



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

December 29, 1983

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
 2. Rezone from Single Family (R-1) to Townhouse (R-1A)
 3. Tentative Map (P83-356) (APN: 030-660-05)

LOCATION: Southwest corner of Riverside Boulevard and Shoreside Drive

SUMMARY

This is a request for entitlements necessary to develop two halfplex dwelling units on a corner lot in an existing subdivision known as Lake Greenhaven Shores Unit No. 5. The staff and Planning Commission recommend approval of the project subject to conditions. The 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 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 THE PLANNING COMMISSION

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

APPROVED
BY THE CITY COUNCIL

JAN 10 1984

OFFICE OF THE
CITY CLERK

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City Council

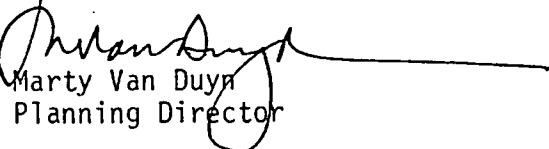
-2-

December 29, 1983

RECOMMENDATION

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

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

Respectfully submitted,

 Marty Van Duyen
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

TM:lao
 attachments
 P83-356

January 10, 1984
 District No. 8

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE December 21, 1983
 ITEM NO. 110 FILE NO. P-83-956
 M-_____

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

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Recommendation LOCATION: SW corner of Riverside Blvd. & Arrisider Dr.

- Favorable
- Unfavorable
- Petition
- Correspondence

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

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

MOTION NO. _____

MOTION:

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

ORDINANCE NO. 84-003

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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 SOUTH-WEST CORNER OF RIVERSIDE BOULEVARD AND SHORESIDE DRIVE FROM THE SINGLE FAMILY, R-1 ZONE(S) AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S) (FILE NO. P-83-356)(APN: 030-660-05)

APPROVED BY THE CITY COUNCIL

JAN 10 1984

OFFICE OF THE CITY CLERK

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 December 1, 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.

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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

P83-356

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LEGAL DESCRIPTION

LOT 5, LAKE GREENHAVEN SHORES UNIT #5, SOUTHWEST CORNER OF RIVERSIDE BOULEVARD
AND SHORESIDE DRIVE (6307 RIVERSIDE BOULEVARD)

P83-356

RESOLUTION No. 84-025

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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 SOUTHWEST
CORNER OF RIVERSIDE BOULEVARD AND SHORESIDE DRIVE

(P- 83-356) (APN: 030-660-05)

JAN 10 1984

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 southwest corner of Riverside Boulevard and Shoreside Drive;

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 1977 West Pocket Community Plan designate the subject site for residential use(s).

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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 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. Separate sewer and water services shall be provided to each lot.

MAYOR

ATTEST:

