



CITY OF SACRAMENTO

27

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

April 15, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Proposed lot line adjustment for a portion of Parcels A and B (Exhibit A) bounded by Exchange Street, Rio Linda Boulevard and Santa Ana Avenue (APN: 226-162-14,15) (P-8983)

LOCATION: 747 Santa Ana Avenue

SUMMARY

This is a request to adjust an east-west property line 11.71 feet to the south. The purpose of the adjustment is to eliminate a property line that bisects an existing dwelling located on Parcel A and to maintain an interior side yard setback of five feet. The property is zoned single family (R-1).

BACKGROUND INFORMATION

The proposal was reviewed by the offices of the City Engineer and City/County Health Department; there was no objection to the request. The City Engineer, however, requests that the new property line be monumented.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)).

APPROVED
BY THE CITY COUNCIL

APR 22 1980

OFFICE OF THE
CITY CLERK


RECOMMENDATION

The staff recommends that the City Council approve the proposed lot line adjustment subject to the following condition and adopt the attached resolution:


Condition

The new lot lines shall be monumented and certified by a licensed land surveyor or civil engineer.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Lipe, City Manager

MVD:DP:bw.

April 22, 1980
District No. 2

Attachment
P-8983

RESOLUTION NO. 80-241

Adopted by The Sacramento City Council on date of

APRIL 22, 1980

APPROVING A LOT LINE ADJUSTMENT FOR A PORTION OF PARCELS A AND B BOUNDED BY EXCHANGE STREET, RIO LINDA BOULEVARD AND SANTA ANA AVENUE (P-8983) (APN: 226-162-14, 15)

WHEREAS: The Planning Director has submitted to the City Council its report and recommendation concerning the lot line adjustment for property located at 747 Santa Ana Avenue; and

WHEREAS: The lot line adjustment is exempt from the Environmental Review pursuant to State EIR Guidelines (CEQA, Section 15105a); and

WHEREAS: The lot line adjustment is consistent with the 1974 City General Plan and the 1965 Robla Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the lot line adjustment for property located at 747 Santa Ana Avenue, Portion of Parcels A and B (Exhibit A) bounded by Exchange Street, Rio Linda Boulevard and Santa Ana Avenue, be approved subject to the following condition:

The new lot lines shall be monumented and certified by a licensed land surveyor or civil engineer.

MAYOR

ATTEST:

CITY CLERK

P-8983

APPROVED
BY THE CITY COUNCIL

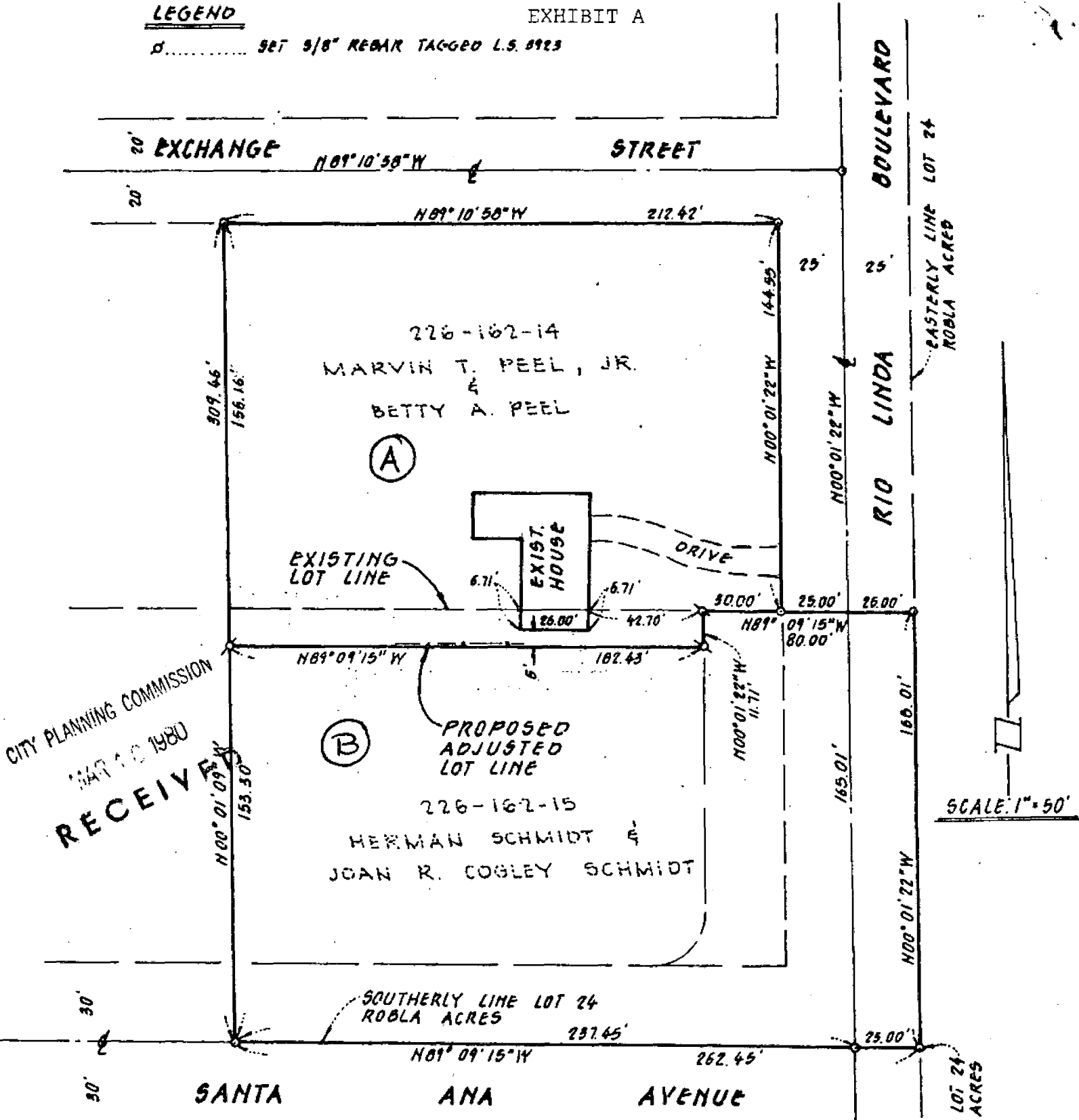
APR 22 1980

OFFICE OF THE
CITY CLERK

LEGEND

EXHIBIT A

d..... SET 9/8" REBAR TAGGED L.S. 9123



CITY PLANNING COMMISSION
MAR 10 1980
RECEIVED

SCALE 1" = 50'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION IN DECEMBER, 1979.

Markland D. Johnson
MARKLAND D. JOHNSON L.S. 3128

LOT LINE ADJUSTMENT

POR. LOT 24, ROBLA ACRES - 148M25

12-16-79

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: _____

- Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from _____ to _____
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)
Other Lot Line Adjustment

Assessors Parcel No. 226 . 162 . 14,15 Address 747 Santa Ana Avenue

Request(s) To ~~adjust~~ adjust the existing east/west property line between
two parcels 11.7+ feet to the south.

Owner(s) Herman & Joan Schmidt, 3515 Argonaut Ave., Rocklin 95677 Phone No. 624-2798

Applicant Vivien Johnson, Ri-Jo Const. Co., P.O. Box 132/Elverta 95626 Phone No. 991-5056

Signature *Vivien Johnson* Filing Fee 104. Receipt No. 5097 DP 3-11-90

C.P.C. Meeting Date N/A

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved _____ Approved w/Conditions _____ Approved Based on Find. of Fact Due _____

Rec. Approval _____ Rec. Approval w/Conditions _____ Denied _____

Findings of Fact Approved _____

Copy Sent to Applicant _____

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____

Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ is/are:

Approved _____ Denied _____ Approved w/Conditions _____

By: _____

SEC. TO PLANNING COMMISSION

NOTE: 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 ground 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.

Sent to Applicant: _____
DATE

P No 8983



CITY OF SACRAMENTO

28

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

April 17, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-8977)

LOCATION: Southwest corner of Florin Road and 29th Street

SUMMARY

This is a proposal to divide a one-acre site containing a medical office building, a carwash and a ten-unit apartment complex into three parcels in the General Commercial (C-2) and Light Density Residential (R-3) zones. The staff and Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

A land division that involves four lots or less and that does not include a concurrent variance, rezoning or plan amendment request can be reviewed by staff and transmitted directly to the City Council; this eliminates the review and consideration by the Planning Commission.

The subject site is zoned C-2 and R-3. The surrounding land uses and zonings are as follows:

North: Commercial; C-2-R
South: Vacant; R-1
East: Vacant; C-2
West: Nursery; C-2

APPROVED
BY THE CITY COUNCIL

APR 22 1980

OFFICE OF THE
CITY CLERK

A Negative Declaration was filed on April 11, 1980.

