

19

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

DEC 18 4 34 PM '84

December 18, 1984

Lorraine Magana, City Clerk  
915 I Street  
City Hall Room 203  
Sacramento, California 95814

Dear Ms. Magana:

On November 28, 1984, I filed an appeal of the Planning Commission's denial of a special permit (P84-355). The hearing before the City Council has been set for December 18, 1984 at 7:30 p.m.

As the appellant, I withdraw the above matter from this evening's agenda.

Sincerely,

*Marie Harlan*  
Marie Harlan

FILED  
By the City Council  
Office of the City Clerk  
*Withdrawn*

DEC 18 1984



# CITY OF SACRAMENTO

19

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

December 11, 1984

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of City Planning Commission's denial of a Special Permit to establish a sorority house in the Multi-Family, R-3 zone (P84-355)

LOCATION: 3846 H Street

## SUMMARY

The application is for a Special Permit to establish a sorority house in the R-3 zone. The request was denied by the Planning Commission and the applicant has appealed to the City Council.

## BACKGROUND INFORMATION

The subject site is occupied by a large, five bedroom, single family house. The site also has a swimming pool and a four car garage in the rear portion of the lot. The adjacent uses to the east are a duplex, the south a care home and to the west an apartment. A limiting factor of the site is the difficulty of egress and ingress off of H Street which is narrow and heavily traveled. In addition, there is no on-street parking allowed along this portion of H Street.

Staff reviewed the project and recommended approval with conditions including widening of the driveway and limiting the hours of special function activities to times when traffic is not a problem on H Street. The Planning Commission, after hearing testimony for and against the project, voted to deny the permit request. The Commission felt the potential noise, traffic and parking from the sorority and group functions could be disruptive to the adjacent residential area. The Commission's decision has been appealed to the City Council.

## VOTE OF THE PLANNING COMMISSION

On October 25, 1984, the Commission voted nine ayes to deny the Special Permit.

19

City Council

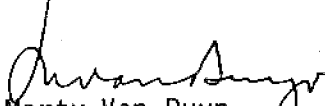
-2-

December 11, 1984

RECOMMENDATION

The Planning Commission recommends the City Council deny the appeal based on the attached Findings of Fact.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

AG:lao  
attachments  
P84-355

December 18, 1984  
District No. 3

City Clerk

East Sacramento  
Improvement Association, Inc

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

19

DEC 10 2 03 PM '84

P.O. Box 19147  
Sacramento, CA 95819

P84355

December 3, 1984

Honorable Doug Pope  
City Council  
City Hall  
915 I Street, Room 205  
Sacramento, CA 95814

Dear Doug:

The East Sacramento Improvement Association opposes the appeal by Alpha Phi to establish a sorority house at 3846 H Street.

This summer the Association did not oppose Alpha Phi's request based on our understanding that the neighbors supported or did not oppose the sorority house. Since then the Association has discussed the issue with our members and the 60 neighbors who oppose the sorority house, and we now believe that a sorority house at 3846 H Street is incompatible with the neighborhood.

The question of whether sorority or fraternity houses in East Sacramento are or can be compatible with our residential environment is not an easy one. As you know, East Sacramento is an older residential neighborhood where many homes have no driveway or share one; where the distances between homes are often significantly less than current code requirements; and where many of the scattered apartment houses or flats have long-term renters, some as long as 30 to 40 years. These unique residential characteristics compound the problems usually associated with sororities or fraternities; i.e., parking, traffic, noise and parties. In fact, it is our conclusion that the basic social purpose of fraternities and sororities is inconsistent and incompatible with the residential, family qualities of East Sacramento.

However, the Association understands the value of the sorority and fraternity houses and the need for student housing. The problem is that no-one wants to live next door or on the same block with one and, more often than not, the opposition is because the person was in a sorority or fraternity and has first-hand knowledge of their activities. In addition, the experience described in the attached Sacramento Bee article is, unfortunately, not unique to U.C. Davis.

(19)

East Sacramento  
Improvement Association, Inc

P.O. Box 19147  
Sacramento, CA 95819

-2-

The Association would like to help resolve the sorority and fraternity problem; thus, we request that the City Council appoint a committee composed of East Sacramento residents, CSUS, City Council, East Sacramento Improvement Association, and the Planning Commission to explore the possibility of a "Greek row" on the CSUS campus or other appropriate location. It is our understanding that the Planning Department has had some preliminary discussions with CSUS regarding land on the campus that has been historically designated for sorority and fraternity houses. We believe a formal commitment by the City will greatly enhance the probability of solving this problem. If you have any questions, please give me a call at 324-0498 (day).

Sincerely,



Rick McWilliam, President  
East Sacramento Improvement Association  
1044 - 38th Street  
Sacramento, CA 95816

Attachment

cc: Mayor Ann Rudin  
Members of the City Council

19

Appeal of Marie Harlan vs Sacramento City Planning Commission's denial of a Special Permit to establish a sorority house in the Light Density Multi Family, R-3 zone for property located at 3846 H Street. (P84-355)

NOTICE OF DECISION AND FINDINGS OF FACT

At its regular meeting of December 18, 1984, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council denied the appeal based on the following findings:

- 1. Granting the Special Permit is not based upon sound principles of land use, in that:
  - a. traffic and parking problems created from the social functions will adversely affect adjacent residential uses;
  - b. the sorority use is not compatible with surrounding land uses which consist of a care home, single family residences and apartments.
- 2. Granting the Special Permit will be detrimental to the welfare of adjacent residences and result in the creation of a nuisance, in that:
  - a. the noise from the social functions will disrupt the adjacent residences;
  - b. the use will increase the on-street parking demand along residential streets.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P84-355

# Fraternities unruly, Davis critics say

## City report will air neighbors' complaints

By Gretchen Kell  
Bee Staff Writer

Mary Schumaker and her family settled into a cozy brick house several blocks from the University of California, Davis, seven years ago. No one told her that a fraternity would soon move next door.

