



CITY OF SACRAMENTO

26

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

MARTY VAN DUYN
PLANNING DIRECTOR

February 10, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Tentative Map (P-9607)

LOCATION: 3237 Marshall Way

SUMMARY:

This is a request for entitlements necessary to develop two halfplex dwelling units on a 9,128 sq. ft. parcel. The staff and Planning Commission recommend approval of the request subject to conditions. The Commission also approved a special permit to allow the halfplex units.

BACKGROUND INFORMATION:

The subject site is located in an area that is developed with a mixture of single family dwellings and apartments. The proposed halfplex units are compatible with surrounding land uses. The project is also consistent with the Community Plan.

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 PLANNING COMMISSION

On January 14, 1982, the Planning Commission by a vote of seven ayes, two absent recommended approval of the project.

RECOMMENDATION:

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

City Council

-2-

February 10, 1982

1. Ratifying the Negative Declaration;
2. Adopting the attached Resolution adopting findings of fact, approving the Tentative Map with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachment
P-9607

February 16, 1982
District No. 5

RESOLUTION No. 82-103

Adopted by The Sacramento City Council on date of
February 16, 1982

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR TENTATIVE MAP
FOR PROPERTY LOCATED AT 3237 MARSHALL WAY,
(APN: 013-104-19)(P-9607)

APPROVED
BY THE CITY COUNCIL

FEB 16 1982

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for property located at 3237 Marshall Way,

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on February 16, 1982, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Oak Park Redevelopment Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
 - 1. 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 filing the map.
 - 2. The applicant shall provide each unit separate sewer and water services.
 - 3. The applicant shall dedicate street frontages along Marshall Way to back of sidewalk which is approximately 12 feet and this shall be so indicated on the final map.

MAYOR

ATTEST:

CITY CLERK

P-9607

ING DATE February 11, 1982
 # NO. 136 FILE NO. P-9607
 M-

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

Recommendation:

LOCATION: 3237 Marshall Hwy

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS

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

OPPOSERS

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

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Fong	<i>absent</i>			
Goodin	✓			
Holloway	<i>absent</i>			
Hunter	✓			✓
Larson	✓			
Murali	✓			
Silva	✓			
Siragan	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL *subject to cond in staff report* & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Edward Sorichetti - 1012 Apollo Way, Sacramento, Ca. 95822		
OWNER	Edward Sorichetti - 1012 Apollo Way, Sacramento, Ca. 95822		
PLANS BY	Rose's Engineering - Geology and Survey, Inc., 1249 41st Avenue		
FILING DATE	11-5-81	50 DAY CPC ACTION DATE	REPORT BY: TM/SD:MM
NEGATIVE DEC.	11-30-81	EIR	ASSESSOR'S PCL. NO. 013-104-19

- APPLICATION:
1. Environmental Determination
 2. Rezone from Multiple Density Residential R-4 to townhouse R-1A (WITHDRAWN)
 3. Special Permit to construct two halfplex dwelling units.
 4. Subdivision Modification to waive sewer and water service. (WITHDRAWN)
 5. Tentative Map (P-9607)

LOCATION: 3237 Marshall Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop two halfplex dwelling units on an interior lot.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1972 Oak Park Redevelopment Multiple Family Low Density
Plan Designation:
Existing Zoning of Site: R-4
Existing Land Use of Site: Vacant.

Surrounding Land Use and Zoning:

North: Residential; and R-4
South: Residential; and R-4
East: Vacant; and R-4
West: Residential; and R-4

Parking Required: 1 per unit
Parking Provided: 1 per unit
Property Dimensions: 56' x 163'
Property Area: 9,128 sq.ft.
Density of Development: 10 units per acre
Square Footage of Building: 1,232 sq.ft. per unit
Significant Features of Site: Two existing Cedar trees
Street Improvements: Existing
Utilities: Available to site
Exterior Building Colors: Light green
Exterior Building Materials: Wood siding

Subdivision Review Committee Recommendation: At the November 25, 1981 meeting by a vote of 5 ayes, 3 absent, 1 abstention, the Subdivision Review Committee recommended approval of the Tentative Map and Subdivision Modification. 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. 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 filing the final map.
- b. Place the following note on the final map: Water and Sewer service connections do not exist between the main lines and the proposed parcels. These services must be paid for and installed at the time of obtaining building permits.

