



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

March 17, 1981

APPROVED
BY THE CITY COUNCIL

MAR 24 1981

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Subdivision Modification to create two lots of substandard width and one of substandard area
 2. Subdivision Modification to waive sewer services to Parcel A
 3. Subdivision Modification to waive water services to Parcels A and B
 4. Tentative Map (P-9286)

LOCATION: 6012 Power Inn Road

SUMMARY

The applicant is requesting the necessary entitlements to divide an L-shaped lot with two street frontages into two separate parcels. The Planning Commission, in concurrence with the staff, recommends approval of the project subject to conditions. The Planning Commission also approved the Variance to create two lots of substandard width and one lot of substandard area.

BACKGROUND INFORMATION

The applicant proposes to divide the property into two parcels which would be substandard in width. Similar sized parcels exist in the immediate vicinity. The applicant has demonstrated that dwelling units can be constructed on the resulting parcels and minimum setback requirements can be complied with.

The City Water and Sewer Division recommends a waiver of service connections at this time to avoid inactive hookups. Service connections will be required at the time of obtaining building permits.

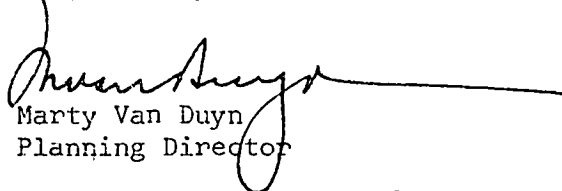
VOTE OF COMMISSION

On February 12, 1981, the Planning Commission, by a vote of seven ayes, two absent, recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project and adopt the attached resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:SD:jm
Attachments
P-9286

March 24, 1981
District No. 6

RESOLUTION No. 81-221

Adopted by The Sacramento City Council on date of

MARCH 24, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT 6012 POWER INN ROAD
(APN: 38-071-09) (P-9286)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for property located at 6012 Power Inn Road (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 March 24, 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 Colonial 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.

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 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.
- 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: Given the existing configuration of the overall site, it is impossible to create lots with standard width and/or area requirements.

Fact: It is undesirable to require service connections to proposed lots prior to obtaining building permits because it is difficult to determine the proper size of service connections.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The design is a result of the physical constraints of the site.

Fact: The City prefers not to have inactive service connections.

- 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 will not significantly alter the characteristics of the neighborhood.

Fact: Service connections will be provided at the time building permits are obtained.

- 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 uses and the proposed development is consistent with this designation.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

