



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 19, 1984

City Council
Sacramento, CA

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt, Section 15315)
2. Tentative Map (P84-427)(FT)(APN: 262-212-05)
3. Subdivision Modification to create lots in excess of 160 feet in depth
4. Subdivision Modification to defer sewer and water hookups to Parcel B

LOCATION: 536 Wilson Avenue

SUMMARY

The applicant is requesting the necessary entitlements to subdivide 1.5± acres located in the Single Family (R-1) zone into two lots. The staff and Subdivision Review Committee recommend approval of the Tentative Map and Subdivision Modifications subject to conditions.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent request requiring Planning Commission review can be reviewed by the staff and transmitted directly to City Council for consideration.

Surrounding Land Uses and Zoning are as follows:

North: Vacant; R-2A-R
South: Single Family; R-1
East: Single Family; R-1
West: Single Family; R-1

APPROVED
BY THE CITY COUNCIL

DEC 26 1984

OFFICE OF THE
CITY CLERK

The subject site is a long, narrow residential parcel, 132 feet wide by 310 feet deep. The site is currently developed with a residence and accessory structures on the west half of the site. The applicant proposes to divide the parcel in half in order to be able to sell Parcel B.

The subject site is located in an area characterized by single family development located on similar long, narrow lots. Staff has no objection to the requested Subdivision Modification, in that other parcels in the area are of similar configuration. Furthermore, existing development makes standard single family land divisions and development infeasible.

In order to avoid inactive sewer and water services, the Subdivision Review Committee recommends that these services be deferred to Parcel B. These shall be paid for and installed at the time building permits are obtained.

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

ENVIRONMENTAL DETERMINATION

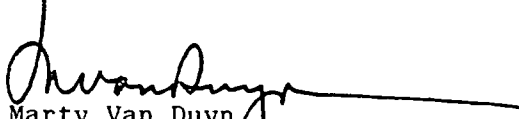
The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15315).

RECOMMENDATION

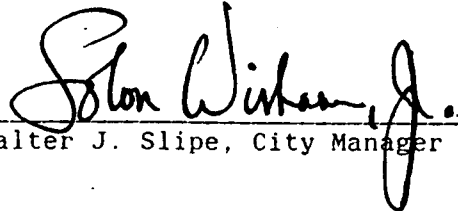
The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon review by the Subdivision Review Committee, recommend the following:

Adoption of the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modifications with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

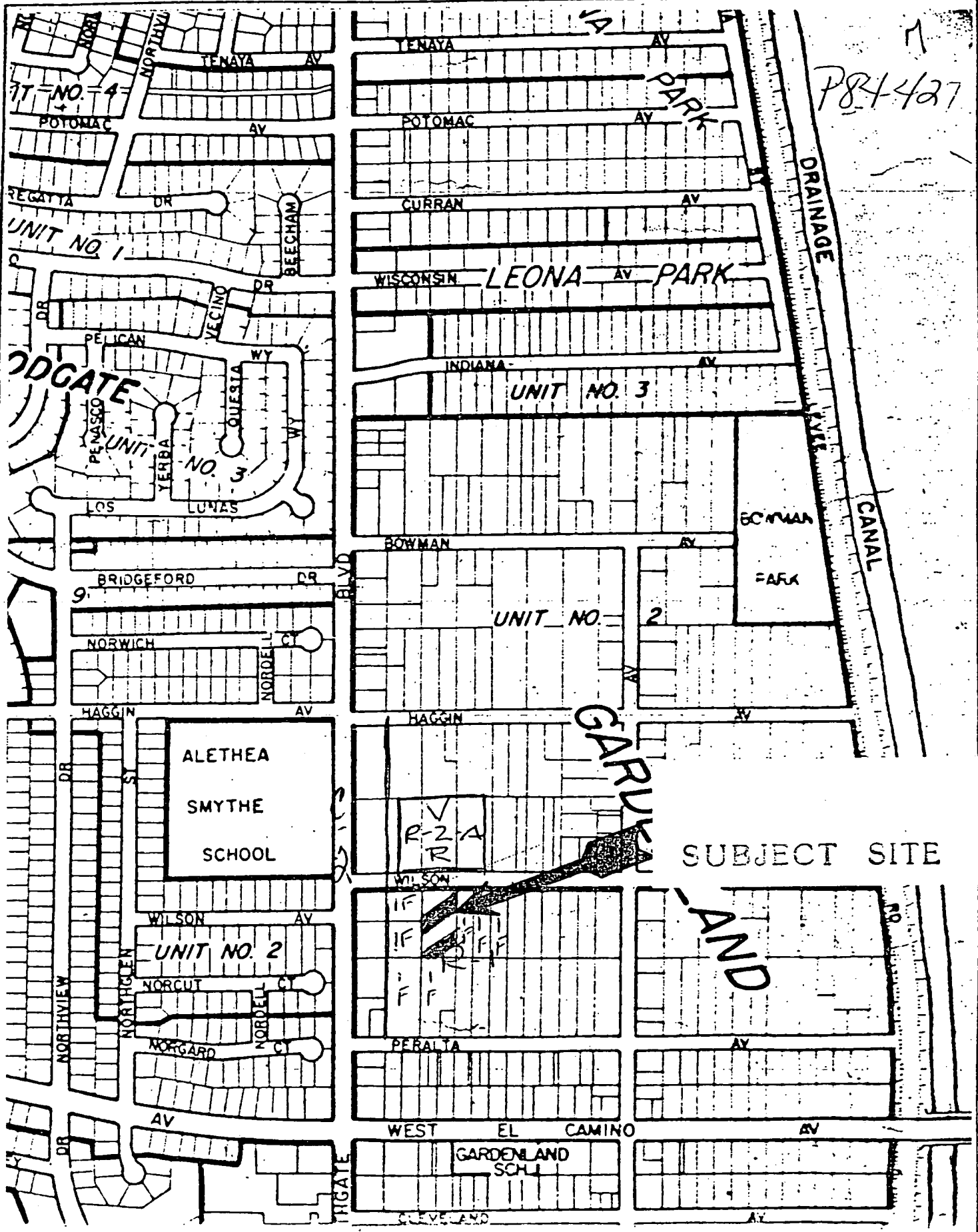
RECOMMENDATION APPROVED:

Per 
Walter J. Slipes, City Manager

P84-427
Attachments
SD: pkb

December 26, 1984
District No. 1

P84-427



SUBJECT SITE

AND

VICINITY - LAND USE - ZONING

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RESOLUTION NO. 84-1060

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND ~~APPROVED~~ APPROVED
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR THE CITY COUNCIL
PROPERTY LOCATED AT 536 WILSON AVENUE

(P- 84-427) (APN: 262-212-05)

DEC 26 1984

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on December 26, 1984, held a public hearing on the request for approval of a tentative map for property located at 536 Wilson Avenue;

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 Committee 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 1978 South Natomas 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 Water 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 modifications to create lots in excess of 160' in depth and to defer sewer and water services to Parcel B;
 - a. There are such special circumstances or conditions affecting the property to be subdivided that it is impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the size and configuration of the size make it infeasible to meet standard depth requirements and inactive hookups are subject to vandalism.
 - 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 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 uses
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 do not exist between the main lines and Parcel B. These services must be paid for and installed at the time of obtaining building permits;

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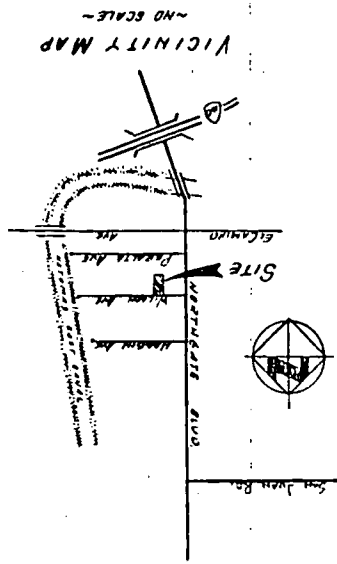
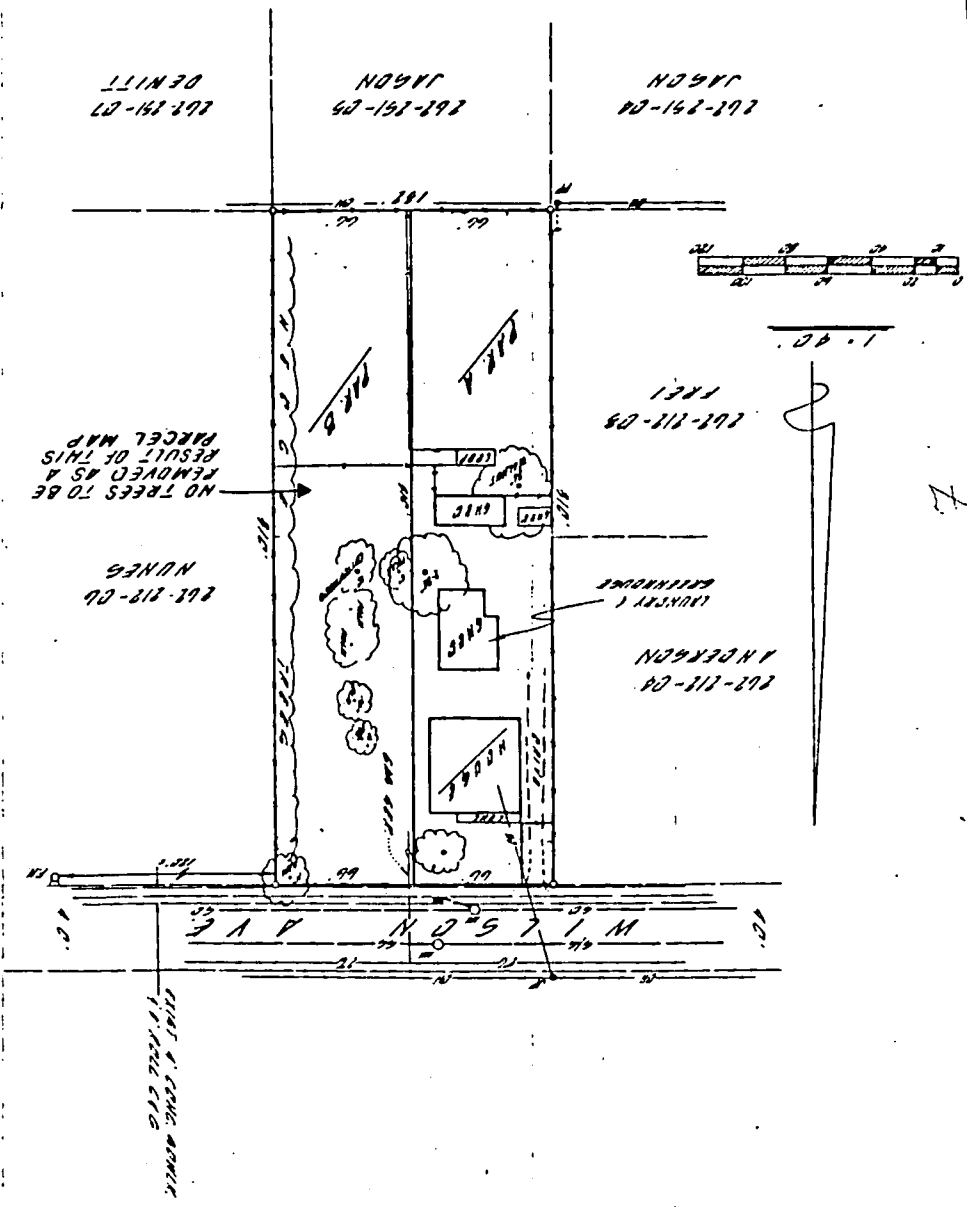
- b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- c. Provide a five-foot PUE along south property line; and
- d. Locate existing sewer and water services and relocate and hook up to existing house, if necessary.

