

CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

Staff Amended 12-8-92

APPLICANT	Sacramento Housing and Redevelop Agency, 630 I Street, Sacramento, CA 95814		
OWNER	Sacramento Housing and Redevelopment Agency, 630 I Street, Sacramento, CA 95814		
PLANS BY	Fong, Fatough and Borges, 7777 Greenback Lane, Citrus Heights, CA 95610		
FILING DATE	7-20-92	ENVIR DET	Negative Declaration
		REPORT BY	Don Smith
ASSESSOR'S PCL NO	008-0341-023 024 040 041		

APPLICATION: A. Negative Declaration;

B. Mitigation Monitoring Plan;

C. Rezone  $.73\pm$  vacant acres from Standard Single Family (R-1) and General Commercial (C-2) to the Multi-Family Residential (R-2A) zone; and,

D. Lot Line Adjustment to merge four parcels into one parcel consisting of  $.73$  vacant acres.

LOCATION: 4921 and 4923 Folsom Boulevard

PROPOSAL: The applicant is requesting to rezone the  $.73\pm$  acre parcel in order to construct 10 apartment units.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)

Existing Zoning of Site: R-1 an C-2

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1

South: Commercial; C-2

East: Commercial; C-2

West: Commercial; C-2

Property Dimensions:  $120'\pm$  X  $265'\pm$

Property Area:  $.73\pm$  acres

Density of Development: 14 du/na

Required Parking: 16 spaces (1.5 spaces per unit plus one guest space)

Parking Provided: 16 spaces

Topography: Flat

Street Improvements: Existing

Utilities: Existing

1056

APPLC. NO. P92-203

MEETING DATE December 10, 1992

ITEM NO. 8

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site is a vacant parcel designated Low Density Residential in the General Plan. There is no current community plan for the East Sacramento area. The zoning of the site is split. A portion of the north end of the property (approximately 6000 sq.ft.) is zoned Standard Single Family (R-1). The remaining southerly portion (approximately 25,000 sq.ft.) fronting Folsom Boulevard is zoned General Commercial (C-2). The property to the north is zoned Standard Single Family Residential (R-1). Other property to the east, west and south is zoned General Commercial (C-2). Surrounding land uses include: single family residences to the north; and, commercial uses to the east, west and south.

B. Applicant's Proposal

The applicant (Sacramento Housing and Redevelopment Agency) is requesting the necessary entitlements to develop the .73+ acre site into 10 low income multi-family units. In order to accomplish this, the split zoning on the parcel needs to be changed from the current mixed Standard Single Family Residential (R-1) and General Commercial (C-2) zones to the Multi-Family Residential (R-2A) zone. There are also four parcels on the site which the applicant requests merging into one parcel for the development.

C. Staff Analysis

Site Design and Layout- The development proposal includes three multi-family buildings. Two of the buildings would contain three units. The third building would contain four units. All of the units are proposed at three bedrooms for low income families. At the request of staff the units nearest to Folsom Boulevard have been turned to face Folsom Blvd. rather than towards the interior of the project. Facing the buildings towards Folsom reduces the need for a sound wall along Folsom Blvd. It also presents a more attractive elevation to the street.

The property to the west of the project site has a County Welfare office building with a fairly large parking area to the rear of the building. There are a significant number of vehicle trips on the site. Staff recommends that a masonry, or similar quality, wall be placed along the west property line of the project to reduce noise and provide a more sturdy wall between the welfare office and residential uses.

Parking is provided at the ratio of 1.5 spaces per unit with one additional guest space. This parking ratio meets the parking requirements of the Zoning Ordinance.

Rezone- The request to rezone the property from Standard Single Family Residential (R-1) and General Commercial (C-2) is needed to accommodate the proposed development. The proposed Multi-Family Residential (R-2A) zone allows apartments and other multi-family units at a density of up to 17 units per acre. The development is proposed at 14 units per acre which is consistent with the R-2A zone. City policies promote housing in an around the Central City. This proposal supports that policy. Staff, therefore, recommends approval of the proposed rezone. A Plan Review designation is recommended by staff should the proposed project not be developed as anticipated.

Lot Line Merger- The site is comprised of four parcels. The applicant requests that the four parcels be merged into one parcel to accommodate the development. Staff supports the merger.