STAFF EVALUATION: Staff has the following observations and comments with regard to this project:

1. The applicant is requesting the necessary entitlements to develop an existing, small multi-family lot into two halfplex units. The proposed halfplexes, therefore, do not represent a more intense land use than currently permitted in the R-4 zone. The halfplexes allow an alternate housing type in that individual units may be sold separately.
2. The Planning and Community Services Departments have determined that .107 acres of land are required for Parkland Dedication purposes and that fees will be charged in-lieu of the required Parkland Dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Such appraisal shall be submitted and dated no more than 90 days prior to filing the final map with the City Council. Fees shall be paid prior to final map recordation.
3. A field check revealed that the structure is under construction. For this reason, the Water and Sewer Division has recommended that the request to waive services be withdrawn and that both units be provided with individual sewer and water hookups.
4. The Environmental Coordinator has expressed concern with regard to saving the two Coast Redwood trees growing along the street frontage. Staff has checked with the Traffic Engineer and the City Arborist and believes that the driveways can be so aligned as to save both trees.
5. The City Engineer requests dedication along the parcel street frontage to the back of the sidewalk which is approximately 12 feet.

6. The Oak Park Project Area Committee has reviewed this proposal and has no objections.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Special Permit subject to conditions and based on Findings of Fact to follow; and
3. Approval of the Tentative Map subject to conditions.

Conditions - Special Permit

1. The two Coast Redwood trees located along the street frontage shall be retained. Applicant shall submit a detailed site plan indicating driveway locations and location of these trees to the staff for review and approval.

Findings of Fact - Special Permit

1. The project is based on sound principles of land use in that the proposed halfplex units are compatible in character with the surrounding residential uses which consist of single and multi-family residences.
2. The Special Permit will not be injurious to surrounding property in that:
 - a. It provides development on a vacant site previously passed over by development.
 - b. It does not alter the character or density of the area.
3. The project is consistent with the 1974 General Plan which designates the site residential and which encourages a variety of housing types.

