



# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

June 25, 1981

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Appeal of the City Planning Commission's Decision to Deny a Rezoning from R-3-R to R-1A; Special Permit to Allow 52 Halfplex Units; and Tentative Map (P-9314)

**LOCATION:** North side of Fowler Avenue, approximately 450 feet east of Stockton Boulevard

SUMMARY

The applicant is requesting the necessary entitlements to develop a 6.46 acre vacant site into 52 halfplex units. The Planning Commission, in concurrence with staff's recommendation, denied the project; and the applicant subsequently appealed the Commission's action.

BACKGROUND INFORMATION

This item was originally considered by the City Council on June 2, 1981. After consideration by the Council, the project was denied based on Findings of Fact to be presented to the Council on June 16, 1981. Prior to consideration of the Findings, the Council voted to reopen the hearing in order to consider revised plans that were presented to staff.

The primary concern staff has is relative to the design of the units. The proposed elevations and floor plans are basically the same. The only difference between the plans are the number of garages. There was also a concern with meeting the 80 percent north/south orientation policy of the General Plan.

Subsequent to City Council consideration, the applicant presented an additional elevation as shown on Exhibit A. In addition, the applicant submitted additional roof types as shown on Exhibits B and C. Staff believes that the additional elevation/floor plan and roof types will reduce the row appearance of the development.

**APPROVED**  
BY THE CITY COUNCIL

JUN 30 1981

OFFICE OF THE  
CITY CLERK

RECOMMENDATION

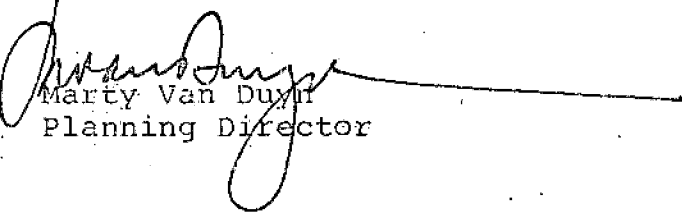
The staff recommends that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Approving the Rezoning to R-1A and adopting the attached Ordinance;
3. Adopting the attached Resolution adopting findings of fact, approving the Tentative Map with conditions; and
4. Approving the Special Permit subject to the following conditions and attached Findings of Fact.

Conditions for Special Permit

- a. A variation of front yard setbacks, ranging from 20 to 30 feet, shall be provided.
- b. Where units are side by side, they shall be staggered a minimum of two feet.
- c. A variety of elevations shall be utilized, including plans 2286, 2230, 2278, 2175 and 2095.
- d. A variety of roof types shall be provided as illustrated by the attached elevation plans.

Respectfully submitted,

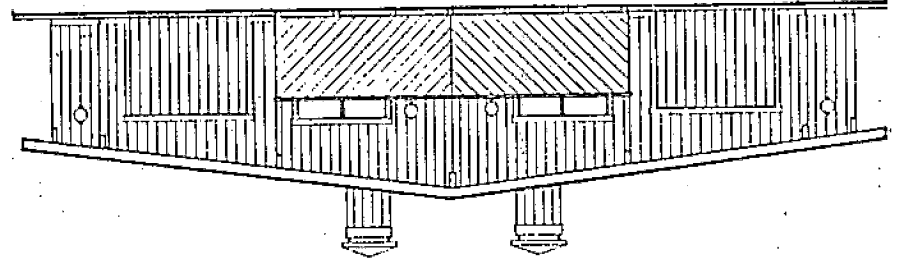
  
Marty Van Dux  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:jm  
Attachments  
P-9314

June 30, 1981  
District No. 6

FRONT ELEVATION



FLOOR PLAN

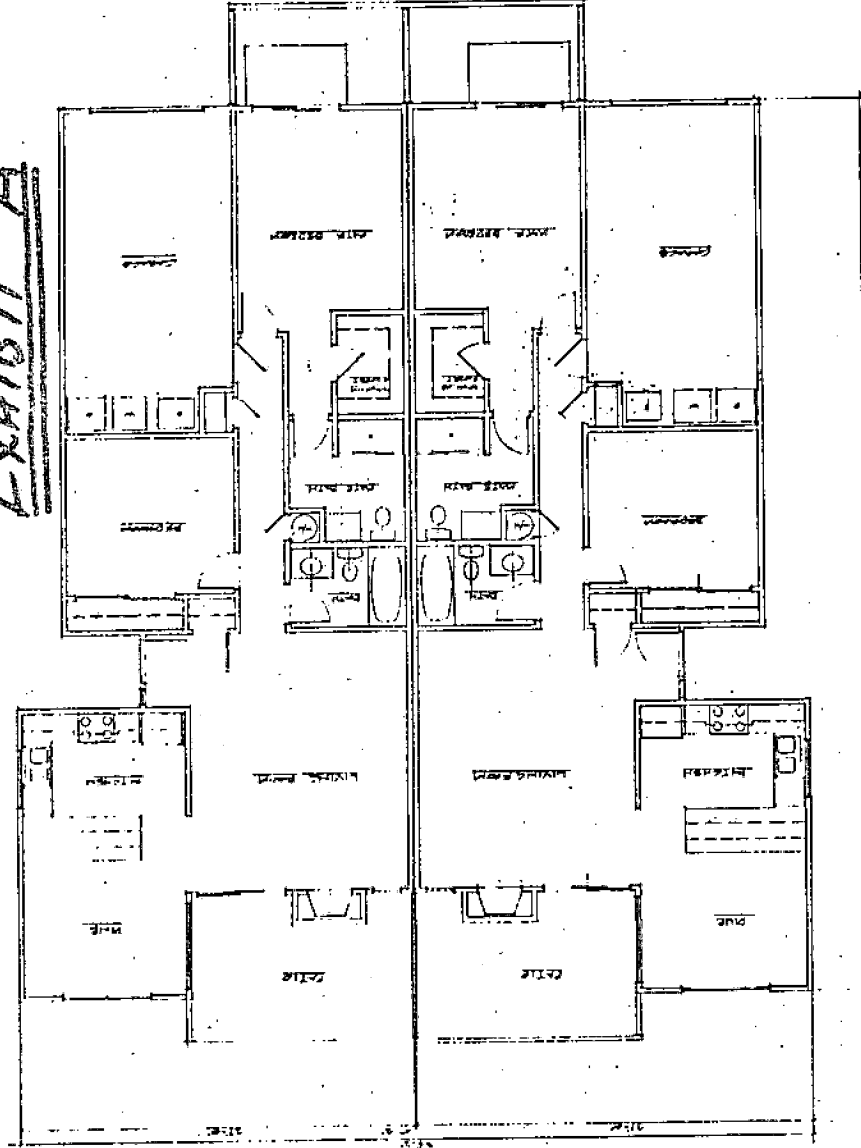
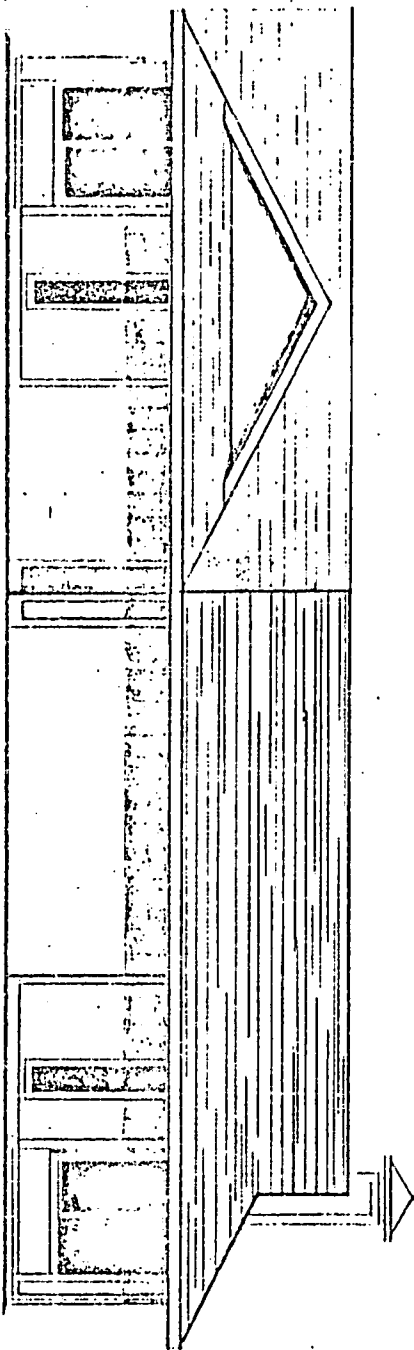


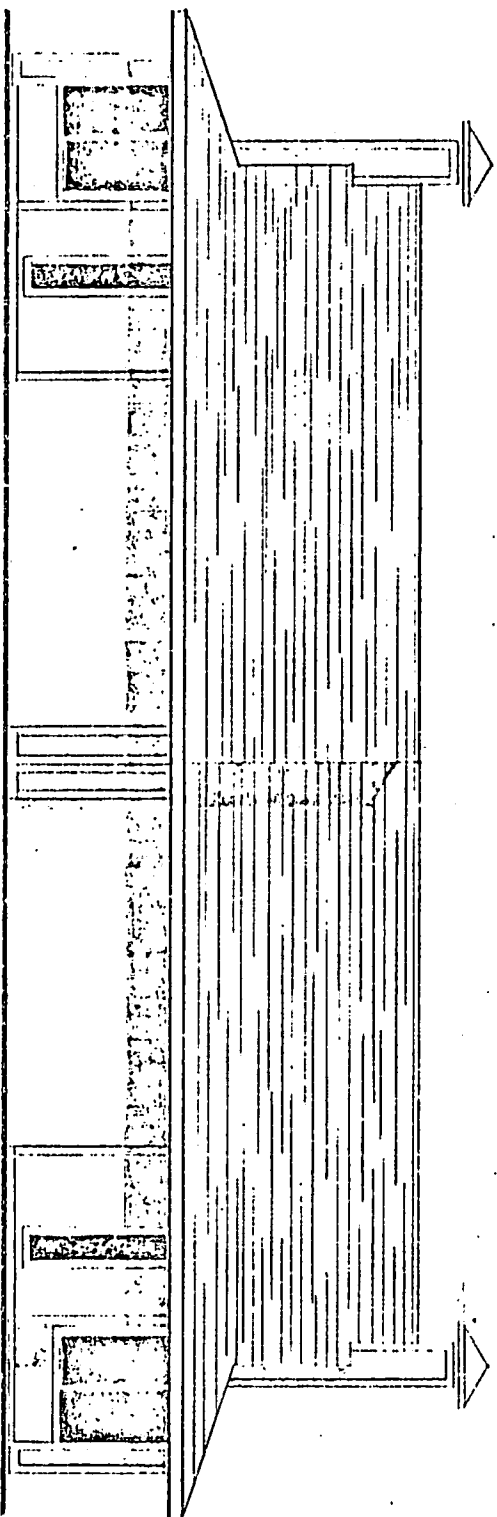
EXHIBIT "A"

HODOLFO ESPINOZA AIA  
REGISTERED ARCHITECT  
3801 EL CAMINO AVENUE  
SANTA ANITA, CA 95051  
(925) 385-8111



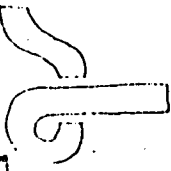
FRONT ELEVATION - PLAN 2175

A.S.

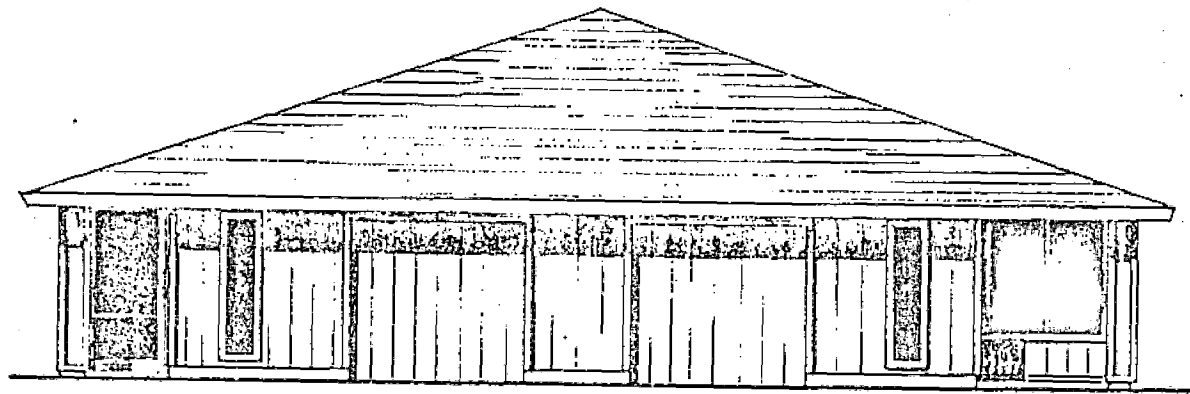


SIDE ELEVATION - PLAN 2175

EXHIBIT B



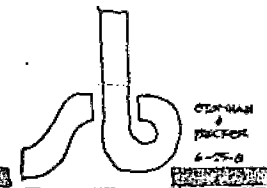
Page 5-a



FRONT ELEVATION - PLAN 2095

4-11-0

EXHIBIT "C"



1.