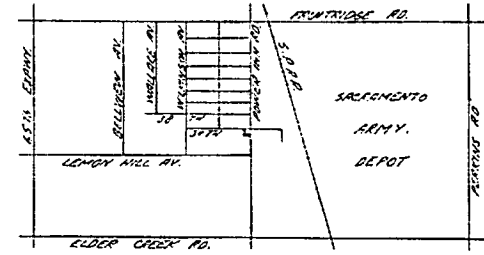
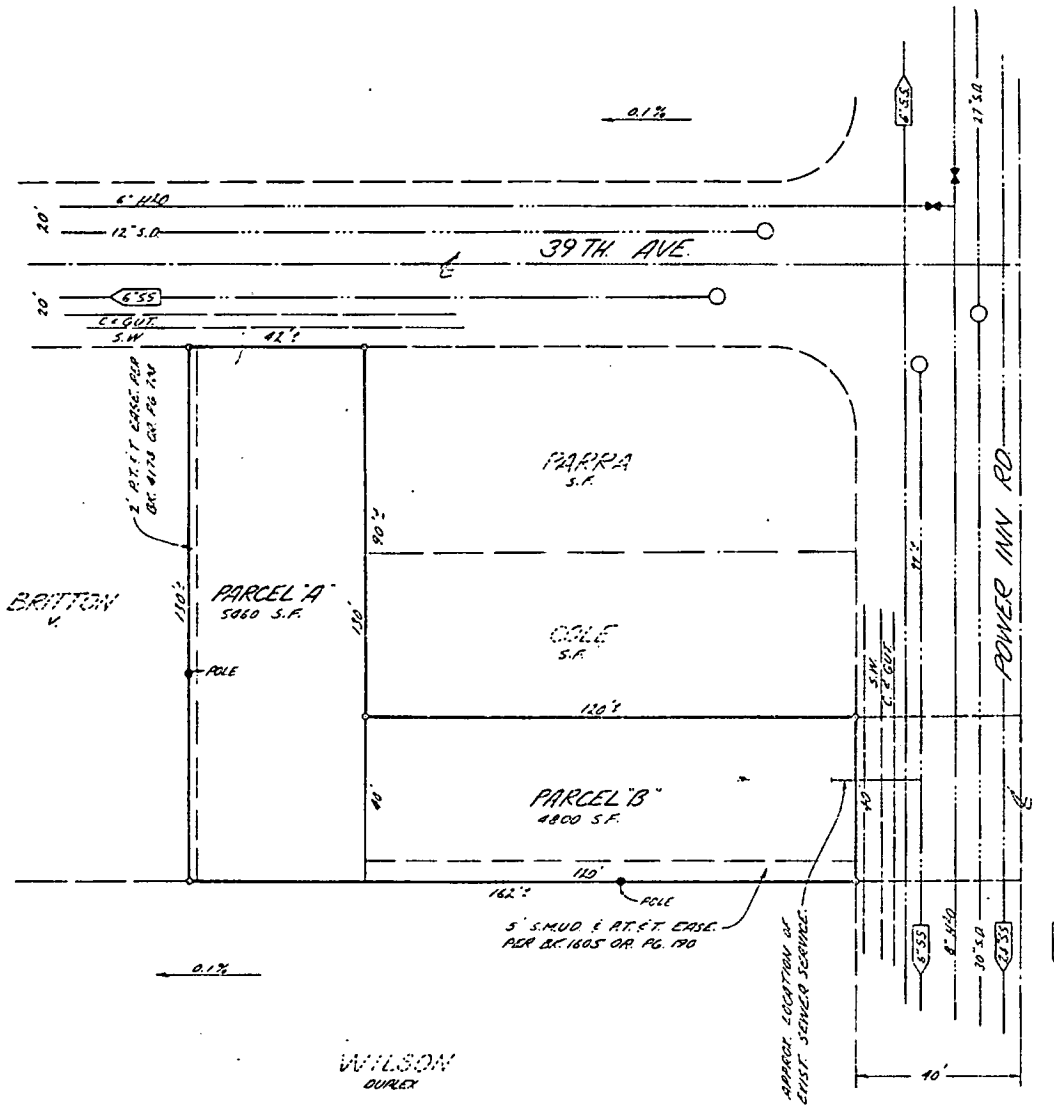
- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
1. The applicant shall place the following note on the final map: Water service connections do not exist between the main lines and Parcels A and B. These services must be paid for and installed at the time of obtaining building permits.
 2. The applicant shall place the following note on the final map: Sewer service connections do not exist between the main lines and Parcel A. This service must be paid for and installed at the time of obtaining building permits.

MAYOR

ATTEST:

CITY CLERK

P-9286



VICINITY MAP 1" = 20,000'

OWNER: BILL J. & ELSIE M. WILSON
6204 RIVERSIDE BLVD.
SAC., CA. 95831 311-5854

ENGINEER: ALLIED ENGINEERING, SURVEYING & PLANNING
RD. BOX 2077
CIT. HTS., CA. 95610

ASSESSOR'S # 38-071-09

ZONING: R-1

WATER: CITY OF SAC.

