



CITY OF SACRAMENTO

22

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

MARTY VAN DUYN
PLANNING DIRECTOR

August 14, 1984

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Rezoning from Single-Family (R-1) to Townhouse (R-1A) Zone
 3. Tentative Parcel Map (P84-225)

LOCATION: 217 Delta Oaks Way

SUMMARY

The application is for entitlements to develop a halfplex on a vacant corner lot. The Planning Commission and Staff recommend approval of the project, subject to conditions.

BACKGROUND

The subject site is a vacant corner lot located within an existing single-family subdivision. The Planning Commission has reviewed the proposed halfplex development and recommends approval of the project. The Commission has also approved a special permit for the halfplex redevelopment.

VOTE OF THE PLANNING COMMISSION

The Planning Commission and staff recommend the City Council:

1. Ratify the Negative Declaration
2. Adopt the attached rezoning ordinance
3. Adopt the attached Resolution, adopting Findings of Fact and approving the Tentative Map.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

APPROVED
BY THE CITY COUNCIL

AUG 21 1984

OFFICE OF THE
CITY CLERK

August 21, 1984
District No. 8

MVD:AG:pkb
Attachments
P84-225

22

ORDINANCE NO. 84-085

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 217

DELTA OAKS WAY
FROM THE SINGLE FAMILY, R-1 ZONE(S)

AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)

(FILE NO. P- 84-225)(APN: 031-290-17)

APPROVED
BY THE CITY COUNCIL

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

SECTION 1.

ASS 21 1304

The territory described in the attached exhibit(s) which is part of the Single Family, 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 July 12, 1984, 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.

22

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

P84-225....

22

LEGAL DESCRIPTION

LOT 17 AS SHOWN ON THE AMENDED PLAN OF DELTA OAKS, RECORDED IN 126BM16

P84-225

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~~23~~
22

RESOLUTION No. 84-724

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 217 DELTA CITY COUNCIL
OAKS WAY

(P-84-225)(APN: 031-290-17)

AUG 21 1984

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on August 21, 1984, held a public hearing on the request for approval of a tentative map for property located at 217 Delta 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 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 1976 South Pocket Community Plan designate the subject site for low density 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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit an appraisal of the property to be subdivided and pay the required parkland dedication fees. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map;
 - c. Provide separate sewer and water services to each lot and hook up;
 - d. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction resumes.

MAYOR

ATTEST:

