



# CITY OF SACRAMENTO

25

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

November 4, 1980

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-9174)

LOCATION: 2283 University Avenue

CITY MANAGER'S OFFICE  
**RECEIVED**  
NOV 6 1980

### SUMMARY

The applicant is requesting to divide a 0.31 acre parcel into two halfplex lots. The site is developed with a 5,692 square foot duplex. The staff and the Subdivision Review Committee recommend approval of the request subject to conditions.

### BACKGROUND INFORMATION

Land divisions involving four lots or less that do not have a concurrent variance, rezoning or plan amendment request can be reviewed by staff and transmitted directly to the City Council, thus eliminating the requirement for consideration by the Planning Commission.

The surrounding land uses are residential (R-1 and R-1A). The land division is categorically exempt from CEQA.

The applicant has previously secured a rezoning to Townhouse (R-1A) and a special permit to allow halfplex units (P-8329). A tentative map was also approved; however, the final map was not recorded and therefore lapsed.

### RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends approval of the tentative map subject to the following conditions:

1. The applicant shall locate the existing water and sewer services and shall separate existing on-site plumbing and install and hook up separate services prior to filing the final map.

**APPROVED**  
BY THE CITY COUNCIL

NOV 12 1980

OFFICE OF THE  
CITY CLERK

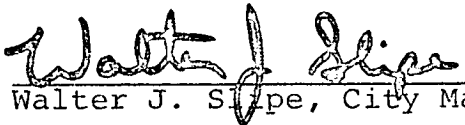
2. The applicant shall meet all the requirements of the Building Division as requested by the Uniform Building Code for halfplex units.

The staff recommends that the City Council approve the Tentative Map and adopt the attached resolution.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

  
Walter J. Stipe, City Manager

MVD:DP:bw  
Attachments  
P-9174

November 12, 1980  
District No. 3

# RESOLUTION NO. 80-748

Adopted by The Sacramento City Council on date of

NOVEMBER 12, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP  
FOR PROPERTY LOCATED AT 2283 UNIVERSITY AVENUE  
(APN: 293-080-03) (P-9174)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 0.31 acre that is located at 2283 University Avenue

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on November 12, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the West Arden Community Plan in that the plans designate the subject site for residential use.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain nor over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in nor add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