CITY CLERK

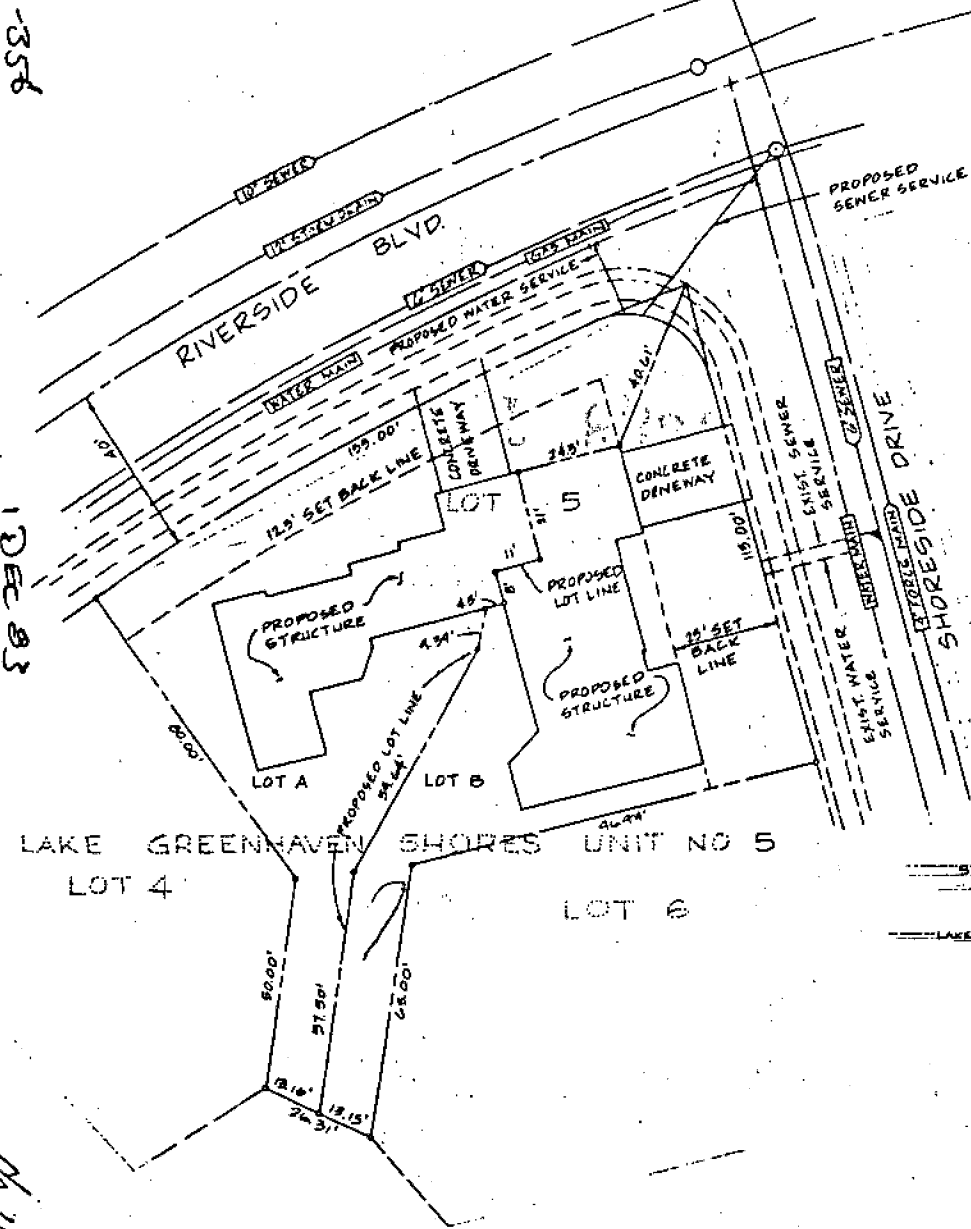
P83-356

P 83-356

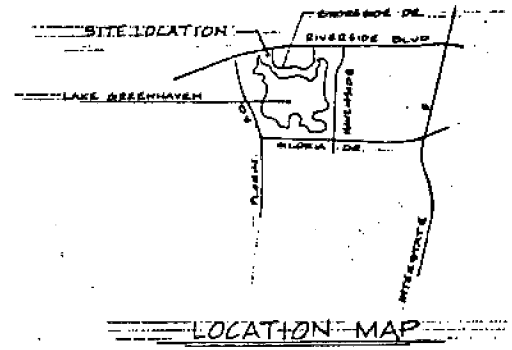
1 DEC 93

No. 11

TENTATIVE PARCEL MAP FOR LOT 5 LAKE GREENHAVEN SHORES UNIT NO. 5



NORTH
SCALE 1" = 20'-0"



ASSESSOR'S PARCEL NO.
30-660-05

PRESENT OWNER
DOUGLAS C./SHIRLEY FONG
1255 58TH AVE
SACRAMENTO, CA.

