



CITY OF SACRAMENTO

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CITY CLERK'S OFFICE
CITY OF SACRAMENTO

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AUG 8 11 13 AM '85

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

CITY MANAGER'S OFFICE
RECEIVED
AUG 8 1985

August 7, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination (Exempt, 15315)
 2. Tentative Map (P85-249)(APN: 031-780-12)(FT)
 3. Subdivision Modification to create lots substandard in width and area

APPROVED
BY THE CITY COUNCIL

LOCATION: 420 Nasca Way

AUG 13 1985

SUMMARY

OFFICE OF THE
CITY CLERK

This is a request to subdivide an existing corner lot located in the Single Family (R-1) zone into two lots for halfplex development. Staff and the Subdivision Review Committee recommend approval of the Tentative Map and Subdivision Modification subject to conditions.

BACKGROUND INFORMATION

Land divisions that are not accompanied by a request requiring Planning Commission review can be reviewed by staff and transmitted directly to the City Council for approval.

Surrounding Land Uses and Zoning are as follows:

North:	Single Family;	R-1
South:	Single Family;	R-1
East:	Single Family;	R-1
West:	Halfplex;	R-1-A

The Zoning Ordinance was recently amended to allow the development of corner lot halfplexes in the R-1 zone, provided the proposed development meets certain design criteria. Staff has reviewed the proposed plans which meet the design criteria, as outlined in the Ordinance amendment.

1

City Council

-2-

August 7, 1985

Currently, a Subdivision Modification is required when the proposed lots do not meet dimension and area requirements. Staff is preparing Ordinance amendments which will eliminate the need for a Subdivision Modification. Staff therefore supports the request.

The Planning and Community Services Division have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .03 acres of land multiplied by the per acre value established by the applicant's appraiser.

Staff requests that the new corner lot be restricted to single family (halfplex) development.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

RECOMMENDATION

Staff recommends that the Council:

Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modification subject to conditions.

Respectfully submitted,

Marty Van Duyn

Marty Van Duyn
Planning Director

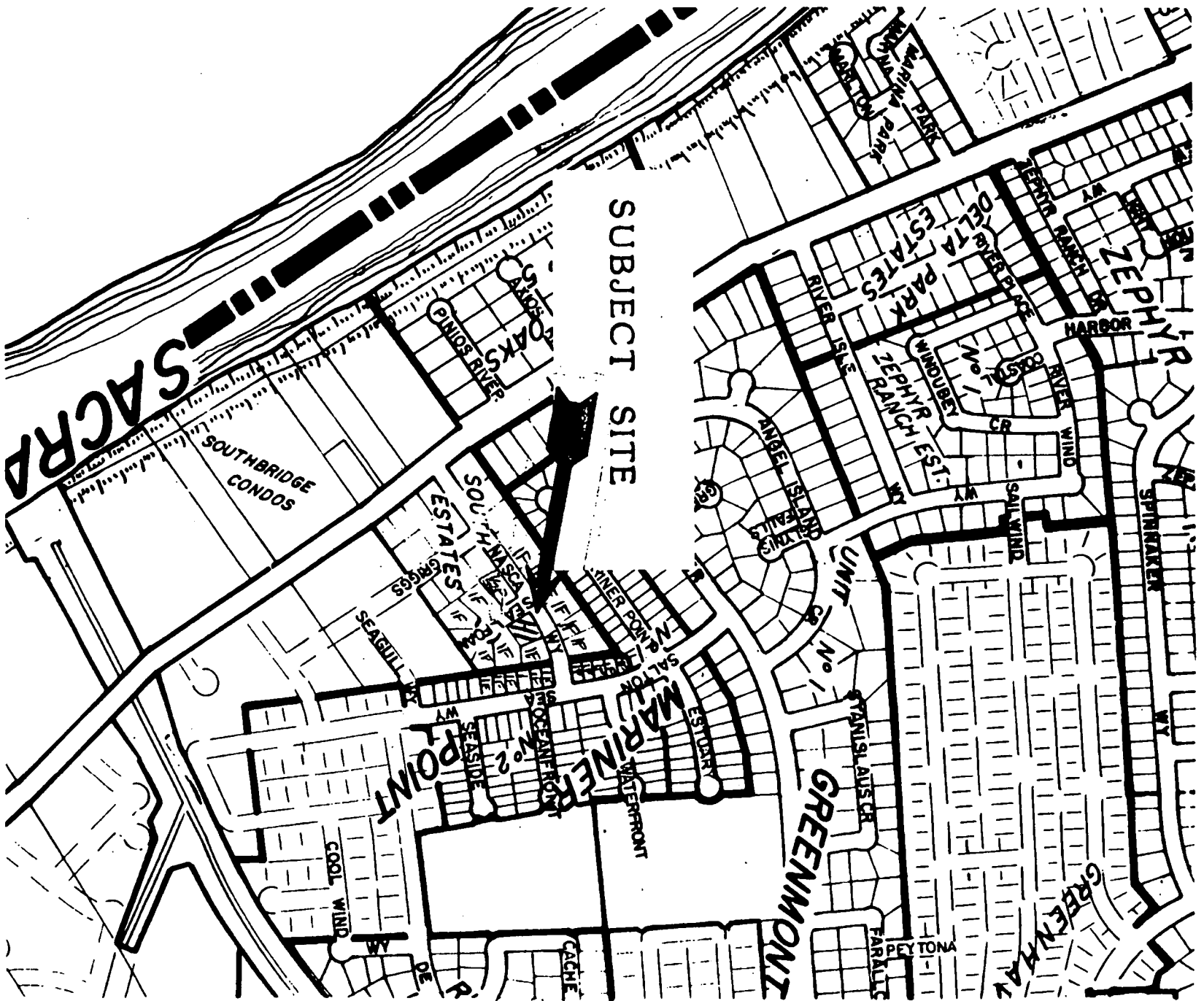
RECOMMENDATION APPROVED:

for: Walter J. Slipes
for: Walter J. Slipes, City Manager

SD: pkb
attachments
P85-249

August 13, 1985
District No. 8

VICINITY - LAND USE - ZONING



200
P85-2419

RESOLUTION No. 85-606

Adopted by The Sacramento City Council on date of

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT 420 NASCA WAY**

**APPROVED
BY THE CITY COUNCIL**

(P 85-249) (APN: 031-780-12)

AUG 13 1985

WHEREAS, the City Council, on August 13, 1985 OFFICE OF THE PUBLIC CITY CLERK hearing on the request for approval of a tentative map for property located at 420 Nasca Way;

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 15315;

WHEREAS, the Parcel Map Advisory Agency 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 1976 South Pocket Community Plan designate the subject site for 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 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 create lots substandard in width and area :
 - a. There are such special circumstances or conditions affecting the property to be subdivided that is it impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the lots are intended for individual ownership of halfplex units. When combined they meet standard single family width and area requirements.
 - 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 the applicant will satisfy all other conditions prior to filing the final map and these services will be required upon issuance of building permits.
 - 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 granting the modification will not significantly change the residential 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 use(s)
- 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. Place the following note on the final map: "Water and sewer service connections must be paid for and installed at the time of obtaining building permits";

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- b. 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;
- c. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- d. Pay Pocket Bridge fees.;
- e. Place the following note on the final map: "Parcel A is restricted to single family (halfplex) development".

MAYOR

ATTEST:

CITY CLERK

P85-249

TENTATIVE PARCEL MAP

LOT 12 OF SOUTH PARK ESTATES

R.M. BK. 140, PG. 18

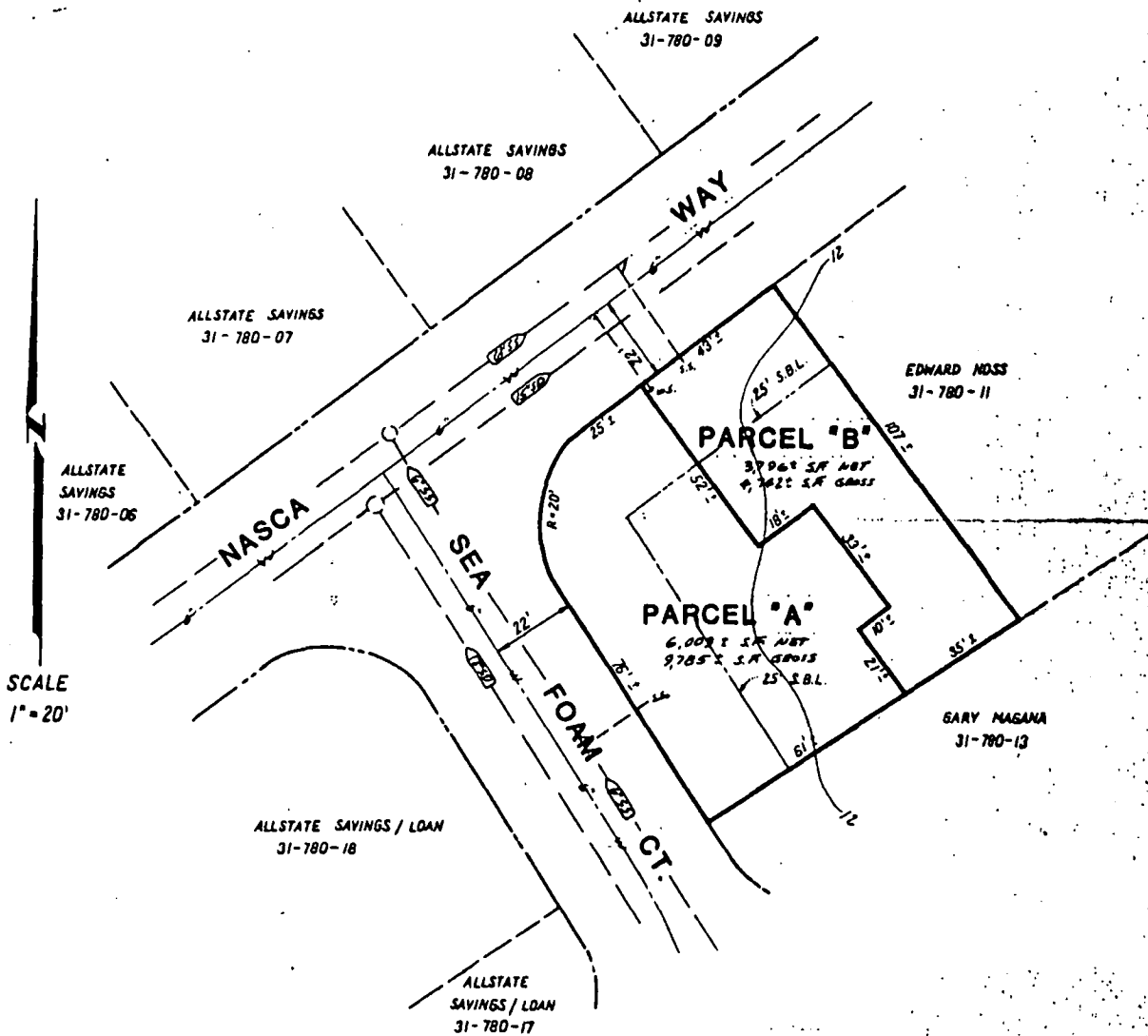
P85-249

DATE OF PREPARATION MAY 6, 1986

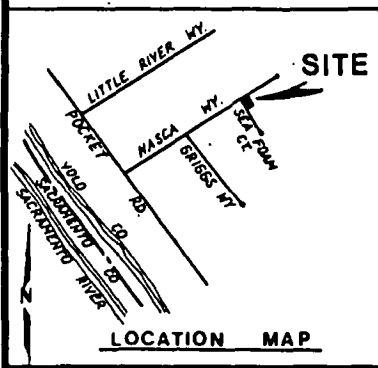


CNA ENGINEERING INC.

CIVIL ENGINEERING · LAND SURVEYS · PLANNING · STRUCTURAL DESIGN



SCALE
1" = 20'



OWNER
 ADRIAN GARCIA
 484 COOL WIND WAY
 SACRAMENTO, CA 95831

ENGINEER
 C.N.A. ENGINEERING
 2550 VALLEY RD #5
 SACRAMENTO, CA 95821

PARCEL NO.
 31-780-12



EXISTING USE
 VACANT SINGLE
 FAMILY LOT
 ZONING R-1

PROPOSED USE
 2 - 1/2 PLEX LOTS
 ZONING R-1

SEWER DISPOSAL
 CITY OF SACRAMENTO

WATER
 CITY OF SACRAMENTO

SCHOOL DISTRICT
 CITY OF SACRAMENTO

FIRE DISTRICT
 CITY OF SACRAMENTO

PARK DISTRICT
 CITY OF SACRAMENTO

ELECTRICAL
 S.M.U.D.

August 15, 1985

Adrian Garcia
484 Cool Wind Way
Sacramento, CA 95831

Dear Mr. Garcia:

On August 13, 1985, the Sacramento City Council took the following action(s) for property located at 420 Nasca Way:

Adopted a Resolution adopting Findings of Fact approving Tentative Parcel Map to divide a .22 acre corner lot into two parcels for halfplex development in the Single Family zone and Subdivision Modification to create lots substandard in width and area. (P-85606)

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

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/20

Enclosure

cc: Planning Department

CNA Engineering, Inc.
2550 Valley Road, Ste. 5
Sacramento, CA 95821

August 14, 1985

To All Interested Parties:

On August 13, 1985, the Sacramento City Council took the following action(s) on the Methodist Hospital Reorganization annexation:

Adopted an Ordinance amending the districts established by the City of Sacramento Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by rezoning property within the 39 acre Methodist Hospital Reorganization and designating same for the A zone and declaring the ordinance an emergency ordinance to take effect immediately.

Adopted a Resolution initiating proceedings for Methodist Hospital Reorganization (Annexation to the City of Sacramento and detachment from Florin Fire Protection District, Elk Grove-Cosumnes Cemetery District, Metro Storm Drain Maintenance District, and Southgate Recreation & Park District). (M-85031)

Enclosed for your records, is a certified packet of the referenced and related documents. If you have any questions, please contact the Planning Department, 1231 "I" Street, at 449-5381.

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/13

Enclosures