

16



AMENDED  
**CITY OF SACRAMENTO**

**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
1231 "I" Street Sacramento, Ca. 95814

**Administration**  
Room 300 449-5571  
**Building Inspections**  
Room 200 449-5716  
**Planning**  
Room 200 449-5604

**APPROVED**  
BY THE CITY COUNCIL

NOV 5 1986

OFFICE OF THE  
CITY CLERK

September 24, 1986

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Rezone from Agricultural, A to Single Family, R-1 zone
  3. Tentative Map (P84-379)
  4. Subdivision Modification to create a corner lot less than 62 feet wide

LOCATION: Northwest and Southwest of intersection of Carlin Avenue and Calvine Road

SUMMARY

This is a request to subdivide 5+ vacant acres located in the Single Family, R-1 zone into 23 single family lots to be known as Carlin Estate II. The Planning Commission and staff recommend approval of the project subject to conditions.

BACKGROUND INFORMATION

The subject site is located within the boundaries of the Laguna Creek Floodplain Alternatives Study area. There are currently no drainage facilities to accommodate run-off from the proposed subdivision. The City is in the process of forming an assessment district which will provide drainage and other facilities to the area. It is anticipated that the district will be formed and improvements completed within the life of the map to permit final recordation. The applicant will be required to participate in the assessment district.

One corner lot does not comply with the 62 foot minimum width requirement. Although duplexes are allowed on corner lots, the applicant has agreed to restrict this lot to a single family unit due to the narrow width. The Planning Commission voted to approve a variance to reduce the width of corner lot 23.

*At Councilman Kastanis' request, Traffic Engineering staff has rechecked the street classification of Calvine Road and found that it is a major street. Based on this finding, Councilman Kastanis and Planning staff met with the applicant to discuss wider lots to eliminate back out driveways and overpaving of front yards. A compromise was reached whereby the ten lots fronting Calvine on the north side would be widened to a minimum width of 63 feet. The lots on the south side have depths of 134+ feet and when developed with a 35 foot landscaped setback, can eliminate the need for back out driveways. Conditions R and S address this agreement.*

VOTE OF THE PLANNING COMMISSION

On August 28, 1986, the Planning Commission voted eight ayes, one absent to recommend approval of the project subject to conditions.

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 the subject site from Agricultural, A to Single Family, R-1 zone; and
3. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modification subject to conditions.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

SD:lao  
attachments  
P84-379

September 30, 1986  
District No. 7

SACRAMENTO CITY PLANNING COMMISSION

16

MEETING DATE 8-28-86  
 ITEM NO. 3C FILE P 84-379  
 M: \_\_\_\_\_

- GENERAL PLAN AMENDMENT  TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  LOT LINE ADJUSTMENT
- SPECIAL PERMIT  ENVIRONMENTAL DET.
- VARIANCE  OTHER \_\_\_\_\_

Location: nw sw of intersection of Coelin Ave.

Recommendation:  
 Favorable  
 Unfavorable  
 Petition  Correspondence

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

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

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

	YES	NO	MOTION	SECOND
Chinn	✓			
Ferris	✓			
Goodin	✓			
Hollick	✓			
Holloway	ABSENT			
Otto	✓			✓
Ramirez	✓		✓	
Walton	✓			
Ishmael	✓			

- MOTION**
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
  - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

AMENDED

ORDINANCE NO. 86-101

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 NORTHWEST AND SOUTHWEST OF INTERSECTION OF CARLIN AVENUE AND CALVINE ROAD FROM THE AGRICULTURAL, A ZONE(S) AND PLACING THE SAME IN THE SINGLE FAMILY, R-1 ZONE(S) (P84-379) (APN: 117-152-06)

APPROVED BY THE CITY COUNCIL

NOV 5 1986

OFFICE OF THE CITY CLERK

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 Agricultural, A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Single Family, R-1 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 August 28, 1986, 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

P84-379

**LEGAL DESCRIPTION**

LOT 13 AS SHOWN ON THE "PLAT OF EHRHARDT ACRES" RECORDED JUNE 28,  
1911, IN BOOK 12 OF MAPS. MAP NO. 24, SACRAMENTO COUNTY RECORDS.

**P84-379**

AMENDED  
**RESOLUTION No. 86-841**

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

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED NORTHWEST AND SOUTHWEST OF INTERSECTION OF CARLIN AVENUE AND CALVINE ROAD.

(P84-379) (APN: 117-152-06)

**APPROVED**  
BY THE CITY COUNCIL

NOV 5 1986

WHEREAS, the City Council on September 30, 1986, held a public hearing on the request for approval of a subdivision modification and tentative map for property located northwest and southwest of intersection of Carlin Avenue and Calvine Road;

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 Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Plan in that the site is designated residential in the 1986 South Sacramento Community Plan and the proposed map conforms with the plan designation.
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. In the matter of the hereby approved requested subdivision modification to create a corner lot less than 62 feet wide:
  - a. The City Council has determined that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the lot will be restricted to a single family unit.
  - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that all conditions of the map will be complied with.
  - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the residential character of the area will not be altered.
  - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the 1986 South Sacramento Community Plan and with the City's Discretionary Interim Land Use Plan of the City in that the site is designated residential use(s).
7. 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer.
- c. Pay off existing assessments.
- d. 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 ninety (90) days prior to the filing of the final map.
- e. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.
- f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
- g. Meet all County Sanitation District requirements.
- h. Submit a soils test prepared by a registered engineer to be used in street design.
- i. Submit a seepage test prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems.
- j. Dedicate a 12.5 foot public utility easement for underground electrical facilities and appurtenances adjacent to all public ways.
- k. A portion of the property may lie in a Federal Flood Hazard Area. No development can be approved until appropriate measures are taken to remove the area from the flood zone.
- l. Appropriate assessment districts or other funding methods will have to be formed to cover the costs of improvements in drainage, sewage, bridges, channel improvements, and other public facilities in the Laguna Creek Study Area.

- m. Final maps cannot be filed until the necessary permanent off-site improvements are substantially complete to the satisfaction of the Public Works Director.
- n. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to the filing of the final map; may require applicant/owner to form district.
- o. Prior to processing the tentative map beyond Subdivision Review Committee, the subdivider shall provide a detailed engineering study which outlines locations and extent of necessary drainage facilities, including trunk line, pump stations and Laguna Creek alignment and improvements.

Upon approval of the study by the City, if modifications to the Subdivision Review Committee conditions are required in the opinion of the Public Works Department, the applicant shall either concur in the modifications or the application shall be resubmitted for reconditioning and approval to the Subdivision Review Committee at the earliest possible date.

- p. Lot 23 shall be restricted to single family development. A note shall be placed on the final map referencing this condition.
- q. Laguna Creek Master Environmental Assessment fees shall be paid to the City Planning Division.
- r. Place the following note on the final map: Front yard setback along Calvine Road shall be 35' from the property line.
- s. *The final map shall reflect a minimum lot width of 63 feet for lots 1 - 10 which are located on the north side of Calvine Road. A note shall be placed on the final map that the driveway configurations for lots fronting on both sides of Calvine Road and front yard landscaping shall be approved by the Planning Director prior to issuance of building permits.*