SEWER: SAC. COUNTY

PRESENT USE: VACANT

PROPOSED USE: TWO RESIDENTIAL LOTS

TENTATIVE PARCEL MAP
BEING A PORTION OF LOT 1, OF "SOUTH SACRAMENTO GARDENS", 4 BM 40 IN THE CITY OF SACRAMENTO, CALIF.
JANUARY, 1991 SCALE: 1" = 20'

ALLIED ENGINEERING, SURVEYING & PLANNING
AUBURN CITRUS HEIGHTS

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE February 12, 1981

ITEM NO. 100 FILE NO. 8-9286

M- _____

GENERAL PLAN AMENDMENT

COMMUNITY PLAN AMENDMENT

REZONING

SPECIAL PERMIT

VARIANCE

TENTATIVE MAP

SUBDIVISION MODIFICATION

EIR DETERMINATION

OTHER _____

Recommendation:

Favorable

Unfavorable

Petition

Correspondence

LOCATION: 6012 Power Inn Road

PROPOSERS		
NAME	ADDRESS	

OPPOSERS		
NAME	ADDRESS	

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Goodin	absent			
Holloway	✓			✓
Hunter	✓			
Larson	✓			
Muraki	✓			
Simpson	✓			
Silva	✓			
Fong	absent			

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL subj to cond. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Allied Engineering, P.O. Box 2077, Citrus Heights, CA 95610				
OWNER	Bill J. & Elsie M. Wilson, 6246 Riverside Blvd., Sacto, 95831				
PLANS BY	Allied Engineering, P.O. Box 2077, Citrus Heights, CA 95610				
FILING DATE	1-9-81	50 DAY CPC ACTION DATE	2-12-81	REPORT BY:	SD:kk
NEGATIVE DEC.	1-30-81	EIR		ASSESSOR'S PCL. NO.	38-071-09

- APPLICATION:
1. Environmental Determination
 2. Variance/subdivision modification to create 2 lots of substandard width and 1 lot of substandard area.
 3. Subdivision Modification to waive sewer services to Parcel A.
 4. Subdivision Modification to waive water services to Parcel A and B.
 5. Tentative Parcel Map to divide approximately 10,222[±] sq. ft. into two parcels.

LOCATION: 6012 Power Inn Road

PROPOSAL: The applicant requests the necessary entitlements to divide a lot with two street frontages into two separate parcels.

PROJECT INFORMATION:

General Plan Designation:	Residential
Colonial Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family & Vacant;	R-1
South:	Single Family & Vacant;	R-1
East:	Industrial;	M-2(S)
West:	Vacant;	R-1

Property Dimensions:	42 x 130'	Area:	10,222 [±] sq. ft.
	40 x 120'		

Significant Features of Site:	Substandard street frontages
Topography:	Flat
Street Improvements:	Existing
Existing Utilities	
Water:	to site
Sewer:	to site
School District:	City Unified

APPLC. NO. P-9286

MEETING DATE February 12, 1981

CPC ITEM NO. 12

Subdivision Review Committee Recommendation: On January 21, 1981, by a vote of six ayes, two absent and one abstention, the Subdivision Review Committee recommended approval of the Tentative Map subject to the following conditions:

1. The applicant shall place the following note on the final map: Water service connections do not exist between the main lines and parcels A and B. These services must be paid for and installed at the time of obtaining building permits.
2. The applicant shall place the following note on the final map: Sewer service connections do not exist between the main lines and Parcel A. This service must be paid for and installed at the time of obtaining building permits.

The Subdivision Review Committee also recommended approval of the Subdivision Modification to waive service connections and to create parcels of substandard width and area.

STAFF EVALUATION: The subject site consists of an "L" shaped parcel fronting on Power Inn Road and 39th Avenue. The applicant proposes to divide the site into two parcels, both of substandard width and one of substandard area.

Similarly sized parcels exist in the immediate vicinity. The applicant has demonstrated that dwelling units can be constructed on the resulting parcels and still comply with setback requirements. (See Exhibit A)

The City Sewer and Water Division has recommended a waiver of service connections at this time to avoid inactive hookups. Since connections will be required at the time of obtaining building permits, staff has no objection to the Subdivision Modification. Parcel "B", however has an existing sewer service connection.

