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RECORDED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
APR 4 10 06 AM '91

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

April 9, 1991

APPROVED
BY THE CITY COUNCIL

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

APR 9 1991

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

Honorable Members in Session:

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. REZONE 1.37± ACRES FROM R-1 TO R-1A
3. TENTATIVE MAP TO SUBDIVIDE 1.37± ACRES INTO EIGHT LOTS FOR SINGLE FAMILY DEVELOPMENT (P90-403)

LOCATION: Dias Avenue, 1,000± feet east of Stockton Boulevard

OWNER: Ina Burnette, 2439 San Pablo Avenue, Oakland California 94612
APPLICANT: Johnson & Topper, 926 J St, Ste 1208, Sacramento, CA 95814

SUMMARY

This is a request for a rezoning of 1.37± vacant acres from Standard Single Family Residential (R-1) to Single Family Alternative (R-1A) and a Tentative Map to subdivide the property into eight lots for single family development. The Planning Commission, Planning Staff and the Subdivision Review Committee have reviewed the project and recommend approval of the requests.

BACKGROUND

The subject site is located South side of Dias Avenue, approximately 1,000± feet east of Stockton Boulevard. The site is currently zoned Single Family Residential (R-1). The site is designated Low Density Residential (4-15 du/na) by the General Plan and Residential (4-8 du/na) by the South Sacramento Community Plan. The density of the proposed development is 6.8 dwelling units per net acre.

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1000 1000 1000

City Council
Dias Avenue, 1,000± feet east of Stockton Boulevard (P90-403)
April 9, 1991
Page 2

The request is to rezone the property from R-1 to R-1A and subdivide the property into eight lots for single family development. Additional entitlements approved by the Planning Commission include a special permit for the development of eight single family homes. A condition of the special permit is that the homes be reviewed by Design Review staff prior to the issuance of Building Permits. The Planning Commission and Planning staff support the project.

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B) of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur.

VOTE OF THE PLANNING COMMISSION

On February 14, 1991, the Planning Commission voted eight ayes and one absent to recommend approval of the request.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATIONS

The project is consistent with the General Plan and the South Sacramento Community Plan densities.

MBE/WBE EFFORTS

Not applicable.

City Council
Dias Avenue, 1,000± feet east of Stockton Boulevard (P90-403)
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Page 3

RECOMMENDATION

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

1. Ratify the Negative Declaration;
2. Adopt the attached ordinance to rezone the subject site from Standard Single Family (R-1) to the Single Family Alternative (R-1A) zone; and
3. Adopt the attached resolution approving the tentative map to subdivide 1.37± acres into eight parcels for single family development.

Respectfully submitted,



MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

April 9, 1991
District No. 6

CONTACT PERSON:
Will Weitman, Principal Planner
(916) 449-5604

MMD:WW:cg
P90-403.CC
Attachments

APPROVED
BY THE CITY COUNCIL

APR 9 1991

ORDINANCE NO. 91-028

OFFICE OF THE
CITY CLERK

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, FOR PROPERTY LOCATED AT THE SOUTH SIDE OF DIAS AVENUE, 1,000± FT. EAST OF STOCKTON BOULEVARD BY REMOVING 1.47± ACRES FROM THE STANDARD SINGLE FAMILY (R-1) ZONE AND PLACING THE SAME IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(P90-403) (APN: 038-0191-011)

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

SECTION 1

The territory described in the attached exhibit(s) which is located at the south side of Dias Avenue, approximately 1,000± ft. east of Stockton Boulevard in the Standard Single Family (R-1) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Single Family Alternative (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.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

(4)

- 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 on February 14, 1991, 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