ORDINANCE NO.

81-053

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED ON THE NORTH SIDE OF FOWLER AVENUE, APPROXIMATELY 450' EAST OF STOCKTON BOULEVARD, FROM THE R-3-R LIGHT DENSITY MULTIPLE FAMILY REVIEW ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE

(FILE NO. P- 9314 ) (APN: 040-031-04, 05, 22)

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 R-3-R Light Density Multiple Family Review zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1A Townhouse zone(s).

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

**APPROVED**  
BY THE CITY COUNCIL

JUN 30 1981

OFFICE OF THE  
CITY CLERK

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

P-9314

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

A portion of Lots 6 & 7 as said lots are shown on that certain "Amended Plat Lake House Acres or Brooke Realty Co.'s Subdivision No. 125", recorded in Book 9 of Maps, Map No. 43, records of said County, more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 7, said point being located in the centerline of a City Street Known as Fowler Avenue. Thence from said point of beginning North  $01^{\circ} 10' 41''$  West 808.50 feet to a point on the Southerly line of the Parcel described in the Deed to the Christian Missionary Alliance of Sacramento, California, a California corporation, recorded in said recorders office in Book 66-11-10 of Official Records, at Page 112. thence along said Southerly line the following Three (3) courses; (1) South  $76^{\circ} 53' 40''$  East 70.08 feet (2) South  $79^{\circ} 20' 50''$  East 102.77 feet; (3) North  $75^{\circ} 41' 40''$  East 111.30 feet to the Easterly line of said Lot 7; thence along said Easterly line South  $01^{\circ} 10' 41''$  East 416.72 feet to a point on the Northerly line of said Lot 6, thence along said Northerly line North  $88^{\circ} 49' 19''$  East 247.00 feet thence South  $01^{\circ} 10' 41''$  East 264.00 feet; thence South  $88^{\circ} 49' 19''$  West 105.00 feet thence South  $01^{\circ} 10' 41''$  East 67.70 feet; thence along the arc of a 20.00 foot radius curve to the left, said arc being subtended by a chord bearing South  $46^{\circ} 10' 41''$  East 28.28 feet; thence North  $88^{\circ} 49' 19''$  East 5.00 feet; thence South  $01^{\circ} 10' 41''$  East 27.00 feet to a point in the centerline of said Fowler Avenue, thence along said centerline South  $88^{\circ} 49' 19''$  West 443.89 feet to the point of beginning. containing an area of 6.891 acres, more or less.

#### SPECIAL INFORMATION

Unless shown in the body of this preliminary report there appears of record no transfers or agreements to transfer the land described herein recorded during the period of six months prior to the date of this report, except as follows:

GRANT DEED dated October 28, 1977, executed by Glen A. Harris and Mary Jane Harris, his wife, to Glen Harris Properties, Inc., a California corporation, recorded October 31, 1977, in Book 77-10-31 of Official Records, at Page 1737.

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RESOLUTION No.

81-499

Adopted by The Sacramento City Council on date of

JUNE 30, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR TENTATIVE MAP FOR FOWLER ESTATES  
(APN: 040-031-04, 05, 22) (P-9314)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Fowler Estates, located on the north side of Fowler Avenue, approximately 450 feet east of Stockton Boulevard (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on June 30, 1981, 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 Lindale-Florin Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

APPROVED  
BY THE CITY COUNCIL

JUN 30 1981

OFFICE OF THE  
CITY CLERK



- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

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 provide standard improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
  - 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
  - 3. The applicant shall provide an off-site drainage extension to Morrison Creek prior to filing the final map.

4. The applicant shall provide standard subdivision improvements along APN: 040-031-27 (the contiguous parcel to the west) prior to filing the final map.

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MAYOR

ATTEST:

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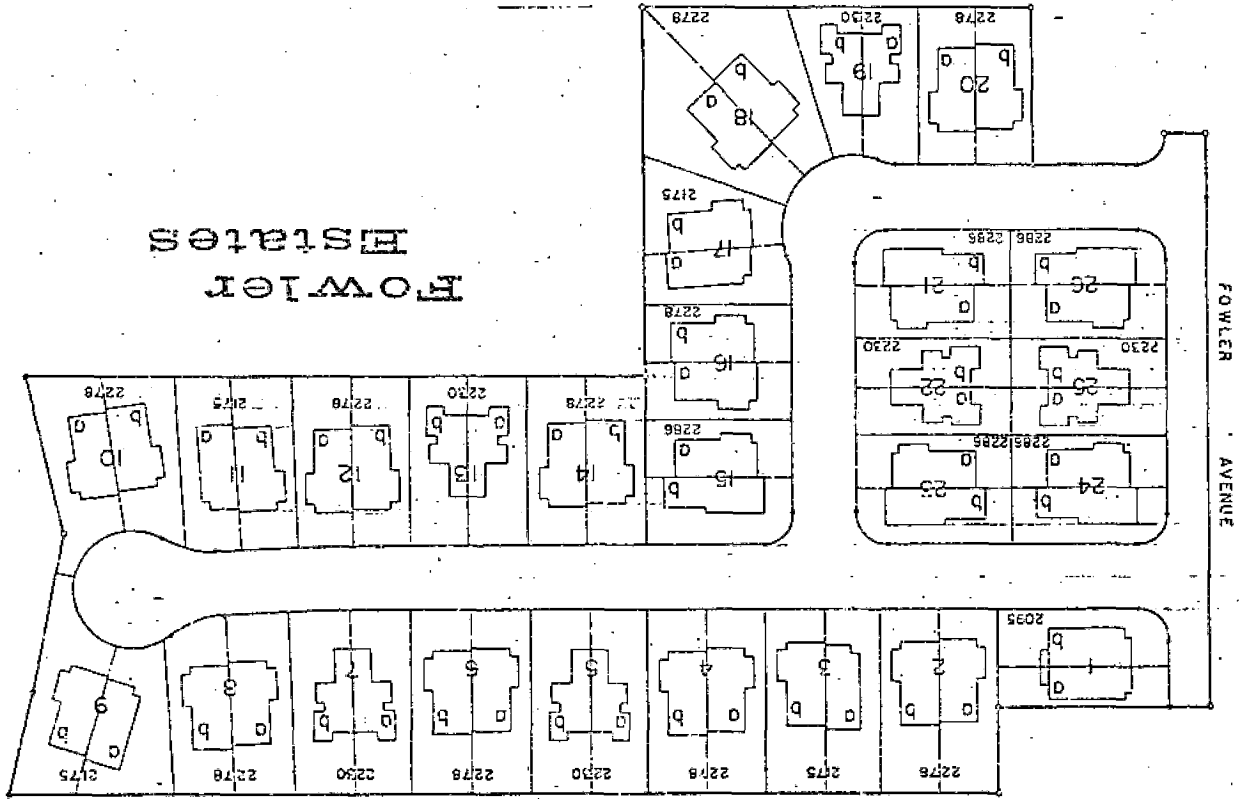
CITY CLERK

P-9314

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REGISTERED BY:  
**Exp. Inc.**  
 ASSOCIATES, ENGINEERS

**FOWLIER  
 ESTATES**



Appeal of Edward Gillum vs. City of )  
Sacramento Planning Commission's )  
denial of a Special Permit to )  
develop 52 halfplex units located )  
on the north side of Fowler Avenue )  
approximately 450 feet east of )  
Stockton Boulevard (P-9314) )

NOTICE OF DECISION  
And  
FINDINGS OF FACT

At its regular meeting of June 30, 1981, the City Council heard and considered evidence in the above referenced matter. Based on the oral and documentary evidence at such hearing, the Council approved the appeal subject to the following conditions and findings of fact.

CONDITIONS FOR SPECIAL PERMIT

1. A variation of front yard setbacks ranging from 20-30 feet shall be provided.
2. Where units are side by side, they shall be staggered a minimum of two feet.
3. A variety of elevations shall be utilized including plans 2286, 2230, 2278, 2175 and 2095.
4. A variety of roof types shall be provided as illustrated by the attached elevation plans.

FINDINGS OF FACT

1. The project as amended is based on sound principles of land use in that the halfplex development is compatible with surrounding land uses.
2. The project will not be injurious to surrounding properties in that the halfplex development will not significantly change the characteristics of the area.
3. The project is consistent with the General Plan and Lindale-Florin Community Plan which designates the site for residential and light density residential.

\_\_\_\_\_  
MAYOR

ATTEST:

**APPROVED**  
BY THE CITY COUNCIL

JUN 30 1981

OFFICE OF THE  
CITY CLERK

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

P-9314

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# CITY OF SACRAMENTO

15

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

May 19, 1981

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Appeal of the City Planning Commission's decision to deny a Rezoning from R-3-R to R-1A; Special Permit to allow 52 halfplex units; and Tentative Map (P-9314)

**LOCATION:** North side of Fowler Avenue, approximately 450 feet east of Stockton Boulevard

### SUMMARY

The applicant is requesting the necessary entitlements to develop a 6.46 acre vacant site into 52 halfplex units. The Planning Commission, in concurrence with staff's recommendation, denied the project; and the applicant subsequently appealed the Commission's action.

### BACKGROUND INFORMATION

In May, 1979, the City Council approved a parcel split in order to allow the development of an apartment complex containing 150 units. The site was not developed and it was eventually sold.

The site is an irregular shaped parcel and the applicant is basically proposing to extend a cul-de-sac street from Fowler Avenue to the northerly boundary of the site in order to develop 52 halfplex units. The Commission discussed the following concerns regarding the project:

1. The applicant indicates that they are proposing to provide three different elevations. However, the floor plans are all basically the same with the garage and living room in front, kitchen and dining room in the center, and the bedrooms at the rear. The only difference between the elevations are the number of garages provided for each halfplex. The three elevations include units with two single car garages; one single and one double car garage; and two double car garages. The siding and roof design are all the same for each unit. The proposed elevations will all look similar and will create a row of halfplex units.

2. A second concern is regarding the 80 percent north/south orientation of lots and/or units. The policies in the General Plan require that 80 percent of the lots be oriented north/south; however, if the lot orientation is not possible, structures should be oriented in a north/south position to allow southern exposure for glazing. The applicant's proposal accommodates only 67 percent north/south orientation. This includes 20 lots and 15 units. Staff believes that the 80 percent can be achieved with an alternate housing type such as a patio home or single family unit.

The project was reviewed by the South Sacramento Advisory Council. They recommended approval providing the units are redesigned with a variety of roof types, different siding material, and incorporation of solar features.

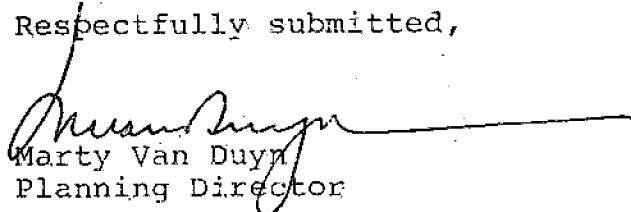
#### VOTE OF COMMISSION

After consideration by the Planning Commission, a motion was made to deny the project. The vote resulted in a vote of four ayes, four noes, and one absent. This, in effect, constitutes a denial of the project.

#### RECOMMENDATION

The staff recommends that the City Council deny the appeal based on Findings of Fact due at the June 9, 1981 Council meeting.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:jm  
Attachments  
P-9314

June 2,  
~~May 19,~~ 1981  
District No. 6

NOTICE OF APPEAL OF THE DECISION OF THE  
SACRAMENTO CITY PLANNING COMMISSION

DATE: 28 April 1981

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City  
Planning Commission of 23 April 1981 when:  
(Date)

Rezoning Application  Variance Application

Special Permit Application for 52 half plex units

was:  Granted  Denied by the Commission

GROUNDS FOR APPEAL: The planning department recommendation for denial was made primarily on non compliance with solar access provisions of the Gneral Plan. 80% is required and this proposal has 72% of the units with either solar access or N/S orientation. This proposal is an attempt to provide moderately priced attached single family housing. (Half plex) Provision of a second housing type or major modifications to the structural design to achieve solar access is not considered feasible by the developer.

PROPERTY LOCATION: North side of Fowler Avenue - 450 feet East of Stockton Blvd.

