

# CITY PLANNING COMMISSION

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

APPLICANT	J.T.S. Engineering, 811 J Street, Sacramento, CA 95814				
OWNER	Mark Steiner, P.O. Box 609, Newcastle, CA 95658				
PLANS BY	J.T.S. Engineering, 811 J Street, Sacramento, CA 95814				
FILING DATE	10-22-86	ENVIR. DET.	11-7-86	REPORT BY	DJH:ds
ASSESSOR'S PCL. NO.	237-180-27 and 237-192-26,27				

- APPLICATION:**
- A. Negative Declaration
  - B. Rezone of 0.35+ developed acres from Agricultural (A) to Light Density Multiple Family Review (R-3(R)) zone for a portion of a proposed 192-unit apartment complex.
  - C. Lot line adjustment to merge three lots totaling 7.3+ acres in R-3 and A zones.

**LOCATION:** 4050 Taylor Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to rezone an existing single family dwelling lot from A to R-3(R) and merger of three lots to allow apartment construction on one parcel of 7.3+ acres.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential; 11-29 d.u. per acre
Existing Zoning of Site:	AG and R-3
Existing Land Use of Site:	AG and R-3

**Surrounding Land Use and Zoning:**

North: Single family; R-1  
South: Drainage canal and freeway; TC and A  
East: Single family and vacant; A  
West: Vacant; A

Parking Required:	276 spaces
Parking Provided:	288 spaces
Property Dimensions:	Irregular
Property Area:	7.3+ acres total; 0.35+ acres for rezone
Density of Development:	27 d.u. per acre
Square Footage of Building Units:	Unit A: 650; Unit B: 800; Units C & D: 1,000
Height of Building:	Two stories, 25 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be extended
Exterior Building Materials:	Wood, stucco, exterior plywood
Roof Material:	Asphalt shingle

BACKGROUND INFORMATION: On March 14, 1985, the Planning Commission recommended approval on a rezone and community plan amendment from Agricultural to R-3 and Residential 11-29 dwelling units to the North Sacramento Community Plan. The City Council adopted the proposed rezoning and community plan amendment subject to conditions on May 28, 1985 (P85-001). The applicant revised plans and submitted for review and approval to the Design Review Board as directed by the City Council. On December 4, 1985, the Design Review Board reviewed and conditionally approved the 184-unit apartment complex (DR85-204).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The proposed project encompasses three parcels, two which are vacant, and one parcel developed with a single family dwelling. The proposed lot line adjustment will merge three lots. The rezoning from A to R-3(R) affects a 0.35 acre parcel deleted from the previous rezoning action on P85-001.

The 0.35 acre parcel will be developed with an eight-unit apartment building and attendant parking. The density per acre is 22.2 units per net acre. The 1984 North Sacramento Community Plan established the 0.35 acre as Residential 11-21 dwelling units per net acre. Staff has determined that due to the small area involved, 0.35 acres, and the fact that the property will be developed with an approved 184-unit apartment complex, the North Sacramento Community Plan did not require an amendment. Total dwelling unit count will be 192 units.

B. Lot Line Adjustment:

The proposed lot line adjustment will merge three parcels into one parcel of 7.2+ acres in the R-3 and R-3(R) zones. Staff has reviewed revised site plans including the new units and has discussed with the applicant appropriate modifications to the overall site plan to address concerns heard at the City Council and Design Review Board hearings. Staff supports the request.

C. Agency Comments:

The proposed project was reviewed by the City Engineer, Traffic Engineer, Real Estate, and Water and Sewer Divisions with the following comments received:

1. Engineering - Sewer Study required at time of building permit.
2. City Real Estate - Pay off existing assessments if any; monument new property lines.

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

RECOMMENDATION: Staff recommends that the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the rezone from Agricultural (A) to Light Density Multiple Family Review (R-3(R)) zone, subject to the following conditions; and
- C. Approve the lot line merger by adopting the attached resolution.

Conditions - Rezone

1. Applicant shall comply with all conditions of approval for the 6.7 acre parcel as amended by the City Council, P85-001, as stated in Exhibit F.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF DECEMBER 4, 1986

APPROVING A LOT LINE ADJUSTMENT TO MERGE THREE LOTS

LOCATED AT 4050 TAYLOR STREET INTO ONE LOT .

(P86-417)

The Director has submitted to the Planning Commission a report on the lot line adjustment for property located at 4050 Taylor Street.

