

RESOLUTION NO. 1278

ADOPTED BY THE CITY PLANNING COMMISSION
ON DATE OF OCTOBER 10, 1991

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING TENTATIVE MAP
FOR PROPERTY LOCATED AT 3600 CYPRESS STREET
(P91-203) (APN: 251-0133-015)

WHEREAS, the City Planning Commission on October 10, 1991 held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 Environmental Coordinator has determined that the proposed project is exempt from Environmental Review and has issued a categorical exemption (CEQA Sec. 15303 (a)).

WHEREAS, the City Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Planning Commission 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 PLANNING COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. A Categorical Exemption has been issued in compliance with State and City Guidelines.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. 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. The City General Plan designates the site Low Density Residential (4- 15 du/na).
4. 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.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to 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. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit;
- C. Dedicate a standard 12.5-foot public utility easement for overhead and underground public utility facilities and appurtenances adjacent to all public ways;
- D. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street;
- E. Place note on final map: Separate sewer and water services to be purchased and installed at time of obtaining building permits;
- F. Dedicate right-of-way along South Avenue to a 27 foot half street and Cypress Street to a 22 foot half street with a standard 20 foot radius at the corner. Excess right of way along South Avenue and Cypress Street shall be abandoned by a summary abandonment prior to recordation of this map;
- G. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split, if no Subdivision Improvement Agreement is required;


CHAIRPERSON

ATTEST:


COMMISSION SECRETARY

APPLC. NO. P91-203

MEETING DATE October 10, 1991

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