



CITY OF SACRAMENTO

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

MARTY VAN DUYN  
PLANNING DIRECTOR

November 29, 1983

City Council  
Sacramento, California

Honorable Members in Session:

APPROVED  
BY THE CITY COUNCIL

DEC 6 1983

OFFICE OF THE  
CITY CLERK

- SUBJECT:
1. Environmental Determination
  2. Rezone from Two-Family (R-2-R) to Townhouse (R-1A)
  3. Tentative Map (P83-325) (APN: 031-480-28)

LOCATION: Southeast corner of Greenhaven Drive and Pocket Road

SUMMARY

This is a request for entitlements necessary to convert a duplex structure under construction into two halfplex units. The staff and the Planning Commission recommend approval of the project 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 existing single family subdivision known as Union House Unit No. 1. The proposed halfplex units do not represent an increase in land use intensity in that the site is currently zoned for duplex use. The proposal is also compatible with nearby single family and halfplex development.

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

VOTE OF THE PLANNING COMMISSION

On October 27, 1983, by a vote of six ayes and three 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:

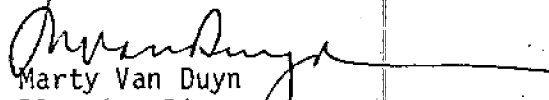
1. Ratifying the Negative Declaration;
2. Adopting the attached Rezoning Ordinance; and

City Council

November 29, 1983

- 3. 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  
 P83-325

December 6, 1983  
 District No. 8



ORDINANCE NO. 83-144

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 SOUTH-EAST CORNER OF POCKET ROAD AND GREENHAVEN DRIVE FROM THE TWO FAMILY - REVIEW, R-2R ZONE(S) AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S) (FILE NO. P-83-325 )(APN: 031-480-28)

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 Two Family - Review, R-2R 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 October 27, 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.

APPROVED BY THE CITY COUNCIL

DEC 6 1983

OFFICE OF THE CITY CLERK

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

LEGAL DESCRIPTION FOR:

APN 31-480-28

Lot 54 as shown on the "Plat of Parkway Oaks Unit No. 1"  
recorded in Book 128 of Maps, Map No. 13, City of Sacramento,  
Sacramento County records.

Legal ok  
MA Shumway

P 83325

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# RESOLUTION No. 83-970

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 SOUTHEAST  
CORNER OF GREENHAVEN DRIVE AND POCKET ROAD

(P-83-325)(APN: 031-480-28)

DEC 6 1983  
OFFICE OF THE  
CITY CLERK

APPROVED  
BY THE CITY COUNCIL

WHEREAS, the City Council, on December 6, 1983, held a public hearing on the request for approval of a tentative map for property located on the south-east corner of Greenhaven Drive and Pocket Road

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 multiple family 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
  - b. File the necessary segregation requests and fees to segregate existing assessments;
  - 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 ninety days prior to the filing of the final map; and
  - d. Provide separate water and sewer services.

MAYOR \_\_\_\_\_

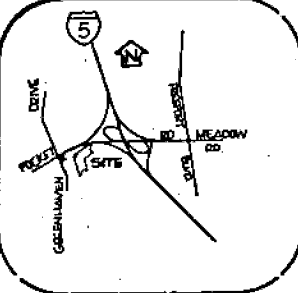
ATTEST:

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

P83-325



TENTATIVE PARCEL MAP FOR  
LOT 54 PARKWAY OAKS UNIT NO 1



VICINITY MAP  
NO SCALE

NOTE:  
UPON PAYMENT OF APPROPRIATE  
FEES, THE CITY OF SACRAMENTO WILL  
MAKE WATER AND SEWER TAPS.

ASSESSOR'S PARCEL NO:  
31-480-28

OWNER:  
ROBERT A. ADAMS  
1074 S. ORANGE GROVE AVE.  
PASADENA, CA. 91105

ENGINEER:  
SPEATH ENGINEERING, INC.  
5710 GARFIELD AVE., SUITE B  
SACRAMENTO, CA. 95841  
(916) 334-8306

PRESENT USE & ZONING:  
STRUCTURE UNDER  
CONSTRUCTION, R - 2R

ACREAGE:  
PARCEL NO. 28 = 14,021 ± S.F.

PROPOSED USE & ZONING:  
HALF-PLEX, R - 1A

SIZE OF LOTS:  
LOTS 1 = 7,348 ± S.F.  
LOTS 2 = 6,673 ± S.F.