\_\_\_\_\_  
MAYOR

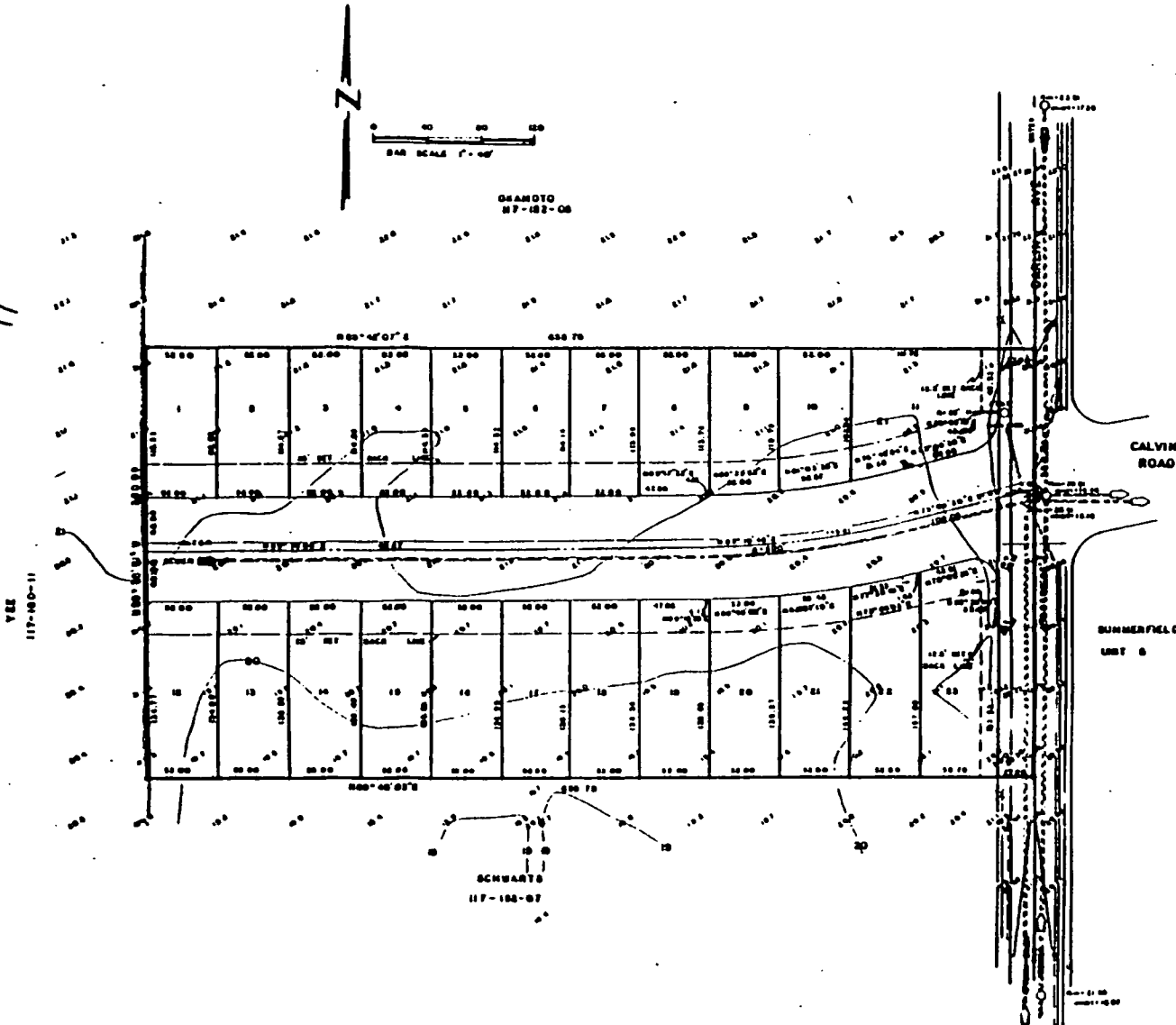
ATTEST:

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

P84-379

**CARLIN ESTATES II  
TENTATIVE SUBDIVISION MAP**

BEING LOT 13, ON THE "PLAT OF EHRHARDT ACRES"  
BOOK 12 OF MAPS, MAP No. 24  
CITY OF SACRAMENTO CALIFORNIA  
AUGUST 1986 SCALE 1"=40'



**ASSESSORS PARCEL No.**  
117-182-06

**NUMBER OF LOTS**  
23

**WATER SUPPLY**  
CITY OF SACRAMENTO

**SEWAGE DISPOSAL**  
CITY OF SACRAMENTO

**DRAINAGE**  
CITY OF SACRAMENTO

**PRESENT USE**  
VACANT

**PROPOSED USE**  
SINGLE FAMILY RESIDENT

**OWNERS OF RECORD**  
EDWIN FRED JR., MAYLENE S MARJORIE DONS  
890 COLGATE COURT  
SACRAMENTO, CA 95828

**SURVEYOR**  
VARNLEY LAND SURVEYS  
2200 56th AVENUE  
SACRAMENTO CALIFORNIA  
(916) 390-2022

**DESCRIPTION**  
LOT 13, AS SHOWN ON THE "PLAT OF EHRHARDT ACRES",  
RECORDED JUNE 22, 1981, IN BOOK 12 OF MAPS, MAP No. 24,  
SACRAMENTO COUNTY RECORDS.

**TOTAL ACREAGE**  
4.00 ACRES GROSS  
3.50 ACRES NET

**SCHOOL DISTRICT**  
SACRAMENTO UNIFIED

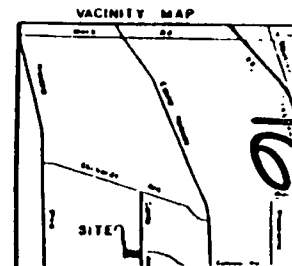
**FIRE PROTECTION**  
SACRAMENTO

**PARKS AND RECREATION**  
CITY OF SACRAMENTO

**PRESENT ZONING**  
AGR

**PROPOSED ZONING**  
R-4-A

**AGENT**  
FRANCIS BOO & ASSOCIATES  
555 UNIVERSITY AVENUE  
SUITE 130  
SACRAMENTO, CA 95828  
(916) 924-1378



P84 379

10

# CITY PLANNING COMMISSION

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

APPLICANT	Francis Koo & Assoc. - 555 University Avenue, Ste. 130, Sacramento 95825		
OWNER	Edwin, Maylene, Alfred & Marjorie Dong - 6180 Colgate Ct., Sacto. 95831		
PLANS BY	Francis Koo & Assoc. - 555 University Avenue, Ste. 130, Sacramento 95825		
FILING DATE	5-2-84	ENVIR. DET.	REPORT BY SD:sg
ASSESSOR'S-PCL. NO.	117-152-06		

- APPLICATION:**
- A. Negative Declaration
  - B. Rezone 5+ vacant acres from Agricultural (A) to Single Family (R-1) (Section 13)
  - C. Tentative Map
  - D. Variance to create a corner lot less than 62 feet wide (Section 3-E-19)
  - E. Subdivision Modification to create a corner lot less than 62 feet wide (Chapter 40.322)

**LOCATION:** Northwest and southwest of intersection of Carlin Avenue and Calvine Avenue.

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide 5+ vacant acres into 23 single family lots known as Carlin Estates II.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
 1986 South Sacramento Community  
 Plan Designation: Residential 4-8 d.u./ac.  
 Existing Zoning of Site: Agricultural  
 Existing Land Use of Site: Vacant

**Surrounding Land Use and Zoning:**

North: Vacant; A  
 South: Vacant; A  
 East: Residential; R-1, R-1A  
 West: Vacant; A

Property Dimensions: 658' x 330'  
 Property Area: 5+ acres  
 Density of Development: 6 d.u. per acre  
 Topography: Flat  
 Street Improvements: To be provided  
 Utilities: To be provided

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On June 25, 1986, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan and four to eight units per acre in the 1986 South Sacramento Community plan. The site is surrounded by vacant residential land and single family development. The proposed density is six units per net acre, which is consistent with the appropriate community plan.

The subject site is not currently within an assessment district. There are, therefore, no sewer, drainage or water facilities available to the subject site. The area has been reviewed under the Laguna Creek Floodplain Alternatives Study and Master EIR, which was prepared to address the cumulative impacts of different types of floodplain development. In March, 1985, the Council adopted the modified floodplain as the most desirable method of treating the creek drainage system. A floodplain alignment was subsequently determined by the Public Works Department.

