



# CITY OF SACRAMENTO

20

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

MARTY VAN DUYN  
PLANNING DIRECTOR

December 5, 1983

**APPROVED**  
BY THE CITY COUNCIL

City Council  
Sacramento, California

**DEC 13 1983**

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Rezoning from R-1 to R-1A
  3. Subdivision Modification to defer the installation of water and sewer service connections
  4. Tentative Map (P83-339) (APN: 225-468-01)

LOCATION: Southeast corner of Truxel Road and Woodland Oaks Way

### SUMMARY

This is a request for entitlements necessary to develop a corner lot into two halfplex units. The staff and Planning Commission recommended approval of the project. The Commission also approved a Special Permit to allow the halfplex units.

### BACKGROUND INFORMATION

The subject site is a vacant residential lot that was once utilized as a parking lot for a model home complex. It is located in an area where single family residential dwellings are the predominate land use. The applicant is proposing to construct two halfplex units on the site.

The staff and Planning Commission have no objection to the request for halfplexes. It is consistent with the South Natomas Community Plan and compatible with surrounding land uses.

The applicant is requesting a Subdivision Modification to defer the installation of water and sewer connections until building permits are obtained. Staff has no objection to this request because these services are only being deferred until development occurs.

### VOTE OF THE PLANNING COMMISSION

On November 10, 1983, the Planning Commission, by a vote of six ayes, three absent, recommended approval of the project subject to conditions.

20

City Council

-2-

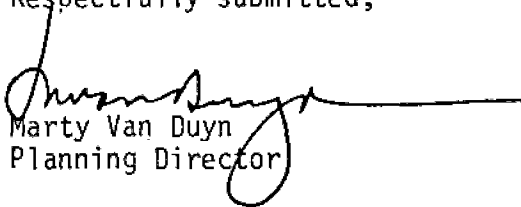
December 5, 1983

RECOMMENDATION

The staff and Planning Commission recommend approval of the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached Rezoning Ordinance; and
3. Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modification with Conditions.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

HY:lao  
attachment  
P83-339

December 13, 1983  
District No. 1

ORDINANCE NO. 83-151 20

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHEAST CORNER OF TRUXEL ROAD AND WOODLAND OAKS WAY FROM THE RESIDENTIAL, R-1 ZONE(S) AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S) (FILE NO. P-83-339 )(APN: 225-468-01)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO, APPROVED BY THE CITY COUNCIL

SECTION 1.

DEC 13 1983

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

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

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission November 10, 1983, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

20

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

P83-339

20

LEGAL DESCRIPTION

LOTS 203 and 239, AS SHOWN ON THE "PLAT OF WOODBRIDGE UNIT NO. 3",  
RECORDED IN BOOK 118 OF MAPS, MAP NO. 16, RECORDS OF SAID COUNTY.

P83-339

RESOLUTION No. 83-488

20

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR THE CITY COUNCIL  
PROPERTY LOCATED ON THE SOUTHEAST CORNER OF TRUXEL  
ROAD AND WOODLAND OAKS WAY  
(P-83-339)(APN: 225-468-01)

APPROVED  
DEC 13 1983

OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council, on December 13, 1983, held a public hearing on the request for approval of a subdivision modification and tentative map for property located on the southeast corner of Truxel Road and Woodland Oaks Way

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and,

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balanced these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1978 South Natomas Community Plan designate the subject site for residential use(s).
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. In the matter of the hereby approved requested subdivision modification to defer the installation of water and sewer service connections :
  - a. There are special circumstances to warrant the deferral  
that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the City prefers to not have inactive service connections
  - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that these services will be required when building permits are obtained
  - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the granting of the modification will not alter the characteristics of the area
  - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential uses
7. The tentative map for the proposed subdivision is hereby approved subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:

20

- a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcel B. These services must be paid for and installed at the time of obtaining building permits;
- b. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
- c. 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;
- d. Extend sewer line to Parcel 203B. Construction must be complete or underway prior to filing final map.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P83-339

