

16



# CITY OF SACRAMENTO

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

**FILED**  
JAN - 6 1987  
**CONTINUED**  
TO 1-13-87  
BY THE CITY CLERK  
OFFICE OF THE CITY CLERK

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

December 29, 1986

**APPROVED**  
BY THE CITY COUNCIL

City Council  
Sacramento, California

JAN 13 1987

Honorable Members in Session:

OFFICE OF THE  
CITY CLERK

- SUBJECT: 1. Environmental Determination
2. Tentative Map (P86-398)

LOCATION: West side of Carlin Avenue, 800+ feet south of Ehrhardt Avenue

### SUMMARY

The application is for a Tentative Map to subdivide 5+ acres into 24 single family lots. The Planning Commission and staff recommend approval of the request.

### BACKGROUND INFORMATION

The subject site is designated by the South Sacramento Community Plan for residential use (4-8 units per acre) and is zoned R-1. The proposed subdivision conforms to the plan designation and zoning.

### VOTE OF THE PLANNING COMMISSION

On December 4, 1986, the Planning Commission voted seven ayes and two absent, to recommend approval of the Tentative Map.

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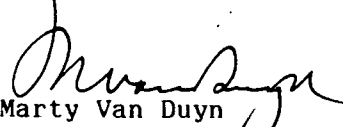
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RECOMMENDATION

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

1. Ratify the Negative Declaration; and
2. Adopt the attached Resolution adopting Findings of Fact and approval of the Tentative Map with conditions.

Respectfully submitted,

  
 Marty Van Duyn  
 Planning Director

FOR CITY COUNCIL INFORMATION  
 WALTER J. SLIPE  
 CITY MANAGER

AG:lao  
 attachments  
 P86-398

January 6, 1987  
 District No. 7

Sacramento City Planning Commission  
**VOTING RECORD**

MEETING DATE  
December 4, 1986  
 ITEM NUMBER  
7B  
 PERMIT NUMBER  
P-86-398

ENTITLEMENTS

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

STAFF RECOMENDATION  
 Favorable  Unfavorable  
*WJG:ma.*  
 Correspondence  
 Petition

LOCATION  
West side of Carlisle Avenue, 800±' south of Phinhardt Avenue

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NAME	ADDRESS

MOTION#

	YES	NO	MOTION SECOND
Chinn	✓		
Ferris	✓		
Goodin	✓		✓
Hollick	✓		
Holloway	<i>absent</i>		
Otto			
Ramirez	✓		✓
Walton	<i>absent</i>		
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 \_\_\_\_\_

# RESOLUTION No. 87-021

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

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED ON THE WEST SIDE OF CARLIN AVENUE, 800+ FEET SOUTH OF EHRHARDT AVENUE.  
(P86-398) (APN: 117-152-13)

**APPROVED**  
BY THE CITY COUNCIL

JAN 13 1987

OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council on January 6, 1987, held a public hearing on the request for approval of a tentative map for property located on the west side of Carlin Avenue, 800+ feet south of Ehrhardt 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 South Sacramento Community Plan designate the subject site for residential use(s). Based on the above findings the map is also found consistent with the City's Interim Discretionary Land Use Policy.
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. 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, if any, or file the necessary segregation requests and fees to segregate 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 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% 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. Abandon existing well to the satisfaction of the County Health Department.
- j. Merge Lot A of subject map with adjacent existing Lot A.