The City is now in the process of forming the Laguna Creek Assessment District, which will provide sewer, water and drainage services and other public facilities to the area. It is anticipated that the district will be formed and improvements substantially completed within the life of the map to permit final recordation. The applicant will be required to participate in the assessment district.

B. Rezoning

The applicant proposes to rezone 5+ acres in order to subdivide the site into 23 single family parcels. Since the proposed density is within the range designated in the community plan, staff has no objection to the rezoning.

C. Design

The applicant proposes to subdivide the 5+ acres into 23 single family lots. The interior lots comply with the minimum required lot width of 52 feet. In the past, staff has requested wider lots on major streets so that turnaround driveways can be provided. A major street is 90 feet in width. Calvine Road, at 80 feet in width, does not qualify as a major street. In addition, the Traffic Engineer indicates that the ultimate traffic volume on Calvine Road will not necessitate the restriction of backout driveways.

One corner lot is 57 feet wide. The minimum corner lot width is 62 feet. Duplexes are allowed by right on corner lots in the R-1 zone. The applicant has indicated a willingness to restrict development of lot 23 to a single family unit. Staff, therefore, supports the requested variance/subdivision modification.

The South Sacramento Community plan contains a policy that lots fronting on roads such as Calvine Road have a 35 foot front setback. The map is conditioned to make note of this requirement.

D. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .3427 acres of land multiplied by the per acre value established by the applicant's appraiser.

E. Facilities

The Elk Grove School District is an impacted district and is currently collecting impaction fees as building permits are issued.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a negative declaration, based upon the preparation and certification of a previous EIR for development in this area.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the negative declaration;
- B. Recommend approval of the rezoning from Agricultural (A) to Single Family (R-1);
- C. Recommend approval of the tentative map, subject to conditions which follow;
- D. Approve the variance to create a corner lot substandard in width, based upon findings of fact which follow;
- E. Recommend approval of the subdivision modification to create a corner lot substandard in width.

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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
- 3. Pay off existing assessments.
- 4. 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.
- 5. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units.

The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.

- 6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
- 7. Meet all County Sanitation District requirements.
- 8. Submit a soils test prepared by a registered engineer to be used in street design.
- 10. Submit a seepage test prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems.
- 11. Dedicate a 12.5 foot public utility easement for underground electrical facilities and appurtenances adjacent to all public ways.
- 12. A portion of the property may lie in a Federal Flood Hazard Area. No development can be approved until appropriate measures are taken to remove the area from the flood zone.
- 13. Appropriate assessment districts or other funding methods will have to be formed to cover the costs of improvements in drainage, sewage, bridges, channel improvements, and other public facilities in the Laguna Creek Study Area;
- 14. Final maps cannot be filed until the necessary permanent off-site improvements are substantially complete to the satisfaction of the Public Works Director.
- 15. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to the filing of the final map; may require applicant/owner to form district.
- 16. Prior to processing the tentative map beyond Subdivision Review Committee, the subdivider shall provide a detailed engineering study which outlines locations and extent of necessary drainage facilities, including trunk line, pump stations and Laguna Creek alignment and improvements.

Upon approval of the study by the City, if modifications to the Subdivision Review Committee conditions are required in the opinion of the Public Works Department, the applicant shall either concur in the modifications or the application shall be resubmitted for reconditioning and approval to the Subdivision Review Committee at the earliest possible date.

- 17. Lot 23 shall be restricted to single family development. A note shall be placed on the final map referencing this condition.

18. Laguna Creek Master Environmental Assessment fees shall be paid to the City Planning Division.

Findings of Fact - Variance

- 1. Granting the variance does not constitute a special privilege extended an individual applicant in that under similar circumstances any applicant would be granted a variance.
- 2. Granting the variance does not constitute a use variance in that residential uses are allowed in the R-1 zone.
- 3. Granting the variance would not be injurious to property in the area in that:
  - a. the lot will retain the residential character of the area; and
  - b. the lot is restricted to single family development.
- 4. The project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses by the 1986 South Sacramento Community Plan and the proposed residential subdivision conforms with the plan designation.

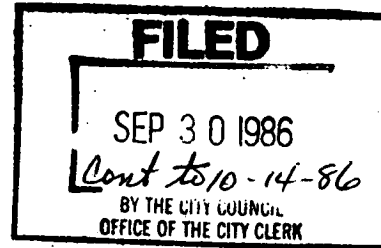




# CITY OF SACRAMENTO

12/16

DEPARTMENT OF PLANNING AND DEVELOPMENT  
1231 "I" Street  
Sacramento, Ca. 95814



Administration  
Room 300 449-5571  
Building Inspections  
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Planning  
Room 200 449-5604

September 24, 1986

City Council  
Sacramento, California

CONTINUED  
TO 11-5-86

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Rezone from Agricultural, A to Single Family, R-1 zone
  3. Tentative Map (P84-379)
  4. Subdivision Modification to create a corner lot less than 62 feet wide

LOCATION: Northwest and Southwest of intersection of Carlin Avenue and Calvine Road

## SUMMARY

This is a request to subdivide 5+ vacant acres located in the Single Family, R-1 zone into 23 single family lots to be known as Carlin Estate II. The Planning Commission and staff recommend approval of the project subject to conditions.

## BACKGROUND INFORMATION

The subject site is located within the boundaries of the Laguna Creek Floodplain Alternatives Study area. There are currently no drainage facilities to accommodate run-off from the proposed subdivision. The City is in the process of forming an assessment district which will provide drainage and other facilities to the area. It is anticipated that the district will be formed and improvements completed within the life of the map to permit final recordation. The applicant will be required to participate in the assessment district.

12 20

City Council

-2-

September 24, 1986

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VOTE OF THE PLANNING COMMISSION

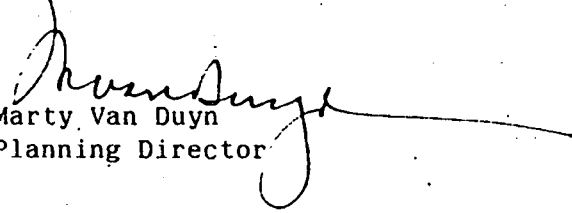
On August 28, 1986, the Planning Commission voted eight ayes, one absent to recommend approval of the project subject to conditions:

RECOMMENDATION

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1. Ratify the Negative Declaration;
2. Adopt the attached Ordinance rezoning the subject site from Agricultural, A to Single Family, R-1 zone; and
3. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modification subject to conditions.

Respectfully submitted,

  
 Marty Van Duyn  
 Planning Director

FOR CITY COUNCIL INFORMATION  
 WALTER J. SLIPE  
 CITY MANAGER

SD:lao  
 attachments  
 P84-379

September 30, 1986  
 District No. 7

SACRAMENTO CITY PLANNING COMMISSION

12

MEETING DATE 8-28-86  
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- GENERAL PLAN AMENDMENT  TENTATIVE MAP
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- REZONING  LOT LINE ADJUSTMENT
- SPECIAL PERMIT  ENVIRONMENTAL DET.
- VARIANCE  OTHER \_\_\_\_\_

Location: nw sw of intersection of corbin Ave.

- Recommendation:
- Favorable
  - Unfavorable
  - Petition
  - Correspondence

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

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

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

	YES	NO	MOTION	SECOND
Chinn	✓			
Ferris	✓			
Goodin	✓			
Hollick	✓			
Holloway	ABSENT			
Otto	✓			✓
Ramirez	✓		✓	
Walton	✓			
Ishmael	✓			

- MOTION**
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
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  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
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  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

~~2~~  
12

AMENDED

**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 NORTHWEST AND SOUTHWEST OF INTERSECTION OF CARLIN AVENUE AND CALVINE ROAD FROM THE AGRICULTURAL, A ZONE(S) AND PLACING THE SAME IN THE SINGLE FAMILY, R-1 ZONE(S)  
(P84-379) (APN: 117-152-06)

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 Agricultural, A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Single Family, R-1 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 August 28, 1986, 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.

