

CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Wong & Associates, Inc., 201 Lathrop Way, Ste I, Sacramento, CA 95815				
OWNER	Diego and Maria Ochoa, 2771 26th Avenue, Sacramento, CA 95820				
PLANS BY	Wong & Associates, Inc., 201 Lathrop Way, Ste I, Sacramento, CA 95815				
FILING DATE	May 22, 1992	ENVIR. DET.	Negative Declaration	REPORT BY	SLY
ASSESSOR'S PCL. NO.	019-0151-019				

- APPLICATION:**
- A. Negative Declaration
  - B. Mitigation Monitoring Plan
  - C. Tentative Map to subdivide one parcel totaling 1.889± partially developed acres into five lots and one remainder lot in the Standard Single Family (R-1) zone.

**LOCATION:** 2771 26th Avenue  
(City Council District 5)

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide 1.889± partially developed acres into five single family parcels and one remainder parcel.

**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential (4-15 du/na)  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Single family

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Single Family, R-1	Front:	25'	Required
South: Duplex and Single Family, R-1	Side(Int):	5'	Setbacks
East: Vacant and Single Family, R-1	Side (St)	12.5'	To Be
West: Single Family, R-1	Rear:	15'	Provided

Property Dimensions: 182 feet X 478 feet  
Property Area: 1.889± acres  
Topography: Flat  
Street Improvements: Existing and To be provided  
Utilities: Existing  
Density: 6.28 du/na

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On March 17, 1993, by a vote of four ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions listed in the resolution.

APPLC. NO. P92-166

MEETING DATE April 22, 1993

ITEM NO. 4

001359

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site consists of a 182 foot by 478 foot parcel totaling 1.889 $\pm$  acres in the Standard Single Family (R-1) zone. The site is developed with a single family residence on the south end. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The proposed project has a density of 6.28 du/na. The surrounding land use and zoning for the subject site are single family dwellings, zoned (R-1) to the north and west; and a duplex and single family, zoned (R-1) to the south; and vacant and single family, zoned (R-1) to the east.

**B. Applicant's Proposal**

The applicant is proposing to subdivide 1.889 $\pm$  acres into 5 single family lots and one remainder parcel (see Exhibit A).

**C. Policy Considerations**

The proposed low density subdivision is consistent with the land use designations and policies of the General Plan. The General Plan states "Some neighborhoods are characterized by vacant land skipped over in the process of development. To more fully utilize this resource, efforts to promote infill and remove development constraints will be necessary." The proposed project will develop vacant and underutilized land located within the area and promoting further development of surrounding vacant and underutilized land by providing street access to parcels that are currently land locked. The proposed subdivision density of 6.28 du/na meets the required density range for Low Density Residential (4-15 du/na).

**D. Tentative Map**

The proposed five lot tentative map meets all the minimum standards for lot width, depth, and size. The remainder parcel will be 224 feet by 182 feet and includes the existing single family dwelling. The survey of the land indicates an existing carport on the remainder parcel crosses the property line. Staff has no objection to the map provided the conditions listed in the attached resolution are met.

**F. Agency Comments**

The proposed project was reviewed by several City departments and other agencies. Their comments are incorporated into the conditions listed in the resolution.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur. A mitigation monitoring plan has also been developed and is attached.

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MEETING DATE April 22, 1993

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**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Adopt the Mitigation Monitoring Plan.
- C. Approve the Tentative Map to subdivide one parcel totaling 1.889<sub>±</sub> partially developed acres into five lots and one remainder lot by adopting the attached resolution..

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION  
ON DATE OF APRIL 22, 1993

ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY  
LOCATED AT 2771 26TH AVENUE (P92-166)

(APN: 019-0151-019)

WHEREAS, the City Planning Commission on April 22, 1993, held a public hearing on the request for approval of a tentative map for property located at 2771 26th Avenue; and

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond; and

WHEREAS, the Environmental Coordinator has determined that the proposed project will not have the potential to have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration; and

WHEREAS, the Subdivision Review Committee 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 and environmental resources;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento that:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
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 provision for its design and improvement, is consistent with the City's General Plan and 1986 South Sacramento Community Plan which designate the site for Heavy Commercial or Warehouse and Industrial respectively.
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.

