



CITY OF SACRAMENTO

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CITY MANAGER'S OFFICE
RECEIVED
JAN 28 1981

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

January 28, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-9264)

LOCATION: 311 Wisconsin Avenue

SUMMARY

This is a request to divide 0.3+ acre into two parcels in the R-1 Zone. Both proposed parcels are developed with two older residences. The purpose of the division is to allow the sale of each unit. The staff and the Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

Land divisions that do not have other concurrent Variance, Rezoning, or Plan Amendment requests can be reviewed by staff and forwarded directly to the Council, thus eliminating Planning Commission review.

Surrounding Land Use and Zoning:

- North: Single Family; R-1
- South: Single Family; R-1
- East: East Levee and Drainage Canal
- West: Single Family; R-1

This project has been determined not to have a significant effect on the environment and is categorically exempt under Section 15115 of the State EIR Guidelines.

RECOMMENDATION

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

APPROVED
BY THE CITY COUNCIL

FEB 3 1981

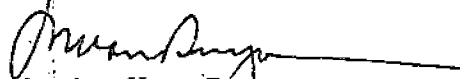
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OFFICE OF THE
CITY CLERK


1. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
2. The applicant shall locate existing sewer and water services and provide necessary easements or hookups as required prior to filing the final map (separate services will be required for each parcel).

It is recommended that the City Council adopt the attached Tentative Map Resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slupe, City Manager

MVD:SD:jm
Attachments
P-9264

February 3, 1981
District No. 1

RESOLUTION No. 81-077

Adopted by The Sacramento City Council on date of

FEBRUARY 3, 1981

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED
AT 311 WISCONSIN AVENUE (APN: 262-111-07) (P-9264)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for property located at 311 Wisconsin Avenue

(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 February 3, 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 South Natomas Community Plan in that the plans designate the subject site for residential uses.
- 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, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat pursuant to CEQA, Section 15115.
- 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.
- 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.

APPROVED
BY THE CITY COUNCIL

APPROVED
BY THE CITY COUNCIL

FEB 3 1981

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CITY CLERK

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CITY CLERK

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:

The Tentative Map be approved subject to the following conditions:

1. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
2. The applicant shall locate existing sewer and water services and provide necessary easements or hookups as required prior to filing the final map (separate services will be required for each parcel).

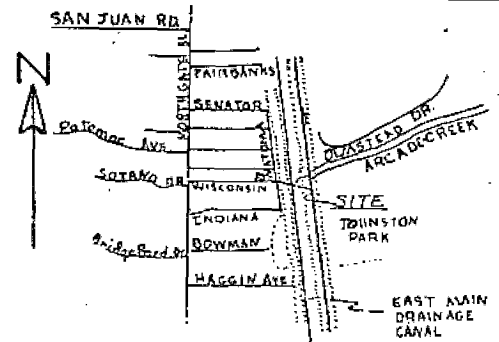
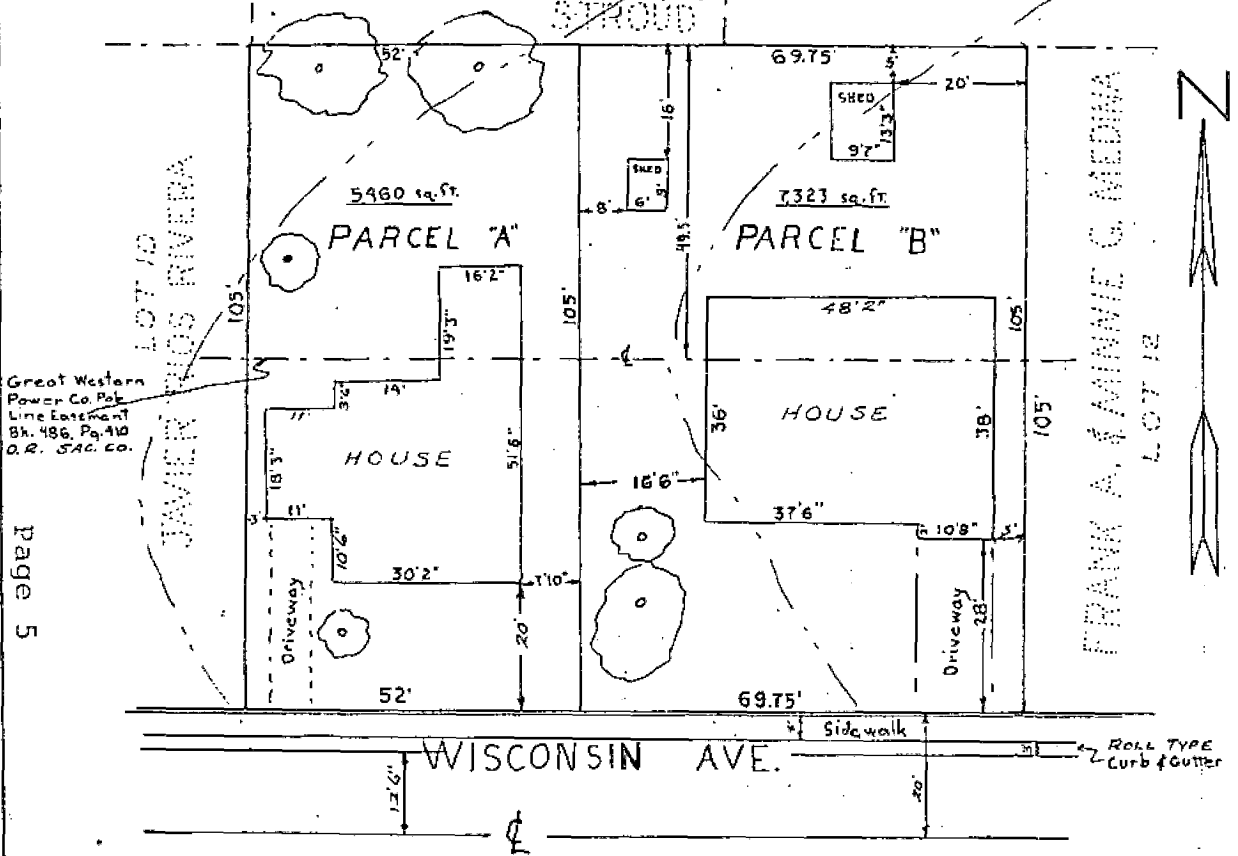
MAYOR

