



CITY OF SACRAMENTO

26

CITY MANAGER'S OFFICE
RECEIVED

CITY PLANNING DEPARTMENT
915 "I" STREET
CITY HALL - ROOM 308

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

MAR 27 1980

Marty Van Duyn

PLANNING DIRECTOR

March 27, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Subdivision Modification to create lots greater than 160 feet in depth, to waive street improvements, public sewer and drainage facilities, and service connections
 3. Tentative Map (P-8918)

LOCATION: South side of Vinci Road, approximately 264 feet east of Acme Avenue

SUMMARY

This is a request for the necessary entitlements to divide one acre into two residential parcels. The Planning Commission recommended approval of the land division subject to conditions.

BACKGROUND INFORMATION

The subject site is presently vacant and located in an area containing deep lots. Staff has no objection to the land division as proposed.

The City Water and Sewer Division recommend the service connections to each lot be waived until building permits are obtained. The Department prefers not to have inactive service connections.

The City Engineer recommends a waiver of street improvements and sewer and drainage facilities at this time. Since the proper sewer and drainage facilities do not exist throughout the area, the City Engineer indicates that it is impractical to request said improvements at this time. However, the applicant has been requested to enter into an agreement with the City to participate in future assessment districts to provide the improvements.

APPROVED
BY THE CITY COUNCIL

APR 1 1980

OFFICE OF THE
CITY CLERK

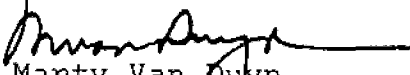
VOTE OF COMMISSION

On February 28, 1980, by a vote of nine ayes, the Planning Commission recommended approval of the project subject to conditions.


RECOMMENDATION

The staff and the Planning Commission recommend that the City Council approve the project, subject to conditions, and adopt the attached Tentative Map Resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

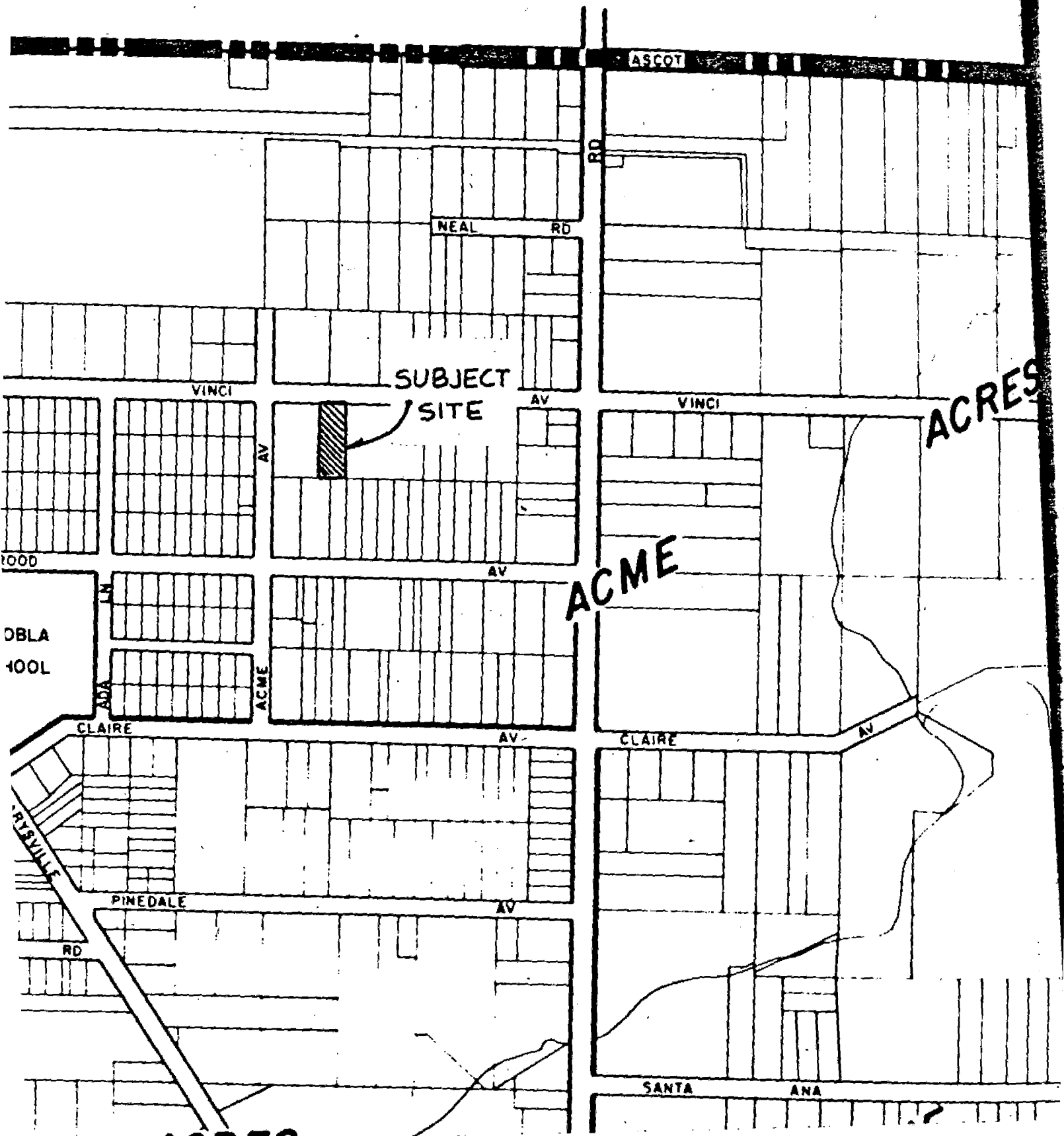
FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slupe, City Manager