APPROVED  
BY THE CITY COUNCIL

NOV 12 1980

OFFICE OF THE  
CITY CLERK

- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

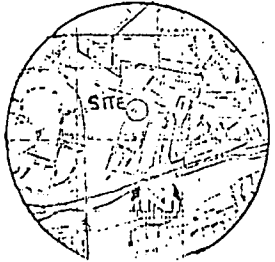
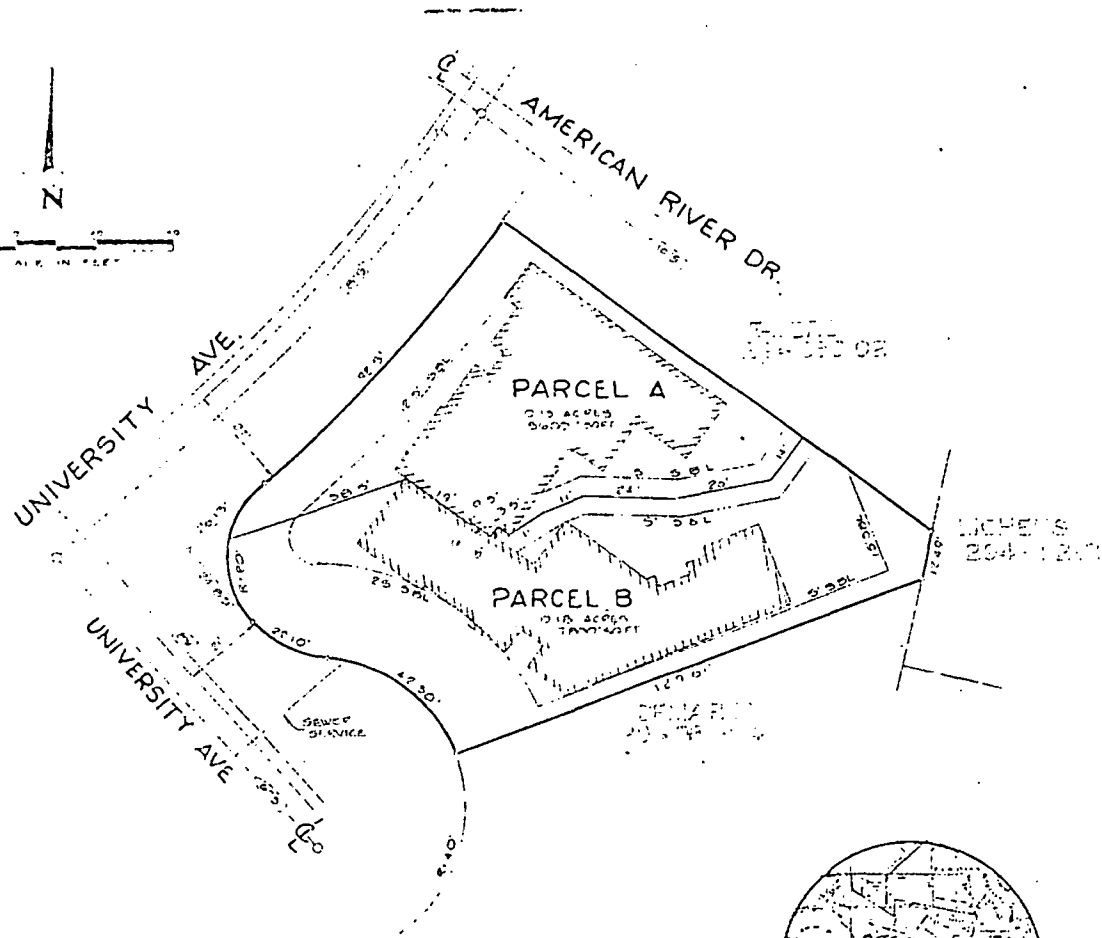
- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
  - 1. The applicant shall locate the existing water and sewer services and shall separate existing on-site plumbing and install and hook up separate services prior to filing the final map.
  - 2. The applicant shall meet all the requirements of the Building Division as requested by the Uniform Building Code for half-plex units.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P-9174



**LEGEND**  
 --- LOT BOUNDARY  
 --- LOT LINE (OWNER)  
 --- LOT LINE (CITY)  
 --- LOT LINE (CITY)  
 --- LOT LINE (CITY)

# TENTATIVE PARCEL MAP

2283 UNIVERSITY AVENUE

APN: 293-080-03

CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA  
 SET BY THE CITY ENGINEER AND COUNTY ENGINEER

J.T.S. ENGINEERING

**OWNER / DEVELOPER**

JOHN AND KATHLEEN STEVENSON  
 2283 UNIVERSITY AVENUE  
 SACRAMENTO, CALIFORNIA 95815  
 PHONE 484-8640

**ENGINEER**

J.T.S. ENGINEERING CONSULTANTS  
 811 STREET  
 SACRAMENTO, CALIFORNIA 95814  
 PHONE 444-6708

**LEGAL DESCRIPTION**

LOT 3, AS SHOWN ON THE PLAN OF SIEGEL OAKS UNIT #10, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON MAY 5 1969 THE 2004 55 OF MAPS MAP NO 21