C. Agency Comments

The proposed project was reviewed by City Engineering, Traffic Engineering, Community Services and Building Divisions. The applicant has worked closely with City staff in developing the project's design. Comments have also been received from the Sacramento Unified School District. Comments from these agencies are included in the conditions of approval listed below.

D. Neighborhood Comments

The project has been brought before neighborhood groups on several occasions. A number of neighbors are opposed to the project. Although no letters have been received at the time of the writing of this staff report, letters or verbal opposition may be expected at the Planning Commission hearing. Staff has had telephone conversations with two neighbors. One is concerned that there are toxics on the site due to past use of the property. The second is concerned about children crossing Folsom Blvd. to reach the nearby ice cream store.

First, toxics have been identified on a small portion of the property. The Agency is working with the County Department of Environmental Health to clean up the site to the County's residential standards. A condition of approval will be included which will require clean up of the site for residential purposes prior to issuance of any final building permit. In response to the second concern pertaining to the crossing of Folsom Blvd., staff considers the traffic light at 51st Street and Folsom Blvd. to provide a safe path for pedestrian travel across Folsom Blvd.

In addition, staff understands that some neighbors are concerned that the apartments are intended for low income families. Planning staff feels that the project would be a small well managed project under the Sacramento Housing and Redevelopment Agency. Agency staff would be responsible for the management of the units. They property will have weekly maintenance of the landscaping by a professional landscape company. A person will also be responsible for the tenants of the project. Betty Turner will be assigned the duty of supervising the tenants and resolving any conflicts which may arise. Betty is the available contact person for the site. Her telephone number is 440-1337.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. The mandatory mitigation measures listed below shall be incorporated into the project to reduce potential environmental impacts to below a level of significance.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. *Recommended Adoption of the Mitigation Monitoring Plan by adopting the attached resolution and forward to the City Council; (Staff Amended 12-8-92)*

- C. *Recommend* Rezone of .73± vacant acres from Standard Single Family (R-1) and General Commercial (C-2) to the Multi- Family Residential - Review (R-2AR) zone *subject to conditions and forward to the City Council; (Staff Amended 12-8-92)* and,
- D. Approve the Lot Line Adjustment to merge four parcels into one parcel by adopting the attached resolution.

Conditions:

- 1. On site grading, paving and drainage shall be approved by Public Works prior to issuance of a Building Permit. Drainage shall be designed to convey 0:3 cfs/ acre six inches below the gutter flowline and pass a 100 year storm without damage to structures.
- 2. Comply with City's Cross Connection Control Policy.
- 3. Note: This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.
- 4. Prior to the ~~recreation of the final map~~ *issuance of a building permit*, applicant shall negotiate with the Sacramento Unified School District, a written agreement in satisfaction of the proposed ~~subdivision's school facilities~~ impacts on the District, as mutually agreed to by applicant and the District. *(Staff Amended 12-8-92)*
- 5. The site shall be remediated of toxic substances to the satisfaction of the County Environmental Health Department prior to the issuance of any final building permit.
- 6. Provide a masonry, or similar quality, wall along the west property line to the satisfaction of the Planning Director prior to the issuance of a final building permit.

RESOLUTION NO.  
ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION  
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO DELETE THE COMMON PROPERTY LINES OF A PORTION OF LOT 5 A PORTION OF TULLAR HOMESTEAD TRACT AS SHOWN ON EXHIBITS C AND D (008-0341-0023, 024, 040, AND 041) (P92-203)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 4921 and 4923 Folsom Boulevard; and

WHEREAS, the Environmental Coordinator has filed a Negative Declaration for the lot line adjustment; and,

WHEREAS, the lot line adjustment is consistent with the General Plan land use designation on the property;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento: that the lot line adjustment for property located at 4921 and 4923 Folsom Boulevard, City of Sacramento, be approved as shown and described in Exhibits C and D attached hereto, subject to the following conditions:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Submit drawing showing location of existing water services.
4. Properly abandon any excess water services to the satisfaction of the Water Division (one service per lot is permitted).