CITY CLERK

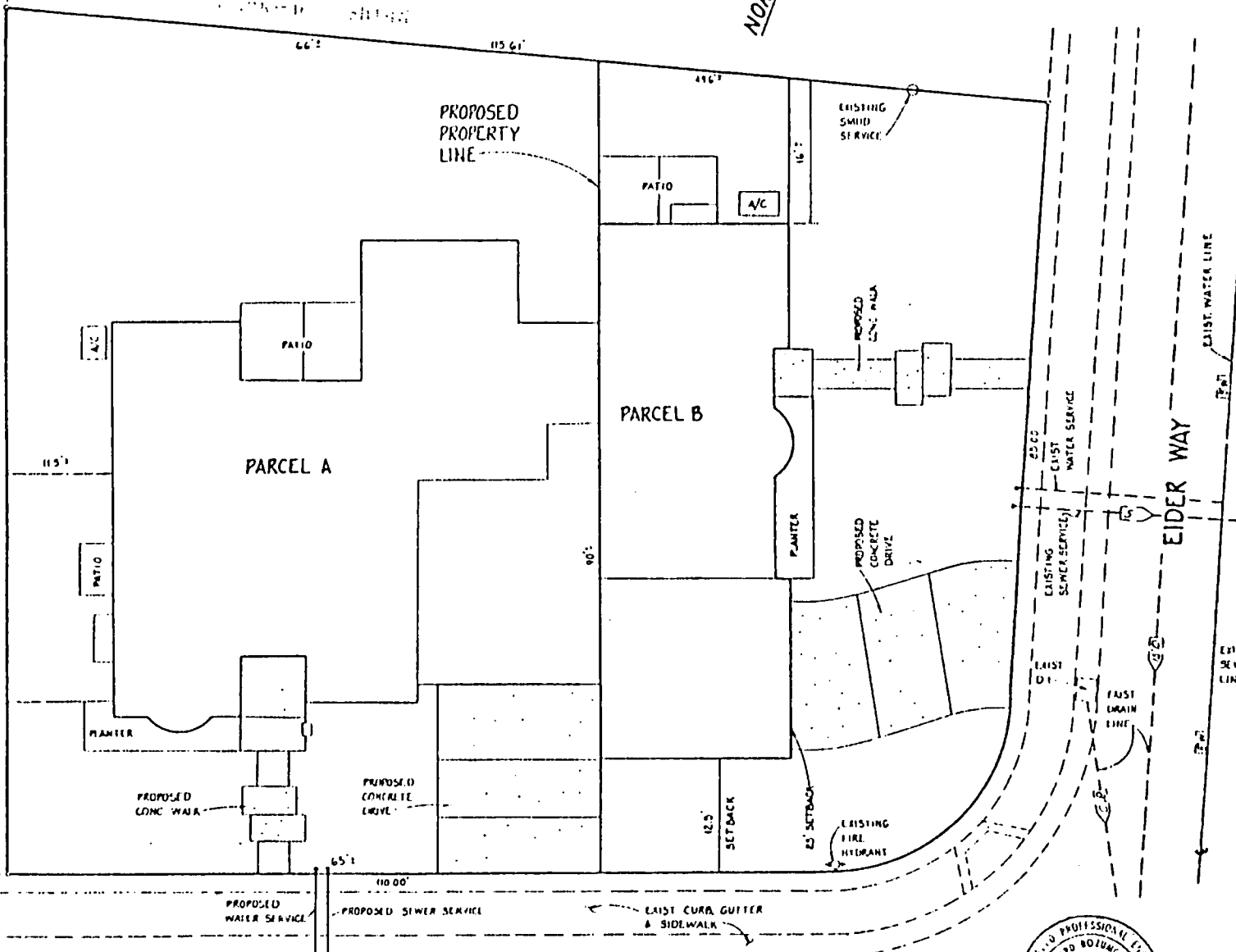
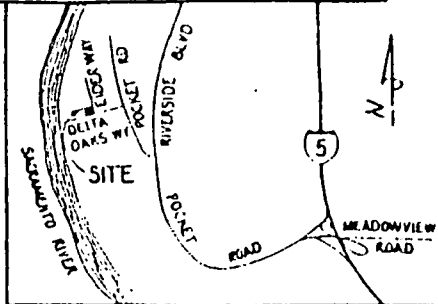
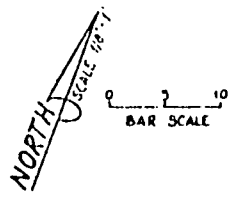
P84-225

084-225

7-13-84

No. 16

TENTATIVE PARCEL MAP
 FOR LOT 17 OF "AMENDED PLAT OF DELTA OAKS"
 RECORDED IN 126 BM 16



VICINITY MAP
 NO SCALE

ASSESSOR'S PARCEL NUMBER
 031-290-17

ACREAGE
 0.233 ± ACRES (NET)

SIZE OF LOTS
 PARCEL A - 6100 ± S.F.
 PARCEL B - 4050 ± S.F.