The adjustment is exempt from environmental review pursuant to the State Environmental Quality Act, Section 15305(a)); and

The adjustment is consistent with the 1974 General Plan and the Interim Land Use Policy; the proposed project is found to be consistent with the 1984 North Sacramento Plan and the proposed lot line designation;

RESOLVED by the Planning Commission of the City of Sacramento that the lot line adjustment for property located at 4050 Taylor Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. The adjustment shall be made at the new corners.

2. The adjustment shall be made on the basis of the existing assessments, if any.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
COMMISSION

December 4, 1986

Item #

## RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF DECEMBER 4, 1986

APPROVING A LOT LINE ADJUSTMENT TO MERGE THREE LOTS

LOCATED AT 4050 TAYLOR STREET INTO ONE LOT

(P86-417)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 4050 Taylor Street; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1984 North Sacramento Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Residential use by the 1984 North Sacramento Plan and the proposed lot line merger conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 4050 Taylor Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Monument new corners.
2. Pay off existing assessments, if any.

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 CHAIR

ATTEST:

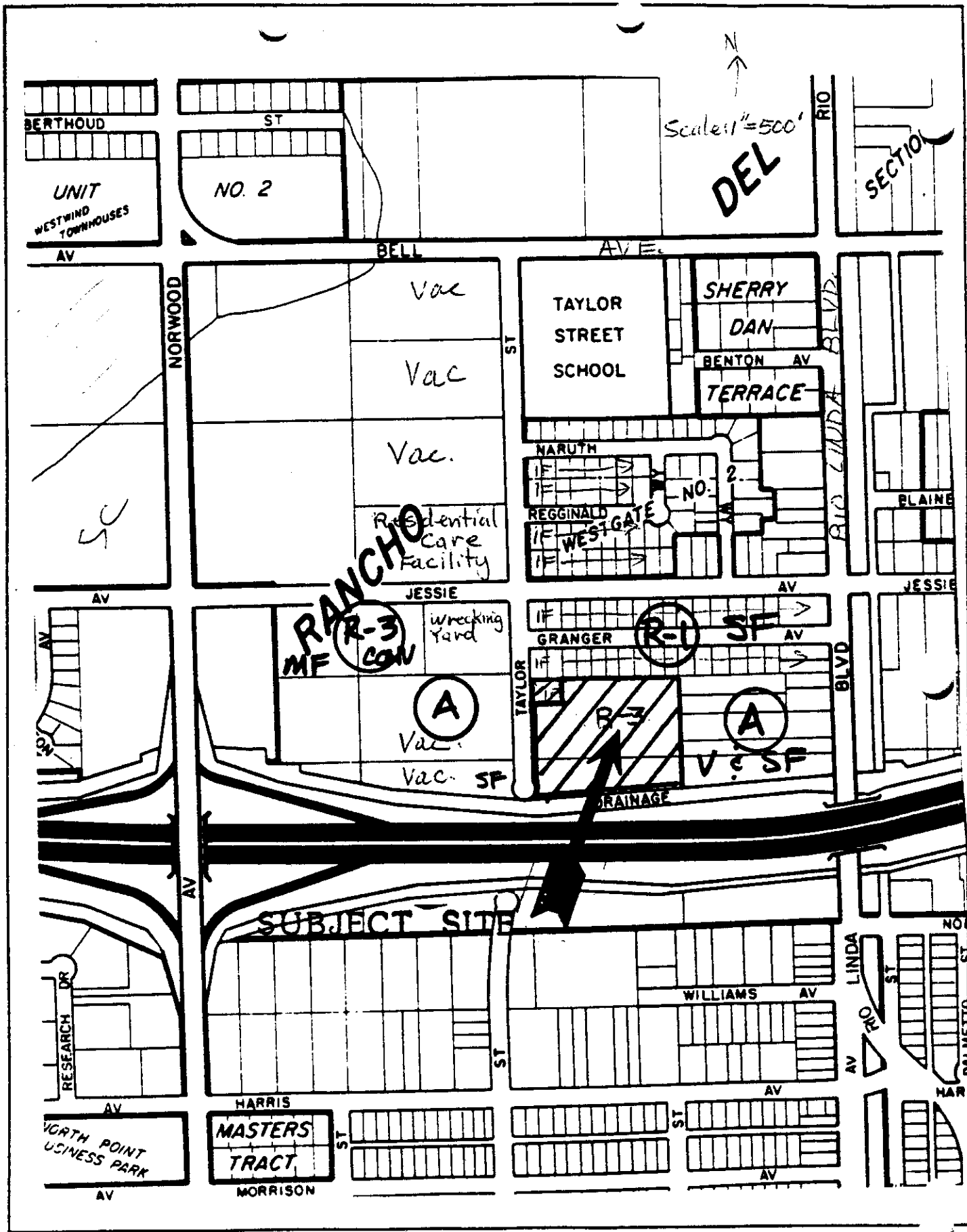
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 SECRETARY TO CITY PLANNING COMMISSION

