



CITY OF SACRAMENTO

30

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 8, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Rezone from R-1 to R-1A
 2. Subdivision Modification to waive water and sewer connections
 3. Tentative Map (P-9136)

LOCATION: The southwest corner of 37th Street and Folsom Boulevard

SUMMARY

The applicant is requesting the necessary entitlements to divide a corner lot into two halfplex lots. The Planning Commission in concurrence with staff, recommended approval of the request subject to conditions and approved a special permit to allow two halfplex units.

BACKGROUND INFORMATION

The subject site is located in a single-family subdivision where development is almost entirely completed and few, if any, vacant lots remain. The proposal for the halfplex units is compatible with the single family dwellings and is consistent with the 1963 East Sacramento Plan.

The City Water and Sewer Department recommends a waiver of the water and sewer service connections between the main line and the proposed lots until such time as the building permit is obtained. The Department recommends the waiver as it prefers not to have inactive service lines to avoid deterioration of unused connections. The service connections are only being deferred until actual development occurs.

VOTE OF COMMISSION

On September 11, 1980 the Planning Commission, by a vote of eight ayes and one vacancy, recommended approval of the project subject to conditions.

APPROVED
BY THE CITY COUNCIL

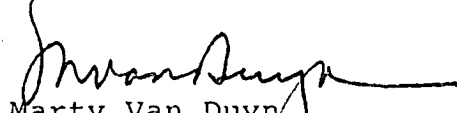
OCT 14 1980

OFFICE OF THE
CITY CLERK

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project and adopt the attached Rezoning Ordinance and Tentative Map/Subdivision Modification Resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:SD:bw
Attachments
P-9136

October 14, 1980
District No. 3

1. ORDINANCE NO. 4430, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT Southwest Corner of 37th St. and Folsom Blvd. FROM THE R-1 Single Family Residential ZONE AND PLACING SAME IN THE R-1A Townhouse ZONE (FILE NO. P- 9136) (APN: 08-401-01)

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 R-1 Single Family Residential zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1A Townhouse zone(s).

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

P-9136

APPROVED
BY THE CITY COUNCIL

OCT 14 1980

OFFICE OF THE
CITY CLERK

LEGAL DESCRIPTION

All that certain real property, situate, lying and being in the County of Sacramento, City of Sacramento, State of Calif. described as follows: Lot 400, as shown on the "Plat of Wright and Kimbrough Subdivision No. 17", recorded in the office of the County Recorder of Sacramento County, December 8, 1907 in Book 8 of Maps, Map No. 39.

P-9136

RESOLUTION NO. 80-674

Adopted by The Sacramento City Council on date of

October 14, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF
FOLSOM BOULEVARD AND 37th STREET (APN: 008-401-01)
(P-9136)

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 the southwest corner of Folsom Boulevard and 37th Street, (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on October 14, 1980, 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 1963 East Sacramento 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.

APPROVED
BY THE CITY COUNCIL

OCT 14 1980

OFFICE OF THE
CITY CLERK

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.

H. In the matter of the requested subdivision modification, the Council determines as follows:

- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Given that the street improvements are already existing, it is impractical to provide the service connections at this time.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The division of the property does not involve financial benefit through the waiver of service connections in that the connections will be provided when the site is built.

- c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: Since the services will be obtained at the time of securing building permits, the modification does not constitute a hazard to public health, safety or welfare.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is intended for residential use, and the proposed parcel split is consistent with this designation.

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 and Subdivision Modification be approved subject to the following conditions:

The applicant shall place the following note on the final map: Water and sewer connections do not exist between the main lines and the parcels. These services must be paid for and installed at the time of obtaining the building permits.

MAYOR

ATTEST:

CITY CLERK

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE Sept. 11, 1980
 ITEM NO. 6a FILE NO. P-9136
M-

GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Consent

Recommendation:

LOCATION: SW Corner of 37th St. & Folsom Bl.