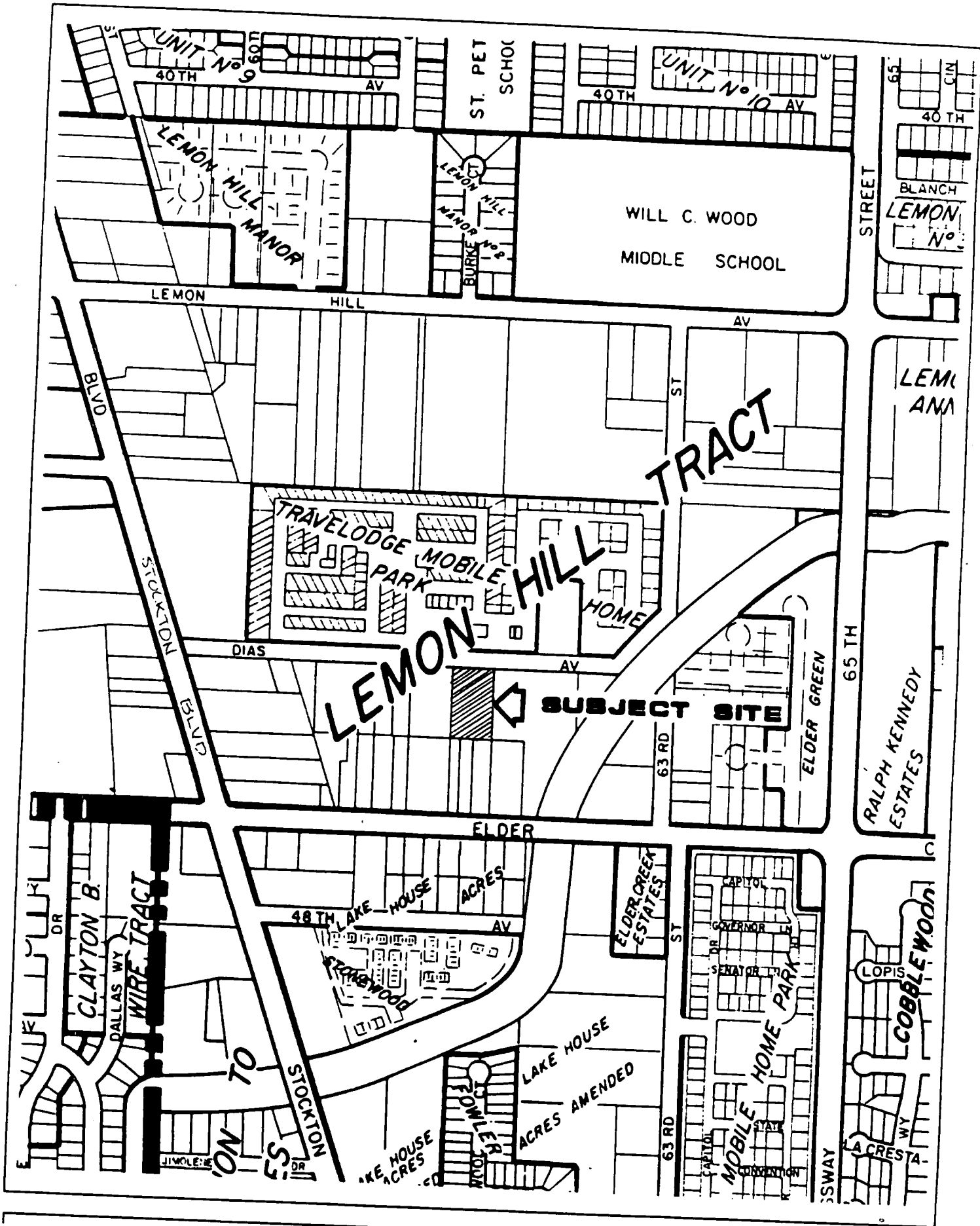
P90-403.PFP.cc

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

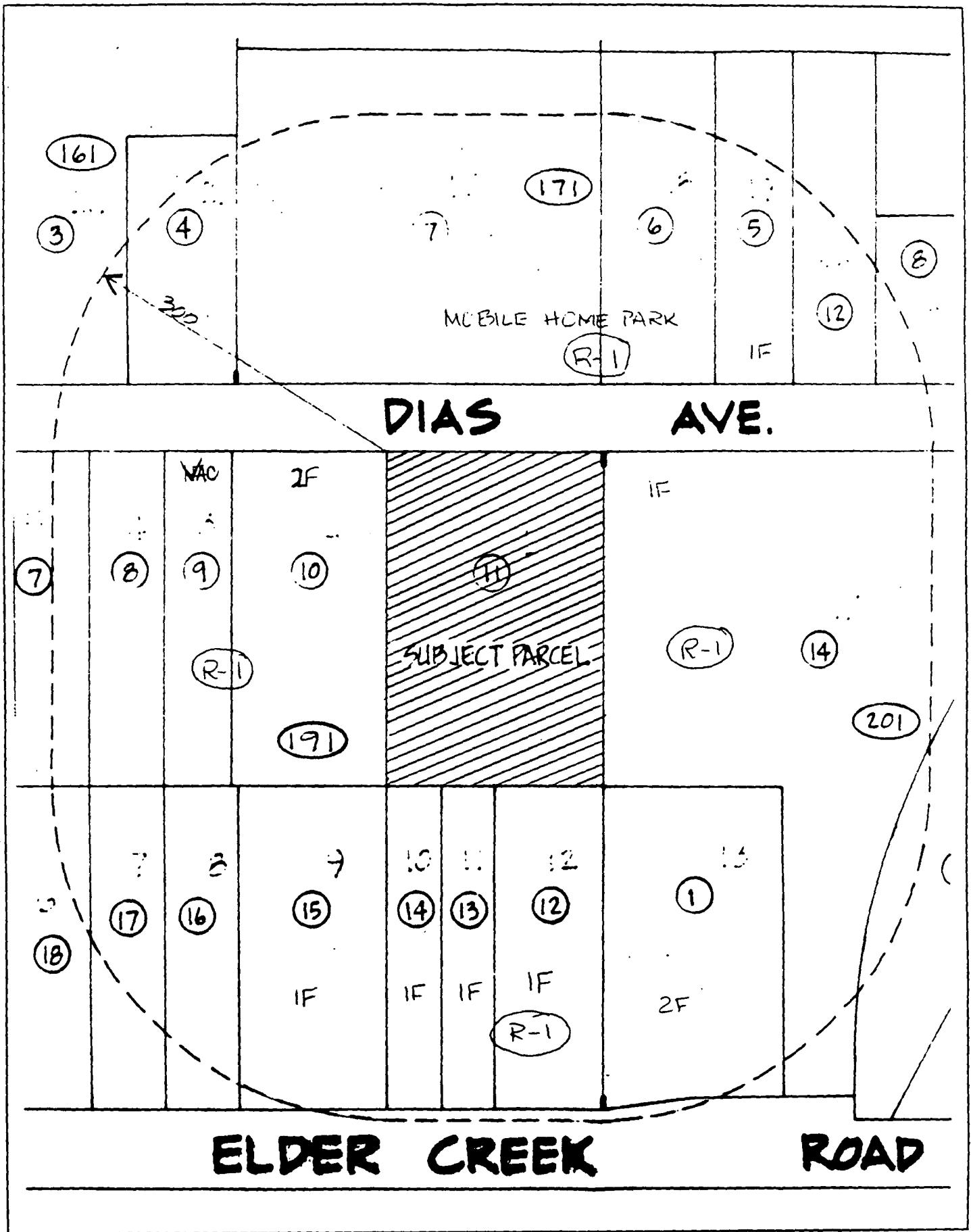
DATE ADOPTED: _____

5



VICINITY MAP

6



LAND USE & ZONING MAP

APPROVED
BY THE CITY COUNCIL

APR 9 1991

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 91-258

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION APPROVING TENTATIVE MAP FOR
PROPERTY LOCATED ON THE SOUTH SIDE OF DIAS
AVENUE, APPROXIMATELY 1,000 FEET EAST OF
STOCKTON BOULEVARD

(P90-403) (APN: 038-0191-011)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 Environmental Coordinator has determined that the proposed project will not have the potential to 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.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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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 herein as follows:
 - A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
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. The City General Plan designates the site Low Density Residential (4-15 du/na) and the South Sacramento Community Plan designates the site Residential (4-8 du/na).
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 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 including 27 foot half street along Dias Avenue and minimum 22 foot half street cul-de-sac and 12 foot paved lane westbound on Dias Avenue and southbound on cul-de-sac. Drainage on the west side of cul-de-sac shall be provided for in a ditch or curb and gutter;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

(9)

- 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 pay fees, if any;
- 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. Coordinate with County Sanitation District;
- G. Submit a soils test prepared by a registered engineer to be used in street design;
- H. Dedicate a standard 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public ways;
- I. Requires off-site dedication along northeast corner of Osuna property for a round corner. City will condemn at developer's expense if necessary;
- J. 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;
- K. Record on the final map a 35 foot front setback on lots 5, 6, 7, and 8; and

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- L. Place a note on the final map: Property shall be developed in compliance with the mandatory mitigation measures of the City's Environmental Coordinator on file in the Planning Division (P90-403).

MAYOR

ATTEST:

CITY CLERK

P90-403.CC

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

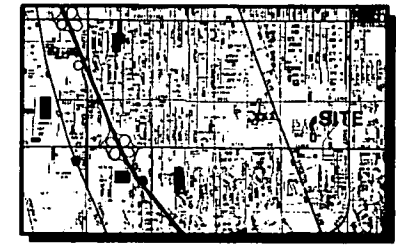
(11)



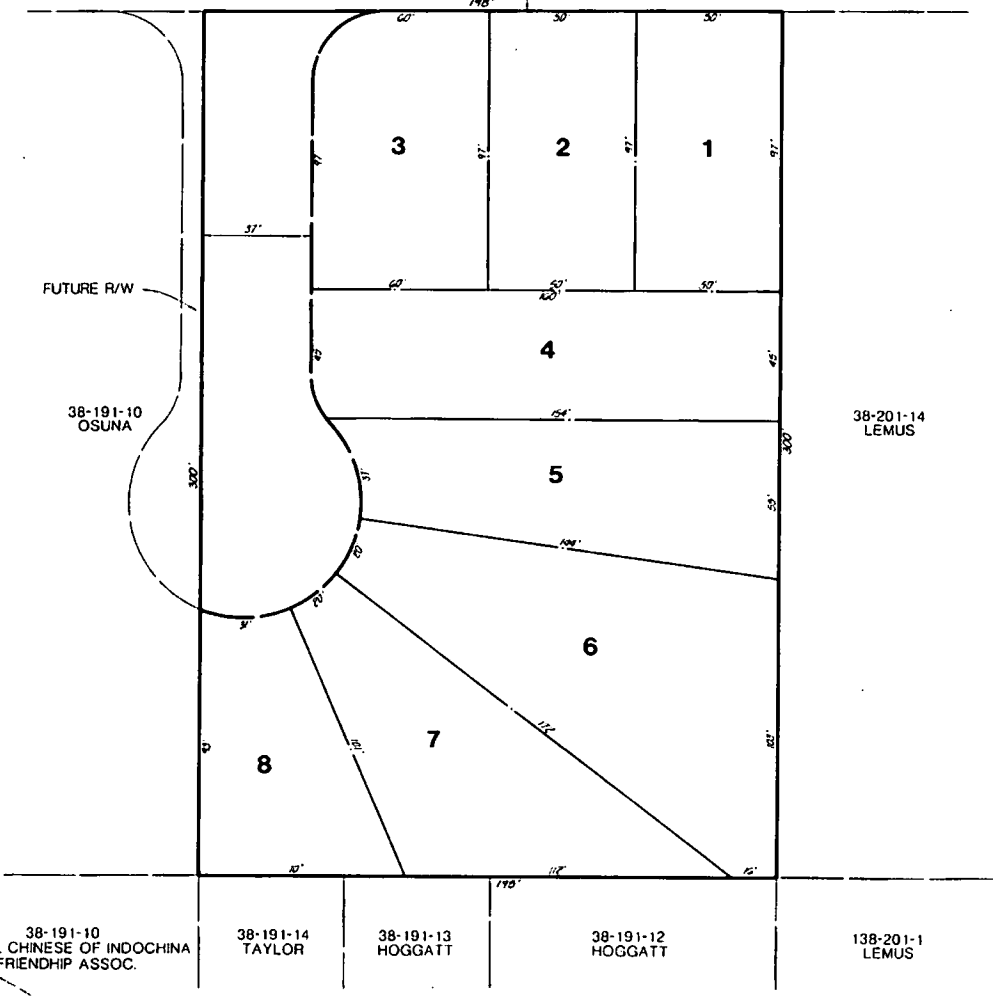
38-171-7
STEINER

38-171-6
STEINER

DIAS AVE.