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MEETING DATE April 22, 1993

ITEM NO. 4

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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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code. Provide 12 feet of paving east of centerline along 28th Street and full improvements west of centerline connecting to existing 28th Street stub;
  - b. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities. The improvement plans for on-site drainage facilities shall be designed to convey 0.2 cfs per acre 6 inches below the gutter flowline and pass a 100 year storm without damage to structures. Improvements for the drainage system may include off-site main extensions, a bridge or box culvert at the existing ditch. Additional right of way or easements may be required along the existing ditch;
  - c. Prepare a water study showing ties to the existing systems north and west of the subdivision and stubs to the future street extensions to the east;
  - d. Submit a soils test prepared by a registered engineer to be used in street design;
  - e. 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. Note: This Map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991;
  - f. Applicant shall comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P92-166);
  - g. Dedicate a standard 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public ways except 26th Avenue;
  - h. Dedicate the west 5 feet of Lot 3 as a public utility easement for overhead and underground facilities and appurtenances;
  - i. Show all existing easements;
  - j. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service;
  - k. Centerline of new North-South street shall be aligned with the centerline of 28th Street;
  - l. Prior to recordation of the Final Map, applicant shall negotiate with the Sacramento City Unified School District, a written agreement in satisfaction of the proposed subdivision's

school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees; and

- m. Provide a traffic turn around or secondary access to the satisfaction of the Traffic Engineer and Fire Department. Off-site easements may be required.

**ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

1. 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 for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
2. Individual dwellings shall be subject to Design Review Staff approval prior to the issuance of a building permit.

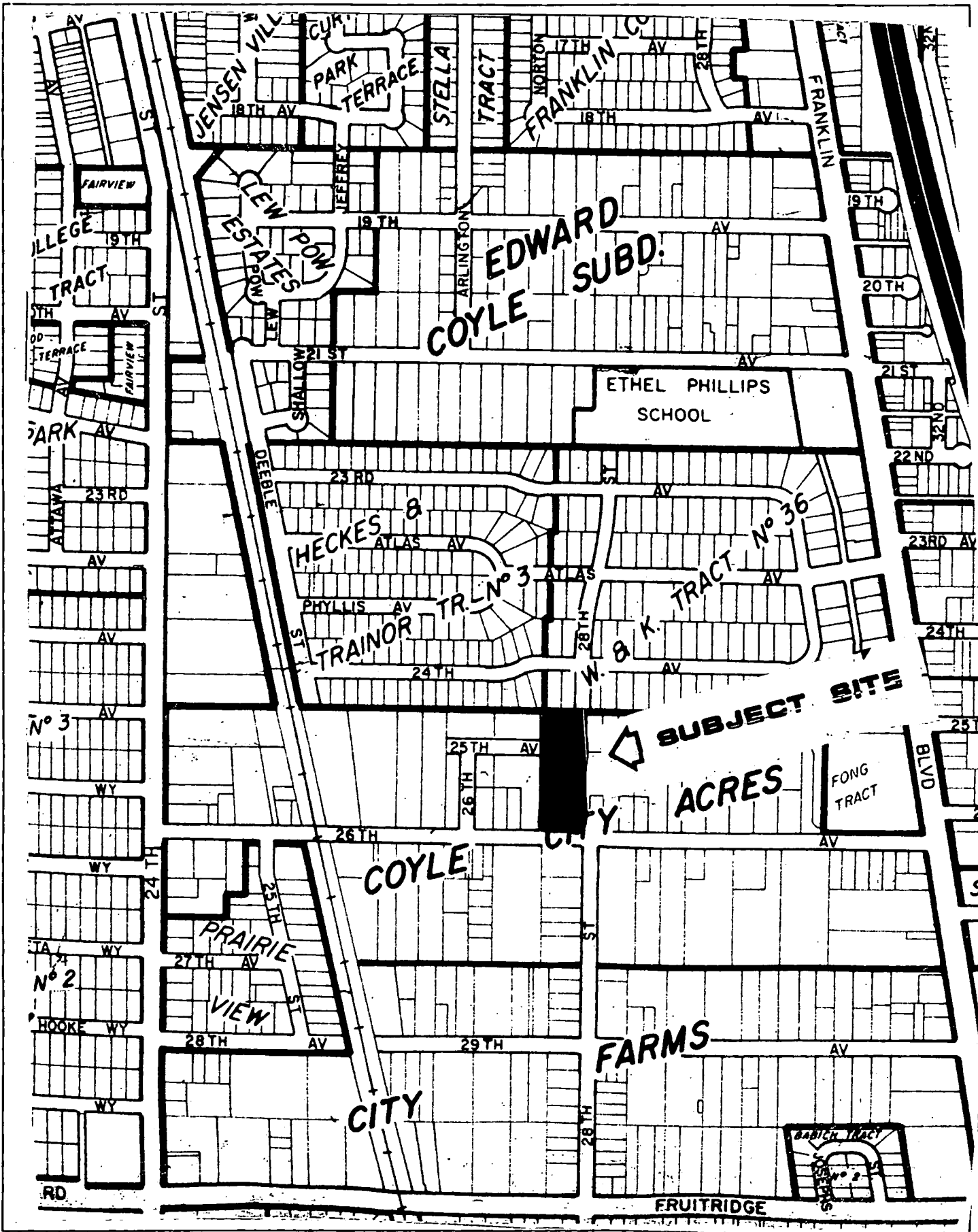
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CHAIRPERSON

