



CITY OF SACRAMENTO

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

CITY MANAGER'S OFFICE
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NOV 16 1983

MARTY VAN DUYN
PLANNING DIRECTOR

November 15, 1983

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 15115)
2. Subdivision Modification to waive streetlights
3. Tentative Map (P83-336) (APN: 007-053-20)(FT) **APPROVED**
BY THE CITY COUNCIL

LOCATION: 3135 I Street

NOV 22 1983

OFFICE OF THE
CITY CLERK

SUMMARY

This is a request for entitlements necessary to divide an existing duplex located in the Townhouse (R-1A) zone into two ownership units. The Subdivision Review Committee and staff recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

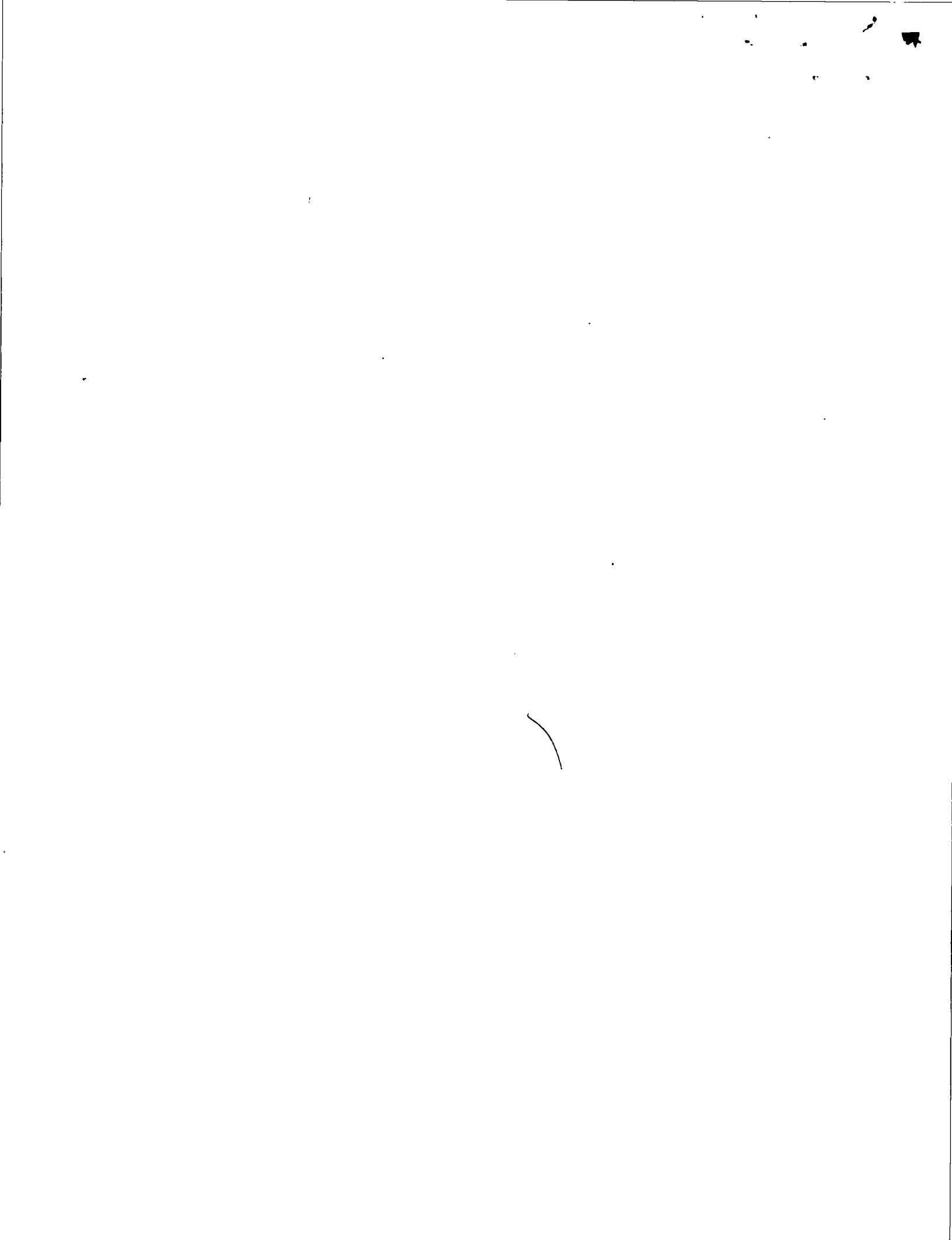
This request does not require Planning Commission review since there are no current requests for rezoning, special permit, or similar entitlements.