Favorable Unfavorable Petition Correspondence

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

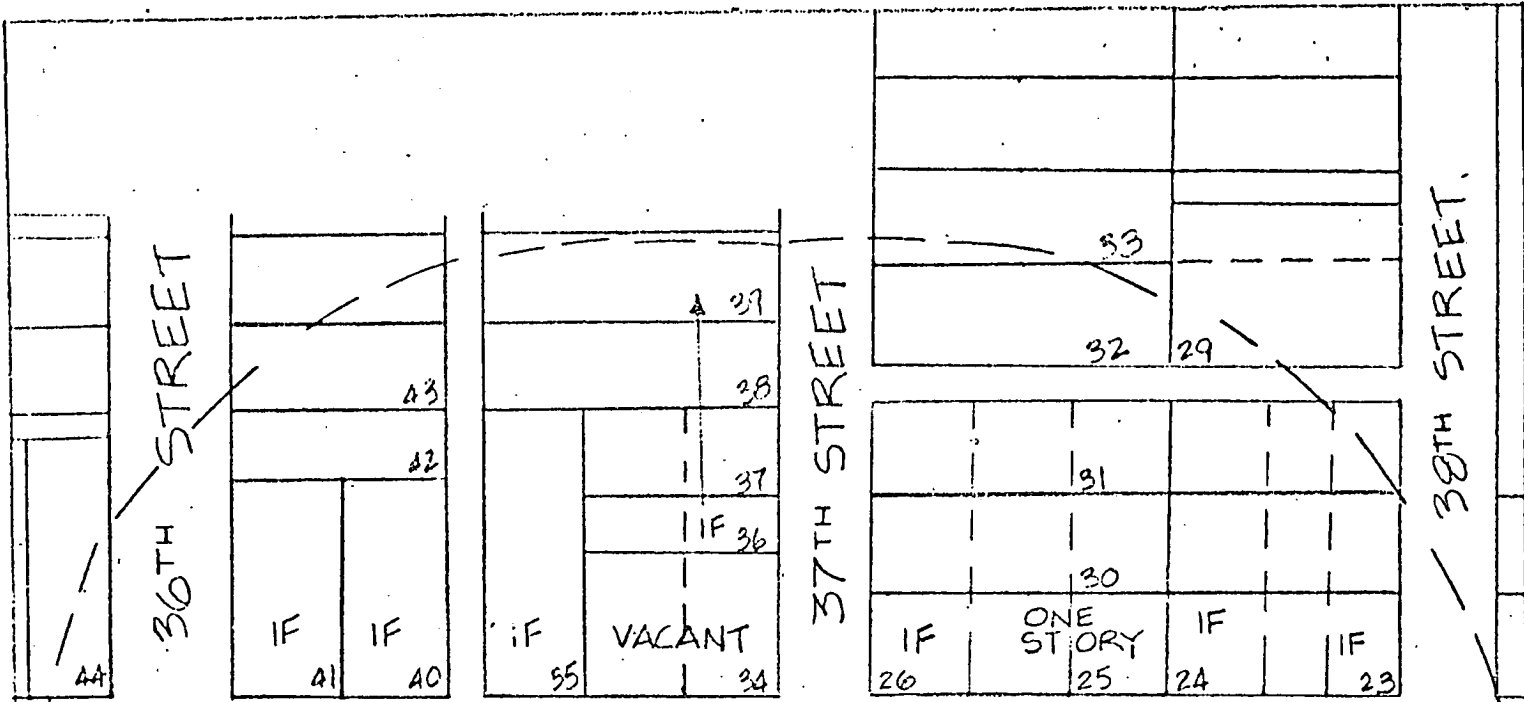
<u>OPPOSERS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

MOTION NO. _____

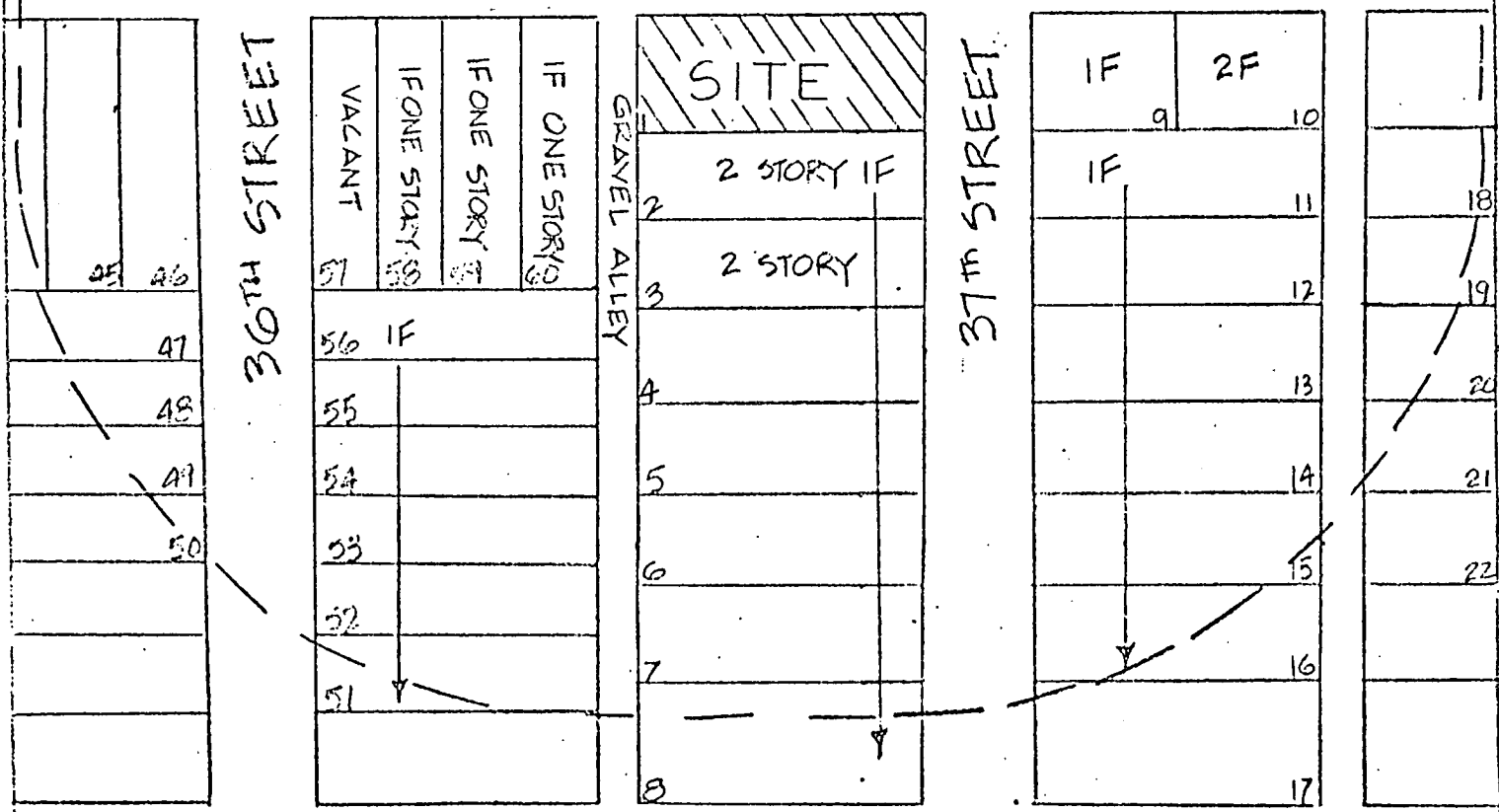
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Augusta	<input checked="" type="checkbox"/>			
Augusta				
Goodin	<input checked="" type="checkbox"/>			
Hunter	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Larson	<input checked="" type="checkbox"/>			
Muraki	<input checked="" type="checkbox"/>			
Simpson				<input checked="" type="checkbox"/>
Silva	<input checked="" type="checkbox"/>			
Fong	<input checked="" type="checkbox"/>			