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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

P84-379

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LEGAL DESCRIPTION

LOT 13 AS SHOWN ON THE "PLAT OF EHRHARDT ACRES" RECORDED JUNE 28,  
1911, IN BOOK 12 OF MAPS. MAP NO. 24, SACRAMENTO COUNTY RECORDS.

P84-379

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## RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED NORTHWEST AND SOUTHWEST OF INTERSECTION OF CARLIN AVENUE AND CALVINE ROAD.

(P84-379) (APN: 117-152-06)

WHEREAS, the City Council on September 30, 1986, held a public hearing on the request for approval of a subdivision modification and tentative map for property located northwest and southwest of intersection of Carlin Avenue and Calvine Road;

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.

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3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Plan in that the site is designated residential in the 1986 South Sacramento Community Plan and the proposed map conforms with the plan designation.
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. In the matter of the hereby approved requested subdivision modification to create a corner lot less than 62 feet wide:
  - a. The City Council has determined that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the lot will be restricted to a single family unit.
  - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that all conditions of the map will be complied with.
  - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the residential character of the area will not be altered.
  - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the 1986 South Sacramento Community Plan and with the City's Discretionary Interim Land Use Plan of the City in that the site is designated residential use(s).
7. 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:

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122

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer.
- c. Pay off existing assessments.
- d. 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 ninety (90) days prior to the filing of the final map.
- e. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.
- f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
- g. Meet all County Sanitation District requirements.
- h. Submit a soils test prepared by a registered engineer to be used in street design.
- i. Submit a seepage test prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems.
- j. Dedicate a 12.5 foot public utility easement for underground electrical facilities and appurtenances adjacent to all public ways.
- k. A portion of the property may lie in a Federal Flood Hazard Area. No development can be approved until appropriate measures are taken to remove the area from the flood zone.

3012

- l. Appropriate assessment districts or other funding methods will have to be formed to cover the costs of improvements in drainage, sewage, bridges, channel improvements, and other public facilities in the Laguna Creek Study Area.
- m. Final maps cannot be filed until the necessary permanent off-site improvements are substantially complete to the satisfaction of the Public Works Director.
- n. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to the filing of the final map; may require applicant/owner to form district.
- o. Prior to processing the tentative map beyond Subdivision Review Committee, the subdivider shall provide a detailed engineering study which outlines locations and extent of necessary drainage facilities, including trunk line, pump stations and Laguna Creek alignment and improvements.

Upon approval of the study by the City, if modifications to the Subdivision Review Committee conditions are required in the opinion of the Public Works Department, the applicant shall either concur in the modifications or the application shall be resubmitted for reconditioning and approval to the Subdivision Review Committee at the earliest possible date.

- p. Lot 23 shall be restricted to single family development. A note shall be placed on the final map referencing this condition.
- q. Laguna Creek Master Environmental Assessment fees shall be paid to the City Planning Division.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P84-379

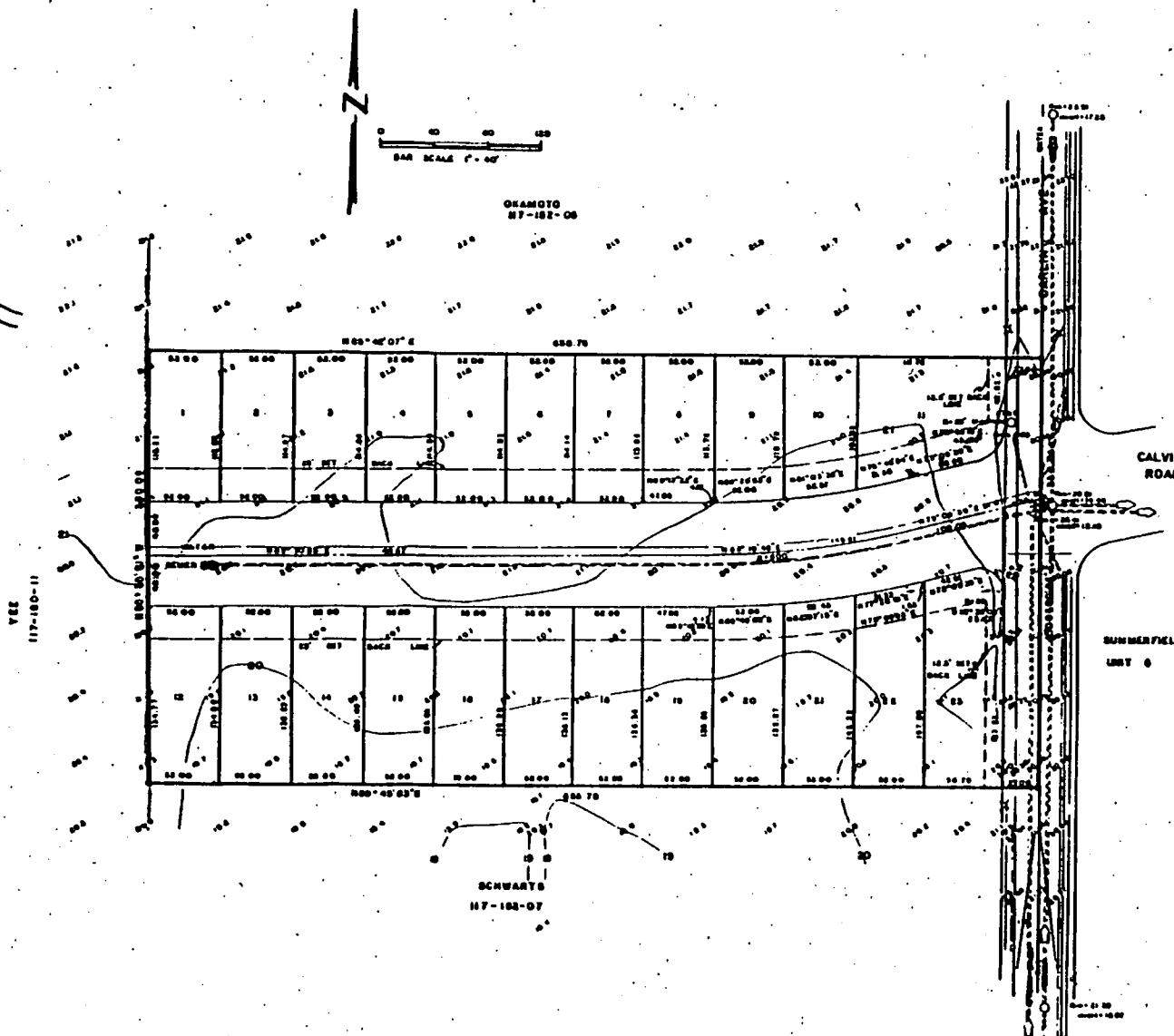
084-379

# CARLIN ESTATES II TENTATIVE SUBDIVISION MAP

BEING LOT 13, ON THE "PLAT OF EHRHARDT ACRES"  
BOOK 12 OF MAPS, MAP No. 24  
CITY OF SACRAMENTO CALIFORNIA

AUGUST 1986

SCALE 1"=40'



ASSESSORS PARCEL NO.  
87-182-06

NUMBER OF LOTS  
23

WATER SUPPLY  
CITY OF SACRAMENTO

SEWAGE DISPOSAL  
CITY OF SACRAMENTO

DRAINAGE  
CITY OF SACRAMENTO

PRESENT USE  
VACANT

PROPOSED USE  
SINGLE FAMILY RESIDENT

OWNERS OF RECORD  
EDWIN, FRED JR., MAYLENE & MARJORIE DONS  
690 COLGATE COURT  
SACRAMENTO, CA 95833

SURVEYOR  
VANEY LAND SURVEYS  
2285 66th AVENUE  
SACRAMENTO CALIFORNIA  
(916) 396-2022

DESCRIPTION  
LOT 13, AS SHOWN ON THE "PLAT OF EHRHARDT ACRES",  
RECORDED JUNE 28, 1984, IN BOOK 12 OF MAPS, MAP No. 24,  
SACRAMENTO COUNTY RECORDS.

