



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

April 6, 1983

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

APR 12 1983

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

- SUBJECT: 1. Environmental Determination;
2. Subdivision Modification to waive sewer and water services;
3. Tentative Map (P83-045)(APN: 031-510-09)

LOCATION: Northeast corner of Laguna Seca Court and Las Positas Circle

SUMMARY

This is a request for entitlements necessary to develop two halfplex units on a vacant corner lot zoned R-1A within the Greenhaven Unit No. 17 subdivision. The staff and Planning Commission recommended approval of the entitlements subject to conditions. The Planning Commission also approved a special permit to allow the halfplex units.

BACKGROUND INFORMATION

The subject site consists of a corner lot in an approved single family subdivision. The proposed halfplex units would not represent an increase in land use intensity in that duplexes are permitted on corner lots without Council or Planning Commission review. The proposal is also compatible with adjacent single family development.

The City Engineer is supporting the subdivision modification to waive sewer and water services until such time as building permits are obtained. This is to avoid damage to these service connections or misuse of the services.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

VOTE OF PLANNING COMMISSION

On March 10, 1983, by a vote of 8 ayes and 1 absent, the Planning Commission recommended approval of the project subject to conditions.

RECOMMENDATION

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

1. Ratifying the Negative Declaration; and
2. Adopting the attached resolution adopting findings of fact and approving the subdivision modification and tentative map with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:TM:cp
Attachments
P83-045

April 12, 1983
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

20

MEETING DATE March 10, 1983

ITEM NO. 90 FILE NO. P- 83-045
M- _____

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

Recommendation LOCATION: NE corner of Laguna, Sec. 6 Unit 9 Los Lobos Circle

- Favorable w/cond.
- Unfavorable Petition Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			✓
Fong	✓			
Holloway	✓			
Hunter	✓			
Larson	✓			
Silva	✓			
Simpson	✓		✓	
Yungblood	absent			
Goodin	✓			

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL subject to cond. in staff report & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

RESOLUTION No. 83-269

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
 A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
 PROPERTY LOCATED AT NE CORNER OF LAGUNA SECA COURT
 AND LAS POSITAS CIRCLE
 (P-83-045)(APN: 031-510-09)

APPROVED
 BY THE CITY COUNCIL
 APR 12 1983
 OFFICE OF THE
 CITY CLERK

WHEREAS, the City Council, on April 12, 1983, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at NE corner of Laguna Seca Court and Las Positas Circle.

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 South 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 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 waive sewer and water services :

- a. there are special circumstances or conditions affecting the property to be subdivided 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 granting of the subdivision modification would only defer installation of service connections until building permits are obtained.
- 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 services will be required upon development of the site
- 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 change 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:

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

c. Designate one of the proposed lots as Lot "A".

d. Pay off any existing assessments.

- Informational Items:
- 1) driveway onto Laguna Seca Court must be relocated out of the corner radius;
 - 2) driveway on Las Positas Circle must enter at right angles to the street.

MAYOR

ATTEST:

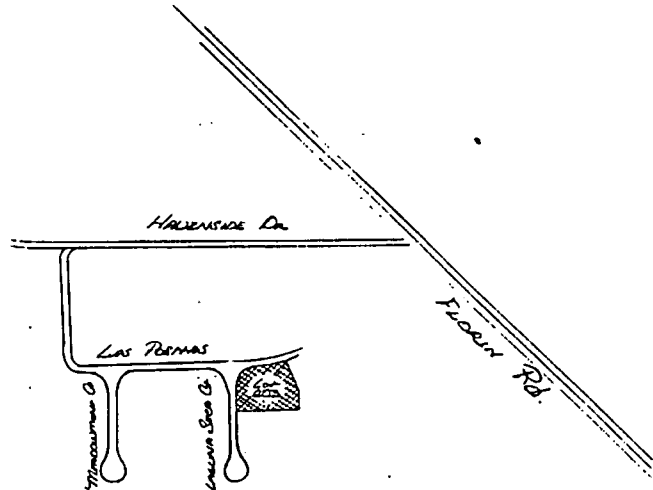
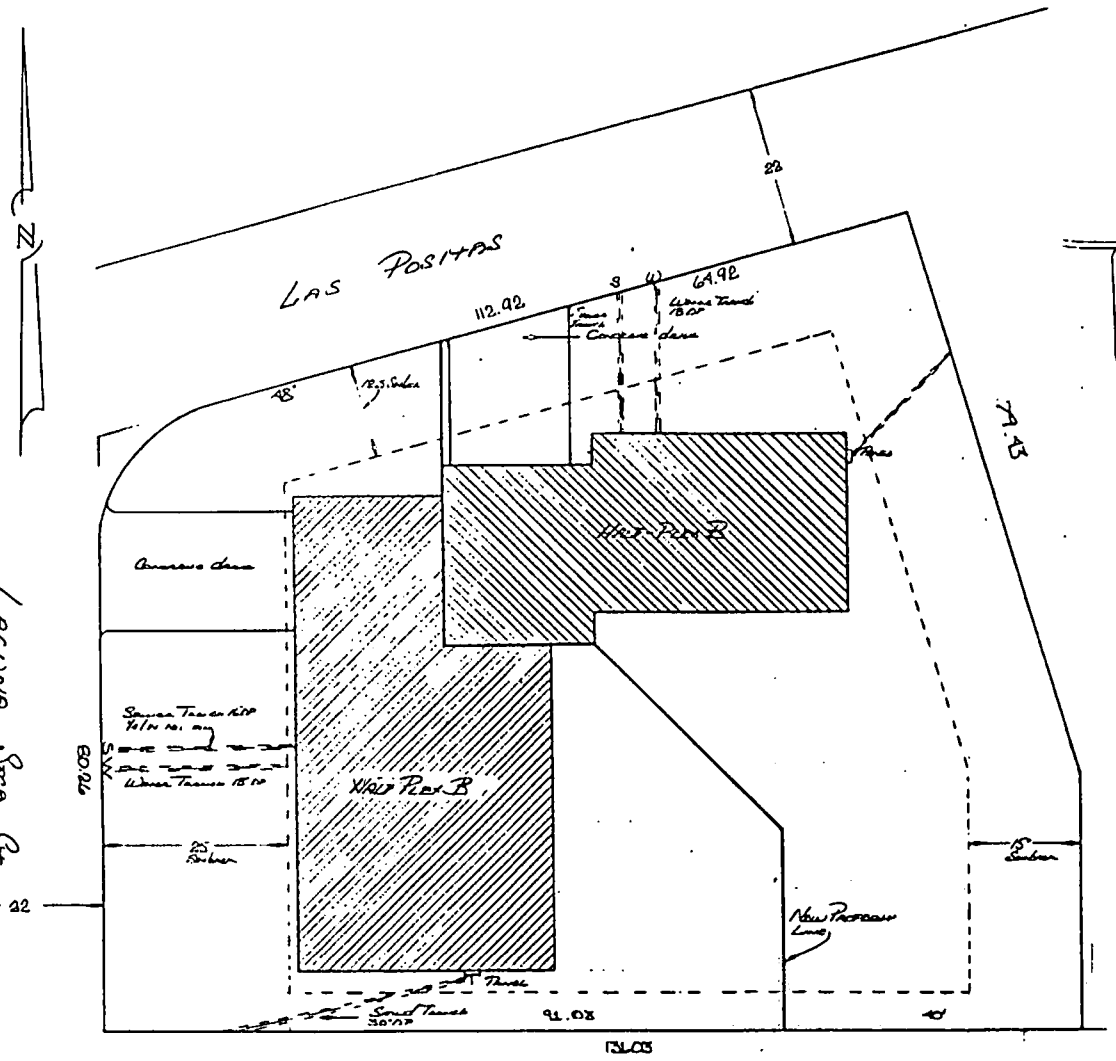
CITY CLERK

P83-045

02
02-1115

7-11-82

No. 9



VICINITY MAP No Scale

GENERAL NOTES

- Subdivision Name: GREENHURST UNIT No 17
- Owner & Subdivisor: BARBARA MICHAEL
- BLACKIE ENGINEERS, TORRANCE UNIT AND
- PLAZA MID EARTH UNV SAC CO.
- PRESENT ZONING: R1A
- PRESENT USE: VACANT
- PROPOSED ZONING: R1A
- PROPOSED USE: HALFPLEYES
- NUMBER OF LOTS: 2
- GROSS AREA: 11895.83
- SCHOOL DISTRICT: SAC UNIFIED
- LOWER STREET: CHY