ENGINEER
RANDOLPH K. YACKZAN
246 EL CAJON AVE
DAVIS, CA

PRESENT USE & ZONING
VACANT, R-1

PROPOSE USE & ZONING
HALF-PLEX, R-1A

ACREAGE
0.34 ACRES

SIZE OF LOTS
LOT A = 7,535 Sq.Ft, LOT B = 7,258 Sq.Ft

NUMBER OF LOTS.
2

SCHOOL DISTRICT
SACRAMENTO UNIFIED

SOURCE OF WATER
CITY OF SACRAMENTO

SANITATION FACILITIES
CITY OF SACRAMENTO

DRAINAGE FACILITIES
CITY OF SACRAMENTO

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CITY PLANNING COMMISSION

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

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APPLICANT	Kimland Yee, 7387 Alma Vista, Sacramento, CA 95831				
OWNER	Douglas & Shirley Fonq, 1255-58th Avenue, Sacramento, CA 95831				
PLANS BY	Builders Design Services, 5896 So. Land Park Dr., Sacramento, CA 95822				
FILING DATE	10-21-83	50 DAY CPC ACTION DATE		REPORT BY:	PB:bw
NEGATIVE DEC.	11-21-83	EIR		ASSESSOR'S PCL. NO.	030-660-05

- APPLICATION:
1. Environmental Determination
 2. Rezone from Single Family (R-1) to Townhouse (R-1A)
 3. Tentative Map to divide .3 vacant acres into two halfplex lots
 4. Special Permit to develop two halfplex units in the R-1A zone

LOCATION: Southwest corner Riverside Boulevard & Shoreside Drive

PROPOSAL: The applicant is requesting the necessary entitlements to build two halfplex dwelling units on a corner lot in an existing Single Family (R-1) zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1977 North Pocket Community
Plan Designation: Residential; 4-6 du/ac.
Existing Zoning: Single Family (R-1)
Existing Land Use: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1 & R-3-R
South: Residential; R-1
East: Vacant; R-1 & R-1A
West: Vacant; R-1

Parking Required: 2 spaces
Parking Provided: 4 spaces
Ratio Required: 1 per dwelling unit
Ratio Provided: 2 per dwelling unit
Property Dimensions: Irregular
Property Area: Approx. 15,300 sq. ft.
Square Footage of Lots: Approx. A = 8,000; B = 7,300
Height of Structures: 18 feet
Street Improvements: Existing
Utilities: Separate utilities to be required
Exterior Building Colors: Light brown
Exterior Building Materials: Wood siding, shake roof, stone chimney

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 16, 1983, by a vote of eight ayes and one 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 stated:

1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.

2. Pursuant to City Code Sec. 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to filing of the final map.
3. Separate sewer and water services shall be provided to each lot.

STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject site is located in an area that is being developed with single family, duplex and halfplex dwellings. As proposed, this halfplex development will not alter the density of the area or change the character of the neighborhood since other halfplexes and duplexes are being developed on corner lots. The purpose of the halfplex development is to allow individual ownership of each unit in the structure.
2. The units have been designed to provide separate street frontage for each unit which is consistent with the Pocket Plan design criteria for duplex development. This criteria was established to ensure that duplex or halfplex units would resemble the single family structures on neighboring lots. Staff therefore has no objection to the use of the site as a halfplex.
3. A narrow (26 ft. wide) leg of the existing site extends to Lake Greenhaven. The proposed division will create two accesses only 13 feet wide. The applicant states that there are private restrictions preventing any fencing within 25 feet of the lake. Also, the present owner intends to place any fence no closer than 50 feet to prevent any sense of tunneling to the lake.
4. 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.

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);
3. Approval of the Tentative Map, subject to conditions that follow;
4. Approval of the Special Permit for halfplex development, subject to conditions and based on Findings of Fact which follow.

Conditions - Tentative Map

- 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 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. Separate sewer and water services shall be provided to each lot.