P86-417

December 4, 1986

Item No.21



**VICINITY - LAND USE - ZONING**

LAND DESCRIPTION

A PARCEL OF LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF LOT 54 AND THE NORTH HALF OF LOT 59 AS SHOWN ON THE OFFICIAL PLAT OF SUBDIVISION OF SECTION 11 OF RANCHO DEL PASO, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON APRIL 18, 1913, IN BOOK 14 OF MAPS, MAP NO. 5.

EXCEPTING THEREFROM THE FOLLOWING PARCELS:

PARCEL 1

EXCEPTING THEREFROM THE WESTERLY 20 FEET OF SAID LOT 54, SAID 20 FEET BEING MEASURED PARALLEL TO THE CENTERLINE OF SAID TAYLOR STREET.

PARCEL 2

A PORTION OF TRACTS 59 AND 60 AS PER THE PLAT OF "SUBDIVISION OF SECTION 11 OF THE RANCHO DEL PASO," FILED APRIL 18, 1913, IN BOOK 14 OF MAPS, MAP NO. 5, RECORDS OF SAID COUNTY; SAID TRACTS BEING CITED IN THE DEED DATED JUNE 29, 1916, RECORDED MARCH 6, 1948, IN BOOK 1454, PAGE 76, OFFICIAL RECORDS OF SAID COUNTY.

SAID PORTION IS ALL THAT PART THEREOF LYING SOUTHERLY FROM COURSES (1) THROUGH (6), AND WESTERLY FROM COURSES (7) AND (8) OF THE LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID TRACT 60, SAID POINT ALSO BEING IN THE EAST LINE OF RIO LINDA BOULEVARD, AS PER SAID PLAT, DISTANT NORTH 48° 35' 25" EAST, 79.55 FEET FROM THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN THE DEED DATED JUNE 23, 1942 RECORDED JUNE 25, 1942, IN BOOK 956, PAGE 466, OFFICIAL RECORDS OF SAID COUNTY; SAID POINT OF BEGINNING ALSO BEING DISTANT NORTHERLY, MEASURED RADially, 216.80 FEET FROM ENGINEER'S STATION "A" 569 + 57.98 OF THE DEPARTMENT OF PUBLIC WORKS' SURVEY AND BASE LINE FROM THE SACRAMENTO RIVER TO ROUTE 3 (NOW ROUTE 80), ROAD III-SAC-242-A, NSAC, SAC (NOW 03-SAC-880); THENCE (1) FROM SAID POINT OF BEGINNING SOUTH 82° 38' 26" WEST, 60.45 FEET TO A POINT IN THE EAST LINE OF SAID LANDS; THENCE (2) ALONG SAID EAST LINE SOUTH 00° 19' 30" EAST 44.88 FEET TO SAID SOUTHEAST CORNER OF SAID LANDS; THENCE (3) ALONG THE SOUTH LINE OF SAID LANDS NORTH 89° 30' 42" WEST 603.18 FEET TO THE SOUTHWEST CORNER OF SAID LANDS IN THE WEST LINE OF SAID TRACT 60; THENCE (4) ALONG THE WEST LINE OF SAID TRACT 60, SOUTH 00° 18' 58" EAST, 13.97 FEET; THENCE (5) LEAVING SAID WEST LINE SOUTH 85° 57' 07" WEST 289.54 FEET; THENCE (6) NORTH 88° 53' 44" WEST 319.90 FEET; THENCE (7) NORTH 10° 55' 45" EAST, 60.73 FEET; THENCE (8) NORTH 43° 20' 05" WEST 64.02 FEET TO A POINT IN THE EAST LINE OF TAYLOR STREET AS PER SAID PLAT OF SUBDIVISION OF SECTION 11 OF THE RANCHO DEL PASO; THENCE NORTH 01° 46' 30" WEST ALONG SAID EAST LINE OF SAID TAYLOR STREET, A DISTANCE OF 46.98 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 59.