- MOTION:
- 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 _____ & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping



FOLSOM BLVD.



SCALE: 1" = 100' 300' RADIUS SHOWN
 ZONING R-1 ENTIRE PAGE

P. 9136

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	George Separovich, 1358 - 47th Street, Sacramento, Ca 95819		
OWNER	George & Dorothy Separovich, 1358 - 47th St., Sacramento, Ca 95819		
PLANS BY	_____		
FILING DATE	8-8-80	50 DAY CPC ACTION DATE	REPORT BY:SD:f
NEGATIVE DEC.	8-29-80	EIR	ASSESSOR'S PCL. NO. 008-401-01

- APPLICATION:
1. Environmental Determination
 2. Rezone vacant 11,200 sq. ft. corner parcel from R-1 to R-1-A
 3. Special Permit for half-plex development
 4. Subdivision Modification to waive service connections
 5. Tentative Map to divide the parcel into 2 half-plex lots

PROPOSAL: The applicant is requesting the necessary entitlements to develop 2 half-plex units

LOCATION: SW corner of Folsom Boulevard and 37th Street

PROJECT INFORMATION:

General Plan Designation: Residential
1963 East Sacramento Plan: Light Density Residential
Existing Zoning: R-1
Existing Land Use: Vacant
Surrounding Land Use and Zoning:
North: Single Family; R-1
South: Single Family; R-1
East: Single Family; R-1
West: Single Family; R-1

Property Area: 11,200 sq. ft.
Topography: Flat
Street Improvements: Existing
Existing Utilities: Available to site
School District: Sacramento City Unified School District
Building Height: 28 Feet - two-story
Building Material: Mission Clay Tile Roofing, Plaster Walls, Wood Windows
Unit size: Unit #1: 2,600 sq. ft. Unit #2: 2,000 sq. ft.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

At the meeting of August 27, 1980, the Subdivision Review Committee voted, by 7 ayes, 1 abstaining, 1 absent, to approve the map subject to the following condition:

The applicant shall place the following note on the Final Map: Water and sewer service connections do not exist between the main lines and the parcels. These services must be paid for and installed at the time of obtaining building permits.

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

1. The site is currently zoned R-1. Under this zoning, the applicant is entitled to construct a duplex without review by the Planning Department. These entitlements are requested so that the units can be sold separately.
2. The submitted site plan indicates an elm tree on the 37th Street frontage that appears to be located in front of the proposed driveway. Staff suggests the driveway location be redesigned to retain the elm tree.
3. The overall design is compatible with the character of the neighborhood. The staff has no objection to the proposal as submitted.

STAFF RECOMMENDATION: Staff recommends that:

1. The negative declaration be ratified.
2. The rezoning from R-1 to R-1-A be approved.
3. The tentative map be approved subject to conditions.
4. The special permit to develop half-plex units be approved subject to conditions and findings of fact which follow.
5. The subdivision modification to waive service connections be approved.

