



18

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

April 12, 1988

**APPROVED**  
BY THE CITY COUNCIL

BUILDING INSPECTIONS  
916-449-5716

City Council  
Sacramento, California

APR 19 1988

PLANNING  
916-449-5604

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
2. Rezone from Standard Single Family - Executive Airport Overlay Zone 4 (R-1-EA-4) to Two Family (R-2-EA-4) Zone.
3. Tentative Map (**P88-070**)

LOCATION: Southwest Corner of 25th Street and 45th Avenue

SUMMARY

The subject site is a 150' x 100' corner lot which currently is occupied by a duplex structure. The application is for a Tentative Map to subdivide the site into two parcels. Parcel B would contain the existing duplex and will be rezoned to R-2. Parcel A will be developed with a single family house. The Planning Commission and staff recommend approval of the request.

BACKGROUND INFORMATION

The subject site is located in a primarily single family neighborhood and the proposed lot sizes are consistent with other lot sizes in the area. Typically duplex structures are allowed and preferred on corner lots in single family areas. However, in this instance, the existing older duplex was built on the interior portion of the lot. To maintain the typical density found in a low density area, the applicant agrees to restrict the corner lot (Parcel A) to single family use. This restriction will be noted on the final map.

VOTE OF THE PLANNING COMMISSION


On February 25, 1988, the Commission voted six ayes, three absent to recommend approval of the request.

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

- 1. Ratify the Negative Declaration;
- 2. Adopt the attached Ordinance rezoning Parcel B to R-2-EA-4;
- 3. Adopt the attached Resolution which adopts Findings and approves the Tentative Map with conditions.

Respectfully submitted,

  
 Michael M. Davis  
 Director of Planning and Development

FOR CITY COUNCIL INFORMATION  
 WALTER J. SLIPE  
 CITY MANAGER

MMD:MVD:AG:rt  
 attachments

District No. 7  
 April 19, 1988

**P88-070**

# ORDINANCE NO. 88-021

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 2430 45TH AVENUE FROM THE STANDARD SINGLE FAMILY (R-1) (EA-4) ZONE(S) AND PLACING THE SAME IN THE TWO FAMILY (R-2) (EA-4) ZONE(S)

(FILE NO. P88-070) APN: 036-0061-019)

**APPROVED**  
BY THE CITY COUNCIL

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

APR 19 1988

SECTION 1.

OFFICE OF THE  
CITY CLERK

The territory described in the attached exhibit(s) which is in the Standard Single Family (R-1) (EA-4) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Two Family (R-2) (EA-4) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on February 25, 1988, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.
- c. Parcel A (easterly 1/2 of site shall be restricted to a maximum of one residential unit).

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:

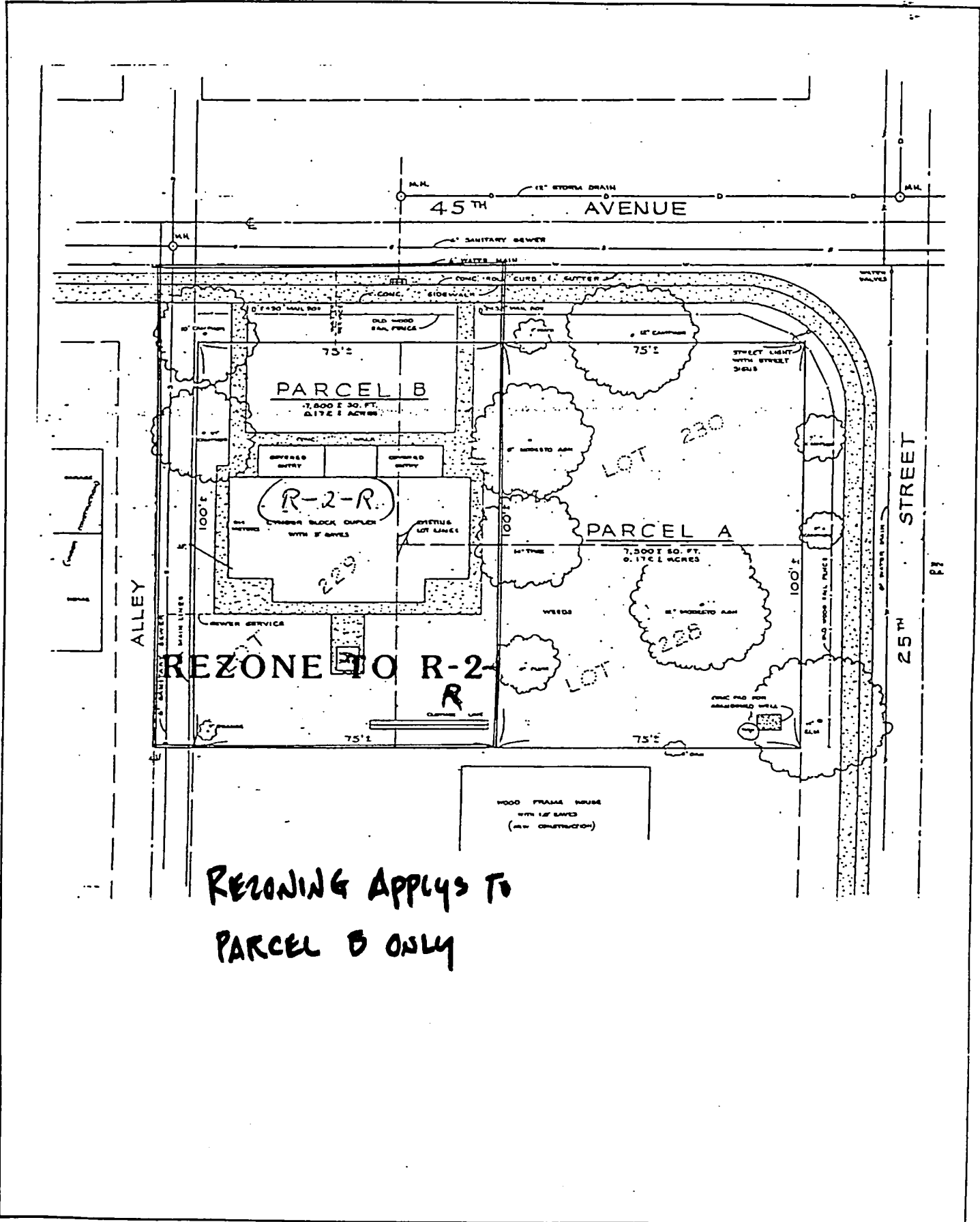
EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

**P88-070**



**REZONING APPLYS TO  
PARCEL B ONLY**

**REZONE EXHIBIT**

Order No. 100377

18

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

CITY OF SACRAMENTO

PARCEL NO. 1:

Lots 229 and 230, as shown on the official "Plat of Del Rio Junction or Western Pacific Subdivision No. 1", recorded November 29, 1907, in Book 8 of Maps, Map No. 38, records of said County.

PARCEL NO. 2:

Lot 228, as shown on the official "Plat of Del Rio Junction or Western Pacific Subdivision No. 1", recorded November 29, 1907, in Book 8 of Maps, Map No. 38, records of said County.

**RESOLUTION No. 88-316**

**Adopted by The Sacramento City Council on date of**

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF 25TH STREET AND 45TH AVENUE

**APPROVED**  
BY THE CITY COUNCIL

(P88-070) (APN: 036-0061-019)

**APR 19 1988**

**OFFICE OF THE  
CITY CLERK**

WHEREAS, the City Council on April 19, 1988, held a public hearing on the request for approval of a tentative map for property located at the southwest corner of 25th Street and 45th Avenue;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1984 Airport-Meadowview Community Plan designate the subject site for residential use(s).

- 4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
- 5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- 6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
  - a. Place the following note on the final map: Water and sewer service connections to Parcel A must be paid and installed at the time of obtaining building permits.
  - b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
  - c. 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 the filing of the final map.
  - d. Dedicate the south five feet of Parcel B as a public utility easement for underground and overhead facilities and appurtenances.
  - e. Grade lots to drain to street.
  - f. Locate existing sewer and water services.
  - g. Place a note on the final map that Parcel A is restricted to single family use pursuant to a condition of rezoning.

