



CITY OF SACRAMENTO



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

MARTY VAN DUYN
PLANNING DIRECTOR

November 5, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination;
2. Rezoning from R-1 to R-1A;
3. Tentative Map (P82-211)

LOCATION: 1301 42nd Avenue and 6065 13th Street

APPROVED
BY THE CITY COUNCIL

NOV 16 1982

OFFICE OF THE
CITY CLERK

SUMMARY

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

BACKGROUND INFORMATION

The subject site is located within a single family subdivision that is completely developed. Single family dwellings and a duplex surround the site.

The applicant's proposal for halfplex units is compatible with surrounding land uses and is consistent with the Community and General Plans. There was no objection to the project.

VOTE OF PLANNING COMMISSION

On October 14, 1982, the Planning Commission, by a vote of five ayes, four absent, recommended approval of the project.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;

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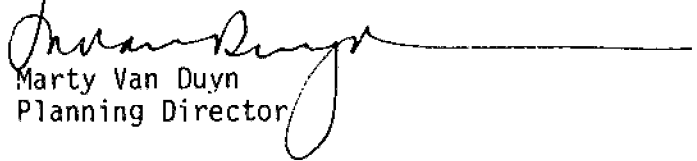
City Council

-2-

November 5, 1982

2. Adopting the attached rezoning ordinance; and
3. Adopting the attached resolution adopting findings of fact and approving the tentative map with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P82-211

November 16, 1982
District No. 4

ORDINANCE NO. 82-094

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 1301 42ND AVENUE AND 6065 13TH STREET FROM THE R-1, SINGLE FAMILY ZONE AND PLACING SAME IN THE R-1A, TOWNHOUSE ZONE (FILE NO. P-82-211) (APN: 024-421-04)

APPROVED
BY THE CITY COUNCIL

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

NOV 16 1982

SECTION 1.

OFFICE OF THE
CITY CLERK

The territory described in the attached exhibit(s) which is in the R-1, Single Family zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1A, Townhouse 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 October 14, 1982, 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.

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

P82-211

EXHIBIT "A"

K212998
1st Amended

In the State of California, County of Sacramento, City of Sacramento,
and being:

Lot 110, as shown on the "Plat of South Land Park Hills Unit No.
10-A", recorded in Book 79 of Maps, Map No. 22, records of said
County.

EXCEPTING THEREFROM an undivided one-half interest in and to all
underground minerals below a depth of 100 feet beneath the surface
as excepted in the Deed dated June 23, 1953, recorded June 24, 1953,
in Book 2433 of Official Records, at page 504, and in the Deed dated
May 14, 1954, recorded May 21, 1954, in Book 2609, of Official Records
at page 388.

OK Ed Flowers
9-3-82

RESOLUTION No. 82-790

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR SOUTH LAND PARK HILLS UNIT 10-A **APPROVED**
BY THE CITY COUNCIL

(P-82-211)(APN: 024-421-04)

NOV 16 1982

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on November 16, 1982, held a public hearing on the request for approval of a tentative map for South Land Park Hills Unit 10-A, located at 1301 42nd Avenue and 6065 13th Street;

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

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

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

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

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

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

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the Pocket 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. 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.
 - b. The applicant shall indicate necessary sewer and water easements on the final map and extend mains as required (construction to be completed prior to filing the map).

MAYOR

ATTEST:

CITY CLERK

P82-211

- 2. Dedicate necessary sewer and water easements and extend mains as required. Construction of services to be completed prior to filing the map.