Surrounding Land Use and Zoning are as follows:

- North: Single Family; R-1
- South: Sutter Junior High School; R-1
- East: Single Family; R-1
- West: Single Family; R-1

The installation of streetlights are required with the subdivision of property pursuant to the Subdivision Ordinance. The City Engineer has requested the subdivision modification to waive the installation of streetlights until such time as streetlights are installed throughout the area. It is not feasible to install streetlights for single parcels.

The Environmental Coordinator has determined that the project will not have a significant adverse effect on the environment; therefore, the project is exempt from the provisions of CEQA.

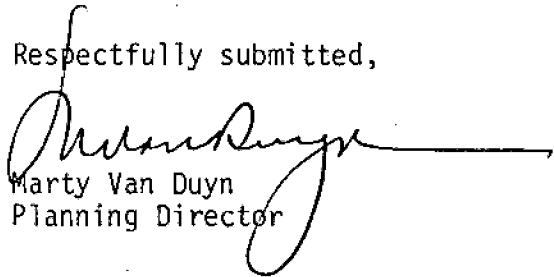


RECOMMENDATION

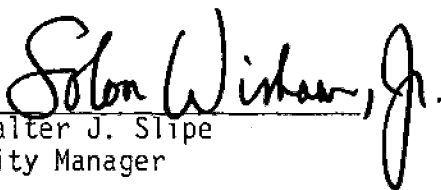
The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends that the City Council approve the project by:

Adopting the attached Resolution adopting Findings of Fact approving the Tentative Map and Subdivision Modification.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


For: Walter J. Slipe
City Manager

HY:lao
attachment
P83-336

November 22, 1983
District 3



RESOLUTION NO. 83-927

15

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR APPROVED
PROPERTY LOCATED AT 3135 I STREET BY THE CITY COUNCIL

(P-83-336)(APN: 007-053-20)

NOV 22 1983

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on November 22, 1983, held a public hearing on the request for approval of a tentative map for property located at 3135 I 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 is exempt from environmental determination pursuant to CEQA, Section 15115 ;

WHEREAS, the Parcel Map Advisory Committee 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. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. 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 1963 East Sacramento Community Plan designate the subject site for Light Density Residential use(s).



3. 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 Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. In the matter of the hereby approved requested subdivision modification to waive streetlights :
 - a. There are special circumstances in this case
that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that there are no facilities to accommodate streetlights for a single parcel .
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that it is not feasible to provide streetlights for a single parcel .
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the granting of the subdivision modification will not alter the characteristics of the area .
 - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential uses .
6. The tentative map for the proposed subdivision is hereby approved as submitted.