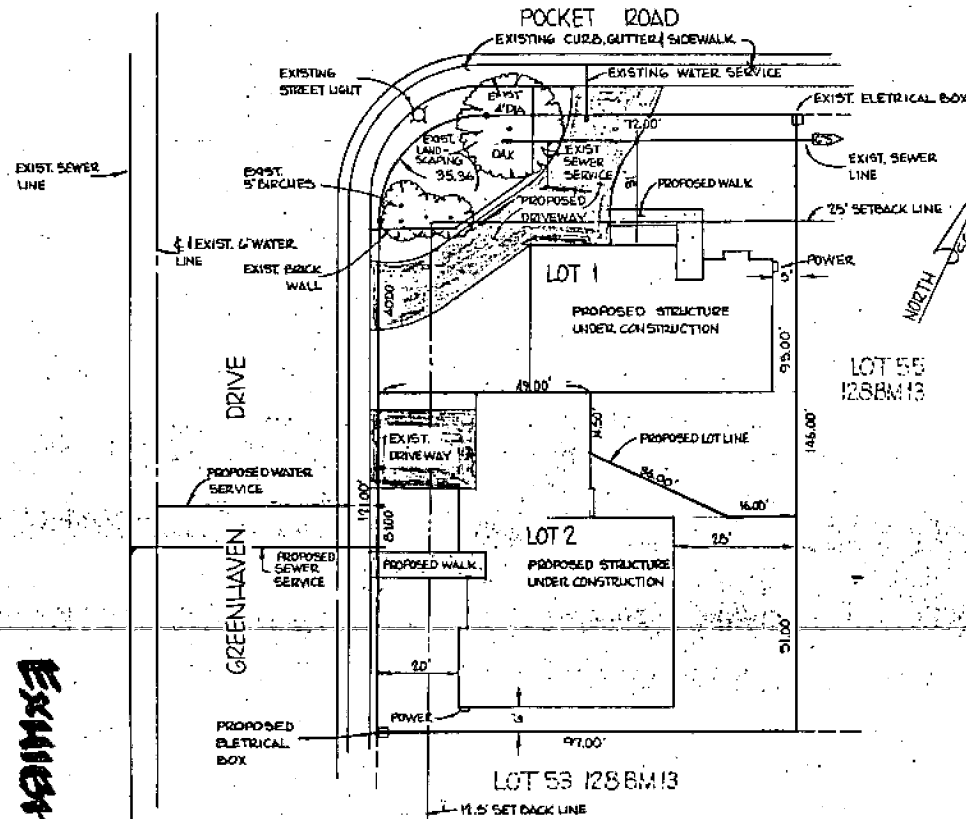
SCHOOL DISTRICT:  
SACRAMENTO CITY

DRAINAGE FACILITIES:  
SACRAMENTO CITY

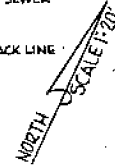
NUMBER OF LOTS:  
1 EXISTING, 2 PROPOSED

SOURCE OF WATER:  
SACRAMENTO CITY

SANITATION FACILITIES:  
SACRAMENTO CITY



0 5 10 20  
BAR SCALE



*Richard Rozumovic*  
RICHARD ROZUMOVIC RCE 28217 DATE



P 83325

<b>SPEATH ENGINEERING, INC.</b>	
Civil Engineers	
5710 Garfield Ave. Suite "B" Sacramento, CA 95841 (916) 334-8306	

183-325

10-27-83

ITEM NO. 12

EXHIBIT A

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# CITY PLANNING COMMISSION

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

APPLICANT Speath Engineering, Inc., 5710 Garfield Ave. #B, Sacramento, CA 95841		
OWNER Bob Adams, 1074 S. Orange Grove, Pasadena, CA 91105		
PLANS BY Frazer's Inc., 6355 Riverside Blvd., Ste. N., Sacramento, CA 95831		
FILING DATE 9.23.83	50 DAY CPC ACTION DATE	REPORT BY RL:lao
NEGATIVE DEC 10.17.83	EIR	ASSESSOR'S PCL. NO. 031-480-28

- APPLICATION:**
1. Environmental Determination
  2. Rezone a corner lot from R-1 to R-1A (Section 13)
  3. Tentative Map to divide an existing corner lot into two halfplex lots
  4. Special Permit for development of two halfplex units

