

24



# CITY OF SACRAMENTO

APPROVED  
BY THE CITY COUNCIL

## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

JUN 16 1987

OFFICE OF THE  
CITY CLERK

Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

June 10, 1987

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Negative Declaration
  2. Rezone 5+ vacant acres from Agricultural (A) to Single Family (R-1)
  3. Tentative Map (P87-177)

Location: Southeast corner of Grace Avenue and May Street

### SUMMARY

This is a request to subdivide 5+ vacant acres into 25 single family residential lots to be known as Sunset Vista. The staff and the Planning Commission recommend approval of the project subject to conditions.

### BACKGROUND INFORMATION

The subject site is currently zoned Agricultural (A). The site is located in an area that is beginning to develop. The 10 acres south of the site recently received approvals to develop 52 residences. The applicant is requesting a rezoning to Single Family (R-1) and a Tentative Map to develop 25 residences.

### VOTE OF THE PLANNING COMMISSION

On May 14, 1987, the Planning Commission voted seven ayes, two absent to recommend approval of the project subject to conditions.

### RECOMMENDATION

The Planning Commission and staff recommend the following actions by the City Council:

1. Ratify the Negative Declaration;

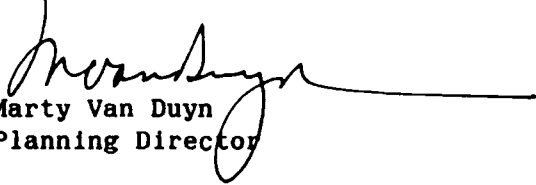
City Council

-2-

June 10, 1987

- 2. Adopt the attached Ordinance rezoning the subject site from Agricultural (A) to Single Family (R-1);
- 3. Adopt the attached Resoulution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,

  
 Marty Van Duyn  
 Planning Director

FOR CITY COUNCIL INFORMATION  
 WALTER J. SLIPE  
 CITY MANAGER

MVD:AG:tc  
 attachments

June 16, 1987  
 District No. 2

P87-177

# ORDINANCE NO. 87-069

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 ON THE SOUTHEAST CORNER OF GRACE AVENUE AND MAY STREET FROM THE A ZONE(S) AND PLACING THE SAME IN THE R-1 ZONE(S) (P87-177) (APN: 237-008-04)

APPROVED BY THE CITY COUNCIL

JUN 16 1987

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 A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1 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 May 14, 1987, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division 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

P87-177

LEGAL DESCRIPTION

All that certain real property situate in the County of Sacramento, State of California, being a portion of Lot 18 as shown on the Plat of Subdivision of Section No. 11 of Rancho Del Paso as recorded in the Office of the Recorder of Sacramento County in Book 14 of Maps, Page No. 5, described as follows:

The east one-half of said Lot 18. Containing 4.68 acres more or less.

P87177

# RESOLUTION No. 87-466

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GRACE AVENUE AND MAY STREET

APPROVED BY THE CITY COUNCIL

(P87-177) (APN: 237-008-04)

JUN 16 1987

OFFICE OF THE CITY CLERK

WHEREAS, the City Council on June 16, 1987, held a public hearing on the request for approval of a tentative map for property located at the southeast corner of Grace Avenue and May 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 herein.
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 Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses in the 1984 North Sacramento Community Plan and the proposed map conforms with the plan designation.
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 filing of the final map unless a different time for compliance is specifically noted:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; half street improvements plus 12 foot paved lane shall be required along May Street and Grace Avenue.
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer (sewer must be extended to County interceptor near Rio Linda Boulevard; City will condemn off-site right-of-way at developer's expense;
  - c. 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;
  - d. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consulting with the U.S. Postal Service;
  - e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;

- f. Meet all County Sanitation District requirements;
- g. Submit a soils test prepared by a registered engineer to be used in street design;
- h. Submit a street right-of-way study and dedicate streets as required;
- i. A minimum of 24 feet of pavement shall be provided along May Street to Bell Avenue;
- j. Extend drain line along extension of Grace Avenue to west and provide easement as required;
- k. City will condemn any off-site right-of-way at developer's expense, if necessary;
- l. Water mains shall be looped by extending mains east along Grace Avenue to Gene and south along May Street to Bell Avenue.