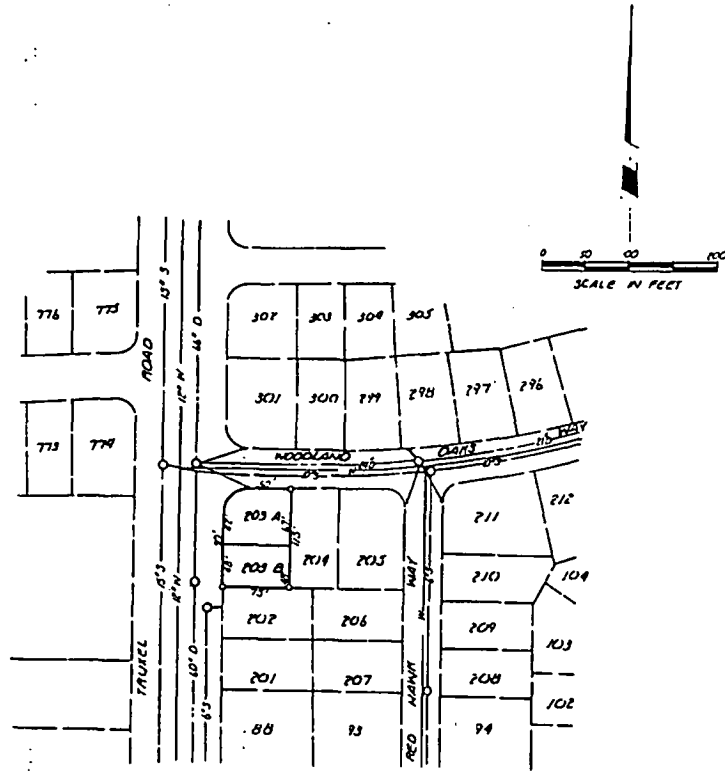


PB3-334

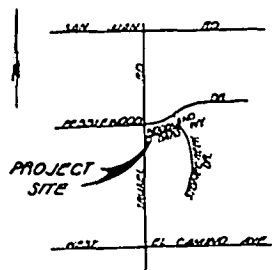
11-10-83

ITEM 14

TENTATIVE MAP for  
 RESUBDIVISION OF LOT 203 of  
 WOODBRIDGE UNIT NO. 3  
 CITY OF SACRAMENTO, CALIFORNIA  
 OCTOBER 1983 SCALE: 1" = 100'



OWNER of SUBDIVIDER:	CHEYENNE CONSTRUCTION CO., INC. P.O. BOX 420817 SACRAMENTO, CALIF. 95842
IMPROVEMENTS:	AS REQUIRED BY CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY, HALF ACRE
EXISTING ZONING:	R-1
ASSESSOR'S PARCEL NO.:	225-468-01
SEWAGE DISPOSAL:	CITY OF SACRAMENTO
WATER SUPPLY:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
FIRE PROTECTION:	SACRAMENTO FIRE DEPARTMENT
ACREAGE:	0.19 ± AC.
NO. OF LOTS:	2
LOT SIZE:	AS SHOWN



VICINITY MAP  
NO SCALE

EXHIBIT 'A'

20

SACRAMENTO CITY PLANNING COMMISSION

20

MEETING DATE November 10, 1983  
 ITEM NO. 146 FILE NO. P-83-339  
 M- \_\_\_\_\_

- GENERAL PLAN AMENDMENT  TENTATIVE MAP   
 COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION   
 REZONING  ENVIRONMENTAL DET.   
 SPECIAL PERMIT  OTHER \_\_\_\_\_  
 VARIANCE  \_\_\_\_\_

Recommendation LOCATION: Southeast corner of Trudel Road + Woodland Oaks Way

- Favorable w/cond.  
 Unfavorable  Petition  Correspondence

NAME	PROPOSERS	ADDRESS

NAME	OPPOSERS	ADDRESS

MOTION NO. \_\_\_\_\_

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			✓
Fong	<u>absent</u>			
Holloway	<u>absent</u>			
Hunter	✓			
Ishmael	✓		✓	
Larson	✓			
Silva	✓			
Simpson	<u>absent</u>			
Goodin	✓			