**LOCATION:** Southeast corner of Greenhaven Drive and Pocket Road

**PROPOSAL:** To complete as halfplexes a duplex structure now under construction.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1976 South Pocket Specific Plan Designation:	Low Density Multiple Family
Existing Zoning of Site:	R-2R
Proposed Zoning of Site:	R-1A
Existing Land Use of Site:	Two-family residential structure under construction

**Surrounding Land Use and Zoning:**

North: Vacant; A  
South: Vacant and single-family; R-1  
East: Halfplexes under construction; R-1A  
West: Vacant; R-2R

Parking Required:	2 spaces
Parking Proposed:	2 two-car garages
Property Dimensions:	97' x 146'
Property Area:	14,000+ square feet
Square Footage of Buildings:	Unit A - 1,398 square feet Unit B - 1,735 square feet
Street Improvements:	Greenhaven Drive - full improvements Pocket Road - full improvements south half only
Utilities:	Available to site
Exterior Building Colors:	Earthtones
Exterior Building Materials:	Wood, Stucco, Brick Veneer, Shake Roofing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: At the October 12, 1983 Subdivision Review Committee meeting, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map (see Exhibit B). The applicant shall satisfy each of the conditions prior to the 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;
- b. File the necessary segregation requests and fees to segregate existing assessments;
- 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 ninety days prior to the filing of the final map; and
- d. Provide separate water and sewer services.

STAFF EVALUATION: Staff has the following comments:

- 1. The subject site is located in an area partially developed with single family, duplex and halfplex residences. The subject site is presently being developed with a duplex structure. The requested R-1A zoning would not increase the density of development for this property. However, the requested Tentative Map and Special Permit would permit individual ownership of each side of the two-family structure being constructed.
- 2. Unit A on Lot 1 has a two-car garage facing Pocket Road, with driveway access on both Pocket Road and Greenhaven Drive (see Exhibit B). Staff has no major objection to the double access. Such arrangement will enable the exiting of the site without having to back out on to Pocket Road.
- 3. The Police Department recommends lowering the height of the entry sign/brick wall to 2½ feet for a distance of 30 feet from the roadway. The Traffic Department, however, has no objection to the existing wall for sight clearance.
- 4. The building elevation on Greenhaven Drive is quite long. There are two areas where the placement of trees would be beneficial as visual breaks along this 110 foot building face (see Exhibit B).

STAFF RECOMMENDATION: Staff recommends the following actions:

- 1. Ratification of the Negative Declaration;
- 2. Approval of the Rezoning from R-2R (two-family residential-review) to R-1A (townhouse) zone;
- 3. Approval of the Tentative Map, subject to Conditions; and
- 4. Approval of the Special Permit, subject to Conditions and based on Findings of Fact to follow.