\_\_\_\_\_  
MAYOR

ATTEST:

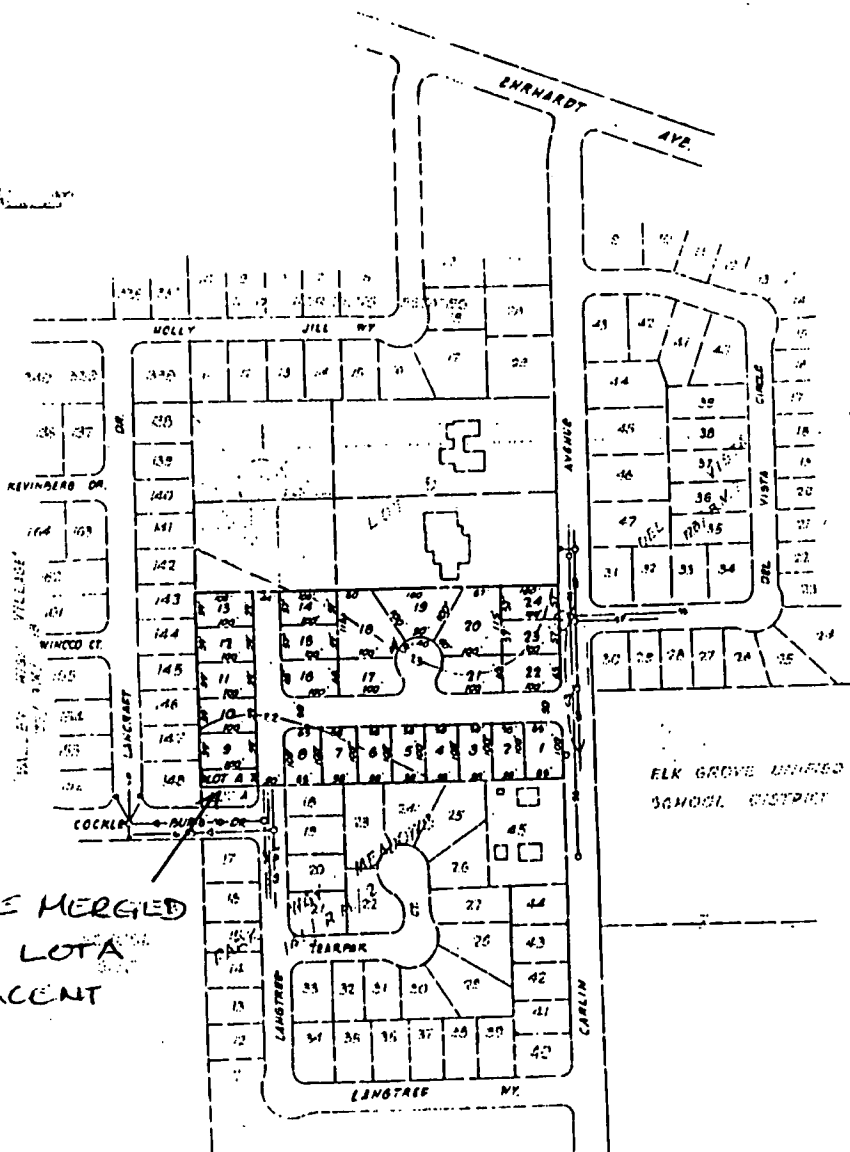
\_\_\_\_\_  
CITY CLERK

P86-398

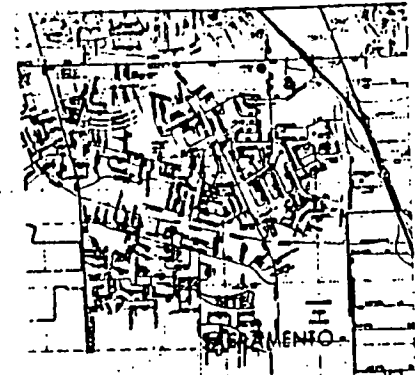
886 398 16



SCALE 1" = 40'