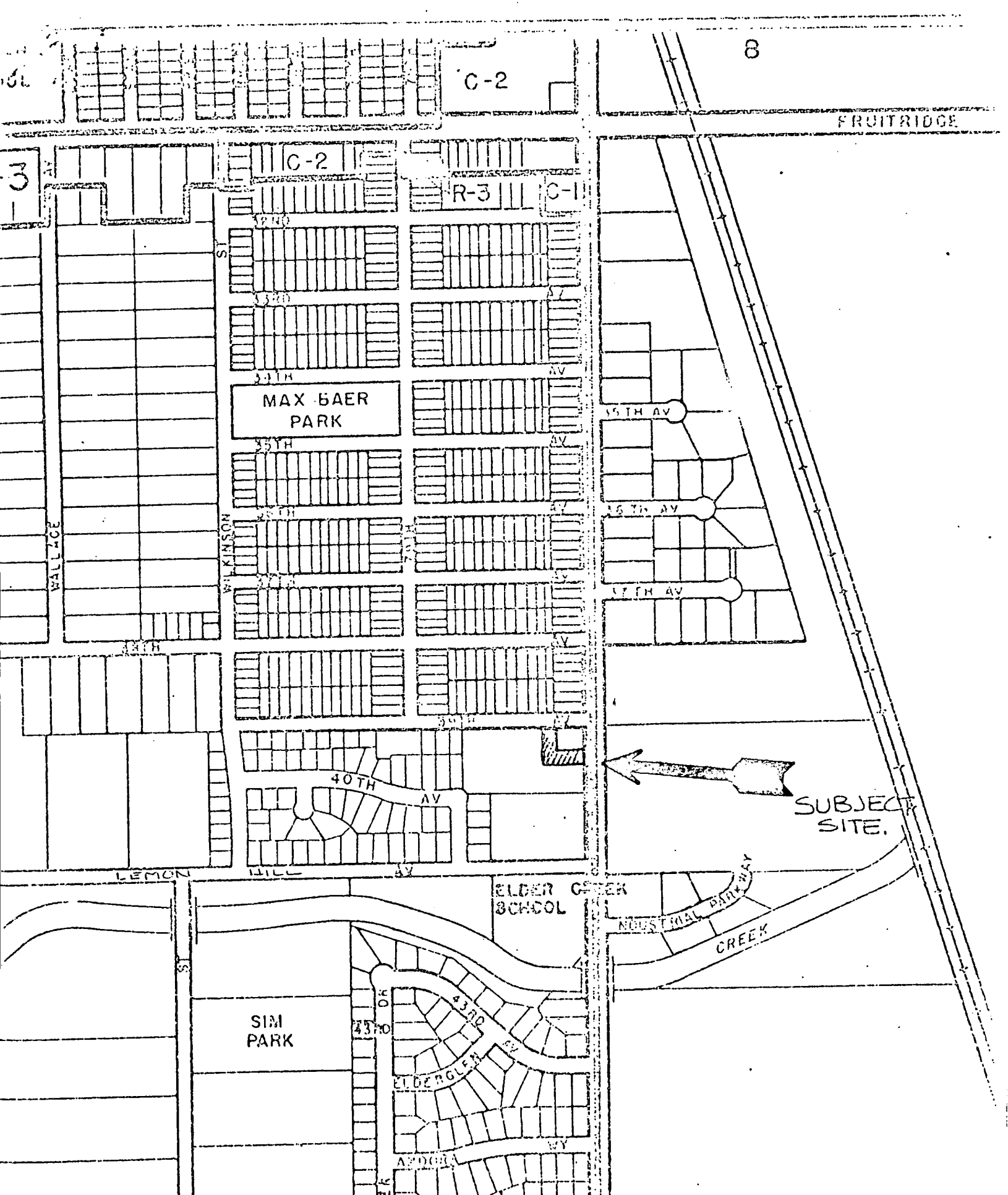
STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Variance/Subdivision Modification to create two parcels of substandard width and one of substandard area based on findings of fact which follow.
3. Approval of the Subdivision Modification to waive sewer service to Parcel A.
4. Approval of the Subdivision Modification to waive water services to Parcels A and B.
5. Approval of the Tentative Map subject to the following conditions:

- a. The applicant shall place the following note on the final map: Water service connections do not exist between the main lines and Parcels A and B. These services must be paid for and installed at the time of obtaining building permits.
- b. The applicant shall place the following note on the final map: Sewer service connections do not exist between the main lines and Parcel A. This service must be paid for and installed at the time of obtaining building permits.