PROPERTY DESCRIPTION: \_\_\_\_\_

ASSESSOR'S PARCEL NO. 040 - 031 - 04, 05 & 22

PROPERTY OWNER: Mark III Development

ADDRESS: 425 University Ave. Ste 102, Sacramento, Ca 95825

APPLICANT: Murray Smith & Associates, Engineering, Inc.

ADDRESS: 3020 Explorer Drive, Sacramento, Calif. 95827

APPELLANT: Edward B. Allum - Murray Smith & Assoc  
(SIGNATURE)

ADDRESS: Same as Above

FILING FEE: \$60.00 RECEIPT NO. \_\_\_\_\_

FORWARDED TO CITY CLERK ON DATE OF: \_\_\_\_\_

P- 9314

CITY OF SACRAMENTO  
PAID-PL

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(4 COPIES REQUIRED) APR 29 1981

- 3 - 6

PLANNING

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE: April 23, 1981  
 ITEM NO. 9a FILE NO. P-9314  
 H-

- GENERAL PLAN AMENDMENT  TENTATIVE MAP   
 COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION   
 REZONING  EIR DETERMINATION   
 SPECIAL PERMIT  OTHER \_\_\_\_\_  
 VARIANCE

Recommendation:

- Favorable  
 Unfavorable  Petition  Correspondence

LOCATION: North of Joubert Avenue, 450' E of Stockton Blvd.

PROPOSERS	
NAME	ADDRESS
<u>Ed. Stinson</u>	<u>3970 Explorer Drive, Sacramento, CA 95827</u>

OPPOSERS	
NAME	ADDRESS

MOTION NO. 1 of 2

	YES	NO	MOTION	2ND
Augusta	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Fong	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Goodin	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Holloway	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Hunter	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Larson	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Muraki	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Silva	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Simpson	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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



SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 23, 1981  
 ITEM NO. 962 FILE NO. F- 9314  
H-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER \_\_\_\_\_

Recommendation:  Favorable  Unfavorable  Petition  Correspondence  
 LOCATION: N. side of Fowler Ave, 450±' E of Stockton Blvd.

PROPOSERS	
NAME	ADDRESS
<u>Ed Williams</u>	<u>- 3020 Explorer Drive, Sacramento, CA 95827</u>

OPPONENTS	
NAME	ADDRESS

MOTION NO. 2 of 2

	YES	NO	MOTION	2ND
Augusta		✓		
Fong		✓		
Goodin	<u>absent</u>			
Holloway	✓		✓	
Hunter	✓			
Larson		✓		
Muraki		✓		
Silva	✓			✓
Stimpson	✓			

- MOTION:
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL subject to conditions & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER with 2-4:10-11 be stopped with 15:15-16:00 applicant's suggested order mitigation measures

-5-b

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 23, 1981  
 ITEM NO. 90 FILE NO. P-9314  
H-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER \_\_\_\_\_

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: N side of Fairview Ave, 450' E of Stockton Blvd

<u>NAME</u>	<u>PROPOSENTS</u>	<u>ADDRESS</u>

MOTION NO. 2 of 2

Substitute  
MOTION:

	YES	NO	MOTION	2ND
Augusta		✓		
Fong		✓		
Goodin	✓			
Holloway	✓		✓	
Hunter	✓			
Larson		✓		
Muraki		✓		
Silva	✓			✓
Simpson	✓			

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

**CITY PLANNING COMMISSION**  
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Murray-Smith and Associates, 3020 Explorer Dr., Sacto, CA 95827				
OWNER	Mark III Development, 5501 Sky Parkway, Sacramento, CA 95823				
PLANS BY	Murray-Smith and Associates; Stoneham & Becker				
FILING DATE	2-6-81	50 DAY CPC ACTION DATE		REPORT BY	DP:kk
NEGATIVE DEC.	4-13-81	EIR		ASSESSOR'S PCL. NO.	040-031-04,05,22

- APPLICATION:
1. Negative Declaration
  2. Rezone 6.4± vacant acres from Light Density Multiple Family (R-3R) to Townhouse (R-1A)
  3. Special Permit to allow 52 halfplex units
  4. Tentative Map (P-9314)

LOCATION: On the north side of Fowler Avenue, 450 feet east of Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to divide 6.46± vacant acres into 52 halfplex lots.

PROJECT INFORMATION:

General Plan Designation:	Residential
Lindale-Florin Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-3R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; R-1
South:	Residential, Vacant; R-1, R-2AR
East:	Residential, Vacant; R-1
West:	Residential, Vacant; R-1, C-2

Property Area:	6.46± gross acres
Density of Development:	8.0 dwelling units/gross acre
North/south lot orientation (Exhibit B):	20 (43%)
Southern Structural Glazing Orientation (Exhibit B):	15 (29%)
Total:	35 (72%)
Square Footage of Units:	1047± - 1135± square feet
Building Height:	One story
Exterior Construction Materials:	Wood
Street Improvements:	To be provided
Utilities:	To be provided
School District:	Sacramento City Unified

Subdivision Review Committee Recommendation: On February 25, 1981, by a vote of 6 ayes, 2 noes and 1 abstention, the Subdivision Review Committee recommended approval of the tentative map subject to the conditions listed below:

APPLIC. NO. P-9314

MEETING DATE April 23, 1981

CPC ITEM NO. 9

1. The applicant shall provide standard improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
3. The applicant shall provide an off-site drainage extension to Morrison Creek prior to filing the final map.
4. The applicant shall provide standard subdivision improvements along APN: 040-031-27 (the contiguous parcel to the west) prior to filing the final map.

Planning and Traffic Engineering represented the two opposing votes. Planning had concerns relative to site and elevation design and solar orientation. Traffic Engineering voiced concern regarding the number of driveways and their proximity to each other.

BACKGROUND INFORMATION: A staff report was prepared for the March 26, 1981 City Planning Commission meeting addressing Exhibit "A" the applicant's original proposal. Staff expressed the following concerns regarding the proposal:

1. The applicant's original proposal is basically a "row" type housing development with 100% halfplex units; and all lots, elevations, and floor plans are similar in design. The units are designed with all garages facing the public street, which creates an undesirable appearance. Staff suggested that lots be eliminated in order to allow wider lots and a variation in lot widths. This would also allow a variety of floor plans and elevations. Also a variety of roof designs will help the overall appearance of the development.
2. The location of the cul-de-sac bulb which results in a lotting pattern that encourages a sea of driveways around the bulb. Staff recommended that the bulb be pushed further to the north.
3. The lack of solar orientation, the site design, as shown on Exhibit "A", contains 13 north/south oriented lots and 21 units with southern structural glazing. Staff recommended that by pushing the cul-de-sac bulb to the north to create more east-west oriented lots; by redesigning the lotting pattern of lots 33 thru lots 36 to orient them east-west; and by introducing a second housing type (i.e. patio homes) with a minimum of 50% of the units total glazing facing to the south; the applicant could come closer to achieving 80% southern structural orientation.

Because of the concerns raised by staff the applicant requested a continuance of the item and has submitted a new lot design (Exhibit B) and new elevations (see attached).

STAFF EVALUATION: Staff has the following concerns regarding the applicant's revised proposal (Exhibit "B" and elevations).

1. The applicant has increased the average lot width from thirty feet (Exhibit A) to thirty nine feet (Exhibit B). The units vary from 22 to 32 feet in width. The applicant has redesigned the units to allow more than five feet of sideyard and to provide more than garages fronting the street. The front elevation includes a window element and a variety of one and two car garages. The revised plans are an improvement from the original proposal however, the units are still similar in appearance. Also, the 80% north/south lot and/or structure orientation was not achieved.
2. The applicant has extended the cul-de-sac bulb farther to the north to eliminate a sea of driveways and provide east-west oriented lots.
3. While Exhibit "B" provides for 72% north/south lot and southern structural glazing orientation, compliance with the intent of the general plan policy regarding solar access is actually less than with Exhibit "A". Exhibit "B" provides for more north/south oriented lots, however, given that the units are halfplexed and given that the elevation with the most structural glazing is the side elevation, north/south oriented lots provide for minimal solar access.

Staff feels that by introducing a second housing type (i.e. patio homes) and by reorienting lots 29, 30, 41-52, compliance with the solar access policy of the General Plan can be achieved.

4. The City Engineer is recommending that the applicant provide improvements along the 57± foot frontage of the adjacent parcel to the west. This condition is consistent with a note placed on the preceding parcel map (P-8450).
5. After a field survey, the City Parks Division has determined that the trees are not significant.
6. The South Sacramento Planning Advisory Council reheard the project. By a vote of 7 ayes, the Council approved the applicant's proposal subject to the incorporation of "some of the solar requirements, different sidings and different roof elevations."

STAFF RECOMMENDATION: Staff recommends that the project be denied.

Findings of Fact: Denial of Special Permit

1. The project as proposed does not comply with the objective of the energy policy of the Conservation Element of the General Plan in that:
  - a. all subdivisions containing more than 20 single family lots provide a minimum of 80% of the units with solar access.

- b. The design of the subdivision does not provide for future passive or natural heating or cooling opportunities.
2. The proposed halfplex development is not based on sound principles of land use in that the units are similar in design and creates a "row" type housing development.



C-2

R-1

DIAS AV

R-3-R

C-1

MORRISON

6350

ELDER CREEK

R-2

SUBJECT SITE

R-3-R

STOCKTON

R-2A-R

C-2

65TH

EXPRESSWAY

D-9314

March 26, 1981 -  
April 23, 1981

-11-b

Item 6 -  
Item 9

BLVD

SKY  
PARK

WAY

AV

AV

AV

AV

AV

AV

WAY

SKY  
PARK

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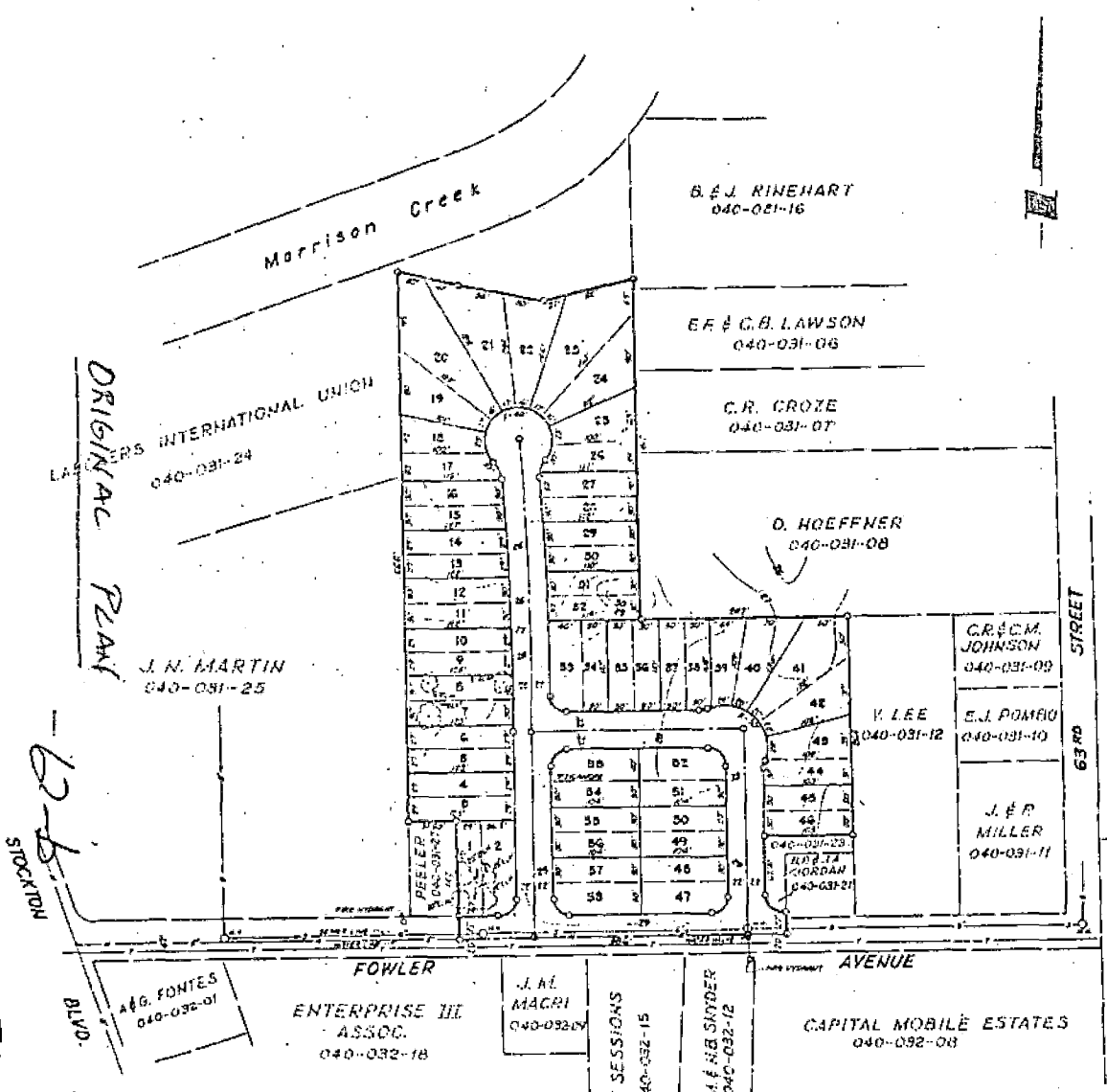
AV