"At the beginning it wasn't bad," said the 35-year-old beautician. "The people in there were more considerate. There was noise, but it wasn't so wild."

"Then, it became the Animal House," she said.

Fraternity members littered her lawn with beer bottles and plastic cups, urinated on her newly painted car one night and broke swimming pool equipment while running through her back yard, she said.

Once her daughter was awakened by two students, one of whom Schumaker identified as a fraternity member, having sex in the flower bed under the child's window.

Similar complaints are shared by other residents of the University Avenue neighborhood, which is characterized by narrow streets and older homes. The area includes A, B, First and Second streets, University Avenue and Rice Lane, and is home to four fraternities and four sororities.

Since the mid-1970s, when a large number of the organizations bought or rented houses in the area, problems with noise, late-night parties and traffic have increased, neighbors complain.

"They use the street as a playground in the middle of the night," said Warren Westgate, 80, who lives behind a fraternity. "They park their cars, rev up their motors and honk their horns."

"They think they can move in and be noisy and disregard the feelings of the neighbors," said his 79-year-old wife, Dorothy. "We thought about moving, but at our age to move out would be difficult."

But some fraternities have begun to hold parties away from the neighborhood, have set up meetings with residents and have turned down the noise in hopes of making peace with their neighbors. And they have formed a special committee to mediate disputes.

The clash between lifestyles of fraternity members and longtime residents, many of them elderly, led to a recent city staff report on fraternities and sororities in Davis.

The lengthy study will be presented Tuesday to the planning commission at a public hearing.

City staff is recommending that fraternities hold parties on campus or out of town, that all groups have conditional use permits and that fraternity members' resi-



Bee/Milch To

and Mary Schumaker; Shannon, 13, right; grandmother, Mary

Kappa Alpha fraternity in the background. Complaints also have been voiced by other residents of the University Avenue neighborhood, home to eight fraternities and sororities.

See FRATS page B2

# Frats

Continued from page B1

dents and UCD and city officials improve relations through regular meetings.

But the strongest staff suggestion is that Kappa Alpha — the fraternity next door to the Schumaker home — relocate. Eight of the organization's 50 members live in the house.

One strike against the group is the number of noise complaints filed against it at the Davis Police Department. Kappa Alpha was named in 36 out of 50 complaints against fraternities in 1982-83 and in 21 of 31 last year.

Other fraternities in the University Avenue area — Kappa Sigma, Phi Kappa Psi and Zeta Psi — received fewer than a half dozen complaints each last year.

Bruce Bell, Kappa Alpha president, agreed that relocation is the best remedy. "We'd like to relocate anyway because there are problems with us here. The neighbors don't like it if we do what we want.

"We have completely different lifestyles — the young students and the neighbors," he said.

But the 21-year-old senior said that the Second Street fraternity is working hard to improve relations with neighbors by holding parties away from the house and talking with residents.

The problems Schumaker listed happened "far in the past," said Bell. "I can't answer for members who lived here three or four years ago."

Neighbor Maynard Skinner said he's noticed a change. "I've seen some encouraging results in the last couple of months. Good things are happening, we just need to keep

them rolling."

But Schumaker called last year "the worst yet. (Kappa Alpha) is just trying to be quiet now because they're under pressure and are hoping to be able to stay there."

Members of other area fraternities said they have the right to their own lifestyles and that the best solution is the establishment of a fraternity row.

"There needs to be a place where fraternities can go so they can be responsible for themselves and not have to distract families and other living groups," said Jeff Neeley, the 22-year-old president of Kappa Sigma. "I'd like to see the university, or even the city, lease out land to the fraternities."

But even though the city set up a zone for fraternities on Russell Boulevard in the late 1970s, not much land is left close to the university, said Community Development Director Tom Lumbrazo, who compiled the city staff report.

"I can sympathize with the neighbors not wanting any more fraternities on the block, but there is just nowhere else to go," said Stuart Kaplan, president of the UCD Interfraternity Council. "And to live out of town is asinine."

For fraternities like Kappa Alpha, finances may keep them from moving out. "We don't want to be here," said Bell, "but we don't have the money to up and buy a house."

Neighbors said they are voicing their complaints more than ever because they've reached their level of tolerance and because there is a resurgence of interest in such organizations.



SACRAMENTO CITY PLANNING COMMISSION

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

MEETING DATE Oct. 25, 1984  
 ITEM NO. 14 FILE P 84-355  
 M \_\_\_\_\_

19

Location: 3846 'A' Street

Recommendation:

- Favorable with  
 Unfavorable  Petition  Correspondence

PROPOSERS

NAME

ADDRESS

Marie Harlan - 4824 Smith Road Park Drive Sacramento, CA  
 Jim Harlan - 4824 Smith Road Park Drive Sacramento, CA  
 Suzanne Chorney - 3846 A Street Sacramento, CA 95819  
 Elizabeth Wilder - 2515 La Playa Drive Sacramento, CA  
 Christina Smith - 4824 Smith Road Park Drive Sacramento, CA 95822

OPPOSERS

NAME

ADDRESS

Augusta Harlan - 700 39th Street Sacramento, CA  
 Pete Brothers - 469 35th Street Sacramento, CA  
<sup>D. Alessandro</sup> Fred Alessandro - 818 38th Street Sacramento, CA  
 Carol Hill - 3836 A Street Sacramento, CA  
 Laura Hanney - 718 39th Street Sacramento, CA  
 Phyllis Sumner - 714 38th Street Sacramento, CA  
 Annie Gerstner - 709 39th Street Sacramento, CA

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 11-8-84  
 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 \_\_\_\_\_

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

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	✓			
Goodin	✓			
Hunter	✓			✓
Ishmael	✓			
Ramirez	✓			
Simpson	✓		✓	
Holloway	✓			

6

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

9

DATE: November 19 1984

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of November 8 1984 when: (Date)

Rezoning Application  Variance Application  
 Special Permit Application 84 - 355

was:  Granted  Denied by the Commission

GROUND FOR APPEAL: (Explain in detail) THE APPLICANT EXPECTS TO CORRECT THE CONDITIONS THAT CAUSED OUR DENIAL. WE EXPECT TO SECURE AND DEMONSTRATE ACCEPTABLE AND ADEQUATE PARKING, WE EXPECT TO AMELIORATE NEIGHBOR CONCERNS, AND WE ARE IN THE PROCESS OF ADJUSTING THE PROPERTY'S ANTICIPATED USAGE OF THE PROPERTY TO CONFORM WITH ALL THE LEGAL, ALLOWABLE LIMITATIONS AND CONDITIONS WHICH ARE A PART OF THIS PROPERTY.

