



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE

RECEIVED

FEB 22 1980

Marty Van Duyn

PLANNING DIRECTOR

CITY PLANNING DEPARTMENT

915 "I" STREET  
CITY HALL - ROOM 308

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

February 21, 1980

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Rezone from A to R-1
  2. Tentative Map (P-8899)
  3. Subdivision Modification to create 2 deep lots

LOCATION: On the west side of Carlin Avenue, approximately 500 feet south of Ehrhardt Avenue

SUMMARY

This is a request for entitlements necessary to divide 5+ acres into 12 single family lots. The Planning Commission, in concurrence with staff, recommended approval of the requests subject to conditions.

BACKGROUND INFORMATION

The project as proposed provides for twelve single family lots. Two of the lots are deep lots and each contains a residential dwelling. The staff and Planning Commission recommend approval of the Tentative Map as shown on Exhibit "B". The only difference between this map and the original map (Exhibit "A") is that there is more variation in lot width. The applicant indicated no objection to the revised map.

With reference to the Subdivision Modification, the staff has no objection to the proposed deep lots because the location of the existing dwellings make it difficult to divide the site in any other fashion.

VOTE OF COMMISSION

On January 24, 1980, the Planning Commission by a vote of eight ayes, one absent, recommended approval of the map as shown on Exhibit "B" subject to conditions.

APPROVED  
BY THE CITY COUNCIL

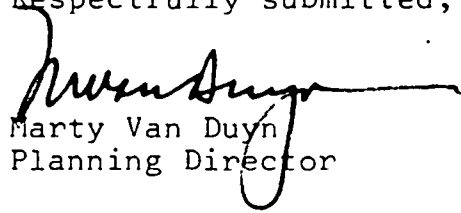
FEB 20 1980

OFFICE OF THE  
CITY CLERK

RECOMMENDATION

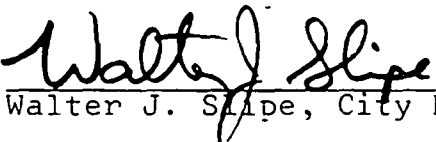
The staff and Planning Commission recommend that the City Council approve the project as shown on Exhibit "B", subject to the conditions, and adopt the attached Rezoning Ordinance and Tentative Map Resolution.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR TRANSMITTAL TO COUNCIL:



Walter J. Slupe, City Manager

MVD:DP:jm  
Attachments  
P-8899

February 26, 1980  
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE January 24, 1980  
 ITEM NO. 200 FILE NO. P-8899  
M-