Conditions - Tentative Map

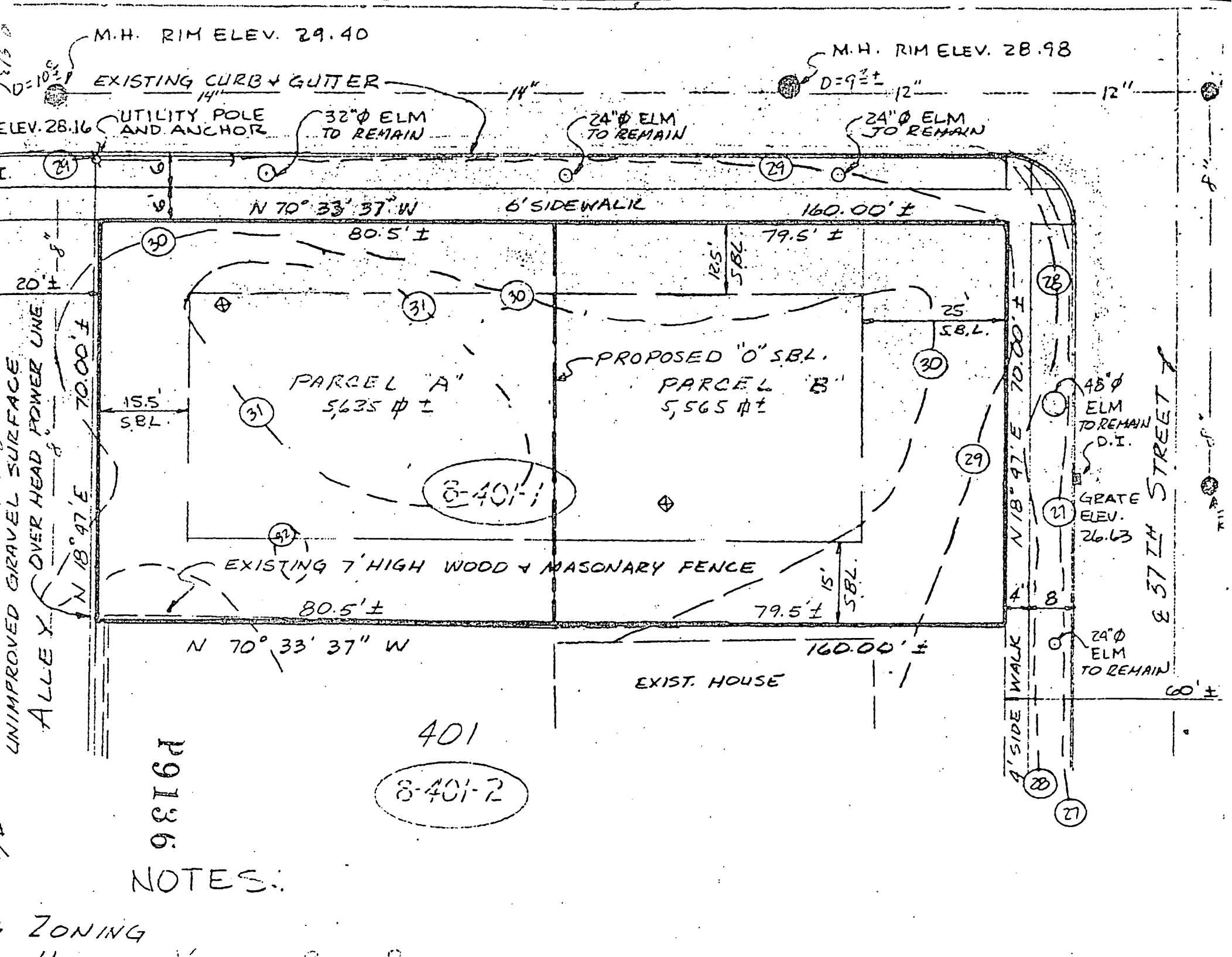
The applicant shall place the following note on the final map:
Water and sewer connections do not exist between the main lines and the parcels. These services must be paid for and installed at the time of obtaining the building permits.

Conditions - Special Permit

Site plan, floor plan, elevations and materials are to conform to the submitted plans. (Exhibit A).

Findings of Fact - Special Permit

- a. The proposed use is based on sound principles of land use in that the proposed half-plex units are compatible with surrounding land use which is single family residential.
- b. The project will not be injurious to surrounding properties in that it will not significantly change the characteristics of the area.
- c. The proposal conforms to the East Sacramento Community Plan which designates the area for low density residential use.



401
 8-401-2
 P9136

NOTES:

ZONING

37 1/2' STREET

POLSON BLVD.