TENTATIVE MAP
 GREENHURST UNIT No 17
 Scale 1"=8'

P 83045

BARBARA MICHAEL ENGINEERS INC
 LICENSE No. J70551
 P.O. Box 12, Winston Ca 95673
 (87-6190)

Approved:
 BARBARA MICHAEL
 Date:
 1-15-83

CITY PLANNING COMMISSION

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

APPLICANT	Mike Blackie, P.O. Box 12, Wilton, CA 95693		
OWNER	Mike & Barbara Blackie, P.O. Box 12, Wilton, CA 95693		
PLANS BY	Mike Blackie, P.O. Box 12, Wilton, CA 95693		
FILING DATE	2-2-83	50 DAY CPC ACTION DATE	3-10-83
		REPORT BY:	SC:bw
NEGATIVE DEC	Exempt 15115	EIR	ASSESSOR'S PCL. NO. 031-510-09

APPLICATION:

1. Special Permit to develop two halfplex units on a vacant corner lot;
2. Subdivision Modification to waive sewer and water services;
3. Tentative Map to divide 0.3± acre corner lot into two halfplex lots in the R-1A zone.

LOCATION: Northeast corner of Laguna Seca Court and Las Positas Circle

PROPOSAL: The applicant is requesting the necessary entitlements to develop a corner lot with two halfplex units for individual ownership.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1976 South Pocket Community
 Plan Designation: Low Density Residential
 Existing Zoning of Site: R-1A
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:
 North: Residential; R-1
 South: Residential; R-1
 East: Residential; R-1
 West: Residential; R-1A

Parking Required: 2 spaces
 Parking Provided: 4 spaces
 Property Dimensions: Irregular
 Property Area: 0.3± acres
 Density of Development: 6 units per acre
 Square Footage of Lot(s): Approx. 5,948 sq. ft. each
 Square Footage of Building(s): 2,979 - approx. 1,500 sq. ft. each unit
 Height of Structure(s): 22 feet
 Topography: Flat
 Street Improvements: Existing
 Utilities: To be provided
 Exterior Building Colors: Brown and white
 Exterior Building Materials: Wood and stucco

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: At the February 23, 1983 Subdivision Review Committee meeting, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the 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. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Lots A and B. These services must be paid for and installed at the time of obtaining building permits;

2. 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;
3. Designate one of the proposed lots as Lot 'A';
4. Pay off any existing assessments.

Informational Items: 1) driveway onto Laguna Seca Court must be relocated out of the corner radius;
 2) driveway on Las Positas Circle must enter at right angles to the street.

BACKGROUND INFORMATION: The subject site is located in the Greenhaven Unit No. 17 subdivision. On July 8, 1981 the City Council approved the rezoning of this lot, along with 16 other corner lots in the area, to R-1A for future halfplex development (P-9408). Elevations and floor plans were not reviewed at that time; however, it was expected that they would be reviewed under the special permit and tentative map application.

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site is located in an area that is developed with single family and two-family dwelling units on various corner lots. The two-family units on corner lots consist of duplex units or halfplex development. The proposed halfplex development will allow for individual ownership of the units. Staff has no objection to the halfplex development since this is consistent with the existing zoning and there are similar units located in this neighborhood.
2. The applicant is proposing separate street frontage for each unit which is consistent with the design criteria for halfplex development in the South Pocket area. The driveway for each unit will be located on a different street face; however, the driveway entrance on Laguna Seca Court must be relocated since it is located in the corner radius. Also, the driveway on Las Positas Circle must be redesigned to enter at right angles to the street.
3. The halfplex structure consists of a one-story unit and a two-story unit with wood and stucco exterior siding. The design of the units is compatible with other single family and two-family dwellings in this neighborhood.
4. The applicant is requesting a subdivision modification to waive sewer and water services to each lot at this time. The Subdivision Review Committee recommended approval of this request provided that a note was placed on the final map requiring the services be provided prior to issuance of building permits.
5. The Planning and Community Services Departments have determined that .0224 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approval of the special permit, subject to conditions and based on Findings of Fact to follow;

- 2. Approval of the subdivision modification to waive sewer and water services;
- 3. Approval of the tentative map, subject to conditions. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:
 - a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Lots A and B. These services must be paid for and installed at the time of obtaining building permits;
 - b. 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;
 - c. Designate one of the proposed lots as Lot 'A';
 - d. Pay off any existing assessments.