DRAINAGE FACILITIES
 SACRAMENTO CITY

SOURCE OF WATER
 SACRAMENTO CITY

OWNER
 ROBERT SUTHERLAND
 2116 1311A OAKS WAY
 SACRAMENTO, CA 95831

PRESENT USE AND ZONING
 VACANT - R-1

PROPOSED USE AND ZONING
 MULTIFAMILY - R-1A

SCHOOL DISTRICT
 ELEMENTARY - GEMIEVE DIXON
 HIGH SCHOOL - J.F. KENNEDY

NUMBER OF LOTS
 TWO

SANITATION FACILITIES
 SACRAMENTO CITY

NOTE:
 UPON PAYMENT OF APPROPRIATE FEES THE
 CITY OF SACRAMENTO WILL MAKE WATER
 & SEWER TAPS

DELTA OAKS WAY

Richard R. Speth
 RICHARD R. SPETH, LICENSE NO. 28211 DATE



SPEATH ENGINEERING, INC.
 Civil Engineers

3710 Oakfield Ave. Suite "B"
 Sacramento, CA 95841 (916) 334-8308

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Speath Engineering, Inc., 5710 Garfield Avenue, Ste. B, Sacramento, CA 95841				
OWNER	Robert Sutherland, 216 Delta Oaks Way, Sacramento, CA 95831				
PLANS BY	Speath Engineering, 5710 Garfield Avenue, Ste. B, Sacramento, CA 95841				
FILING DATE	6/8/84	50 DAY CPC ACTION DATE		REPORT BY	SD:bw
NEGATIVE DEC.	7/2/84	EIR		ASSESSOR'S PCL. NO.	031-290-17

- APPLICATION:
- A. Negative Declaration
 - B. Rezone .2± vacant acres from Single Family (R-1) to Townhouse (R-1A) zone. (Sec. 13)
 - C. Tentative Parcel Map to divide .2± acres into two lots (Sub. Ord. Ch. 40 (P84-225))
 - D. Special Permit for halfplex development (Sec. 2-B-3a)

LOCATION: 217 Delta Oaks Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop a halfplex on an existing vacant corner lot.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: Single Family; R-1
East: Single Family; R-1
West: Single Family; R-1

Parking Required: 2 spaces
Parking Provided: 4 spaces
Parking Ratio: 2/unit
Property Dimensions: 115' x 96'
Property Area: .2± acres
Square Footage of Building: 3,088, plus garages
Topography: Flat
Street Improvements: Existing
Utilities: To be provided
Exterior Building Colors: Earth tones
Exterior Building Materials: Wood and brick veneer
Height of Structure: 21 feet; two-story

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 27, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the 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:

- A. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;

- B. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit an appraisal of the property to be subdivided and pay the required Parkland Dedication fees. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map;
- C. Provide separate sewer and water services to each lot and hook up.

STAFF EVALUATION: Staff has the following comments:

- A. The subject site is an existing vacant corner lot located in the Delta Oaks Subdivision. Since duplex development is allowed on corner lots in the R-1 zone, the proposal will neither increase density nor alter the character of residential development in the vicinity. The request will allow for individual ownership of each unit. In addition, the General Plan and the 1976 South Pocket Community Plan designate the site residential and low density residential respectively. The proposed project is, therefore, consistent with applicable plans.
- B. The requested rezoning to R-1A and the special permit are necessary for halfplex development. The plans indicate that each street frontage will have an entryway and garage. This is consistent with adjacent single family development. The units are 1,310 square feet and 1,778 square feet in size. The smaller unit is two stories, 20 feet in height. This also is compatible with surrounding development.
- C. The Planning and Community Services Departments have determined that .022 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required dedication. The applicant shall submit an appraisal of the property to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

ENVIRONMENTAL DETERMINATION. The environmental coordinator has reviewed the project and has filed a Negative Declaration, based upon compliance with the following mitigation measure:

If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction resumes.

STAFF RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Approval of the Rezoning from Single Family (R-1) to Townhouse (R-1A) zone;
- C. Approval of the Tentative Map, subject to conditions which follow;
- D. Approval of the Special Permit, 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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit an appraisal of the property to be subdivided and pay the required parkland dedication fees. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map;
3. Provide separate sewer and water services to each lot and hook up;
4. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction resumes.