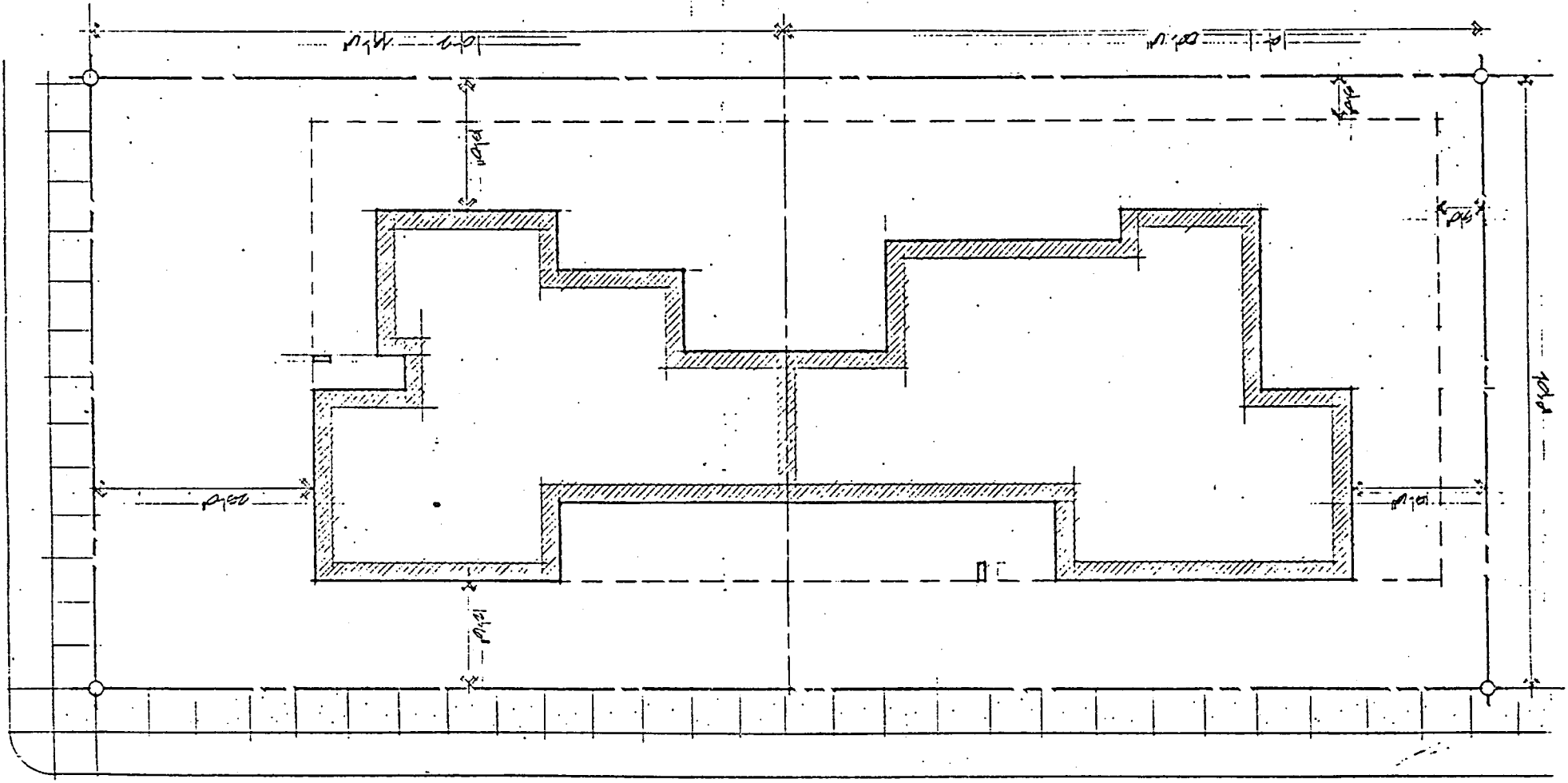


EXHIBIT "A"

SITE PLAN
Lot 1 & 2
Proposed building & 2000 upper and lower levels

Proposed building & 2000 upper and lower levels
Lot 1
Proposed building & 2000 upper and lower levels
Lot 2