REZONING  TENTATIVE MAP   
 SPECIAL PERMIT  EIR DETERMINATION   
 VARIANCE  EXT. OF PERMIT   
 SUBD. MOD.  OTHER

LOCATION: W side of Carlisle Avenue,  
500' S of Ehardt Avenue

Recommendation:  
 Favorable  
 Unfavorable     Petition     Correspondence

PROPOSERS		
NAME	ADDRESS	

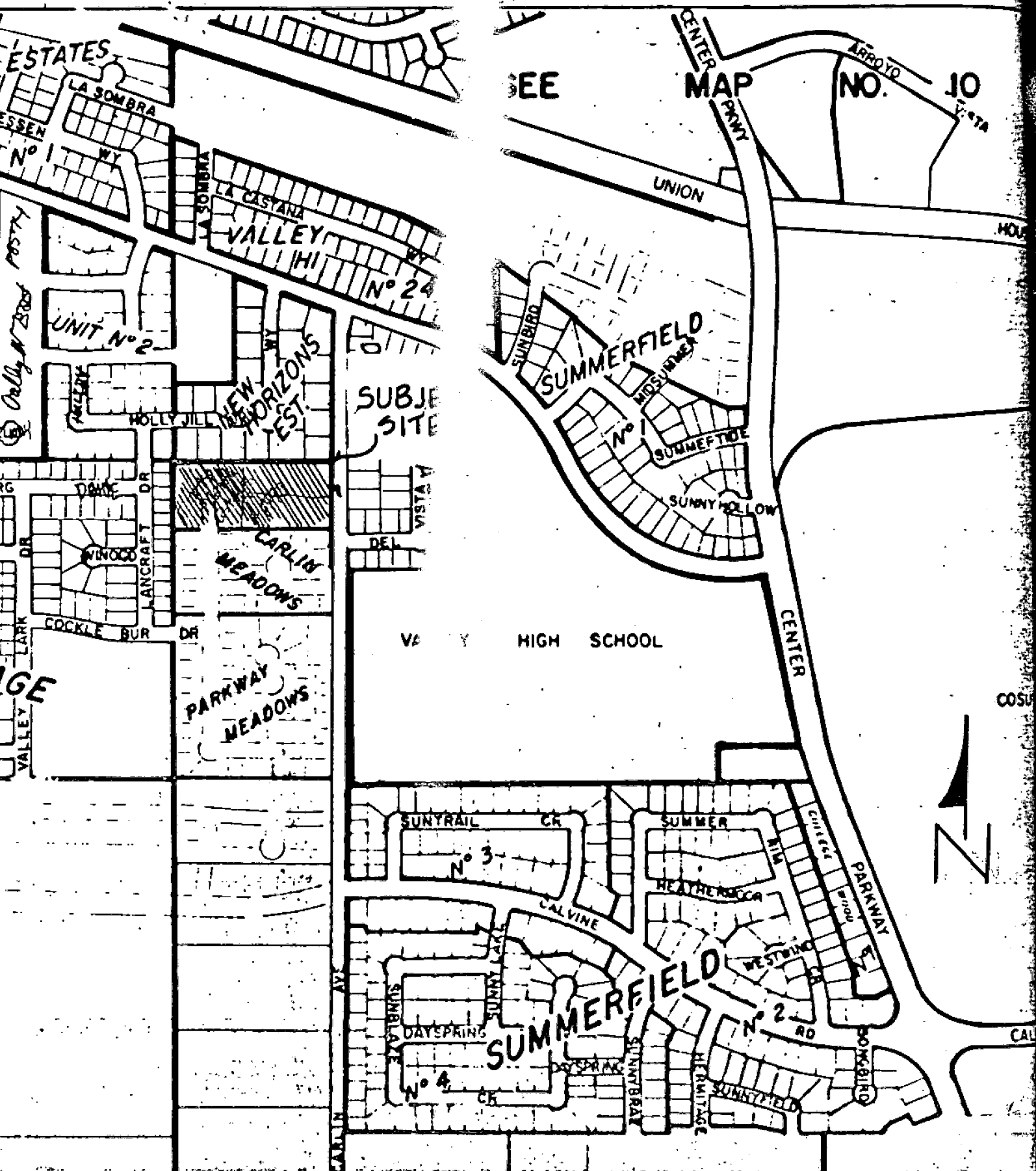
OPPOSERS		
NAME	ADDRESS	

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	<i>absent</i>			
Fong	✓			
Goodin	✓			
Hunter	✓			
Muraki	✓		✓	
Simpson P	✓			✓
Simpson S	✓			
Silva	✓			

- 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



SEE

MAP

NO.

10

SUBJECT SITE

VALLEY HIGH SCHOOL

SUMMERFIELD

P. 8899

JANUARY 24. 80

ITEM # 20

ACRES

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Emmet Franks, Tas Martin - 8312 & 8316 Carlin Avenue, Sacramento, CA 95823				
OWNER	Emmet Franks, Tas Martin - 8312 & 8316 Carlin Avenue, Sacramento, CA 95823				
PLANS BY	Morton & Pitalo, Inc.				
FILING DATE	12-19-79	60 DAY CPC ACTION DATE	3-15-80	REPORT BY	DP:sg
NEGATIVE DEC.	1-14-80	EIR		ASSESSOR'S PCL. NO.	117-132-22 & 23

- APPLICATION:
1. Negative Declaration
  2. Rezoning from Agriculture A to Single Family R-1
  3. Variance/Subdivision Modification to create two deep lots
  4. Tentative Map

LOCATION: On the west side of Carlin Avenue, approximately 500 feet south of Erhardt Avenue.