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

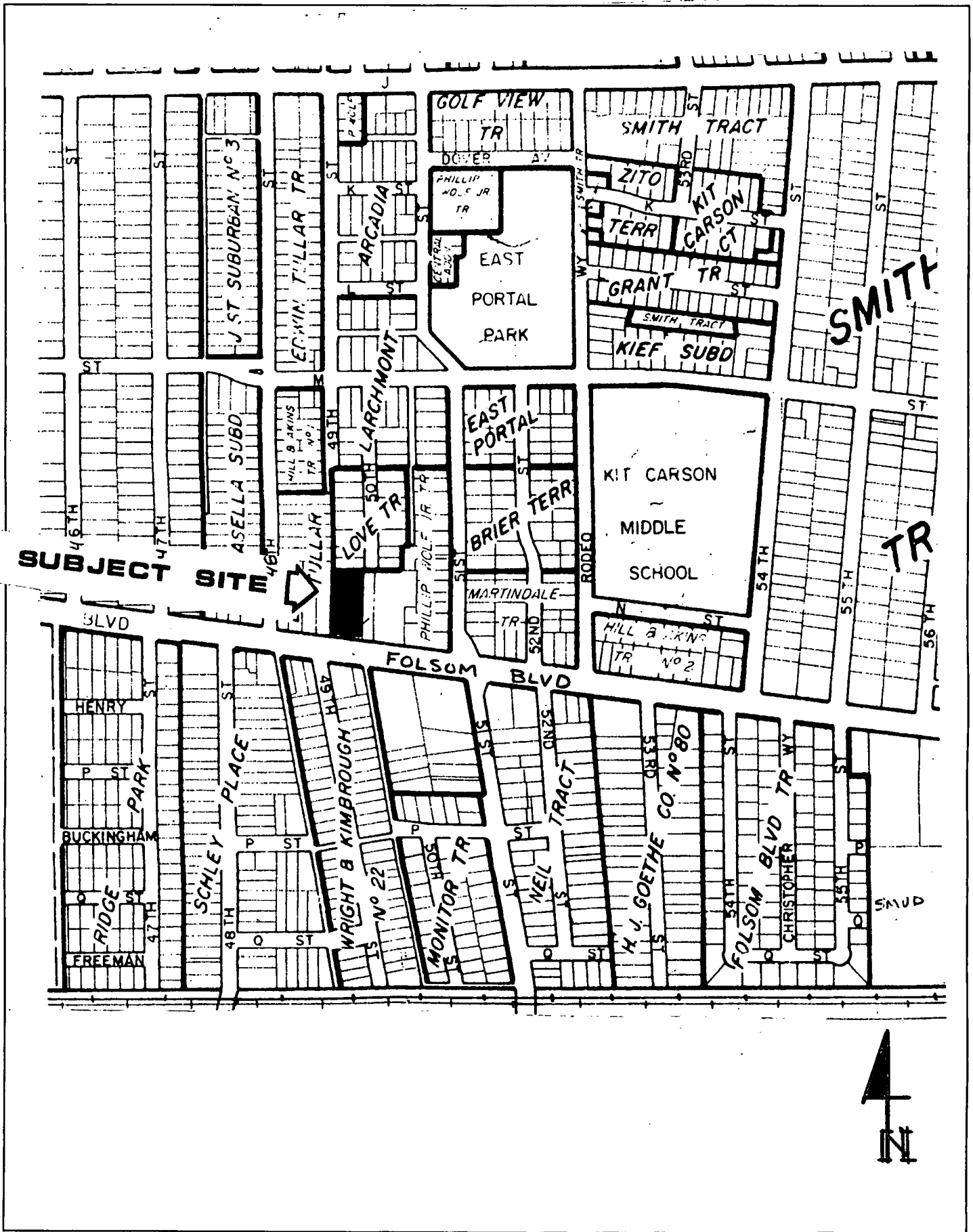
\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