VICINITY MAP
NO SCALE



TENTATIVE SUBDIVISION MAP
DIAS PARK
CITY OF SACRAMENTO SEPTEMBER 1990



REVISED JANUARY 1991

OWNER
Ina Burnette
2430 San Pablo Ave
Oakland, Cal. 94612

DEVELOPER
Washington Homes
2424 K St., Suite 7
Sacramento Ca. 95810

APPLICANT
Johnson & Topper
926 J St., Suite 1208
Sacramento Ca. 95814

ASSESSOR'S PARCEL NO.
038-191-11

AREA
1.37 Ac.

EXISTING ZONING
R-1

PROPOSED ZONING
R-1-A

STORM DRAINAGE
County of Sacramento

SANITARY SEWER
County Sanitation District No. 1

WATER
City of Sacramento

ELECTRICITY
S.M.U.D.

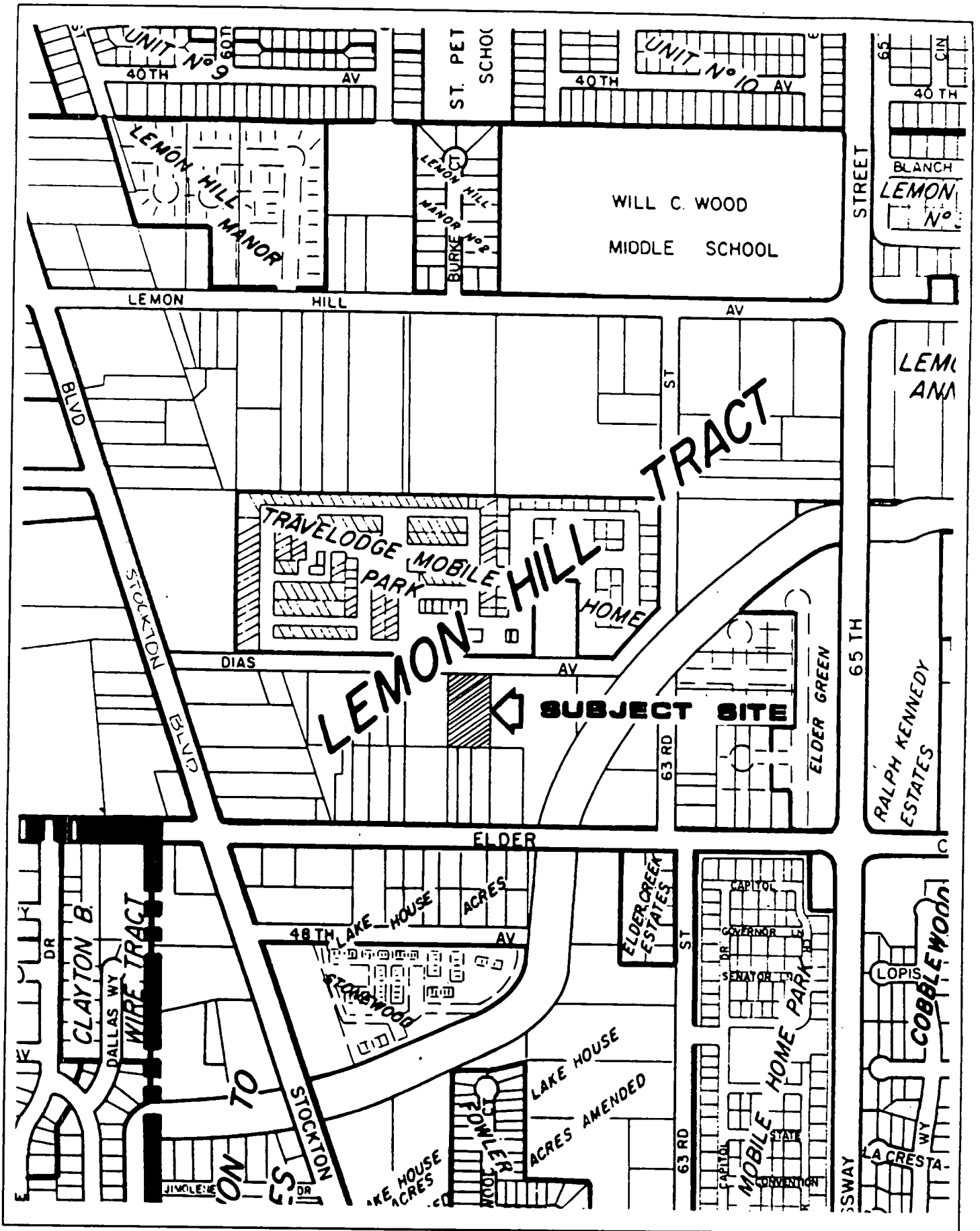
GAS
P. C. & E.

SCHOOL DISTRICT
Sacramento City Unified

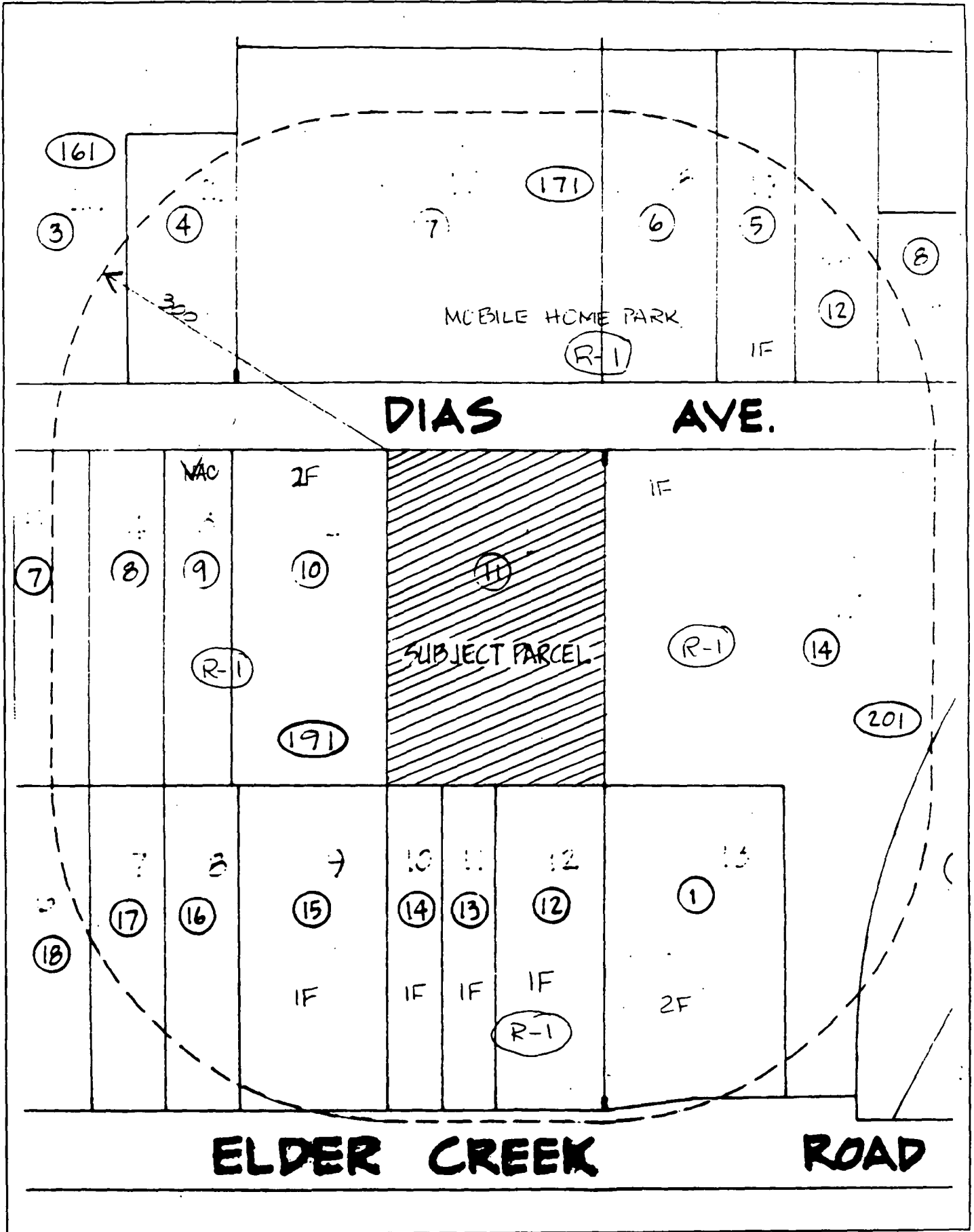
PARKS & RECREATION
City of Sacramento

FIRE PROTECTION
City of Sacramento

COMMUNITY PLAN DESIGNATION
Low Density Residential (4-R DU/MC)