Condition - Special Permit

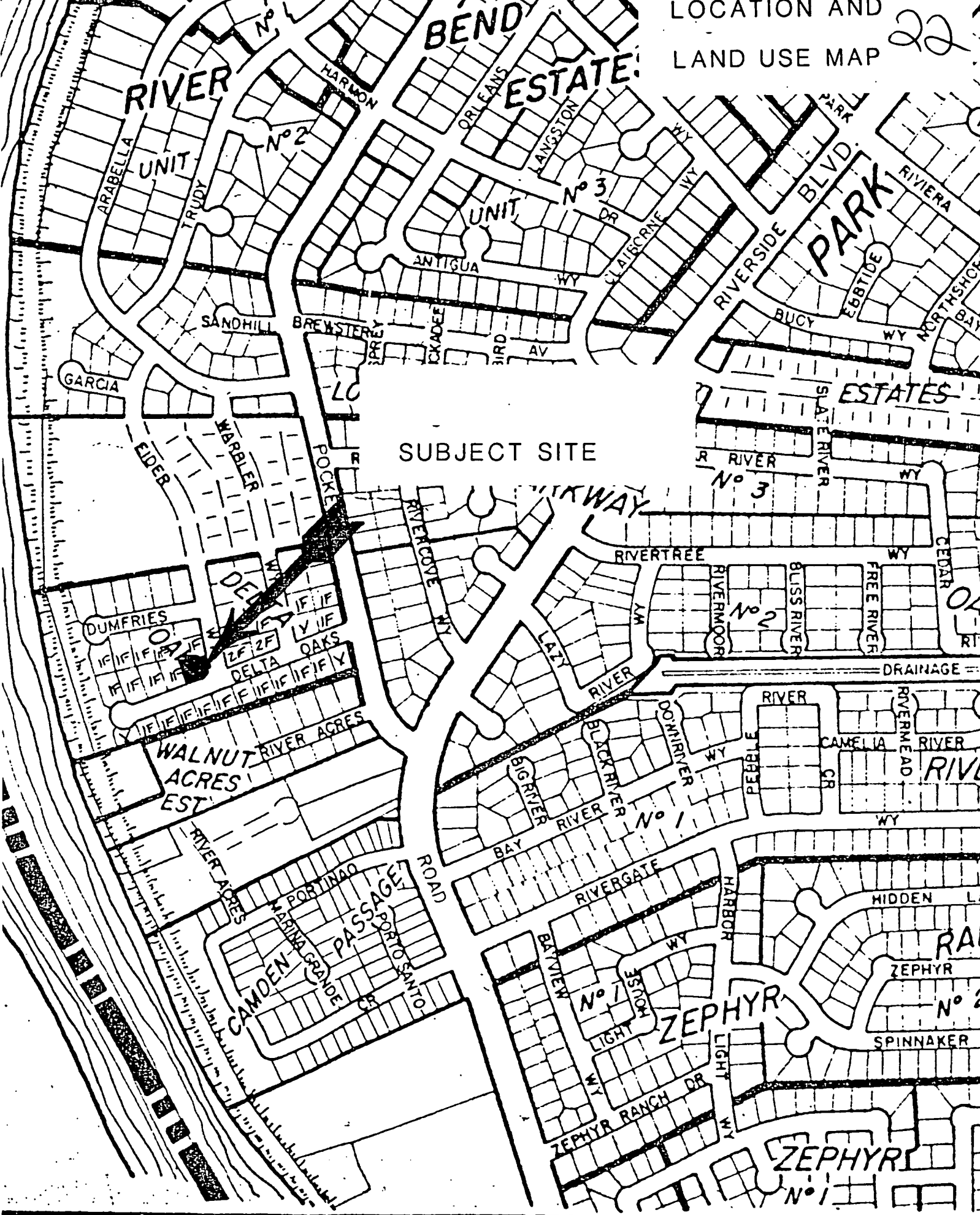
The halfplex shall be constructed per the submitted plans.

Findings of Fact - Special Permit

1. As proposed, the project is based upon sound principles of land use in that:
 - a. each street frontage has an entryway and garage as is compatible with single family development;
 - b. the request will not increase the density beyond that previously approved.
2. As proposed, the project will not be injurious to public health, safety or welfare nor create a nuisance to surrounding development in that it is compatible with surrounding single family development;
3. The project is consistent with the 1974 General Plan and the 1976 South Pocket Community Plan which designate the site residential and low density residential respectively.