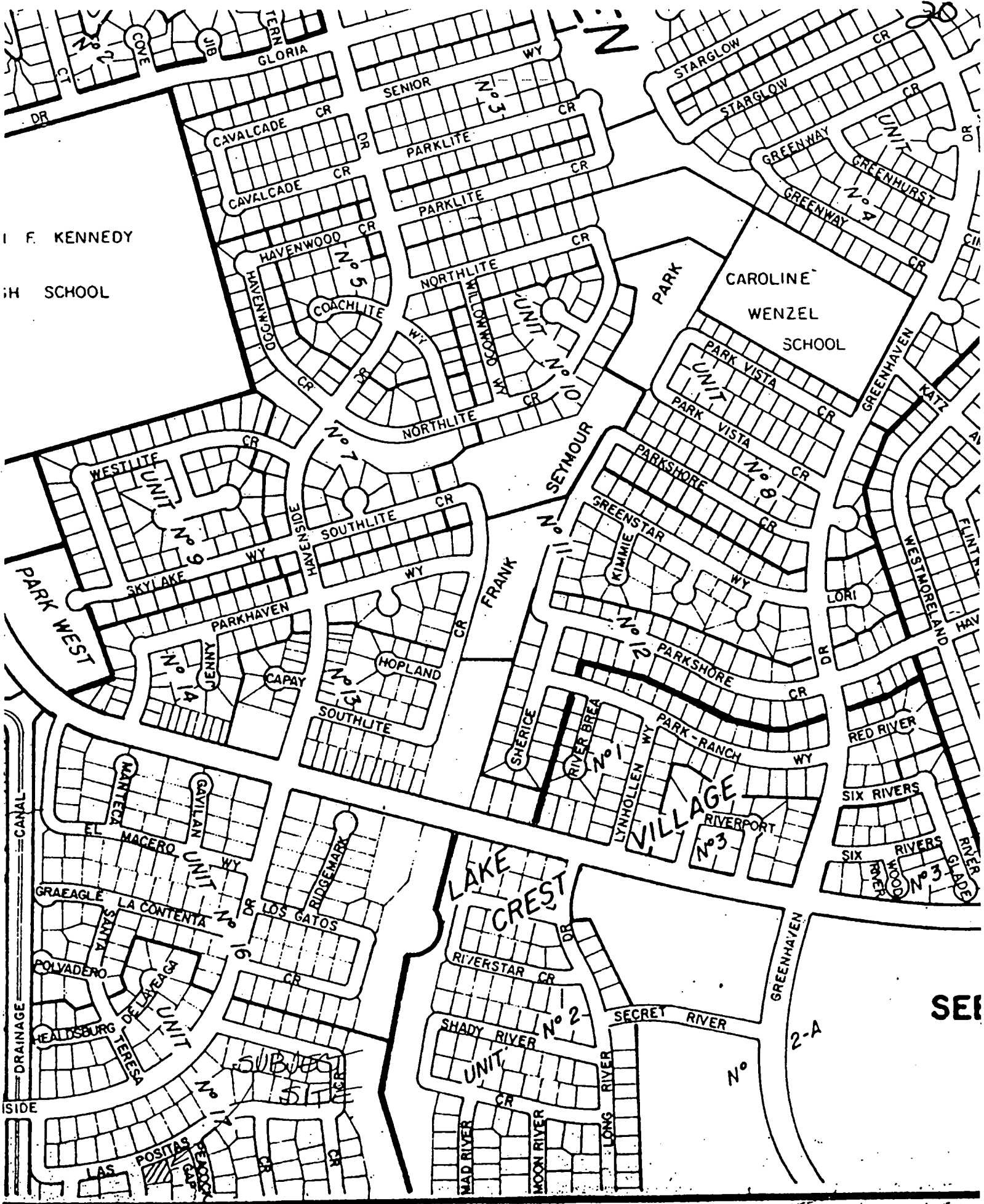
Informational Items: 1) driveway onto Laguna Seca Court must be relocated out of the corner radius;
 2) driveway on Las Positas Circle must enter at right angles to the street.