APPLC. NO. P92-203

MEETING DATE December 10, 1992

1060

ITEM NO. 8



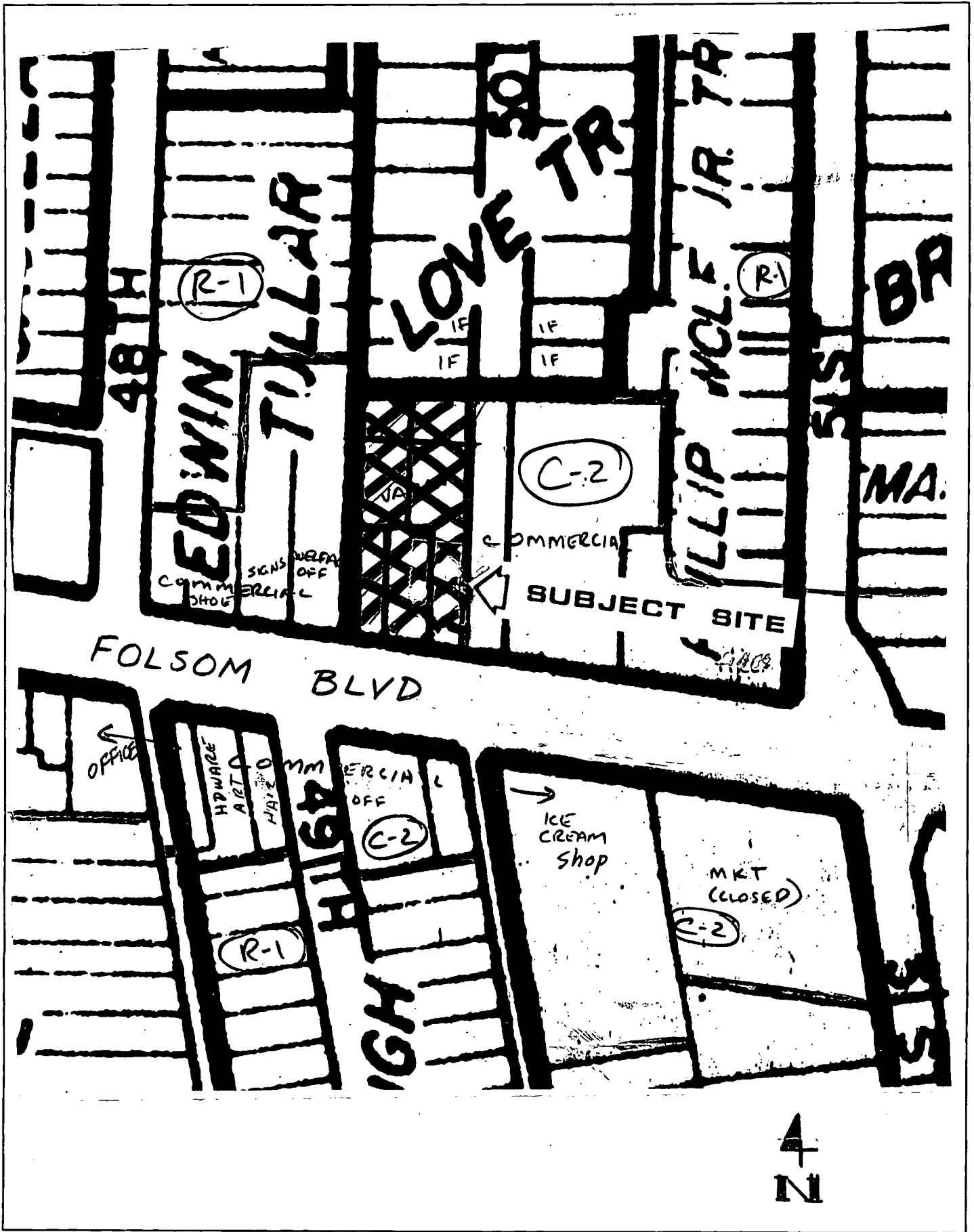
**SUBJECT SITE**

**SMITH TR**



**VICINITY MAP**

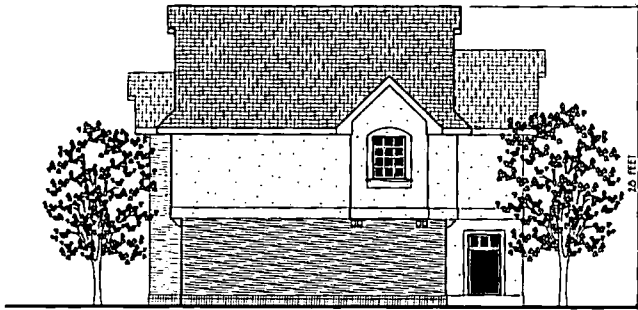
**1061**



LAND USE & ZONING MAP

1062

EXHIBIT B-1  
ELEVATIONS



LEFT SIDE ELEVATION SCALE: 3/16"=1'-0"



STREET SIDE ELEVATION SCALE: 3/16"=1'-0"



RIGHT SIDE ELEVATION SCALE: 3/16"=1'-0"



COURTYARD SIDE ELEVATION SCALE: 3/16"=1'-0"



