



# CITY OF SACRAMENTO

11

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

September 12, 1984

**APPROVED**  
BY THE CITY COUNCIL

SEP 19 1984

City Council  
Sacramento, California

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

- SUBJECT: 1. Negative Declaration  
2. Rezoning from R-1 to R-1A  
3. Tentative Map (P84-256)

LOCATION: 2734 Branch Street

## SUMMARY

The application is for entitlements to develop a nine unit condominium project on a .9+ acre parcel. The Planning Commission and staff recommend approval of the project.

## BACKGROUND

The subject site is a deep lot over 400 feet in length and 91 feet wide. The site and most of the adjacent area is zoned R-1; however, several existing multifamily uses are in close proximity. The North Sacramento Community Plan designates the site for residential use with a density of 4-8 units per acre.

On August 9, 1984, the Planning Commission considered the subject application. After receiving public testimony and hearing no opposition to the project, the Commission voted to approve a special permit to allow a density increase of 19% pursuant to the City's infill incentive program. The Commission also voted to recommend approval of the rezoning and tentative map.

## VOTE OF THE PLANNING COMMISSION

On August 9, 1984, the Commission, by a vote of six ayes, three absent, recommended approval of the project with conditions.

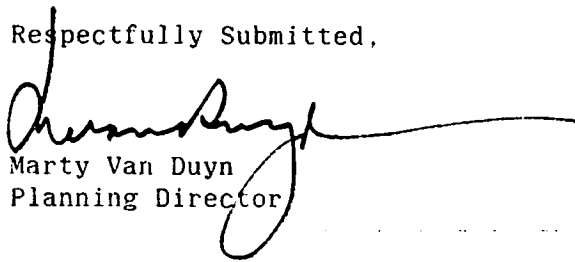
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RECOMMENDATION

The Planning Commission and staff recommend the City Council take the following actions:

1. Ratify the Negative Declaration;
2. Adopt the attached ordinance which rezones the subject site from R-1 to R-1A;
3. Adopt the attached Resolution which adopts Finding of Facts and approves the Tentative Map with conditions.

Respectfully Submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

AG:pkb  
Attachment(s)  
P84-256

September 18, 1984  
District No. 2

DATE Aug 9

ITEM NO. 11B FILE # 4256

M \_\_\_\_\_

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

Location: 2734 Branch St.

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>PROponents</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPponents</u>		
<u>NAME</u>		<u>ADDRESS</u>

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

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓		✓	
Fono	<i>Robert</i>			
Goodin	<i>Robert</i>			
Hunter	✓			✓
Ismael	<i>Robert</i>			
Ramirez	✓			
SIMPSON	✓			
Holloway	✓			

- 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. 84-805

Adopted by The Sacramento City Council on date of

APPROVED BY THE CITY COUNCIL  
SEP 19 1984  
OFFICE OF THE CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT 2734 BRANCH STREET

(P- 84-256)(APN: 265-210-18)

WHEREAS, the City Council, on September 18, 1984, held a public hearing on the request for approval of a tentative map for property located at 2734 Branch Street;

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 therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1984 North Sacramento Community Plan designate the subject site for residential use(s).

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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 the filing of the final map unless a different time for compliance is specifically noted:
  - a. An off-site water main may be required. Determination to be made by the City Engineer;
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer; drain lines shall be extended to the satisfaction of the City Engineer;
  - c. Enter into an agreement with the City to participate in any future assessment districts to provide street lights. A note shall be placed on the final map referencing the agreement;
  - 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.

Informational Item: Access to the alley shall be restricted to emergency vehicles only. Plans for restricted access shall be reviewed and approved by the City Traffic Engineer.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P84-256