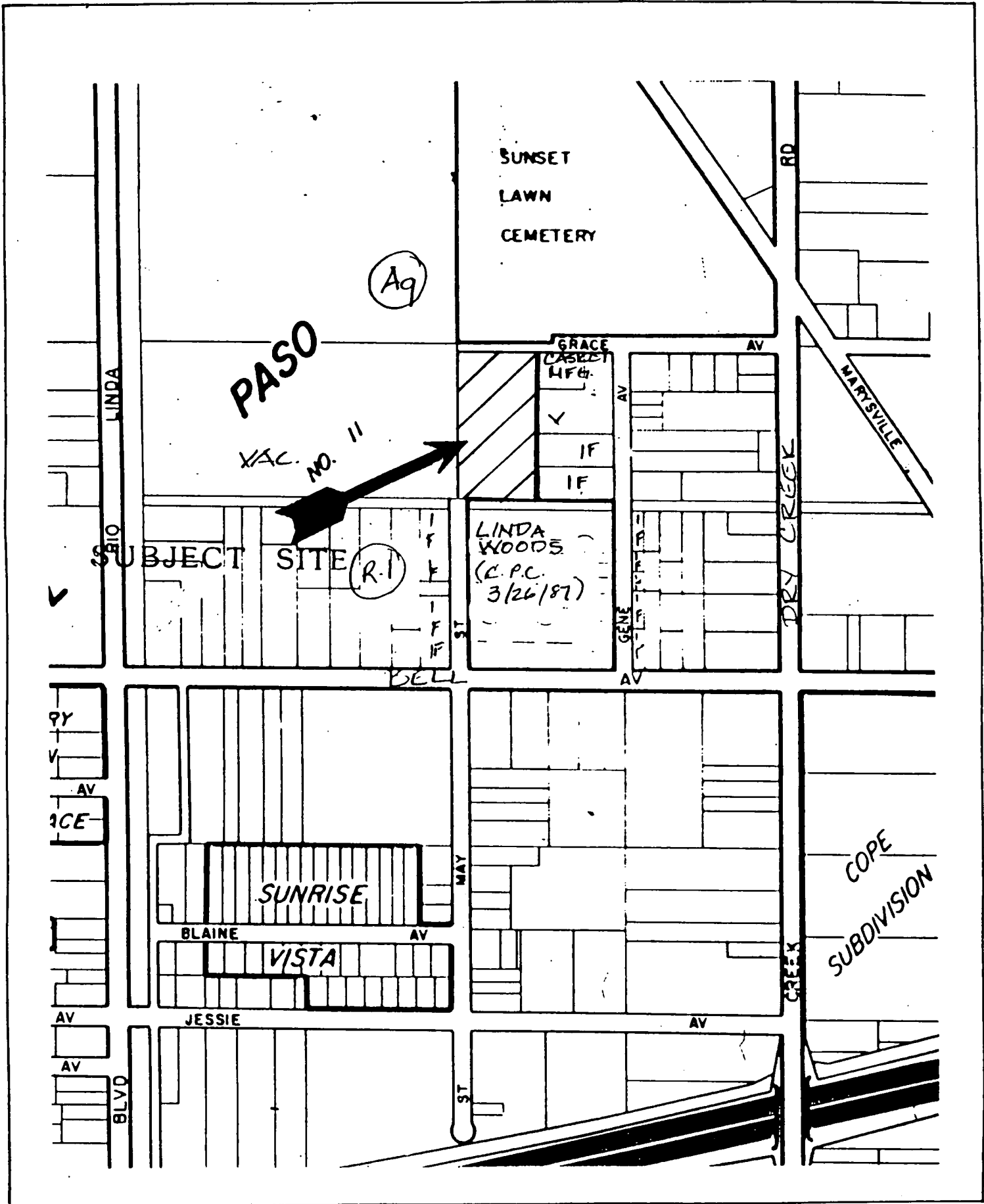
\_\_\_\_\_  
MAYOR

ATTEST:

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

P87-177



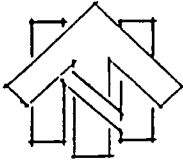


# VICINITY - LAND USE - ZONING

887-177

5-14-87

ETOM 19



SCALE: 1"=50'

# TENTATIVE SUBDIVISION MAP SUNSET VISTA CITY OF SACRAMENTO MARCH 27, 1987



**OWNER/DEVELOPER**  
TAHOMA GROUP  
4833 CRESTWOOD WAY  
SACRAMENTO, CA 95822

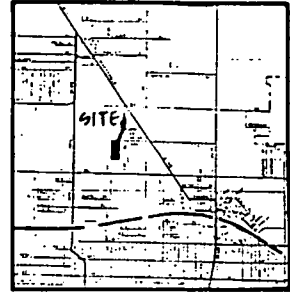
**APPLICANT**  
MORTON & PITALO, INC.  
1430 ALIAMBRA BLVD., SUITE 200  
SACRAMENTO, CA 95816

**ASSESSOR'S PARCEL NO.**  
237-08-04

**AREA**  
4.7 ± AC.

**ZONING**  
R-1

- SANITARY SEWER )
- STORM DRAINAGE )
- WATER )
- SCHOOL DISTRICT ) CITY OF SACRAMENTO
- PARKS & RECREATION )
- FIRE PROTECTION )
- POLICE PROTECTION )
- ELECTRICITY )
- S.M.U.D. )
- GAS )
- P.G. & E. )