ARCHITECTS & PLANNERS

7777 Greenback Lane Suite 200  
Claremont, CA 91711  
(951) 777-7722 FAX 777-7723

Project:	
Location:	
Date:	
Client:	
Contract:	

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY  
FOLSOM BOULEVARD APARTMENTS  
4721 FOLSOM BLVD.  
SACRAMENTO, CALIFORNIA

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Sheet No.  
BUILDING ELEVATIONS

Date:	Job No.
02/14/12	121
Scale:	Drawn
SHOWS	TR
Sheet	

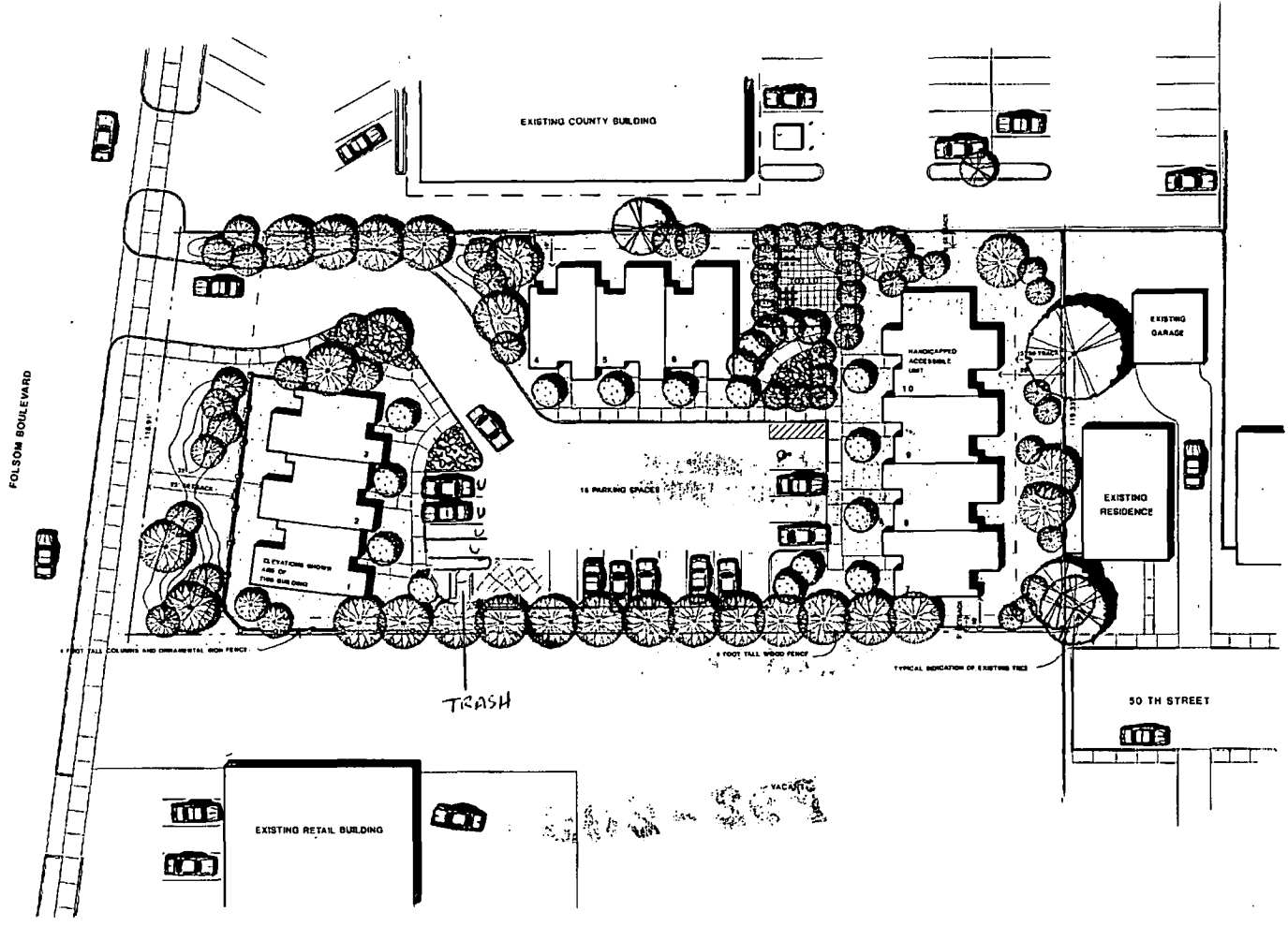
A2

DECEMBER 10, 1992

P92-203



EXHIBIT A  
SITE PLAN



**SITE PLAN**  
1"=18'-0"  
0 18 36  
NOTE: THE EXISTING BLDG IS A  
LEVEL VACANT LOT, WITHOUT FENCE.



ARCHITECTS & PLANNERS  
7777 Geary Blvd. Suite 200  
Crosby Hill, CA 94612  
(415) 752-7100