VICINITY MAP



LAND USE & ZONING MAP

(14)

**Sacramento City Planning Commission
VOTING RECORD**

MEETING DATE
February 14, 1991

ITEM NUMBER
11 B

PERMIT NUMBER
P 90-403

ENTITLEMENTS

- | | |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input checked="" type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

STAFF RECOMMENDATION
 Favorable Unfavorable

Correspondence
 Petition

LOCATION
South side of Dias Avenue, 1,000±' east of
Stockton Boulevard

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NAME	ADDRESS

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NAME	ADDRESS

MOTION # Yes No Motion Second

RECERRA	✓			
CHINN	✓			✓
HOLLOWAY	✓			✓
HOUSTON	✓			
OTTO	✓			
REYNA	✓			
ROSEN	absent			
YEE	✓			
HOLLICK	✓			

- | | |
|--|---|
| <input type="checkbox"/> TO APPROVE | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO DENY | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO CONTINUE TO _____ MEETING |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE | <input type="checkbox"/> OTHER _____ |

Sacramento City Planning Commission VOTING RECORD

MEETING DATE
February 14, 1991

ITEM NUMBER
11 B

PERMIT NUMBER
P 90-403

ENTITLEMENTS

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

STAFF RECOMMENDATION
 Favorable Unfavorable

Correspondence
 Petition

LOCATION
South side of Dias Avenue, 1,000±' east of
Stockton Boulevard

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NAME	ADDRESS

NAME	ADDRESS

MOTION # Yes No Motion Second

RECERRA	✓			
CHINN	✓			✓
HOLLOWAY	✓		✓	
NOTESTINE	✓			
OTTO	✓			
REYNA	✓			
ROSEN	absent			
YEE	✓			
HOLLICK	✓			

- 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

MOTION

- 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 _____

CITY OF SACRAMENTO PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Johnson and Topper, 926 J Street, Suite 1208, Sacramento, California 95814
OWNER Ina Burnette, 2439 San Pablo Avenue, Oakland, California 94612
PLANS BY Johnson and Topper, 926 J Street, Suite 1208, Sacramento, California 95814
FILING DATE September 21, 1990 ENVIR. DET. Negative Declaration REPORT BY CG
ASSESSOR'S PCL. NO. 038-0191-011

- APPLICATION:**
- A. Negative Declaration.
 - B. Rezone 1.47± vacant acres from Standard Single Family (R-1) to the Single Family Alternative (R-1A) zone.
 - C. Tentative Map to subdivide one 1.47± vacant parcel into 8 lots in the proposed Single Family Alternative (R-1A) zone.
 - D. Special Permit to develop 8 single family homes on 8 lots in the proposed Single Family Alternative (R-1A) zone.

LOCATION: South side Dias Avenue, approximately 1000 feet east of Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to rezone and subdivide one parcel into eight lots and build eight homes.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
South Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Mobile Home Park; R-1	Front:	25' & 35'	Required
South: Single Family; R-1	Side(St):	12.5'	Setbacks
East: Single Family; R-1	Side(Int):	5'	To Be
West: Single Family; R-1	Rear:	15'	Provided

Parking Required per Unit:	One-car Garage
Parking Provided per Unit:	Two-car Garage
Property Dimensions:	198' x 300'
Property Area (gross):	1.37± gross acres
Property Area (net):	1.17± net acres
Density of Development:	6.8 du/net acre
Square Footage of Plan 1:	1,115 square feet
Square Footage of Plan 2:	1,390 square feet
Height of Building:	1 and 2 stories
Topography:	Flat

APPLC. NO. P90-403

MEETING DATE FEBRUARY 14, 1991

ITEM NO. 11

Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Vertical Wood Siding
Roof Material:	Composition Shingle

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 23, 1991, by a vote of 7 ayes and 2 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions below.

PROJECT INFORMATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 1.37± vacant acres in the Standard Single Family (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The South Sacramento Community Plan designates the site Residential (4-8 du/na). The surrounding zoning is all R-1. The surrounding land use is a mobile home park to the north, and single family residential to the south, east, and west.

B. Applicant's Proposal

The applicant is requesting a rezone of the 1.37± acres from Standard Single Family (R-1) to Single Family Alternative (R-1A). The applicant is requesting a tentative map to subdivide the property into eight lots and build eight single family homes. The surrounding properties are large residential lots with single family homes. It is anticipated that these lots will eventually develop as standard single family subdivisions. The applicant's parcel is being rezoned to R-1A because it is too narrow to develop as standard single family parcels. None of the adjacent property owners were ready to develop their parcels.

C. Policy Considerations

The proposed rezoning from R-1 to R-1A is consistent with both the General Plan and South Sacramento Community Plan. The 6.8 dwelling units per net acre of the proposal is consistent with the density allowed by the General and Community Plans. Staff has no objection to the rezone request.

D. Tentative Map

The proposed tentative map divides the site into eight lots. The proposal consists of a cul-de-sac running along the western property line. The cul-de-sac is shown at a 37 foot right-of-way on the applicant's site. The remainder of the cul-de-sac will be constructed when the adjacent parcel is developed. The City Fire Department has reviewed the proposal and found that building that portion of the cul-de-sac which is on the subject property is adequate as long as it eventually becomes a standard cul-de-sac.

The lot layout shows five lots fronting on the cul-de-sac. The three remaining parcels front on Dias Avenue. The depth of the parcels on Dias are shown at 97 feet. The Dias Avenue is a 60 foot right-of-way. In actuality, the right-of-way will be developed to only 54 feet. This leaves an additional three feet of front yard area for the parcels. The City does not plan to abandon this additional right-of-way, however, there are no plans to widen the street to the full 60 feet.

Lots 5, 6, 7, and 8 have relatively narrow street frontages due to the cul-de-sac. The lots, however, are adequate in size to accommodate a standard single family residence. Staff recommends the setbacks on these four parcels be 35 feet.

E. Building Design

The requested R-1A zoning requires special permit approval for any development. The applicant has submitted

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proposed floor plans and elevations for the eight single family homes. The eight lots will contain two different units, with one and two stories. Staff recommends a master site plan be submitted showing which of the units will be located on each lot with the setbacks to be provided. Staff suggests varying setbacks for a more interesting streetscape. The front setbacks of lots 5, 6, 7, and 8 should be 35 feet.

The proposed elevations consist of T1-11 siding with masonry trims. Staff suggests the applicant revise the elevations and submit for review and approval of Design Review Staff prior to the issuance of Building Permits. The revised elevations should include a more pronounced entrance for the units and increasing the number of windows on some of the elevations, specifically the east and west elevations of Plan 2. The revised elevations should, in a very detailed fashion, specify the type of materials to be used. T1-11 is a building material that requires careful consideration. The adequacy of architectural features will determine the appropriateness of whether it will be an acceptable material. The revised elevations should specify the masonry trim materials as well as window and door trims. The roof material is also important. Generally, laminated dimensional composition shingles with a minimum 25 year rating are suggested. Staff also suggests metal garage doors with raised panel design. Special attention should be paid to building design on the corner lot (Lot 3) of the subdivision.

F. Agency Comments

The proposed project was reviewed by several City departments and other agencies. Their comments are incorporated into the tentative map conditions below.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur. 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 rezone of 1.47± vacant acres from Standard Single Family (R-1) to the Single Family Alternative (R-1A) and forward to the City Council.
- C. Recommend approval of the tentative map to subdivide one 1.47± vacant parcel into eight lots subject to conditions and forward to the City Council.
- D. Approve the special permit to develop eight single family homes subject to conditions and based upon findings of fact which follow.