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

CITY PLANNING COMMISSION

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

20

APPLICANT	Cheyenne Construction Co. Inc., P.O. Box 420817, Sacramento, CA 95842		
OWNER	Cheyenne Construction Co. Inc., P.O. Box 420817, Sacramento, CA 95842		
PLANS BY	Sunrise Design, 4800 Manzanita Ave., #7, Carmichael, CA		
FILING DATE	10-7-83	50 DAY CPC ACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC.	10-31-83	EIR	ASSESSOR'S PCL. NO. 225-468-01

- APPLICATION:
1. Environmental Determination
  2. Rezone a corner lot from Single Family (R-1) to Townhouse (R-1A) (Sec. 13);
  3. Tentative Map to divide an existing corner lot into two halfplex lots;
  4. Special Permit for development of two halfplex units (Sec. 7-c)
  5. Subdivision Modification to waive separate water and sewer services.

LOCATION: Southeast corner of Truxel Road and Woodland Oaks Way

PROPOSAL: To develop a corner lot in the Woodbridge Unit No. 3 with two halfplex units.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
 1978 South Natomas Community  
 Plan Designation: Residential; 4-21 du/ac; 12 average  
 Existing Zoning of Site: R-1  
 Existing Land Use of Site: Abandoned model home parking lot

Surrounding Land Use and Zoning:

North: Single Family; R-1  
 South: Single Family; R-1  
 East: Single Family; R-1  
 West: Vacant, utility substation, construction trailer; A

Parking Required: 2 spaces  
 Parking Proposed: Two 2-car garages  
 Property Dimensions: 75' x 115'  
 Property Area: 0.19± ac.  
 Square Footage of Building: 1,300 per unit  
 Street Improvements: Existing  
 Utilities: Available to site  
 Exterior Building Colors: Earth tones  
 Exterior Building Materials: Wood siding, shake roofing

SUBDIVISION REVIEW COMMITTEE: On October 26, 1983, the Subdivision Review Committee, by a vote of six ayes and three absent, voted to recommend approval of the tentative map and subdivision modification to waive separate water and sewer services. The applicant shall satisfy each of the conditions prior to the filing of the final map unless a different time for compliance is specifically noted:

1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcel B. These services must be paid for and installed at the time of obtaining building permits;

20

2. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
3. 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;
4. Extend sewer line to Parcel 203B. Construction must be complete or underway prior to filing final map.

STAFF EVALUATION: Staff has the following comments:

1. The subject site is located in an area presently being developed with single family residences. The current R-1 zoning would permit development of a duplex on the subject site. The requested entitlements are needed to facilitate individual ownership of each unit of the two-family structure proposed for this corner lot. Whether developed as a duplex or as halfplexes, a two-family structure would not change the low density character of the neighborhood.
2. Staff notes that a window and chimney indicated on the floor plan of Unit A was omitted from the Woodland Oaks Way elevation. Staff has sketched them in.
3. The fenced area at the front of Unit A is necessary for the provision of private open space. However, the fencing detracts from the aesthetics of that front yard and therefore staff suggests that landscaping in front of the fencing be required. The landscaping should include trees and shrubs as indicated on the elevation plans and Exhibit B.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from Single Family (R-1) to Townhouse (R-1A) zone;
3. Approval of the Tentative Map, subject to conditions;
4. Approval of the Subdivision Modification to waive sewer and water services;
5. Approval of the Special Permit, subject to conditions and based on Findings of Fact that follow.

Conditions - Tentative Map

- a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcel B. These services must be paid for and installed at the time of obtaining building permits;
- b. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
- c. 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;

- d. Extend sewer line to Parcel 203B. Construction must be complete or underway prior to filing final map.

Condition - Special Permit

Landscaping shall include special attention given to the area against the front fencing of Unit A (see Exhibit B). This shall include a combination of five-gallon shrubs, 15 gallon trees and ground cover.

Findings of Fact - Special Permit

- a. The proposed halfplex development is based on sound principles of land use in that there are similar halfplex and duplex units in the neighborhood, and the design is compatible with other units in the area;
- b. The proposed project will not be detrimental to public health, safety or welfare and will not result in the creation of a nuisance as conditioned in that the use is compatible with existing residential uses; and
- c. The proposed development is compatible with the 1974 General Plan and the 1978 South Natomas Community Plan which designate the property for Residential and Low Residential (4-21 du/ac; 12 average) respectively.

