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CITY OF SACRAMENTO

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

MARTY VAN DUYN  
PLANNING DIRECTOR

December 29, 1983

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15115 and 15103B)  
2. Tentative Map (P83-367) (APN: 031-550-11)

LOCATION: Northeast corner of Greenhaven Drive and Rose Tree Way

SUMMARY

The applicant is requesting the necessary entitlements to develop two halfplex units on an existing corner lot. The staff and the Planning Commission recommend approval of the project subject to conditions. The Commission also approved a Special Permit to allow the halfplex use.

BACKGROUND INFORMATION

The subject site is located within an existing subdivision known as Park Place Unit No. 1 and is currently zoned Townhouse (R-1A). This subdivision consists of primarily halfplex units with some single family detached units along Greenhaven Drive. The applicant's proposal for halfplexes is consistent with the Community Plan and compatible with surrounding land uses.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment; therefore, this project is exempt from the provisions of CEQA.

VOTE OF THE PLANNING COMMISSION

On December 1, 1983, the Planning Commission, by a vote of six ayes and three absent, recommended approval of this project subject to conditions.

APPROVED  
BY THE CITY COUNCIL

JAN 10 1984

OFFICE OF THE  
CITY CLERK

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City Council

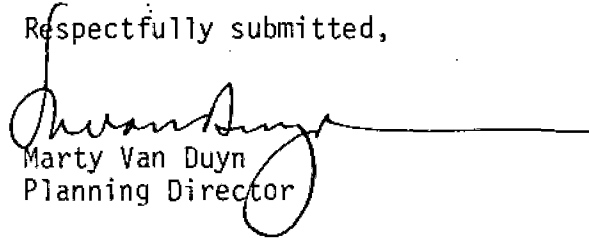
-2-

December 29, 1983

RECOMMENDATION

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

TM:lao  
attachments  
P83-367

January 10, 1984  
District No. 8

RESOLUTION NO. 84-028

23

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE NORTH  
EAST CORNER OF GREENHAVEN DRIVE AND ROSE TREE WAY

APPROVED  
BY THE CITY COUNCIL

JAN 10 1984

(P-83-367)(APN: 031-550-11)

OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council, on January 10, 1984, held a public hearing on the request for approval of a tentative map for property located on the northeast corner of Greenhaven Drive and Rose Tree 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 is exempt from environmental determination pursuant to CEQA, Section 15115 and 15103B;

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. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. 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).

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3. 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.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. 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 1911 and 1915 bonds 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 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; and
  - c. Provide separate sewer and water services to each parcel.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P83-367

**TENTATIVE PARCEL MAP  
LOT 25 PARK PLACE SOUTH**

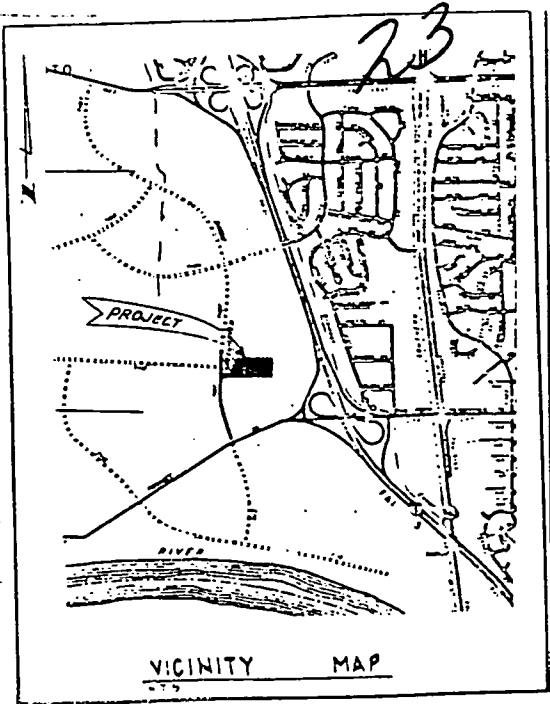
CITY OF SACRAMENTO OCT. 1983  
METROPOLITAN CIVIL ENGINEERING CO.  
SCALE: 1" = 20'