END OF DESCRIPTION

# EXHIBIT B

SHEET NO. 3

JOB NO. 12-77

## LOCATION MAP

**BEARING**

1	N 10°55'45"E
2	N 43°20'05"W
3	N 62°42'45"W
4	N 55°15'15"E
5	N 02°45'15"E
6	N 01°48'20"E
7	N 82°43'15"E

**DISTANCE**

80.73
84.03
26.46
28.48
48.73
7.03
20.25

**CURVE**

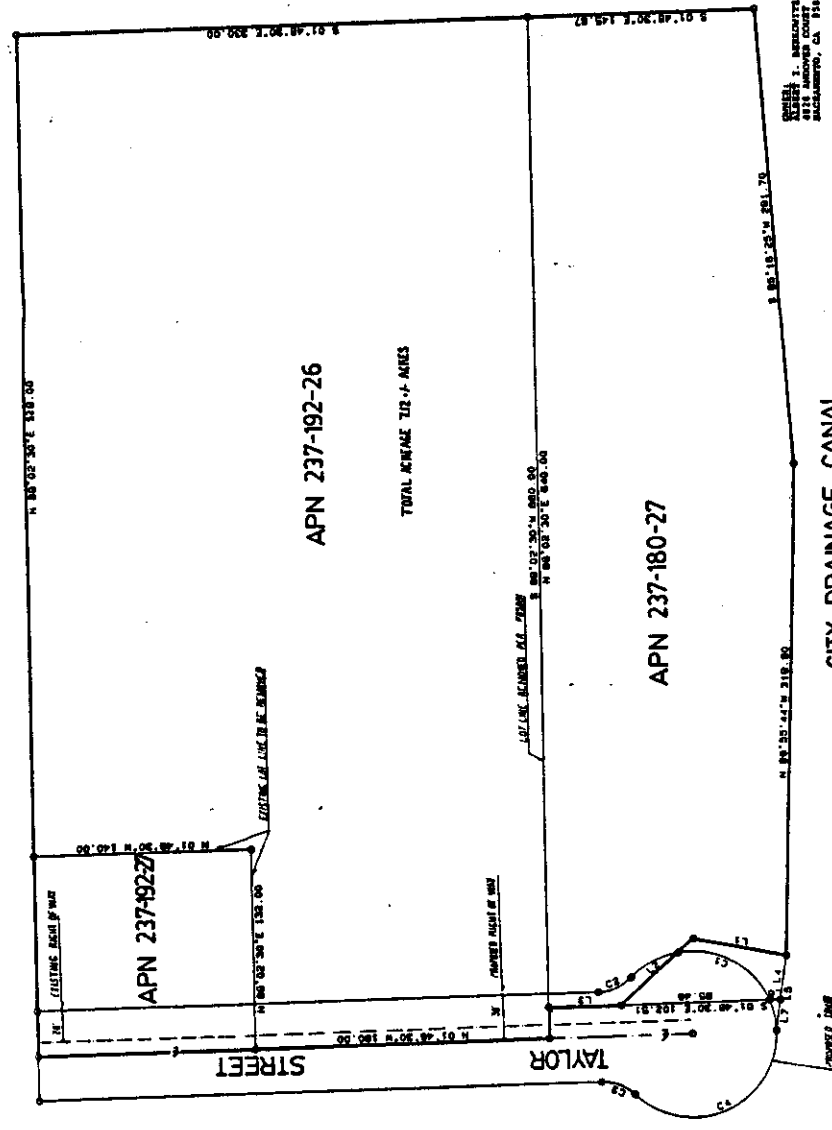
DELTA	125°22'54"
1	125°22'54"
2	43°20'05"
3	62°42'45"
4	55°15'15"
5	02°45'15"
6	01°48'20"
7	82°43'15"

**ANGLE**

127.50
23.78
23.78
127.00

**CHORD BEING**

50.82
4.20
23.18
23.18
20.54
20.54
20.25



**OWNER:** I. BERKOWITZ  
 4814 AMBROS COURT  
 SACRAMENTO, CA 95813

**PREPARED BY:**  
 HARVEY KALLES ENGINEERING CONSULTANTS, INC.  
 111 J STREET  
 SACRAMENTO, CA 95811  
 (916) 441-7977

**ENGINEER:** HARVEY KALLES  
 111 J STREET  
 SACRAMENTO, CA 95811  
 (916) 441-7977

**DATE:** 12-4-86

**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST CORNER OF LOT 150 IS THE CORNER OF LOT 150 AS SHOWN ON THE OFFICIAL PLAT OF "SUBDIVISION OF SECTION 11, OF SACRAMENTO BELFRAGE," FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON APRIL 18, 1937, IN BOOK 13 OF PLATS, PAGE 30. S. 1.