PROPOSAL: The applicant requests the necessary entitlements to divide 5+ acres into 12 single family lots.

PROJECT INFORMATION:

General Plan Designation:	Residential
Valley Hi Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	Agriculture
Existing Land Use of Site:	Residential and Vacant
Surrounding Land Use and Zoning:	
North:	Residential; R-1
South:	Vacant (Approved Tentative Map); R-1
East:	Vacant (Approved Tentative Map); R-1
West:	Vacant (Approved Tentative Map); R-1
Property Dimensions:	5+ Acres
Density of Development:	2.4 DU/Acre; Excluding 2 Deep Lots: 5.5 DU/Acre
North/South Orientation:	2 Units
Significant Features of Site:	2 Residential Dwellings
Topography:	Flat
Street Improvements:	To Be Provided
Utilities to Undeveloped Lots:	To be Provided
Utilities to Developed Lots:	Provided by Wells and Septic Tanks
School District:	Elk Grove Unified School District

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 9, 1980, by a vote of seven ayes, one no, and one absent, the Subdivision Review Committee recommended granting of the subdivision modification to create deep lots and approval of the tentative map subject to the following conditions:

1. Provide standard subdivision improvements, including street lights pursuant to Section 40.811 of the Subdivision Ordinance. Note that this condition applies to Carlin Avenue also.

(over)

2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
3. All cul-de-sacs with six or more lots shall be named a "Court".
4. Final Map cannot be filed until the utilities and public access are provided to the ten lots to the west via Parkway Meadows and Carlin Meadows.
5. Dedicate a 27 foot half-section along Carlin Avenue.
6. Clear map with the County Sanitation District and meet all requirements.
7. Water and sewer service shall be installed to serve each of the proposed lots.

STAFF EVALUATION:

1. The subject site is the last remaining parcel in the area developing with single family residences.
2. Lots A and B are developed with large single family dwellings on each. Staff has no problem with creating the two deep lots.
3. The applicant has provided a lot width variation of 55-60 feet. The size of the lot is consistent with the approved tentative maps to the south. Staff recommends a lot width variation in the design of the lots as shown on Exhibit B in order to break up the overall design. The applicant has indicated verbally that he has no problem with the alterations.
4. The Elk Grove Unified School District has reviewed the proposed project and anticipates it will be able to accommodate junior and senior high school student. However, the elementary schools in the area are expected to exceed physical capacity after the 1982-83 school year and under current state school financing the district will be unable to provide adequate classroom space.
5. Staff has no difficulty with the request to rezone from agriculture to single family as the proposed land use is consistent with the General and Community Plans.
6. City/County Helath represented the dissenting vote at the Subdivision Review Committee. Their only concern was that the Committee was not requiring the two developed deep lots to tie into the City sewer system at this time. Presently, the structures on Lots A and B are served by septic tanks. The Committee is requesting that the applicants provide both sewer and water service to both lots so that the hook-ups can be made in the future.

STAFF RECOMMENDATION: Staff recommends that:

1. The negative declaration be ratified
2. The request to rezone from Agriculture A to Single Family R-1 be approved.

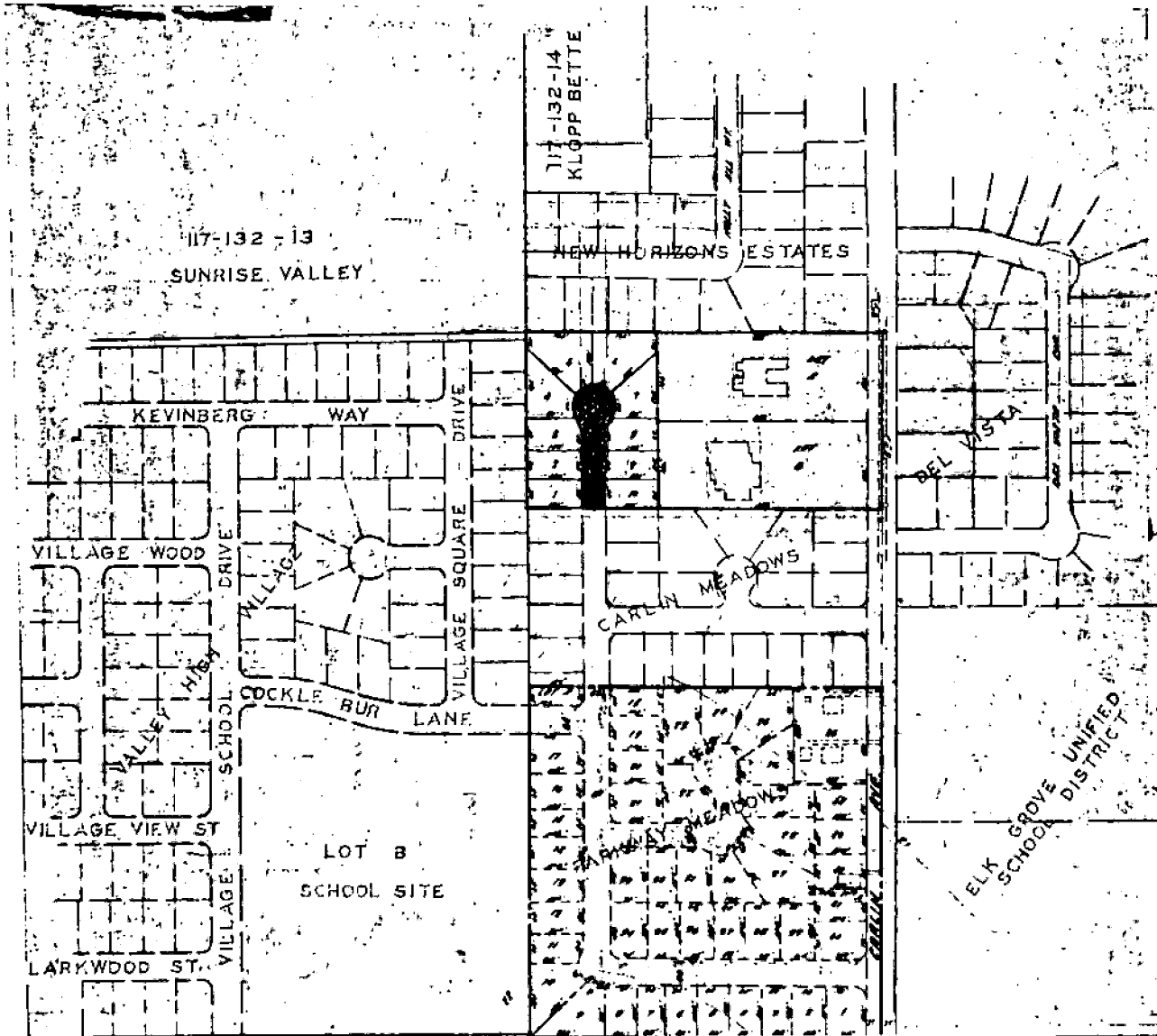
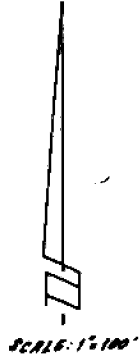
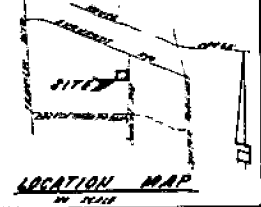
3. The variance to create deep lots be granted.
4. The tentative map as shown on Exhibit B be approved subject to the following conditions:
  - a. Provide standard subdivision improvements, including street lights pursuant to Section 40.811 of the Subdivision Ordinance. Note that this condition applies to Carlin Avenue also.
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer.
  - c. All cul-de-sacs with six or more lots shall be named a "Court".
  - d. Final map cannot be filed until the utilities and public access are provided to the ten lots to the west via Parkway Meadows and Carlin Meadows.
  - e. Dedicate a 27 foot half-section along Carlin Avenue.
  - f. Clear map with the County Sanitation District and meet all requirements.
  - g. Water and sewer service shall be installed to serve each of the proposed lots.