STAFF EVALUATION: Staff has the following comments with regard to this project:

- 1. The proposed project does not represent an increase in density or a change in the neighborhood character since duplex units are allowed on all corner lots in the R-1 zone. The request to rezone to R-1A will allow individual ownership of each unit.
- 2. The proposed halfplex development is located on a corner lot and each of the units will be located on a different street frontage. This site design is consistent with the Pocket Community Plan which designates light density residential duplexes on corner lots. In addition, the separate street orientation of the units meets the desired design criteria for this type of development and gives the appearance of a single family structure.
- 3. The proposed lot split is consistent with the General Plan and Pocket Community Plan in that the site will be developed with low density residential use. The Pocket Community Plan allows a density of seven units per acre.
- 4. The Planning and Community Services Departments have determined that .03 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted 90 days prior to filing the final map.
- 5. There is an existing sewer line to the subject site. Off-site improvements will be required to bring water services along the utility easement existing on the parcel to the north of the subject site. In order to provide Parcel A with separate services, the City Engineer recommends the necessary easements be reflected on the final map and the construction be completed prior to filing the map.

The structure is currently under construction. The applicant is aware of the additional structural and utility requirements necessary for halfplex construction as opposed to duplex construction.

- 6. The subject site is located within the Executive Airport Overflight zone (zone 4). The project is compatible with the Executive Airport CLUP and the proposed ordinance.

RECOMMENDATION: Staff recommends the Commission:

- 1. Ratify the Negative Declaration.
- 2. Approve the Rezone from R-1 to R-1A.
- 3. Approve the Special Permit, based on Findings of Fact to follow.
- 4. Approve the Tentative Map, subject to conditions to follow.