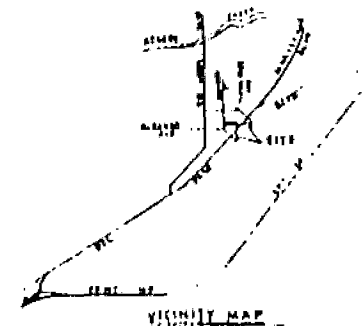
TENTATIVE SUBDIVISION MAP OF  
**BRANCH STREET GARDENS**

A TOWNHOUSE DEVELOPMENT

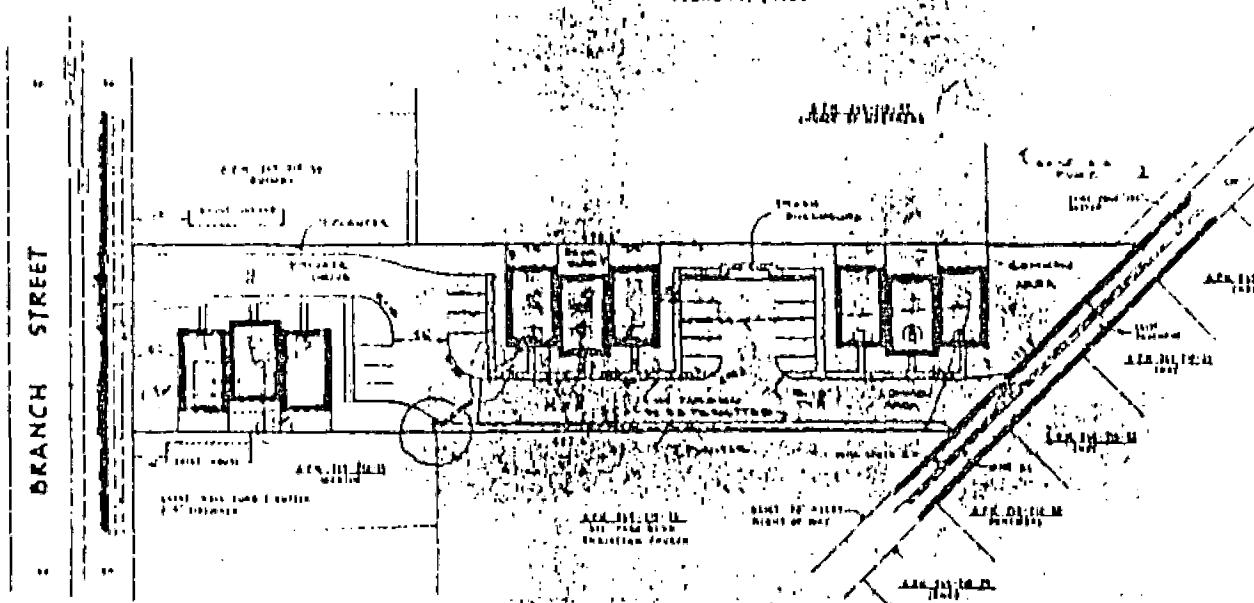
CITY OF SACRAMENTO, CALIFORNIA

SCALE: 1" = 60'

FEBRUARY, 1964



VICINITY MAP  
 OF SITE



BRANCH STREET

**OWNER - DEVELOPER**

LARRY WILLIAMS  
 1000 10th Street  
 Sacramento, CA 95811  
 Phone: 555-1234

**ENGINEER**

STEVE J. WILLIAMS, CIVIL  
 ENGINEERING & SURVEYING  
 1000 10th Street  
 Sacramento, CA 95811  
 Phone: 555-1234

**GENERAL NOTES**

- 1. EXISTING USE - SINGLE FAMILY DWELLING
- 2. EXISTING ZONING - R-1
- 3. EXISTING EASEMENT - NONE
- 4. EXISTING UTILITY - NONE
- 5. EXISTING RIGHT OF WAY - NONE
- 6. EXISTING EASEMENT FOR UTILITY - NONE
- 7. EXISTING EASEMENT FOR UTILITY - NONE
- 8. EXISTING EASEMENT FOR UTILITY - NONE
- 9. EXISTING EASEMENT FOR UTILITY - NONE
- 10. EXISTING EASEMENT FOR UTILITY - NONE

P 84256



ASSESSOR'S PARCEL NO.  
 100-100-10

# ORDINANCE NO. 84-094

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 2734

BRANCH STREET  
FROM THE SINGLE FAMILY, R-1 ZONE(S)

AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)

(FILE NO. P- 84-256)(APN: 265-210-18)

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 Single Family, R-1 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 9, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director 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.

**APPROVED**  
BY THE CITY COUNCIL

**SEP 19 1984**

OFFICE OF THE  
CITY CLERK

25

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

P84-256



LEGAL DESCRIPTION

All that real property situate in the County of Sacramento,  
State of California described as follows:

Lot 7 in Block 21 as shown on the plat of North Sacramento  
Subdivision No. 8 filed in the Office of the Recorder,  
Sacramento County, California, in Book 13 of Maps, Map No.  
49.

P 84256 .

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

11

APPLICANT	Glenn Williams, 6020 Rutland Drive, No. 19, Carmichael, CA 95608		
OWNER	Larry Mailliard, P.O. Box 25563, Sacramento, CA 95865-5653		
PLANS BY	Haggett & Shaw, 7419 Winding Way, Fair Oaks, CA 95628		
FILING DATE	6/27/84	50 DAY CPC ACTION DATE	8/9/84
		REPORT BY:	SC:bw
NEGATIVE DEC.	7/16/84	EIR	ASSESSOR'S PCL. NO. 265-210-18

- APPLICATION:
- A. Negative Declatation
  - B. Rezone 1+ vacant acres from R-1 to R-1A (Sec. 13 & 7)
  - C. Tentative Map to divide 1+ acres into one common lot and nine condominium lots (Subdivision Ord.)
  - D. Special Permit to develop nine condominium units (Sec. 7-C)
  - E. Special Permit for a density bonus on an infill development (Sec. 9-B)

LOCATION: 2734 Branch Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a nine-unit condominium project on an excessively deep lot using the infill density bonus program.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/ac)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family structure to be removed

Surrounding Land Use and Zoning:

North:	Single Family Residential and Church; R-1
South:	Single Family Residential and Church; R-1
East:	Single Family Residential; R-2
West:	Single Family Residential; R-1

Parking Required:	9 spaces
Parking Provided:	14 spaces
Property Dimensions:	Irregular
Property Area:	0.9+ acres
Density of Development:	9.5 du/ac
Square Footage of Units:	972
Height of Structure:	One story, or 16 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing and to be improved
Exterior Building Colors:	Tan and brown
Exterior Building Materials:	Shake and beveled siding with heavy composition shingles

APPLC. NO. P84-256 MEETING DATE August 9, 1984 CPC ITEM NO. 11

SUBDIVISION REVIEW COMMITTEE: On July 25, 1984, by a vote of 4 ayes and 5 absent, the Subdivision Review Committee recommended approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION:

1. The subject site is located in the North Sacramento Community Plan area in a neighborhood developed with single and multiple family uses along with church facilities.