**ASSESSOR'S PARCEL NUMBER**

293 080 03

**ZONING**

R-1A

**ACREAGE / NUMBER OF LOTS**

0.31 ACRES TOTAL  
 PARCEL A 0.13 ACRES  
 PARCEL B 0.18 ACRES

**USE**

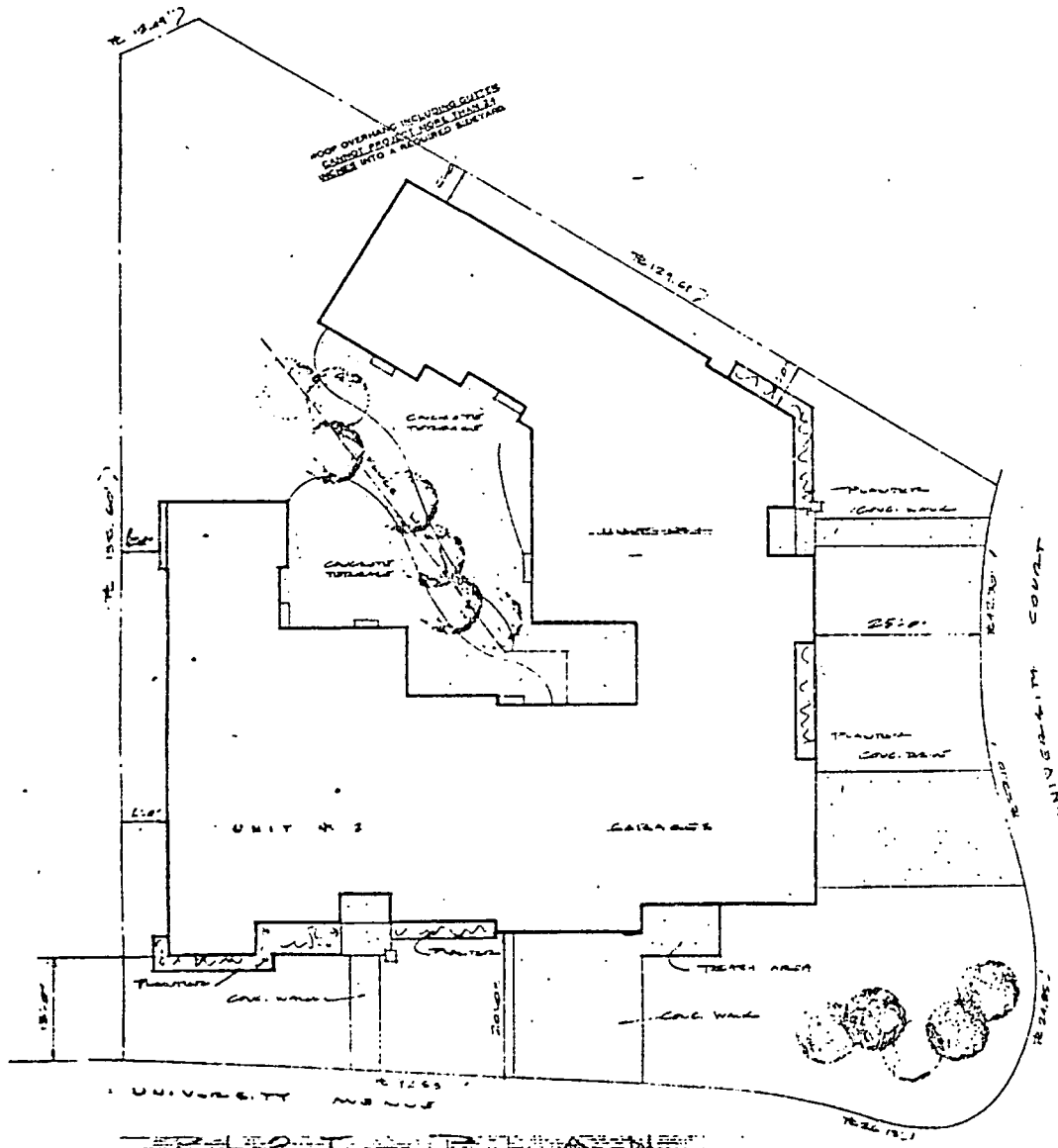
PRESENT: RESIDENTIAL  
 PROPOSED: RESIDENTIAL