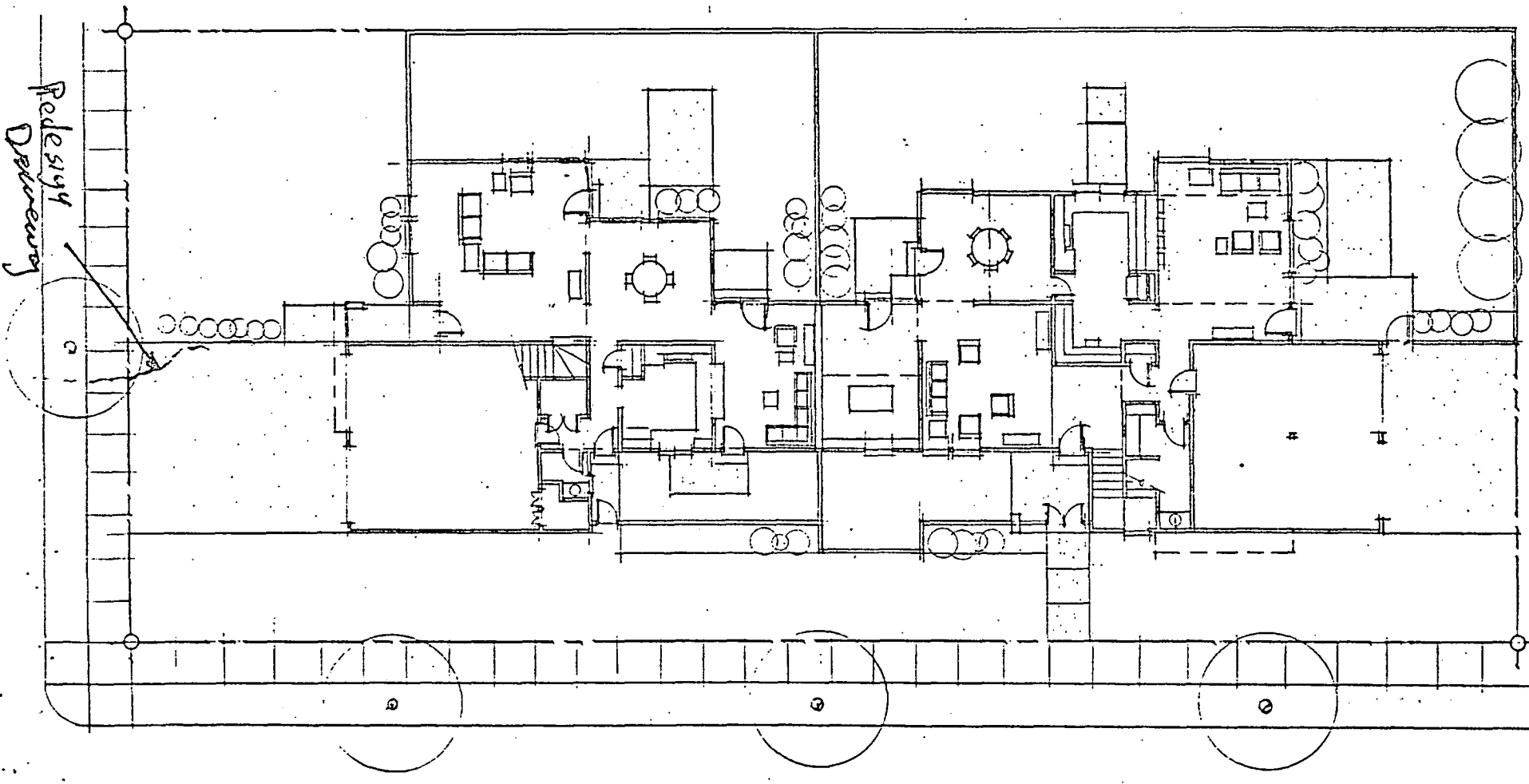
P9136

28-11-80

P-9136

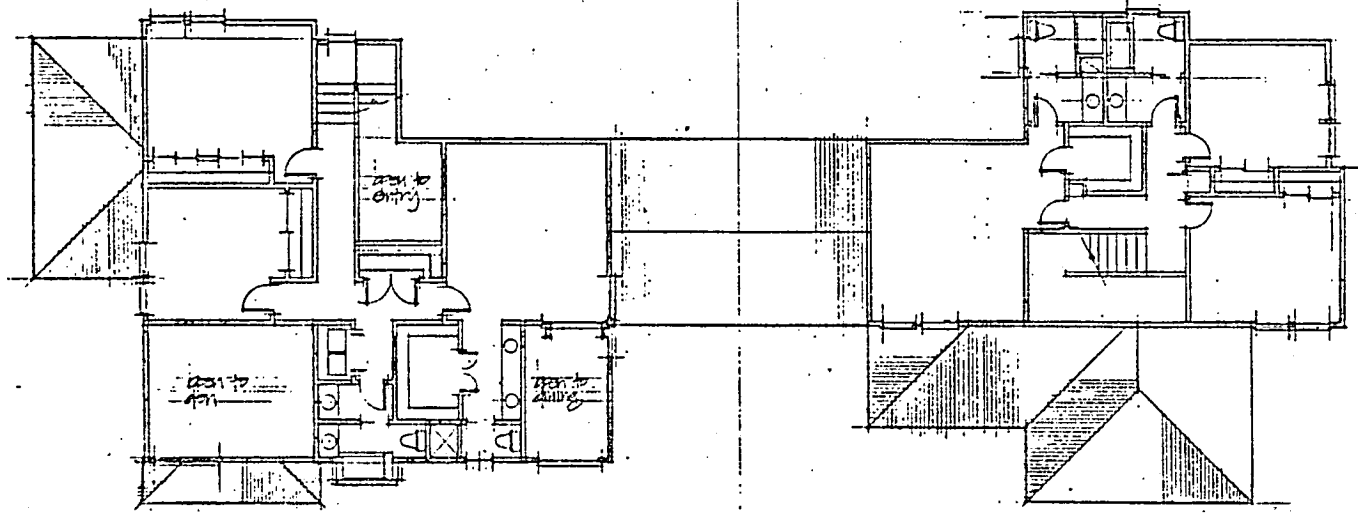
FIRST FLOOR

- Unit 1
- Formal living rm / study
- Formal dining rm
- Living den / sitting area
- Kitchen with breakfast room
- Bath with dressing and closet
- 2 car garage
- 5th story entrance
- Formal entry / porch
- Garage
- 2 bedrooms 2 baths - stairs up
- 2nd floor
- 2nd floor terrace room and formal living room
- Den / sitting area
- Living / dining area
- 2 car garage
- 5th story entrance
- Formal entry / porch
- Garage