Findings of Fact for variance to create deep lots

- a. The granting of the variance does not constitute a special privilege in that there are other deep lots in the area.
- b. The granting of this variance is not a use variance in that single family dwellings exist on the site.
- c. The project will not be detrimental to surrounding properties in that the project will not change the characteristics of the area.
- d. The proposal is consistent with both the General and Community Plans which designate the site for residential uses.

P-8899

1-24-80



FRANKS & MARTIN ENGINEERS  
1515 CARLIN AVENUE  
SACRAMENTO, CA 95811

ENGINEER  
MORTON & PITALO, INC.  
1515 CARLIN AVENUE  
SACRAMENTO, CA 95811  
PHONE: 482-2111

PROJECT NO. 2. PLANNING NUMBER

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

PLANNING ZONING: R-1 (RESIDENTIAL)

PROPOSED LOTS: 1-1

EXISTING & PARCEL NO.: 117-132-13  
117-132-14

STAGE: 1. PRELIMINARY

IMPROVEMENTS: AS SHOWN

TRAFFIC DISTRICT: CITY OF SACRAMENTO

SEWER DISTRICT: CITY OF SACRAMENTO

WATER DISTRICT: CITY OF SACRAMENTO

ELK GROVE UNIFIED SCHOOL DISTRICT

DATE OF PLAN: 10

EXHIBIT "A"

Exhibit "A"



REVISION	SCALE	CHECKED BY	DATE	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED	DATE	TENTATIVE MAP FOR <b>FRANKS &amp; MARTIN ESTATES</b> CITY OF SACRAMENTO, CALIFORNIA	DATE	BY
	APPROVED							DATE	DATE

THEM DC



Exhibit "B"