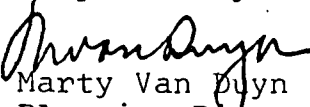
To allow sufficient maneuvering width on-site to serve the parking spaces located on the southern portion of proposed parcel 1, staff suggests that the east-west property line between parcels 1 and 2 be moved a minimum of ten feet to the south. In accordance with the zoning ordinance, a six-foot high masonry wall is required between parcels 2 and 3 in order to separate the residential and commercial uses. Parcel 1 is presently developed with a dental office and off-street parking. Landscaping planters are provided along Florin Road and 29th Street; however, only a portion of the planters contain plant material. Staff suggests that a combination of shrubs and ground cover be provided within all planter areas. Finally, the A-frame portable sign advertising apartment rental units is in violation of City Code and should be removed.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based on the review by the Subdivision Review Committee, recommend that the Council approve the tentative map subject to the following conditions, and adopt the attached resolution. The applicant shall:

- a. provide street lights pursuant to Sec. 40.811 of the Subdivision Ordinance prior to filing the final map;
- b. complete applications and make payment for separate water and sewer services and shall hook up prior to filing the final map;
- c. adjust the property line between parcels 1 and 2 to the south to allow sufficient distance for the required maneuvering area to service the parking stalls on parcel 1;
- d. provide a driveway to service the parking spaces in the southern portion of parcel 1;
- e. provide a masonry wall between parcels 2 and 3 pursuant to Section 3.D.7 of the zoning ordinance prior to filing the final map;
- f. provide additional shrubbery and ground cover within the existing landscaping planters abutting Florin Road and 29th Street prior to filing the final map;
- g. remove the portable A-frame apartment rental sign prior to filing the final map;
- h. this map is subject to the express condition that Subdivider shall install landscaping in strict accordance with Condition 6 of the Tentative Map Resolution prior to recordation of the final map. In the event Subdivider does not satisfy this condition, the City shall record a Notice of Violation in accordance with Government Code, Sec. 66499.36. Subdivider expressly waives all notice and hearing pursuant to Government Code, Sec. 66499.36. Time is of the essence to this condition.

Respectfully submitted,


Marty Van Duyn
Planning Director

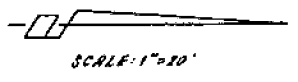
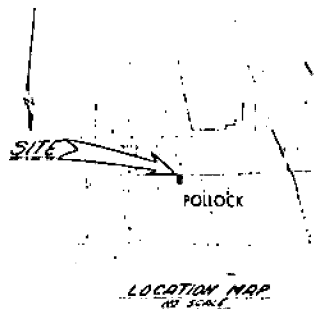
RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