TO BE MERGED WITH LOTA ADJACENT



- OWNER: 8888 ENTERPRISE, 2210 Capital Hill Blvd, Sacramento, CA 95834
- DEVELOPER: 87000000 COMPANY, 2750 Alhambra Avenue, Sacramento, CA 95834
- ENGINEER: CHASE, THORNE & ASSOCIATES, INC., 1815 Market Street, 4th Floor, Sacramento, CA 95811
- DATE: 07-15-82
- REVISION NO.: None
- COMPILED BY: 20 Douglas/Pattis Architectural Firm, 2800 Van Ness Blvd, San Francisco, CA 94134
- EXISTING ZONING: S-1
- PROPOSED ZONING: S-1
- CURB WIDTH: 10.0 FT
- LOT WIDTH: 10.0 FT
- STREET DISTRICT: 222 Same District as Adjacent
- UTILITY SERVICE: City of Sacramento
- ADJACENT PROPERTY: City of Sacramento

EXCEPTING: Lot 5, Ennhardt Survey, Recorded 6/12/11, Subd. 12 of Map No. 10



PRINTED OCT 29 1982 C.T.A.

PREPARED BY: J. J. PETERSON CHECKED BY: J. J. PETERSON DATE: 10/29/82 SHEET NO. 1A	APPROVED UNDER THE PROVISIONS OF:  J. J. PETERSON, City Engineer	Tentative Subdivision Map <b>PARTRIDGE GLEN UNIT No 2</b> OCTOBER, 1982 SCALE 1" = 100' CITY OF SACRAMENTO, CALIFORNIA	1 18 886 398 16
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16

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	Cooper, Thorne & Assoc, 3233 Monier Cir., Suite 1, Rancho Cordova, CA 95670		
<b>OWNER</b>	WBRM Enterprise, 2131 Capitol Ave. #100, Sacramento, CA 95816		
<b>PLANS BY</b>	Cooper, Thorne & Assoc. 3233 Monier Cir., Suite 1, Rancho Cordova, CA 95670		
<b>FILING DATE</b>	10/10/86	<b>ENVIR. DET.</b>	11/13/86
<b>ASSESSOR'S-PCL. NO.</b>	117-152-13		
		<b>REPORT BY</b>	SD:tc

- APPLICATION:**
- A. Negative Declaration
  - B. Tentative Map (P86-398)

**LOCATION:** West side of Carlin Avenue, 800+ feet south of Ehrhardt Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide 5+ vacant acres into 24 single family lots

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
 1986 South Sacramento Community Plan Designation: Residential; 4-8 du/ac  
 Existing Zoning of Site: R-1  
 Existing Land Use of Site: Vacant

**Surrounding Land Use and Zoning:**

North: Residential; R-1  
 South: Vacant; R-1  
 East: High School; residential; R-1  
 West: Residential; R-1

Property Dimensions: 650 x 330  
 Property Area: 4.9+ acres  
 Density of Development: 6.1 du/ac  
 Topography: Flat  
 Street Improvements/Utilities: To be provided

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On November 19, 1986, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to 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 4 - 8 units per acre in the 1986 South Sacramento Community Plan. The site is zoned Single Family (R-1). It is surrounded by residential development, vacant residential property, and a high school.

B. Design:

The applicant proposes a residential subdivision of 24 single family lots. All lots meet minimum lot dimension requirements.

Additional lot width to eliminate a backout situation on Carlin Avenue is not needed, since the Traffic Engineer has indicated on other projects that Carlin Avenue is not a major street.

Lot A is a small remainder parcel which will be merged with an adjacent remainder parcel to form a standard corner lot. This eliminates the potential need for a variance due to the creation of substandard lots.

C. Parkland Dedication:

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon 0.3576 acres of land multiplied by the per acre value established by the applicant's appraiser.

D. School Facilities:

The Elk Grove School District is an impacted district. Fees will be collected at the time building permits are obtained.