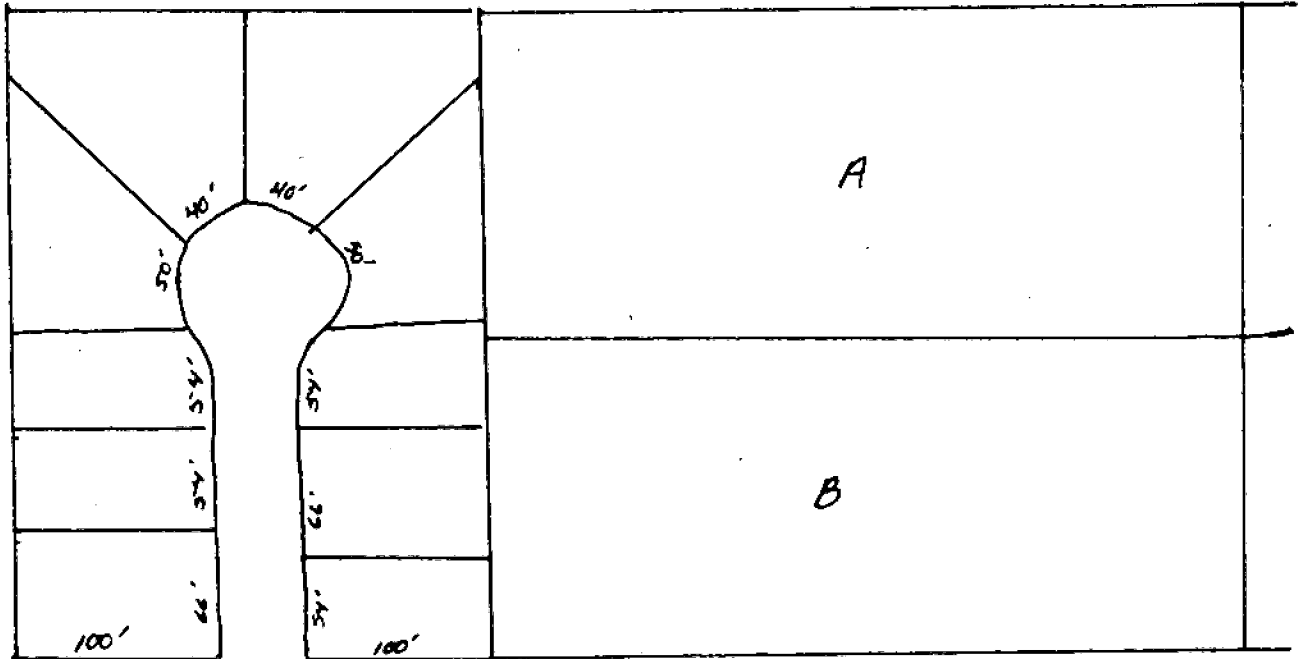


EXHIBIT "B"

1. ORDINANCE NO. 4312 , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT West side Carlin Ave., approx. 500' south of Ehrhardt Ave. FROM THE A Agricultural ZONE AND PLACING SAME IN THE R-1 Single Family Residential ZONE (FILE NO. P- 8899 ) (APN: 117-132-22 & 23)

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 A Agricultural zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1 Single Family Residential 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-8899

APPROVED  
BY THE CITY COUNCIL  
FEB 26 1980  
OFFICE OF THE  
CITY CLERK

LEGAL DESCRIPTION

Lot 8, as shown on the Plat of Ehrhardt Acres,  
in the City of Sacto. APN: 117-132-22 & 23

P-8899

# RESOLUTION NO. 80-104

Adopted by The Sacramento City Council on date of

FEBRUARY 26, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP  
FOR FRANKS & MARTIN ESTATES (P-8899)  
(APN: 117-132-22 & 23)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located on the west side of Carlin Avenue, approximately 500 feet south of Ehrhardt Avenue (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 February 26, 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 Valley Hi 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 County of Sacramento treatment plants have a design capacity for which 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.

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: The deep lots are consistent with the development and will not add development impacts to the established neighborhood.

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 existing structures create the necessity for the deep lots and the modification.

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: The deep lots will be limited to single family dwellings which will be compatible to surrounding land uses.

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 designated for single family dwellings.

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:
  - 1. Provide standard subdivision improvements, including street lights pursuant to Section 40.811 of the Subdivision Ordinance. Note that this condition applies to Carlin Avenue also.
  - 2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
  - 3. All cul-de-sacs with six or more lots shall be named a "Court."
  - 4. Final map cannot be filed until the utilities and public access are provided to the ten lots to the west via Parkway Meadows and Carlin Meadows.
  - 5. Dedicate a 27 foot half-section along Carlin Avenue.
  - 6. Clear map with the County Sanitation District and meet all requirements.
  - 7. Water and sewer service shall be installed to serve each of the proposed lots.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P-8899

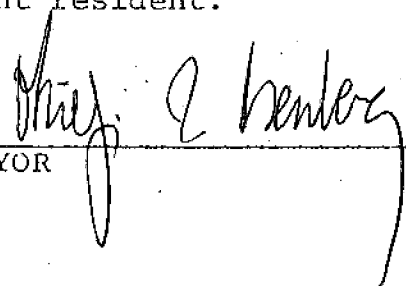
APPEAL, Hiller Enterprises vs )  
City Planning Commission's denial )  
of a special permit to develop a )  
drive-up window in conjunction )  
with a fast food restaurant located )  
at the northeast corner of Broadway )  
and 26th Street (P-9334) )