The site is an excessively deep lot and which is developed on all three sides. At the present time, a single family structure is located on the site. The applicant is proposing to remove the existing structure and develop the site with nine condominium units. Part of the applicant's request involves a rezone to the townhouse zone, which allows up to 15 units per acre, and the applicant's proposal is consistent with this zoning.

The new North Sacramento Community Plan designates the site for residential use with from 4 - 8 dwellings per acre. Although the applicant's proposal exceeds the allowed density, this project is being considered under the infill incentive provisions for a density bonus. This provision allows for up to a 25% increase in density, and, as proposed, the applicant is requesting to increase the density by 19%.

2. In reviewing a special permit for a density bonus under infill development, significant consideration is given to the quality of design and the landscaping. The applicant submitted preliminary plans for staff's review and comments. As revised and submitted, the attached plans address staff's concern and comments regarding the preliminary proposal. The applicant has modified the exterior design by off-setting the units which aids in relieving the monotony of the elevations. The exterior finish consists of sidewall shakes and horizontal wood siding which are used alternately on the units. The alternate siding helps to differentiate the individual units, giving the appearance of cottages or small townhouses which is compatible with the surrounding single family homes in this neighborhood. The applicant will also be providing greenhouse windows in the kitchens to add interest to the front elevations. The roofing material will consist of a heavy composition shingle. Staff recommends that samples of the roofing material be submitted for Planning staff approval. The material to be used should be textured and provide depth, thereby giving the appearance of shake or wood shingles.

3. The applicant will be providing the required parking lot shading by a combination of covered parking and shade trees. As proposed, the driveway and parking area comply with the 50% shading requirement. The three covered carports provide space for three automobiles; therefore, each unit will be provided covered parking which is an amenity commonly found in condominium projects.
4. The applicant's landscape plans have been designed in accordance with the established design criteria for multiple family housing (see Exhibit A). A four-foot high landscaped berm will be provided in the front setback area. The remaining open space will be landscaped with lawn, low shrubs and trees.
5. The City Traffic Engineer reviewed the applicant's plans and indicated no objections to the applicant's proposal. The Traffic Engineer did, however, express concern over the dual access to this site and recommends the applicant limit access from the alley to emergency vehicles. This provision will eliminate the possibility of the on-site driveway being used by through traffic in the area.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the Commission approve the project by:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the Rezone from R-1 to R-1A;
- C. Recommend approval of the Tentative Map, subject to conditions which follow;
- D. Approval of the Special Permit to develop nine condominium units, subject to conditions and based upon Findings of Fact which follow; and
- E. Approval of the Special Permit for a density bonus, subject to conditions and based upon Findings of Fact which follow.

Conditions - Special Permit

- a. The applicant shall adhere to the attached plans;
- b. The applicant shall submit a sample of the roofing material to Planning staff for review and approval prior to issuance of a building permit. The roofing material shall consist of a heavy composition shingle with depth and a textured design.

- c. The applicant shall develop the site with restricted access from the alley for emergency vehicles only. Plans for the alley access shall be reviewed and approved by the City Traffic Engineer prior to issuance of a building permit.
  - d. The special permit for the condominium development is only valid for a one-year period at which time an extension must be approved by the Planning Commission. The special permit shall be established when a building permit has been issued and construction is underway.
5. The applicant shall utilize the multiple family residential design criteria as shown in Exhibit A.

Conditions - Tentative Map

The Subdivision Review Committee recommends approval of the 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:

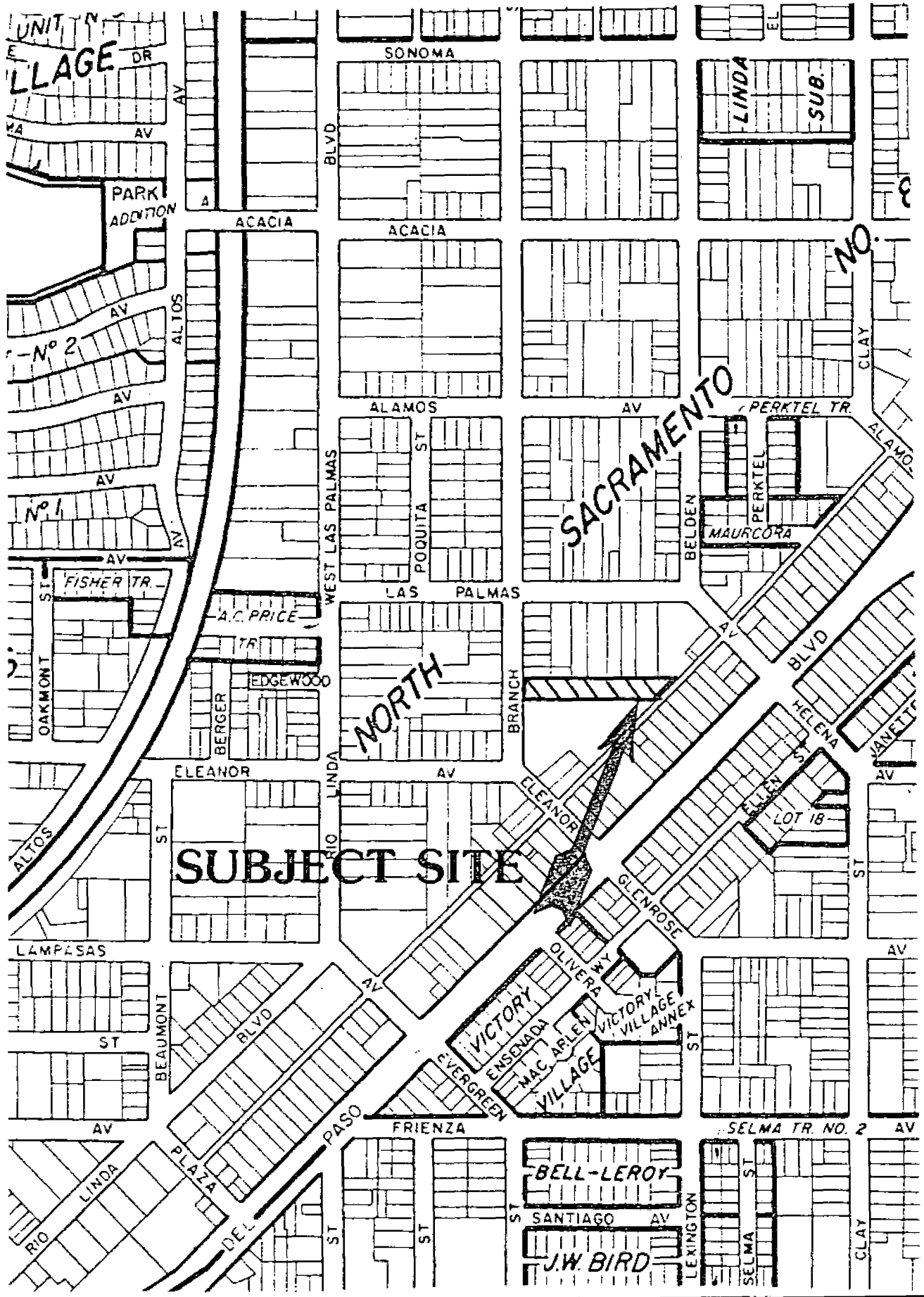
- a. An off-site water main may be required. Determination to be made by the City Engineer;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer; drain lines shall be extended to the satisfaction of the City Engineer;
- c. Enter into an agreement with the City to participate in any future assessment districts to provide street lights. A note shall be placed on the final map referencing the agreement;
- 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.