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

RECOMMENDATION: Staff recommends that the Commission:

- 1. Ratify the Negative Declaration
- 2. Recommend approval of the Tentative Map subject to the following conditions:

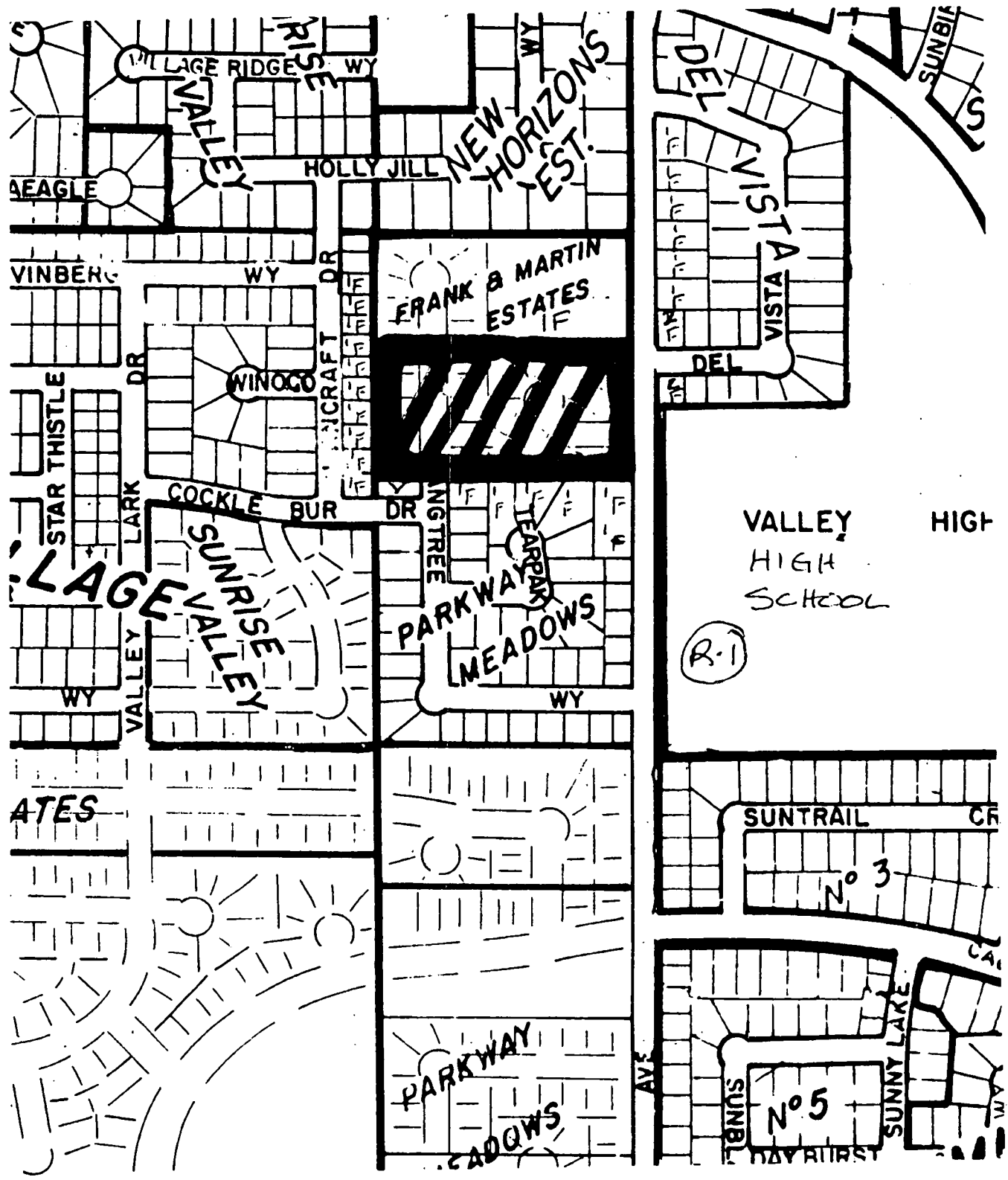
Conditions

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 a 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, if any, or file the necessary segregation requests and fees to segregate 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;
9. Abandon existing well to the satisfaction of the County Health Department;
10. Merge Lot A of subject map with adjacent existing Lot A.