P-9314

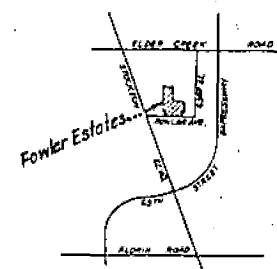
3-26-81

Item No. 9

**TENTATIVE MAP**  
**FOWLER ESTATES**  
 PARCEL 1, 46 P.M. 25  
 CITY OF SACRAMENTO, CALIFORNIA  
 JANUARY 1981 SCALE: 1" = 100'  
 MURRAY SMITH AND ASSOCIATES



- OWNER: PATRICK A. HALLIGAN  
C/O MARK 111 DEVELOPMENT CO.  
5501 SKY PARKWAY  
SACRAMENTO, CALIF. 95823  
PHONE: 421-4012
- SUBDIVIDER: MARK 111 DEVELOPMENT CO.  
5501 SKY PARKWAY  
SACRAMENTO, CALIF. 95823  
PHONE: 421-4012
- ENGINEER: MURRAY SMITH & ASSOCIATES  
3020 EXPLORER DRIVE  
SACRAMENTO, CALIF. 95827  
PHONE: 261-0444
- IMPROVEMENTS: AS REQUIRED BY THE CITY  
OF SACRAMENTO DEPARTMENT  
OF PUBLIC WORKS
- EXISTING USE: VACANT
- PROPOSED USE: HALF-PLEXES (R-1-A)
- EXISTING ZONING: R-3-R
- ASSESSORS PARCEL: 040-031-26
- SEWAGE DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: CITY OF SACRAMENTO
- ACREAGE: 6.46 ACRES
- NO. OF LOTS: 58 HALF PLEX LOTS
- LOT SIZE: AS SHOWN



ORIGINAL PLAN

STOCKTON BLVD.

63RD STREET

FOWLER AVENUE

AVENUE

Exhibit  
 "A"  
 Applicant's  
 PROPOSAL



P-9314

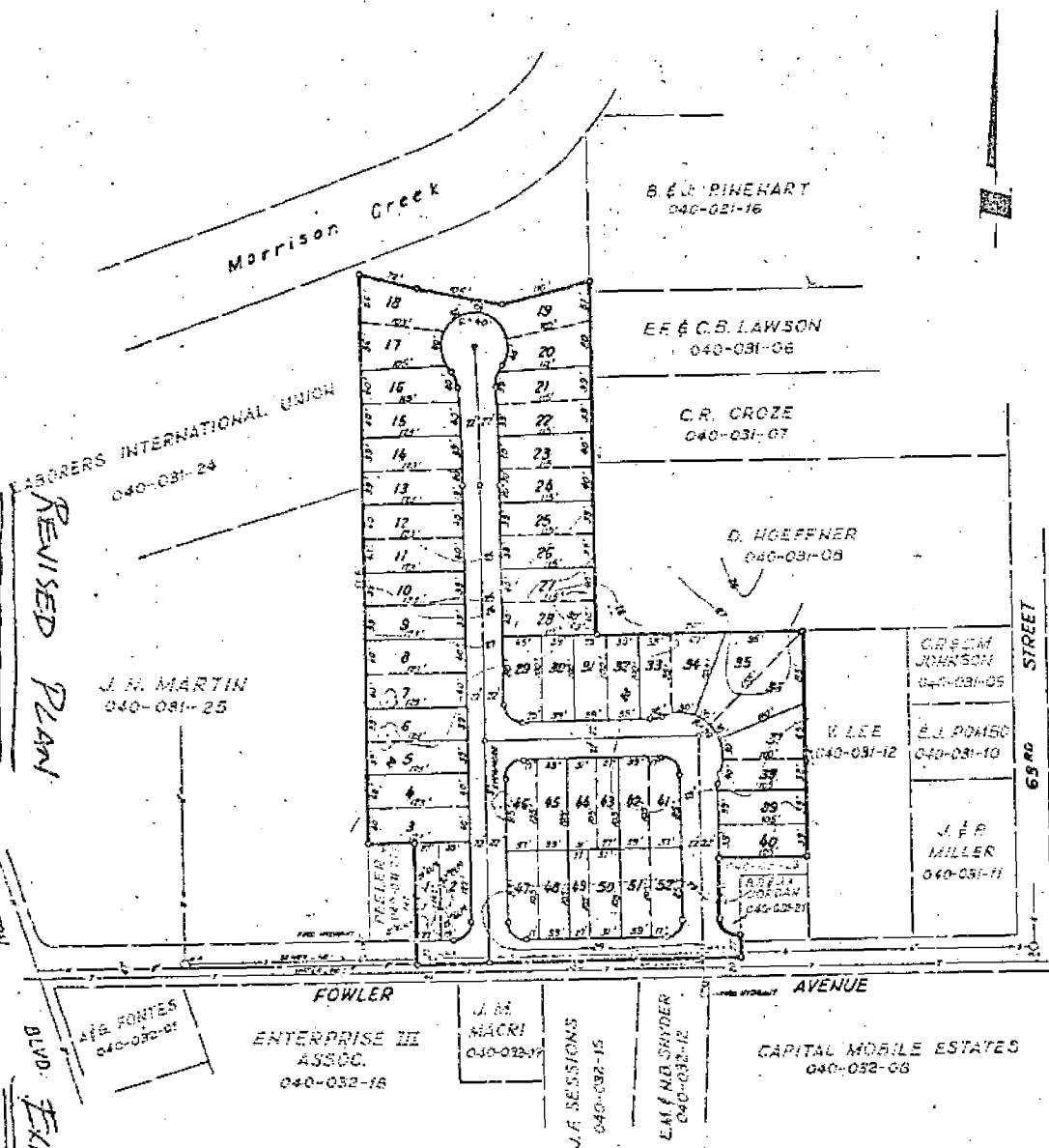
4/23/81

-13-B STOCKTON

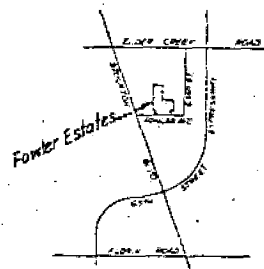
REVISED PLAN  
EXHIBIT 'B'

TENTATIVE MAP  
**FOWLER ESTATES**  
 PARCEL 1, 46 P.M. 25  
 CITY OF SACRAMENTO, CALIFORNIA  
 APRIL 1981 SCALE: 1" = 100'  
 MURRAY SMITH AND ASSOCIATES

**EXHIBIT 'B'**



- DIVIDER: PATRICK A. HALLIGAN  
670 MARK III DEVELOPMENT CO.  
5501 57th PARQUAY  
SACRAMENTO, CALIF. 95823  
PHONE: 421-4012
- SUBDIVIDER: MARK III DEVELOPMENT CO.  
5501 57th PARQUAY  
SACRAMENTO, CALIF. 95823  
PHONE: 421-4012
- ENGINEER: MURRAY SMITH & ASSOCIATES  
3020 EXPLORED DRIVE  
SACRAMENTO, CALIF. 95827  
PHONE: 361-5444
- IMPROVEMENTS: AS REQUIRED BY THE CITY  
OF SACRAMENTO DEPARTMENT  
OF PUBLIC WORKS
- EXISTING USE: VACANT
- PROPOSED USE: HALF-FLEX (R-1-A)
- EXISTING ZONING: R-1-R
- ASSESSORS PARCEL: 040-031-26
- SEWAGE DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: CITY OF SACRAMENTO
- ACREAGE: 6.46 ACRES
- NO. OF LOTS: 52 HALF PLEX LOTS
- LOT SIZE: AS SHOWN



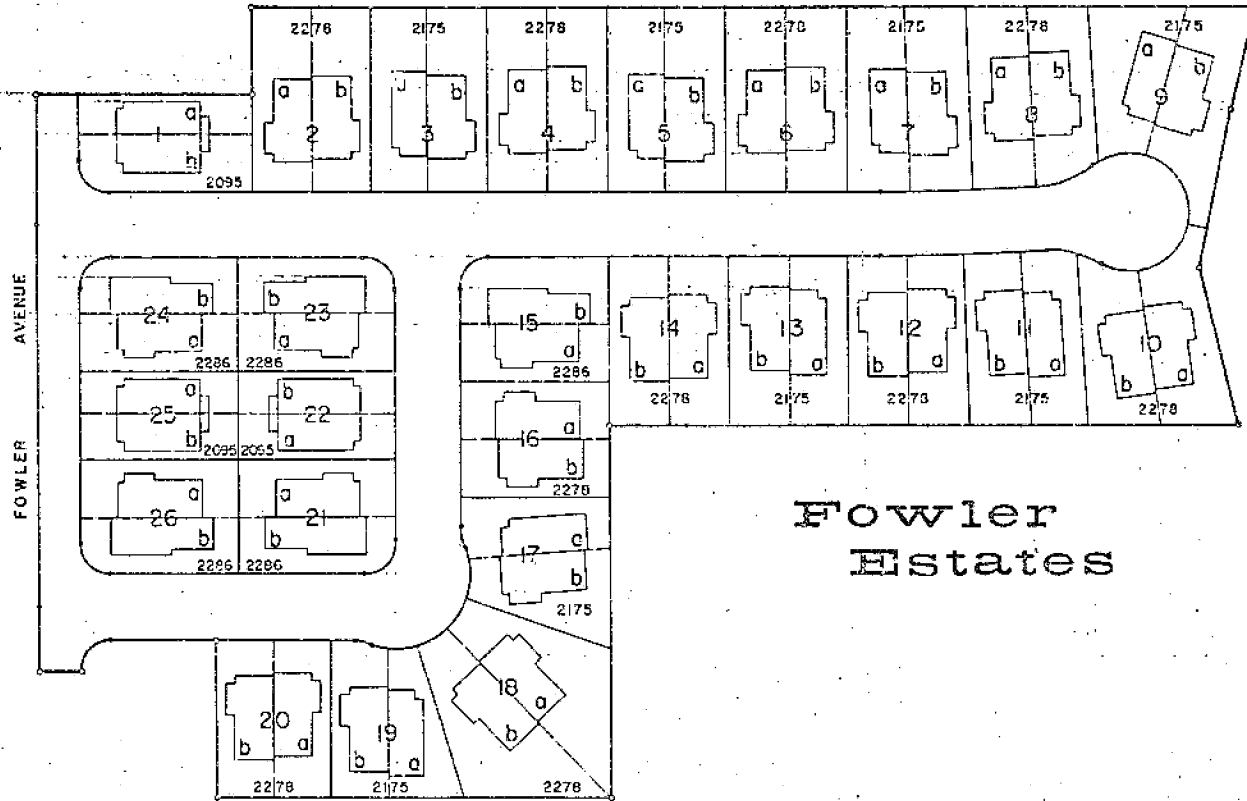
LOCATION MAP  
NOT TO SCALE

P-9314

M/23/81

-14-B

Item No. 9



SUBMITTED BY:  
  
 W.C. & ASSOCIATES, ENGINEERING  
 APPROVED \_\_\_\_\_ W.C.E. NO. \_\_\_\_\_ REV. DATE \_\_\_\_\_ DESCRIPTION \_\_\_\_\_ BY \_\_\_\_\_