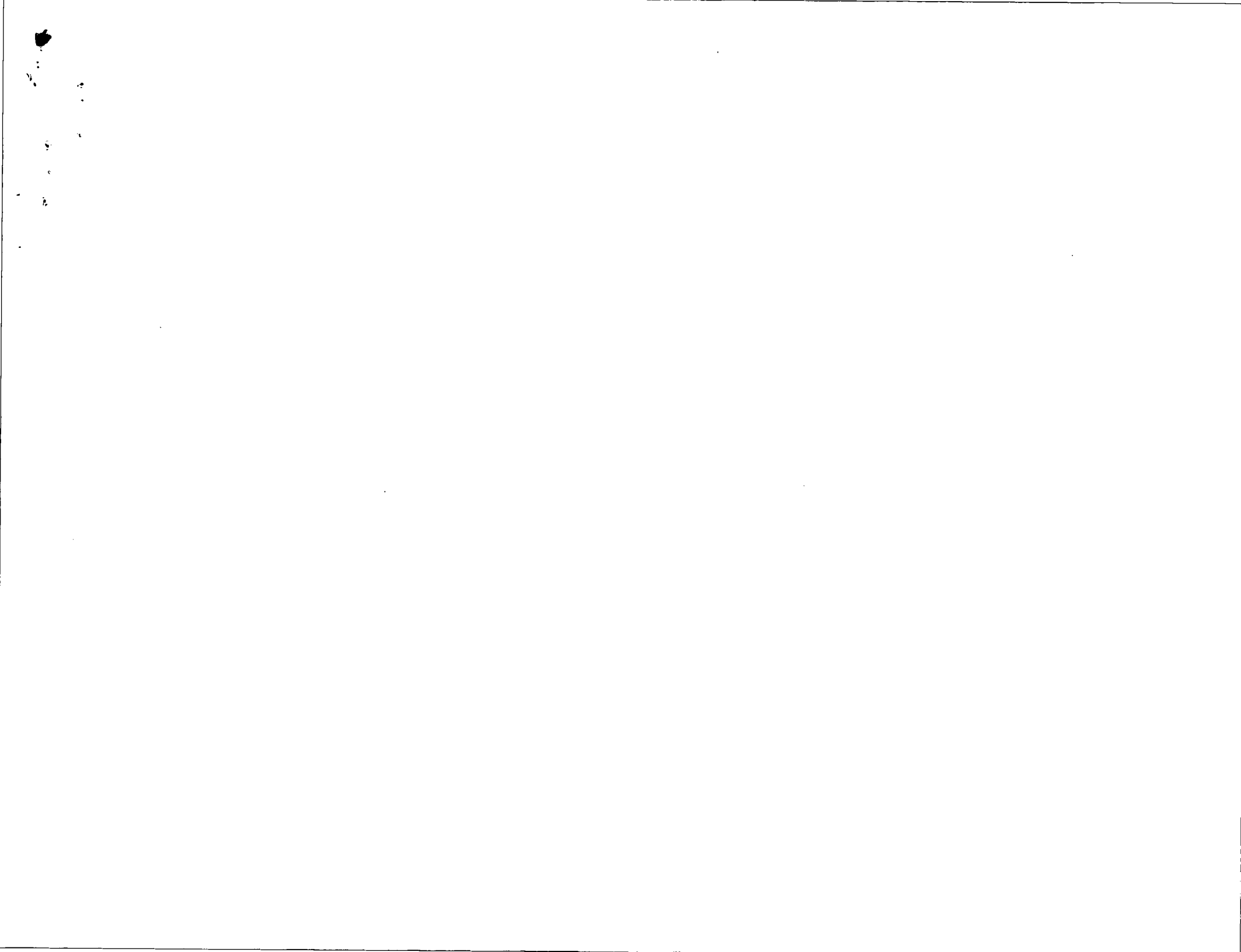
MAYOR

ATTEST:

CITY CLERK

P83-336





November 29, 1983

Mr. Milo L. Hewitt
2801 "K" Street
Sacramento, CA 95816

Dear Mr. Hewitt:

On November 22, 1983, the Sacramento City Council took the following action(s) for property located at 3135 "I" Street:

Adopted a resolution adopting findings of fact approving a tentative map to divide 0.2± ac. developed with an existing duplex into three parcels in the Townhouse (RIA) zone; and subdivision modification to waive street lights.

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

Sincerely,



Lorraine Magana
City Clerk

LM/sl 15

Enclosure: **RESOLUTION CC83-927**

cc: Planning Department

PSOMAS/JUSTICE & ASSOCIATES
4153 Northgate Boulevard
Sacramento, CA 95834