Conditions - Tentative Maps

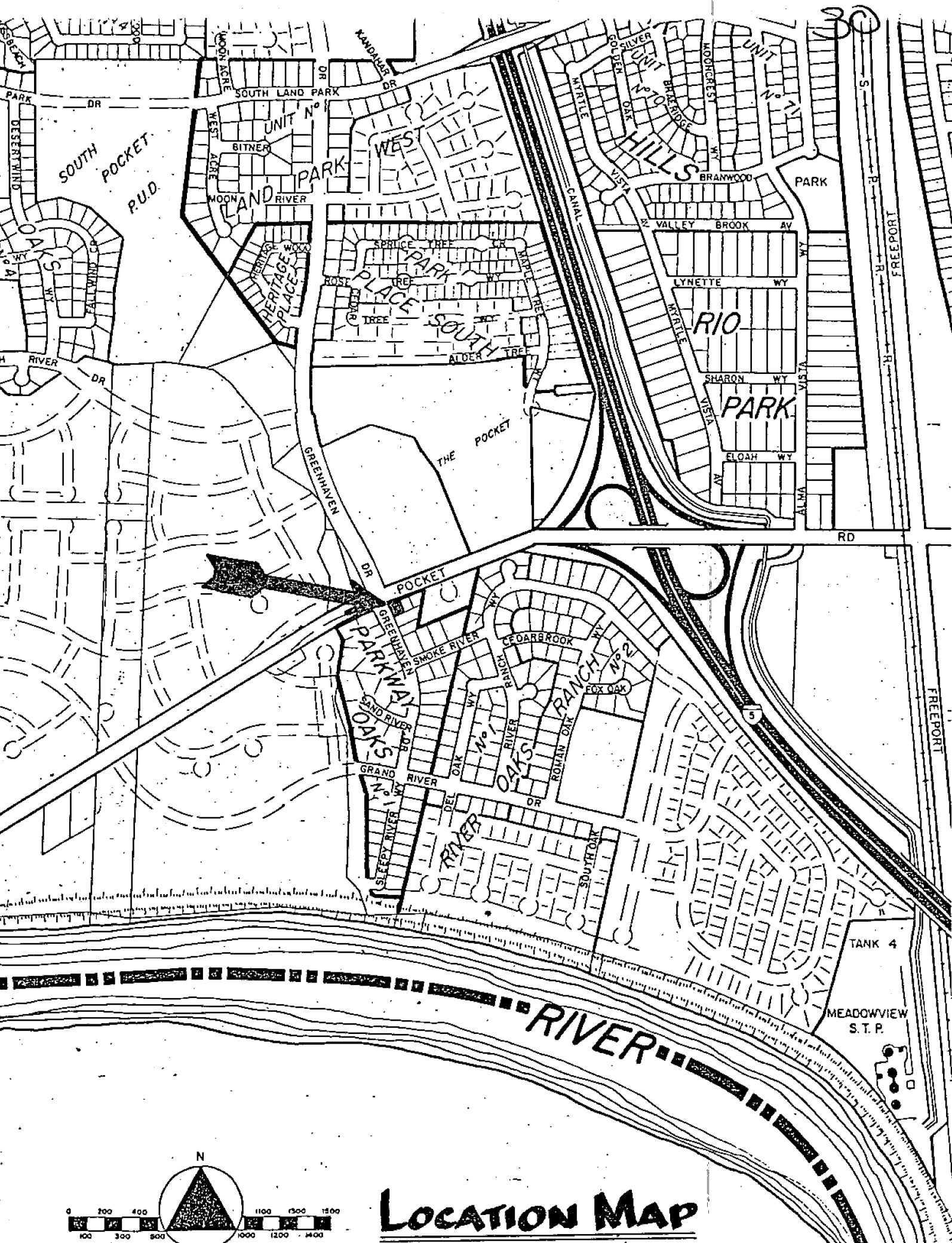
- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. File the necessary segregation requests and fees to segregate existing assessments;
- c. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than ninety days prior to the filing of the final map; and
- d. Provide separate water and sewer services.

Condition - Special Permit

Applicant shall install fifteen gallon trees in areas indicated on Exhibit B.

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
- c. The proposed development is compatible with the 1974 General Plan and the 1976 South Pocket Specific Plan which designate the properties for Residential and Low Density Multiple Family, respectively.