PROPERTY LOCATION: 3846 H STREET, SACRAMENTO 95819

PROPERTY DESCRIPTION: ALL THAT PROPERTY LYING IN THE CITY OF SACRAMENTO DESCRIBED AS: THE NORTH 166 FEET OF THE EAST 62 FEET OF LOT I, AS SAID LOT IS SHOWN ON THE PLAT OF THE AMENDED PLAT OF MCINTYRE TRACT RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY. ASSESSOR'S PARCEL NO. 008 - 032 - 06

PROPERTY OWNER: W. WHITE

ADDRESS: 3846 H STREET, SAC 95819

APPLICANT: MARIE HARLAN

ADDRESS: 4824 SO. LAND PARK DR SAC 95822

APPELLANT: ( Marie Harlan ) ( MARIE HARLAN )  
(SIGNATURE) PRINT NAME

ADDRESS: 4824 SO. LAND PARK DR.

FILING FEE:

by Applicant: \$105.00 RECEIPT NO. 4587

by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: NOV 19 1984

P- 84-355

5/82

RECEIVED

DISTRIBUTE TO - (4 COPIES REQUIRED):

- MVD
- HY
- WW
- LO
- SG - (Original)

5



19

CITY PLANNING DEPARTMENT  
DEC 10 1984  
RECEIVED

December 7, 1984

Re: 84355

Planning Commission  
City of Sacramento  
927 10th Street  
Sacramento, Ca 95814

Gentlemen:

Thank you for the information indicating that the denial for a sorority house at 3846 H Street is being appealed.

As I stated in my letter of October 25, 1984, we strongly object to such a special use permit. This mature, quiet residential area is simply not a proper location, in my opinion, for a sorority and its associated traffic and noise problems.

It is my understanding that even the City of Davis being known as a university town has recently revoked usage of a particular property for a fraternity because of the nuisance it has been to surrounding property owners. In fact, the problem is such that Davis has been looking at the possibility of having a special area for sororities and fraternities because the problems they cause have increased.

It would seem that if a city like Davis, with its long history of working with sororities and fraternities, has concern over the problems they cause, there is certainly justification for concern regarding 3846 H Street.

Even though we are not against sororities and fraternities, we strongly object to allowing a sorority to be located as proposed.

Yours truly,

Ray Fisher  
General Partner & Manager  
3801 H Street

East Sacramento  
Improvement Association, Inc

19  
P.O. Box 19147  
Sacramento, CA 95819

December 3, 1984

Honorable Doug Pope  
City Council  
City Hall  
915 I Street, Room 205  
Sacramento, CA 95814

Dear Doug:

The East Sacramento Improvement Association opposes the appeal by Alpha Phi to establish a sorority house at 3846 H Street.

This summer the Association did not oppose Alpha Phi's request based on our understanding that the neighbors supported or did not oppose the sorority house. Since then the Association has discussed the issue with our members and the 60 neighbors who oppose the sorority house, and we now believe that a sorority house at 3846 H Street is incompatible with the neighborhood.

The question of whether sorority or fraternity houses in East Sacramento are or can be compatible with our residential environment is not an easy one. As you know, East Sacramento is an older residential neighborhood where many homes have no driveway or share one; where the distances between homes are often significantly less than current code requirements; and where many of the scattered apartment houses or flats have long-term renters, some as long as 30 to 40 years. These unique residential characteristics compound the problems usually associated with sororities or fraternities; i.e., parking, traffic, noise and parties. In fact, it is our conclusion that the basic social purpose of fraternities and sororities is inconsistent and incompatible with the residential, family qualities of East Sacramento.

However, the Association understands the value of the sorority and fraternity houses and the need for student housing. The problem is that no-one wants to live next door or on the same block with one and, more often than not, the opposition is because the person was in a sorority or fraternity and has first-hand knowledge of their activities. In addition, the experience described in the attached Sacramento Bee article is, unfortunately, not unique to U.C. Davis.

East Sacramento  
Improvement Association, Inc

19

P.O. Box 19147  
Sacramento, CA 95819

-2-

The Association would like to help resolve the sorority and fraternity problem; thus, we request that the City Council appoint a committee composed of East Sacramento residents, CSUS, City Council, East Sacramento Improvement Association, and the Planning Commission to explore the possibility of a "Creek row" on the CSUS campus or other appropriate location. It is our understanding that the Planning Department has had some preliminary discussions with CSUS regarding land on the campus that has been historically designated for sorority and fraternity houses. We believe a formal commitment by the City will greatly enhance the probability of solving this problem. If you have any questions, please give me a call at 324-0498 (day).