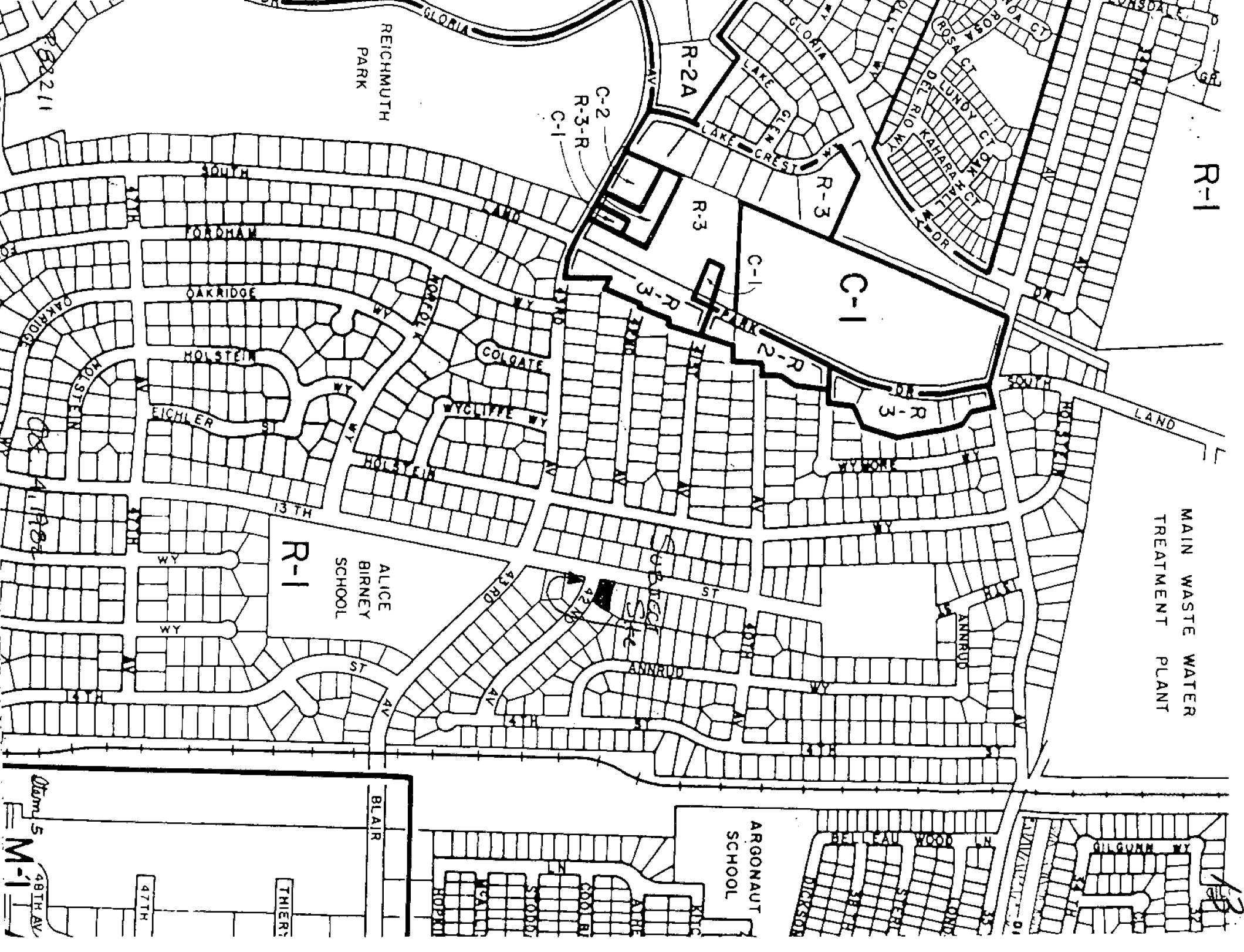
Findings of Fact - Special Permit

- a. The halfplex development is based upon sound principles of land use in that similar housing types are located in this neighborhood and duplex units are allowed on corner lots.

- b. The proposed project will not be detrimental to the public health, safety and welfare or result in the creation of a nuisance in that the use is compatible with the adjacent residential uses.
- c. The proposed project complies with the General Plan and the Pocket Community Plan in that each designates the site for residential development.
- d. The proposed project is compatible with the Executive Airport CLUP and the proposed ordinance.

Tentative Map - Conditions

- a. 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.
- b. The applicant shall indicate necessary sewer and water easements on the final map and extend mains as required (construction to be completed prior to filing the map).



REICHMUTH
PARK

ALICE
BIRNEY
SCHOOL

ARGONAUT
SCHOOL

MAIN WASTE WATER
TREATMENT PLANT

R-2211

Blair
M-1
48TH AV

47TH

THIERS

HOPKIN

WALTON

STOOD

COOL B

ALICE

KING

DICKSON

STERN

LONG

BEAUFORD

WALTON

WALTON

WALTON

WALTON

WALTON

R-1

R-2A

R-3-R

C-1

R-3

R-3

C-1

C-1

R-3

R-2

R-3

R-1

LAND

R-2211

R-2211

18

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OF
**LOT 110 "SOUTH LAND PARK
 HILLS UNIT 10-A" 79 BM 22**
 CITY OF SACRAMENTO, CALIFORNIA AUGUST, 1982

SCALE 1" = 30'

DESCRIPTION

LOT 110, AS SHOWN ON THE "PLAN OF SOUTH LAND PARK
 HILLS UNIT NO. 10-A" RECORDED IN BOOK
 77 OF MAPS, MAP NO. 22

ASSESSORS PARCEL NO.