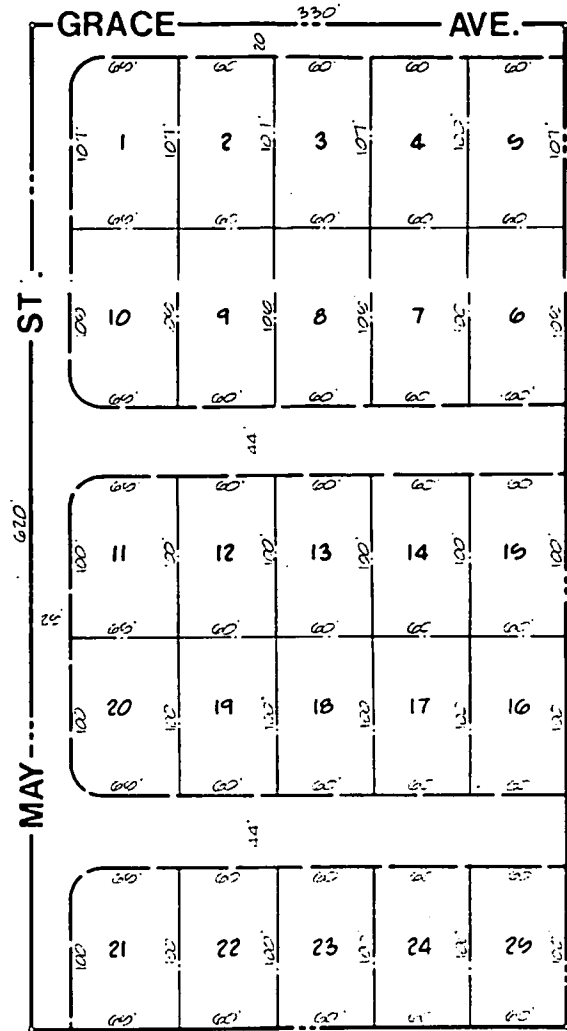
VICINITY MAP  
NO SCALE

24

SHARE OF  
THE CHIMES

SUNSET VIEW INC  
237-08-04

P87177



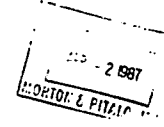
SYLVANIA LAND  
111-08-00  
237-08-01

7545  
237-08-00

54776  
237-08-00

7545  
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54776  
237-08-00



P87-177

5-14-87

Item 19

71

# Sacramento City Planning Commission VOTING RECORD

24

MEETING DATE <u>May 14, 1987</u>
ITEM NUMBER <u>19C</u>
PERMIT NUMBER <u>P87-177</u>

### ENTITLEMENTS

- |   |   |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT   | <input checked="" type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING                 | <input type="checkbox"/> LOT LINE ADJUSTMENT      |
| <input type="checkbox"/> SPECIAL PERMIT           | <input type="checkbox"/> ENVIRONMENTAL DET.       |
| <input type="checkbox"/> VARIANCE                 | <input type="checkbox"/> OTHER _____              |

STAFF RECOMENDATION	
<input checked="" type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable
<i>Adopted</i>	
<input type="checkbox"/> Correspondence	
<input type="checkbox"/> Petition	

LOCATION <u>Southeast corner of Grace Avenue</u> <u>&amp; May Street</u>
--

PROPOSALS

NAME	ADDRESS

OPPOSITIONS

NAME	ADDRESS

### MOTION#

	YES	NO	MOTION SECOND	
--	-----	----	---------------	--

Chinn	✓			
Ferris	✓			
Goodin	✓			
Hollick	✓		✓	
Holloway	✓			
Ishmael	✓			
Otto	✓			✓
Walton	✓			
Ramirez	✓			

### MOTION

- |  |  |
|--|--|
| <input type="checkbox"/> TO APPROVE  | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL                             |
| <input type="checkbox"/> TO DENY   | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION  |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT               | <input type="checkbox"/> TO CONTINUE TO _____ MEETING  |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE    | <input type="checkbox"/> OTHER _____   |

11

# CITY PLANNING COMMISSION

24

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	MORTON & PITALO, INC. 1430 Alhambra Blvd., Suite 200, Sac., CA 95816		
OWNER	TAHOMA GROUP, 4833 Crestwood Way, Sacramento, CA 95816		
PLANS BY	MORTON & PITALO		
FILING DATE	4/3/87	ENVIR. DET.	5/4/87
REPORT BY	SD/vf		
ASSESSOR'S-PCL. NO.	237-080-04		

- APPLICATION:**
- A. Negative Declaration
  - B. Rezone 5+ acres from Agricultural (A) to Single Family (R-1)
  - C. Tentative Map (P87-177)

**LOCATION:** Southeast corner of Grace Avenue and May Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide 4.7+ vacant acres into 25 single-family lots located in the R-1 zone.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1984 N. Sacramento Community Plan Designation:	Residential 7 to 15 du/ac
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North: Vacant (Cemetery) A  
South: Vacant; R-1  
East: Vacant & Residential; R-1  
West: Vacant; R-1

Property Dimensions:	330' x 620'
Property Area:	5+ acres
Density of Development:	7.2 d.u. per acre net
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On April 22, 1987, by a vote of 5 ayes, 4 absent the S.R.C. voted to recommend approval of the tentative map subject to the attached conditions.