No.	Date	Description

Project:

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY  
**FOLSOM BOULEVARD APARTMENTS**  
4721 FOLSOM BLVD.  
SACRAMENTO, CALIFORNIA

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Site Plan

Date	Job No.
09/17/92	1221
Scale	Drawn
SHOWN	JBL
Check	

A1

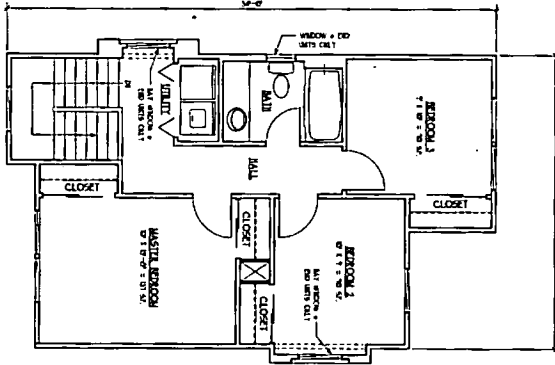
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DECEMBER 10, 1992

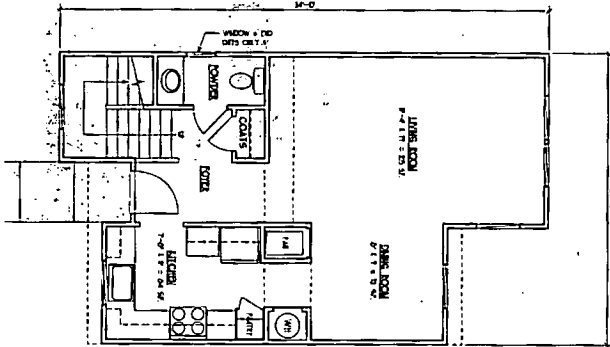
P92-203

# EXHIBIT B-2 FLOOR PLANS

SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"



FIRST FLOOR	2,128 S.F.
SECOND FLOOR	2,128 S.F.
TOTAL	4,256 S.F.



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY  
FOLSOM BOULEVARD APARTMENTS  
4921 FOLSOM BLVD.  
SACRAMENTO, CALIFORNIA

DECEMBER 10, 1992

ARCHITECTS & PLANNERS  
777 FORESTHILL BLVD. SUITE 200  
SACRAMENTO, CA 95825  
(916) 434-2200



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herein are the property of  
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FLOOR PLANS