LOCATION AND
LAND USE MAP

22



P 84-225

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7-12-84

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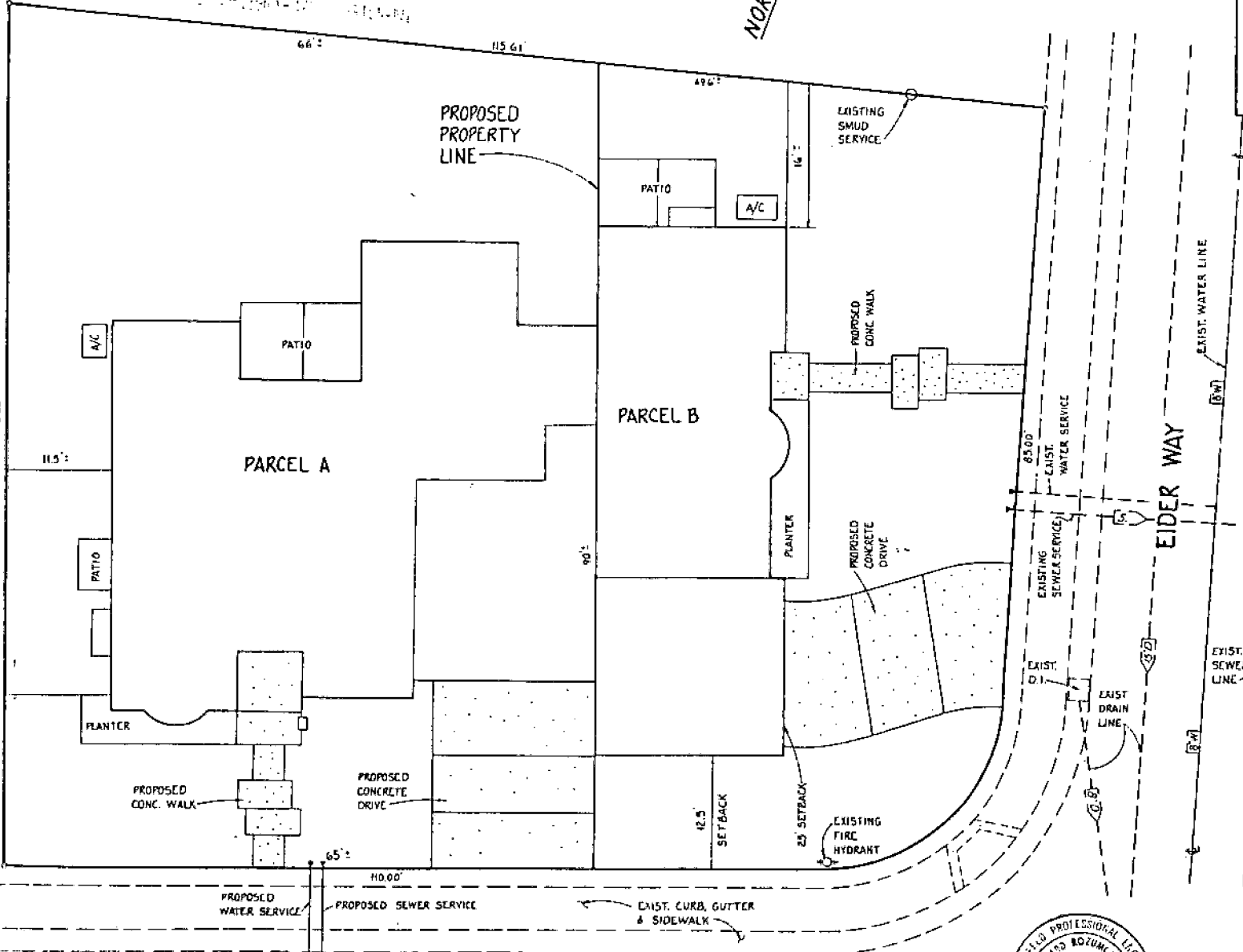
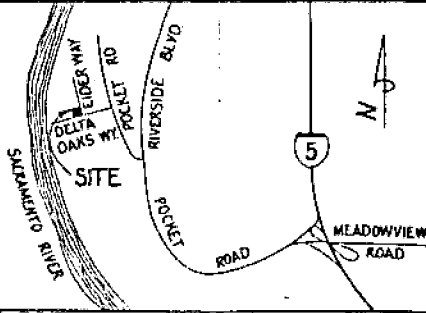
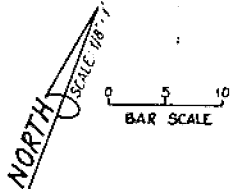
TENTATIVE PARCEL MAP
FOR LOT 17 OF "AMENDED PLAT OF DELTA OAKS"
RECORDED IN 126 BM 16

084-225

7-13-84

031-290-17

No. 17



VICINITY MAP
NO SCALE

ASSESSOR'S PARCEL NUMBER
031-290-17

ACREAGE
0.233 ± ACRES (NET)

SIZE OF LOTS
PARCEL A - 6100 ± S.F.
PARCEL B - 4050 ± S.F.