Sincerely,



Rick McWilliam, President  
East Sacramento Improvement Association  
1044 - 38th-Street  
Sacramento, CA 95816

Attachment

cc: Mayor Ann Rudin  
Members of the City Council

8

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

19

APPLICANT	M. Harlan Alpha Phi Sorority - 4824 South Land Park Drive, Sacramento 95822		
OWNER	W. White - 3846 H Street, Sacramento, CA 95819		
PLANS BY	M. Harlan Alpha Phi Sorority - 4824 South Land Park Drive, Sacramento 95822		
FILING DATE	9-21-84	50 DAY CPC ACTION DATE	REPORT BY: SC:sg
NEGATIVE DEC. Ex.	15303(a)	EIR	ASSESSOR'S PCL NO. 008-032-06

**APPLICATION:** Special Permit to establish a sorority in an existing residential structure (Section 2-B-5)

**LOCATION:** 3846 H Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to convert a large single family residence into a sorority house.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
 1963 East Sacramento Community  
 Plan Designation: Medium Density Multiple Family  
 Existing Zoning of Site: R-3  
 Existing Land Use of Site: Single family structure

**Surrounding Land Use and Zoning:**

North: Single family, multiple family & commercial; R-1 & R-3  
 South: Care facility & single family residence; R-1  
 East: Duplex; R-3  
 West: Multiple family; R-3

Parking Required: Four spaces  
 Parking Provided: Four spaces  
 Property Dimensions: 62' x 166'  
 Property Area: 0.2+ acres  
 Square Footage of Building: 2,687 sq. ft.  
 Significant Features of Site: Existing trees  
 Topography: Flat  
 Street Improvements: Existing and to be improved  
 Utilities: Existing

**PROJECT EVALUATION:** Staff has the following comments regarding this request:

- A. The subject site is located in the East Sacramento Community Plan area. The property on the south side of the site is developed with a convalescent home and the adjacent properties east and west of the site are developed with multiple family uses. The site is developed with a large single family dwelling which contains five bedrooms. A swimming pool, four car garage and a 40' x 50' concrete court area are located on the south side of the site. The applicant is requesting to utilize the site for a sorority house for 10 members. As proposed, the use will not alter the character of the neighborhood since the site is zoned for multiple family use and the structure and site are well suited for the proposed use.
- B. The applicant submitted the proposal to the east Sacramento Improvement Association and they indicated no objections to the request.

19

C. Since it is expected that social gatherings will accompany this use, staff recommends that conditions restricting the number of social activities, persons attending and hours during which these activities take place be imposed. Hours shall be restricted to from 6:00 p.m. - 9:00 p.m. on week days and 10 a.m. to 10 p.m. on weekends. No more than four events shall occur each month and the total occupancy shall be restricted to 25 persons. This will ensure that traffic problems will not result during peak traffic hours and that adjacent residents will not be adversely affected by the proposed use.

D. The City Traffic Engineer reviewed the applicant's plans and indicated that the existing driveway will need to be replaced with a commercial driveway. The Engineer will require a minimum 24 foot wide driveway at the sidewalk with 20 feet of width maintained for a distance of 25 feet from the sidewalk. At the present time a mature City street tree is located adjacent to the existing driveway on the west side. Staff, therefore, recommends that the additional driveway width be taken from the east side of the drive.

E. A trash enclosure is located on the far south end of the driveway. It is likely that this enclosure will be eliminated during the driveway widening. Staff recommends that the trash enclosure be relocated and that an enclosed area be provided for the trash containers.

F. The Building Division has reviewed the applicant's plans and has indicated that use of the structure as proposed must meet the Building Code requirements for R-1 occupancy which is a multiple occupant standard.

ENVIRONMENTAL DETERMINATION: The proposed special permit is exempt from environmental review, pursuant to State CEQA Guidelines (Section 15303(a)).

STAFF RECOMMENDATION: Staff recommends approval of the special permit subject to the following conditions and based upon findings of fact which follow:

Conditions - Special Permit

1. The hours for social activities shall be limited to from 6:00 p.m. to 9:00 p.m. on weekdays and from 10:00 a.m. to 10:00 p.m. on weekends.
2. Social activities shall be restricted to no more than four times a month.
3. The maximum number of persons in attendance at special functions shall be restricted to 25 or maximum permitted by building codes, whichever is the more restrictive.
4. The applicant shall submit a revised site plan for Planning staff's review and approval. The plan shall indicate the following:
  - a. the location of the revised driveway meeting the minimum widths specified by the City Traffic Engineer. The driveway widening shall be accomplished on the east side of the existing driveway. Plans shall be submitted prior to issuance of a driveway permit;
  - b. the location and design of the new trash enclosure.

19

5. The applicant shall contact the Building Division to determine the measures necessary to meet required Building Code for the proposed occupancy of this structure.
6. The Planning Director shall inspect the site for compliance prior to occupancy by the sorority and prior to issuance of the special permit.

Findings of Fact - Special Permit

1. The special permit, as conditioned, is based upon sound principles of land use in that:
  - a. the social activities will be restricted to a level that will not adversely affect adjacent residences;
  - b. the project is compatible to other uses in the area which consist of a care home, a retail store and apartments.
2. The special permit, as conditioned, will not be detrimental to the public and will not result in the creation of a nuisance in that adequate parking is available on the site and traffic problems will not result along H Street due to the restricted hours on social activities.
3. The special permit is consistent with the 1974 General Plan and the 1963 East Sacramento Community Plan which designate the site for residential uses.



Item #14  
P-84-355

(9)

East Sacramento  
Improvement Association, Inc

P.O. Box 19147  
Sacramento, CA 95819

September 27, 1984

City of Sacramento  
Planning Division  
927 Tenth Street  
Sacramento, California 95814

Re: Project Application # 84-355

Sirs:

Please be advised that the East Sacramento Improvement Association has reviewed the proposed establishment of a sorority house by Alpha Phi, Epsilon Gamma Chapter at 3846 H Street.

After a review of their plans as well as their House Rules our Association recommends the granting of the Special Use Permit by the group.