**STREET IMPROVEMENTS**

EXISTING: CURB GUTTER AND SIDEWALK  
 PROPOSED: NONE

**UTILITIES**

GAS	CITY
ELECTRICITY	SMUD
TELEPHONE	PT&T
SEWER	SACRAMENTO COUNTY
WATER	SACRAMENTO CITY
DRAINAGE	SACRAMENTO COUNTY
FIRE DEPARTMENT	SACRAMENTO CITY FIRE DEPT



**RECEIVED**  
 17911197  
 SACRAMENTO  
 BUILDING DEPT.



IF YOU HAVE BEEN NOTICED TO STOP WORK ON THIS PROJECT IMMEDIATELY STOP WORK. IF YOU DO NOT STOP WORK IMMEDIATELY YOU WILL BE SUBJECT TO PROSECUTION UNDER SECTION 17533 OF THE CALIFORNIA PENAL CODE AND YOU WILL BE SUBJECT TO A FINE OF UP TO \$10,000 PER VIOLATION.

APPL. NO. 118	
LOT 2	SECTION 34-1-1
PROPERTY OWNER - GEORGE OGDEN & SONS 3112 25	
SUBMITTAL DATE #17	TYPE BUILDING
APPLICANT: 3217 A 2782 - UNIVERSITY DRIVE	APPLY:
3217 B 2782 - UNIVERSITY DRIVE	APPLY:
3217 C 2782 - UNIVERSITY DRIVE	APPLY:
3217 D 2782 - UNIVERSITY DRIVE	APPLY:
3217 E 2782 - UNIVERSITY DRIVE	APPLY:
3217 F 2782 - UNIVERSITY DRIVE	APPLY:
3217 G 2782 - UNIVERSITY DRIVE	APPLY:
3217 H 2782 - UNIVERSITY DRIVE	APPLY:
3217 I 2782 - UNIVERSITY DRIVE	APPLY:
3217 J 2782 - UNIVERSITY DRIVE	APPLY:
3217 K 2782 - UNIVERSITY DRIVE	APPLY:
3217 L 2782 - UNIVERSITY DRIVE	APPLY:
3217 M 2782 - UNIVERSITY DRIVE	APPLY:
3217 N 2782 - UNIVERSITY DRIVE	APPLY:
3217 O 2782 - UNIVERSITY DRIVE	APPLY:
3217 P 2782 - UNIVERSITY DRIVE	APPLY:
3217 Q 2782 - UNIVERSITY DRIVE	APPLY:
3217 R 2782 - UNIVERSITY DRIVE	APPLY:
3217 S 2782 - UNIVERSITY DRIVE	APPLY:
3217 T 2782 - UNIVERSITY DRIVE	APPLY:

**APPLICATION FOR BUILDING PERMIT**  
 CITY OF SACRAMENTO, CALIFORNIA  
 BUILDING DEPARTMENT

LOCATION: 3217 UNIVERSITY DRIVE  
 LOT 2, SECTION 34-1-1, T17S R17E S11W

APPLICANT: J. R. Taylor  
 ADDRESS: 11800 E. SHERMAN AVE., SACRAMENTO, CALIF.

OWNER: D. A. OGDEN & SONS, 3112 25TH ST., SACRAMENTO, CALIF.