OWNER: D. W. B. & D. DEVELOPMENT COMPANY  
1435 RIVERSIDE BOULEVARD  
SUITE # 2, SUITE 10  
SACRAMENTO, CA 95831  
PHONE: 426-7853

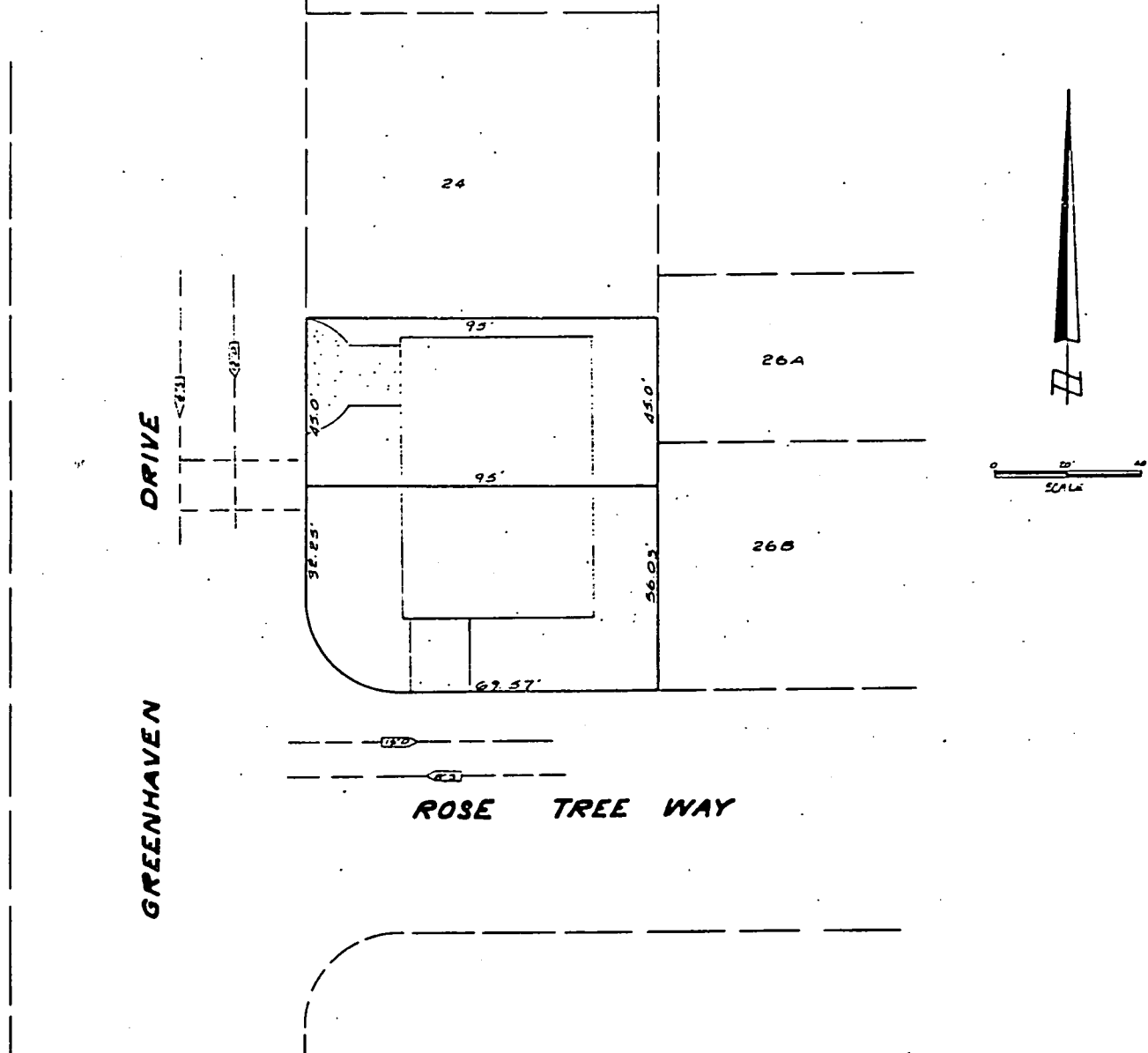
SUBDIVIDER: SAME AS ABOVE

ENGINEER: METROPOLITAN CIVIL ENGINEERING CO.  
1120 COSTALE ROAD  
SACRAMENTO, CA 95815  
PHONE: 922-8946

**Exhibit  
A**



PRESENT ZONING: R-1A  
PROPOSED ZONING: R-1A  
PRESENT USE: VACANT  
PROPOSED USE: 2 SINGLE FAMILY ATTACHED LOTS  
NUMBER OF LOTS: 2  
GROSS AREA: 11,000 SQUARE FEET  
CITY: SACRAMENTO CITY UNIFIED  
SOURCE OF WATER SUPPLY: CITY OF SACRAMENTO  
SANITARY SEWER AND STORM DRAINAGE: CITY OF SACRAMENTO  
ASSESSOR'S PARCEL NUMBER: 031-550-11  
DESCRIPTION: LOT 25- PARK PLACE SOUTH (BOOK 130, MAP 7)



P 83367

12-1-83

No. 13

# CITY PLANNING COMMISSION

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

23

APPLICANT	Metropolitan Civil Engineering, 2120 Royale Rd., Sacramento, CA 95815				
OWNER	D.W.B. & D. Development Co., 6355 Riverside Boulevard, Sacramento, CA 95831				
PLANS BY	Metropolitan Civil Engineering & Milton White, 4420-24th Street, Sacto., CA				
FILING DATE	10-28-83	50 DAY CPC ACTION DATE		REPORT BY:	JP:bw
NEGATIVE DEC.	Exempt 15115/15103B EIR	ASSESSOR'S PCL. NO.	031-550-11		

- APPLICATION:
1. Tentative Map to divide 0.3 vacant acres into two halfplex lots in the Townhouse (R-1A) zone;
  2. Special Permit for halfplex development

LOCATION: Northeast corner of Greenhaven Drive and Rose Tree Way

PROPOSAL: The applicant is requesting the necessary entitlements to construct a halfplex on a corner lot.

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: Halfplexes; R-1A  
South: Halfplexes; R-1A  
East: Halfplexes; R-1A  
West: Single Family; R-1A

Parking Required: 2 spaces  
Parking Provided: 2 spaces  
Property Dimensions: Irregular  
Property Area: 9,536 sq. ft.  
Square Footage of Building: 2,600± sq. ft.; each unit 1,300± sq. ft.  
Topography: Flat  
Street Improvements: Existing  
Utilities: Available to site  
Exterior Building Colors: Earth tones  
Exterior Building Materials: Wood and brick  
Building Height: One story

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 16, 1983 the Subdivision Review Committee, by a vote of eight ayes and one absent, 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 stated:

1. Pay off existing 1911 and 1915 bonds 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 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;

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3. Provide separate sewer and water services to each parcel.

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

1. The subject site is a 9,536± square foot corner parcel in the Townhouse (R-1A) zone and in an area currently being developed with single family and halfplex units. The applicant proposes to construct a two-family dwelling on the subject site and subdivide the parcel to accommodate individual ownership of each unit. This proposal will not change the density or the character of the area under development as there are several halfplex units already constructed in the adjacent area, and duplex units are allowed on corner lots under the Zoning Ordinance and Pocket Community Plan.
2. Each halfplex unit will have a separate street orientation which is consistent with the Pocket Community Plan design criteria encouraging the appearance of standard single family units in duplex or halfplex structures.
3. 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 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 no more than 90 days prior to filing the final map.
4. The City Engineering Department has requested that the subdivider pay off existing 1911 and 1915 bonds or file the necessary segregation requests and fees to segregate existing assessments and that separate sewer and water services be provided to each parcel.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approval of the Tentative Map, subject to conditions which follow;
2. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow.

Conditions - Tentative Map

The applicant must satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically stated:

- a. Pay off existing 1911 and 1915 bonds 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 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. Provide separate sewer and water services to each parcel.

Condition - Special Permit

The halfplex shall be constructed per the submitted plans (see attached plans).