ATTEST:

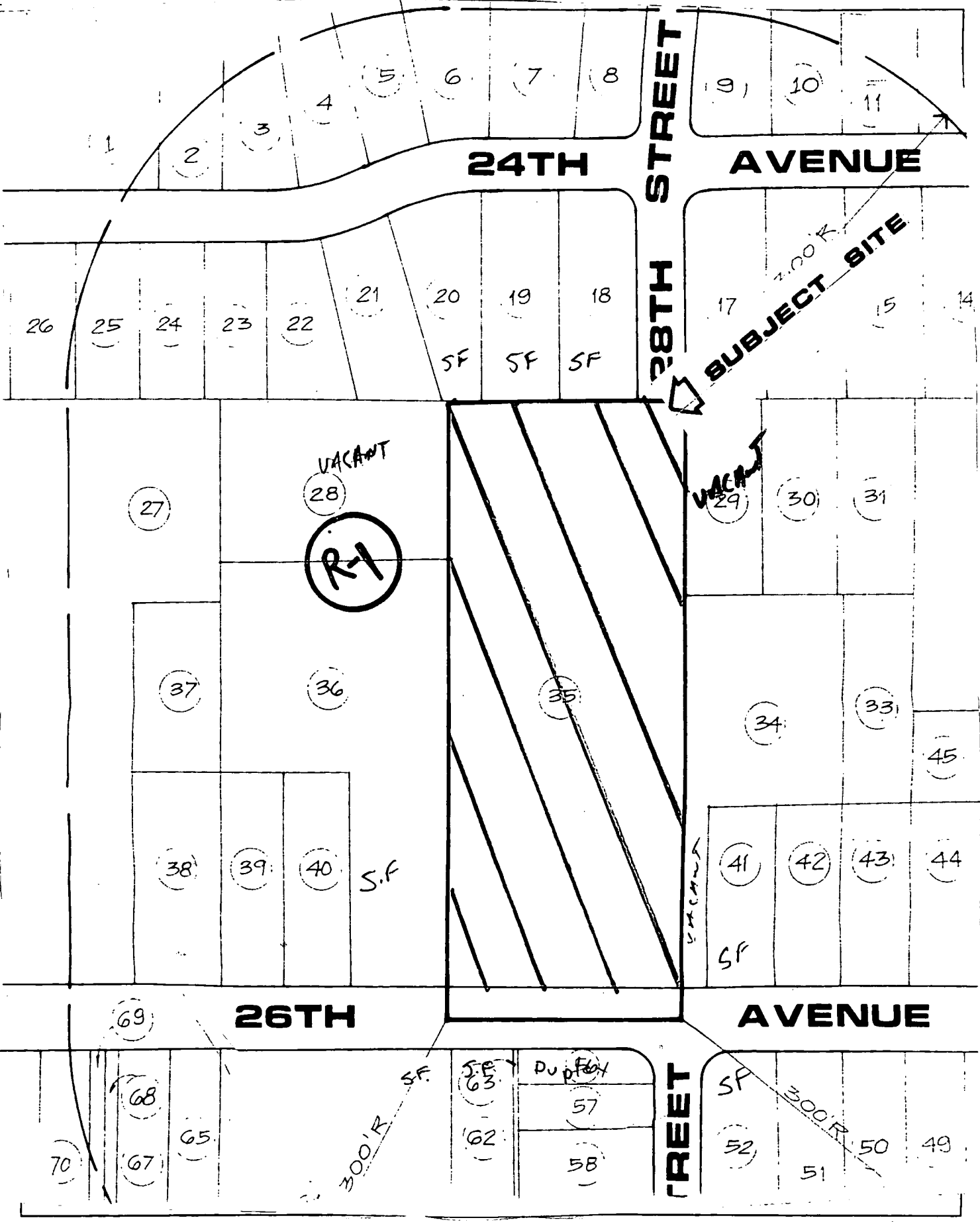
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SECRETARY TO CITY PLANNING COMMISSION