USE OF OCCUPANCY: RESIDENCE

CONSTRUCTION TYPE: CONCRETE MASONRY

TYPE OF WORK: REMODELING

DATE: 1/17/77

ENGINEER: J. R. Taylor

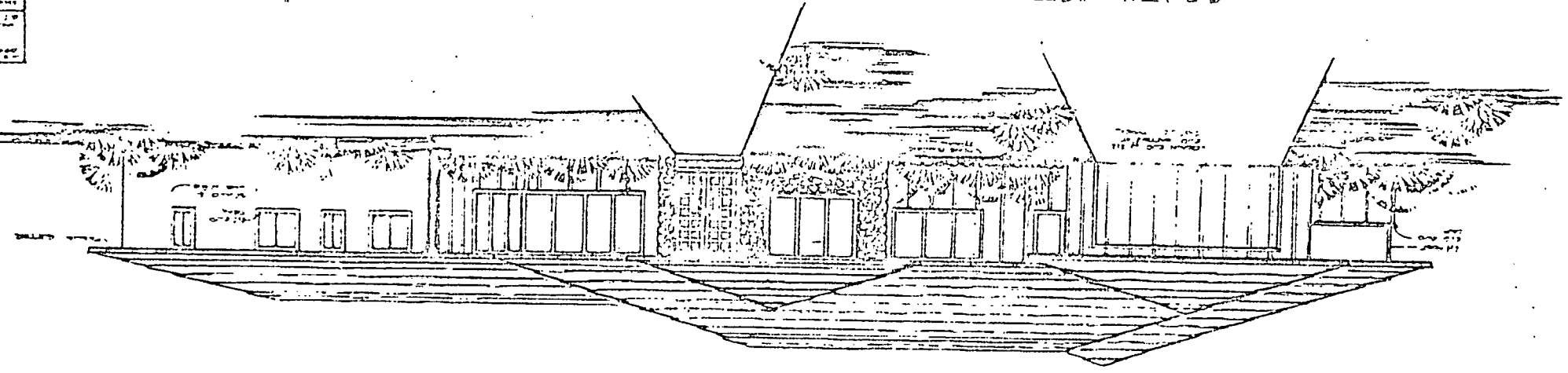
ARCHITECT: J. R. Taylor

ADDRESS OF STREET: 3217 UNIVERSITY DRIVE

*(Small note at bottom right: NOTE: If you are an owner, you must sign this application and submit it to the Building Department.)*

9  
ISSUED  
11/11/07

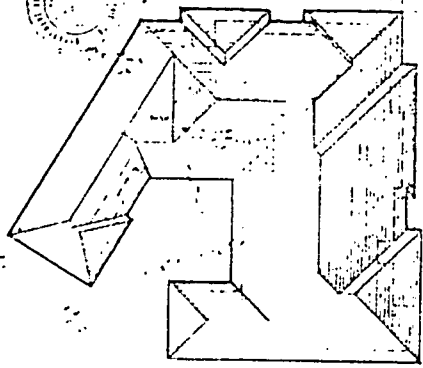
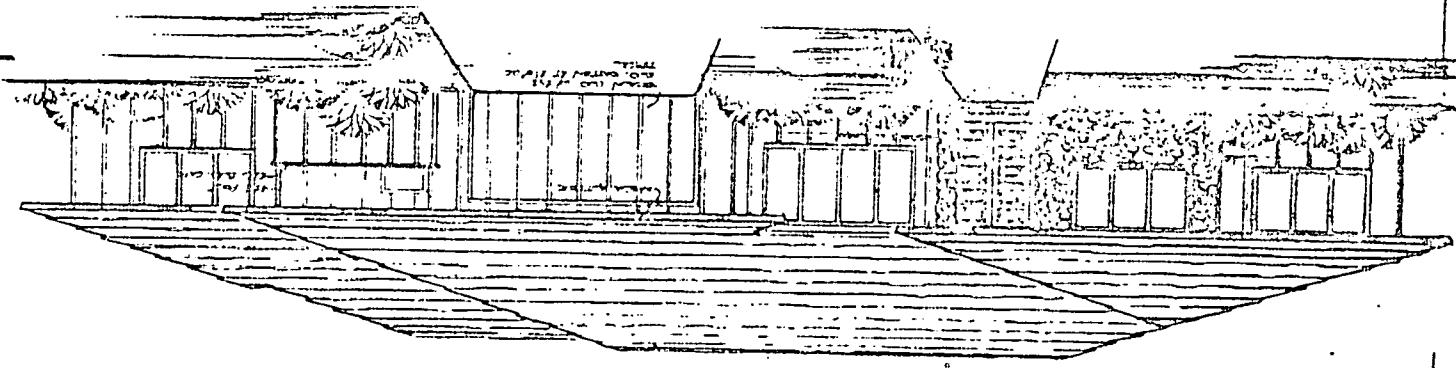
10-10 SOUTH STREET ELEVATION