TOTAL ACREAGE  
4.98 ACRES GROSS  
3.98 ACRES NET

SCHOOL DISTRICT  
SACRAMENTO UNIFIED

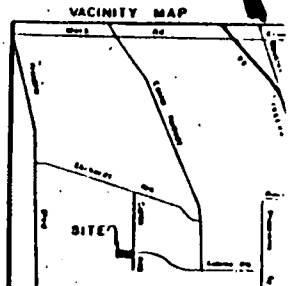
FIRE PROTECTION  
SACRAMENTO

PARKS AND RECREATION  
CITY OF SACRAMENTO

PRESENT ZONING  
AOB

PROPOSED ZONING  
R-1-A

AGENT  
FRANCIS BOO & ASSOCIATES  
925 UNIVERSITY AVENUE  
SUITE 130  
SACRAMENTO, CA 95828  
(916) 924-1378



084 379

2012

CITY PLANNING COMMISSION

122

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

APPLICANT	Francis Koo & Assoc. - 555 University Avenue, Ste. 130, Sacramento 95825		
OWNER	Edwin, Maylene, Alfred & Marjorie Dong - 6180 Colgate Ct., Sacto. 95831		
PLANS BY	Francis Koo & Assoc. - 555 University Avenue, Ste. 130, Sacramento 95825		
FILING DATE	5-2-84	ENVIR. DET.	REPORT BY SD:sg
ASSESSOR'S-PCL. NO.	117-152-06		

- APPLICATION:**
- A. Negative Declaration
  - B. Rezone 5+ vacant acres from Agricultural (A) to Single Family (R-1) (Section 13)
  - C. Tentative Map
  - D. Variance to create a corner lot less than 62 feet wide (Section 3-E-19)
  - E. Subdivision Modification to create a corner lot less than 62 feet wide (Chapter 40.322)

**LOCATION:** Northwest and southwest of intersection of Carlin Avenue and Calvine Avenue.

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide 5+ vacant acres into 23 single family lots known as Carlin Estates II.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
 1986 South Sacramento Community  
 Plan Designation: Residential 4-8 d.u./ac.  
 Existing Zoning of Site: Agricultural  
 Existing Land Use of Site: Vacant

**Surrounding Land Use and Zoning:**

North: Vacant; A  
 South: Vacant; A  
 East: Residential; R-1, R-1A  
 West: Vacant; A

Property Dimensions: 658' x 330'  
 Property Area: 5+ acres  
 Density of Development: 6 d.u. per acre  
 Topography: Flat  
 Street Improvements: To be provided  
 Utilities: To be provided

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On June 25, 1986, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

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PROJECT EVALUATION: Staff has made the following findings.

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan and four to eight units per acre in the 1986 South Sacramento Community plan. The site is surrounded by vacant residential land and single family development. The proposed density is six units per net acre, which is consistent with the appropriate community plan.

The subject site is not currently within an assessment district. There are, therefore, no sewer, drainage or water facilities available to the subject site. The area has been reviewed under the Laguna Creek Floodplain Alternatives Study and Master EIR, which was prepared to address the cumulative impacts of different types of floodplain development. In March, 1985, the Council adopted the modified floodplain as the most desirable method of treating the creek drainage system. A floodplain alignment was subsequently determined by the Public Works Department.

The City is now in the process of forming the Laguna Creek Assessment District, which will provide sewer, water and drainage services and other public facilities to the area. It is anticipated that the district will be formed and improvements substantially completed within the life of the map to permit final recordation. The applicant will be required to participate in the assessment district.

B. Rezoning

The applicant proposes to rezone 5+ acres in order to subdivide the site into 23 single family parcels. Since the proposed density is within the range designated in the community plan, staff has no objection to the rezoning.

C. Design

The applicant proposes to subdivide the 5+ acres into 23 single family lots. The interior lots comply with the minimum required lot width of 52 feet. In the past, staff has requested wider lots on major streets so that turnaround driveways can be provided. A major street is 90 feet in width. Calvine Road, at 80 feet in width, does not qualify as a major street. In addition, the Traffic Engineer indicates that the ultimate traffic volume on Calvine Road will not necessitate the restriction of backout driveways.

One corner lot is 57 feet wide. The minimum corner lot width is 62 feet. Duplexes are allowed by right on corner lots in the R-1 zone. The applicant has indicated a willingness to restrict development of lot 23 to a single family unit. Staff, therefore, supports the requested variance/subdivision modification.

The South Sacramento Community plan contains a policy that lots fronting on roads such as Calvine Road have a 35 foot front setback. The map is conditioned to make note of this requirement.

D. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .3427 acres of land multiplied by the per acre value established by the applicant's appraiser.

E. Facilities

The Elk Grove School District is an impacted district and is currently collecting impaction fees as building permits are issued.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a negative declaration, based upon the preparation and certification of a previous EIR for development in this area.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the negative declaration;
- B. Recommend approval of the rezoning from Agricultural (A) to Single Family (R-1);
- C. Recommend approval of the tentative map, subject to conditions which follow;
- D. Approve the variance to create a corner lot substandard in width, based upon findings of fact which follow;
- E. Recommend approval of the subdivision modification to create a corner lot substandard in width.

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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
- 3. Pay off existing assessments.
- 4. 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.
- 5. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units.

The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.

- 6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
- 7. Meet all County Sanitation District requirements.
- 8. Submit a soils test prepared by a registered engineer to be used in street design.
- 10. Submit a seepage test prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems.
- 11. Dedicate a 12.5 foot public utility easement for underground electrical facilities and appurtenances adjacent to all public ways.
- 12. A portion of the property may lie in a Federal Flood Hazard Area. No development can be approved until appropriate measures are taken to remove the area from the flood zone.
- 13. Appropriate assessment districts or other funding methods will have to be formed to cover the costs of improvements in drainage, sewage, bridges, channel improvements, and other public facilities in the Laguna Creek Study Area;
- 14. Final maps cannot be filed until the necessary permanent off-site improvements are substantially complete to the satisfaction of the Public Works Director.
- 15. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to the filing of the final map; may require applicant/owner to form district.
- 16. Prior to processing the tentative map beyond Subdivision Review Committee, the subdivider shall provide a detailed engineering study which outlines locations and extent of necessary drainage facilities, including trunk line, pump stations and Laguna Creek alignment and improvements.

Upon approval of the study by the City, if modifications to the Subdivision Review Committee conditions are required in the opinion of the Public Works Department, the applicant shall either concur in the modifications or the application shall be resubmitted for reconditioning and approval to the Subdivision Review Committee at the earliest possible date.

- 17. Lot 23 shall be restricted to single family development. A note shall be placed on the final map referencing this condition.

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18. Laguna Creek Master Environmental Assessment fees shall be paid to the City Planning Division.