NATOMAS SANITARY DISTRICT

SEWAGE TREATMENT PLANT

AIRPORT

SIDE

# LOCATION MAP 20

SUBDIVISION

SAN JUAN ROAD



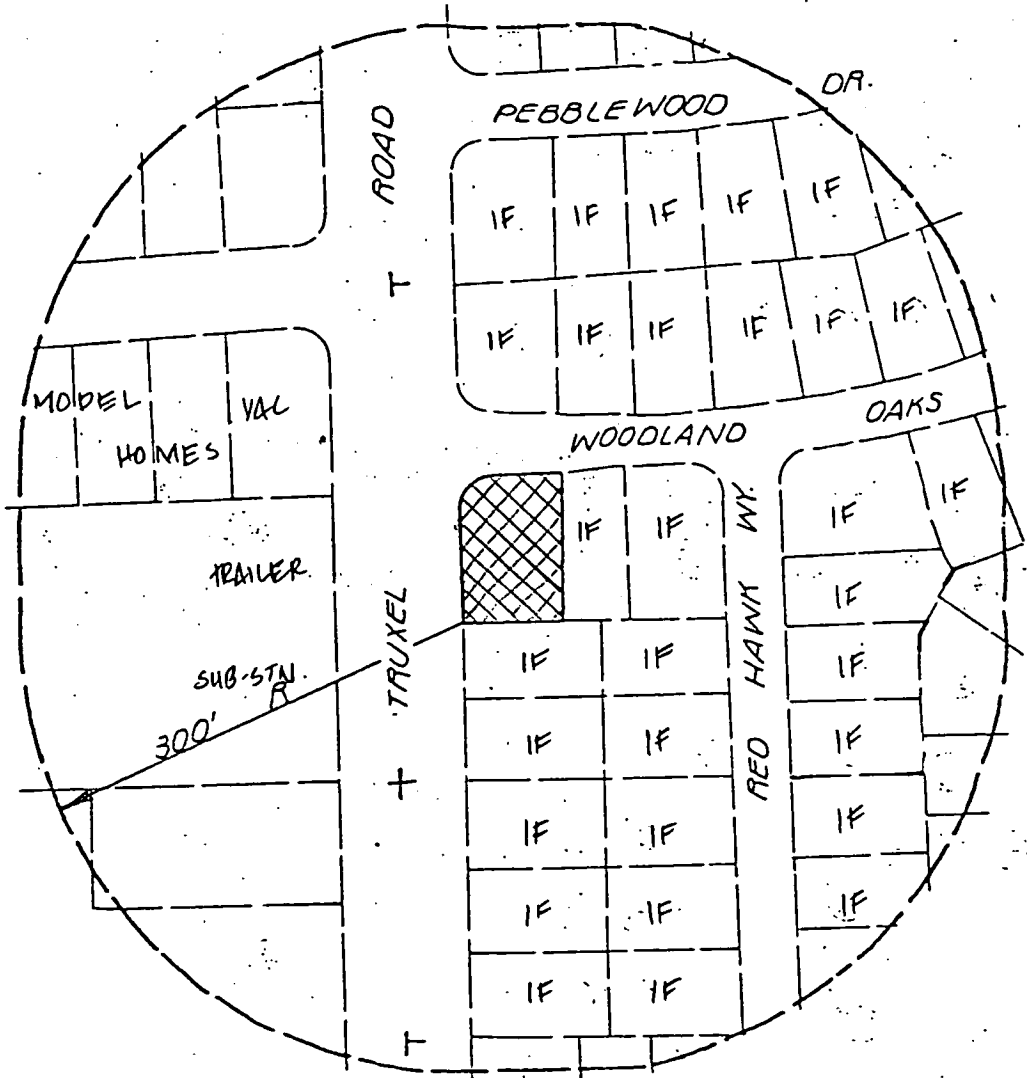
20

PB3-339  
ER

11-10-83 SIDE

ITEM 13

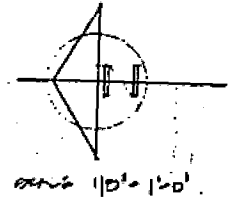
SCALE : 1" = 100'