EXCEPTIONS TO THE FOREGOING:

PARCEL E

A PORTION OF TRACTS 19 AND 20 AS PER THE PLAT OF "SUBDIVISION OF SECTION 11, OF SACRAMENTO BELFRAGE," FILED APRIL 18, 1937, IN BOOK 13 OF PLATS, PAGE 30, WITHIN THE CITY OF SACRAMENTO, CALIFORNIA, AS SHOWN ON THE OFFICIAL PLAT OF "SUBDIVISION OF SECTION 11, OF SACRAMENTO BELFRAGE," FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON APRIL 18, 1937, IN BOOK 13 OF PLATS, PAGE 30, OFFICIAL RECORDS OF SAID COUNTY.

SAID CORNER IS ALL THAT PART HEREIN BY THIS INSTRUMENT FROM CORNER (1) THROUGH (2), AND WESTERLY FROM CORNER (7) AND (8) OF THE LINE DESCRIBED ON THE FOREGOING.

PARCEL F

A PORTION OF TRACTS 19 AND 20 AS PER THE PLAT OF "SUBDIVISION OF SECTION 11, OF SACRAMENTO BELFRAGE," FILED APRIL 18, 1937, IN BOOK 13 OF PLATS, PAGE 30, WITHIN THE CITY OF SACRAMENTO, CALIFORNIA, AS SHOWN ON THE OFFICIAL PLAT OF "SUBDIVISION OF SECTION 11, OF SACRAMENTO BELFRAGE," FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON APRIL 18, 1937, IN BOOK 13 OF PLATS, PAGE 30, OFFICIAL RECORDS OF SAID COUNTY.

SAID CORNER IS ALL THAT PART HEREIN BY THIS INSTRUMENT FROM CORNER (1) THROUGH (2), AND WESTERLY FROM CORNER (7) AND (8) OF THE LINE DESCRIBED ON THE FOREGOING.

## LOT MERGER EXHIBIT FOR 4050 TAYLOR ST.

CITY OF SACRAMENTO  
 STATE OF CALIFORNIA

**RESIDENT:** VACANT

**PROPOSED:** MULTI-FAMILY APARTMENTS

**PREPARED BY:** HARVEY KALLES ENGINEERING CONSULTANTS, INC.

**ENGINEER:** HARVEY KALLES ENGINEERING CONSULTANTS, INC.

**DATE:** 12-4-86

**SCALE:** 1" = 40'

NO.	DATE	BY

DESIGNED BY \_\_\_\_\_

DRAWN BY \_\_\_\_\_

CHECKED BY \_\_\_\_\_

SUBMITTED BY \_\_\_\_\_

SCALE 1" = 40'