Condition - Special Permit

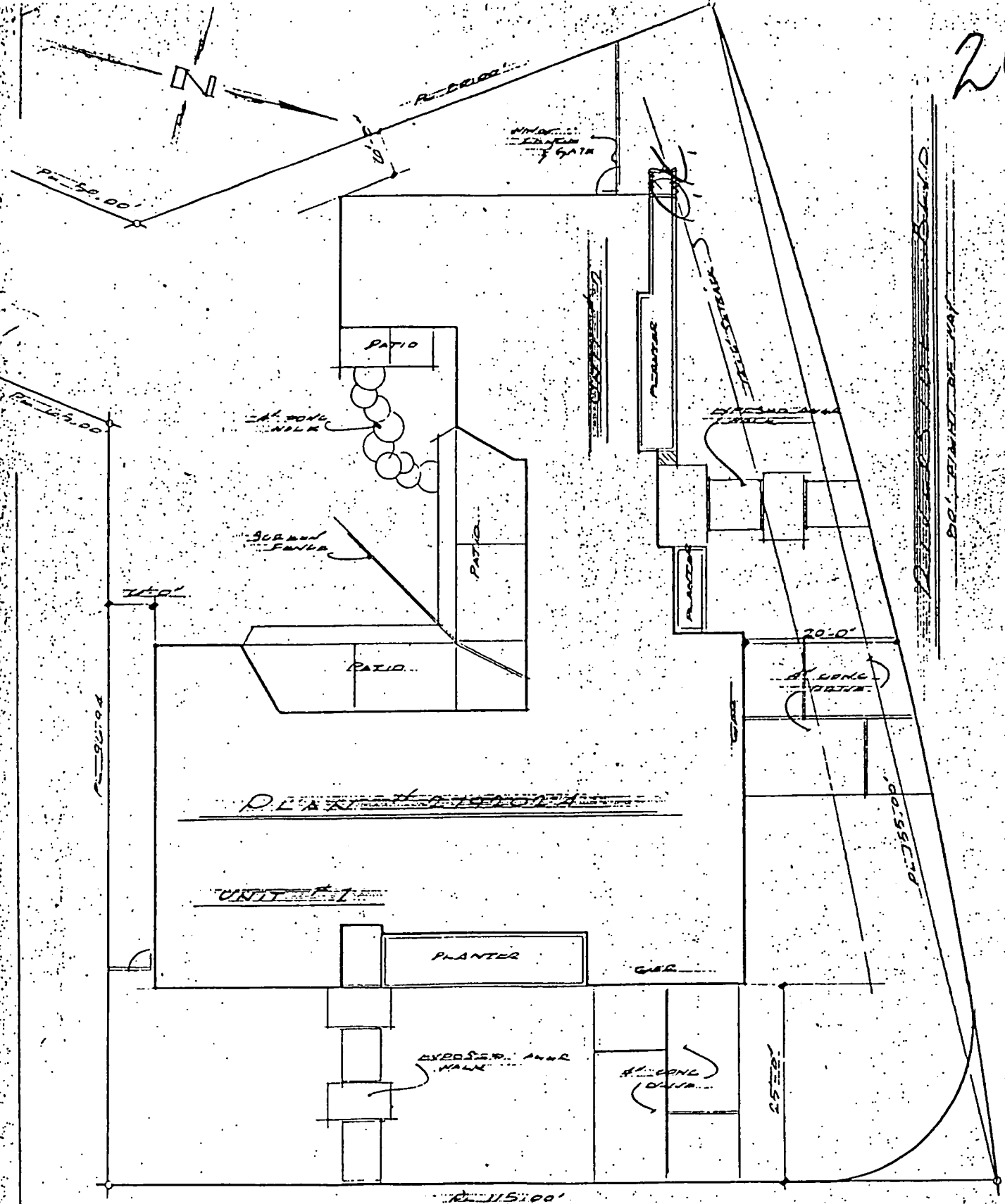
The halfplex shall be constructed per the submitted plans (see attached plans).

Findings of Fact - Special Permit

- a. The proposed halfplex is based on sound principles of land use in that the design and materials of the structure are compatible to the neighboring single family residences and duplexes are allowed in corner lots in The R-1 zone;
- b. The project, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the halfplex development will not alter the characteristics of the area, and adequate on-site parking is provided;
- c. The proposed development is consistent with the 1974 General Plan and the 1979 Pocket Area Community Plan which designate the site for residential and low density residential respectively.