**PROJECT EVALUATION:** Staff has made the following findings:

**A. Land Use**

The subject site is designated for residential uses in the 1974 General Plan. It is designated for 7 to 15 units per acre in the 1984 North Sacramento Community Plan. The site is surrounded by single-family residences located on large acreages and by vacant cemetery land. The 10 acres adjacent to the south was approved by the Commission for 52 single-family lots on March 26, 1987. The applicant proposes 25

APPLC. NO. P87-177 MEETING DATE May 14, 1987 ITEM NO 19

12

single-family lots. At least two corner lots will be designated for halfplex development. The net resulting density of 7.2 units per net acre conforms to the community plan designation.

The subject site is currently zoned Agricultural (A). The applicant has requested a rezoning to Single Family (R-1) in order to pursue the project. Staff has no objections to the rezoning since the residential use and the density conform to the community plan designation.

B. Design

The applicant proposes 25 single-family lots which meet all dimensional requirements of the Subdivision Ordinance. Proposed streets will be stubbed to the east to provide a circulation pattern for property to the east.

C. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon 0.447 acres of land multiplied by the per acre value established by the applicant's appraiser.

D. Schools

The school districts are currently impacted and are implementing developer's fees. These will be collected at the time of obtaining building permits.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Recommend approval of the rezone from Agricultural (A) to Single Family (R-1);
- C. Recommend approval of the tentative map subject to the following conditions:

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:

- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; half street improvements plus 12-foot paved lane shall be required along May Street and Grace Avenue.
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer (sewer must be extended to County interceptor near Rio Linda Boulevard; City will condemn off-site right-of-way at developer's expense;

3. 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;
4. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consulting with the U.S. Postal Service;
5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
6. Meet all County Sanitation District requirements;
7. Submit a soils test prepared by a registered engineer to be used in street design;
8. Submit a street right-of-way study and dedicate streets as required;
9. A minimum of 24 feet of pavement shall be provided along May Street to Bell Avenue;
10. Extend drain line along extension of Grace Avenue to west and provide easement as required;
11. City will condemn any off-site right-of-way at developer's expense, if necessary;
12. Water mains shall be looped by extending mains east along Grace Avenue to Gene and south along May Street to Bell Avenue.



# CITY OF SACRAMENTO

3  
24  
PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 6-16-87

## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

June 4, 1987

Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

City Council  
Sacramento, California

### Honorable Members in Session:

**SUBJECT:** P87-177 Various requests for property located on the southeast corner of Grace Avenue and May Street. APN: 237-008-04 (D2)

A. Rezone 4.7+ acres from A to R-1

B. Tentative Subdivision Map to subdivide 4.7+ acres into 25 single family lots in the R-1 zone

### SUMMARY

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

### BACKGROUND INFORMATION

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 June 16, 1987.

Respectfully submitted.

Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

attachments  
P87-177

June 9, 1987  
D-2

# 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 ON THE SOUTHEAST CORNER OF GRACE AVENUE AND MAY STREET FROM THE A ZONE(S) AND PLACING THE SAME IN THE R-1 ZONE(S)  
(P87-177) (APN: 237-008-04)

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 A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1 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 May 14, 1987, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division 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

P87-177

LEGAL DESCRIPTION

All that certain real property situate in the County of Sacramento, State of California, being a portion of Lot 18 as shown on the Plat of Subdivision of Section No. 11 of Rancho Del Paso as recorded in the Office of the Recorder of Sacramento County in Book 14 of Maps, Page No. 5, described as follows:

The east one-half of said Lot 18. Containing 4.68 acres more or less.

**P87177**

June 22, 1987

Tahoma Group  
4833 Crestwood Way  
Sacramento CA 95816

Dear Sirs:

On June 16, 1987, the Sacramento City Council took the following action(s) for property located on the southeast corner of Grace Avenue and May Street:

Adopted Ord. 87-069 approving rezone of 4.7± acres from A to R-1 and adopted Res. 87-466 approving Tentative Subdivision Map to subdivide 4.7± acres into 25 single family lots in the R-1 zone. (P-87177)

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

Sincerely,

Lorraine Magana  
City Clerk

LM/lmh/#24

Enclosure

cc: Planning Department  
Morton & Pitalo, Inc., 1430 Alhambra Boulevard, Ste. 200, Sacramento, CA,  
95816