\_\_\_\_\_  
MAYOR

ATTEST:

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

**P88-070**



**Sacramento City Planning Commission  
VOTING RECORD**

18

MEETING DATE <u>February 25, 1988</u>
ITEM NUMBER <u>17</u>
PERMIT NUMBER <u>P 88-070</u>

**ENTITLEMENTS**

- |   |   |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT   | <input type="checkbox"/> TENTATIVE MAP            |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input checked="" type="checkbox"/> REZONING      | <input type="checkbox"/> LOT LINE ADJUSTMENT      |
| <input type="checkbox"/> SPECIAL PERMIT           | <input type="checkbox"/> ENVIRONMENTAL DET.       |
| <input type="checkbox"/> VARIANCE                 | <input type="checkbox"/> OTHER _____              |

STAFF RECOMENDATION <input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence
<input type="checkbox"/> Petition

LOCATION <u>2430 - 45th ave.</u>
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NAME	ADDRESS

**MOTION #**

	Yes	No	Motion Second	
GASTON	X			
HOLLICK	Absent			
HOLLOWAY	Absent			
ISHMAEL	x		X	
NOTESTINE	x			
OTTO	x			
WALTON	Absent			
RAMIREZ	x			X
CHINN	x			

**MOTION**

- |  |  |
|--|--|
| <input type="checkbox"/> TO APPROVE  | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL                             |
| <input type="checkbox"/> TO DENY   | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION  |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT               | <input type="checkbox"/> TO CONTINUE TO _____ MEETING  |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE    | <input type="checkbox"/> OTHER _____   |

# CITY PLANNING COMMISSION

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

18

APPLICANT	Tim Train, Surveyor - 2604 21st Street, Sacramento, CA 95818				
OWNER	Ralph Pedersen - 1148 Weber Way, Sacramento, CA 95822				
PLANS BY	Tim Train, Surveyor - 2604 21st Street, Sacramento, CA 95818				
FILING DATE	1-21-88	ENVIR. DET.	Neq. Dec. 1-28-88	REPORT BY	DH:sg
ASSESSOR'S-PCL. NO.	036-0061-019				

- APPLICATION:**
- A. Negative Declaration
  - B. Rezone 0.2+ acres developed with a duplex from Standard Single Family (R-1{EA-4}) zone to Two Family (R-2{EA-4}) zone
  - C. Tentative Map to divide 0.36 developed acres into two lots in the Standard Single Family (R-1{EA-4}) & Two-Family (R-2{EA-4}) zones

**LOCATION:** Southwest corner of 25th Street and 45th Avenue; 2430 45th Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to divide off an existing duplex in order to allow construction of a single family dwelling on a future corner lot.

**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential  
1984 Airport-Meadowview  
Community Plan Designation: Residential 4-8 du/ac.  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Duplex & trees

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1(EA-4)	Front:	25'	25'
South: Vacant; R-1(EA-4)	Side(Int):	5'	7'
East: Single family; R-1(EA-4)	Side(St):	12½'	NA
West: Vacant; R-1(EA-4)	Rear:	15'	36'

	Existing	Proposed
Parking Required:	2 spaces	3 spaces
Parking Provided:	2 spaces	None shown

Property Dimensions: 150' x 100'  
Property Area: 0.35+ acres  
Density of Development: 8 d.u. per acre  
Square Footage of Building: 1,710 sq. ft. existing duplex  
Height of Building: Existing single story  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Concrete block wall

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one lot developed with a duplex located at the southwest corner of 45th Avenue and 25th Street containing 0.35+ acres in the Standard Single Family - Executive Airport Overlay 4 (R-1(EA-4)) zone. Surrounding land uses include vacant lots to the north, south and west and single family to the east. The area is located east of Executive Airport. The 1984 Airport Meadowview Community Plan designates the site as Low Density Residential four to eight du/acre. The proposed project results in three units on 0.35 acres for a density of 7.9 units per acre, consistent with the Community Plan. The corner lot will have a conventional single family dwelling constructed on it.