Findings of Fact - Special Permit

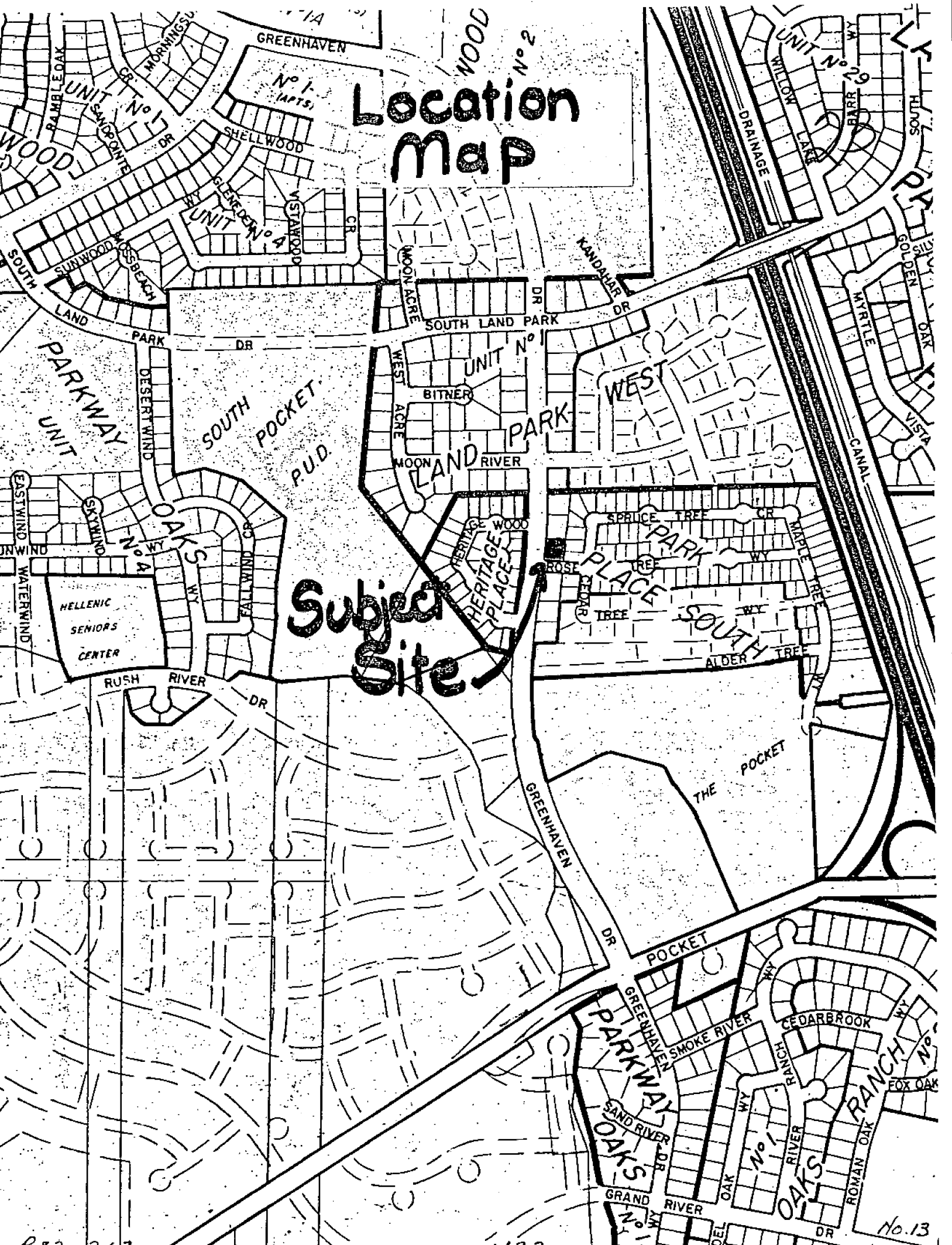
- a. The proposed halfplex development is based on sound principles of land use in that:
  - 1) the design of the halfplex is similar to the design of other halfplex structures in the area;
  - 2) the Zoning Ordinance allows duplexes on corner lots in the Single Family (R-1) zone.
  
- b. The proposed project will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
  - 1) adequate on-site parking is provided;
  - 2) it will not alter the residential character of the surrounding neighborhood which consists of single family and halfplex uses.
  