VICINITY MAP

001365

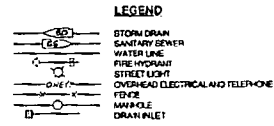
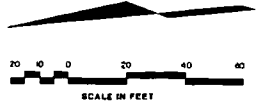


**LAND USE & ZONING MAP**

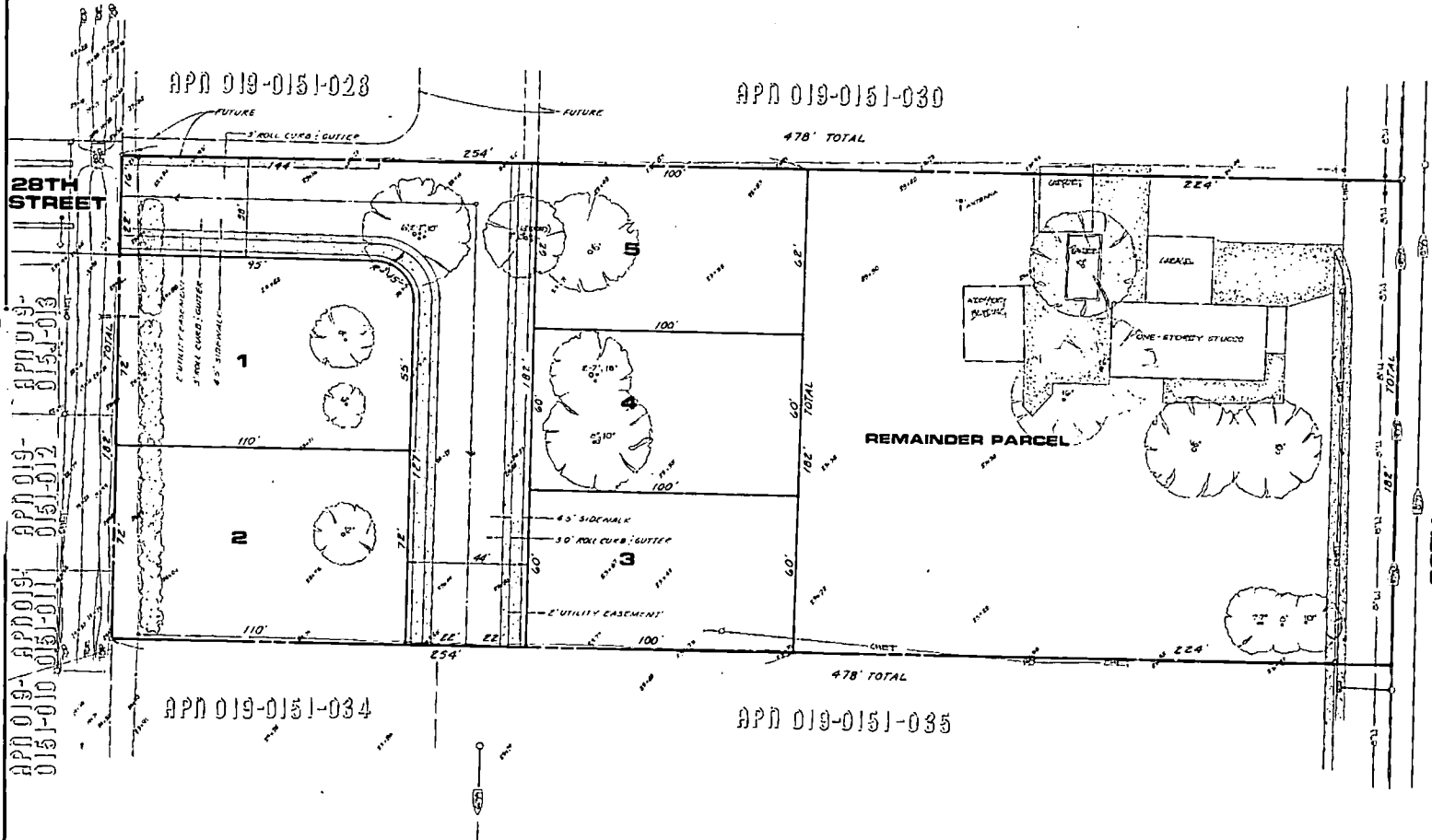
**SF - SINGLE FAMILY**



**EXHIBIT A**



VICINITY MAP



**SITE DATA**

**OWNER:** DECO AND MARIA COCHA  
2771 26TH AVENUE  
SACRAMENTO, CA 95822

**DEVELOPER:** HECTOR RODRIGUEZ  
2909 STONECREEK  
SACRAMENTO, CA 95823  
916-641-7933

**ASSESSOR'S PARCEL NUMBER:** 019-0151-019

**CURRENT ZONING:** R1

**PROPOSED ZONING:** R1

**EXISTING USE:** SINGLE FAMILY RESIDENCE

**PROPOSED USE:** SINGLE FAMILY RESIDENCE

**AREA:** 1.883 ACRES

**NUMBER OF LOTS PROPOSED:** 3 LOTS WITH ONE REMAINDER PARCEL

**FIRE:** CITY OF SACRAMENTO - STATION 12

**EDUCATION:** SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

UTILITY	REPRESENTATIVE	PHONE
GAS	P & E	385-5009
ELECTRICITY	SM&D	732-5768
TELEPHONE	PACIFIC BELL	872-2384
WATER	CITY OF SACRAMENTO	754-7613
SEWER	COUNTY OF SACRAMENTO	655-8278
DRAINAGE	RECLAMATION DISTRICT	442-1000
U.S.A.		800-642-2444
FIRE	FIRE STATION #12	428-1324
CABLE	SAC CABLE	648-8349

BENCHMARK ELEV. \_\_\_\_\_  
FIELD BOOK NO. \_\_\_\_\_ PG. \_\_\_\_\_

**WONG & ASSOCIATES, INC.**  
SURVEYING-ENGINEERING-LAND PLANNING  
3076 PROSPECT PARK DR., SUITE C  
RANCHO CORDOVA, CA 95670  
(916) 557-8832