# LOCATION MAP

10-27-83

MEM NO. 13

PB3-325

002-102

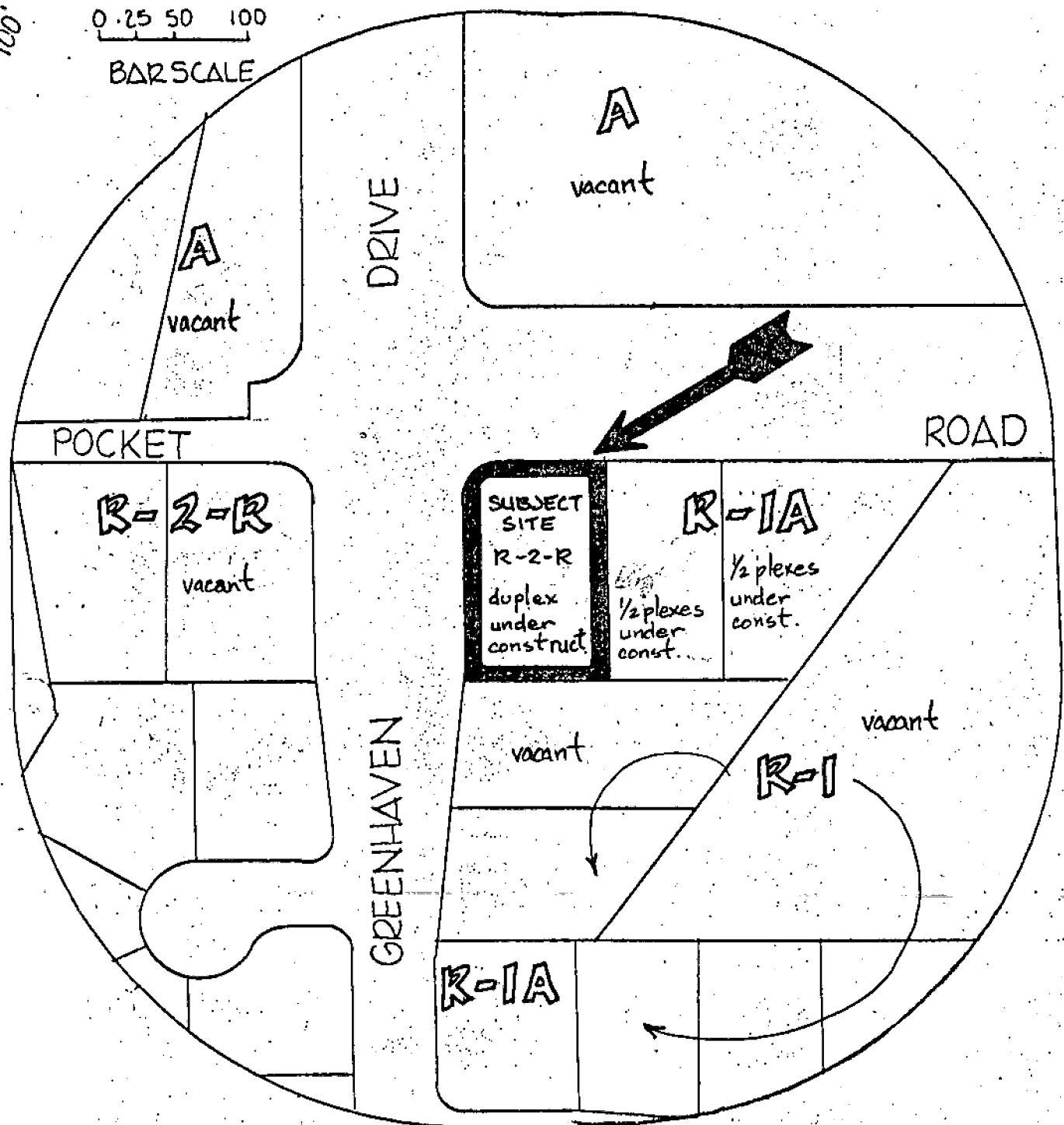
10-27-83

MEM NO 12

# ZONING & LAND USE

NORTH  
SCALE 1"=100'