- c. The proposed project complies with the 1974 General Plan and the 1976 Pocket Community Plan which designate the site for residential uses.



# Location Map

WOOD No. 2

Subject Site



P 83367

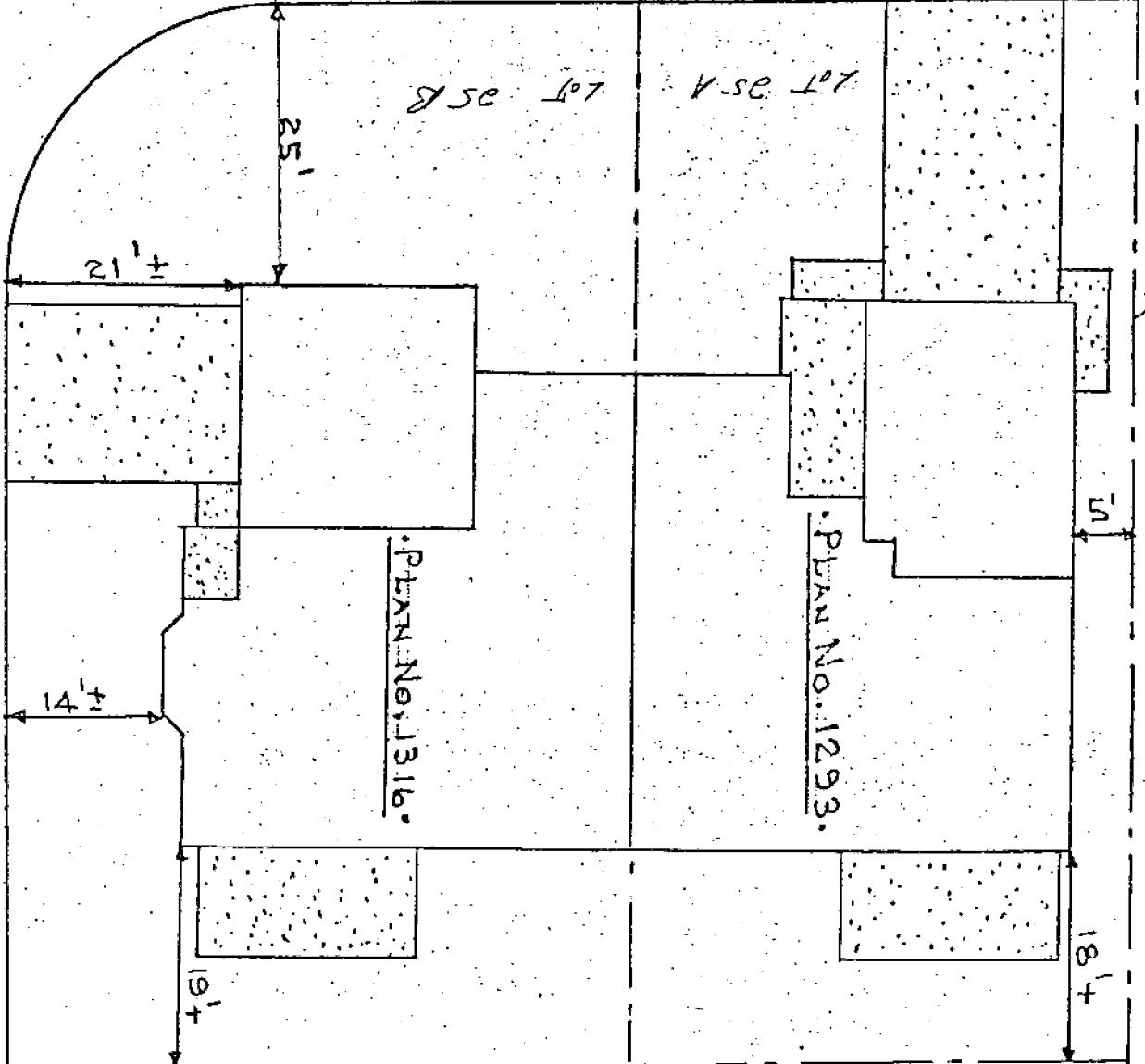
GREENHAVEN WAY

77.25'