Informational Item: Access to the alley shall be restricted to emergency vehicles only. Plans for restricted access shall be reviewed and approved by the City Traffic Engineer.

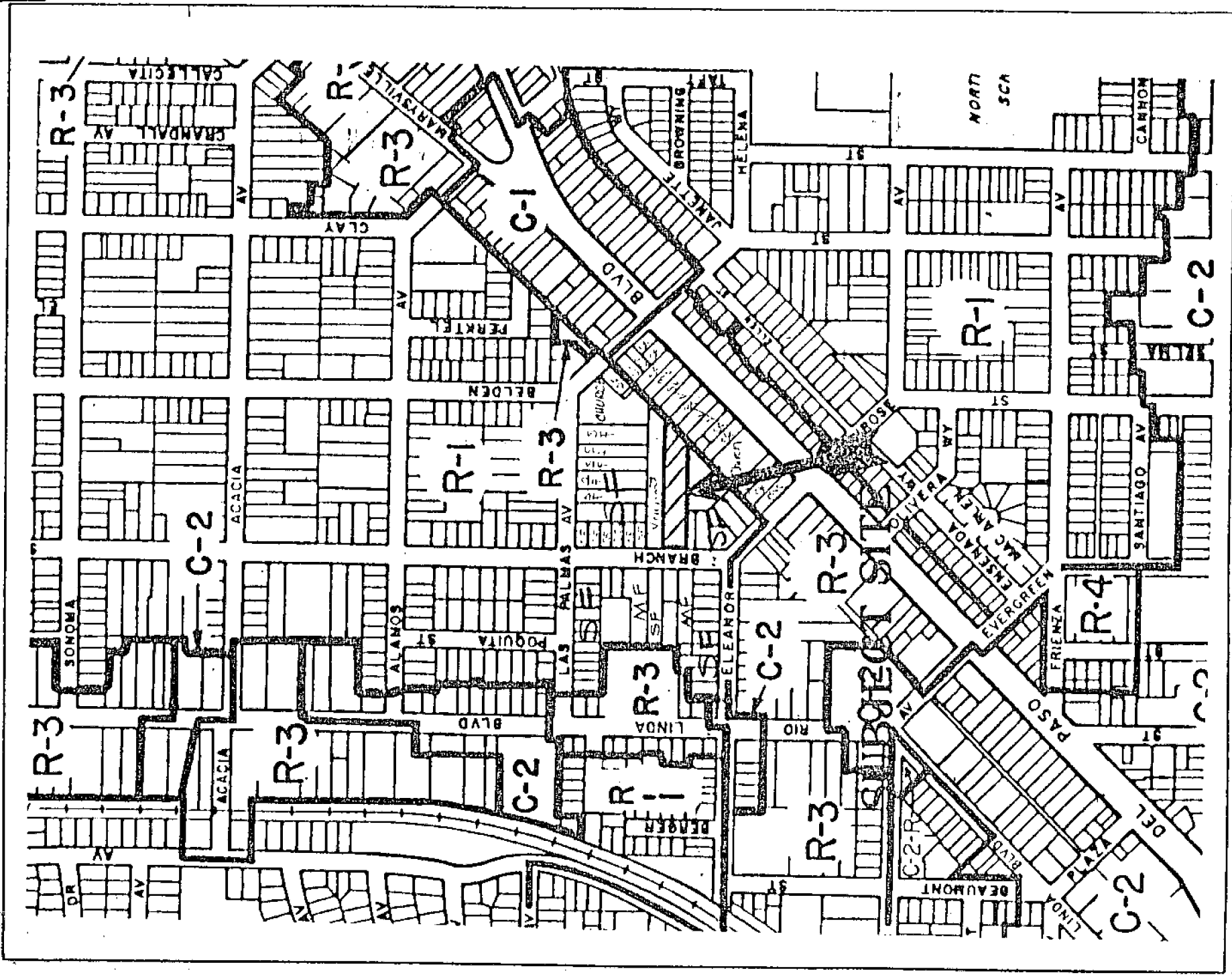
Findings of Fact - Special Permit

- a. The project, as proposed and conditioned, is based upon sound principles of land use, in that:

- 1) the density bonus meets the infill site criteria of the Zoning Ordinance;
  - 2) the design of the project is compatible with the surrounding residences.
- b. The project, as proposed and conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance, in that:
- 1) adequate on-site parking will be provided;
  - 2) the site will be adequately landscaped, irrigated and shaded;
  - 3) the design of the units will be compatible with the surrounding residences; and
  - 4) the alley access will be restricted for emergency access only.



**VICINITY MAP**

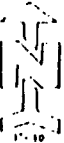


LAND USE & ZONING MAP



P 84256

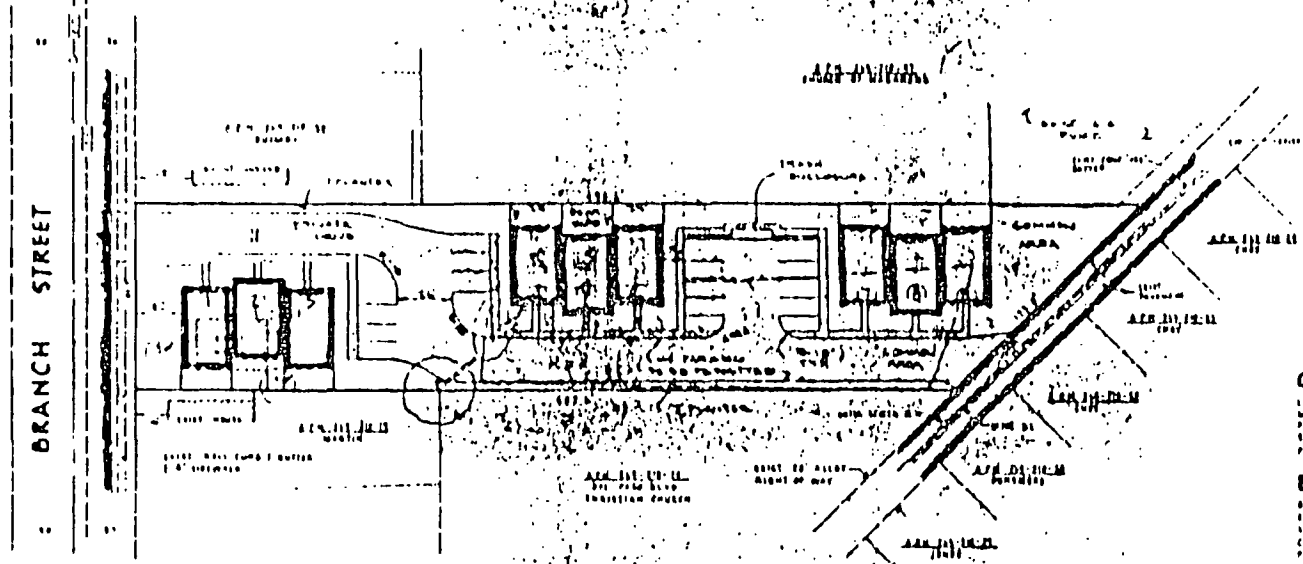
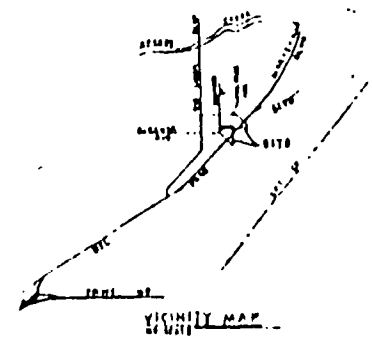
8-9-84



N. 11

# TENTATIVE SUBDIVISION MAP OF BRANCH STREET GARDENS

A TOWNHOUSE DEVELOPMENT  
CITY OF SACRAMENTO, CALIFORNIA      SCALE: 1" = 60'  
FEBRUARY, 1984



### OWNER - DEVELOPER

LARRY WILKINSON  
WILKINSON DEVELOPMENT CO.  
P.O. BOX 255000  
SACRAMENTO, CA 95825  
PHONE: 438-2571

### ENGINEER

BROWN & WHEELER CIVIL  
ENGINEERING & SURVEYING  
3000 OUTLAND DR. 2ND FL.  
SACRAMENTO, CA 95833  
PHONE: 531-0515

### GENERAL NOTES

- 1. ZONING USE: SINGLE FAMILY DWELLING
- 2. SETBACKS SHOWN WITH
- 3. PROPERTY LINES SHOWN
- 4. PROPERTY MAP IS CORRECTED FROM TOWNHOUSE
- 5. GENERAL CITY OF SACRAMENTO
- 6. WATER SUPPLY: CITY OF SACRAMENTO
- 7. SEWERAGE: S.M.W.D.
- 8. GAS: T.G. & E.
- 9. TELEPHONE: PACIFIC BELL
- 10. FIRE PROTECTION: SACRAMENTO FIRE DEPT.
- 11. PARK DISTRICT: CITY OF SACRAMENTO
- 12. GENERAL DISTRICT: GRAND JURY AND GENERAL
- 13. STREET IMPROVEMENTS: DISTRICT CLASS B
- 14. AREA: 0.10 ACRES ±

ASSESSOR'S PARCEL NO.  
045-010-18

11



Haggitt & Shaw

Building Engineers  
1011 Market Street, San Francisco, Cal.