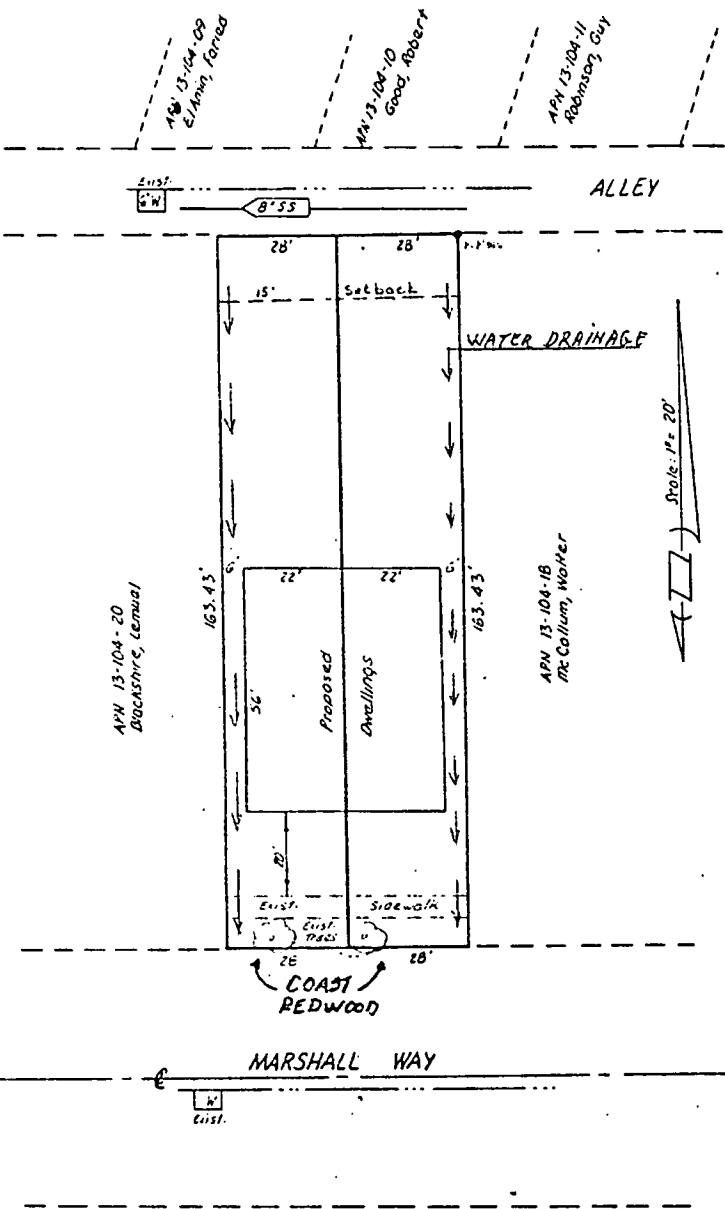
Conditions - Tentative Map

1. 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 filing the final map.
2. The applicant shall provide each unit separate sewer and water services.
3. The applicant shall dedicate street frontages along Marshall Way to back of sidewalk which is approximately 12 feet and this shall be so indicated on the final map.

CITY OF SACRAMENTO, CALIFORNIA
TENTATIVE PARCEL MAP

ASSESSOR'S PARCEL NUMBER
 13-104-19

13



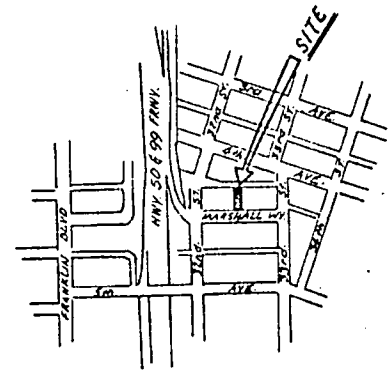
OWNER/APPLICANT: Edward Sorichetti
 1012 Apollo Way
 Sacramento, Ca. 95822
 916/448-0249

MAP PREPARED BY: Rose's Engineering-Geology & Survey, Inc
 1249 41st Avenue
 Sacramento, California 95822
 Phone: 916/421-7666



PARCEL DESCRIPTION: A Portion of Lot #5, Oak Grove Subdivision.

EXISTING SIZE: 9152 Ft² (0.210 Ac)
 ZONING: R-4
 PROPOSED SIZES: 4576 Ft² and 4576 Ft²
 PROPOSED USE: Two Half-Plex Dwellings.
 EXISTING IMPROVEMENTS: None
 WATER: City
 SEWAGE: City
 ROADS: As Shown
 SPECIAL DISTRICTS:
 FIRE: City
 SCHOOL: City
 RECREATION & PARKS: City
 DRAINAGE: City
 CONTOUR INTERVAL: _____
 SOURCE OF TOPO: _____
 SCALE: 1" = 20'
 DATE: November, 1981



LOCATION MAP
 Scale: 1" = 500'