*John H. Carter*  
JOHN H. CARTER  
Vice President

*Ione Z. Bocceri*  
IONE Z. BOCCERI  
Secretary

ib  
CC: C. Smith & M. Harlan

CITY PLANNING DEPARTMENT

OCT - 3 1984

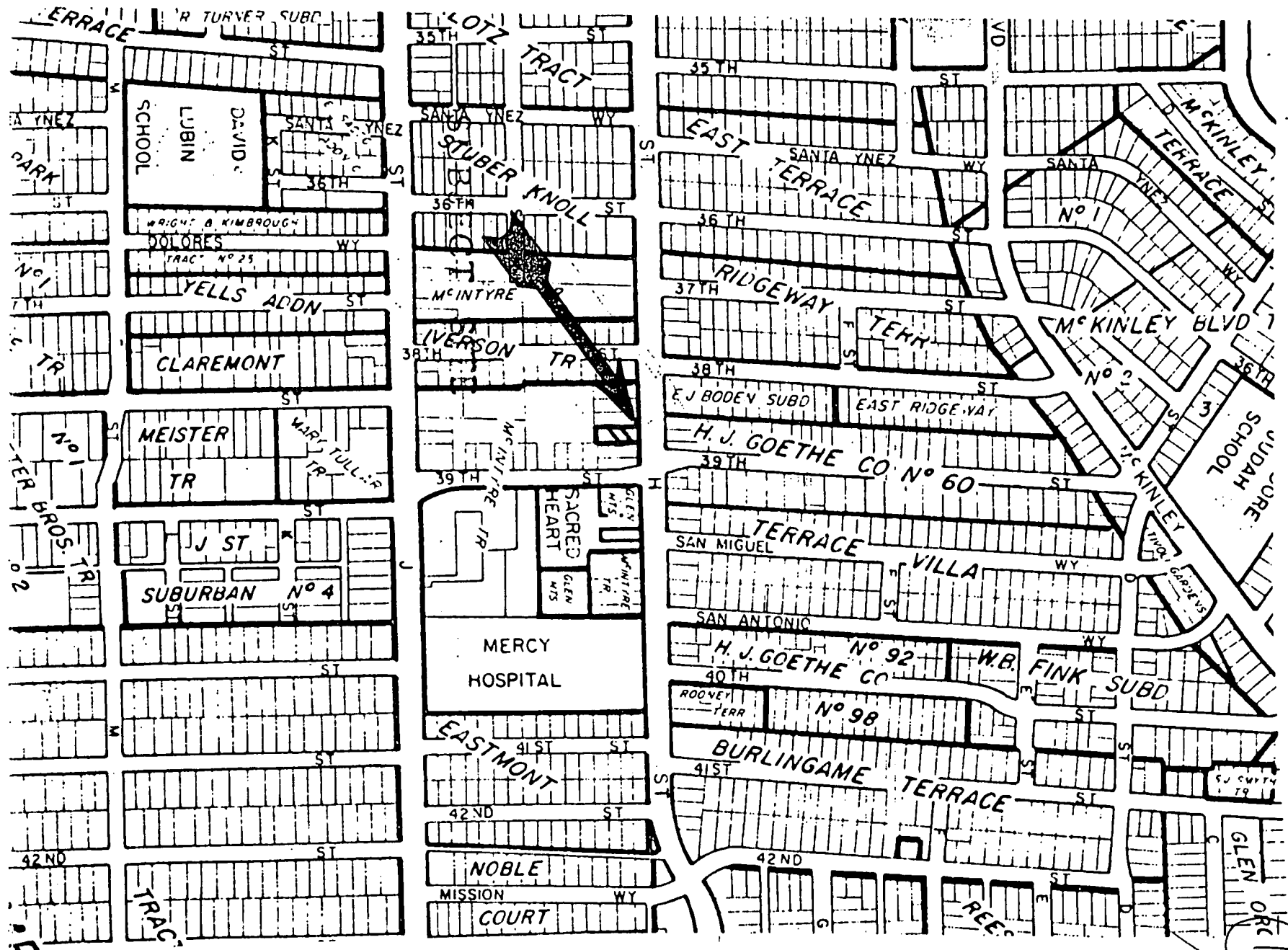
RECEIVED

P84-355

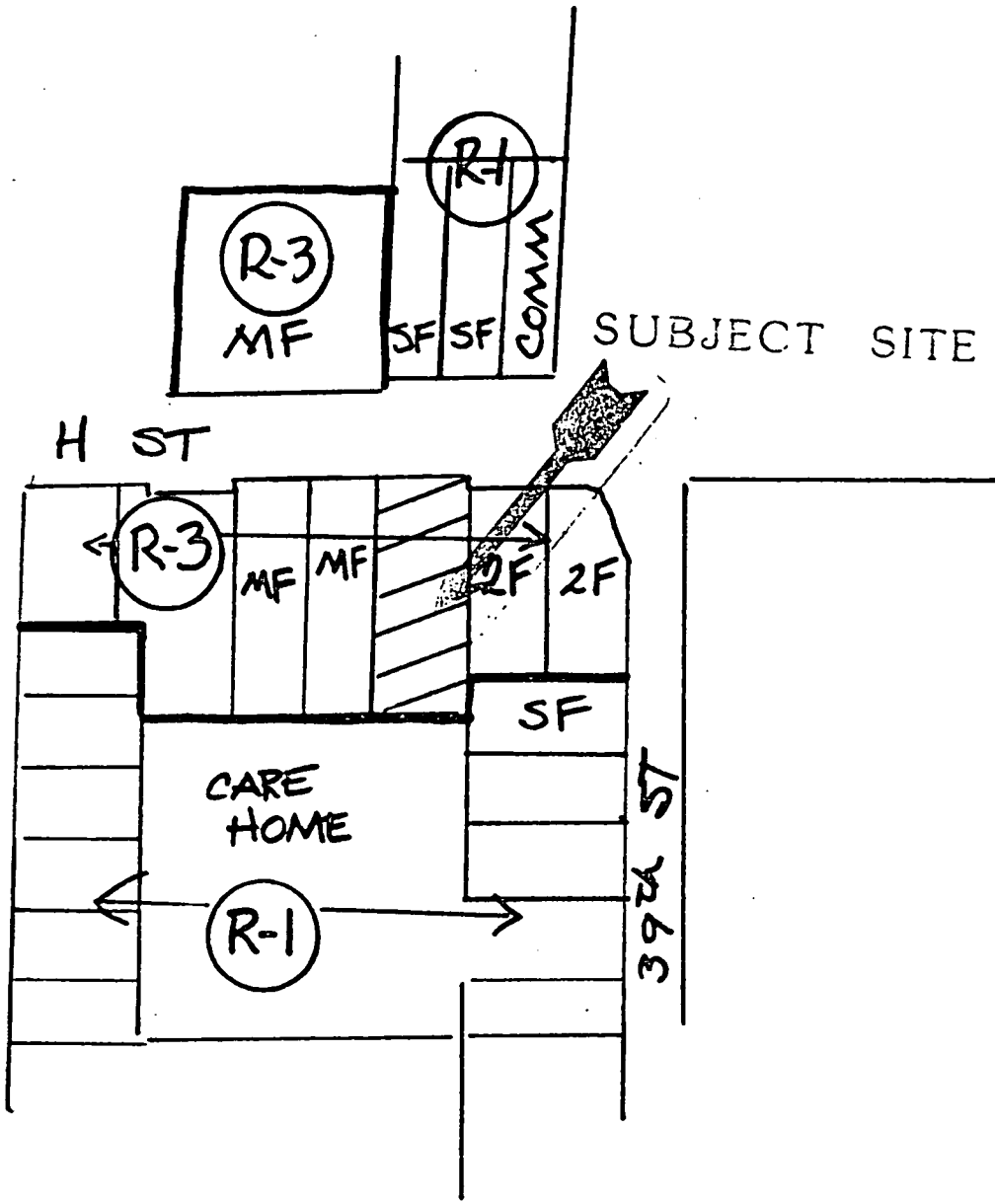