MVD:DP:bw

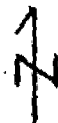
April 1, 1980
District No. 2

Attachments
P-8918



P. 8918

FEBRUARY 28 '80



ITEM No. 16

RESOLUTION NO. 80-183

Adopted by The Sacramento City Council on date of

APRIL 1, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR LOT 237 ACME ACRES (P-8918) (APN: 226-300-02)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located on the south side of Vinci Road, approximately 264 feet east of Acme Avenue (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on April 1, 1980, 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 Robla Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- 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 or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration, with the City Clerk. By virtue of the 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 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.
- 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 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 1 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.
- H. In the matter of the requested subdivision modification, the Council determines as follows:
- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.
- Fact: The dimensions of the site make it impossible to create standard size single family lots.
- Fact: Given the lack of sewer and drainage facilities throughout the area, it is impractical to require street improvements and sewer and drainage facilities.
- Fact: Given the possibility of deterioration of unused service connections, it is undesirable to provide the connections prior to obtaining building permits.
- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
- Fact: There is no feasible way to divide the site and meet all requirements of the subdivision ordinance.
- Fact: The division of property does not involve financial benefit through the waiver of street improvements and sewer and drainage facilities in that the improvements will be provided when the area develops.
- Fact: The division of property does not involve financial benefit through the waiver of service connections in that the connections will be provided when the parcels are developed.
- c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.
- Fact: The project is compatible to surrounding land uses.
- Fact: The project will not significantly alter the characteristics of the area.
- Fact: Since the service connection will be provided when the building permits are obtained, the modification will not endanger public health, safety or welfare.
- 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.
- Fact: The site is designated for residential use.

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 and Subdivision Modification be approved subject to the following conditions:
 - 1. The applicant shall dedicate seven feet of right-of-way along Vinci Road.
 - 2. The applicant shall enter into an agreement with the City to participate in future assessment districts to provide street improvements and public drainage and sewer facilities. A note shall be placed on the map referencing the agreement.
 - 3. The applicant shall place the following note on the final map: Water and sewer connections do not exist between the main line and the lots. These services must be paid and installed at the time of obtaining building permits.
 - 4. The applicant shall provide an engineering report for the review and approval of the City/County Health Department prior to the filing of the final map. The report shall address whether or not a septic system will function properly. If not, the final map shall not be recorded.
 - 5. The applicant shall locate and plot all existing water wells within 150 feet of the subject site. If there is an active water well within 150 feet of the site, the map shall not be recorded.