Conditions - Tentative Map

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 including 27 foot half street along Dias Avenue and minimum 22 foot half street cul-de-sac and 12 foot paved lane westbound on Dias Avenue and southbound on cul-de-sac. Drainage on the west side of cul-de-sac shall be provided for in a ditch or curb and gutter;
- 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 pay fees if any;
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. Coordinate with County Sanitation District;
7. Submit a soils test prepared by a registered engineer to be used in street design;
8. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways;
9. Requires off-site dedication along northeast corner of Osuna property for a round corner. City will condemn at developer's expense if necessary;
10. 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;
11. Record on the final map a 35 foot front setback on lots 5, 6, 7, and 8.
12. Place a note on the final map: The applicant shall comply with the mandatory mitigation measures of the Environmental Coordinator on file in the Planning Division (P90-403).

Conditions - Special Permit

1. The applicant shall submit a master site plan showing which of units will be located on each lot with the setbacks to be provided, for review of the Planning Director prior to the issuance of Building Permits. The front setbacks should range from 25 to 35 feet.
2. Lots 5, 6, 7, and 8 shall have a minimum of 35 foot front setbacks.
3. The applicant shall submit revised, detailed, elevations for review and approval of Design Review Staff prior to the issuance of Building Permits. Design Review Staff shall address, at a minimum, the exterior siding material and trim, roof material, enhanced front entrance to the unit, and increased number of windows. The corner lot (Lot 3) shall also have an enhanced elevation for the street side elevation.

Mandatory Mitigation Measures

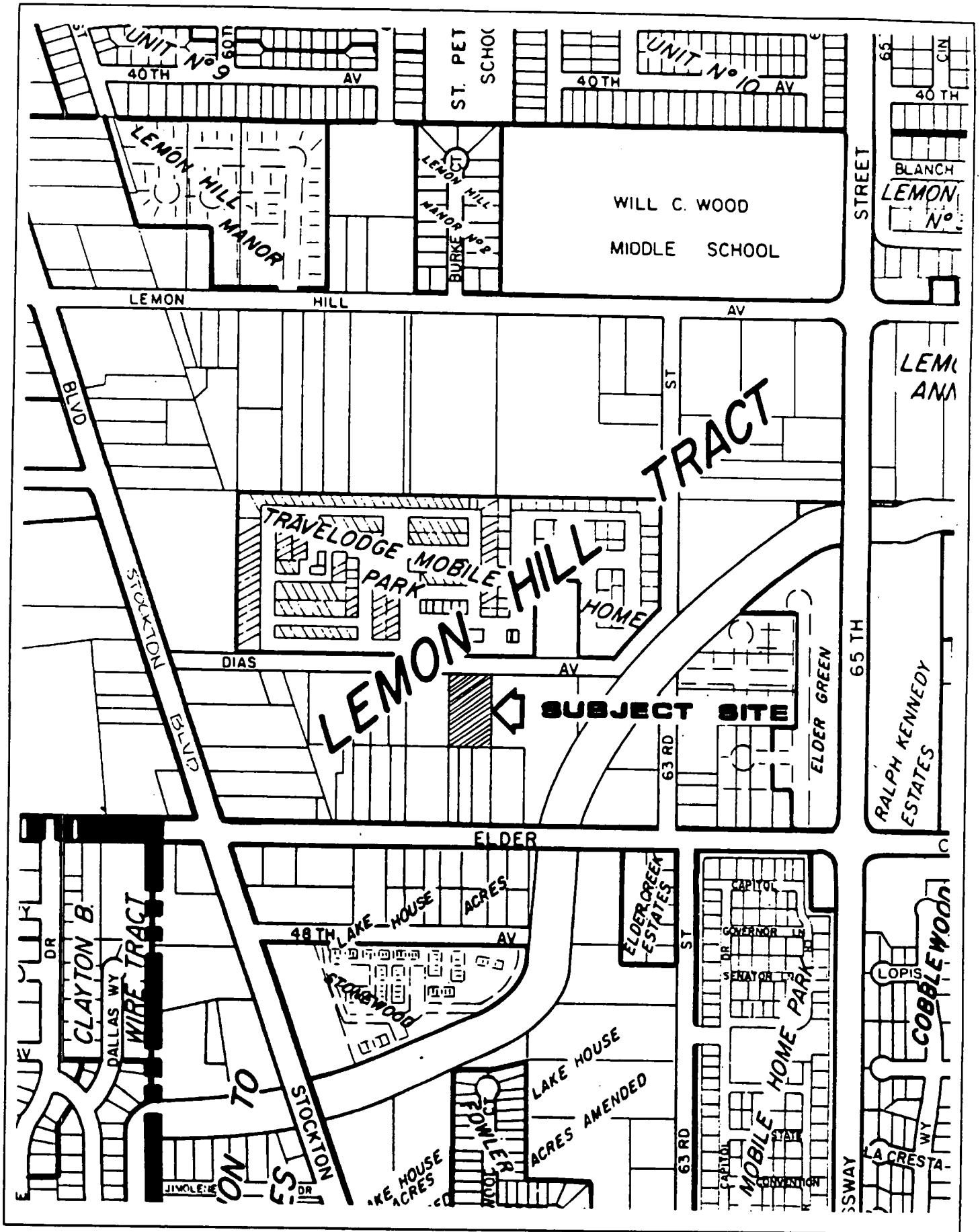
1. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
 - a. Sprinkle all unpaved construction areas with water at least twice per day during demolition and

excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50 percent.

- b. Cover stockpiles of sand, soil, and similar materials with a tarp.
- c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
- d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
- e. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
- f. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

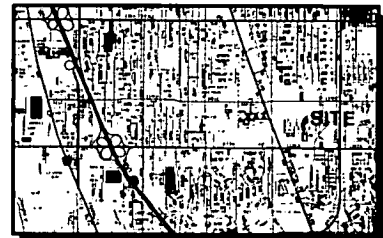
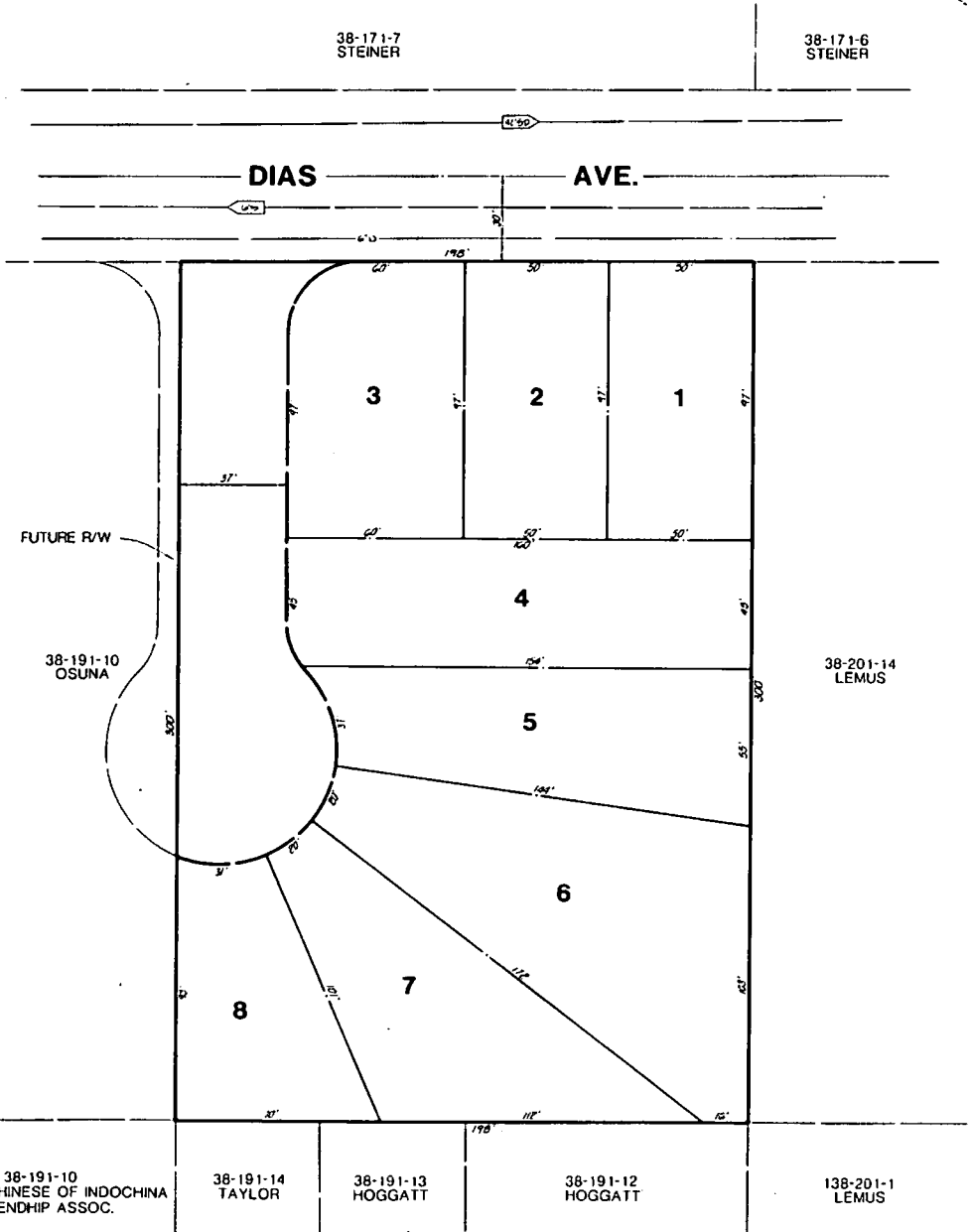
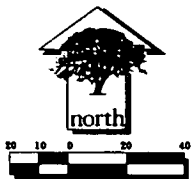
Findings of Fact