Special Permit Conditions

- 1. The applicant shall redesign the driveway to the satisfaction of the City Traffic Engineer. This shall include:
 - a. the driveway onto Laguna Seca Court must be relocated out of the corner radius;
 - b. the driveway on Las Positas Circle must enter at right angles to the street.

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 separate street frontage is provided to each unit to give the appearance of a single family structure;
- c. The proposed development is compatible with the 1976 South Pocket Community Plan and the 1974 General Plan which designates the site for residential use.



I. F. KENNEDY
HIGH SCHOOL

CAROLINE WENZEL SCHOOL

PARK WEST

DRAINAGE CANAL

SEE

2-A

SUBJECT SITE

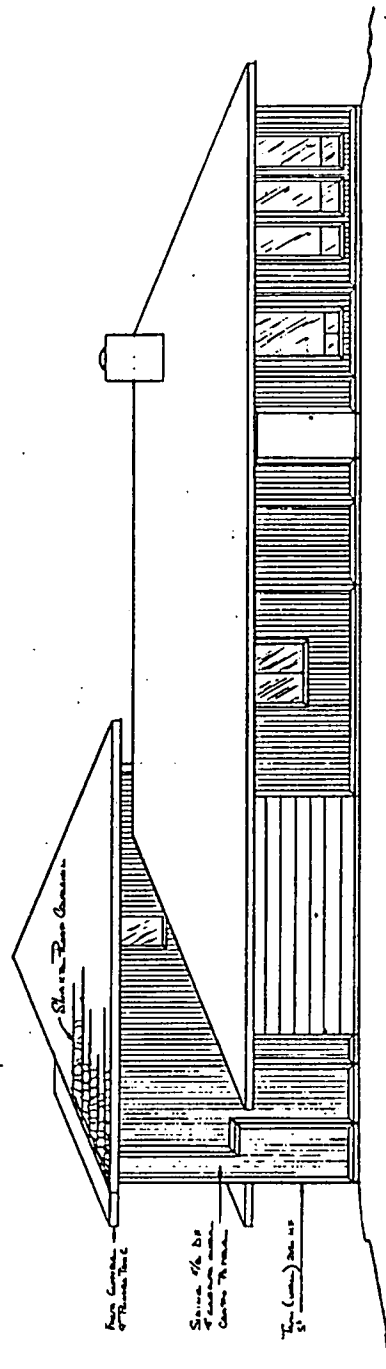
LAKE CREST

VILLAGE RIVERPORT

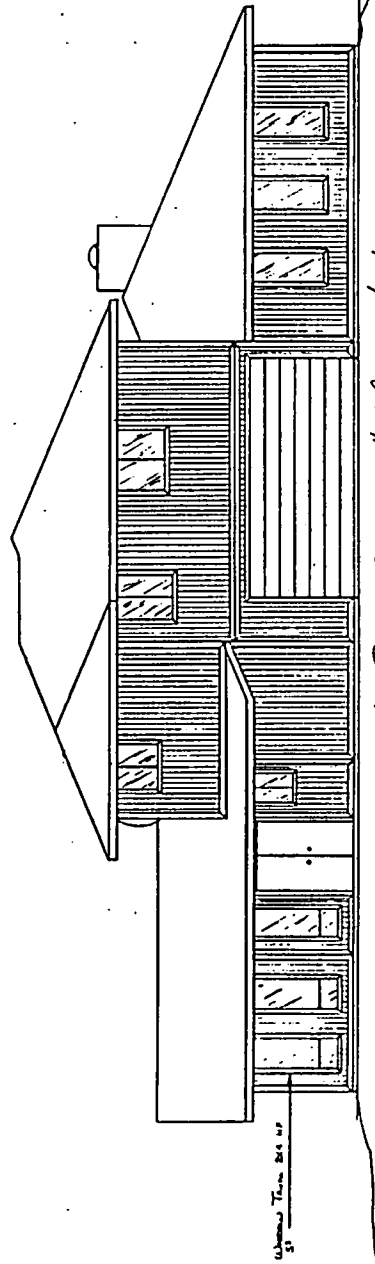
SHADY RIVER UNIT

No

MOON RIVER



LINCUNA SECS & ELEVATION N-1' SIDE West



LOS PERROS ELEVATION N-1' SIDE North