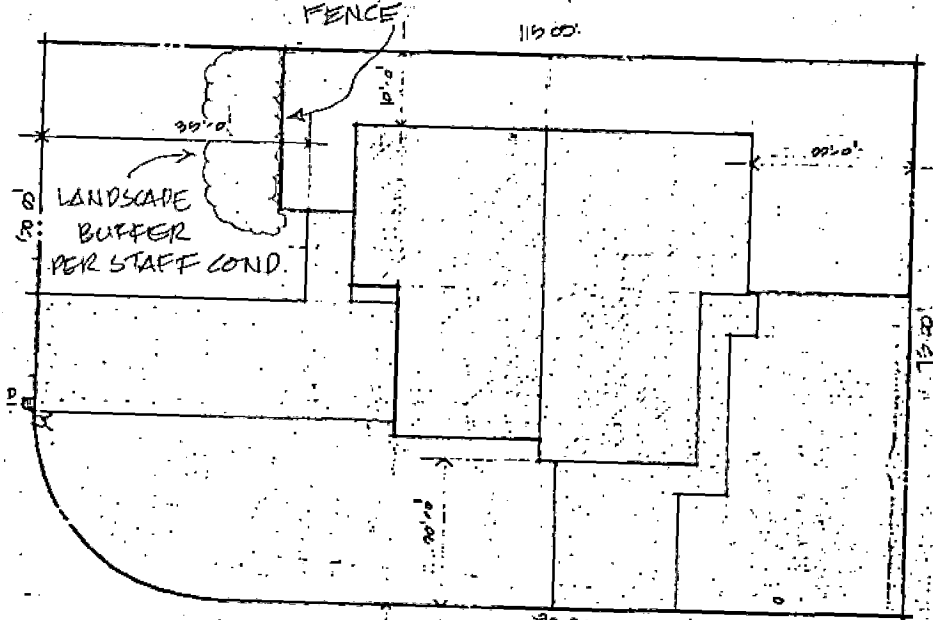
 LAND USE & ZONING

# STINE PLAN

CITY OF SACRAMENTO, CALIFORNIA



WOODLAND OAKS WAY



TRUXEL ROAD

EXHIBIT B

20 1

P 03-339

11-10-02

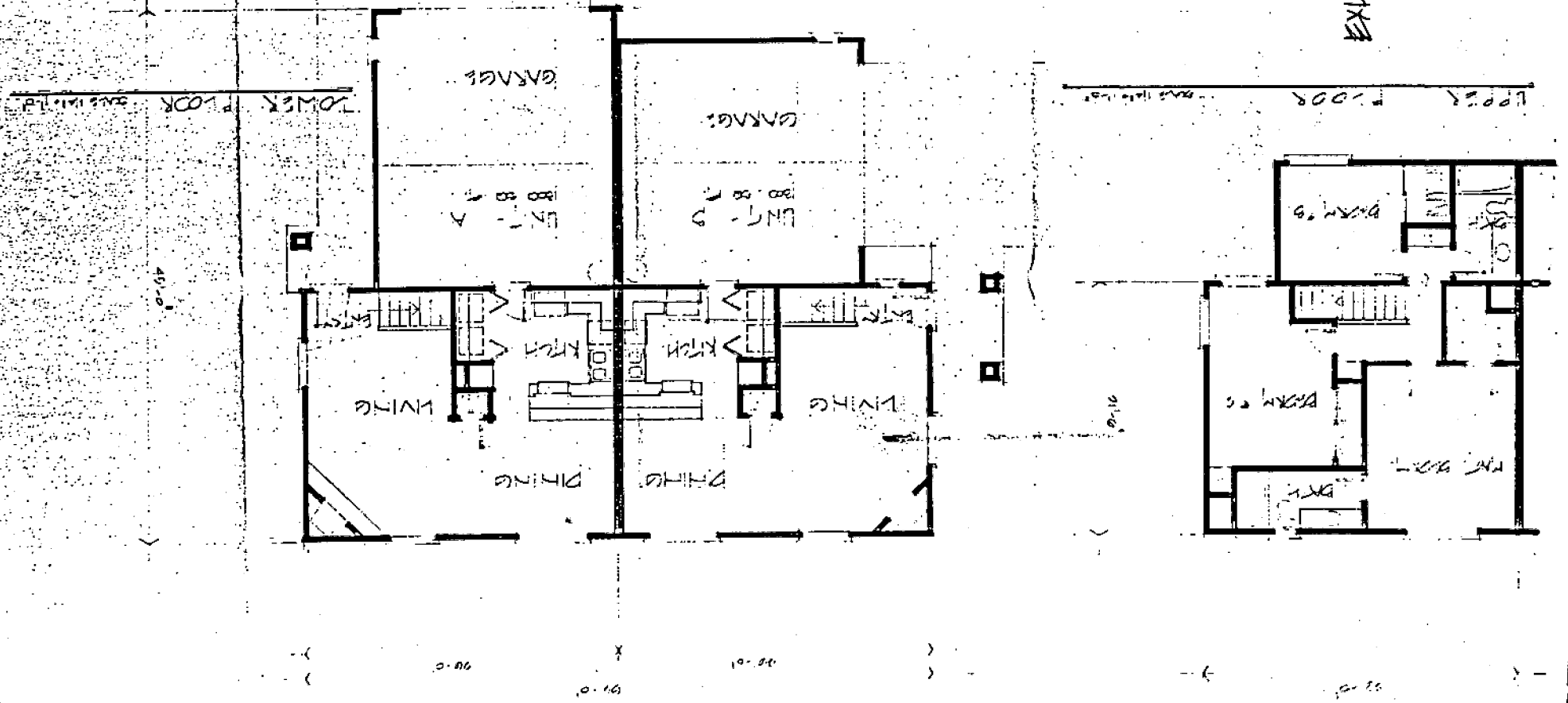


3

20

# 1ST FLOOR PLANS

EXHIBIT C



7/1/1981

08-28-81

08-28-81

183-339

11-10-83

ITEM NO. 17

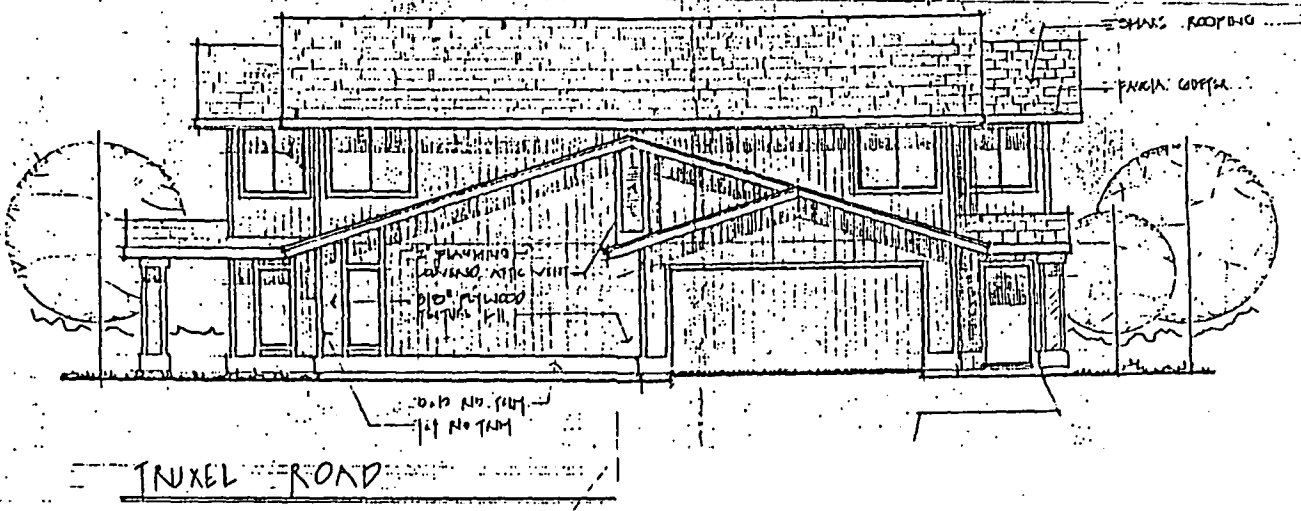
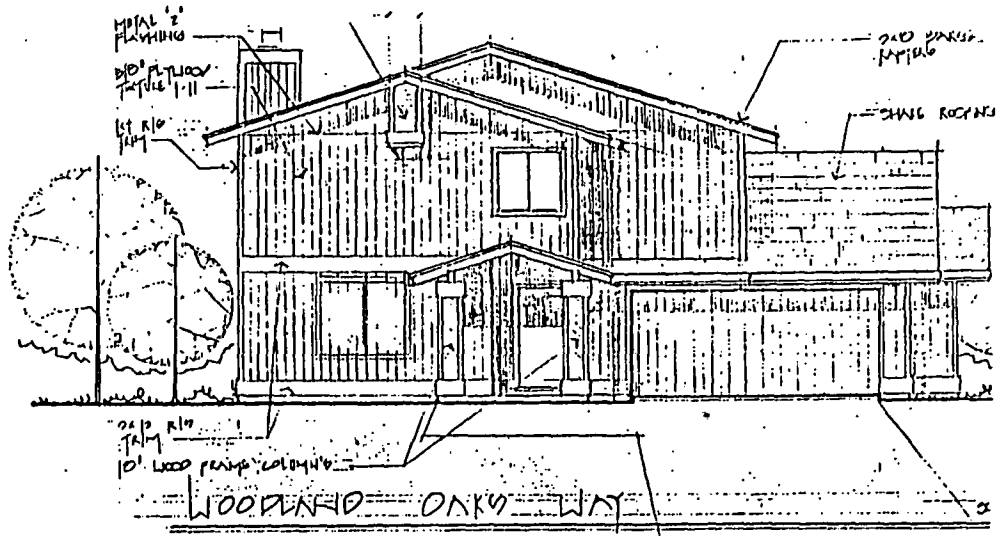


EXHIBIT 'D'

20





## CITY OF SACRAMENTO

20

MARTY VAN DUYN  
PLANNING DIRECTOR

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

November 23, 1983

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone 0.2+ acres from Residential, R-1 to Townhouse, R-1A.

LOCATION: Southeast corner of Truxel Road and Woodland Oaks Way.

### SUMMARY

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


### BACKGROUND

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 December 13, 1983.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 12-13-83