MAYOR

ATTEST:

CITY CLERK

P84-427



LEGAL DESCRIPTION: LOT 209 CARROLLAND 18 R. M. 55

DRAWN: WOOD AND HART TROUBLE
 526 WILSON AVE.
 SACRAMENTO, CALIF. 95833

ENGINEER: PROST AND BAKER, INC.
 7933 SUNSET AVE., SUITE B
 FAIR OAKS, CA 95628
 966-8513

PRESENT ZONING: R-1

PROPOSED ZONING: R-1

PRESENT USE: 3 SINGLE FAMILY DWELLINGS

PROPOSED USE: 2 SINGLE FAMILY UNITS

NUMBER OF LOTS: 20 APPROX. 8.5 AC.

AREA: 1.3 AC. GROSS

SCHOOL DISTRICT: NORTH SACRAMENTO

WATER: CITY OF SACRAMENTO

SEWER AND DRAINAGE: CITY OF SACRAMENTO

PIRE: SACRAMENTO

TENTATIVE PARCEL MAP

LOT 209 - CARROLLAND - 18 R.M. 55

CITY OF SACRAMENTO, CALIF.

OCTOBER 1984

A.P.N.: 212-218-05

SCALE: 1" = 40'

Lot 209

December 27, 1984

Voyd & Mary Tromblee
536 Wilson Avenue
Sacramento, CA 95833

Dear Mr. & Ms. Tromblee:

On December 26, 1984, the Sacramento City Council took the following action(s) for property located at 536 Wilson Avenue:

Adopted Resolution 84-1060 adopting Findings of Fact approving a Tentative Parcel Map to divide 1.3± acres into two parcels; Subdivision Modification to create two parcels in excess of 160 feet deep and to defer sewer and water services to Parcel B. (P-84427)

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

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/7

Enclosure(s) Resolution 84-1060

cc: Planning Department

Frost & Baker, Inc.
7932 Sunset Avenue, Ste. B
Fair Oaks, CA 95628

January 4, 1985

Voyd & Mary Tromblee
536 Wilson Avenue
Sacramento, CA 95833

Dear Mr. & Ms. Tromblee:

On December 26, 1984, the Sacramento City Council took the following action(s) for property located at 536 Wilson Avenue:

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Enclosed is the above mentioned document that was not with your letter of December 27, 1984. We are sorry for the inconvenience.

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/7

Enclosure(s) Resolution 84-1060