20 6

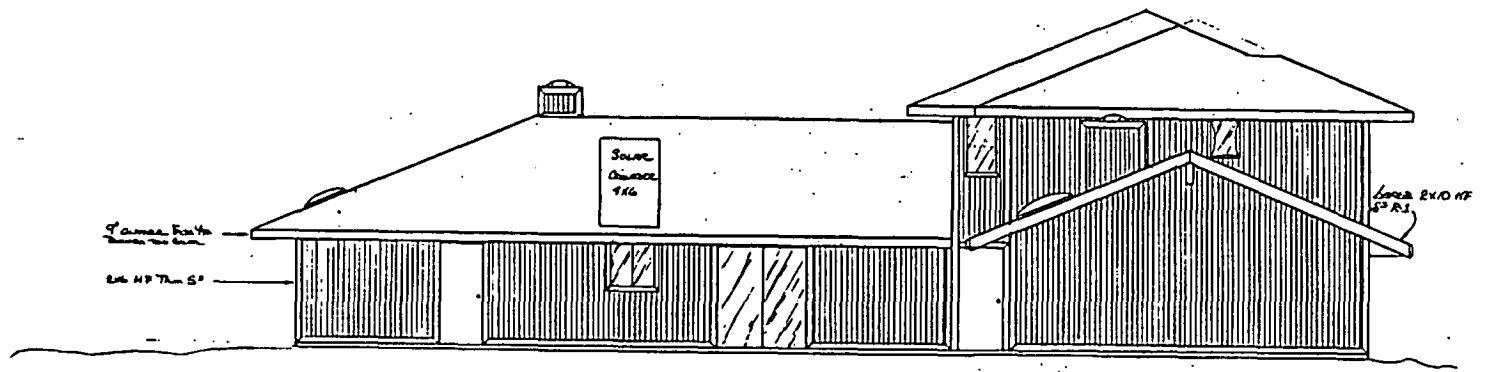
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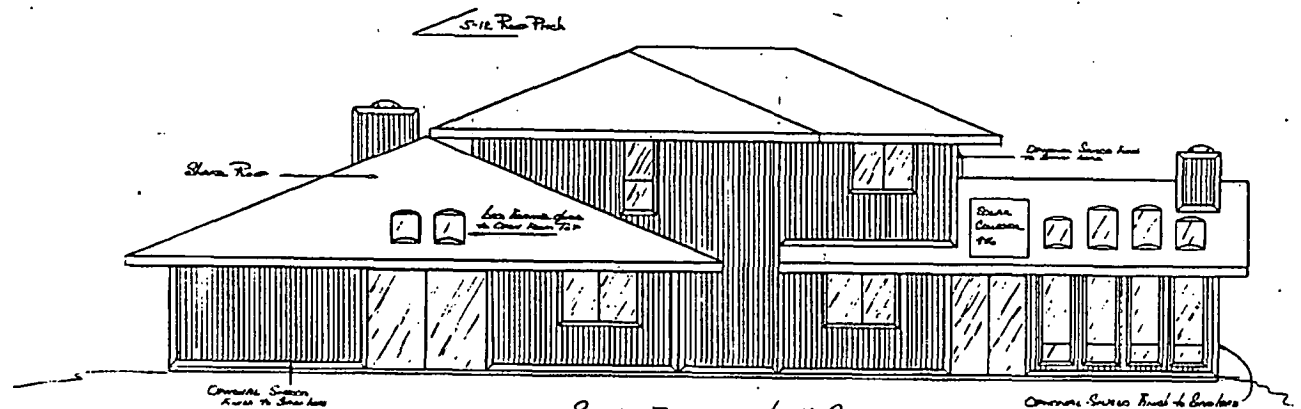
3-10-83

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No. 9



East Elevation 1/4" = 1' Scale



South Elevation 1/4" = 1' Scale

P 83045

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April 13, 1983

Michael & Barbara Blackie
P.O. Box 12
Wilton, CA 95693

Dear Mr. & Mrs. Blackie:

On April 12, 1983, the Sacramento City Council took the following action(s) for property located at NE corner of Laguna Seca Court and Las Positas Circle (P-83045):

A-B: Adopted Resolution 83-269 adopting Findings of Fact and approving subdivision modification and approving tentative map.

Enclosed, for your records, is a fully certified copy of above referenced document.

Sincerely,

Lorraine Magana
City Clerk

LM/emm/20
Enclosure

cc: Planning Department

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