DRAINAGE FACILITIES
SACRAMENTO CITY

SOURCE OF WATER
SACRAMENTO CITY

OWNER
ROBERT SUTHERLAND
216 INLYA OAKS WAY
SACRAMENTO, CA 95831

PRESENT USE AND ZONING
VACANT - R-1

PROPOSED USE AND ZONING
HALF-PLEX - R-1A

SCHOOL DISTRICT
ELEMENTARY - GENEVIEVE DIDON
HIGH SCHOOL - J.F. KENNEDY

NUMBER OF LOTS
TWO

SANITATION FACILITIES
SACRAMENTO CITY

NOTE:
UPON PAYMENT OF APPROPRIATE FEES THE
CITY OF SACRAMENTO WILL MAKE WATER
& SEWER TAPS

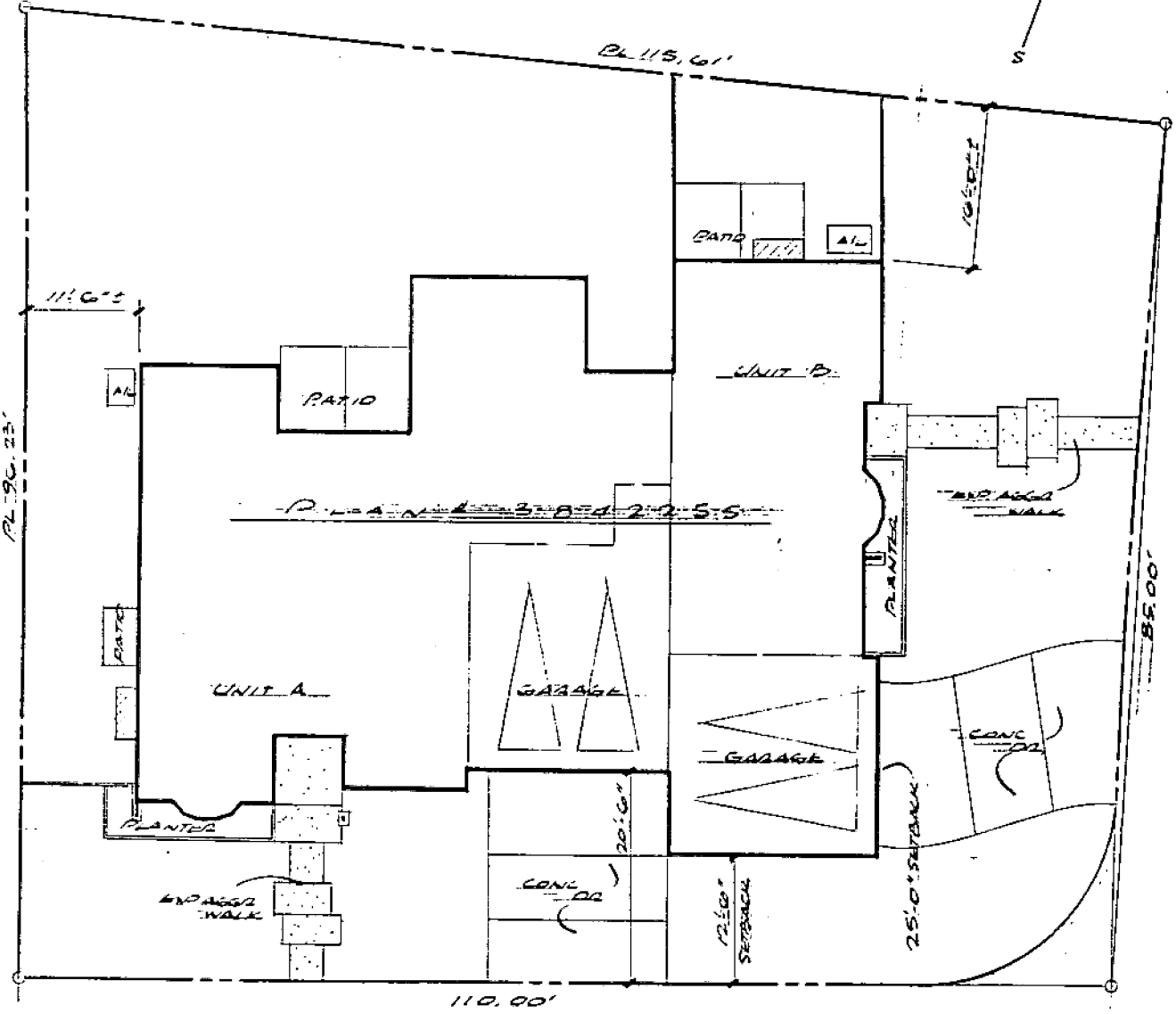
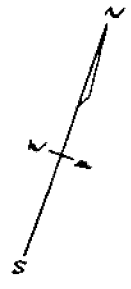
DELTA OAKS WAY