Findings of Fact:

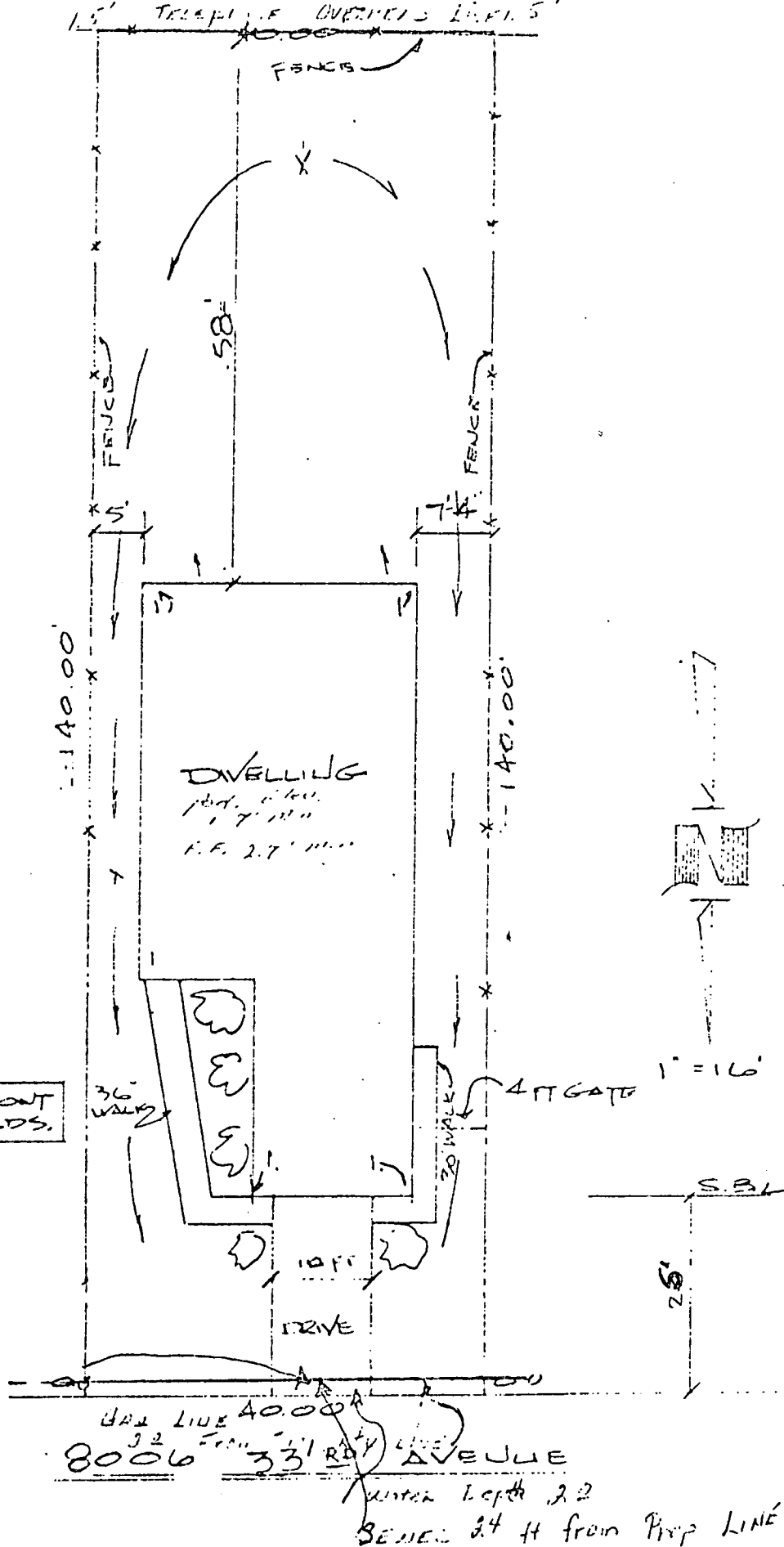
1. Granting of the variances will not constitute a special privilege in that:
 - a. The subject parcel is irregular in shape.
 - b. Similar parcels already exist in the area.
2. The variance will not be a use variance in that single family dwellings are permitted in the R-1 zone.
3. The project will not be detrimental to surrounding property in that it will not significantly alter the characteristics of the neighborhood.
4. The variance is in harmony with the General Plan in that the area is designated for residential.