B. Project Description

The applicant is requesting a parcel map to divide one lot into two parcels of 75 feet in width and 100 feet in depth. Proposed parcel dimensions meet minimum city requirements. One parcel will contain an existing duplex and requires rezoning to R-2 in order for it to be established. The corner lot will remain R-1 zone. Staff supports the rezoning request and the tentative map since the construction of a third dwelling will maximize the use of the residential property. Staff notes that adequate yard and parking area will be created for both lots independent of each other.

C. Subdivision Review Committee Recommendation

On February 10, 1988, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which follow.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has issued a negative declaration.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Rezoning from R-1(EA-4) to R-2-R(EA-4) subject to conditions which follow; and
- C. Recommend approval of the Tentative Map subject to conditions which follow.

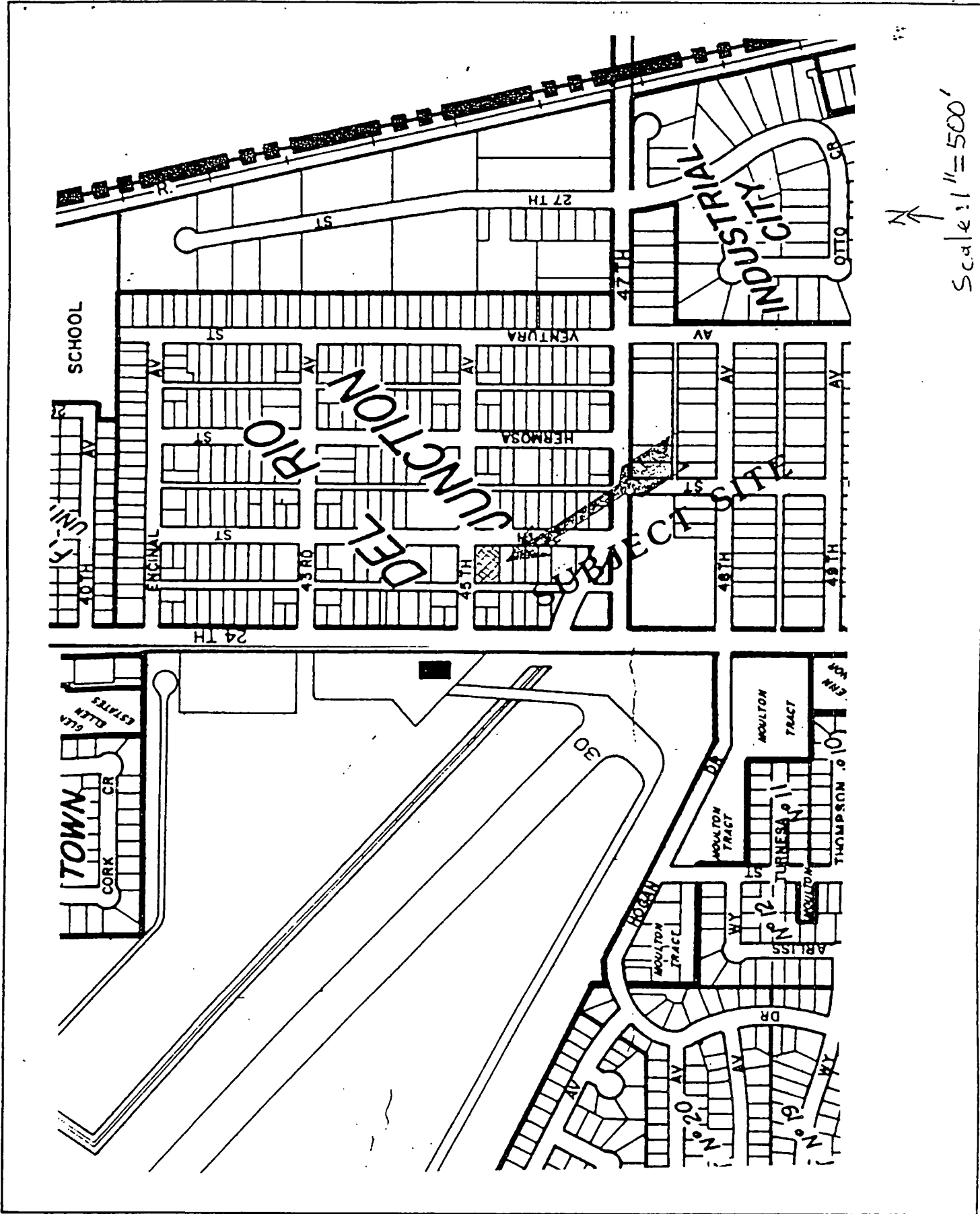
Condition - Rezoning

Only one single family dwelling is allowed on the proposed corner lot in the remaining R-1 zone.

Conditions - Tentative Map - The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Place the following note on the final map: Water and sewer service connections to parcel A must be paid for and installed at the time of obtaining building permits.
2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
3. 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 the filing of the final map.
4. Dedicate the south five feet of Parcel B as a public utility easement for underground and overhead facilities and appurtenances.
5. Grade lots to drain to street.
6. Locate existing sewer and water services.

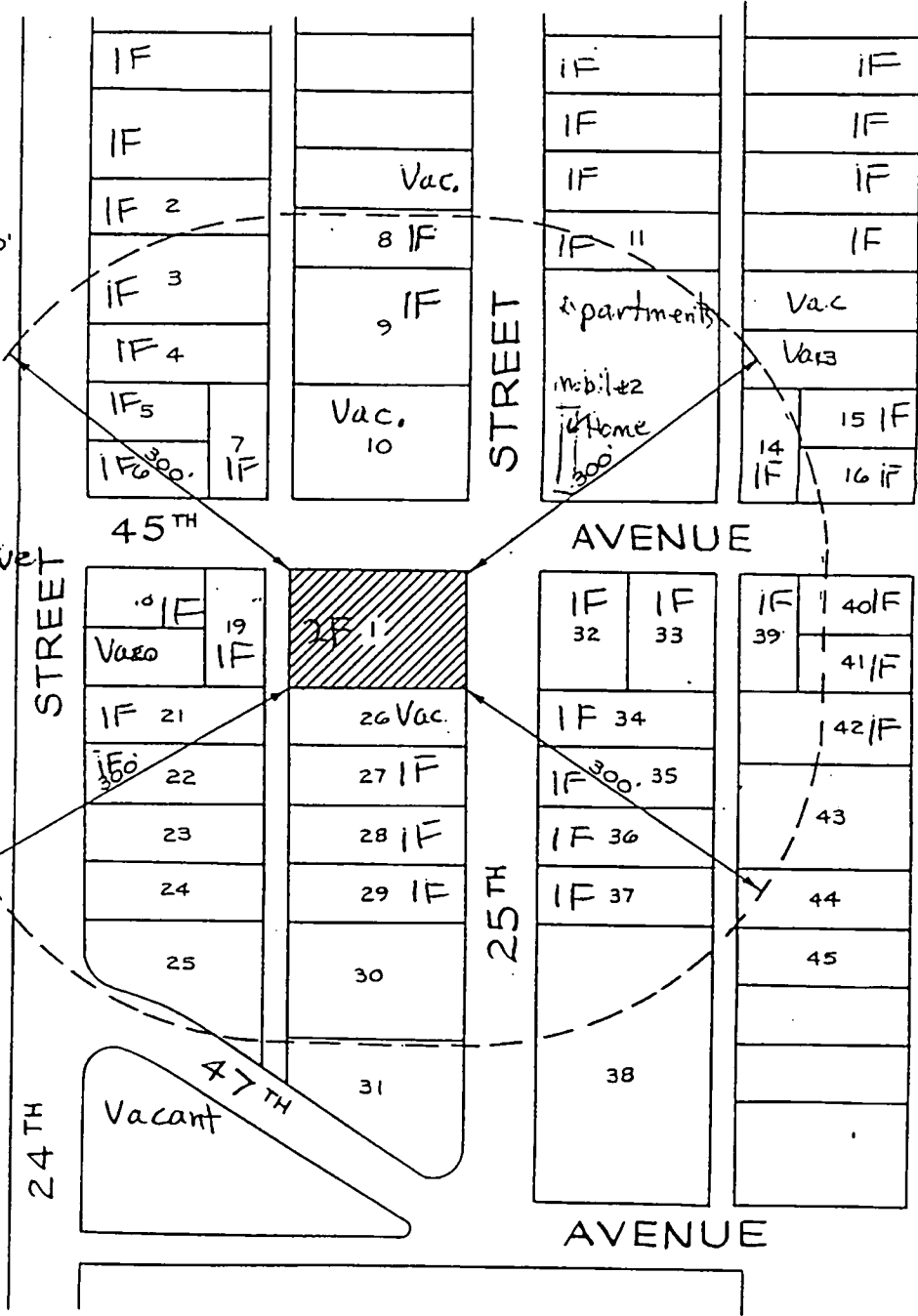
Note: Contact City/County Health if well is to be removed.