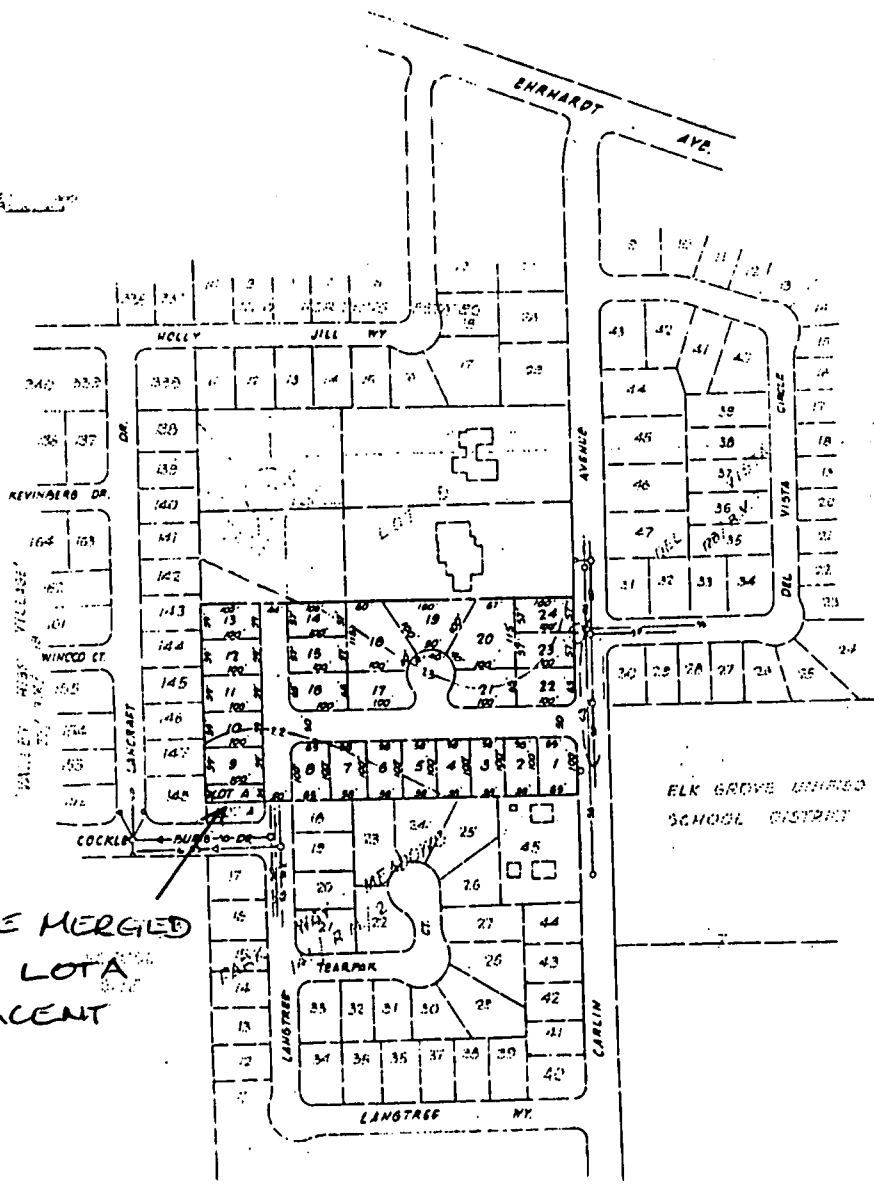
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# LAND USE MAP