- 2 bedrooms 2 baths - stairs up



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9-11-80



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SECOND FLOOR

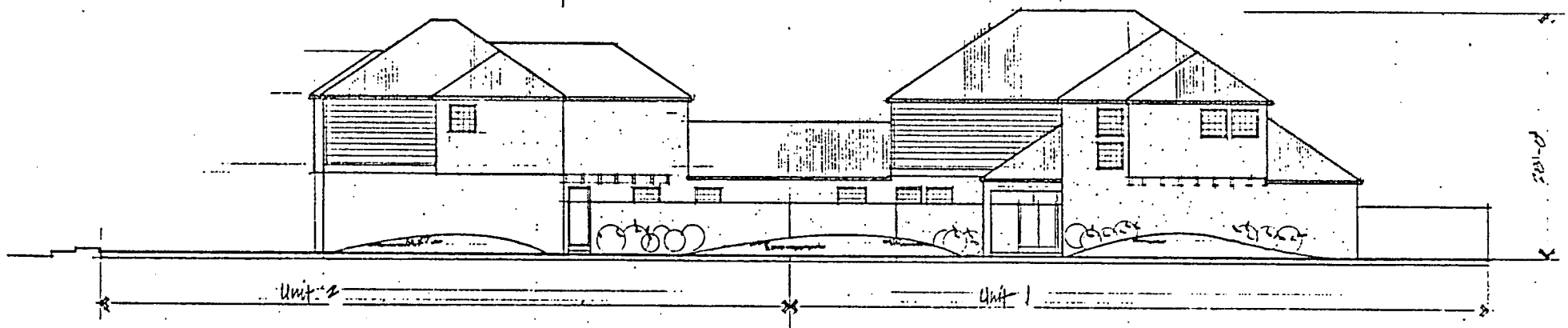
9-11-80

EXHIBIT A

2

P-9136

9-11-80



- Exterior Materials
- Mission clay tile roofing
- Plaster walls in wood trim
- Wood windows

NORTH ELEVATION

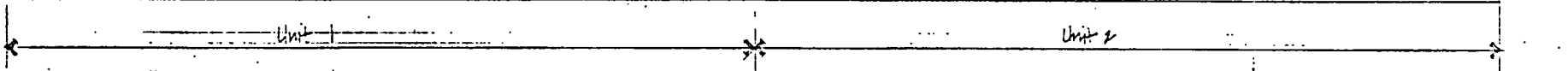
P9136

EXHIBIT "A"

P-9136

9-11-80

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P9136

SOUTH ELEVATION

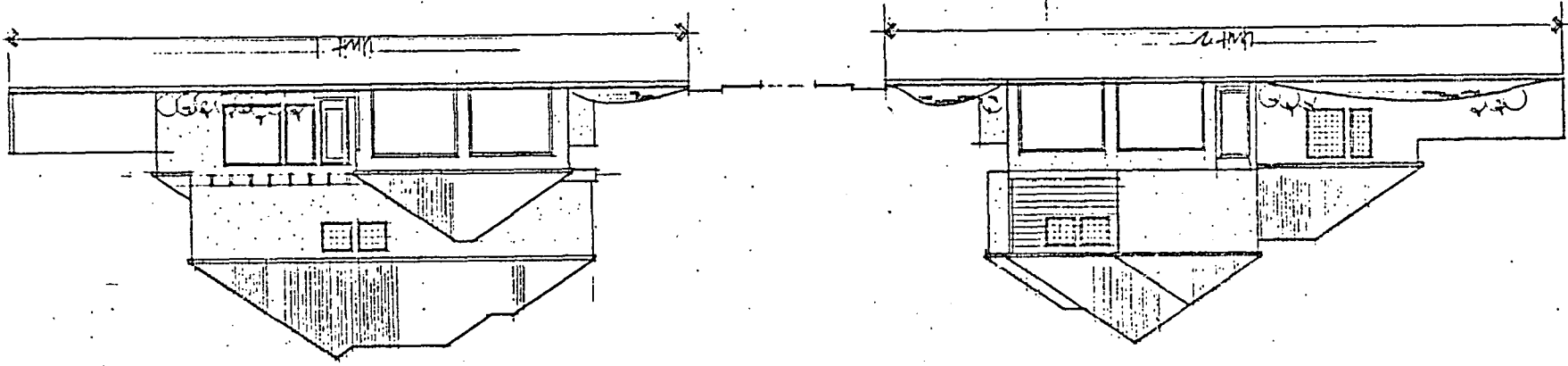
axis 1/2'-10"