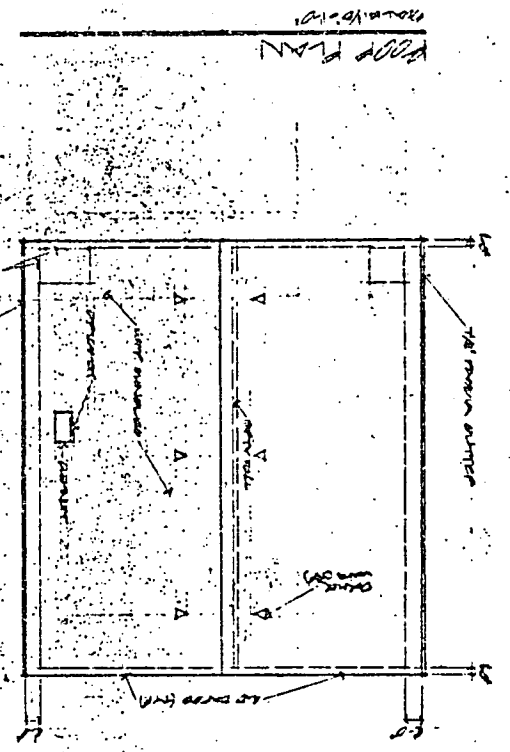
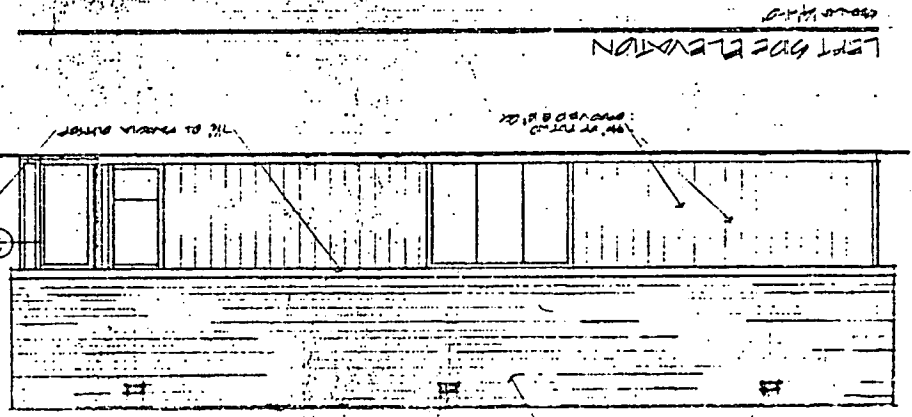
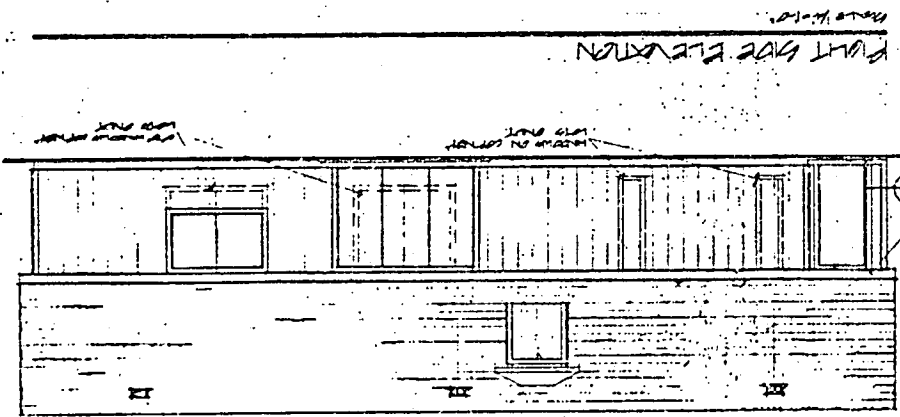
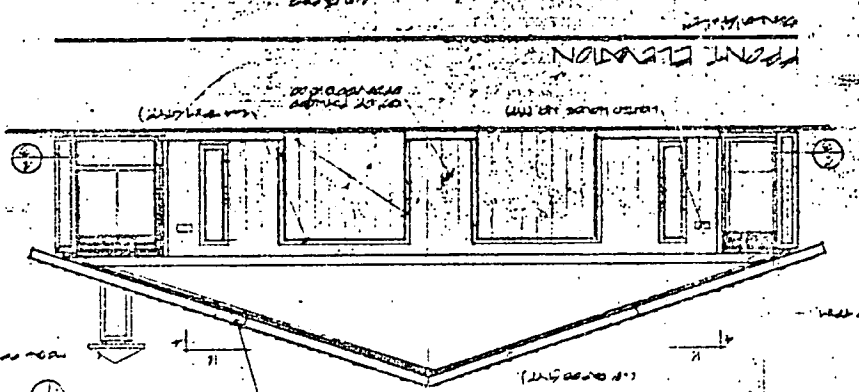
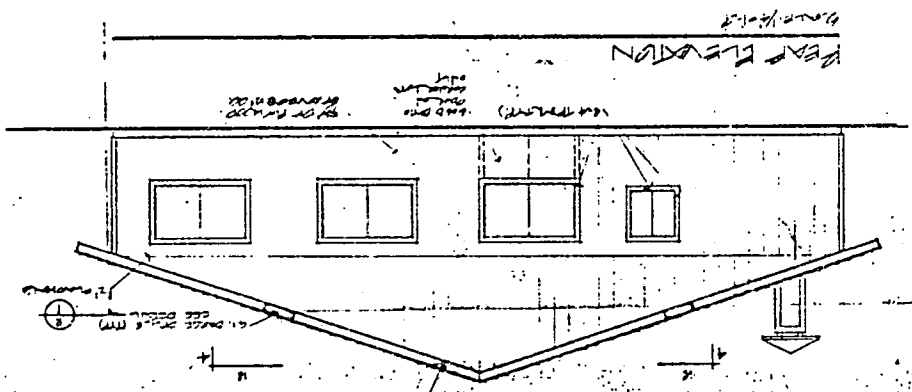
NO.	REV.	DATE	DESCRIPTION	BY

DRAWN: G.C. CAD.	DATE: APR 81
P.S. REP.	SHEET: 1/1
SCALE:	OF:
PROJECT NO. 21/225	


**ELEVATION**  
 A horizontal line is drawn across the top of the elevation to indicate the roof line.

**PLAN 2088**  
 ROYAL CONSTRUCTION COMPANY  
 101 WEST 10TH AVENUE - SACRAMENTO, CA 95811  
 (916) 433-1111

**STONHAM & BECKER**  
 ARCHITECTURE  
 3110 ANNE WAY SUITE 200  
 SACRAMENTO, CALIFORNIA 95834  
 (916) 488-0831



9-51-

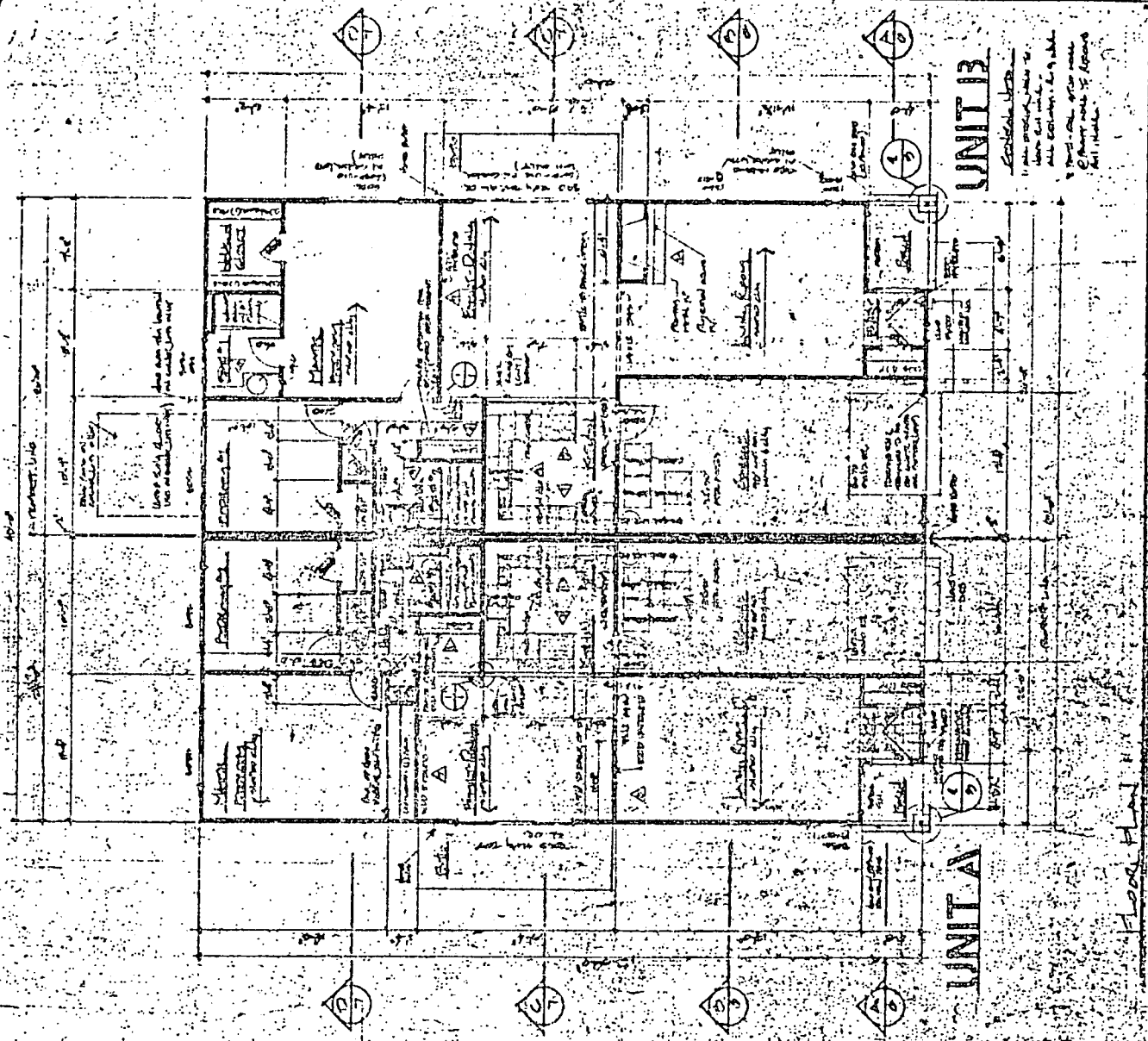
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8/23/88

FILED-D



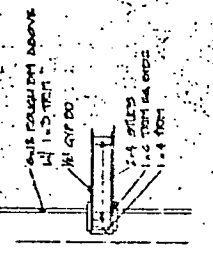
REVISION	DATE	BY	APP



UNIT B

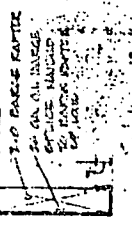
UNIT A

FLOOR PLAN  
 DATE: 11-11-80



DOOR TO WALL CONNECTION  
 SCALE: 1" = 1'-0"

TYPE OF FINISHING  
 SUBJECT RECORDS

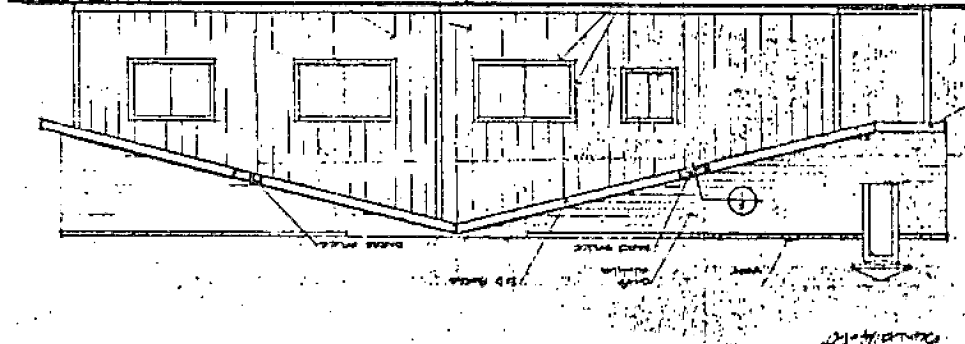


DOOR TO WALL CONNECTION  
 SCALE: 1" = 1'-0"

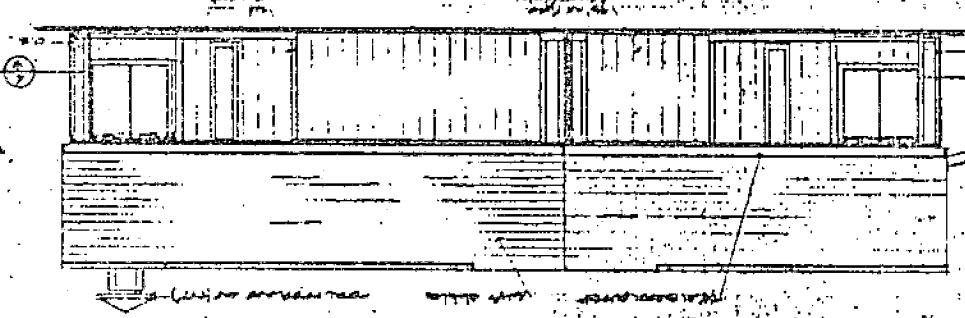
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-17-d