- 1. The proposed project, as conditioned, is based upon sound principles of land use in that the residential development is consistent with the surrounding residential neighborhood.
- 2. The proposed project, as conditioned, will not be detrimental to the public health or welfare, nor result in the creation of a public nuisance in that the required setbacks and lot coverage requirements will be provided.
- 3. The proposed project is consistent with the General Plan and South Sacramento Community Plan which designate the site for residential uses.



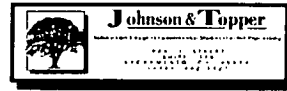
VICINITY MAP

20



VICINITY MAP
NO SCALE

TENTATIVE SUBDIVISION MAP
DIAS PARK
CITY OF SACRAMENTO SEPTEMBER 1990



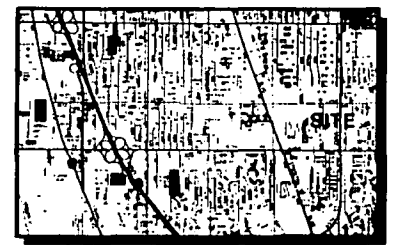
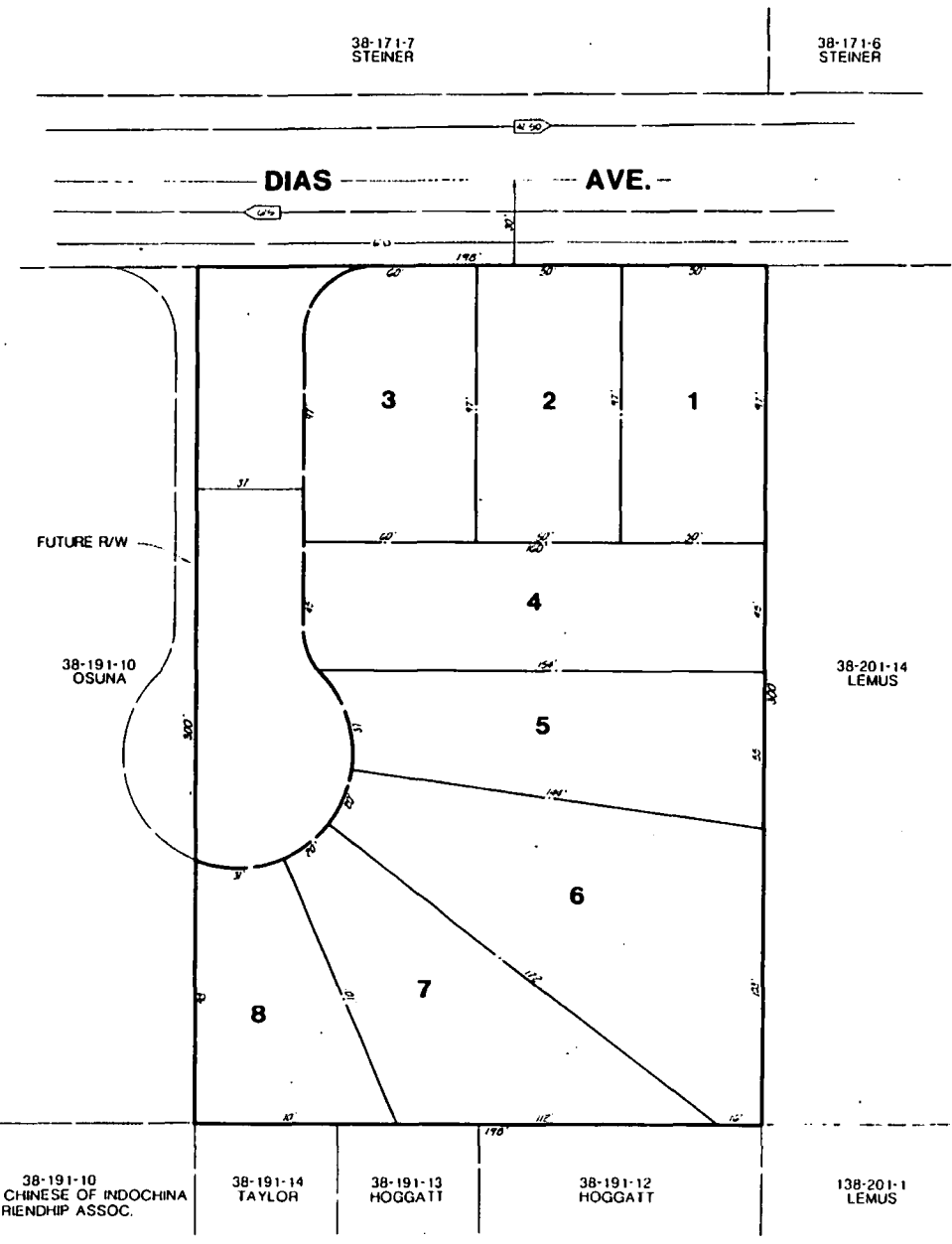
REVISED JANUARY 1991

- | | |
|--|--|
| OWNER
Ira Burnett
2435 San Pablo Ave
Oakland Ca. 94612 | STORM DRAINAGE
County of Sacramento |
| DEVELOPER
Washington Homes
2424 K St, Suite 7
Sacramento Ca. 95818 | SANITARY SEWER
County Sanitation District No. 1 |
| APPLICANT
Johnson & Topper
928 J St, Suite 1206
Sacramento Ca. 95814 | WATER
City of Sacramento |
| ASSESSOR'S PARCEL NO.
038-191-11 | ELECTRICITY
S.M.U.D. |
| AREA
1.37 Ac. | GAS
P.G. & E. |
| EXISTING ZONING
R-1 | SCHOOL DISTRICT
Sacramento City Unified |
| PROPOSED ZONING
R-1-A | PARKS & RECREATION
City of Sacramento |
| | FIRE PROTECTION
City of Sacramento |
| | COMMUNITY PLAN DESIGNATION
Low Density Residential (1-8 (147/AC) |

274

P90-403

February 14, 1991



VICINITY MAP
NO SCALE

TENTATIVE SUBDIVISION MAP
DIAS PARK
CITY OF SACRAMENTO SEPTEMBER 1990



REVISED JANUARY 1991

- | | |
|---|---|
| OWNER
Ira Hurtwitz
2439 San Pablo Ave
Oakland, Ca. 94612 | STORM DRAINAGE
County of Sacramento |
| DEVELOPER
Washington Homes
2424 K St, Suite 7
Sacramento, Ca. 95816 | SANITARY SEWER
County Sanitation District No. 1 |
| APPLICANT
Johnson & Topper
921 J St, Suite 1208
Sacramento, Ca. 95811 | WATER
City of Sacramento |
| ASSESSOR'S PARCEL NO.
038-101-11 | ELECTRICITY
S M U D |
| AREA
1.37 Ac | GAS
P. G. & E. |
| EXISTING ZONING
R-1 | SCHOOL DISTRICT
Sacramento City Unified |
| PROPOSED ZONING
R-1-A | PARKS & RECREATION
City of Sacramento |
| | FIRE PROTECTION
City of Sacramento |
| | COMMUNITY PLAN DESIGNATION
Low Density Residential (LDR DISTRICT) |