EXHIBIT "A"

EXHIBIT "A"

WEST ELEVATION

EAST ELEVATION



P9136

97#

9-11-80

0-9136



CITY OF SACRAMENTO

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

SEP 24 8 07 AM '80
Jm

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

September 22, 1980

PPF: 10-7-80
HR9: 10-14-80
FCA DATE: 10-21-80

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione *Jm*
SUBJECT: Request to Set Public Hearings

cc: Van Duyn
Carsten
Miller
Yee

The following items were recommended for approval by the City Planning Commission on September 11, 1980. Please schedule these for public hearings. All necessary support material is attached.

1. Various requests for property located on the north side of Pocket Road, north and south of Rush River Drive. (P-9109) (D8)
 - a. Rezone 2+ acres from A to R-1
 - b. Tentative Map to divide 115+ acres into four parcels.
2. Various requests for property located at the southwest corner of 24th Street and 68th Avenue. (P-9135) (D8)
 - a. Amend 1965 Meadowview Community Plan from Light Density Residential to Multiple Family Residential
 - b. Rezone 1+ acre from R-1 to R-2B
3. Various requests for property located at the southwest corner of 37th Street and Folsom Boulevard. (P-9136) (D3)
 - a. Rezone 0.3+ acre from R-1 to R-1A
 - b. Tentative Map to divide 0.3+ acre into two halfplex lots
 - c. Subdivision Map to waive service connections.
4. Various requests for property located at 3136 Belden Street and 3131 El Rey Way. (P-9143) (D2)
 - a. Tentative Map to divide 0.7+ acre into four parcels
 - b. Subdivision Modification to create a lot substandard in width
 - c. Subdivision Modification to waive service connections and to create a lot substandard in depth.
5. Tentative Map to divide 2+ acres into two office building lots and a common lot. Location: 1990 Third Street (P-9147) (D1)

jm
Attachments

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: RL

- Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from R-1 to R-1A
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)

Other _____

Assessors Parcel No. 008 - 401 - 01 Address SW cor. 37th & Folsom

Request(s) 1) Environmental Determination; 2) Rezone vacant 11,200 sq. ft. corner parcel from R-1 to R-1A; 3) Tentative Map to divide single parcel into two halfplex lots; 4) Special Permit for development of two halfplex units

Owner(s) George & Dorothy Separovich, 1348-47th St., Sacto 95819 Phone No. 454-2634

Applicant George Separovich, 1358-47th St., Sacto., CA 95819 Phone No. 454-2634

Signature [Signature] Filing Fee * Receipt No. 536 RL 9/2/80

C.P.C. Meeting Date September 11, 1980

*\$90+\$545+\$205+\$36

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved _____ Approved w/Conditions _____ Approved Based on Find. of Fact Due _____

Rec. Approval _____ Rec. Approval w/Conditions _____ Denied _____

Findings of Fact Approved _____

Copy Sent to Applicant _____

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____

Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ is/are:

Approved _____ Denied _____ Approved w/Conditions _____

By: _____

SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: _____
DATE

P No 9136

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE Sept. 11, 1980
 ITEM NO. 6a FILE NO. P-9136
M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Consent

Recommendation:

LOCATION: Sw Corner of 37th St. & Jackson Bl.

- Favorable
 Unfavorable Petition Correspondence

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

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

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Augusta				
Goodin	✓			
Hunter	✓		✓	
Larson	✓			
Muraki	✓			
Simpson	✓			✓
Silva	✓			
Fong	✓			

MOTION:

- 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 _____ & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation
 D. Landscaping



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 448-5426

LORRAINE MAGANA
CITY CLERK

October 15, 1980

George and Dorothy Separovich
1358 - 47th Street
Sacramento, CA 95819

Dear Mr. and Mrs. Separovich:

On October 14, 1980, the City Council approved the following for property located on the Southwest corner of Folsom Boulevard and 37th Street (P-9136):

A. Adopted Ordinance rezoning 0.3± acres from R-1 to R-1A.

B. Adopted Resolution adopting Findings of Fact, and approving a Tentative Map to divide the parcel into two half-plex lots, a Subdivision Modification to waive service connections, subject to conditions specified in the Resolution.

For your records, certified copies of the above Ordinance and Resolution are enclosed.

Sincerely,


Anne Mason
Deputy City Clerk

AM/mm/30
Encl.

cc: Planning Department