0 25 50 100  
BAR SCALE



P 83325

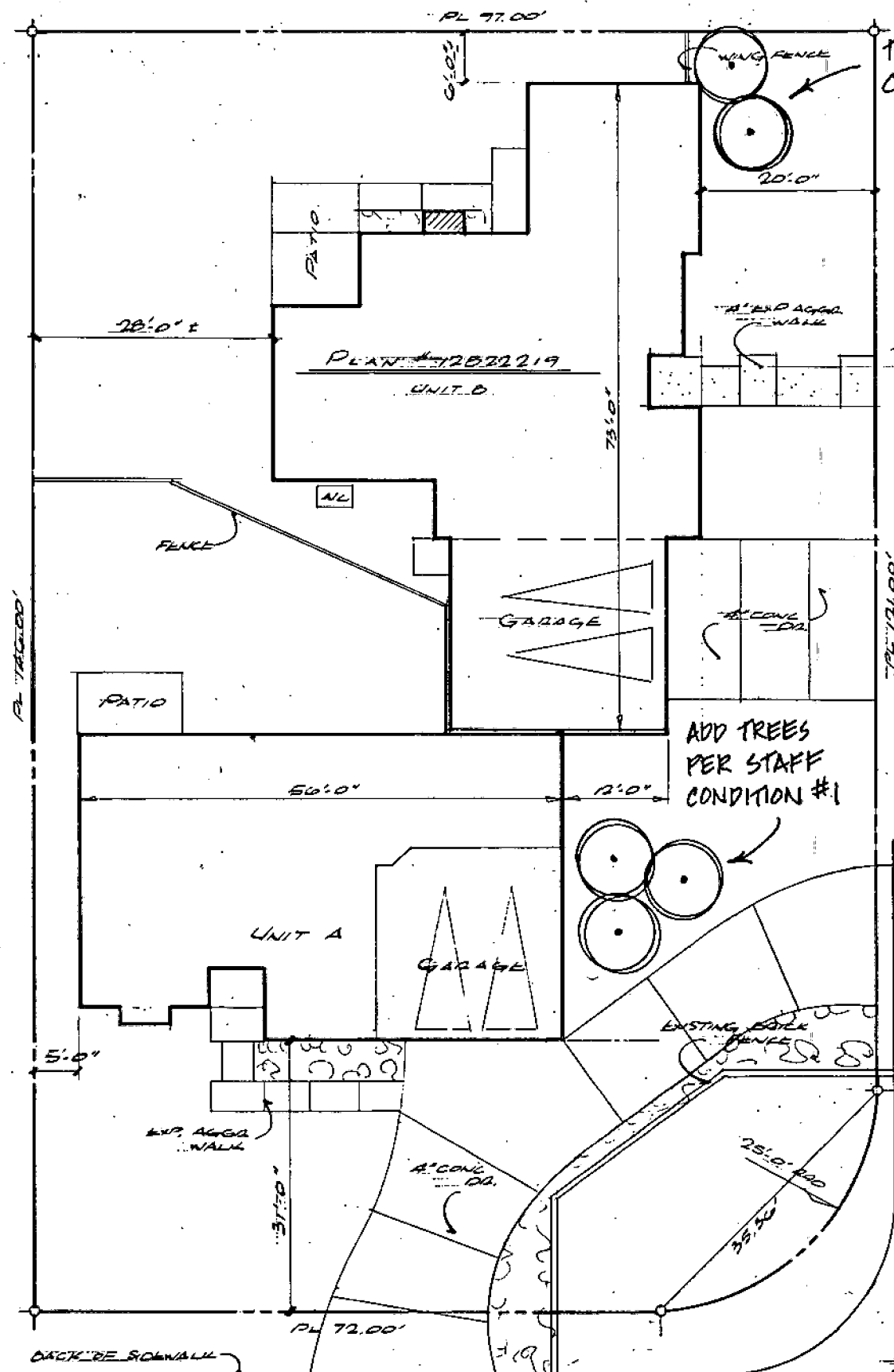
300' RADIUS MAP FOR APN 031-480-28.

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83-09

P 83325

TREES PER STAFF  
CONDITION #1



ADD TREES  
PER STAFF  
CONDITION #1

100'0" RIGHT-OF-WAY

DESCRIPTION:  
 LOT # 54  
 UNIT # 1  
 UNIMPROVED  
 CITY OF SACRAMENTO

POCKET R.O.

SITE PLAN

SCALE 1" = 10'