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SHORESIDE DR

44' R/WHT. OF HWY

SITE PLAN

DESCRIPTION
LOT # 15 OF
MAP # 110
UNIT # 15
POB # 15
DATE

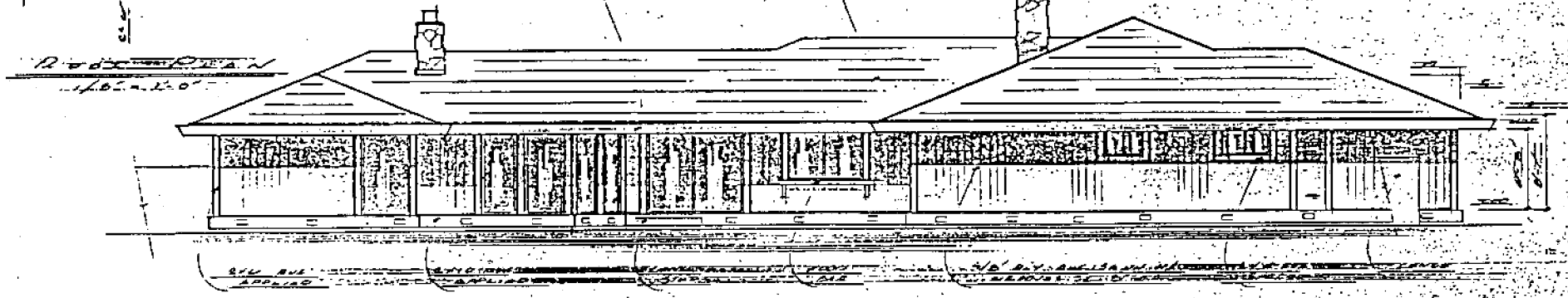
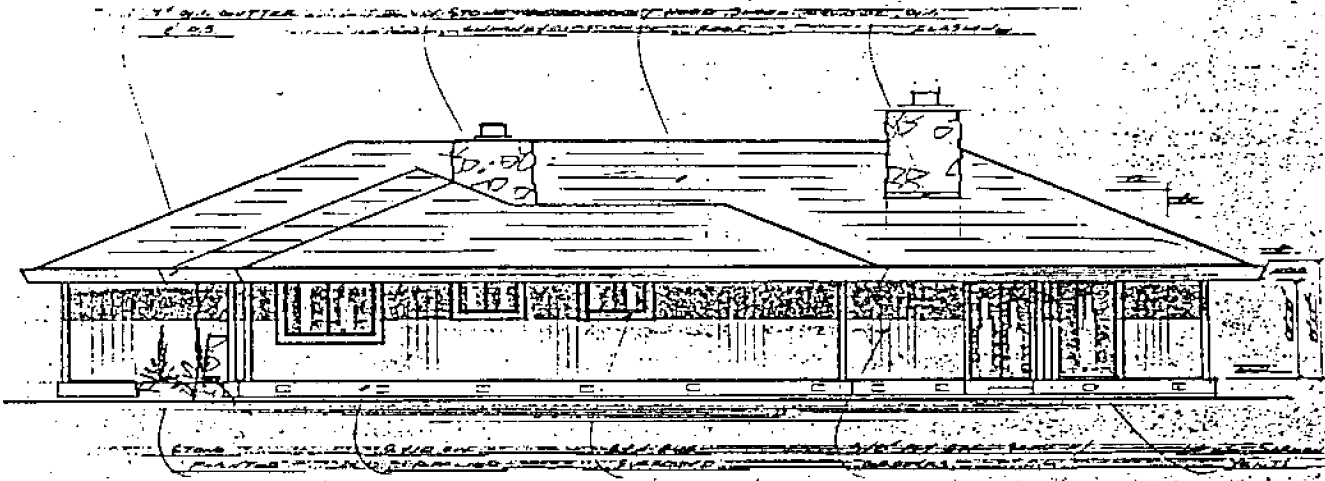
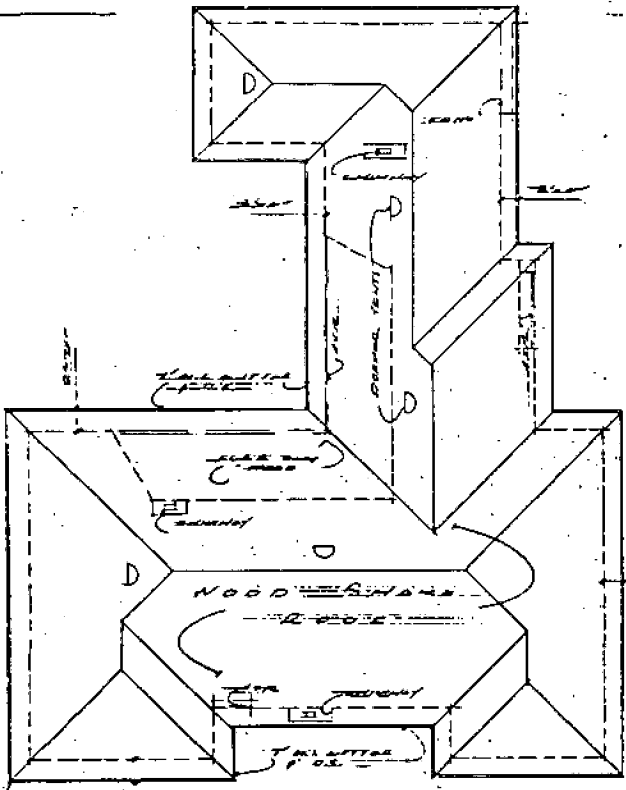
P 83-356