10-25-84

# VICINITY MAP

Item 14

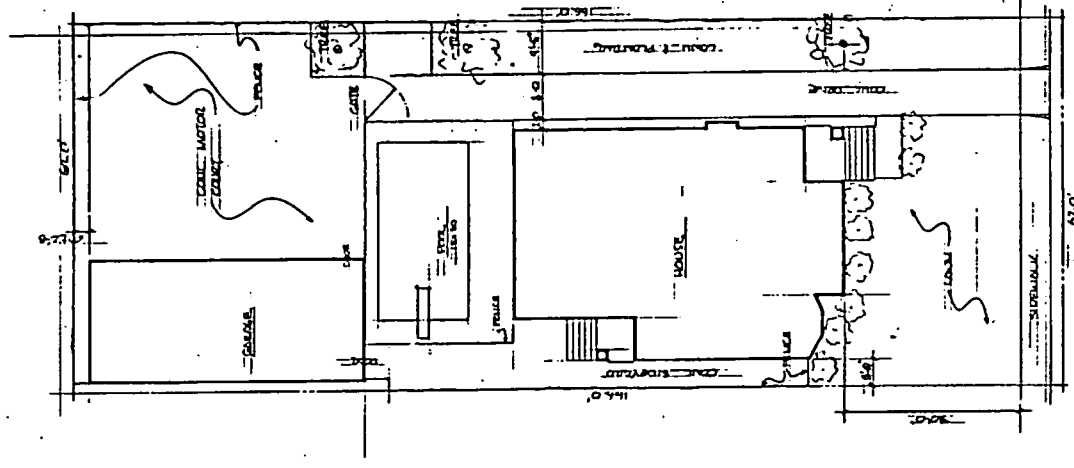


GLEN ORC  
 (Handwritten signature/initials)

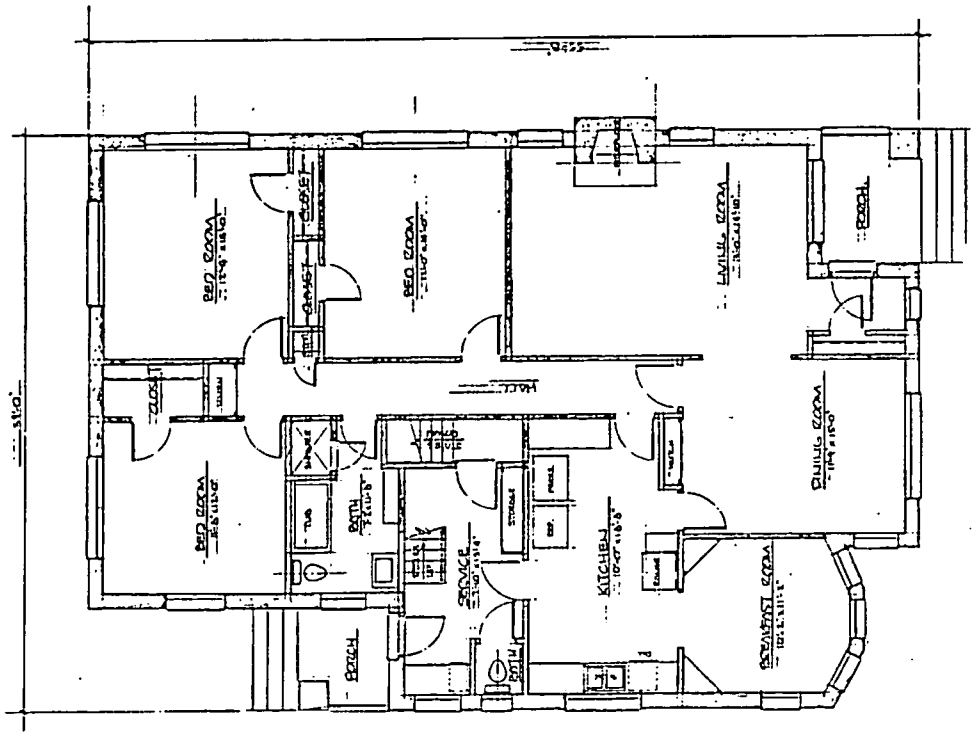


# LAND USE & ZONING MAP

84-355



SITE PLAN  
SCALE 1/8" = 1'-0"