DATE	2/21/92	BY	JK
SCALE	1/4" = 1'-0"		
NO.	100		

A2.1

P92-203

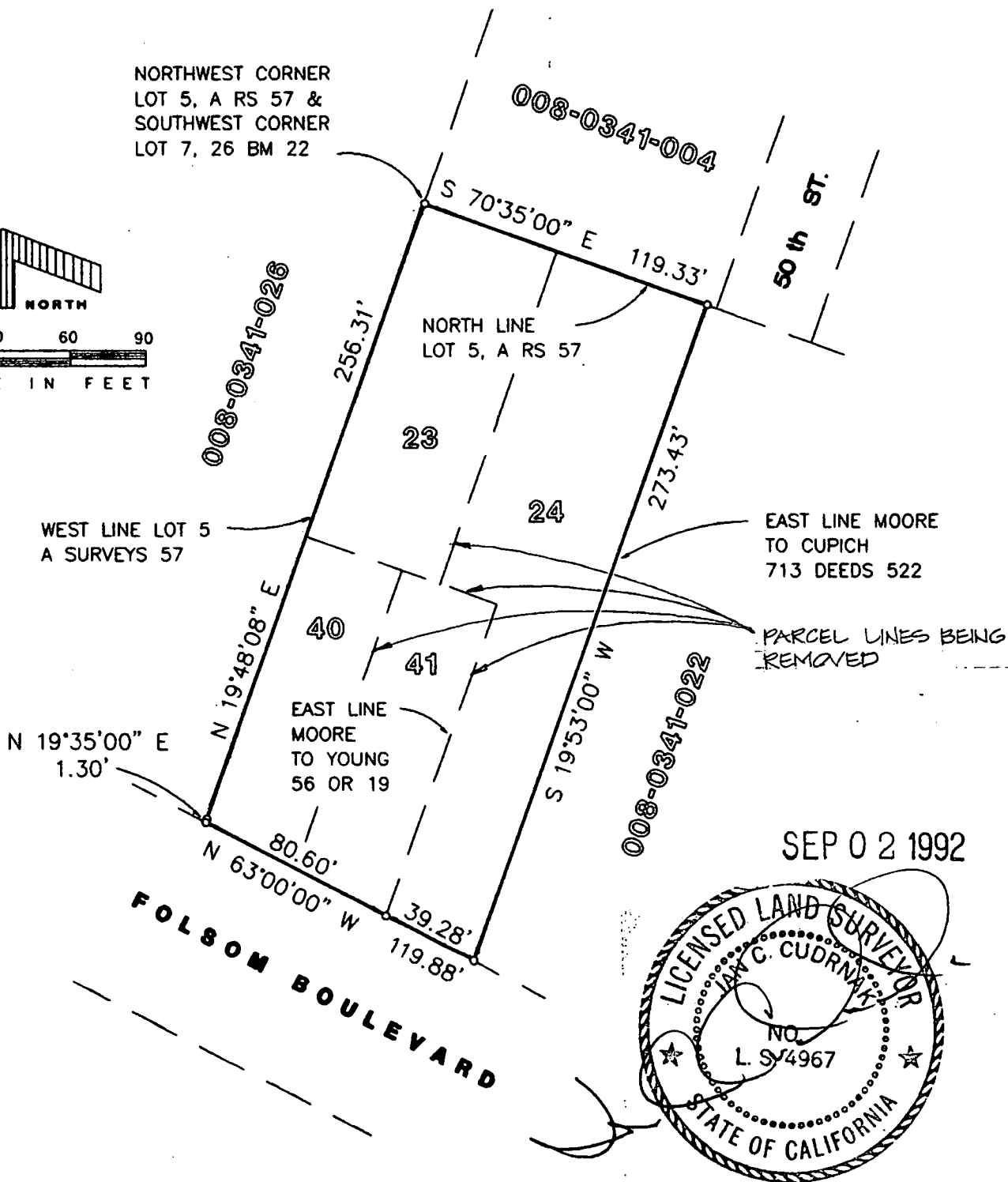
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# EXHIBIT C LOT LINE MERGER

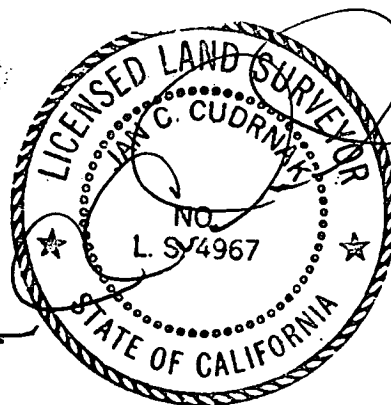
NORTHWEST CORNER  
LOT 5, A RS 57 &  
SOUTHWEST CORNER  
LOT 7, 26 BM 22



0 30 60 90  
SCALE IN FEET



SEP 02 1992




P92 203

## EXHIBIT B LOT LINE ADJUSTMENT (MERGER)

PORTION OF LOT 5  
"PORTION OF TULLAR HOMESTEAD TRACT  
OWNED BY PHILIP WOLF, JR., SACRAMENTO, CALIFORNIA"  
BOOK A OF SURVEYS, MAP NO. 57