DATE \_\_\_\_\_

BY \_\_\_\_\_

DISC 39  
F 8466

**ENGINEERING CONSULTANTS, INC.**  
 111 J STREET  
 SACRAMENTO, CALIFORNIA 95811  
 (916) 441-7977

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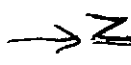
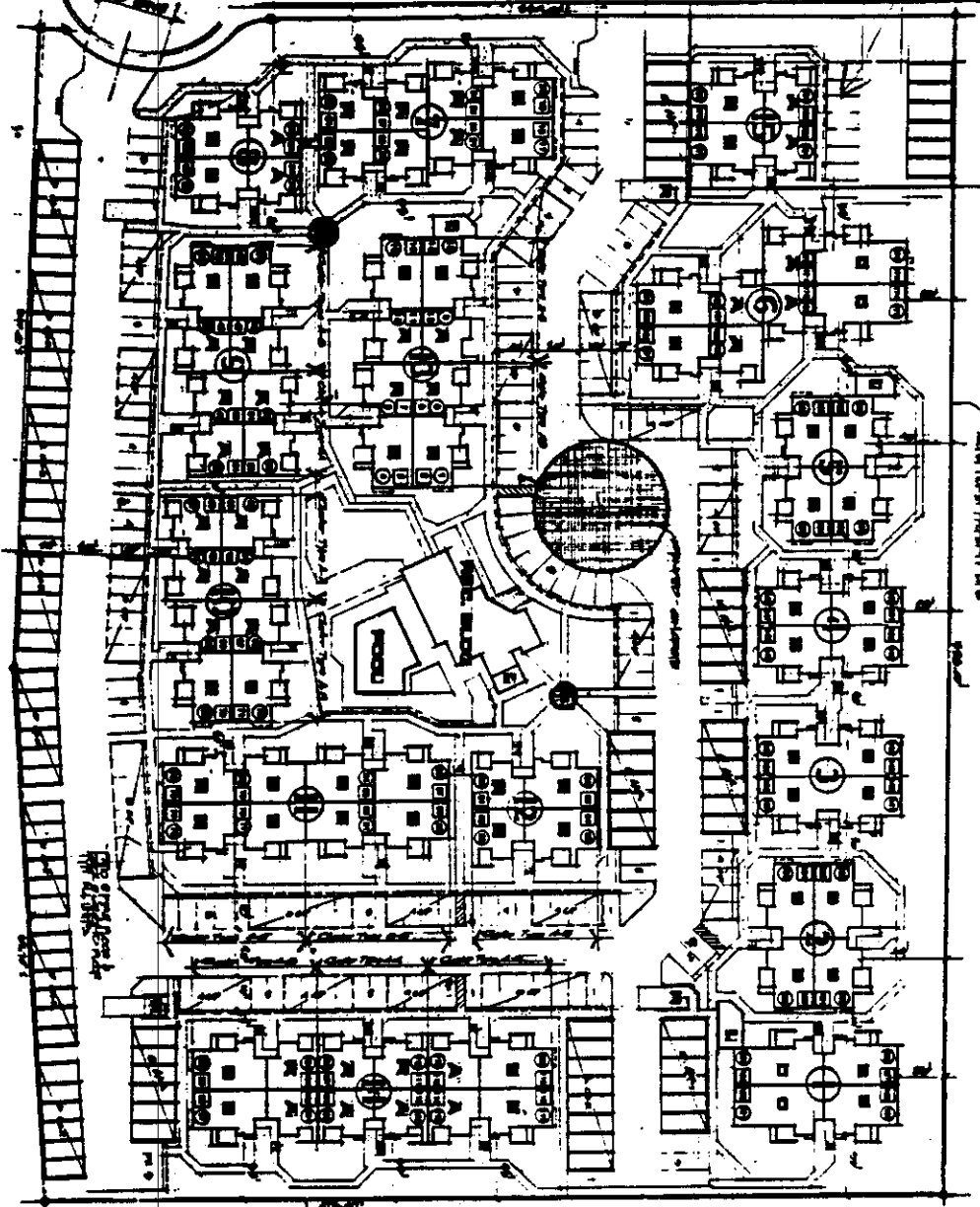
# EXHIBIT C

