RELATING
TO THE CONSTRUCTION OF A DUPLEX AND FURTHER SUBDIVISION OF
THAT LOT

LOCATION AND COUNCIL DISTRICT: Located at southeast corner of Shoreside Drive
and Riverside Boulevard, Council District 4.

RECOMMENDATION: It is recommended that the item be passed for publication of title
and continued April 22, 2003.

CONTACT PERSON: Antonio Ablog, Assistant Planner, 264-7702

FOR COUNCIL MEETING OF: April 15, 2003

SUMMARY: This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32

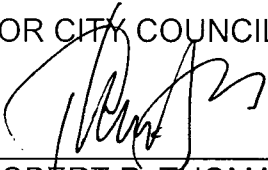
BACKGROUND INFORMATION: This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32. Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

Respectfully submitted,



GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:



ROBERT P. THOMAS
CITY MANAGER

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING ORDINANCE NO. 91-056, WHICH REZONED LOT 1 OF LAKE GREENHAVEN UNIT 5A, TO DELETE CONDITION "C" RELATING TO THE CONSTRUCTION OF A DUPLEX AND FURTHER SUBDIVISION OF THAT LOT

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

SECTION 1.

This ordinance is enacted with regard to the following facts:

On July 23, 1991, the City Council enacted Ordinance No. 91-056, which rezoned the property known as Lot 1 of Lake Greenhaven Unit 5A from R-2A to R-1A and imposed certain conditions thereon;

Condition C of Ordinance No. 91-056 provided that a duplex be constructed on the Property and that the Property not be further subdivided;

The current owner of the Property has requested that condition C be removed (P02-165);

On March 13, 2003 the Planning Commission heard the request and recommended that the City Council amend Ordinance No. 91-056 to delete condition C.

SECTION 2.

A. Ordinance No. 91-056 is amended by deleting condition C, which stated that:

The applicant shall provide a duplex on the corner lot which is zoned R-1A (Lot 1). The duplex shall meet the standard R-1 setbacks or apply for a special permit. This lot cannot be

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

further subdivided.

B. Except as so specifically amended by paragraph A above, the provisions of Ordinance No. 91-056 remain unchanged and in full force and effect.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P02-65

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

EXHIBIT 1 – REZONING EXHIBIT

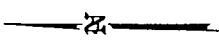
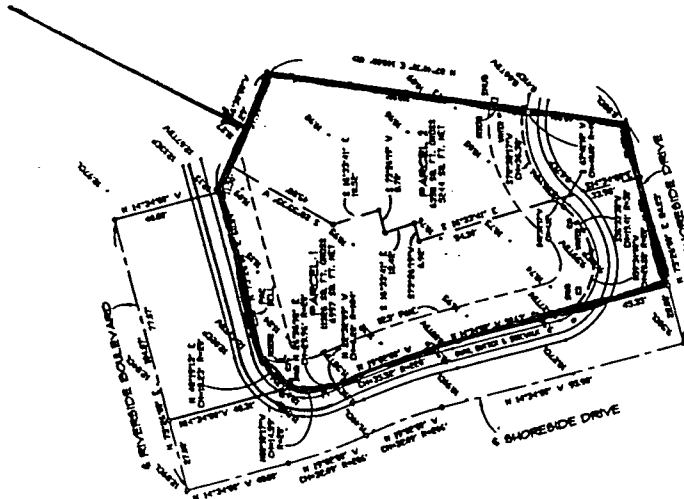
Existing Zone: R-1A
 Proposed Zone: R-1A (with deletion of rezone condition 1)

- SCHOOL DISTRICT**
SACRAMENTO UNIT 2
CITY OF SACRAMENTO
- PARK DISTRICT**
CITY OF SACRAMENTO
- WATER DISTRICT**
CITY OF SACRAMENTO
- FIRE DISTRICT**
CITY OF SACRAMENTO
- DRAINAGE**
CITY STORM DRAIN
- SEWERAGE**
CITY SANITARY SEWER SYSTEM
- EXISTING USE**
VACANT
- PROPOSED USE**
RESIDENTIAL
- ACREAGE**
1.12 ACRES (48,711 SQ. FT.)
- ZONING**
R-1A

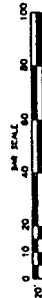
LEGAL DESCRIPTION
 PARCEL 1 OF LAKE GREENWAY UNIT NO. 3-4, 12 & 13

OWNER OF RECORD
 WARENE, W.L. PORT
 2222 WARENE, CA 95811
 (916) 338-1848

SURVEYOR
 VARNNEY LAND SURVEYS
 7708 64TH AVENUE
 SACRAMENTO, CALIFORNIA 95821
 (916) 338-3327



- LEGEND**
- PROPERTY LINE
 - CENTERLINE
 - EDGE OF PAVEMENT
 - TOP SIDE OF WALK
 - SIDEWALK CUT
 - PUBLIC UTILITY ELEMENT
 - CONCRETE



VARNNEY LAND SURVEYS
 7708 64TH AVENUE
 SACRAMENTO, CALIFORNIA 95821
 (916) 338-3327

DATE: 07/15/03
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SUBMITTED BY: [Name]

DATE: []
 REVISION: []

TENTATIVE
 PARCEL 1, LAKE GREENWAY
 APN # 02
 CITY OF SACRAMENTO

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____