P. 9286

FEBRUARY 12, 81 N

ITEM NO. 12



NOTE: SEED FRONT AND SIDE YARDS.



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 20, 1981

Marie P. Villanueva
7728 - 36th Avenue
Sacramento, CA 95824

Dear Mrs. Villanueva:

In response to your letter of March 17, 1981, I am writing to advise you that the various requests for property located at 6012 Power Inn Road, which were originally set for hearing on March 17, 1981, will be heard on March 24, 1981, at 7:30 p.m. in the Council Chamber, City Hall Second Floor, 915 "I" Street, Sacramento, California.

The original requests for this property were withdrawn, and new requests for Subdivision Modifications were submitted. If you wish to review the material which has been submitted to Council, you may do so at this office. Should you have any questions concerning the effects of these requests, please contact the City Planning Department at 449-5604.

Sincerely,


Lorraine Magana
City Clerk

MM/LM/mm

cc: City Planning Department

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

MAR 18 12 02 PM '81

Maria P. Villanueva

Mar. 17, 1981

7728 - 36th Ave.

Sacramento, Ca. 95824

Ms. Lorraine Magana,
Or to whom it may concern:

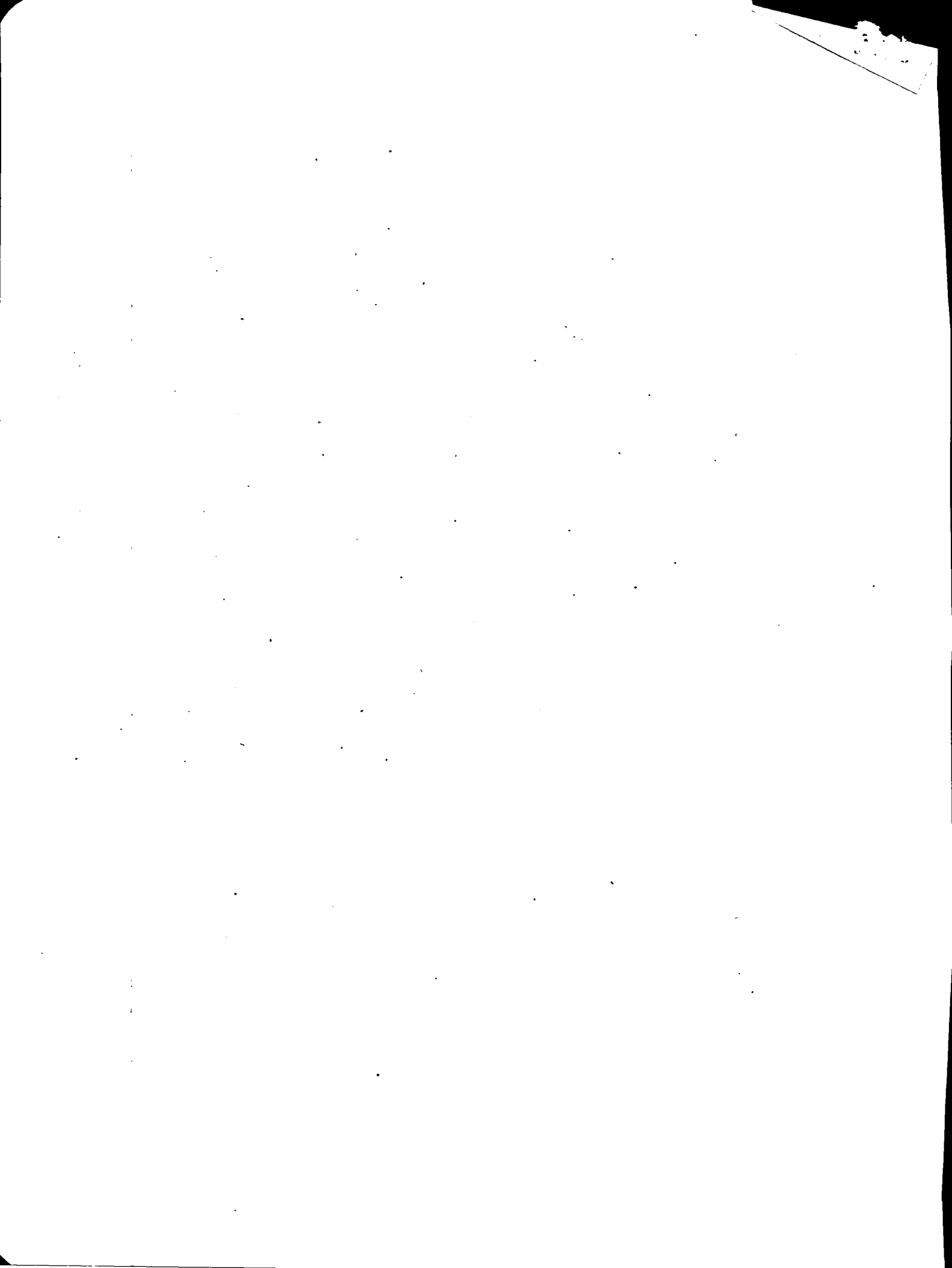
I would like to pursue
Rules of procedure 4, 5, concerning
the properties in Power Inn Rd.
As we do have some property around
there. I would appreciate it very
much, if you could send me more
information of what is going on, &
hope ~~I~~ I am not putting you to more
work for you.