## SITE PLAN

REZONE  
SITE

TAYLOR STREET

WIDE PLAZA



85203  
A

**TAYLOR TERRACE**  
APARTMENT COMPLEX FOR  
MARK STEINER  
4080 TAYLOR STREET, SACRAMENTO, CALIFORNIA

**buzz garcia associates**  
ARCHITECTURE • PLANNING

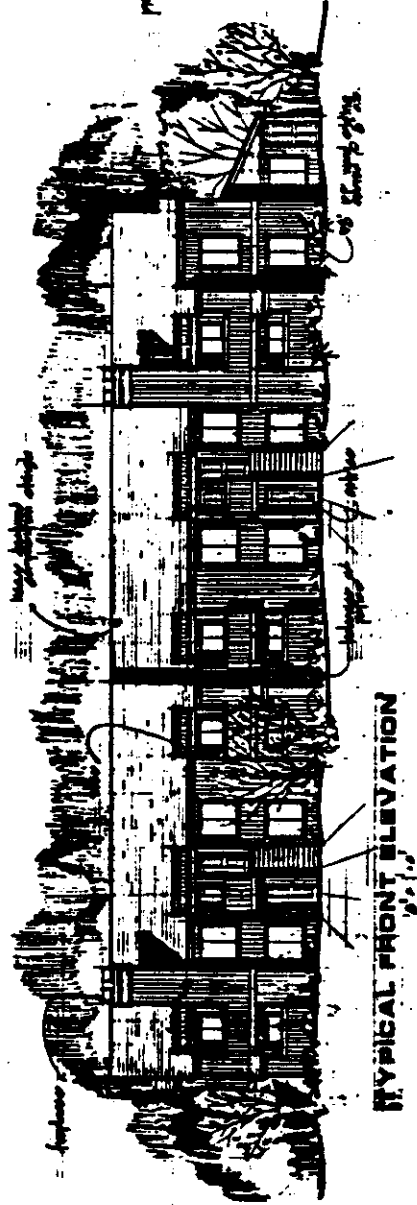
1017 THIRTY-FIFTH STREET (916) 444-0760  
SACRAMENTO, CALIFORNIA 95816

item 3

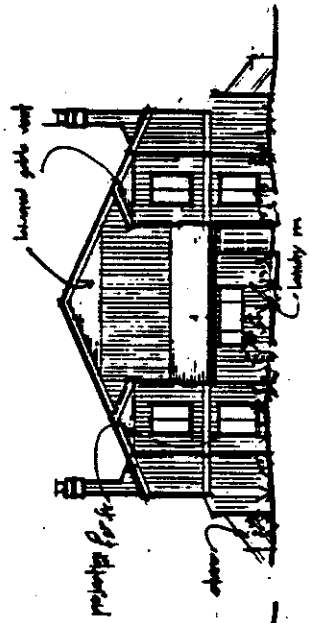
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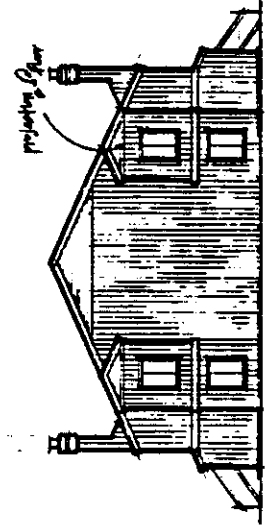
# EXHIBIT D ELEVATIONS



TYPICAL FRONT ELEVATION  
12' 0" x 12' 0"



TYPICAL END ELEVATION - 1/2 landing view  
12' 0" x 12' 0"



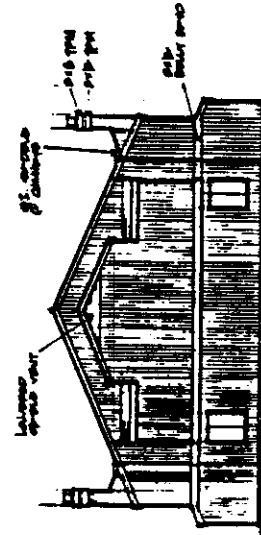
TYPICAL END ELEVATION - 1/2 landing view  
12' 0" x 12' 0"

01  
02  
03  
04  
05  
06  
07  
08  
09  
10  
11  
12

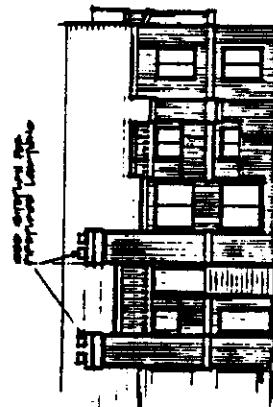
1/4" = 1'-0"