MAYOR

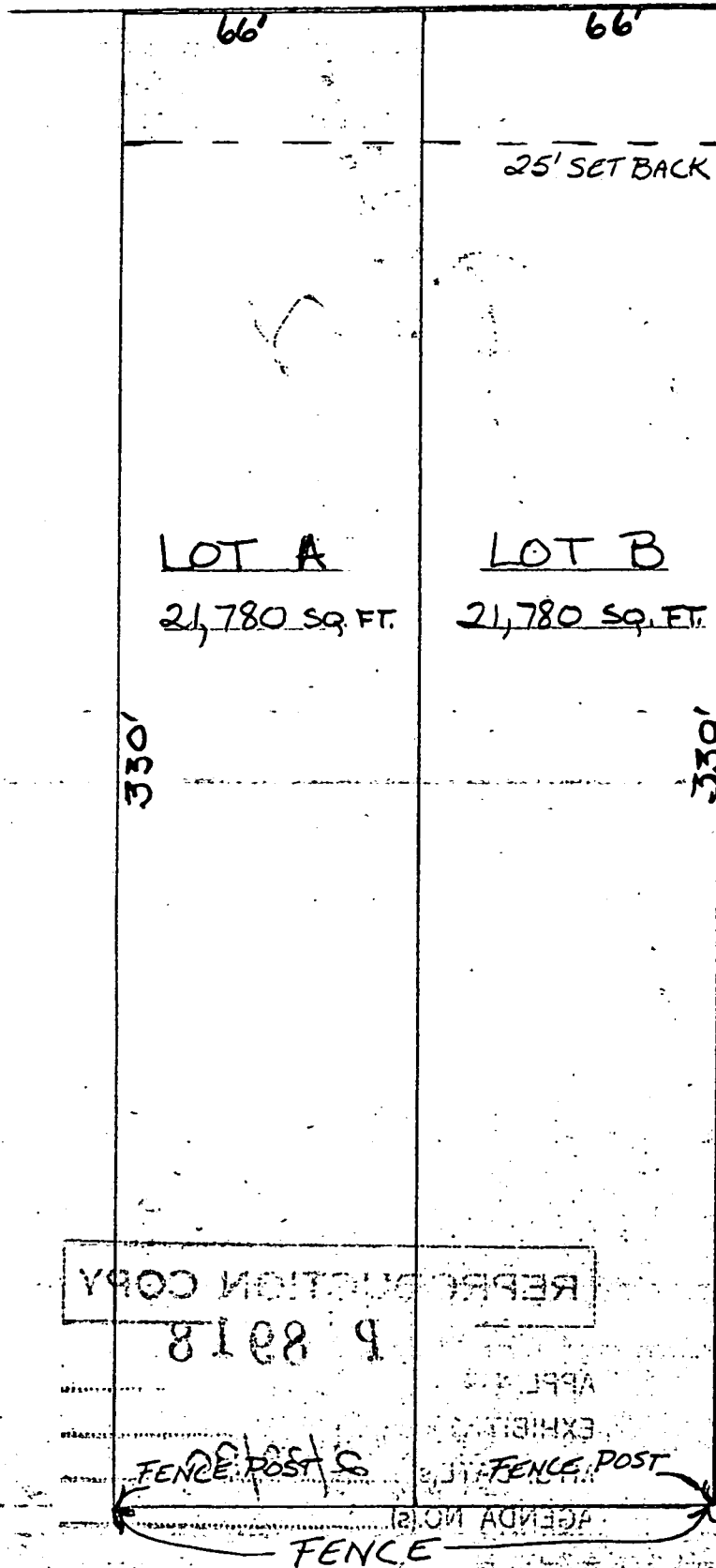
ATTEST:

CITY CLERK

TENTATIVE PARCEL MAP FOR LOT 237 ACME ACRES PARCEL # 226-300-02

VINCI RD. 6" WATER MAIN

Scale: 1" = 40'
JANUARY, 1980



ENGINEER

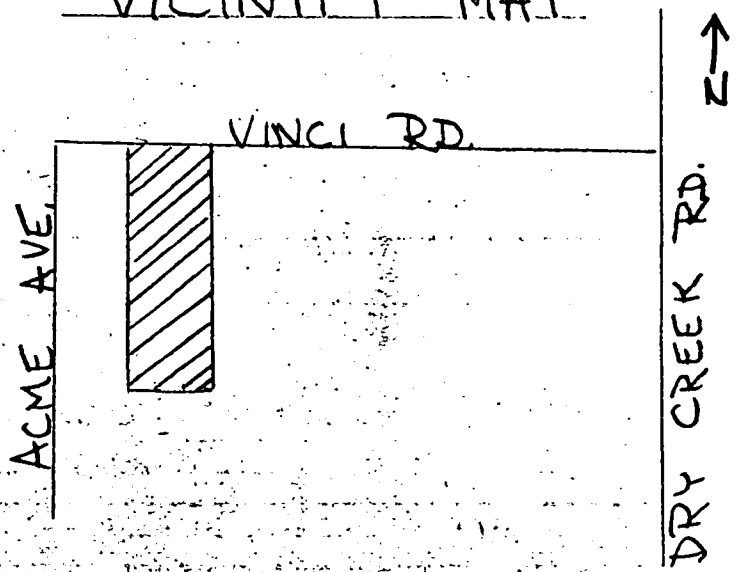
C. N. A. ENGINEERING INC.
3800 SUNNYVALE AVE.
SACRAMENTO, CA 95821
PHONE (916) 487-7113
R.C.E. 26930