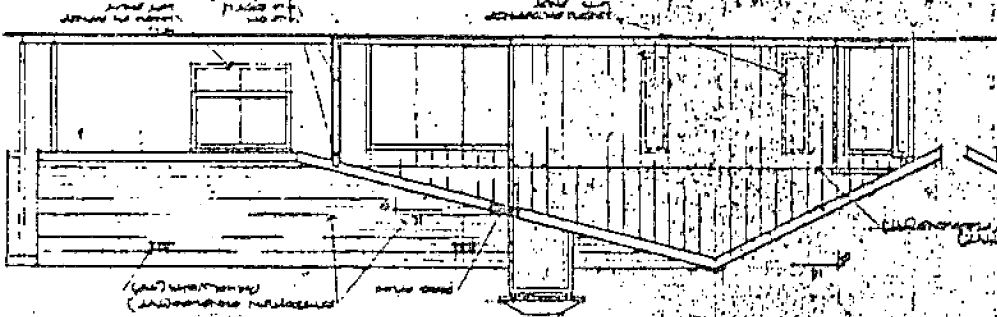
FRONT ELEVATION



FRONT ELEVATION



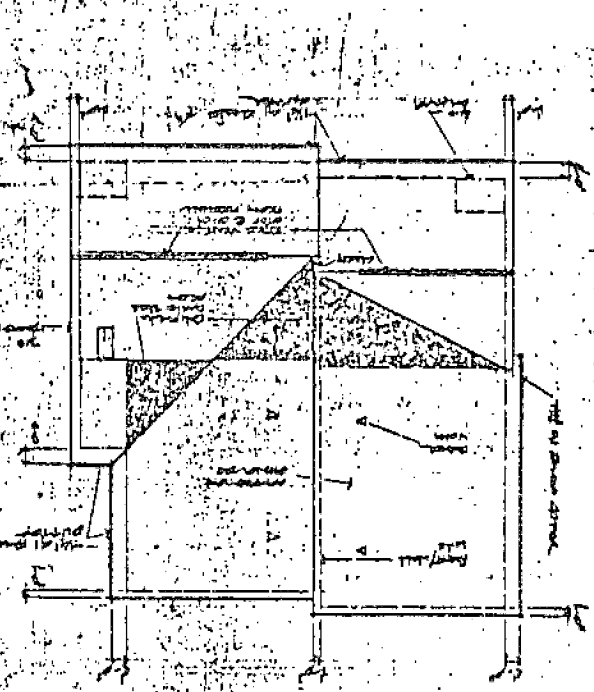
FRONT ELEVATION



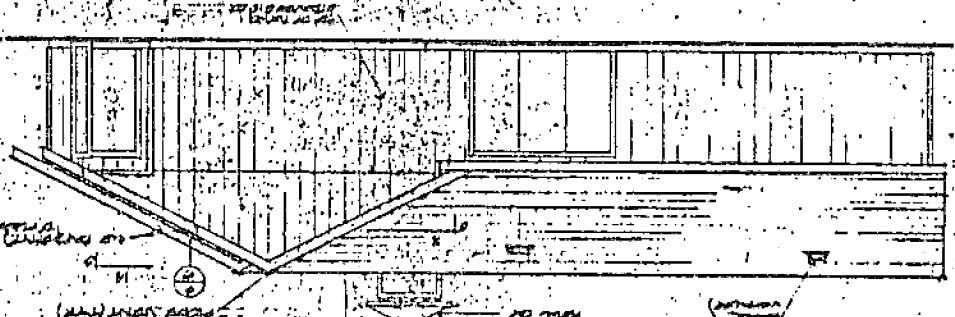
FRONT ELEVATION

FRONT ELEVATION

Floor Plan



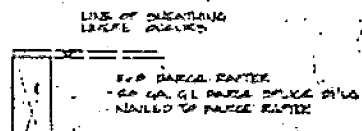
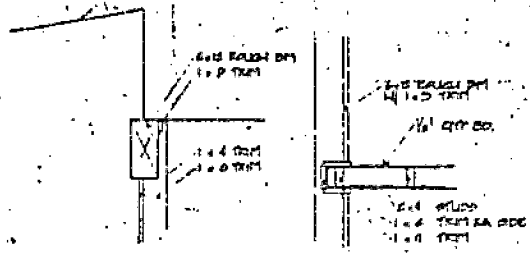
Left Side Elevation



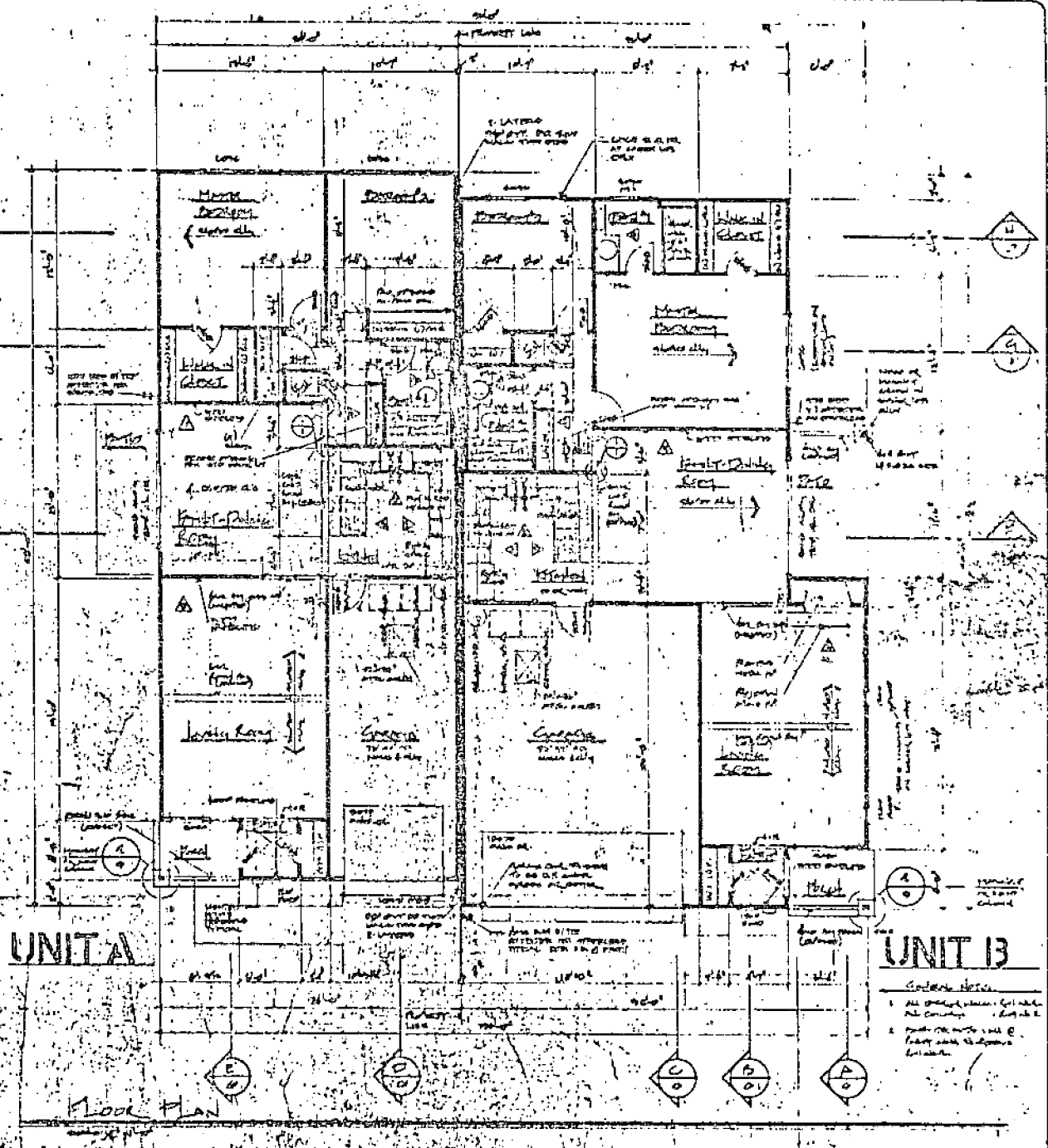
Left Side Elevation

Left Side Elevation

STANDARD & B...  
ARCHITECTS  
P...  
P...  
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18-7



STONHAM & BECKER  
310 HECROFT  
SUNNYVALE, CALIF.  
ARCHITECTS

ROYAL EXHIBITION BUILDING  
1000 WEST 10TH AVENUE  
DENVER, CO.

FLOOR PLAN

SECTION

NO. 1

NO. 2

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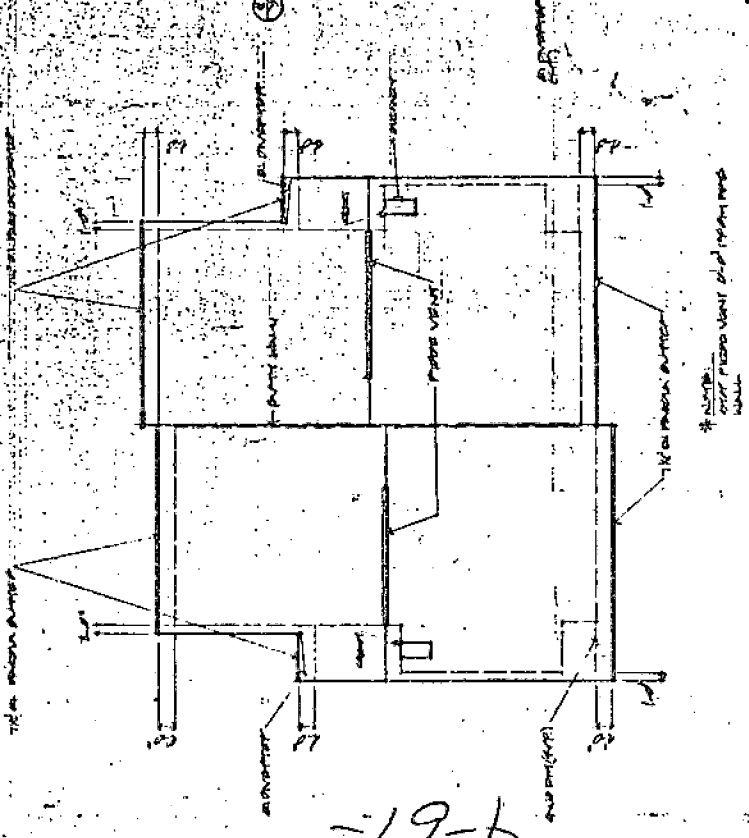
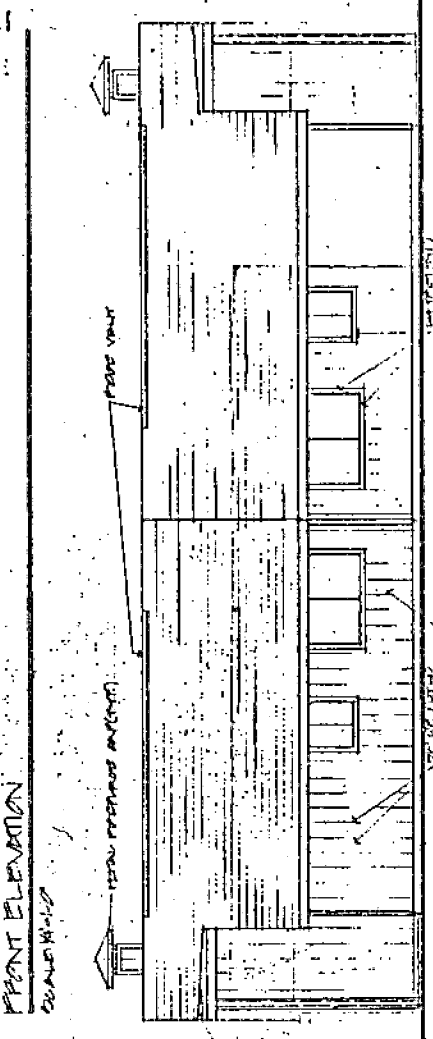
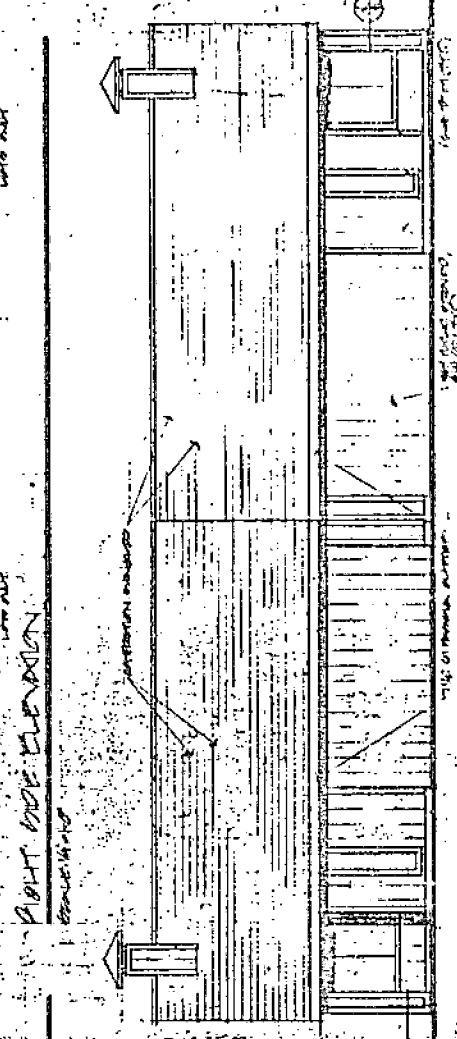
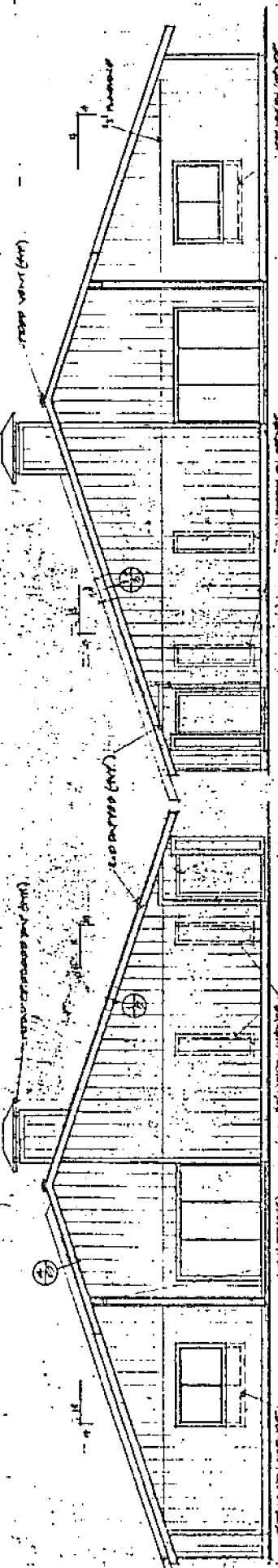
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NO. 100