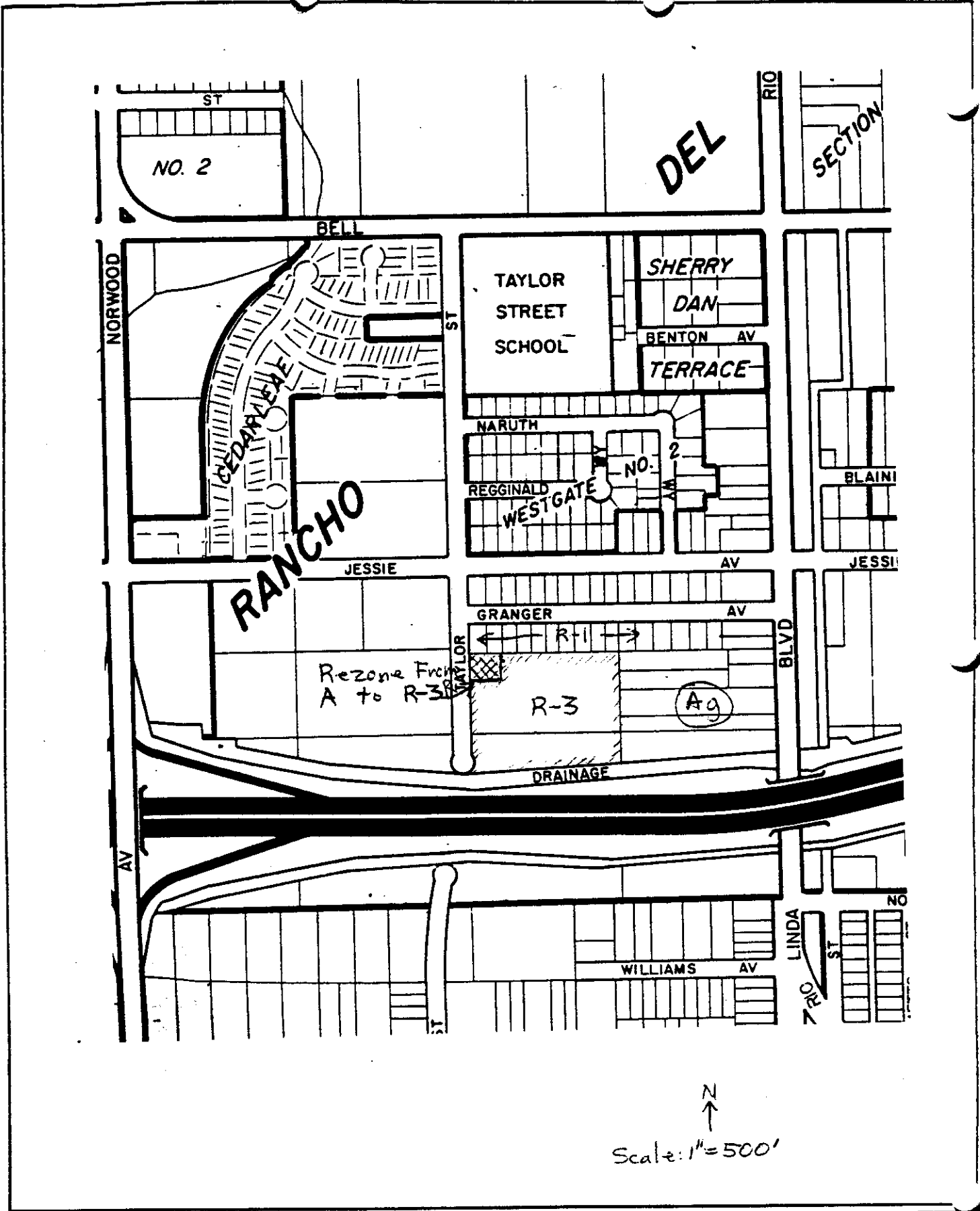
# ELEVATIONS



TYPICAL END ELEVATION  
ON NORTH PROP. LINE



TYPICAL FRONT ELEVATION  
ON NORTH PROP. LINE



**EXHIBIT E REZONING EXHIBIT**

BOOK PAGE  
06 01 14 1271

ORDER NO. 69594-AJ

The land referred to in this Report is situated in the State of California, County of Sacramento, City of Sacramento, and is described as follows:

All that portion of the South half of Lot 54, as shown on the official "Plat of Subdivision of Section No. 11 of Rancho Del Paso", recorded in Book 14 of Maps, Map No. 5, records of said County, described as follows:

**BEGINNING** at a point in the center of Taylor Street, a 40 foot county road running along the West line of said Lot 54, said point also being the Northwest corner of the said South half of Lot 54; thence East along the Northerly boundary line of said South half, a distance of 132 feet; thence South along a line parallel with the West line of said Lot, a distance of 140 feet; thence West along a line parallel with the Northerly boundary line of the South half of said Lot 54, a distance of 132 feet to the West line of said Lot and the center line of said Taylor Street; thence North along said West line and the center line of Taylor Street, a distance of 140 feet to the point of beginning.

**REZONING PARCEL LEGAL DESCRIPTION**

P-86-417

12-4-86

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- c. Off-site street improvements shall be provided on Taylor Street up to Jessie Avenue. The improvements shall include 15 feet of paving each side of the center line of the street and for the entire width of the cul-de-sac.
- d. The minimum building setback along Taylor Street shall be 25 feet.
- e. All upper story balconies shall be enclosed with solid wood or stucco material.
- f. The tot lot on the north side of the site shall be relocated to the southerly portion of the site.
- g. A 6 foot solid masonry wall shall be provided along the north and east property line.
- h. An acoustical study shall be prepared assessing the project consistency with the City's noise element. The applicant shall adhere to any measures indicated in the report that are necessary to mitigate noise from the freeway. The study shall be submitted to the Planning Director for review and approval prior to issuance of a building permit.
- i. The long rows of parking stalls on the south side of the site shall be interrupted with planter islands every 10th space.
- j. Roofing material shall consist of wood shingles or a heavy textured composition shingle. Samples of any composition shingle to be used on the project shall be submitted to the Planning Director for review and approval prior to issuance of a building permit.
- k. The applicant shall utilize the attached plans in developing this complex.
- l. The attached additional Residential Design Criteria in Exhibit C shall be used in this development.
- m. *Obtain Design Review Board approval prior to issuance of building permits.*
- n. *Enter into an agreement with the City prior to issuance of building permits which guarantees long term maintenance of the apartment structures and grounds around the structures.*

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.~~

27

D-86-417

12-4-86

item 2