ATTEST:

CITY CLERK

P-9264

OLIN HOOVER MARVIN S & PATRICIA A. STROUD JAMES C. & HAZEL L. WARD



VICINITY MAP
1" = 2200"

OWNER: CHESTER G. HAYNES 925-4906
311 WISCONSIN, SACRAMENTO, CA. 95833

SURVEYOR: *Jesse David Sturdivant*
JESSE DAVID STURDIVANT, LS 3731
8155 OAHU DRIVE (916) 967-3862
FAIR OAKS, CA. 95628

ACCESSOR'S No.: 262-111-07

ZONING: RI

WATER: SACRAMENTO CITY UTILITIES

SEWAGE: SACRAMENTO CITY UTILITIES

PRESENT USE: TWO SINGLE FAMILY RESIDENCE

PROPOSED USE: SINGLE FAMILY RESIDENCE

TENTATIVE PARCEL MAP
LOT II, "MAP OF LEONA PARK"
RECORDED BK. 25, MAP NO. 2, COUNTY OF SACRAMENTO

SCALE: 1" = 20'
DECEMBER, 1980



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

January 19, 1981

Owner of Property:

Chester G. Haynes
311 Wisconsin Avenue
Sacramento CA 95833

On January 16, 1981, the following matter was filed with my office to set a hearing date before the City Council.

Tentative Map to divide 0.3+ acre developed with two existing residences in the Single Family R-1 Zone into two parcels - Parcel A to be 5,460 square feet, and Parcel B to be 7,323 square feet.

Location: 311 Wisconsin Avenue
(P-9264) (FT) (D1)

The hearing has been set for February 3, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

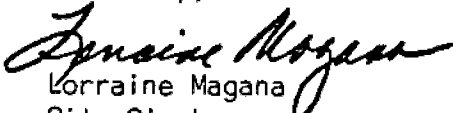
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,


Lorraine Magana
City Clerk

LM:am

cc: Charles E. Moritzky
P-9264 (43)



OFFICE OF THE CITY CLERK
915 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 440-8428

NOTICE OF CITY COUNCIL HEARING



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

February 4, 1981


Mr. Chester G. Haynes
311 Wisconsin Avenue
Sacramento, CA 95833

Dear Mr. Haynes:

On February 3, 1981, the City Council approved the following for property located at 311 Wisconsin Avenue: (P-9264).

Tentative map to divide 0.3+ acre developed with two existing residences in the Single Family R-1 zone into two parcels - Parcel A to be 5,460 square feet and Parcel B to be 7,323 square feet.

Sincerely,


Lorraine Magana
City Clerk

LM:sj
Encl.

cc: Mr. Charles E. Moritzky
Planning

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