Richard Rozumowicz
RICHARD ROZUMOWICZ, REC 28217 DATE

SPEATH ENGINEERING, INC.
Civil Engineers

5710 Garfield Ave. Suite "B"
Sacramento, CA 95841 (916) 334-8306



8'0" RIGHT-OF-WAY
 8'0" RIGHT-OF-WAY

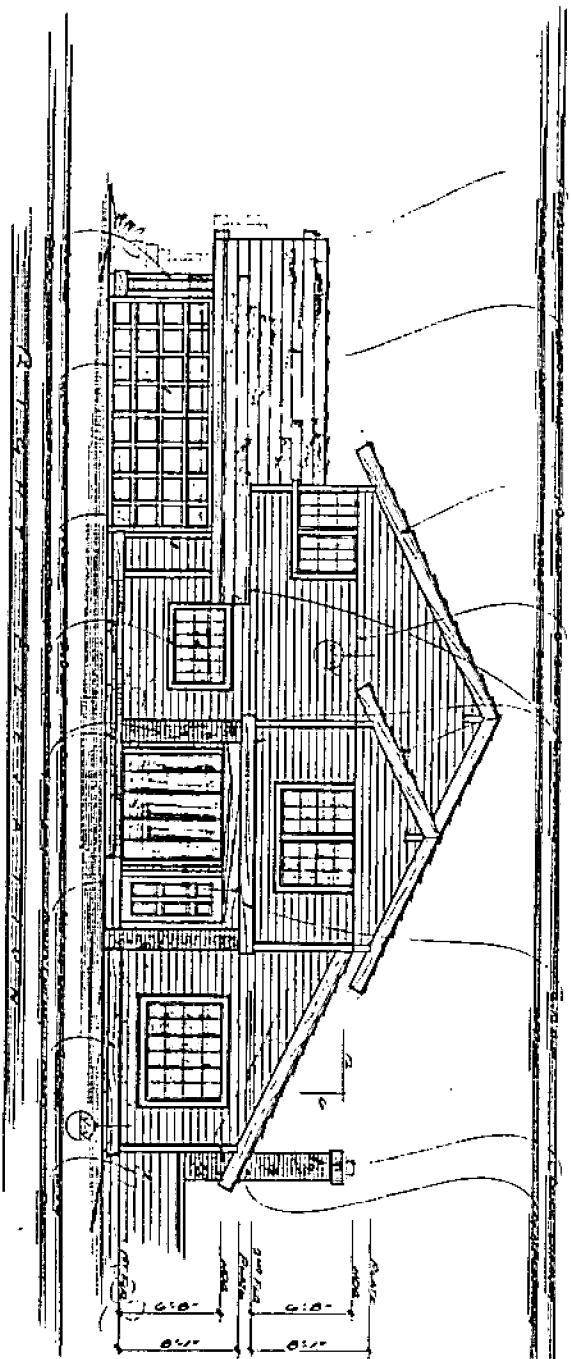
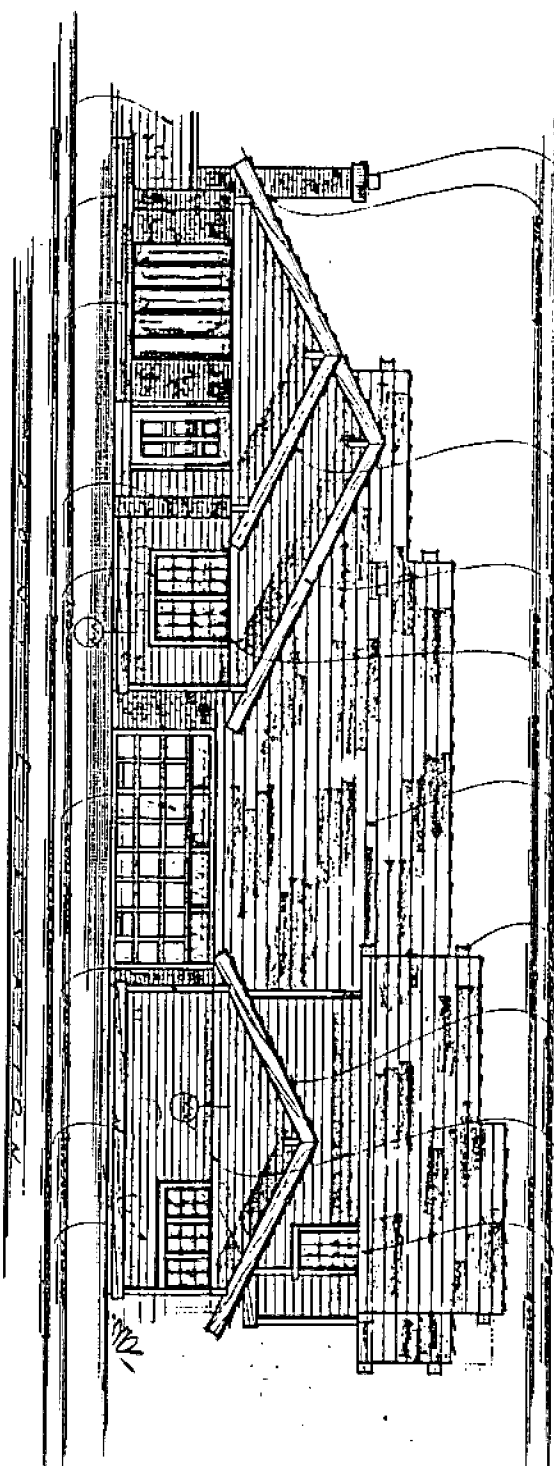
D E L T A O A K S W A Y
 8'0" RIGHT-OF-WAY