Thank you kindly for any
help you can give us.

Sincerely,
Mrs. Antonio L. Villanueva
Maria P. Villanueva

P.S.
The information is concerning
around the property located at
6012 Power Inn Rd. So please keep
me inform if at all possible.
Thank you again.

M. P. Villanueva





CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

March 25, 1981

Mr. Bill J. and Mrs. Elsie M. Wilson
6246 Riverside Boulevard
Sacramento, CA 95831

Dear Mr. and Mrs. Wilson:

On March 24, 1981, the City Council approved the following for property located at 6012 Power Inn Road (P-9286).

- A. Subdivision modification to create two lots of substandard width and one of substandard area
- B. Subdivision modification to waive sewer services to Parcel A
- C. Subdivision modification to waive water services to Parcels A & B
- C. Tentative map to divide 0.2+ acre into two parcels in the "R-1" zone.

Enclosed please find a copy of certified resolution relative to this action.

Sincerely,


Lorraine Magana
City Clerk

LM:sj
Encl.

cc: Planning



CITY OF SACRAMENTO

26
CITY PLANNING OFFICE
CITY OF SACRAMENTO

MAR 11 4 25 PM '81

OK
jm

MARTY VAN DUYN
PLANNING DIRECTOR

CITY PLANNING DEPARTMENT

725 "J" STREET

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

March 11, 1981

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione
SUBJECT: P-9286 - Scheduled for the March 17, 1981 Council meeting

The following item was scheduled for the March 17, 1981 City Council meeting. We would like this item withdrawn and rescheduled for the March 24, 1981 Council meeting and readvertised to show two additional Subdivision Modifications as shown below. The applicant has been notified of this change in dates. Thank you.

Various requests for property located at 6012 Power Inn Road.
(P-9286) (D6)

- a. Subdivision Modification to create two lots of substandard width and one of substandard area
- b. Subdivision Modification to waive sewer services to Parcel A
- c. Subdivision Modification to waive water services to Parcels A and B
- d. Tentative Map to divide 0.2+ acre into two parcels in the R-1 Zone.

jm

By the City Clerk
Office of the City Clerk

MAR 17 1981