LOT NO. 25

ROSE TREE WAY

69.57'



PROPERTY LINE 101.03'

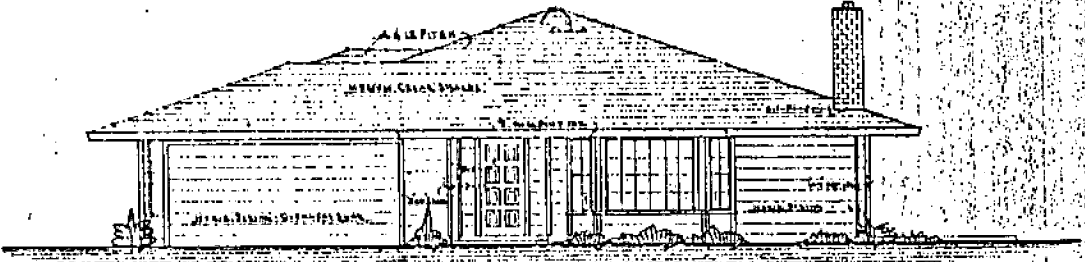
PROPERTY LINE 95.00'

North

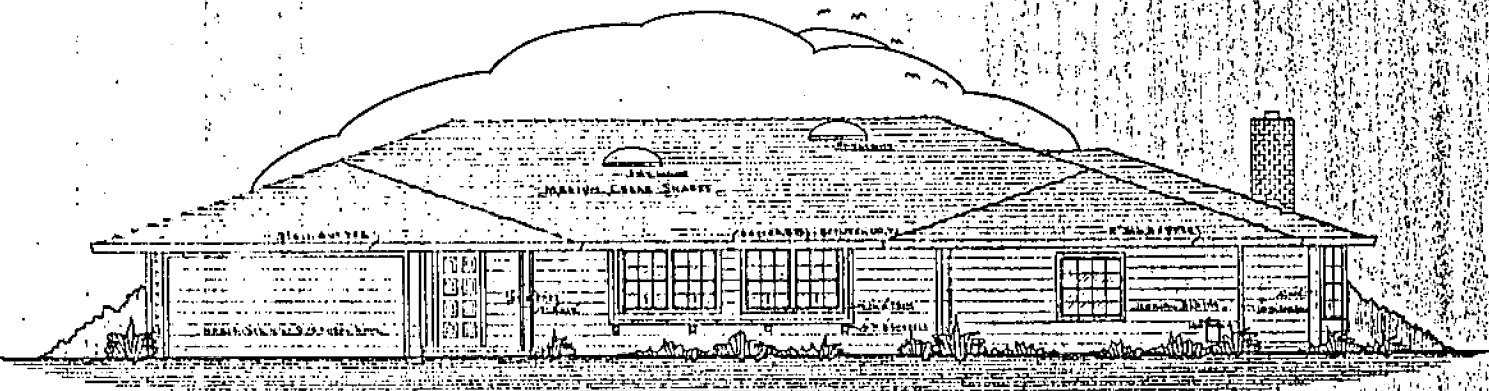
Exhibit B

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P 82367



- STREET ELEVATION -



- STREET ELEVATION -

- BAYFORD CONSTRUCTION CO. -

- PLAN NUMBER -

MILTON P. WHITE  
ARCHITECT  
1000 14th St. N.W.  
WASHINGTON, D.C.

Exhibit  
C

23

12-1-83

No. 13

January 17, 1984

D.W.B. & D. DEVELOPMENT COMPANY  
6355 Riverside Boulevard Bldg. #2, Suite 0  
Sacramento, CA 98531

Dear Sir or Madam:

On January 10, 1984, the Sacramento City Council took the following action(s) for property located on the northeast corner of Greenhaven Drive and Rosetree Way:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to divide 0.3± acres into two halfplex lots in the R-1A zone.

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

Sincerely,

Lorraine Magana  
City Clerk

LM/sml/23

Enclosure: **Resolution 84-028**

cc: Planning Department

Metropolitan Civil Engineering Company  
2120 Royale Road  
Sacramento, CA 95815