024-421-04

OWNER - DEVELOPER

VICTOR YEE, and TERRY WONG
 1219 - 42ND AV.
 SACRAMENTO, CALIF.
 PH. 484-8555 SIP 15822

SURVEYOR

R. B. SURVEYS
 2223 MARCONI ST. #2
 SACRAMENTO, CALIF.
 PH. 921-1097 SIP 15821
 L.S. 5078

PROPOSED USE

PARCEL A - HALF PLEX
 PARCEL B - HALF PLEX

PRESENT USE

PUBLIC IMPROVEMENTS

CLASS C

ZONING

A-1 MBSRP PARSEP A1-A

WATER SUPPLY

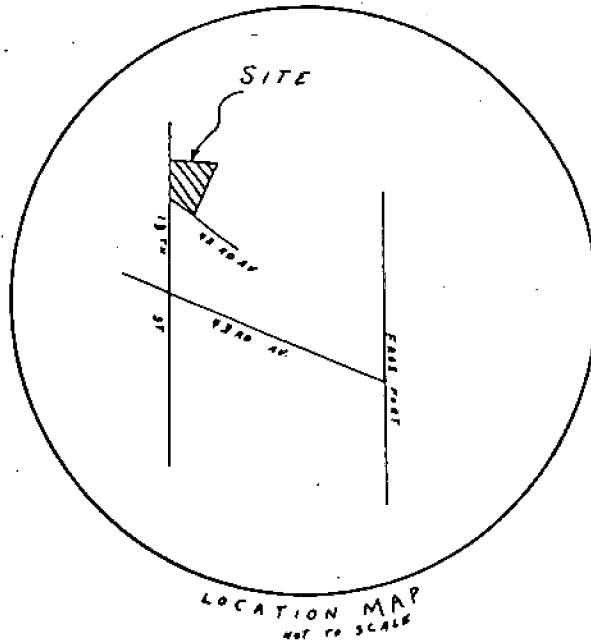
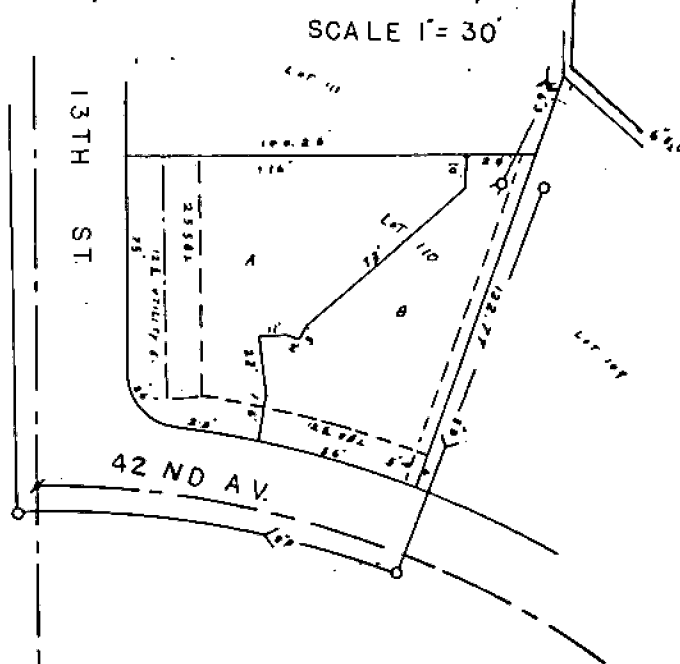
CITY OF SACRAMENTO

