



# CITY OF SACRAMENTO

## 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

January 22, 1986

**APPROVED**  
BY THE CITY COUNCIL

JAN 28 1986

City Council  
Sacramento, California

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15315)  
 2. Tentative Map (P85-484) (APN: 118-073-03) (PT)

LOCATION: 5420 Lerner Way

### SUMMARY

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

### BACKGROUND INFORMATION

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

Surrounding Land Uses and Zoning are as follows:

- North: - Single Family: R-1
- South: Single Family: R-1
- East: Single Family: R-1
- West: Single Family: R-1

The subject site is an undeveloped lot in an existing single family subdivision. The applicant proposes to subdivide the lot to create a halfplex ownership situation. There is currently a structure under construction. The applicant's plans indicate that it meets R-1 zoning setback requirements. Plans also indicate a garage on each street frontage.

### ENVIRONMENTAL DETERMINATION

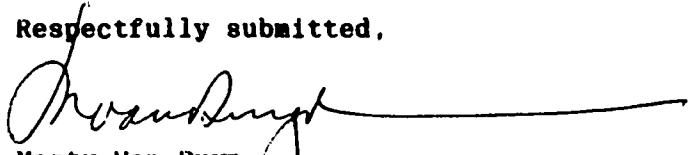
The project is exempt from environmental review pursuant to State EIR guidelines (CEQA, Section 15315).

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon comment by the Subdivision Review Committee recommend:

Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,

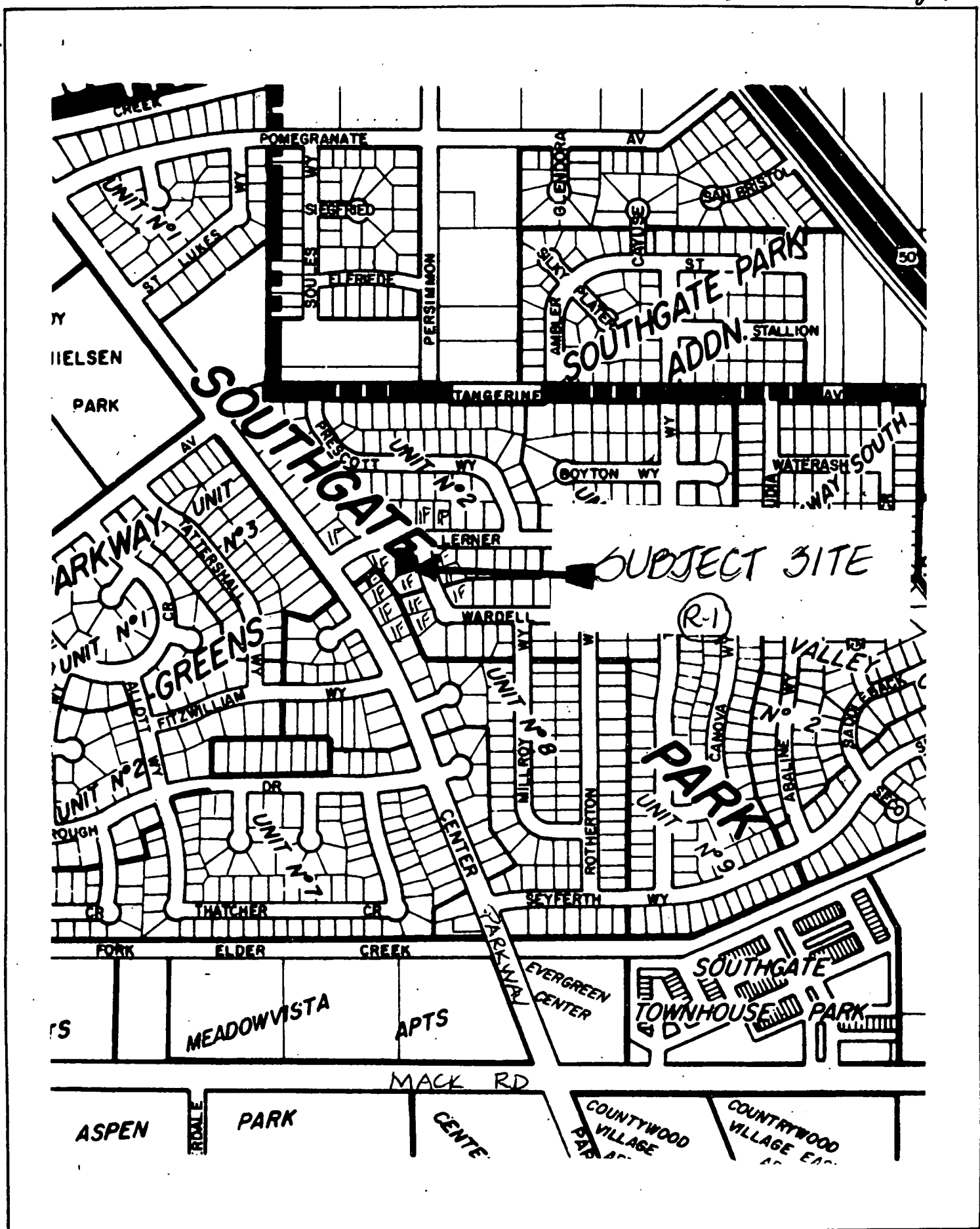
  
Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

  
For: Walter J. Slipe, City Manager

SD:pkb  
attachment  
P85-484

January 28, 1986  
District No. 7



VICINITY - LAND USE - ZONING

# RESOLUTION No. 86-055

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED AT 5420  
LERNER WAY

(P85-484 ) (APN: 118-073-03)

**APPROVED**  
BY THE CITY COUNCIL  
JAN 28 1986

OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council, on January 28, 1986, held a hearing on the request for approval of a tentative map for property located at 5420 Lerner 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 City Planning Commission 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 1965 Southgate 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. 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. 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.
  - b. Meet all County Sanitation District requirements;
  - c. Provide separate sewer and water services and hook up;
  - d. Development is restricted to single family attached units. Place a note on the final map referencing this condition.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P85-484

# TENTATIVE PARCEL MAP

ASSESSOR'S PARCEL NUMBER

118-073-03

OWNER/APPLICANT: Dan Carlenas  
4412 53rd Street  
Sacramento, California 95822  
Phone: 916-454-5705

MAP PREPARED BY: Rose's Engineering-Geology & Survey, Inc.  
1249 41st Avenue  
Sacramento, California 95822  
Phone: 916/421-7666

PARCEL DESCRIPTION: LOT 50 as per BK 74, R.M.,  
Page 15

EXISTING SIZE: 1102.273 sq. ft. net 11233.80 sq. ft.

ZONING: R-1

PROPOSED SIZES: Parcel A 3534.23 Parcel B 2602.04

PROPOSED USE: Single family residential; unim.

EXISTING IMPROVEMENTS: 2 half-plexs

WATER: Class A Streets

SEWAGE: City of Sacramento

ROADS: Class "A", sidewalk, curb & gutter

SPECIAL DISTRICTS:

FIRE: City of Sacramento

SCHOOL: City of Sacramento

RECREATION & PARKS: City of Sacramento

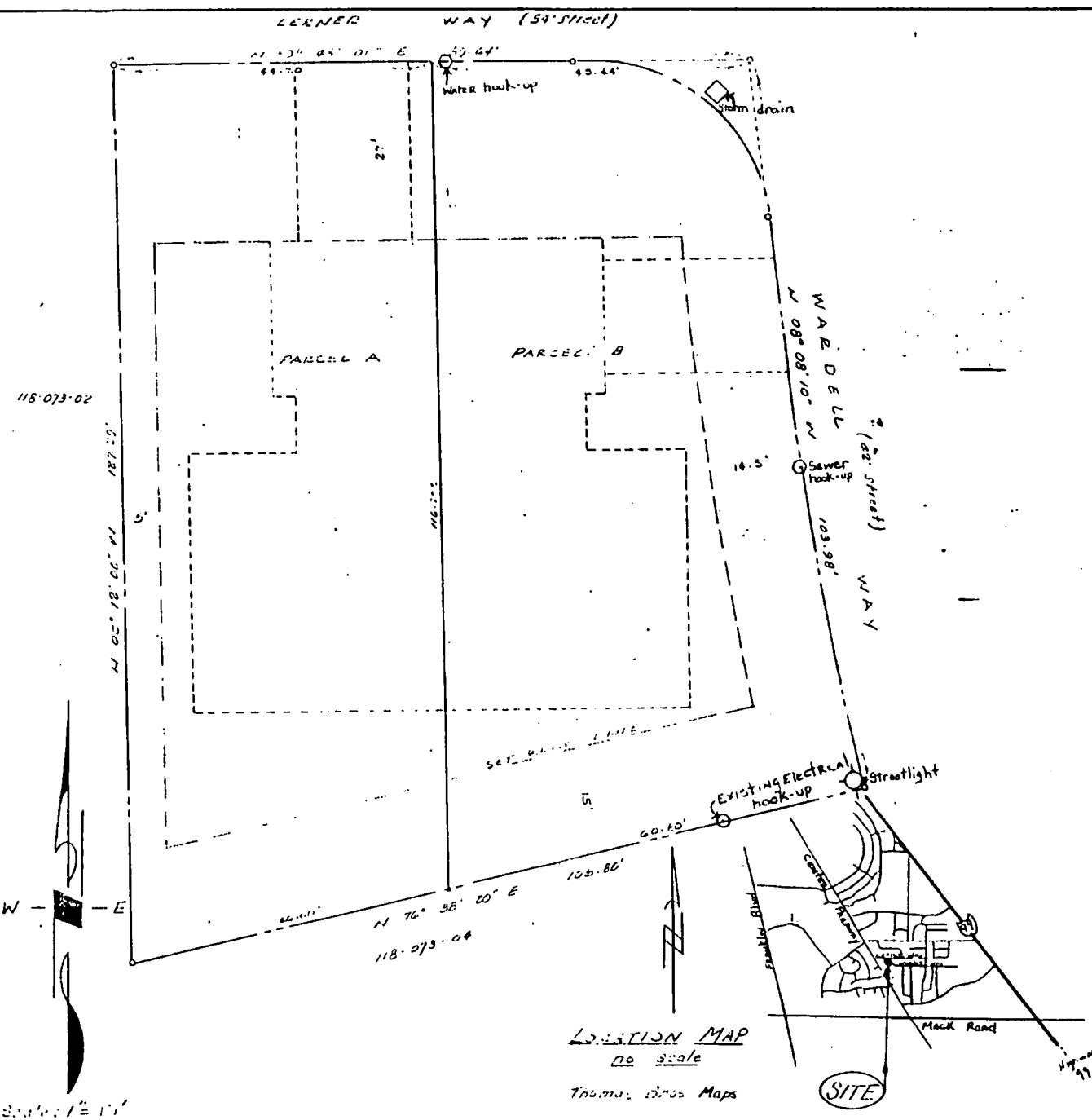
DRAINAGE: City of Sacramento

CONTOUR INTERVAL: None

SOURCE OF TOPO: None

SCALE: 1 inch = 10 feet

DATE: November, 1985



LOCATION MAP  
 no scale  
 Thomas Bros Maps

21  
 Sheet  
 1 of 1  
 P85-484

P 85484

February 3, 1986

Dan Cardenas  
4412 53rd Street  
Sacramento, CA 95820

Dear Mr. Cardenas:

On January 28, 1986, the Sacramento City Council took the following action(s) for property located 5420 Lerner Way:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to subdivide 11,106± square foot corner lot into one halfplex lot in the Single Family, R-1 zone. (P-85484)

Enclosed, for your records, is a fully certified copy of above-referenced resolution.

Sincerely,

Lorraine Magana  
City Clerk

LM/lh/#21

Enclosure

cc: Planning Department  
David Rose, 1249 41st Avenue, Sacramento, CA 95822