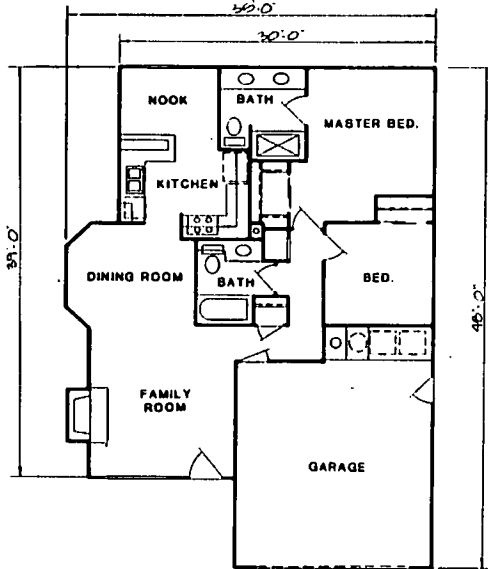
EXHIBIT - A
SITE PLAN

(25)

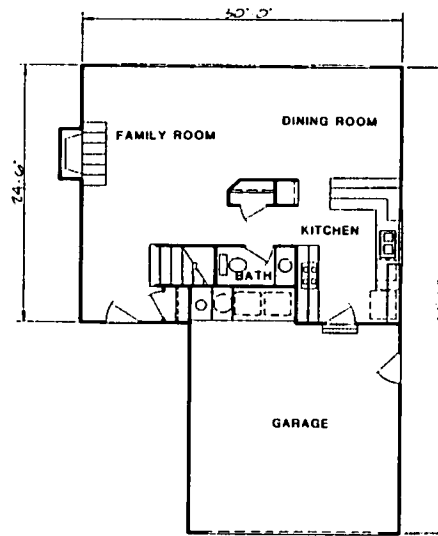
Item # 11

P90-403

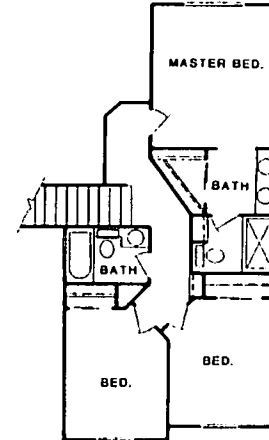
February 14, 1991 (26)



PLAN 1
1,115 S.F.



FIRST FLOOR

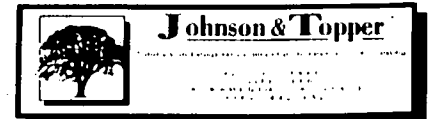


SECOND FLOOR

PLAN 2
1,390 S.F.

FLOOR PLANS
PLANS 1 & 2 DIAS PARK
 CITY OF SACRAMENTO SEPT. 1990
 SCALE: 1"=1/8"

EXHIBIT - B
FLOOR PLANS

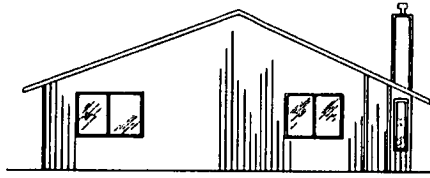


Item # 11

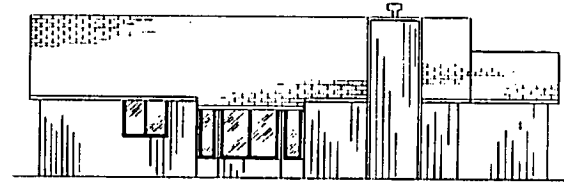
P90-403

February 14, 1991 (27)

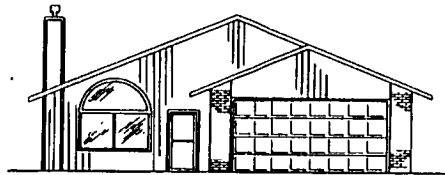
Item # 11



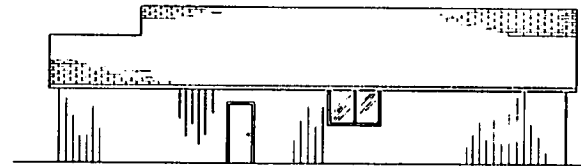
SOUTH ELEV.



EAST ELEV.



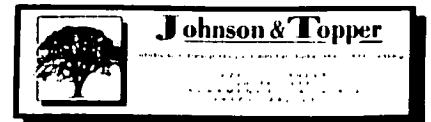
NORTH ELEV.



WEST ELEV.

ELEVATIONS
PLAN 1 DIAS PARK
CITY OF SACRAMENTO SEPT. 1990
SCALE: 1"=1/8"

EXHIBIT - C
ELEVATIONS

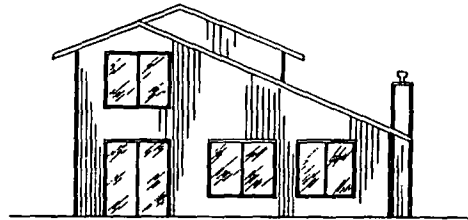


P90-403

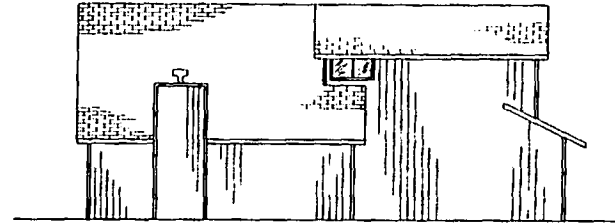
February 14, 1991

28

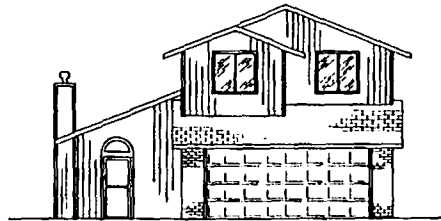
Item #



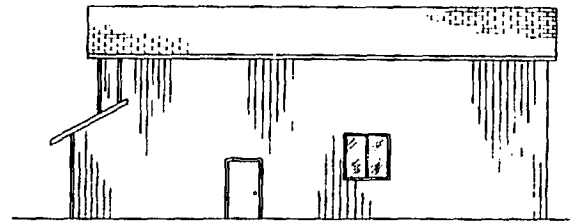
SOUTH ELEV.



EAST ELEV.

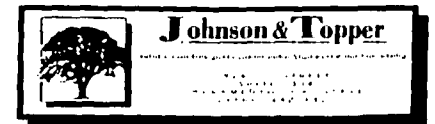


NORTH ELEV.



WEST ELEV.

ELEVATIONS
PLAN 2 DIAS PARK
CITY OF SACRAMENTO SEPT. 1990
SCALE: 1" = 1/8"



**EXHIBIT -D
ELEVATIONS**



4/13/91 163

3.18

4.6

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

April 2, 1991

PASSED FOR
PUBLICATION
& CONTINUED
TO 4-9-91

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

City Council
Sacramento, California

Honorable Members In Session:

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

SUBJECT: ORDINANCE AMENDING THE DISTRICTS
ESTABLISHED BY THE COMPREHENSIVE ZONING
ORDINANCE NO. 2550, FOURTH SERIES, AS
AMENDED, FOR PROPERTY LOCATED AT THE SOUTH
SIDE OF DIAS AVENUE, APPROXIMATELY 1,000±
FEET EAST OF STOCKTON BOULEVARD BY REMOVING
1.47± ACRES FROM THE STANDARD SINGLE FAMILY (R-1) ZONE AND
PLACING THE SAME IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE(S) OR
A MORE RESTRICTIVE ZONE(S) (P90-403)

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

SUMMARY

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

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 April 9, 1991.