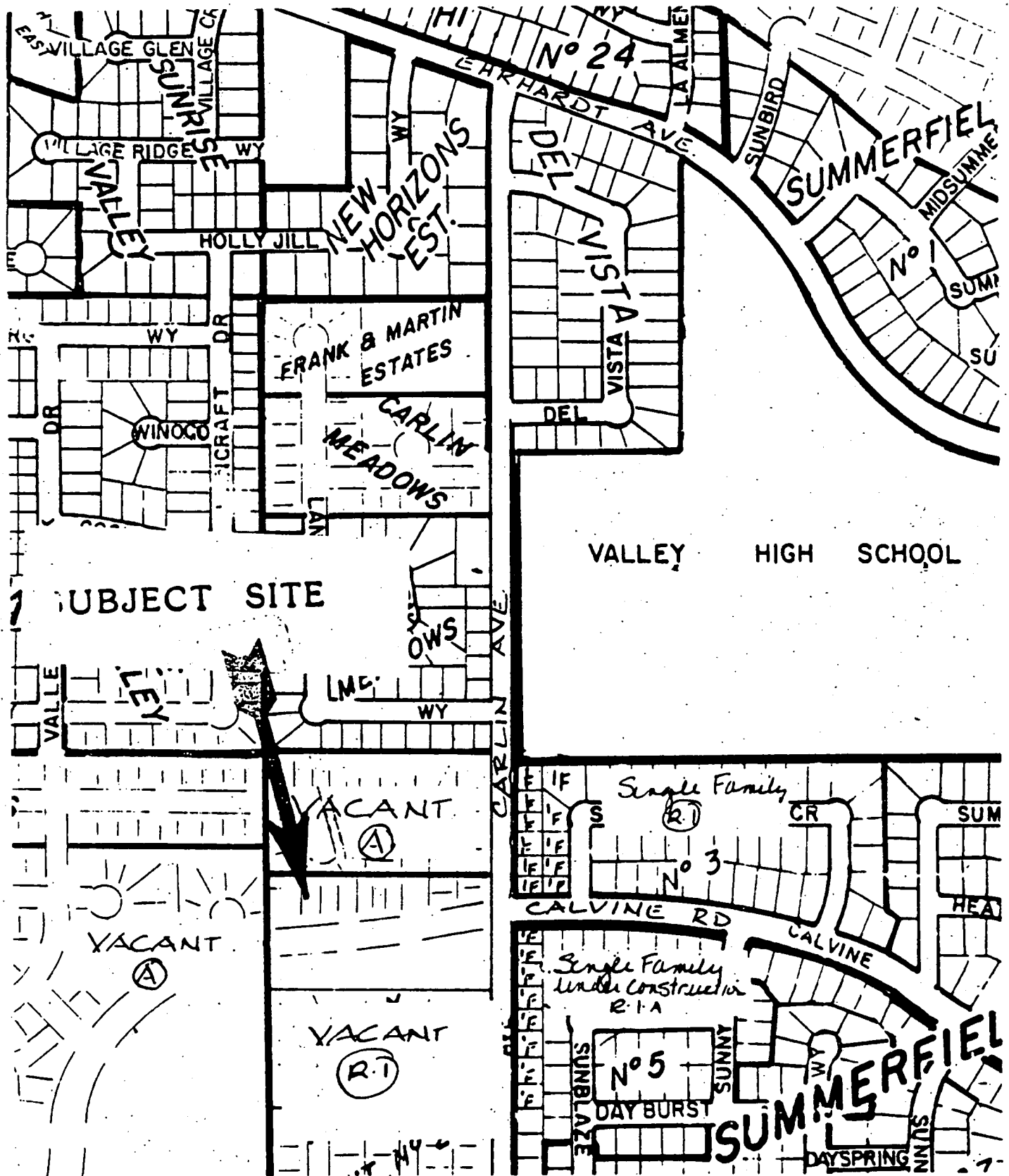
Findings of Fact - Variance

1. Granting the variance does not constitute a special privilege extended an individual applicant in that under similar circumstances any applicant would be granted a variance.
2. Granting the variance does not constitute a use variance in that residential uses are allowed in the R-1 zone.
3. Granting the variance would not be injurious to property in the area in that:
  - a. the lot will retain the residential character of the area; and
  - b. the lot is restricted to single family development.
4. The project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses by the 1986 South Sacramento Community Plan and the proposed residential subdivision conforms with the plan designation.

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VICINITY - LAND USE - ZONING

17



# CITY OF SACRAMENTO

20 12

**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
1231 "I" Street Sacramento, Ca. 95814

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 9-30-86

Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

September 16, 1986

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Rezone from Agricultural, A to Townhouse, R-1A zone.

**LOCATION:** Northwest and Southwest of intersection of Carlin Avenue and  
Calvine Road.

**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 September 30, 1986.

Respectfully submitted,

Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:lao  
attachments  
P84-379

September 23, 1986  
District No. 7

# 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 NORTHWEST AND SOUTHWEST OF INTERSECTION OF CARLIN AVENUE AND CALVINE ROAD FROM THE AGRICULTURAL, A ZONE(S) AND PLACING THE SAME IN THE TOWNHOUSE, R-1A ZONE(S)  
(P84-379) (APN: 117-152-06)

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 Agricultural, A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Townhouse, R-1A 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 August 28, 1986, 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

P84-379

**LEGAL DESCRIPTION**

LOT 13 AS SHOWN ON THE "PLAT OF EHRHARDT ACRES" RECORDED JUNE 28,  
1911, IN BOOK 12 OF MAPS. MAP NO. 24, SACRAMENTO COUNTY RECORDS.

**P84-379**

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AMENDED  
**RESOLUTION No.**

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

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED NORTHWEST AND SOUTHWEST OF INTERSECTION OF CARLIN AVENUE AND CALVINE ROAD.  
(P84-379) (APN: 117-152-06)

WHEREAS, the City Council on September 30, 1986, held a public hearing on the request for approval of a subdivision modification and tentative map for property located northwest and southwest of intersection of Carlin Avenue and Calvine Road;

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 Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Plan in that the site is designated residential in the 1986 South Sacramento Community Plan and the proposed map conforms with the plan designation.
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  - a. The City Council has determined that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the lot will be restricted to a single family unit.
  - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that all conditions of the map will be complied with.
  - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the residential character of the area will not be altered.
  - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the 1986 South Sacramento Community Plan and with the City's Discretionary Interim Land Use Plan of the City in that the site is designated residential use(s).
7. 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer.
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- f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
- g. Meet all County Sanitation District requirements.
- h. Submit a soils test prepared by a registered engineer to be used in street design.
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- j. Dedicate a 12.5 foot public utility easement for underground electrical facilities and appurtenances adjacent to all public ways.
- k. A portion of the property may lie in a Federal Flood Hazard Area. No development can be approved until appropriate measures are taken to remove the area from the flood zone.
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Upon approval of the study by the City, if modifications to the Subdivision Review Committee conditions are required in the opinion of the Public Works Department, the applicant shall either concur in the modifications or the application shall be resubmitted for reconditioning and approval to the Subdivision Review Committee at the earliest possible date.

- p. Lot 23 shall be restricted to single family development. A note shall be placed on the final map referencing this condition.
- q. Laguna Creek Master Environmental Assessment fees shall be paid to the City Planning Division.
- r. Place the following note on the final map: Front yard setback along Calvine Road shall be 35' from the property line.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P84-379

RECEIVED

OCT 18 1986

CITY PLANNING DIVISION

October 13, 1986

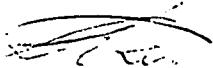
City Planning Commission  
City Hall  
1231 I Street  
Sacramento, CA 95814

Re: CARLIN ESTATES II (5-acers, p84-<sup>379</sup>~~0840~~).

Dear Commissioner,

On behalf of our client, we are writing to request this application to be continued to November 5, 1986 Commission meeting.