MVD:lao  
attachment  
P83-339

December 6, 1983  
District No. 1

3

20

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE  
 COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES,  
 AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE  
 SOUTHEAST CORNER OF TRUXEL ROAD AND WOODLAND OAKS WAY  
 FROM THE RESIDENTIAL, R-1 ZONE(S)  
 AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)  
 (FILE NO. P-83-339 )(APN: 225-468-01)

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

## SECTION 1.

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

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

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission November 10, 1983, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

## SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

33

20

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

P83-339

3  
20

LEGAL DESCRIPTION

LOTS 203 and 239, AS SHOWN ON THE "PLAT OF WOODBRIDGE UNIT NO. 3",  
RECORDED IN BOOK 118 OF MAPS, MAP NO. 16, RECORDS OF SAID COUNTY.

P83-339

December 16, 1983

CHEYENNE CONSTRUCTION COMPANY, INC.  
Post Office Box 420817  
Sacramento, CA 95842

Dear Sir or Madam:

On December 13, 1983, the Sacramento City Council took the following action(s) for property located at southeast corner of Truxel Road and Woodland Oaks Way (P-83339):

Ordinance 83-151 adopting rezoning of 0.2± acres from R-1 to R-1A zone; Resolution 83-988 adopting findings of fact approving a tentative map to divide 0.2± acres into 2 parcels for halfplex development and subdivision modification to waive sewer and water service connections.

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

Sincerely,



Lorraine Magana  
City Clerk

LM/sml/20 ✓

Enclosure: **Ordinance 83-151 and Resolution 83-988**

cc: Planning Department