MVD:DP:bw

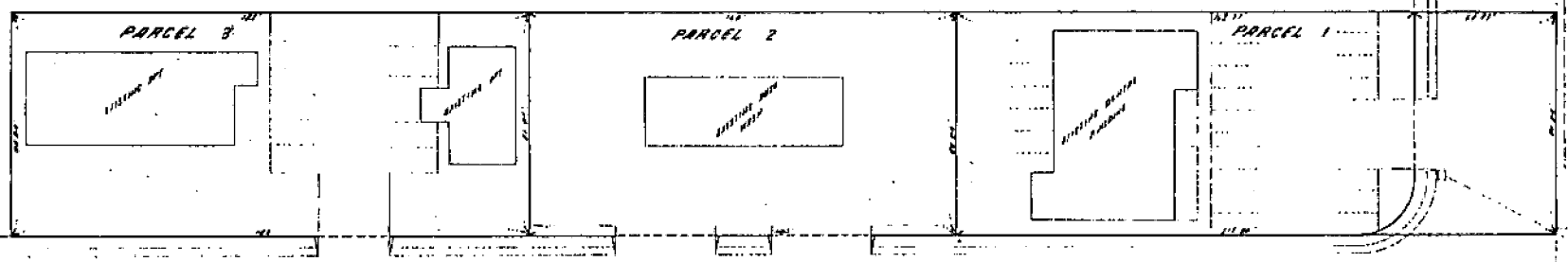
April 22, 1980
District No. 7

Attachments
P-8977



OWNER
 ADDRESS
 ENGINEER
 DATE
 CITY

49-011-05 HOTTERO



49-360-10
 FUN MASTER OF SACRAMENTO

45-560-08
 DEMOND

45-561-02
 GRAY HOMER /
 ELIZABETH ANN CO

49-360-01
 GRAY HOMER / ELIZABETH ANN CO



mpt MORTON & PITALO, INC.
 CIVIL ENGINEERING
 PLANNING SURVEYING

TENTATIVE PARCEL MAP FOR
 COSTELLO PROPERTY
 CITY OF SACRAMENTO, CALIFORNIA

DATE
 11/2/02
 FILE NO
 11111

49-011-05
 49-360-01
 49-360-10
 45-560-08
 45-561-02

RESOLUTION NO. 80-242

Adopted by The Sacramento City Council on date of

APRIL 22, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE PARCEL MAP LOCATED AT THE SOUTH-
WEST CORNER OF FLORIN ROAD AND 29TH STREET (P-8977)
(APN: 49-021-06)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for one acre that is located at the southwest corner of Florin and 29th Street (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on April 22, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the Meadowview Community Plan in that the plan designates the subject site for shopping-commercial 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 nor 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 or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- 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 nor 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, nor 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.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in nor 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 City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

APPROVED
BY THE CITY COUNCIL

APR 22 1980

OFFICE OF THE
CITY CLERK

- 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:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
1. The applicant shall provide street lights pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 2. The applicant shall complete applications and make payment for separate water and sewer services and shall hook up prior to filing the final map.
 3. The applicant shall adjust the property line between Parcels 1 and 2 to the south to allow sufficient distance for the required maneuvering area to service the parking stalls on Parcel 1.
 4. The applicant shall provide a driveway to service the parking spaces in the southern portion of Parcel 1.
 5. The applicant shall provide a masonry wall between Parcels 2 and 3 pursuant to Section 3.D.7 of the Zoning Ordinance prior to filing the final map.
 6. The applicant shall provide additional shrubbery and ground cover within the existing landscaping planters abutting Florin Road and 29th Street prior to filing the final map.
 7. The applicant shall remove the portable A-frame apartment rental sign prior to filing the final map.
 8. This map is subject to the express condition that the subdivider shall install landscaping in strict accordance with Condition 6 above prior to recordation of the final map. In the event the subdivider does not satisfy this condition, the City shall record a Notice of Violation in accordance with Government Code, Section 66499.36. The subdivider expressly waives all notice and hearing pursuant to Government Code, Section 66499.36. Time is of the essence to this condition.

MAYOR

ATTEST:

CITY CLERK

P-8977

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: DP

- Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from _____ to _____
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)

Other _____

Assessors Parcel No. 049 - 021 - 06 Address SW corner Florin Rd. & 29th Street

Request(s) 1) Environmental Determination; 2) Tentative Map to divide 1+ acre developed with existing dental office, auto wash, & apartments into 3 parcels in the General Commercial C-2 & Light Density Multiple Family R-3 zones.

Owner(s) John Costello, 2860 Florin Road, Sacto. 95822 Phone No. 428-7900

Applicant Morton & Pitalo, Inc., 1767-J Tribute Rd. 95815 Phone No. 920-2411

Signature _____ Filing Fee \$75 + 30 + 120 = \$225 Receipt No. _____

C.P.C. Meeting Date N/A

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved _____ Approved w/Conditions _____ Approved Based on Find. of Fact Due _____

Rec. Approval _____ Rec. Approval w/Conditions _____ Denied _____

Findings of Fact Approved _____

Copy Sent to Applicant _____

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____

Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ is/are:

Approved _____ Denied _____ Approved w/Conditions _____

By: _____
SEC. TO PLANNING COMMISSION

NOTE: 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 ground 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.

Sent to Applicant: _____
DATE

P No 8977



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

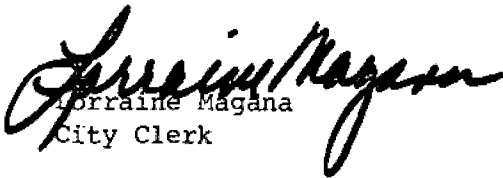
April 23, 1980

John Costello
2860 Florin Road
Sacramento, CA 95822

Dear Mr. Costello:

On April 22, 1980, the City Council adopted the enclosed certified resolution adopting Findings of Fact, approving a request for tentative parcel map located at the southwest corner of Florin Road and 29th Street. (P-8977) (APN: 49-021-06)

Sincerely,


Lorraine Magana
City Clerk

LM:HO'

Encl.

cc: Morton & Pitalo, Inc.
Planning Department

Item No. 28