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

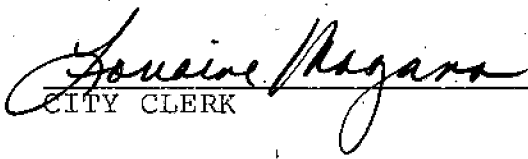
APR 28 1981

At its regular meeting on April 28, 1981, the City Council heard and considered evidence in the above entitled matter. Based on the oral and documentary evidence at such hearing, the Council upheld the Commission and denied the appeal based on the following findings:

1. The proposed drive-thru facility is not based on sound principles of land use in that:
  - a. The "call box" for the drive-thru facility is located in close proximity to an adjacent residence and it may cause a nuisance to the occupants of the dwelling;
  - b. The design of the parking area conflicts with the drive-thru lane;
  - c. The proposed parking area and drive-thru lane do not meet minimum landscaping requirements of the Zoning Ordinance;
  - d. The site is not large enough to accommodate a drive-thru facility without disrupting pedestrian and vehicular circulation.
  
2. The proposed project may be detrimental to public safety and may result in the creation of a nuisance in that there appears to be an excess of driveways, inadequate stacking distance and possible noise intrusion to the adjacent resident.

  
MAYOR

ATTEST:

  
CITY CLERK

P-9334



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

February 11, 1980

Emmet Franks/Tas Martin  
8312/8316 Carlin Avenue  
Sacramento, CA 95823

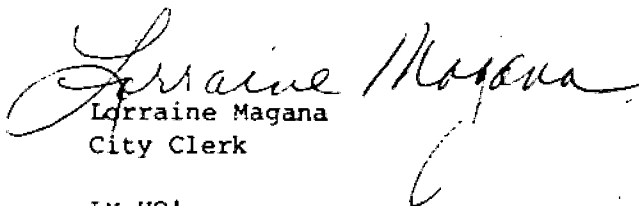
Gentlemen:

Notice is hereby given that a hearing date of February 26, 1980 has been set in the matter of REZONE from A to R-1; TENTATIVE MAP to divide 5+ acres into 12 single family lots; and SUBDIVISION MODIFICATION to create 2 deep lots, requests for property located on the west side of Carlin Avenue, approximately 500 feet south of Erhardt Avenue. (P-8899)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and requesting the continuance.

Sincerely,

  
Lorraine Magana  
City Clerk

LM:HO'

cc: P-8899 Mailing List (24)  
Planning Department



3



# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

401 J STREET  
CITY HALL ROOM 400

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-1624

February 14, 1980

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Ordinance Amending the Districts Established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as Amended, by Removing Property Located on the West side of Carlin Avenue, approximately 500 feet south of Ehrhardt Avenue from the A Agricultural Zone and Placing Same in the R-1 Single Family Residential. (P-8899)  
(APN: 117-132-22 & 23)

### SUMMARY

This item is presented at this time for Council's approval of its publication for legal advertisement purposes. A location map is attached for the Council's information.

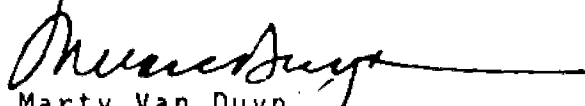
### BACKGROUND INFORMATION

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 the item be passed for publication.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:

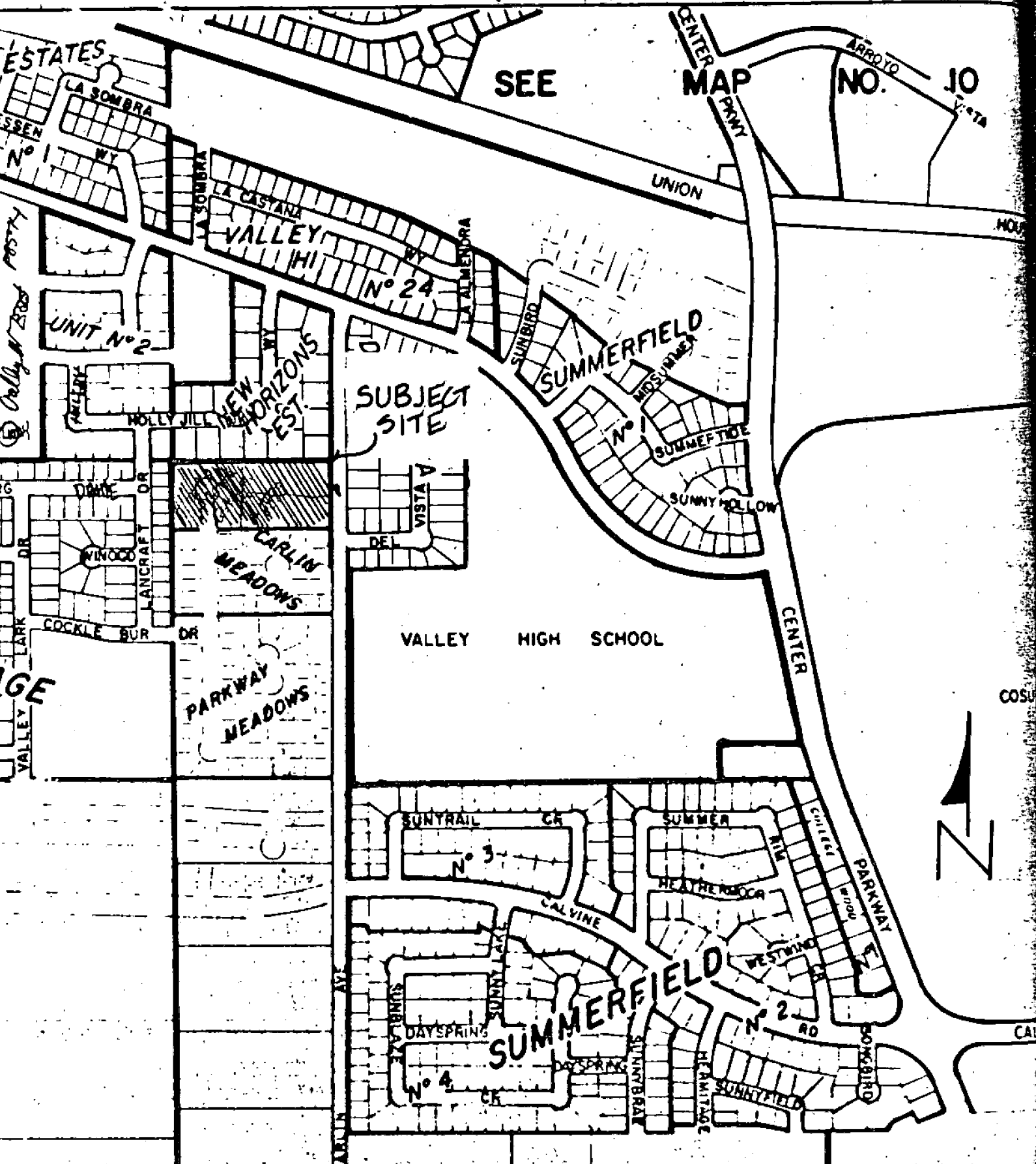
  
Walter J. Slips, City Manager

**APPROVED** For Publication  
BY THE CITY COUNCIL  
CONT. TO 2-26-80  
FEB 19 1980

OFFICE OF THE  
CITY CLERK

February 19, 1980  
District No. 8

jm  
Attachment  
P-8899



SEE

MAP

NO.

10

SUBJECT SITE

VALLEY HIGH SCHOOL



P. 8899

JANUARY 24, 80

ITEM # 20

ACRES

1.

ORDINANCE NO.

, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT West side Carlin Ave., approx. 500' south of Ehrhardt Ave. FROM THE A Agricultural ZONE AND PLACING SAME IN THE R-1 Single Family Residential ZONE (FILE NO. P- 8899 ) (APN: 117-132-22 & 23)

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