Thank you,



Francis Koo, A.I.A

FK/JJ

cc/Alfred Dong

AMENDED

**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 NORTHWEST AND SOUTHWEST OF INTERSECTION OF CARLIN AVENUE AND CALVINE ROAD FROM THE AGRICULTURAL, A ZONE(S) AND PLACING THE SAME IN THE SINGLE FAMILY, R-1 ZONE(S) (P84-379) (APN: 117-152-06)

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 Agricultural, A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Single Family, R-1 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 August 28, 1986, 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:

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MAYOR

ATTEST:

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CITY CLERK

P84-379

**LEGAL DESCRIPTION**

LOT 13 AS SHOWN ON THE "PLAT OF EHRHARDT ACRES" RECORDED JUNE 28,  
1911, IN BOOK 12 OF MAPS. MAP NO. 24, SACRAMENTO COUNTY RECORDS.

**P84-379**

AMENDED

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ATTEST:

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CITY CLERK

P84-379

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**P84-379**



# RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED NORTHWEST AND SOUTHWEST OF INTERSECTION OF CARLIN AVENUE AND CALVINE ROAD.

(P84-379) (APN: 117-152-06)

WHEREAS, the City Council on September 30, 1986, held a public hearing on the request for approval of a subdivision modification and tentative map for property located northwest and southwest of intersection of Carlin Avenue and Calvine Road;

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 Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Plan in that the site is designated residential in the 1986 South Sacramento Community Plan and the proposed map conforms with the plan designation.
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. In the matter of the hereby approved requested subdivision modification to create a corner lot less than 62 feet wide:
  - a. The City Council has determined that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the lot will be restricted to a single family unit.
  - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that all conditions of the map will be complied with.
  - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the residential character of the area will not be altered.
  - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the 1986 South Sacramento Community Plan and with the City's Discretionary Interim Land Use Plan of the City in that the site is designated residential use(s).
7. 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:

8

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer.
- c. Pay off existing assessments.
- d. 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 ninety (90) days prior to the filing of the final map.
- e. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.
- f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
- g. Meet all County Sanitation District requirements.
- h. Submit a soils test prepared by a registered engineer to be used in street design.
- i. Submit a seepage test prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems.
- j. Dedicate a 12.5 foot public utility easement for underground electrical facilities and appurtenances adjacent to all public ways.
- k. A portion of the property may lie in a Federal Flood Hazard Area. No development can be approved until appropriate measures are taken to remove the area from the flood zone.

- l. Appropriate assessment districts or other funding methods will have to be formed to cover the costs of improvements in drainage, sewage, bridges, channel improvements, and other public facilities in the Laguna Creek Study Area.
- m. Final maps cannot be filed until the necessary permanent off-site improvements are substantially complete to the satisfaction of the Public Works Director.
- n. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to the filing of the final map; may require applicant/owner to form district.
- o. Prior to processing the tentative map beyond Subdivision Review Committee, the subdivider shall provide a detailed engineering study which outlines locations and extent of necessary drainage facilities, including trunk line, pump stations and Laguna Creek alignment and improvements.

Upon approval of the study by the City, if modifications to the Subdivision Review Committee conditions are required in the opinion of the Public Works Department, the applicant shall either concur in the modifications or the application shall be resubmitted for reconditioning and approval to the Subdivision Review Committee at the earliest possible date.

- p. Lot 23 shall be restricted to single family development. A note shall be placed on the final map referencing this condition.
- q. Laguna Creek Master Environmental Assessment fees shall be paid to the City Planning Division.

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MAYOR

ATTEST:

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CITY CLERK

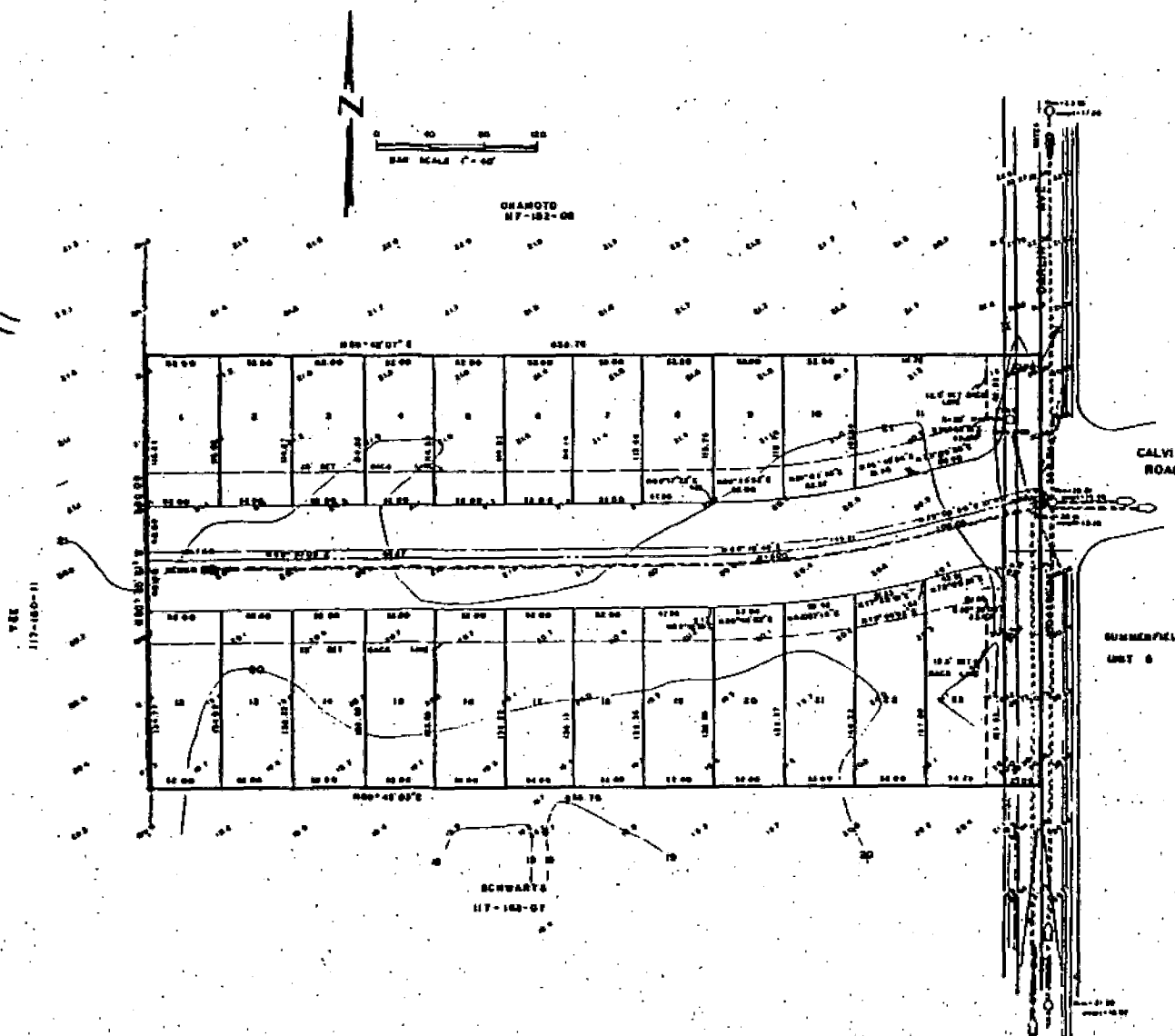
P84-379

# CARLIN ESTATES II TENTATIVE SUBDIVISION MAP

BEING LOT 13, ON THE "PLAT OF EHRHARDT ACRES"  
BOOK 12 OF MAPS, MAP No. 24  
CITY OF SACRAMENTO CALIFORNIA

AUGUST 1988

SCALE 1"=40'



**ASSESSORS PARCEL No.**  
N7-182-08

**NUMBER OF LOTS**  
23

**WATER SUPPLY**  
CITY OF SACRAMENTO

**SEWAGE DISPOSAL**  
CITY OF SACRAMENTO

**DRAINAGE**  
CITY OF SACRAMENTO

**PRESENT USE**  
VACANT

**PROPOSED USE**  
SINGLE FAMILY RESIDENT

**OWNERS OF RECORD**

EDWIN, FRED JR., MAYLENE & MARJORIE DONS  
6100 COLGATE COURT  
SACRAMENTO, CA 95823

**SURVEYOR**

VARNEY LAND SURVEYS  
2200 60th AVENUE  
SACRAMENTO CALIFORNIA  
(916) 290-2822

**DESCRIPTION**

LOT 13, AS SHOWN ON THE "PLAT OF EHRHARDT ACRES",  
RECORDED JUNE 29, 1980, IN BOOK 12 OF MAPS, MAP No. 24,  
SACRAMENTO COUNTY RECORDS.