EXHIBIT B

REVISED 6-2-83 BY

ITEM NO. 13

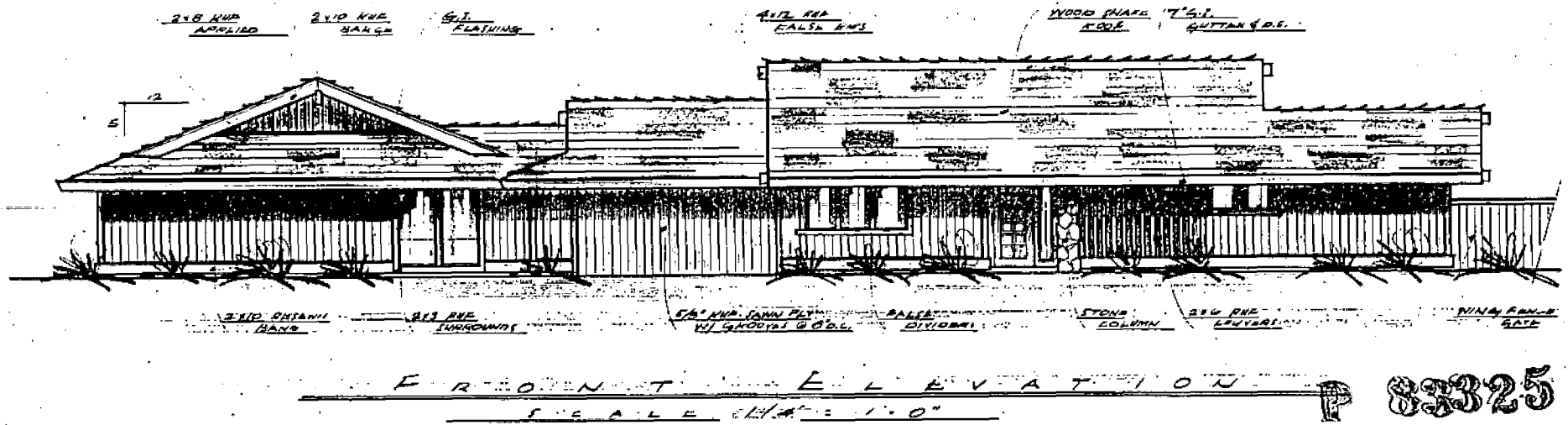
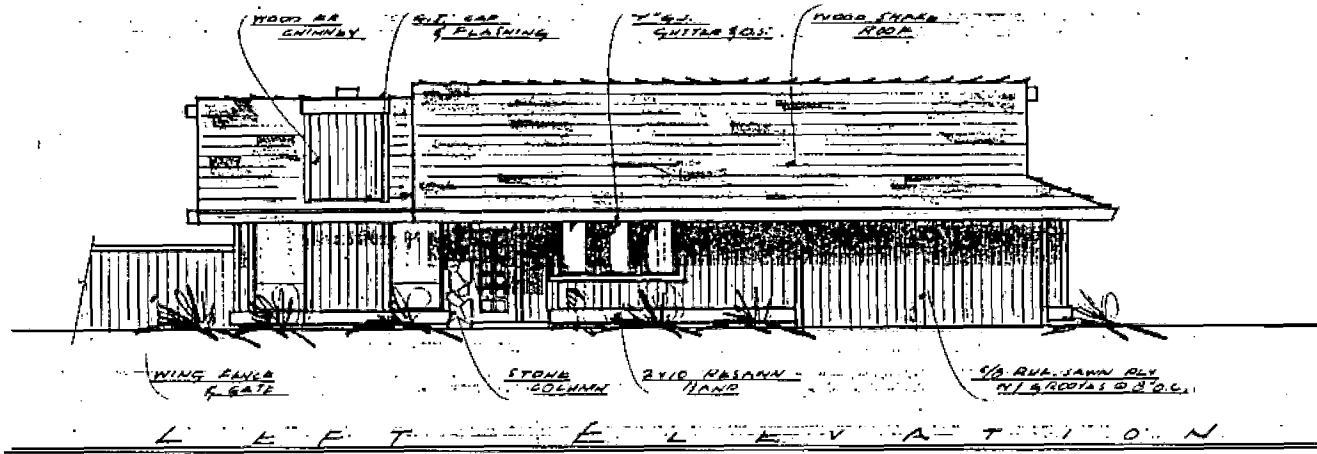