ITEM 18-7

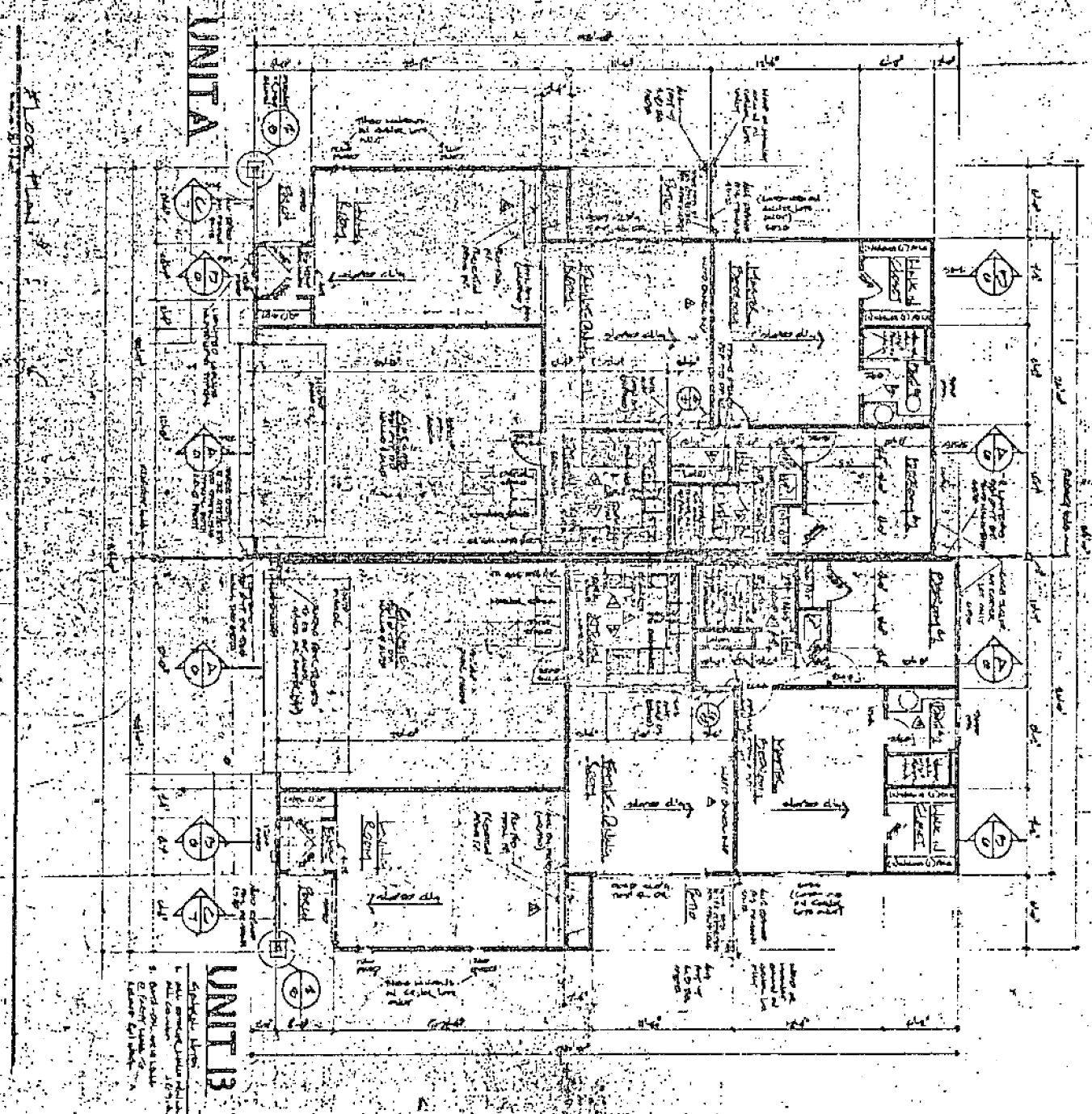


LEFT SIDE ELEVATION  
RIGHT SIDE ELEVATION  
FRONT ELEVATION  
REAR ELEVATION  
FLOOR PLAN

9-6-1-

Item No. 9

-20-b-



ACTION:   
 APPROVED:   
 DATE:   
 FILE:   
 NO. SHEETS:

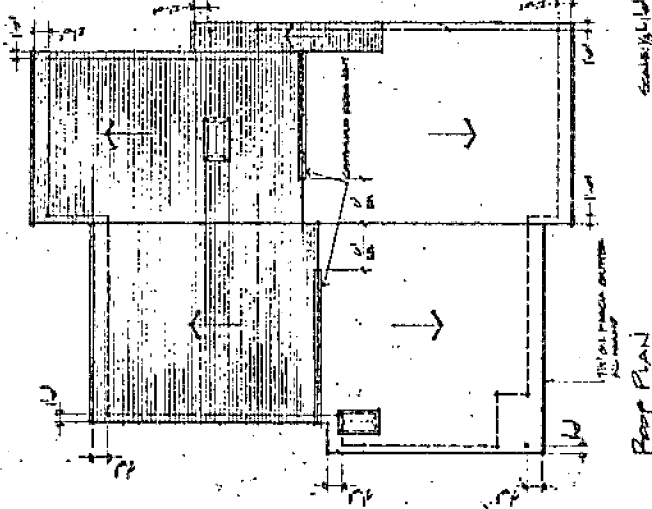
**FLOOR PLAN**  
 UNIT 13  
 ROYAL CONSTRUCTION COMPANY  
 1711 34th Street, Sacramento, CA 95811  
 (916) 433-1011

**ROYAL CONSTRUCTION COMPANY**  
 1711 34th Street • SACRAMENTO, CA 95811  
 (916) 433-1011  
**PLAN 2278**

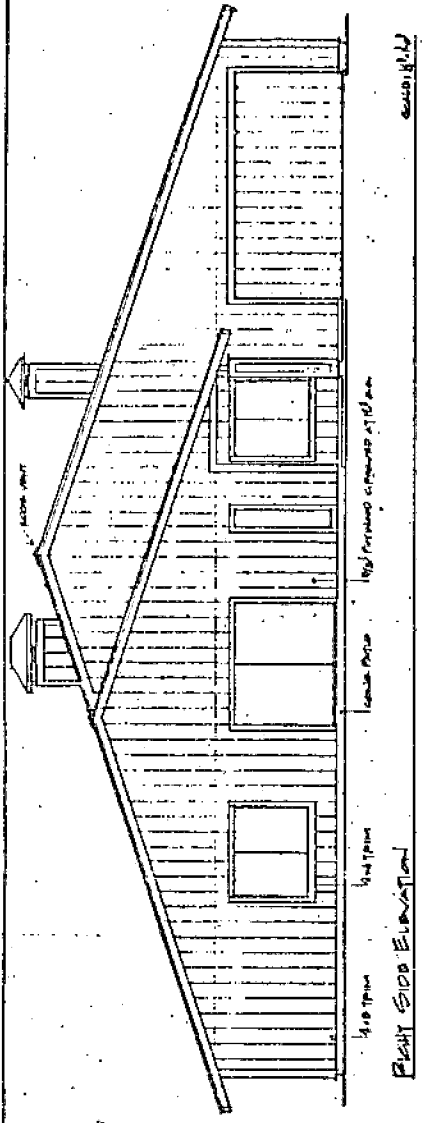


**STONHAM & BECKER**  
 Architecture planning  
 2340 ARDEN WAY SUITE 200  
 SACRAMENTO, CALIFORNIA 95825  
 (916) 488-0831

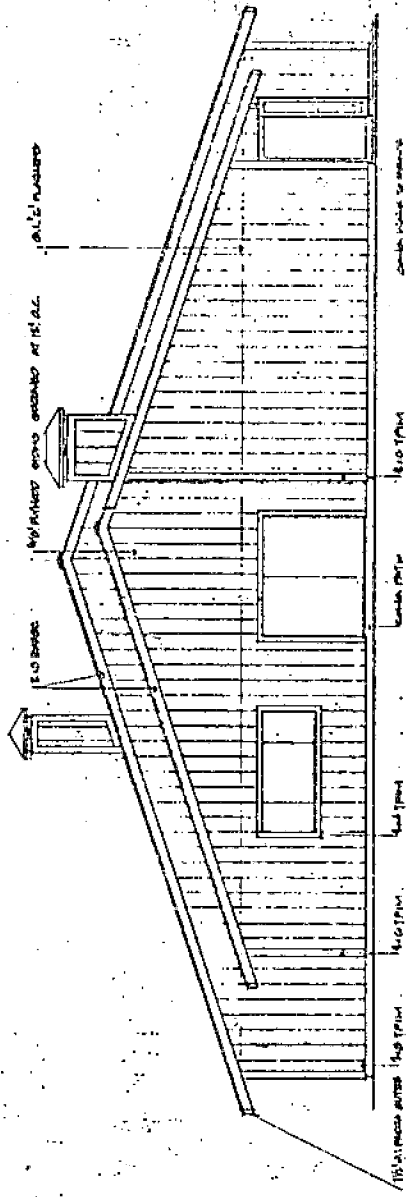




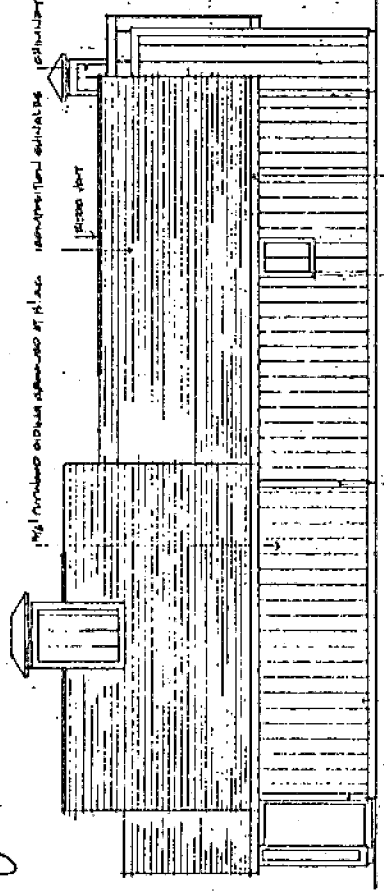
FLOOR PLAN



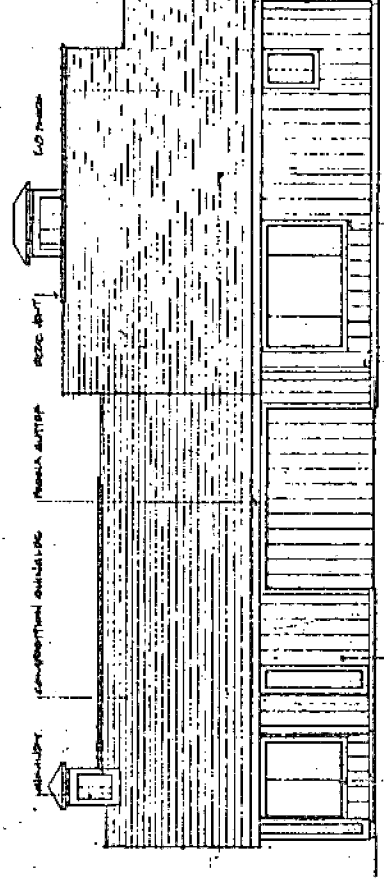
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