SEPTEMBER 1992      SCALE 1" = 60'  
CITY OF SACRAMENTO,      CALIFORNIA

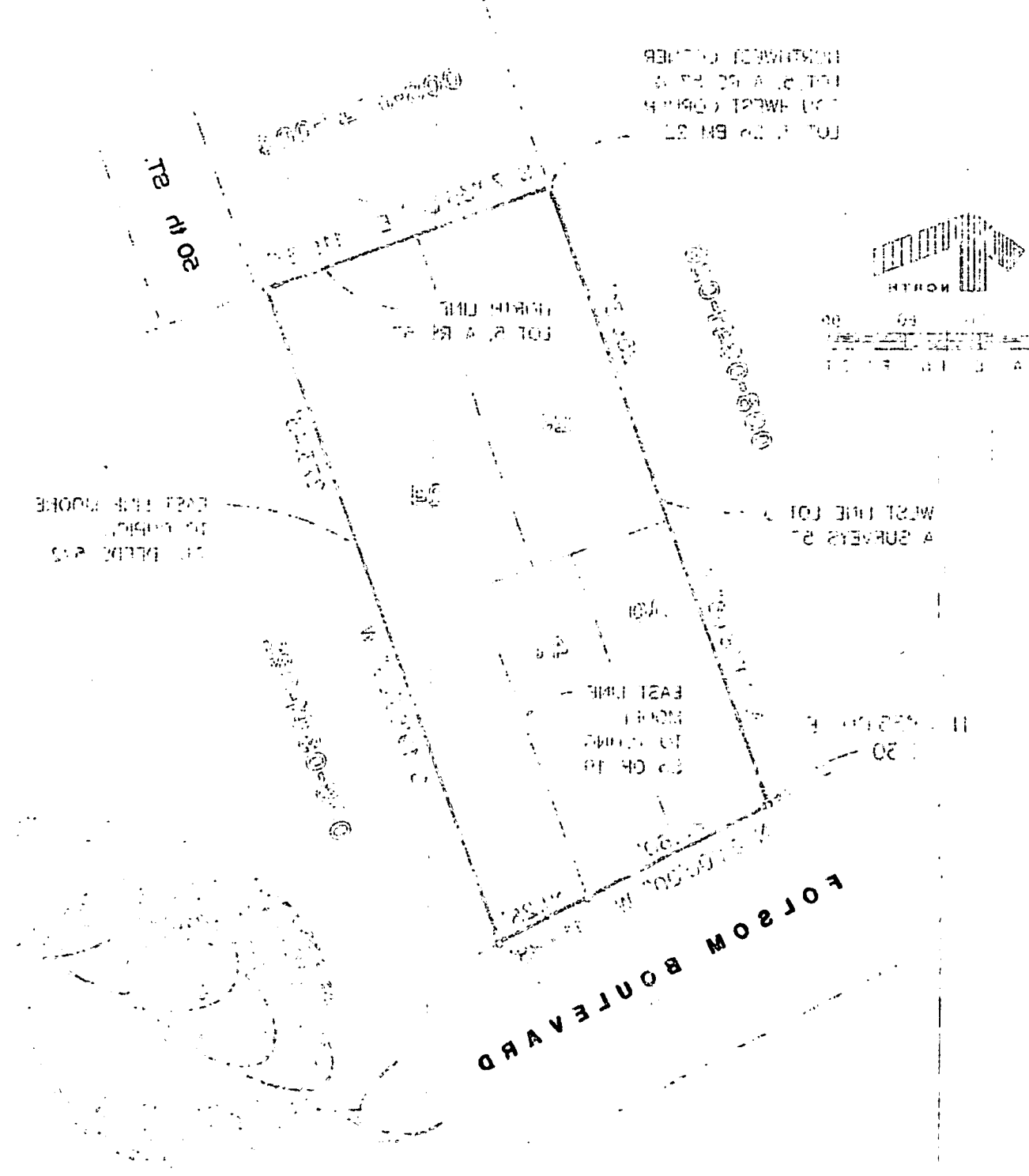


**Charles Johnson  
& Associates**  
Subdivision Design • Environmental Studies • Permit Processing

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**EXHIBIT B  
LOT LINE ADJUSTMENT (MERGER)**

SECTION OF THE FOLSOM LEAD TRACT  
OWNED BY FRED W. BELL, SACRAMENTO, CALIFORNIA  
FROM A SURVEY, MAP NO. 17  
SCALE 1" = 40'  
CITY OF SACRAMENTO, CALIFORNIA



LOT 20 BR 21  
LOT 19 BR 21  
LOT 18 BR 21  
LOT 17 BR 21



SCALE 1" = 40'  
NORTH

**FOLSOM BOULEVARD**

EAST LINE  
WEST LINE

WEST LINE LOT 1  
A SURVEY 21

EAST LINE  
LOT 19  
LOT 18

LOT 20  
LOT 19