SAN. SEWER STORM DRAIN

CITY OF SACRAMENTO

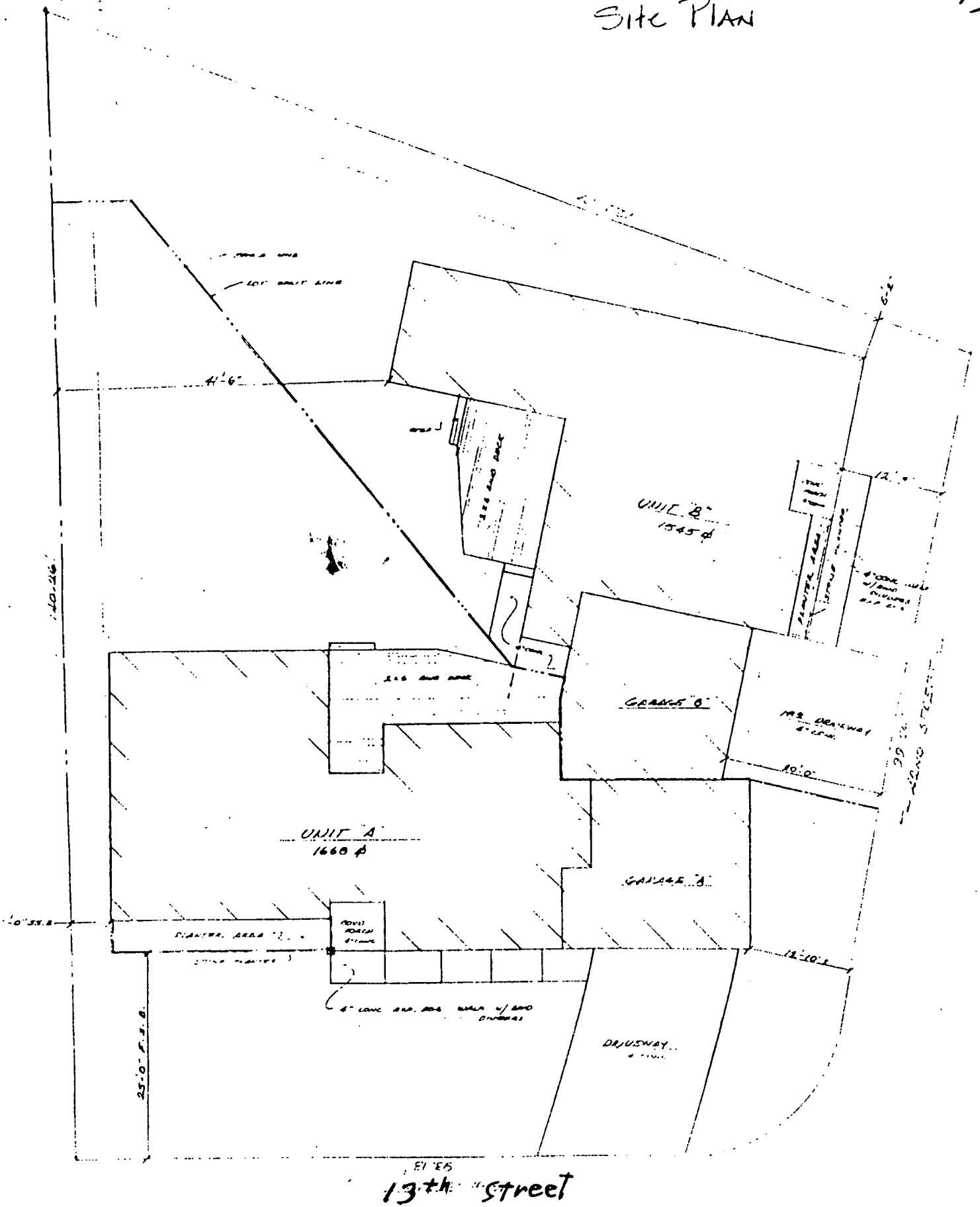
ACREAGE

PARCEL A - 7002 SQ. FT. ±
 PARCEL B - 6204 SQ. FT. ±



SITE PLAN

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P. 82211

Oct. 14, 1982

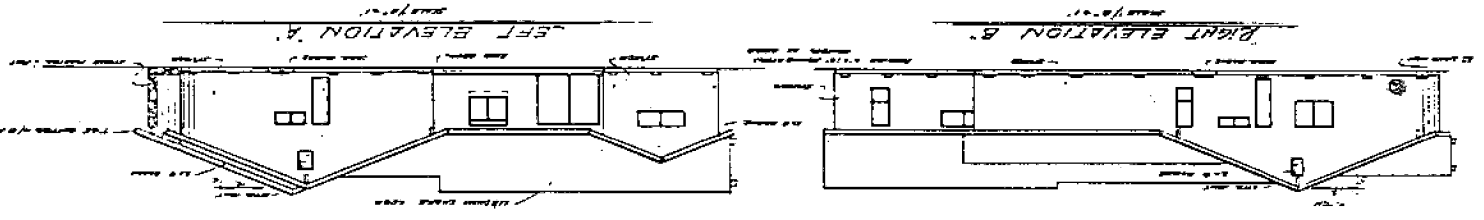
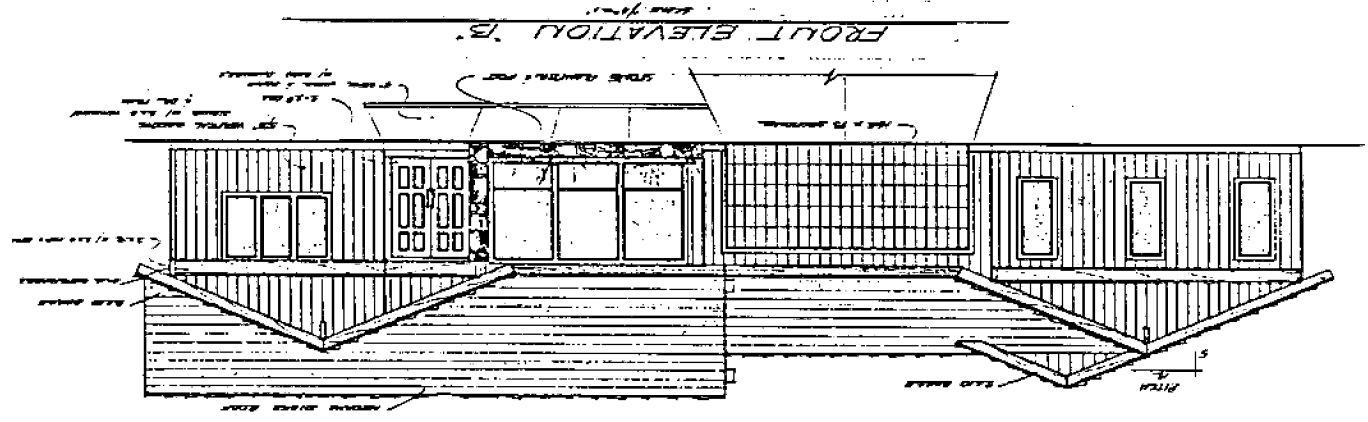
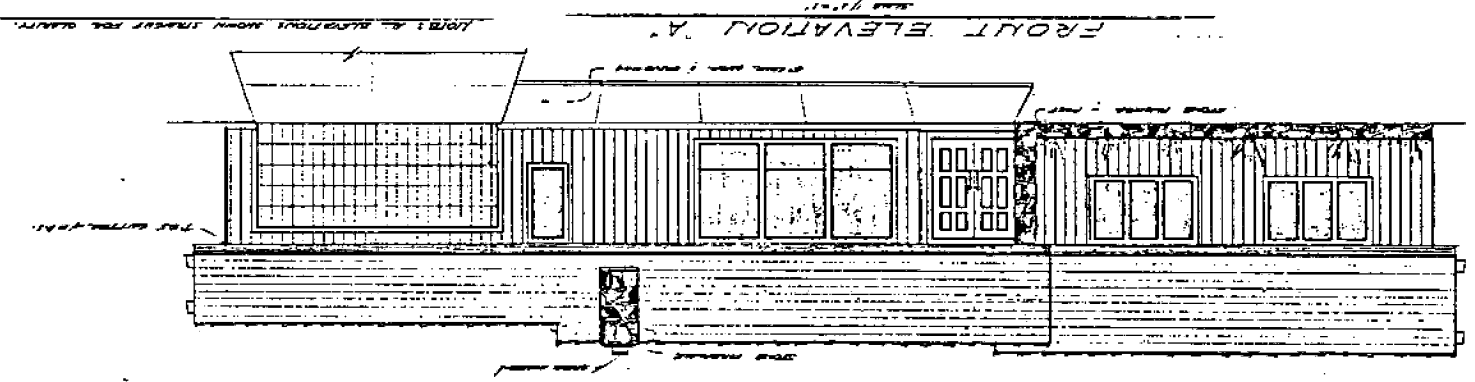
Item 5

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PR2211

Oct. 14, 1982

Outside Elevation



112-289
OUTSIDE ELEVATION

October 14, 1982

Sheet 5

November 17, 1982

Victor Ng Yee, etal
1219 42nd Avenue
Sacramento, CA 95822

Dear Mr. Ng Yee:

On November 16, 1982, the Sacramento City Council took the following action(s) for property located 1301 42nd Avenue and 6065 13th Street (P-82211):

- A. Rezone 0.3± acres from R-1 to R-1A
- B. Tentative map to divide 0.3± acres into 2 parcels for halfplex development

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

Sincerely,

Lorraine Magana
City Clerk

LM/emm/13
Enclosure

cc: Planning Department