1 DEC 85

No. 11

P 03-356

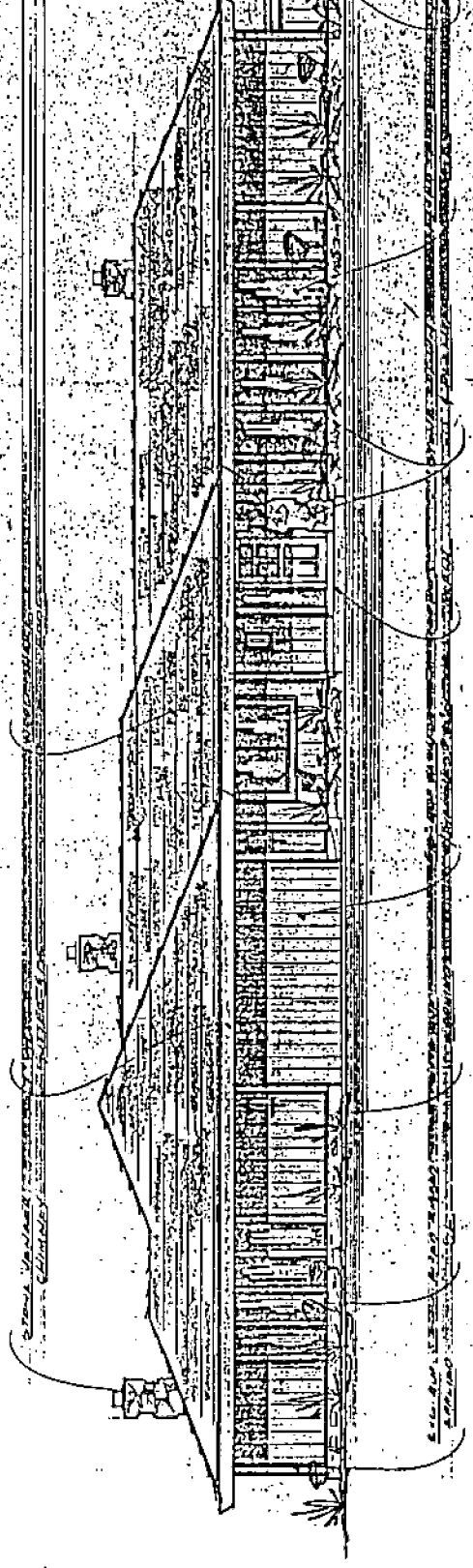
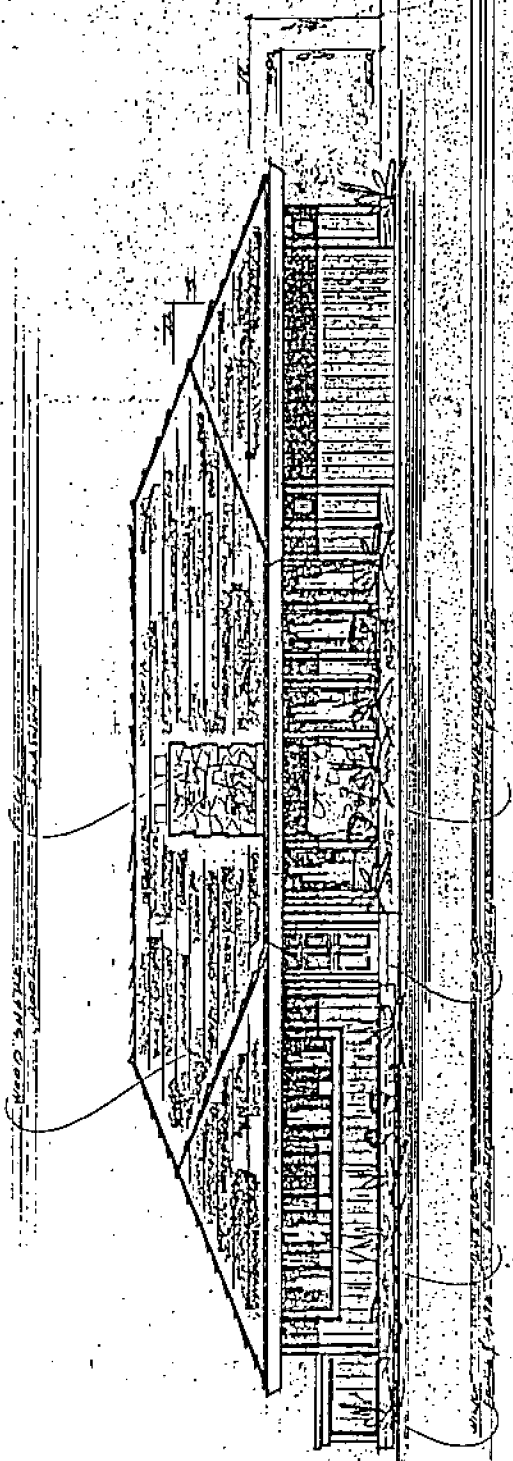
DEC 83