ISSUED  
11/11/07

10-10

WEST STREET ELEVATION

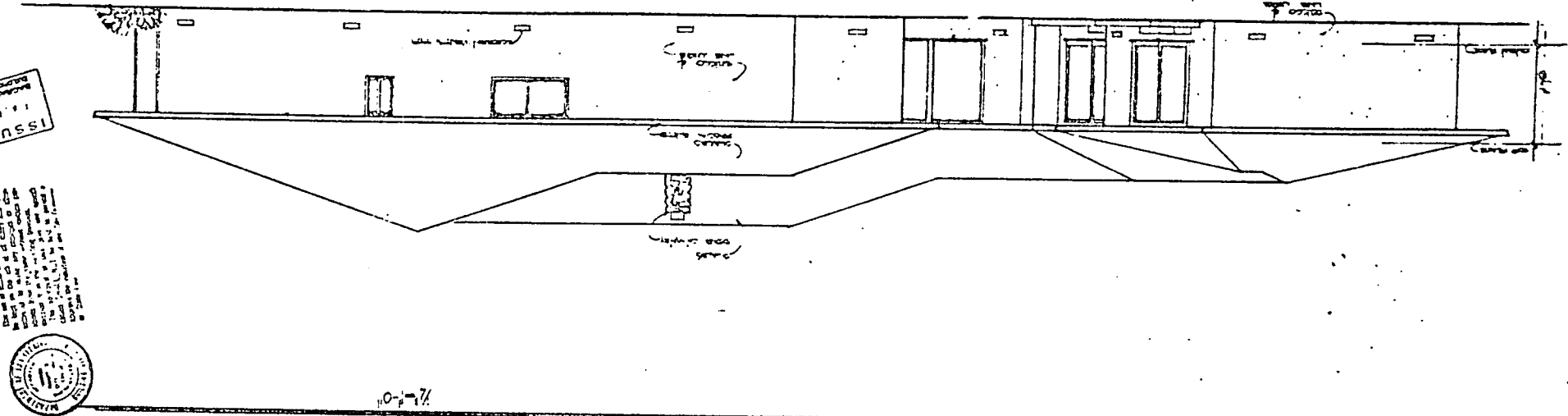


1. 100  
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6. 100  
7. 100  
8. 100  
9. 100  
10. 100

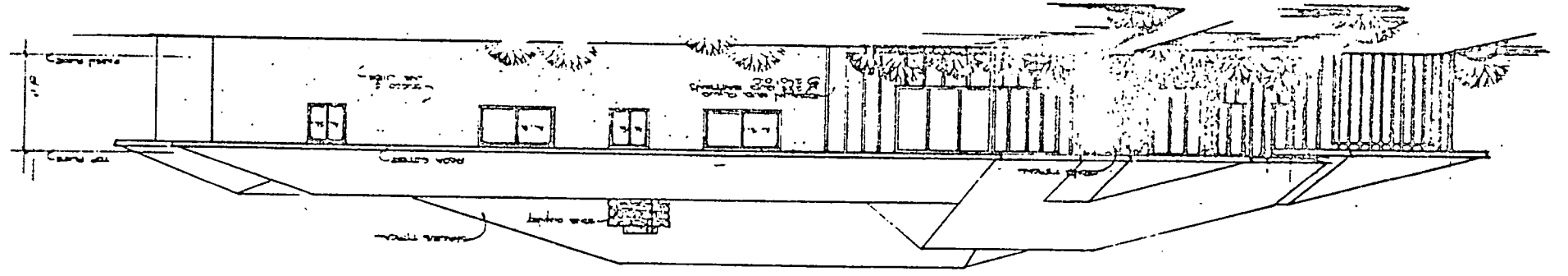
0-1-7% NORTH ELEVATION

ISSUED  
1951  
ARCHITECTURAL  
DRAWINGS

1. 100  
2. 100  
3. 100  
4. 100  
5. 100  
6. 100  
7. 100  
8. 100  
9. 100  
10. 100

