

RESOLUTION NO. 1059

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF February 23, 1989

ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR
PROPERTY LOCATED AT 1424 SHIRLEY DRIVE (P89-059)
(APN: 017-0232-001)

WHEREAS, the City Planning Commission, on February 23, 1989, held a public hearing on the request for approval of a tentative map for property located at 1424 Shirley Drive.

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 review pursuant to State E.I.R. Guidelines (CEQA, Section 15315).

WHEREAS, the Parcel Map Advisory Agency 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 and 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 Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal environmental resources.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission 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 Chapter 40 of the City Code, which is a specific plan of the city. The proposed project is consistent with the City's General Plan in that the site is designated for low density residential uses in the 1988 General Plan and the proposed map conforms with that designation.

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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. 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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
 - 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. Demolishing of the existing dwelling shall have a City Building Permit assuring capping of all utilities.
 - d. The proposed halfplex shall comply with the requirements of the City Zoning Ordinance to the satisfaction of the Planning Director prior to recordation of the final parcel map.
 - e. Dedicate the east 10 feet of Parcel 2 as a public utility easement for underground and overhead electrical facilities and appurtenances.
 - f. Provide separate water and sewer services to each lot at time of Building Permit (may require sewer extension or easement across Parcel 2 to serve Parcel 1.)
 - g. Existing deteriorated curbs, gutter and sidewalks shall be removed and reconstructed to City standards.



- h. Provide grading plan to assure each lot drains independently to the street.
- i. Place a flood hazard warning note on final map if necessary. Note will be prepared by Department of Public Works.



CHAIR

ATTEST:



SECRETARY TO CITY PLANNING COMMISSION