OWNER

KEVIN LEE CRAIG
941 ROOD AVE.
SACRAMENTO, CA 95838
(916) 991-2571

SEWER: SEPTIC TANK
WATER: 6" MAIN ON VINCI RD.
POWER: ON VINCI RD.
TREES AND BUILDINGS: NONE
PROPOSED USE: RESIDENTIAL R-1

VICINITY MAP



REPRODUCTION COPY
P 8918

P-8918
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5.

Various requests for property located on the south side of Vinci Road, approximately 265 feet east of Acme Avenue. (P-8918) (D2)

- a. Tentative Map to divide 1+ acre into 2 residential lots
- b. Subdivision Modification to create lots deeper than 160 feet
- c. Subdivision Modification to waive street improvements and public sewer and drainage facilities and waive service connections

6. Various requests for property located on the east side of 63rd Street at Nelson Street. (P-8925) (D6)

- a. Tentative Map to divide 2+ acres into 12 single family lots
- b. Subdivision Modification to create lots less than 100 feet in depth
- c. Subdivision Modification to create corner lots less than 62 feet wide
- d. Subdivision Modification to create lots substandard in size.

7. Various requests for property located at 7319 and 7329 Lemon Hill Avenue. (P-8935) (D6)

- a. Tentative Map to divide 5+ acres into 3 residential lots
- b. Subdivision Modification to create deep, flag-shaped lot

8. Various requests for property located at the southeast corner of Santa Ana Street and Dry Creek Road. (P-8937) (D2)

- a. Subdivision Modification to waive service connections, public sewer, and drainage facilities
- b. Tentative Map to divide 4+ acres into 4 residential lots
- c. Subdivision Modification to create lots deeper than 160 feet
- d. Subdivision Modification to waive frontage improvements.

Jan Mirione

jm

Attachments

HRG: 4-1-80
FCA: 4-8-80

cc VAN DUYN
CARSTENS
MIRIONE
TANIMOTO
YEE



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

March 11, 1980

Kevin L. Craig
941 Rood Avenue
Sacramento, CA 95838


Dear Mr. Craig:

Notice is hereby given that a hearing date of April 1, 1980 has been set in the matter of TENTATIVE MAP to divide 1+ acre into 2 residential lots; SUBDIVISION MODIFICATION to create lots deeper than 160 feet and SUBDIVISION MODIFICATION to waive street improvements and public sewer and drainage facilities and waive service connections, requests for property located on the south side of Vinci Road, approximately 265 feet east of Acme Avenue. (P-8918)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered later than 12:00 Noon the Monday before the meeting scheduled. If written request is not delivered to this herein, you may obtain continuance only by appearing be at the time the hearing is scheduled and requesting the

Sincerely,


Jaci Pappas
Acting City Clerk
JP:HO'

Information Copies to: P-8918 Mailing List (14 Address)
Planning Department

Escobar, May
P.O. Box 38749
Sacramento, CA 95838
226-300-05

P-89-18 4-18-80
ESC 49 991345N1 03/13/80

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

NOTICE

IN ACCORDANCE WITH THE LAW, THIS NOTIFICATION IS SENT TO ALL OWNERS OF PROPERTY WITHIN 300 FEET OF THE PROPERTY DESCRIBED ABOVE. ATTENDANCE AT THIS HEARING IS OPEN TO THE PUBLIC, AND QUESTIONS OF A TECHNICAL NATURE MAY BE DIRECTED TO THE CITY PLANNING DEPARTMENT, TELEPHONE NUMBER 449-5604.



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 2, 1980

Kevin L. Craig
941 Rood Avenue
Sacramento, CA 95838

Dear Mr. Craig:

On April 1, 1980, the City Council adopted the enclosed certified resolution adopting Findings of Fact, approving a request for subdivision modification and tentative map for Lot 237 Acme Acres. (P-8918) (APN: 226-300-02)

Sincerely,

Jaci Pappas
Acting City Clerk

JP:HO'

Encl.

cc: Planning Department

Item No. 26