Project No.	
Sheet No.	11
Date	
Scale	
Author	
Checker	
Engineer	
City	
State	
Country	

No. 11

8/1  
7-9-6-8

**NOTES**

1. All work shall be done in accordance with the specifications and drawings.

2. The contractor shall be responsible for obtaining all necessary permits and licenses.

3. The contractor shall be responsible for the safety of all workers and the public.

4. The contractor shall be responsible for the protection of all existing utilities and structures.

5. The contractor shall be responsible for the disposal of all waste materials.

6. The contractor shall be responsible for the maintenance of all access roads and easements.

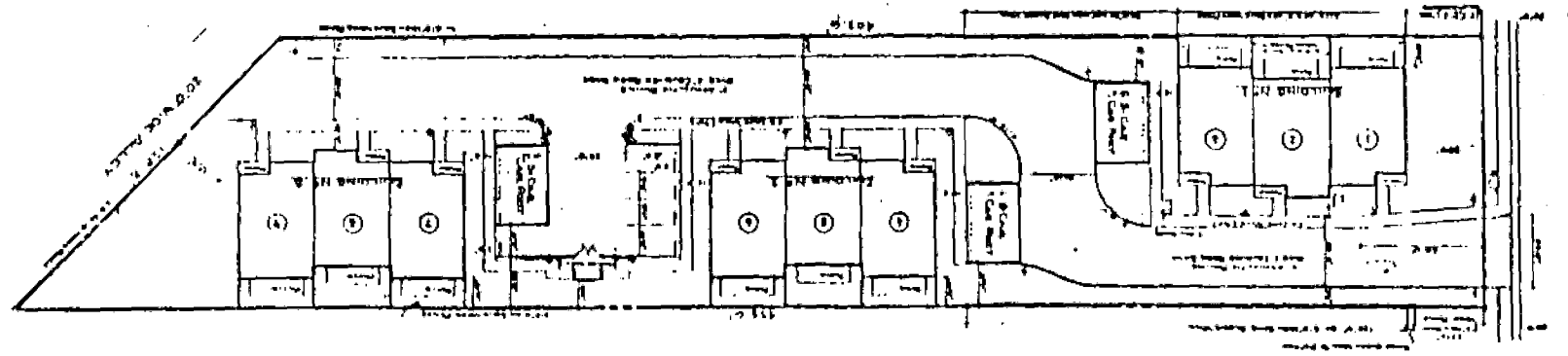
7. The contractor shall be responsible for the completion of all work within the specified time schedule.

8. The contractor shall be responsible for the payment of all bills and taxes.

9. The contractor shall be responsible for the insurance of all workers and materials.

10. The contractor shall be responsible for the cleanup of all construction sites.

SITE PLAN



P 84256



Haggell

Shaw

Building designers  
1000 ...  
1000 ...

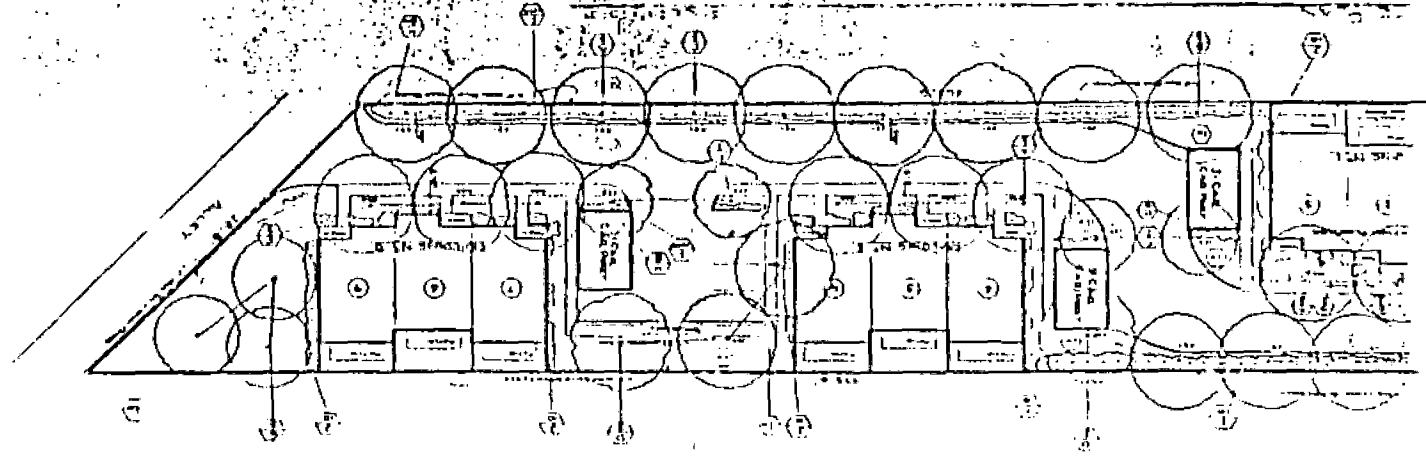
No. 11

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1.0	ROCKING	1.0	ROCKING
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3.0	CEILING	3.0	CEILING
4.0	STAIRS	4.0	STAIRS
5.0	CHANGING ROOMS	5.0	CHANGING ROOMS
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20.0	CHANGING ROOMS	20.0	CHANGING ROOMS