R.D.S. Builders Design Service
 3094 SO LIND BLVD. SUITE 100
 SACRAMENTO, CALIF. 95817

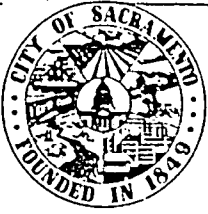
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No. 11



DU	Holden Design Service
S	
<small>1000 14th Street, Suite 200 San Francisco, CA 94103 Tel: 415.774.1234 Fax: 415.774.1235 www.holdendesign.com</small>	

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CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

December 23, 1983

City Council
Sacramento, California

Honorable Members in Session:

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

LOCATION: Southwest corner of Riverside Boulevard and Shoreside Drive.

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 January 10, 1984.

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:lao
attachment
P83-356

PASSED FOR
PUBLICATION
& CONTINUED
TO 1-10-84

January 3, 1984
District 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 THE SOUTH-
 WEST CORNER OF RIVERSIDE BOULEVARD AND SHORESIDE DRIVE
 FROM THE SINGLE FAMILY, R-1 ZONE(S)
 AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)
 (FILE NO. P-83-356)(APN: 030-650-05)

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 December 1, 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.

3

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

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LEGAL DESCRIPTION

LOT 5, LAKE GREENHAVEN SHORES UNIT #5, SOUTHWEST CORNER OF RIVERSIDE BOULEVARD
AND SHORESIDE DRIVE (6307 RIVERSIDE BOULEVARD)

P83-356

January 17, 1984

DOUGLAS C. & SHIRLEY W. FONG
1255 58th Avenue
Sacramento, CA 98531

Dear Mr. & Mrs. Fong:

On January 10, 1984, the Sacramento City Council took the following action(s) for property located on the southwest corner of Riverside Boulevard and Shoreside Drive (P-83356):

Adopted Ordinance 84-003 approving rezoning of 0.3± acres from R-1 to R-1A; and adopted Resolution 84-025 approving a tentative map to divide 0.3± acres into two halfplex lots.

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

Sincerely,

Lorraine Magana
City Clerk

LM/sml/20

Enclosure: **Ordinance 84-003 and Resolution 84-025**

cc: Planning Department

Kimland M. Yee
7387 Alma Vista
Sacramento, CA 95831