# VICINITY MAP

SCALE: 1"=100'

Executive Airport



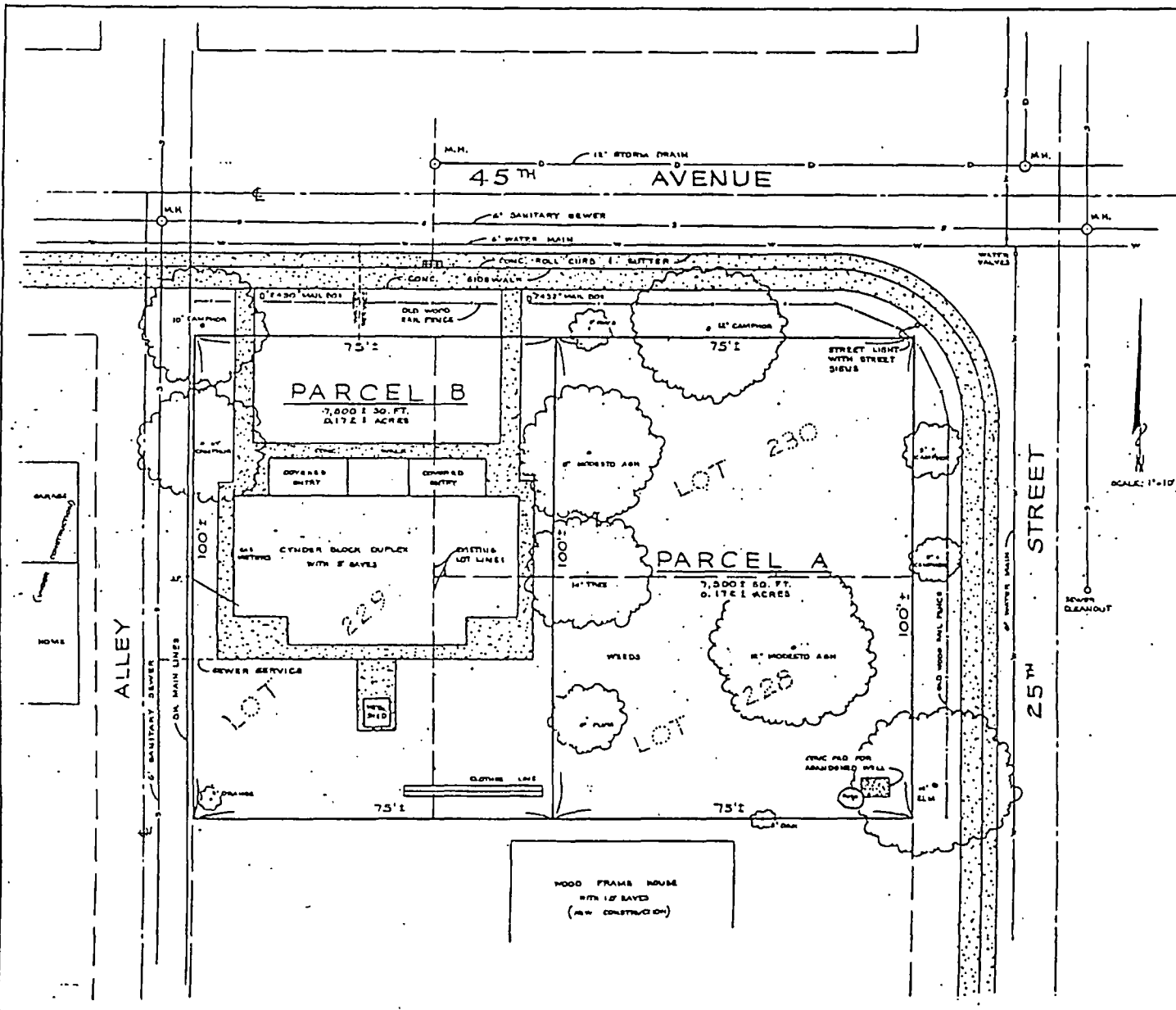
Zoning: R-1(EA-4) Entire Area

# LAND USE & ZONING MAP

P-88-070

2-25-88 14

down 17



TENTATIVE MAP OF  
 LOTS 228, 229 & 230  
 DEL RIO JUNCTION (8 B.M. 38)  
 CITY OF SACRAMENTO, CALIFORNIA  
 NOVEMBER, 1987

RECORD OWNER  
 RALPH W. PEDERSON  
 1148 WEBER WAY  
 SACRAMENTO, CA 95822  
 (916) 442-2492

SURVEYOR  
 TIMOTHY S. TRAIN, LAND SURVEYOR  
 2604 - 21ST STREET  
 SACRAMENTO, CA 95818  
 (916) 451-7793



ASSESSOR'S PARCEL NUMBER  
 026 - 0061 - 019

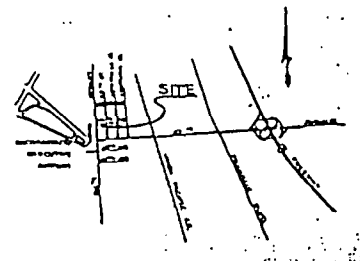
EXISTING ZONING & USE  
 ZONE R-1 (RESIDENTIAL)

PROPOSED ZONING & USE  
 ZONE R-1 (RESIDENTIAL (PARCEL A))  
 ZONE R-2 (RESIDENTIAL (PARCEL B))  
 PROPOSED SEWAGE DISPOSAL  
 EXISTING, COUNTY OF SACRAMENTO

PROPOSED DRAINAGE  
 EXISTING, CITY OF SACRAMENTO

PROPOSED WATER SUPPLY  
 EXISTING, CITY OF SACRAMENTO

SCHOOL DISTRICT  
 SACRAMENTO UNIFIED SCHOOL DISTRICT



VICINITY MAP  
 NO SCALE

SITE PLAN

W.C. #710-14

18



10

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

April 6, 1988

BUILDING INSPECTIONS  
916-449-5716

City Council  
Sacramento, California

PLANNING  
916-449-5604

Honorable Members in Session:

SUBJECT: P88-070 *Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at 2430 45th Avenue from the Standard Single Family (R-1) (EA-4) zone and placing the same in the Two-Family (R-2) (EA-4) zone*  
APN: 036-0061-019

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Chapter, Section 38.

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 that the item be passed for publication of title and continued to April 19, 1988.

Respectfully submitted,

Michael Davis  
Director of Planning and Development

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

P88-070



# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 2430 45th Avenue

FROM THE Standard Single Family (R-1) (EA-4) ZONE(S) AND PLACING THE SAME IN THE Two-Family (R-2) (EA-4) ZONE(S)  
(FILE NO. P 88-070 ) (APN: 036-0061-019)

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 Standard Single Family (R-1) (EA-4) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Two Family (R-2) (EA-4) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission February 25, 1988, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

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:

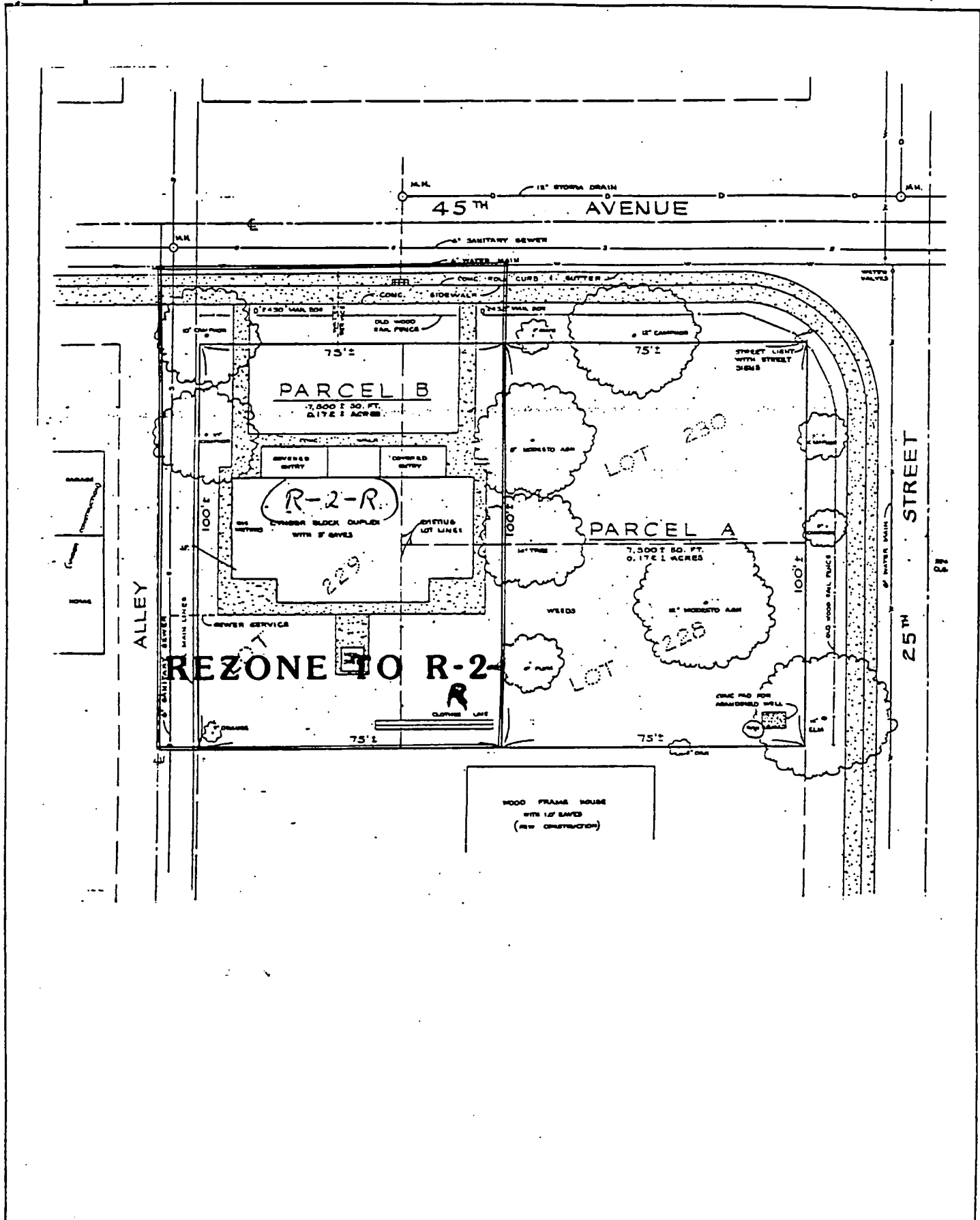
EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

P88-070



# REZONE EXHIBIT 4

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

**CITY OF SACRAMENTO**

**PARCEL NO. 1:**

Lots 229 and 230, as shown on the official "Plat of Del Rio Junction or Western Pacific Subdivision No. 1", recorded November 29, 1907, in Book 8 of Maps, Map No. 38, records of said County.

**PARCEL NO. 2:**

Lot 228, as shown on the official "Plat of Del Rio Junction or Western Pacific Subdivision No. 1", recorded November 29, 1907, in Book 8 of Maps, Map No. 38, records of said County.