FLOOR PLAN  
SCALE 1/8" = 1'-0"

REV.	DATE	DESCRIPTION	REVISIONS
1			
2			
3			
4			

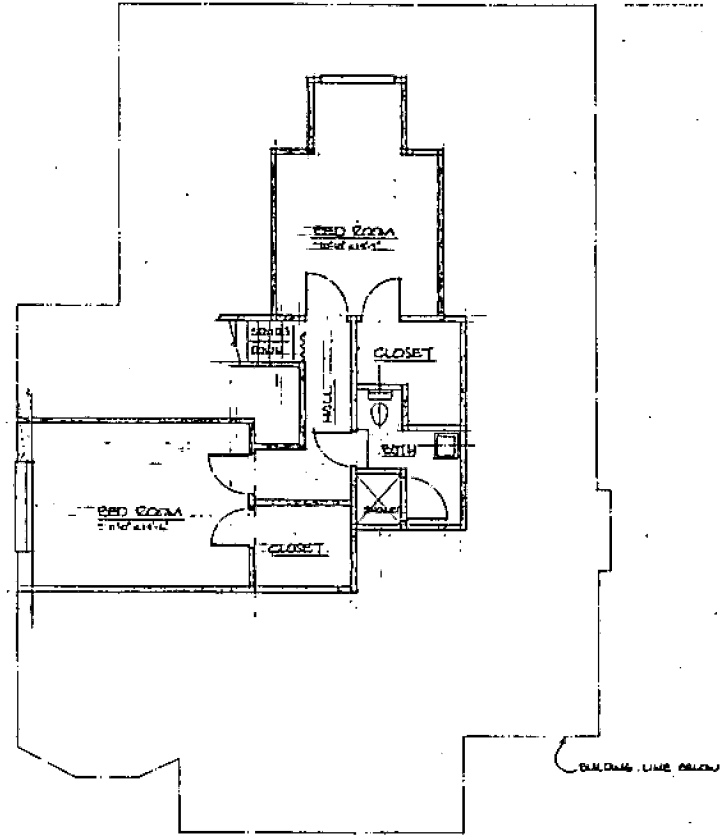
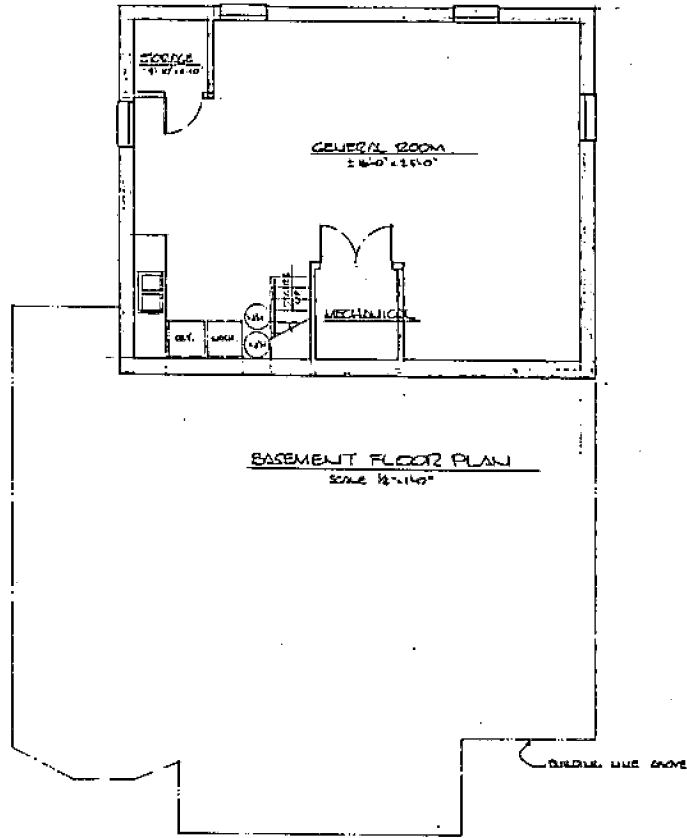
OWNER: PHILIP H. HOSSE  
 PROJECT: 315 N. STREETS  
 EXISTING HOME LAYOUT

17

P84-355

84-355

18  
10-25-84



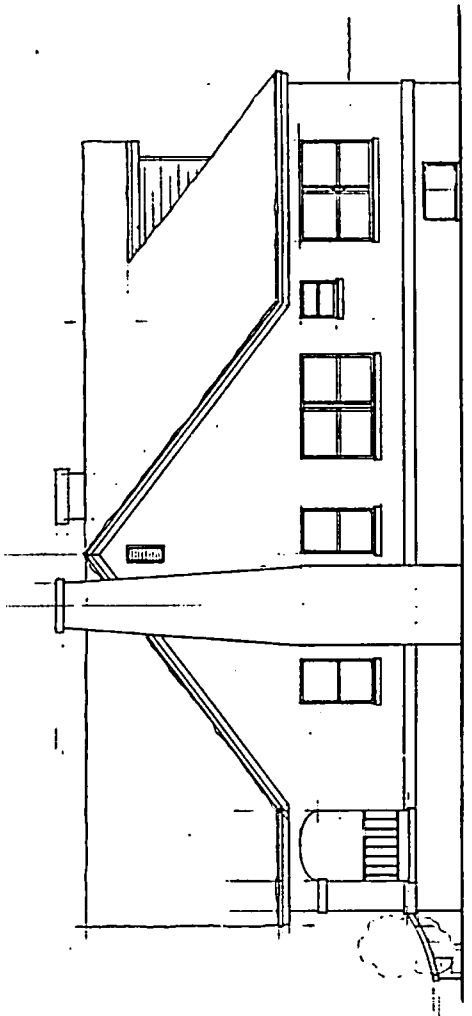
SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