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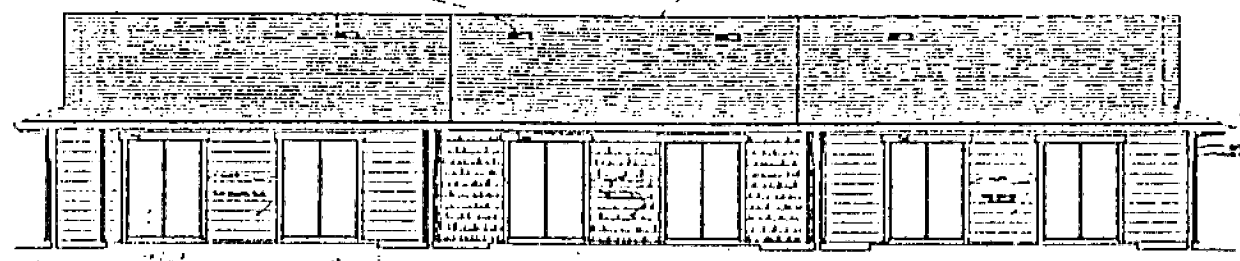


DANCE STREET

P 84256

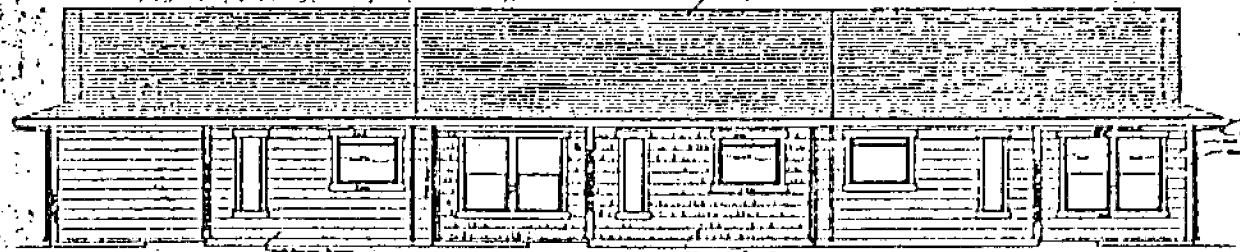
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P 84258



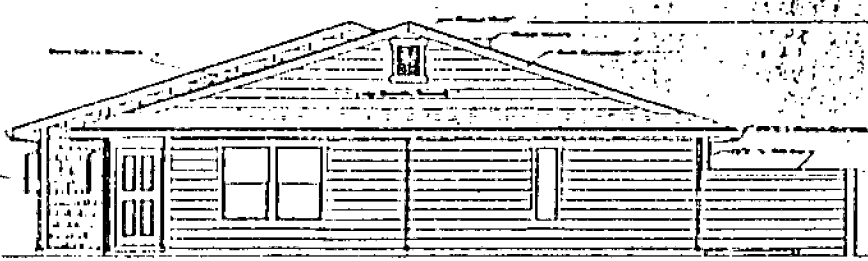
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



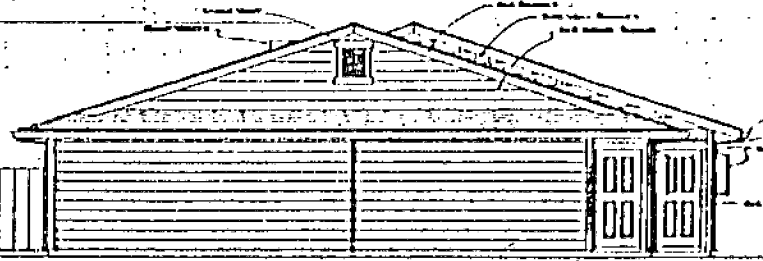
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

BRICK FACED TONGUE AND GROOVE / GROUND FACED TONGUE AND GROOVE  
 EXTERIOR FACED TONGUE AND GROOVE / EXTERIOR FACED TONGUE AND GROOVE

BUILDING I



**haggett & shaw**

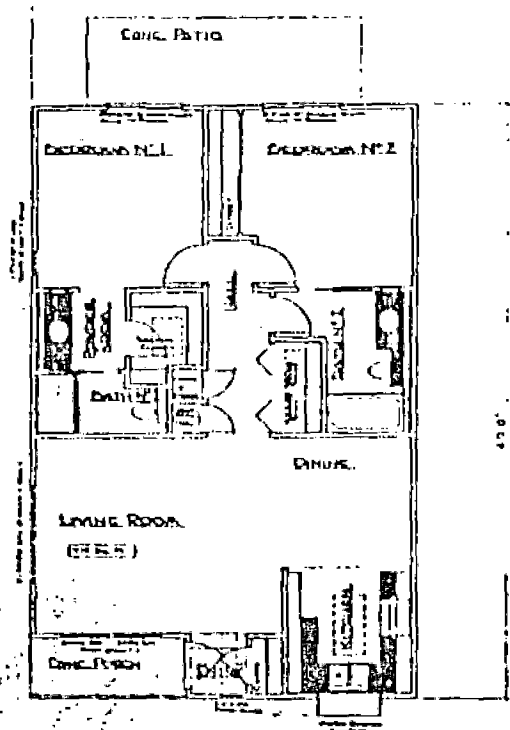
building designers  
 1100 whaling way, newton, mass.  
 tele. wh. 2-1111