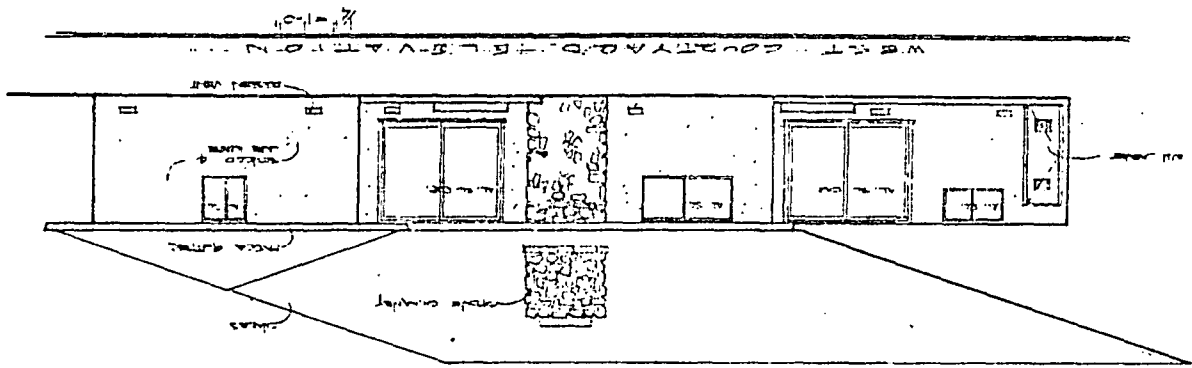


0-1-7% SOUTH ELEVATION

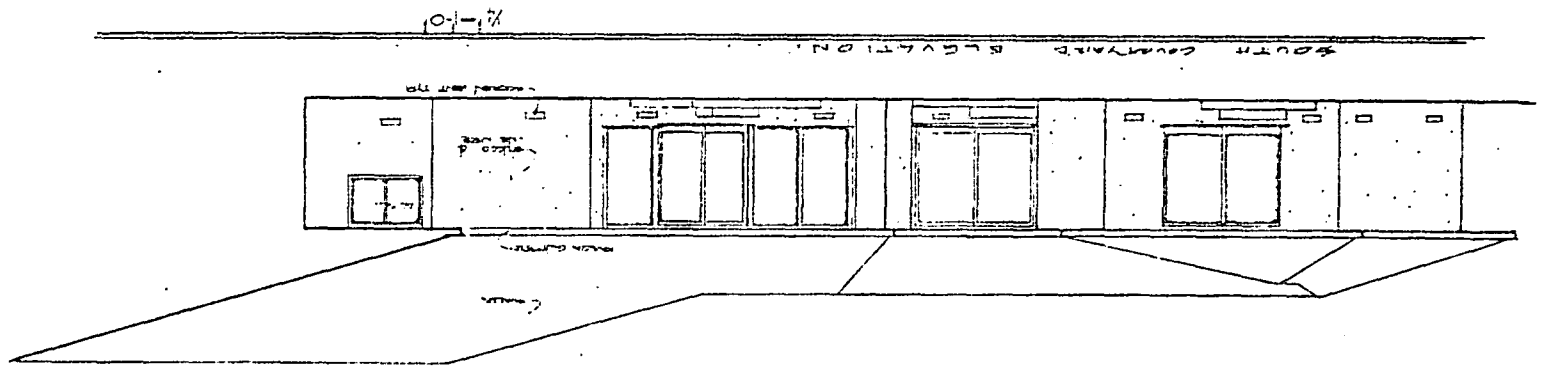




202



ISSUED  
11/1/77  
REVISIONS  
02/28/78







CITY OF SACRAMENTO

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

OCT 16 2 50 PM '80

*jm*

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

October 15, 1980

MEMORANDUM

TO: Lorraine Magana  
FROM: Jan Mirrione  
SUBJECT: Request to Set Public Hearings

*Hag: 11-12-80*  
*FCA Date: 11-18-80*  
*cc: Van Duyn*  
*Carsten*  
*Miller*  
*Lee*

Please schedule the following items for public hearings. All necessary support material is attached.