Item 14

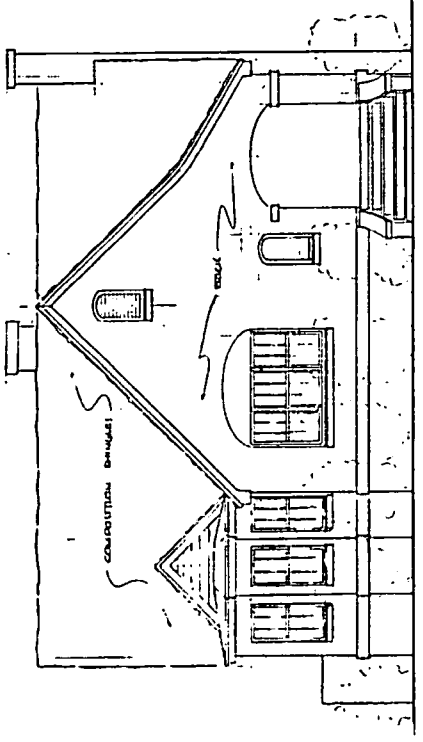
DATE	DESCRIPTION	BY	CHK.	SCALE	PROJECT	CLIENT	CONTRACTOR	DATE
					ALPHA PA HOUSE	2345 H STREET	OCRENTINO	
REVISIONS				EXISTING HOUSE LAYOUT				



84-35



WEST ELEVATION  
SCALE 1/4" = 1'-0"



NORTH ELEVATION  
SCALE 1/4" = 1'-0"

NO.	DESCRIPTION	DATE	BY	CHK.
1	PRELIMINARY			
2	REVISED			
3	REVISED			
4	REVISED			
5	REVISED			
6	REVISED			
7	REVISED			
8	REVISED			
9	REVISED			
10	REVISED			
11	REVISED			
12	REVISED			
13	REVISED			
14	REVISED			
15	REVISED			
16	REVISED			
17	REVISED			
18	REVISED			
19	REVISED			
20	REVISED			
21	REVISED			
22	REVISED			
23	REVISED			
24	REVISED			
25	REVISED			
26	REVISED			
27	REVISED			
28	REVISED			
29	REVISED			
30	REVISED			
31	REVISED			
32	REVISED			
33	REVISED			
34	REVISED			
35	REVISED			
36	REVISED			
37	REVISED			
38	REVISED			
39	REVISED			
40	REVISED			
41	REVISED			
42	REVISED			
43	REVISED			
44	REVISED			
45	REVISED			
46	REVISED			
47	REVISED			
48	REVISED			
49	REVISED			
50	REVISED			
51	REVISED			
52	REVISED			
53	REVISED			
54	REVISED			
55	REVISED			
56	REVISED			
57	REVISED			
58	REVISED			
59	REVISED			
60	REVISED			
61	REVISED			
62	REVISED			
63	REVISED			
64	REVISED			
65	REVISED			
66	REVISED			
67	REVISED			
68	REVISED			
69	REVISED			
70	REVISED			
71	REVISED			
72	REVISED			
73	REVISED			
74	REVISED			
75	REVISED			
76	REVISED			
77	REVISED			
78	REVISED			
79	REVISED			
80	REVISED			
81	REVISED			
82	REVISED			
83	REVISED			
84	REVISED			
85	REVISED			
86	REVISED			
87	REVISED			
88	REVISED			
89	REVISED			
90	REVISED			
91	REVISED			
92	REVISED			
93	REVISED			
94	REVISED			
95	REVISED			
96	REVISED			
97	REVISED			
98	REVISED			
99	REVISED			
100	REVISED			

5

P84-355

20  
10-25-84

Item 14

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

DATE: November 19 1984

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of November 8 1984 when: (Date)

Rezoning Application  Variance Application  
 Special Permit Application 84 - 355

was:  Granted  Denied by the Commission

GROUNDS FOR APPEAL: (Explain in detail) THE APPLICANT EXPECTS TO CORRECT THE CONDITIONS THAT CAUSED OUR DENIAL. WE EXPECT TO SECURE AND DEMONSTRATE ACCEPTABLE AND ADEQUATE PARKING, WE EXPECT TO AMELIORATE NEIGHBOR CONCERNS, AND WE ARE IN THE PROCESS OF ADJUSTING THE SORORITY'S ANTICIPATED USAGE OF THE PROPERTY TO CONFORM WITH ALL THE LEGAL, ALLOWABLE LIMITATIONS AND CONDITIONS WHICH ARE A PART OF THIS PROPERTY.

PROPERTY LOCATION: 3846 H STREET, SACRAMENTO 95819

PROPERTY DESCRIPTION: ALL THAT PROPERTY LYING IN THE CITY OF SACRAMENTO DESCRIBED AS: THE NORTH 166 FEET OF THE EAST 62 FEET OF LOT I, AS SAID LOT IS SHOWN ON THE PLAT OF THE AMENDED PLAT OF MCINTYRE TRACT RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY. ASSESSOR'S PARCEL NO. 008 - 032 - 06

PROPERTY OWNER: W. WHITE

ADDRESS: 3846 H STREET, SAC 95819

APPLICANT: MARIE HARLAN

ADDRESS: 4824 SO. LAND PARK DR SAC 95822

APPELLANT: ( Marie Harlan ) ( MARIE HARLAN )  
(SIGNATURE) PRINT NAME

ADDRESS: 4824 SO. LAND PARK DR.

FILING FEE:

by Applicant: \$105.00 RECEIPT NO. 4587  
 by 3rd party: 60.00

CITY PLANNING DIVISION

FORWARDED TO CITY CLERK ON DATE OF:

NOV 19 1984

P- 84-355

5/82

RECEIVED

DISTRIBUTE TO - (4 COPIES REQUIRED):

MVD  
HY  
WW-  
LO  
SG - (Original)