EXHIBIT C

**Draeger's** RESIDENTIAL PLANS

6700 Franklin Blvd. Suite 111, Sacramento, CA 95821 916-433-2525

DATE: 11/15/00

PROJECT: 83325

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883-225

10-27-62

ITEM NO. 13

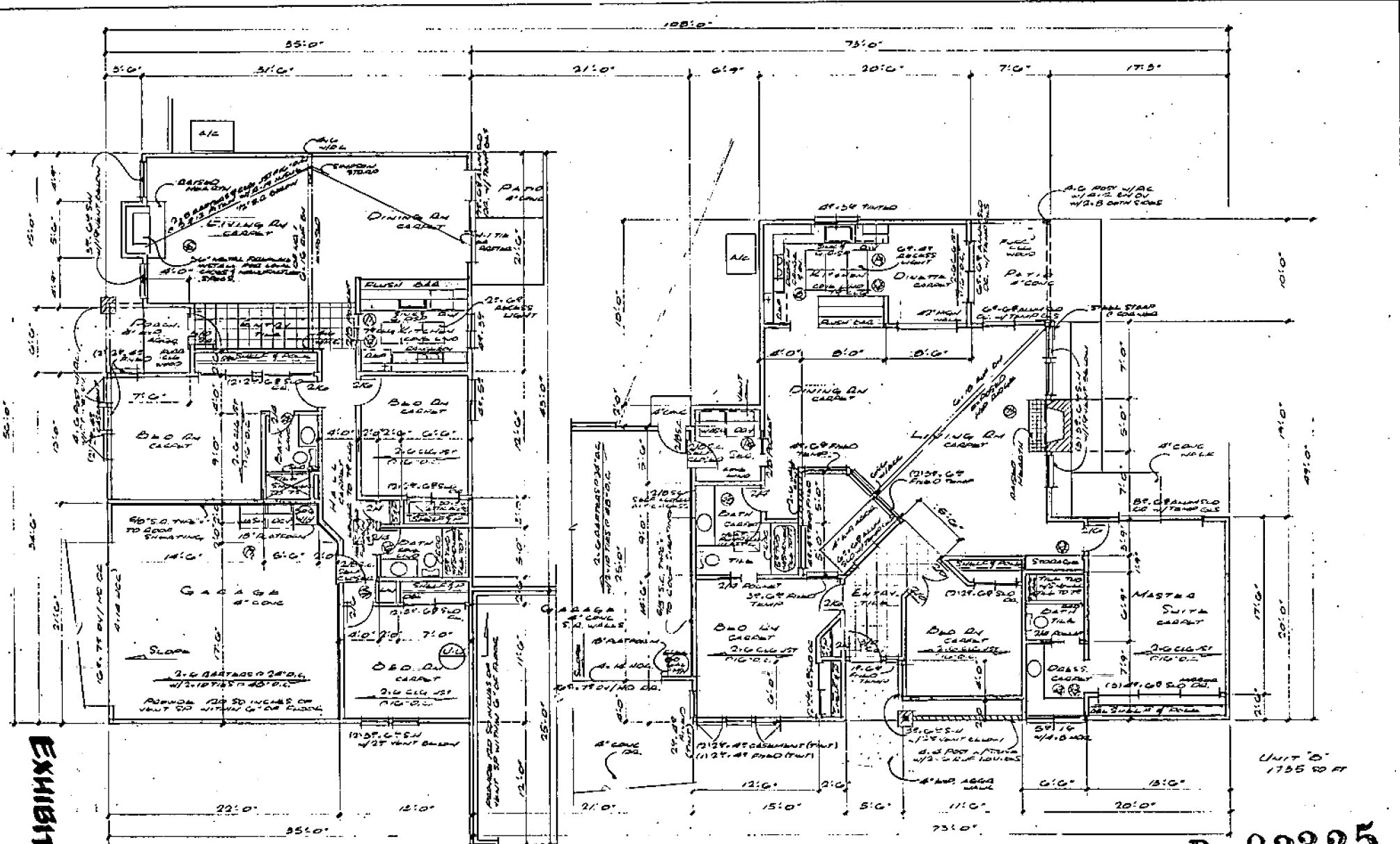
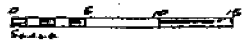


EXHIBIT B

UNIT A  
1375 SQ FT

FLOOR PLAN

SCALE 1/4" = 1'-0"



- NOTES:
1. 1/2" GLOTT. FLD AREA - 220 SQ FT
  2. TOTAL GLASS AREA - 200 SQ FT
  3. INSULATED GLS 2 1/2" - NONE ALL
  4. TINTED GLS 2 1/2" - NONE ANY
  5. SWAGING AREA CANNOTS 2'-0" C/WAY

UNIT D  
1755 SQ FT

P 83325

FRAGER'S ARCHITECTURE  
RESIDENTIAL PLANS

CE



CITY OF SACRAMENTO

30 (3)

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

MARTY VAN DUYN  
PLANNING DIRECTOR

November 18, 1983

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone 0.3+ acres from Two Family - Review, R-2R to  
Townhouse, R-1A.

LOCATION: Southeast corner of Pocket Road and Greenhaven 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 December 6, 1983.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

MVD:lao  
attachment  
P83-325

PREPARED FOR  
PUBLICATION  
& CONTINUED  
TO 12-6-83

November 29, 1983  
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 ON THE SOUTH-  
EAST CORNER OF POCKET ROAD AND GREENHAVEN DRIVE  
 FROM THE TWO FAMILY - REVIEW, R-2R ZONE(S)  
 AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)  
 (FILE NO. P-83-325 )(APN: 031-480-28)

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 Two  
Family - Review, R-2R 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 October 27, 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.

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

P83-325

3

LEGAL DESCRIPTION FOR:

APN 31-480-28

Lot 54 as shown on the "Plat of Parkway Oaks Unit No. 1" recorded in Book 128 of Maps, Map No. 13, City of Sacramento, Sacramento County records.

Legal OK  
M.A. Shumway

P 83325