JAN. 14, 1982

P 9607

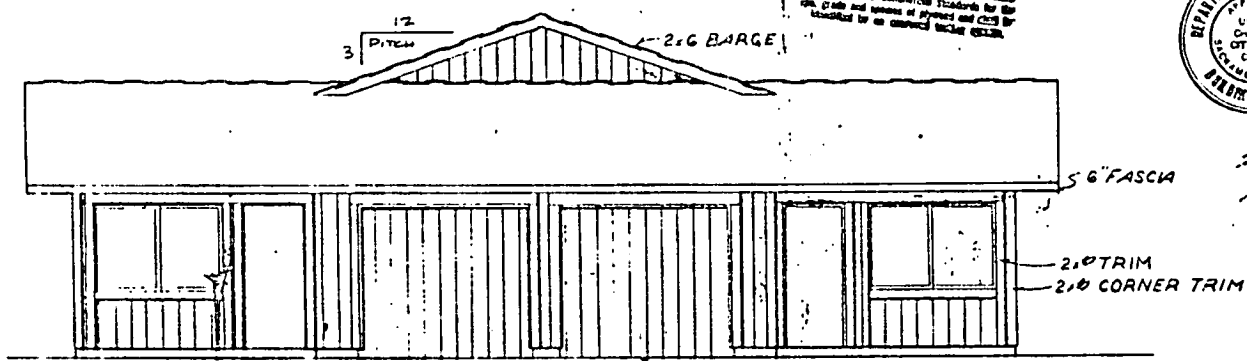
Sheet 1
 of 1

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		



The set of plans and specifications shall be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Division. The approval of this plan and specifications SHALL NOT be held to prevent or approve the violation of any City Ordinance or State Law.

No. 13

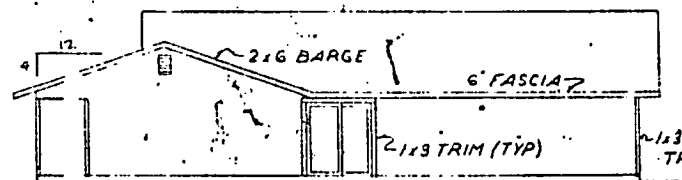


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

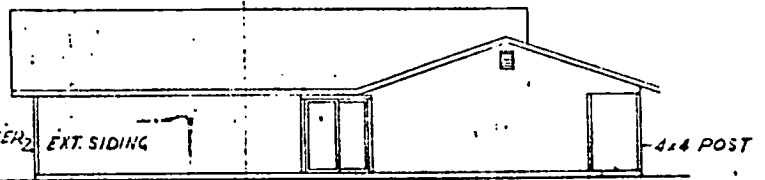
ISSUED
SEP 27 1981
SACRAMENTO
BUILDING DIVISION

STRUCTURES MAY NOT BE OCCUPIED UNTIL AFTER FINAL INSPECTION

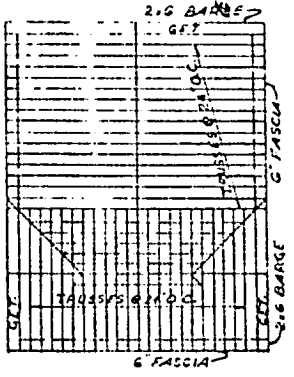
NOY OVERHANG, INCLUDING GUTTER, CANNOT PROJECT MORE THAN 24 INCHES INTO A REQUIRED SIDEYARD



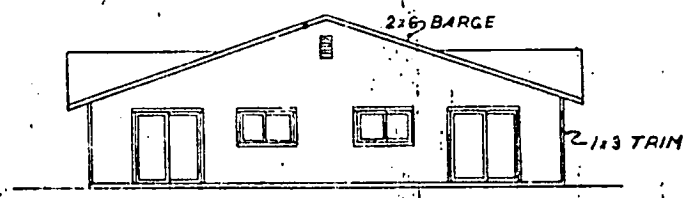
RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION



ROOF PLAN
SCALE 1/16" = 1'-0"



REAR ELEVATION

MECH EXHAUST W/10 CAP FOR 2 AIR CHANGES PER HOUR
L+R. HALF PLEX
SCALE 1/4" = 1'-0" APPROVED BY DATE 8/15/81 Ed. [Signature]
BROKERAGE HOUSE DEVELOPMENT SACRAMENTO CALIF.

JAN. 14, 1982

P 9607