**TOTAL ACREAGE**

4.88 ACRES GROSS  
3.88 ACRES NET

**SCHOOL DISTRICT**

SACRAMENTO UNIFIED

**FIRE PROTECTION**

SACRAMENTO

**PARKS AND RECREATION**

CITY OF SACRAMENTO

**PRESENT ZONING**

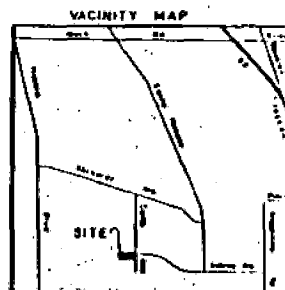
ARR

**PROPOSED ZONING**

R-1-A

**AGENT**

FRANCIS ZOO & ASSOCIATES  
853 UNIVERSITY AVENUE  
SUITE 130  
SACRAMENTO, CA 95828  
(916) 824-1378



P84 379

# RESOLUTION No.

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\_\_\_\_\_  
MAYOR

ATTEST:

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

P84-379

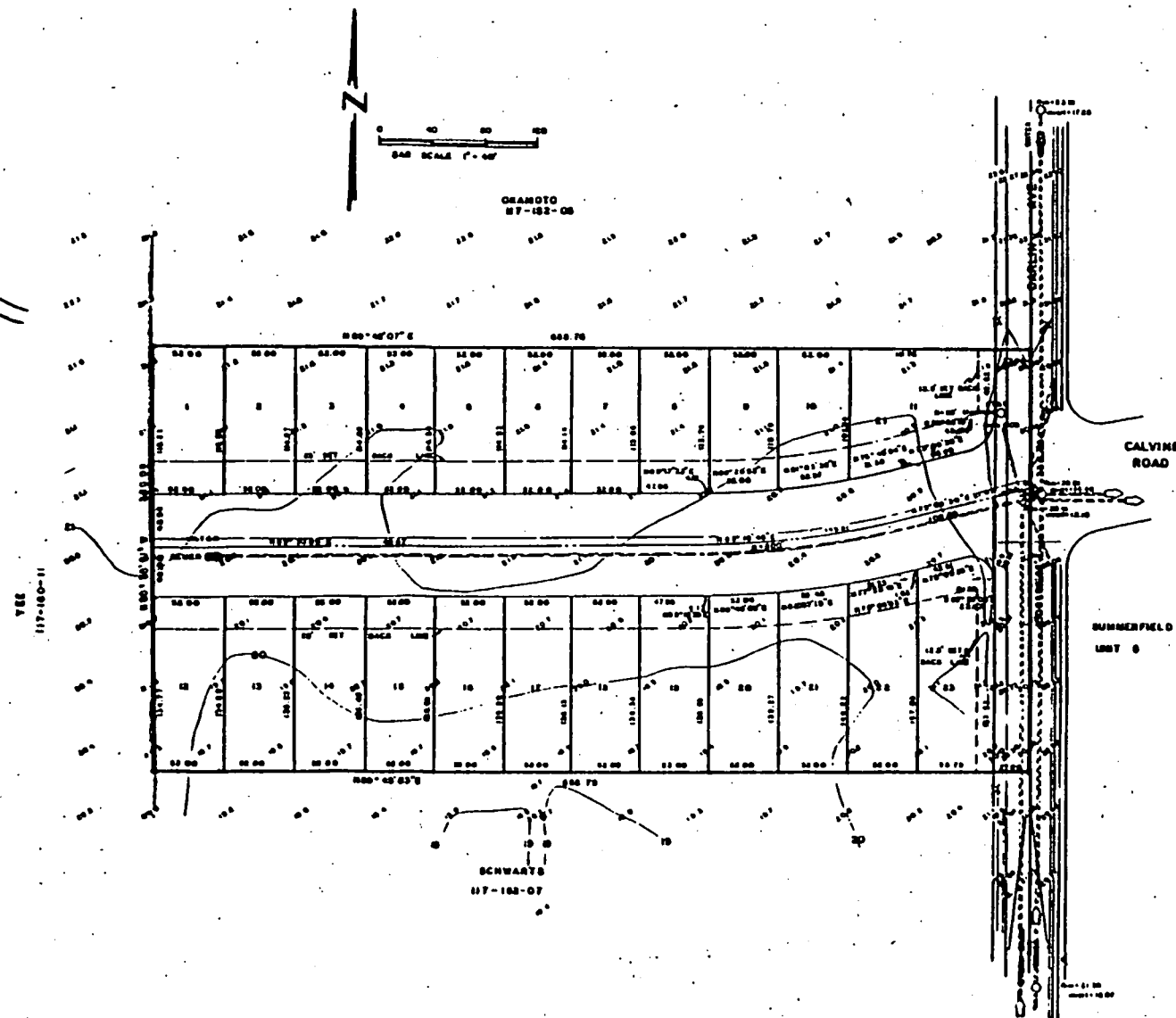
DB 4-379

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CITY OF SACRAMENTO CALIFORNIA

AUGUST 1988

SCALE 1"=40'



ASSESSORS PARCEL NO.  
87-182-08

NUMBER OF LOTS  
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WATER SUPPLY  
CITY OF SACRAMENTO

SEWAGE DISPOSAL  
CITY OF SACRAMENTO

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PRESENT USE  
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890 COLGATE COURT  
SACRAMENTO, CA 95828

SURVEYOR

VARNEY LAND SURVEYS  
2205 66th AVENUE  
SACRAMENTO CALIFORNIA  
(916) 296-2822



DESCRIPTION

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RECORDED JUNE 29, 1981, IN BOOK 12 OF MAPS, MAP No. 24,  
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TOTAL ACREAGE

4.00 ACRES GROSS  
3.00 ACRES NET

SCHOOL DISTRICT

SACRAMENTO UNIFIED

FIRE PROTECTION

SACRAMENTO

PARKS AND RECREATION

CITY OF SACRAMENTO

PRESENT ZONING

AGR

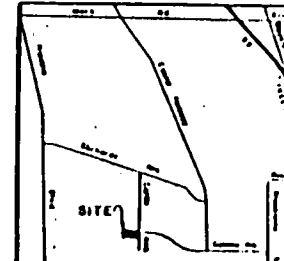
PROPOSED ZONING

R-1-A

AGENT

FRANCIS BOO & ASSOCIATES  
553 UNIVERSITY AVENUE  
SUITE 130  
SACRAMENTO, CA 95828  
(916) 929-1378

VACINITY MAP



DB 4-379

November 7, 1986

Alfred Dong, Jr., et al.  
6300 13th Street  
Sacramento, CA 95831

Dear Mr. Dong:

On November 5, 1986, the Sacramento City Council took the following action(s) for property located northwest and southwest of intersection of Carlin Avenue and Calvine Road: (P-84379)

Adopted Ordinance 86-101 rezoning the subject site from Agricultural, A to Single Family, R-1 zone.

Adopted Resolution 86-841 adopting Findings of Fact and approving the Tentative Map and Subdivision Modification subject to conditions.

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana  
City Clerk

LM/dah/16

Enclosure

cc: Planning Department  
. Francis Koo & Associates, Inc.