1. Tentative Map to divide 23+ acres with four existing warehouses in the Light Industrial M-1(S) Zone into five parcels. (P-9166)  
Location: Southeast corner of Pell Drive and Main Avenue  
APN: 237-022-63 (D2) (FT)
2. Tentative Map to divide 9.7+ vacant acres into four parcels in the General Commercial C-2 Zone. (P-9173)  
Location: West side of Valley High Drive, north of Bamford Drive. APN: 117-012-04 (D8) (FT)
3. Tentative Map to divide 0.31+ acre containing two residential units in the R-1A zone into two halfplex lots. (P-9174)  
Location: 2283 University Avenue. APN: 293-080-03 (D3) (FT)
4. Tentative Map to combine four existing parcels into one parcel in order to construct an office building of approximately 66,400 square feet. (P-9190)  
Location: 913 Sixth Street; 606 and 610 I Street  
APN: 006-032-01, 02, 03, 04 (D1) (FT)

The fast track ads are attached for the above items. Please return six copies to me after hearing date has been set. Thank you.

jm

Attachments

# SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: DP-9/5/80

Project Location 2283 University Avenue **PN<sup>o</sup>** **9174**  
 Assessor Parcel No. 293-080-03  
 Owners John and Kathleen Stephenson Phone No. \_\_\_\_\_  
 Address 2283 University Avenue, Sacramento, CA 95825  
 Applicant JTS Engineering Phone No. 441-6708  
 Address 811 J Street, Sacramento, CA 95814  
 Signature \_\_\_\_\_ C.P.C. Mtg. Date N/A FT

**REQUESTED ENTITLEMENTS**

**ACTION ON ENTITLEMENTS**

**Filing Fees**

	Commission date	Council date		
<input checked="" type="checkbox"/> Environ. Determination <u>Exempt 15115</u>	_____	_____	\$	0
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$	_____
_____	_____	Res. _____		
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$	_____
( ) _____	_____	Res. _____		
<input type="checkbox"/> Rezone _____	_____	_____	\$	_____
_____	_____	Ord. _____		
<input checked="" type="checkbox"/> Tentative Map to divide 0.31 acre containing two residential units in the R-1A Zone into two halfplex lots.	_____	_____	\$	0
<input type="checkbox"/> Special Permit _____	_____	_____	\$	_____
_____	_____	Res. _____		
<input type="checkbox"/> Variances _____	_____	_____	\$	_____
_____	_____	_____		
<input type="checkbox"/> Plan Review _____	_____	_____	\$	_____
_____	_____	_____		
<input type="checkbox"/> PUD _____	_____	_____	\$	_____
_____	_____	_____		
<input type="checkbox"/> Other _____	_____	_____	\$	_____
_____	_____	_____		

FEE TOTAL \$ 0  
 RECEIPT NO. N/A  
 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.



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

November 13, 1980

John and Kathleen Stephenson  
2283 University Avenue  
Sacramento, CA 95825

Dear Mr. and Mrs. Stephenson:

On November 12, 1980, the City Council approved the following for property located at 2283 University Avenue (P-9174):

- A. Adopted Resolution adopting Findings of Fact approving a Tentative Map to divide 0.31± acre containing 2 residential units in the R-1A zone into two halfplex lots.

For your records, we are enclosing one fully certified copy of said resolution.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm/25

cc: Planning Dept  
P-9174 Mailing List (30)