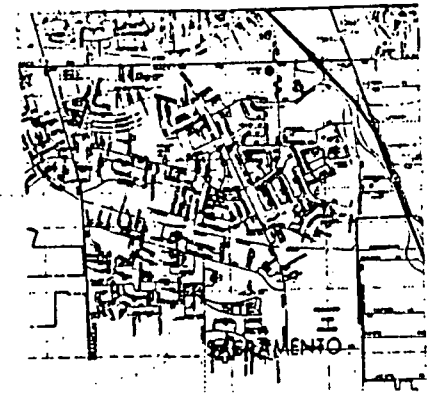
161

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10-4-88



TO BE MERGED  
WITH LOTA  
ADJACENT



VICINITY MAP

- OWNER: JOHN PATTERSON, 2111 Central Hall Bldg, Sacramento, CA 95811
- DEVELOPER: SACRAMENTO DEVELOPMENT COMPANY, 1710 Broadway Avenue, Suisun, CA 94588, Telephone: 434-3444, Telex: 566-1722
- ENGINEER: CHAPPEL, THOMAS & ASSOCIATES, INC., 4225 Market Street, #2, Suisun, California, CA 94588, Telephone: 434-3444
- APR: 117-112-17
- ESTIMATED COST: Various
- PROPOSED USE: 20 Single-Family Residential Units (one lot to be merged with Lot A of "Partridge Glen")
- EXISTING ZONING: R-1
- PROPOSED ZONING: R-1
- COMES AREA: 1.0 AC
- NET AREA: 1.0 AC
- SCHEME DISTRICT: Elk Grove Unified School District
- UNITED COUNTY: City of Sacramento
- PARCEL NUMBER: City of Sacramento
- DISTRICT: City of Sacramento

DESCRIPTION: Lot 9 Ehrhardt Ave., Recorded 6730/11, Sub 11 of Map, No. 79.



PRINTED  
OCT 09 1988  
C.T.A.

DESIGNED BY: J. PATTERSON
DRAWN BY: J. PATTERSON
CHECKED BY: J. PATTERSON
SCALE: 1"=100'
DATE: OCT 1988

APPROVED UNDER THE DISTRICT ENGINEER'S SUPERVISION  
*[Signature]*  
OCT 12 1988

Preliminary Subdivision Map  
**PARTRIDGE GLEN UNIT #2**  
OCTOBER, 1988  
SCALE 1"=100'  
CITY OF SACRAMENTO, CALIFORNIA

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10-4-88

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3. P86-424 Appeal of Planning Commission's Denial of a Special Permit to develop a 480+ square foot dog kennel on 1.05+ developed acres in the Light Industrial - Review, M-1(S)-R zone for property located at 1220 Ascot Avenue. (D2) (APN: 215-0230-063)

Appeal of Planning Commission's Approval of various requests for property located at 1220 Ascot Avenue. (D2) (APN: 215-0230-063)

- a. Variance to waive the required six foot solid masonry wall between residential and non-residential uses.
- b. Plan Review for a 2,600+ square foot vehicle repair shop and 480+ square foot dog kennel on 1.05+ developed acres in the Light Industrial-Review, M-1(S)-R zone.

4. P86-398 Tentative Map to divide 5.0+ vacant acres into 24 lots to be known as Partridge Glen Unit 2 in the Single Family, R-1 zone for property located at the west side of Carlin Avenue, 800+ feet south of Ehrhardt Avenue. (D7) (APN: 117-152-13)

*George Burbank,*

5. M86-087 City Zoning Ordinance Amendment to define a cemetery and allow a mortuary in conjunction with a cemetery in a residential zone subject to issuance of a special permit by the Planning Commission. (Citywide)

6. P86-417 Rezone of 0.35+ acres from Agricultural, A to Light Density Multiple Family-Review, R-3-R zone for a portion of a 192 unit apartment complex for property located at 4050 Taylor Street. (D2) (APN: 237-180-27; 237-192-26,27)

7. P86-377 Rezone of 30.0+ vacant acres from Light Density Multiple Family Residential-Review, R-3-R to Townhouse, R-1A zone for property located on the southwest corner of Brookfield Drive and Franklin Boulevard. (D7) (APN: 119-220-61,62,63)