DESCRIPTION:
 LOT 17
 DELTA OAKS
 CITY OF SACRAMENTO

S I T E P L A N

S C A L E 1/8" = 1'-0"





Shannon's
 101 Adams St. N.W., Jackson, La. 70202
 Phone: 842-1111

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CITY OF SACRAMENTO

22 (12)

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 448-5604

MARTY VAN DUYN
PLANNING DIRECTOR

August 6, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family, R-1 to Townhouse, R-1A.

LOCATION: 217 Delta Oaks Way.

SUMMARY

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

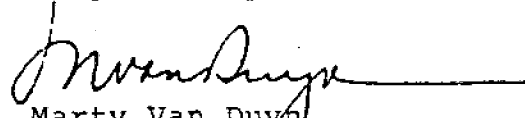
BACKGROUND

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 August 21, 1984.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 8-21-84

MVD:lao
attachments
P84-225

August 14, 1984
District No. 8

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 217

DELTA OAKS WAY
FROM THE SINGLE FAMILY, R-1 ZONE(S)

AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)

(FILE NO. P- 84-225)(APN: 031-290-17)

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 Single Family, 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 July 12, 1984, 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

P84-225

LEGAL DESCRIPTION

LOT 17 AS SHOWN ON THE AMENDED PLAN OF DELTA OAKS, RECORDED IN 126BM16

P84-225

August 22, 1984

Robert Sutherland
216 Delta Oaks Way
Sacramento, CA 95831

Dear Mr. Sutherland:

On August 21, 1984, the Sacramento City Council took the following actions for property located at 217 Delta Oaks Way (P-84225):

Hearing closed; Ordinance No. 84-085 adopted; Resolution No. 84-724 adopted.

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

Sincerely,

Lorraine Magana
City Clerk

LM/rr/22

Enclosure:

cc: Planning Department
Speath Engineering, Inc., Applicant