OCCUPANT: _____ ADDRESS: _____ LOCATION: _____ DATE: _____ DRAWN BY: _____ CHECKED BY: _____ IN CHARGE: _____	Name of building: _____ Location: _____ Date: _____	Prepared by: _____ Checked by: _____ Title: _____
---	---	---

75.11

11  
P 84250

No. 11



TYPICAL FLOOR PLAN SCALE: 1/4" = 1'-0"

9-8-54

P31-254



**haggett & shaw**

building designers

new building way architect-artist  
fair work, call. 6662

PROJECT NO.	
DATE	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	
BY	

Building of Building

NO.	
BY	
DATE	

JOB NO.	
DRAWN BY	
DATE	





CITY OF SACRAMENTO

11  
11

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

September 5, 1984

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family, R-1 to Townhouse, R-1A.

LOCATION: 2734 Branch Street

SUMMARY

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

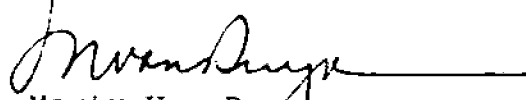
BACKGROUND

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 18, 1984.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 9-18-84

MVD:lao  
attachments  
P84-256

September 11, 1984  
District No. 2

5  
11

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE  
 COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES,  
 AS AMENDED, BY REMOVING PROPERTY LOCATED AT 2734  
BRANCH STREET  
 FROM THE SINGLE FAMILY, R-1 ZONE(S)  
 AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)  
 (FILE NO. P- 84-256 )(APN: 265-210-18)

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 Single  
Family, R-1 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 9, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director 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.

11

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

P84-256





LEGAL DESCRIPTION

All that real property situate in the County of Sacramento,  
State of California described as follows:

Lot 7 in Block 21 as shown on the plat of North Sacramento  
Subdivision No. 8 filed in the Office of the Recorder,  
Sacramento County, California, in Book 13 of Maps, Map No.  
49.

P 84256

# SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: 6/27/84

Project Location 2734 Branch Street P 84-256  
 Assessor Parcel No. 265-210-18  
 Owners Larry Mailliard Phone No. \_\_\_\_\_  
 Address P.O. Box 25563, Sacramento, CA 95865-5653  
 Applicant Glenn Williams Phone No. \_\_\_\_\_  
 Address 6020 Rutland Drive, No. 29, Carmichael, CA 95608  
 Signature \_\_\_\_\_ C.P.C. Mtg. Date 8/9/84

**REQUESTED ENTITLEMENTS**

**ACTION ON ENTITLEMENTS**

**Filing Fees**

Requested Entitlements	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Neq Dec</u>	<u>8/9/84</u>	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$ _____
( ) _____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Rezone <u>1± ac. from R-1 to R-1A</u>	<u>RA</u>	_____	\$ _____
_____	_____	Ord. _____	_____
<input checked="" type="checkbox"/> Tentative Map to subdivide 1± ac. into 9 condo lots and one common lot	<u>RAC</u>	_____	\$ _____
_____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Special Permit for an infill incentive program to allow density bonus of up to 2% for 9 condo development project.	<u>AC</u>	_____	\$ _____
<input checked="" type="checkbox"/> <del>Variance</del> Special Permit to develop 9 townhouse units	<u>AC</u>	_____	\$ _____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
<input type="checkbox"/> Other _____	_____	_____	\$ _____

FEE TOTAL \$ \_\_\_\_\_  
 RECEIPT NO. 4264  
 By/date GM 6/27/84

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.

P 84-256

Gold - applicant receipt    White - applicant permit    Yellow - department file    Pink - permit book

MEETING DATE Aug 9  
 ITEM NO. 11B FILE # P 84 256  
 M \_\_\_\_\_

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

Location: 2734 Branch St.

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

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

<u>OPPONENTS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

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

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓		✓	
Fong	<i>absent</i>			
Goodin	<i>absent</i>			
Hunter	✓			✓
Ishmael	<i>absent</i>			
Ramirez	✓			
Simpson	✓			
Holloway	✓			

- 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 \_\_\_\_\_

MEETING DATE Aug 9  
 ITEM NO. 116 FILE # 84256  
 M \_\_\_\_\_

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

Location: 2734 Branch st

Recommendation:  
 Favorable *W/cond*  
 Unfavorable  Petition  Correspondence

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

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

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

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓		✓	
Fong	<i>absent</i>			
Goodin	<i>absent</i>			
Hunter	✓			✓
Ishmael	<i>absent</i>			
Ramirez	✓			
Simpson	✓			
Holloway	✓			

- 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 \_\_\_\_\_

September 21, 1984

Larry Mailliard  
P.O. Box 25563  
Sacramento, CA 95865-5653

Dear Mr. Mailliard:

On September 18, 1984, the Sacramento City Council took the following action(s) for property located 2734 Branch Street:

Adopted Ordinance 84-094 and adopted Resolution 84-805  
adopting Findings of Fact approving Tentative Map. (P-84256)

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

Sincerely,

Lorraine Magana  
City Clerk

LM/kmn/11

Enclosure(s)

cc: Planning Department  
Glenn Williams