Respectfully submitted,

MICHAEL M. DAVIS

Director of Planning and Development

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

April 2, 1991
District No. 6

MMD:WW:vr
P90-403.PFP
Attachment

①

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, FOR PROPERTY LOCATED AT THE SOUTH SIDE OF DIAS AVENUE, 1,000± FT. EAST OF STOCKTON BOULEVARD BY REMOVING 1.47± ACRES FROM THE STANDARD SINGLE FAMILY (R-1) ZONE AND PLACING THE SAME IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(P90-403) (APN: 038-0191-011)

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

SECTION 1

The territory described in the attached exhibit(s) which is located at the south side of Dias Avenue, approximately 1,000± ft. east of Stockton Boulevard in the Standard Single Family (R-1) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Single Family Alternative (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.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

(2)

- 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 on February 14, 1991, 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

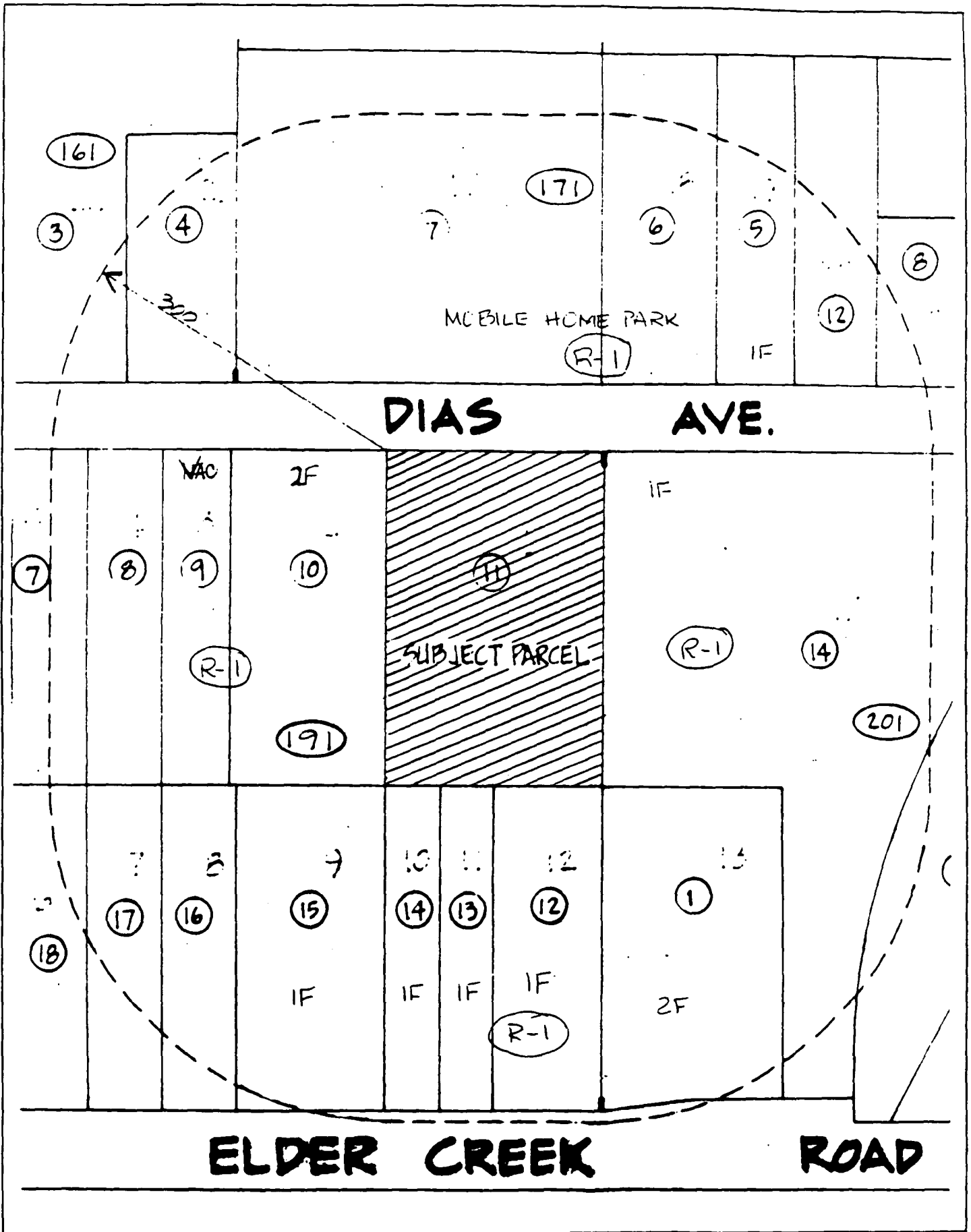
P90-403.PFP

FOR CITY CLERK USE ONLY

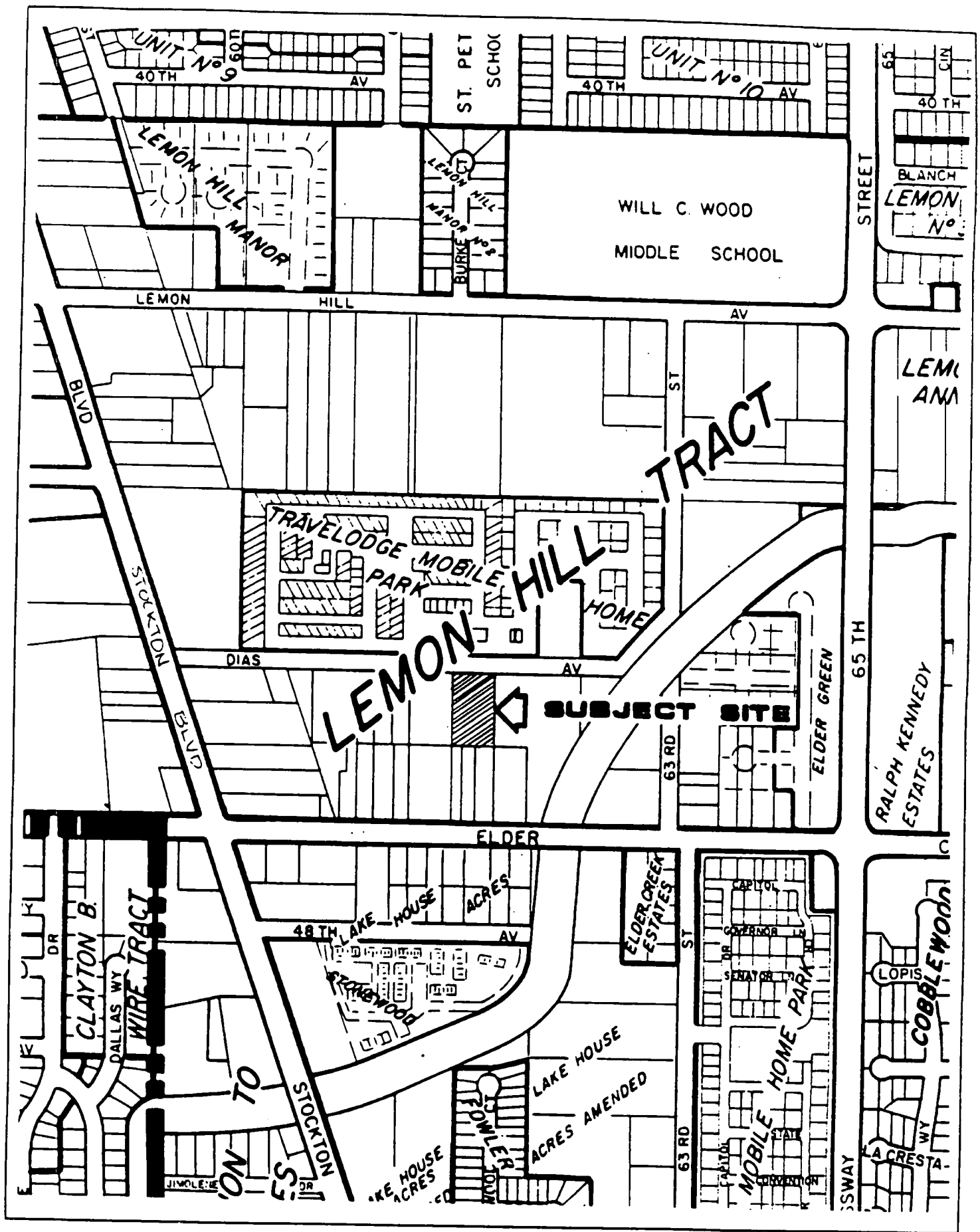
ORDINANCE NO.: _____

DATE ADOPTED: _____

③



LAND USE & ZONING MAP



VICINITY MAP

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