# Sacramento City Planning Commission VOTING RECORD

116 ~~6~~

MEETING DATE <u>December 14, 1986</u>
ITEM NUMBER <u>7B</u>
PERMIT NUMBER <u>P-86-398</u>

### ENTITLEMENTS

- |   |   |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT   | <input checked="" type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input 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 <u>W/cond.</u> <input type="checkbox"/> Correspondence <input type="checkbox"/> Petition
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### LOCATION

West side of Civilian Avenue, 800±' south of Ehrhardt Avenue

P R O P O S I T I O N S	NAME	ADDRESS

O P P O S I T I O N S	NAME	ADDRESS

MOTION# \_\_\_\_\_  
 YES      NO      MOTION SECOND

Chinn	✓			
Ferris	✓			
Goodin	✓			✓
Hollick	✓			
Holloway	<i>absent</i>			
Otto				
Ramirez	✓			✓
Walton	<i>absent</i>			
Ishmael				

### 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 _____   |



# SACRAMENTO CITY PLANNING DEPARTMENT

116 6

Application Information

Application taken by/date: \_\_\_\_\_

Project Location W side Carlin Ave., 800± ft S of Ehrhardt Ave **P86-398**

Assessor Parcel No. 117-152-13

Owners WBRM Enterprise Phone No. \_\_\_\_\_

Address 2131 Capitol Ave., #100, Sacto, CA 95816

Applicant Cooper, Thorne and Assoc., Inc. Phone No. 638-0919

Address 3233 Monier Cir., Ste. 1, Rancho Cordova, CA 95670

Signature \_\_\_\_\_ C.P.C. Mtg. Date \_\_\_\_\_

**REQUESTED ENTITLEMENTS**

- Environ. Determination Neg Dec
- General Plan Amend \_\_\_\_\_
- Community Plan Amend \_\_\_\_\_
- Rezone \_\_\_\_\_
- Tentative Map** to divide 5± vac ac into 24 lots to be known as Partridge Glen Unit 2 in the R-I zone
- Special Permit \_\_\_\_\_
- Variances \_\_\_\_\_
- Plan Review \_\_\_\_\_
- PUD \_\_\_\_\_
- Other \_\_\_\_\_

**ACTION ON ENTITLEMENTS**

Commission date	Council date	Filing Fees
12-4-86		\$ _____
		\$ _____
	Res. _____	\$ _____
	Res. _____	\$ _____
	Ord. _____	\$ _____
RAC		\$ _____
	Res. _____	\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____

FEE TOTAL \$ \_\_\_\_\_  
RECEIPT NO. \_\_\_\_\_  
By/date \_\_\_\_\_

Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_ By: \_\_\_\_\_ Sec. to Planning Commission

**Key to Entitlement Actions**

- |                                    |   |  |
|------------------------------------|---|--|
| R - Ratified                       | D - Denied                                    | IAF - Intent to Approve based on Findings of Fact  |
| Cd - Continued                     | RD - Recommend Denial                         | AFF - Approved based on Findings of Fact           |
| A - Approved                       | RA - Recommend Approval                       | RPC - Return to Planning Commission                |
| AC - Approved W/conditions         | RAC - Recommend Approval W/conditions         | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions |  |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

**#86398**

#16  
1-13-87

January 16, 1987

WBRM Enterprise  
2131 Capitol Avenue #100  
Sacramento, CA 95816

Dear Gentlemen:

On January 13, 1987, the Sacramento City Council took the following action(s) for property located at the west side of Carlin Avenue, 800± feet south of Ehrhardt Avenue: (P-86398)

Adopted Resolution 87-021 adopting Findings of Fact and approving the Tentative Map with conditions.

Enclosed, for your records, is a fully certified copy of the above referenced document.

Sincerely,

Lorraine Magana  
City Clerk

LM/dah/16

Enclosure

cc: Planning Department  
Cooper, Thorne and Assoc., Inc.