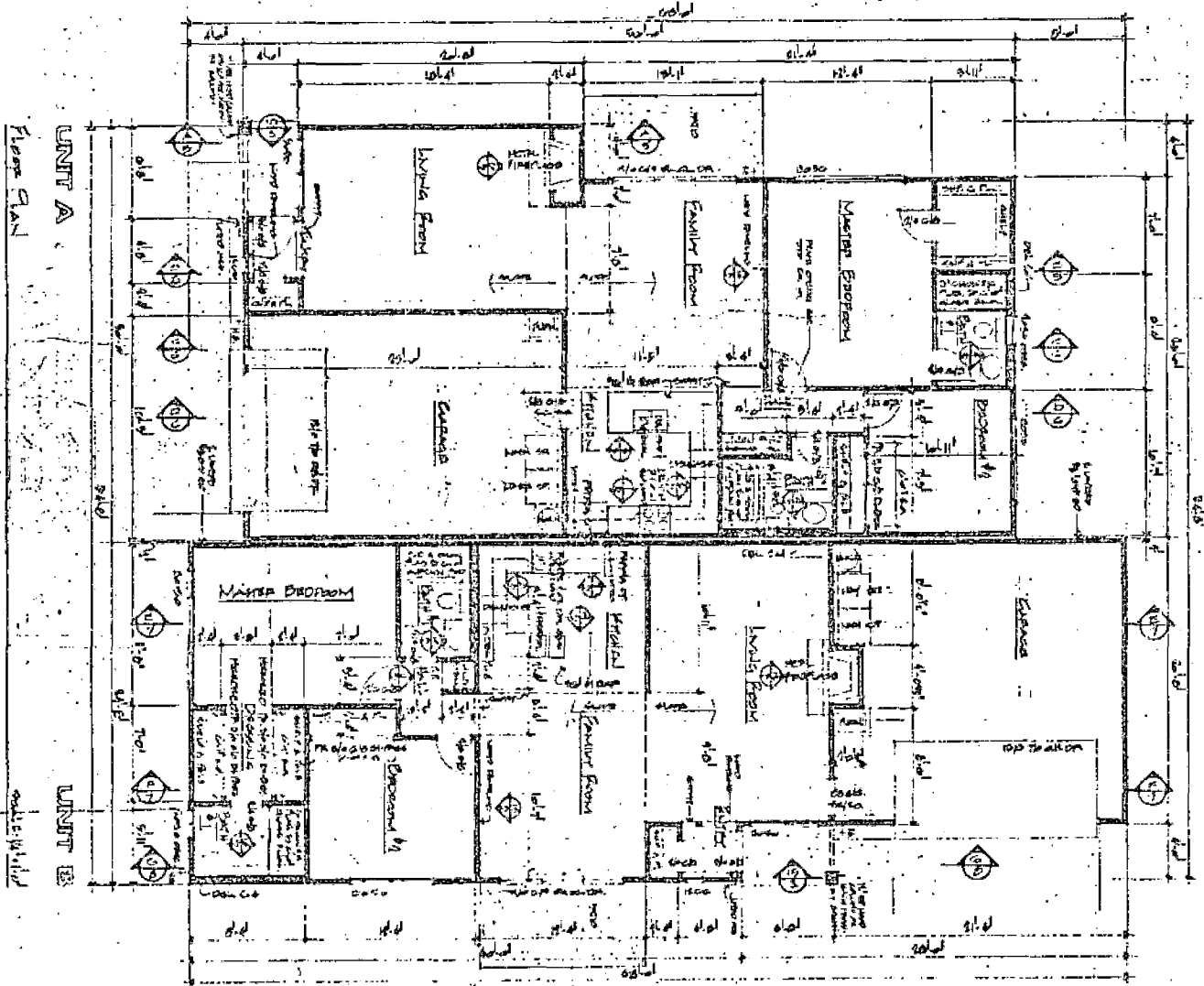
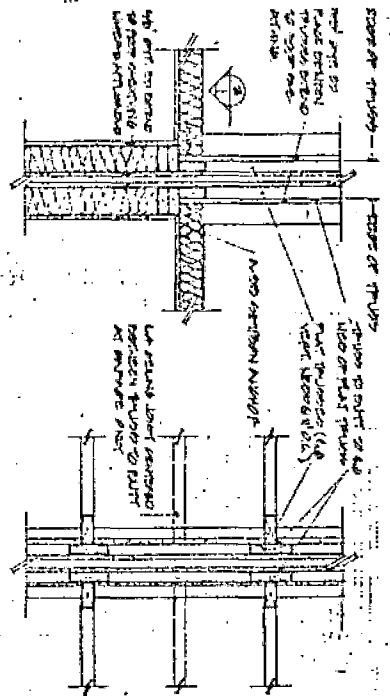
FRONT ELEVATION

-21-b

9-08-6

PART WALL DETAIL  
 Section 10-1

Plan View

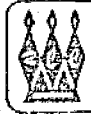


UNIT A  
 Floor Plan

UNIT B  
 Floor Plan

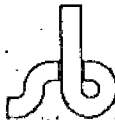
PROJECT	ROYAL
NO.	2286
SHEET	1 OF 2
DATE	11/11/66
BY	STONHAM & BECKER
FOR	ROYAL CONSTRUCTION COMPANY

Home Plan  
 HALLMARK FOR ROYAL CONSTRUCTION  
 4100 RAY  
 SACRAMENTO, CALIF. 95834



ROYAL CONSTRUCTION COMPANY  
 16131 1ST STREET, SACRAMENTO, CALIF. 95827  
 (916) 431-4011

PLAN 2286



**STONHAM & BECKER**  
 architecture planning  
 2740 ARDEN WAY SUITE 200  
 SACRAMENTO, CALIFORNIA 95825  
 (916) 483-0831

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

JUN 4 12 08 PM '81

MARK

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June 4, 1981

City Clerk  
Sacramento City Council  
915 - I Street  
Sacramento, California 95814

RE: Control No. P-9314  
Fowler Estates: Applicant - Mark III Development Company

Gentlemen:

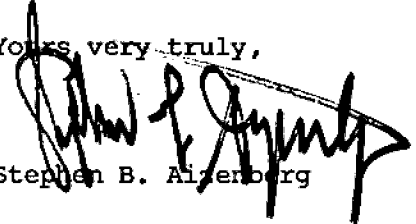
Please allow this correspondence to formally request that the above captioned property, which was the subject of an appeal at your June 2, 1981 meeting and discussed as Item No. 15, be reconsidered at your regular meeting to be held June 9, 1981.

The applicant believes that additional discussion that was not heard at the June 2nd meeting might prove beneficial and affect the outcome of the determination.

I wish to thank you for your consideration with respect to this request and look forward to your affirmative determination concerning same.

Best regards!

Yours very truly,



Stephen B. Alverberg

SBA:dj

APPROVED  
BY THE CITY COUNCIL

JUN - 9 1981

OFFICE OF THE  
CITY CLERK

HR9  
6-30-81

925-3184



## Projected Agenda Items

Revision: 81-8 Date: 6-17-81

\* JUNE 23, 1981 - 6:30 P.M.

EXECUTIVE SESSION - EMPLOYEE RELATIONS

JUNE 23, 1981 - 7:30 P.M.

REGULAR MEETING OF THE SACRAMENTO CITY COUNCIL

1. HRG: General Revenue Sharing uses
2. HRG: Bud/Fin Committee recommended Budgets
3. HRG: Prezone 40+ acres from M-1 to M-2(S), Loc: 1,317+ ft south of Corner Elder Creek Rd & Florin-Perkins Rd (D6) (P-8704)
4. HRG: Various requests for property at 2014 Alhambra Blvd. (D4) (P-9357)
5. HRG: Ord. amending Zoning Ord 2550 relating to Mobile Homes on Approved Foundation (Emerg. Ord)
6. COM: Status Rpt re Planning Study for Stockton Blvd. & Similar Blighted Commercial Strips
7. 911 Modified System Common Equipment Order
8. Ord. amending City Code by repealing/reenacting Art. II, Chapt. 30 relating to Patrol Svcs. (PFP 6-16-81 #45) (Law/Leg)
9. Resolution adopting Alternate 4C to selection of preferred alt. to I-80 bypass freeway, Light Rail

\* JUNE 24, 1981 - 3:00 PM to 7:00 PM

// TENTATIVELY SCHEDULED //

BUDGET MATTERS  
EXECUTIVE SESSION - EMPLOYEE RELATIONS

\* JUNE 25, 1981 - 3:00 PM to 5:00 PM

// TENTATIVELY SCHEDULED //

BUDGET MATTERS  
EXECUTIVE SESSION - EMPLOYEE RELATIONS

\* JUNE 29, 1981 - 7:00 P.M.

BUDGET MATTERS  
EXECUTIVE SESSION - EMPLOYEE RELATIONS

\* JUNE 30, 1981 - 6:30 P.M.

// TENTATIVELY SCHEDULED //

EXECUTIVE SESSION

JUNE 30, 1981 - 7:30 P.M.

REGULAR MEETING OF THE SACRAMENTO CITY COUNCIL

1. City Council to adopt FY 1981-82 Budgets & approve use of General Revenue Sharing
- ~~2. CONSENT: ROI to set hearing to determine costs for delinquent utility service accounts to be placed as liens on property, Hrg 7-21-81~~
3. HRG: Appeal of CPC denial of var. req. for prop. located No. Side Fowler Ave, 450' ea. of Stockton (P-9314) (D6) (6-9-81 #28)
- ~~4. Findings of Fact denying appeal (P-9384) (Hrg. 6-16-81 #32)~~
- ~~5. Findings of Fact denying appeal (P-9319) (Hrg. 6-16-81 #33)~~
6. HRG: Tent. Map to divide 2+ acres w/commercial Bldg under construction into 5 airspace condos in C-3 Zone (P-9204) (D1)
- ~~7. F of F granting 2 Atch. Signs & 1 Monument Sign not to exceed 6' for SW corner Florida Rd/Sacramento Haven Dr. (P-9384) (D8)~~

JULY 6, 1981 - 7:00 P.M.

SPECIAL MEETING - SACRAMENTO CITY COUNCIL

CABLE TELEVISION POLICY MEETING

1. Rate Regulation
2. Prevailing Wage Rates
3. Service Area Boundaries
4. Minority Business Requirements

JULY 7, 1981 - 7:30 P.M.

REGULAR MEETING OF THE SACRAMENTO CITY COUNCIL

1. HRG: Amend Community Plan & Rezone  $\frac{1}{2}$  Block bounded by 35th/36th Sts and 5th Avenue
2. HRG: Amend Oak Park Plan & Rezone for property on west side of 35th St., So. of 4th Ave.
3. HRG: Res. of Necessity acquiring property at 35th St/4th Ave. by public domain
4. HRG: Redevel. Agency Res. of Just Compensation for four parcels at 35th St/4th Avenue
5. HRG: ANNEXATION: No. Bruceville Road and Raney Annexations
6. HRG: Rec. from Preservation Bd. to acquire 2315 Capitol Mall (Diepenbrock Mansion) thru power of eminent domain
7. HRG: Ord. amending Secs. 6-A, 6-C, 6-D-1, 6-D-14 & adding 22-A-23 to Zoning Ord. 2550 relating to Vehicle/Bicycle parking for office buildings in C-3 zone.
8. HRG: Tent. Map to divide 6+ acres containing a school (to be removed) into 28 single family lots, Kari Terracce (P-9391) (D6)
9. HRG: Var. Req. for property located on corner lots in Meadowview Unit #3 (P-9396) (D1)
10. HRG: Var. req. for property on Sherice Ct, Park Ranch Way, Parkshore Cir, Greenhaven Dr, Greenstar Wy, Park Vista Cir, Havenhurst Dr (P-9409) (D8)
11. HRG: Res. abandoning drainage easement adjacent to Indian Lane (ROI 6-16-81 #6)
12. HRG: Cannon Industrial Park/Cannon Residential Park, Impr. Proc. 5031 (ROI 6-16-81 #3)
13. HRG: Commencement of Proceedings for Kennedy Acres Sanitary Sewer Assessment District (Impr.Proc.4891) (ROI 6-16-81 #4)
14. HRG: Tent.Map for 8900 Alder Avenue (P-9371) (D6) (Cont.fm 6-9-81 #34; 6-16-81 #35)
15. HRG: Var. req. for property on var. corner lots bounded by Sac. River & Riverside Blvd. (P-9273) (D8) (Cont.fm 6-16-81 #36)
16. HRG: Var. req. for property at SE corner Gloria Dr. & Rivergate Wy (P-9397) (D8) (Cont.fm 6-16-81 #40)