DESIGNED: **GTW**  
DRAWN: **KAK**  
CHECKED: **GTW**  
SUBMITTED: **GARY TIMOTHY HONE** M&E 3033

SCALE: **1"=20'**

NO.	DATE	REVISION	BY

**TENTATIVE SUBDIVISION MAP**  
**26TH AVENUE**  
**APN: 019-0151-019**

CITY OF SACRAMENTO STATE OF CALIFORNIA

DATE: 8/92  
SHEET: 1/1

REVISION 2 001992  
 APRIL 22, 1993  
 ITEM 4  
 P92-166



STAFF EXHIBIT-ALTERNATE ALIGNMENT

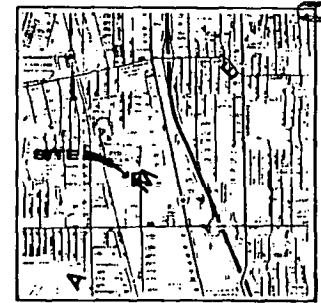
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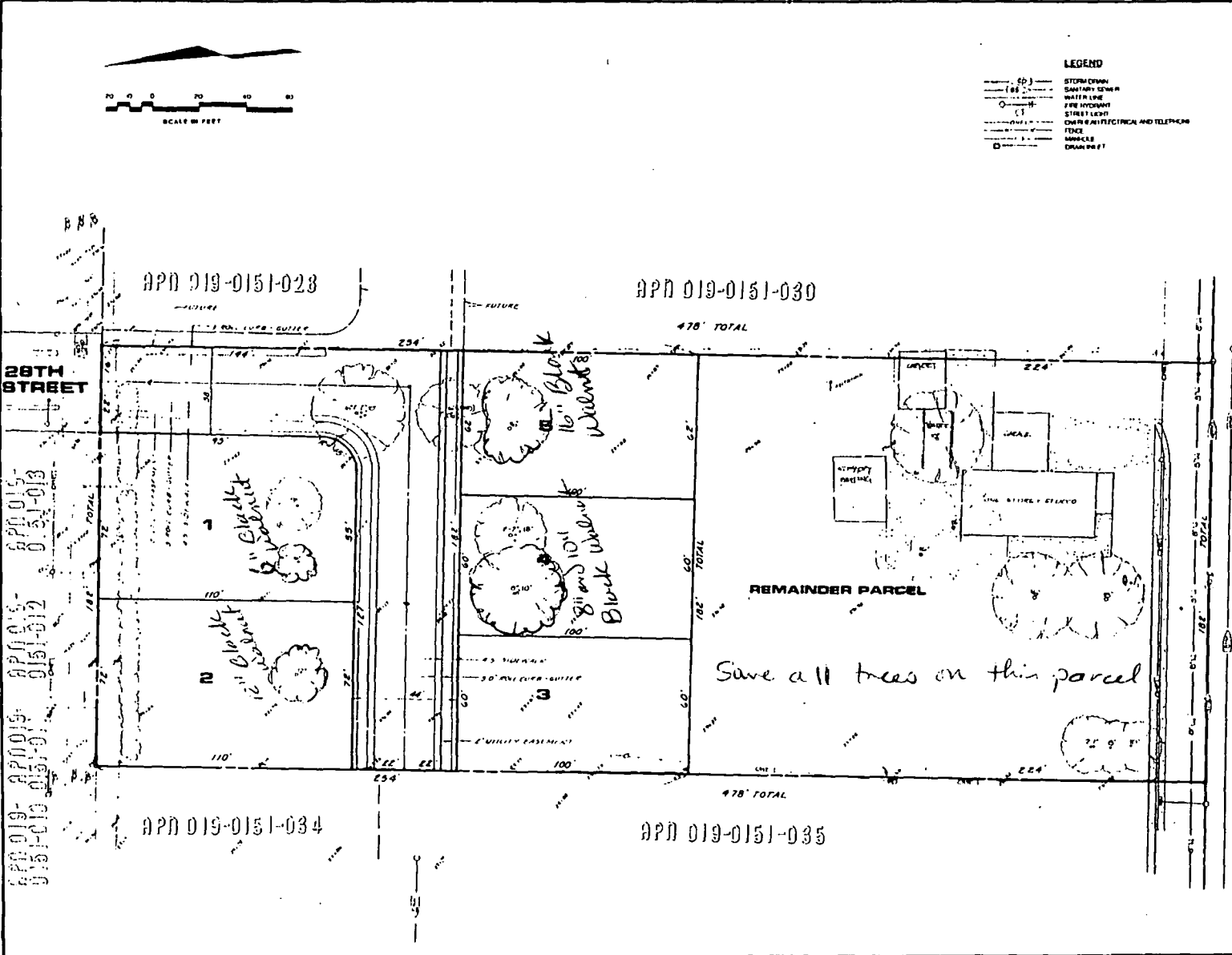


**LEGEND**

- (S) --- STORM DRAIN
- (W) --- SANITARY SEWER
- (L) --- WATER LINE
- (H) --- FIRE HYDRANT
- (T) --- STREET LIGHT
- (E) --- OTHER ELECTRICAL AND TELEPHONE
- (F) --- FENCE
- (M) --- MANHOLE
- (D) --- DRAINAGE PIT



ATTACHMENT B



**SITE DATA**

OWNER	1870 WASHINGTON COY PA 2771 26TH AVENUE SACRAMENTO, CA 95800
DEVELOPER	WONG & ASSOCIATES, INC. 2905 STOCKTON BLVD SACRAMENTO, CA 95811
APPLICANT	019-0151-019
CURRENT ZONING	R1
PROPOSED ZONING	R1
DISTRICT	SINGLE FAMILY RESIDENCE
PROPOSED USE	SINGLE FAMILY RESIDENCE
AREA	1.889 ACRES
NUMBER OF LOTS PROPOSED	4 LOTS WITH THE REMAINDER PARCEL
CITY	CITY OF SACRAMENTO - STATION 10
SCHOOL	SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

UTILITY	UTILITY REPRESENTATIVE	PHONE
GAS	P.G.A.	388-3009
ELECTRICITY	SM&D	732-9769
TELEPHONE	PACIFIC BELL	972-7384
WATER	CITY OF SACRAMENTO	284-7818
SEWER	COUNTY OF SACRAMENTO	855-8270
DRAINAGE	RECLAMATION DISTRICT	438-1000
D.S.A.		800-842-2444
FIRE	FIRE STATION #12	428-1324
CABLE	SAC CABLE	648-8349

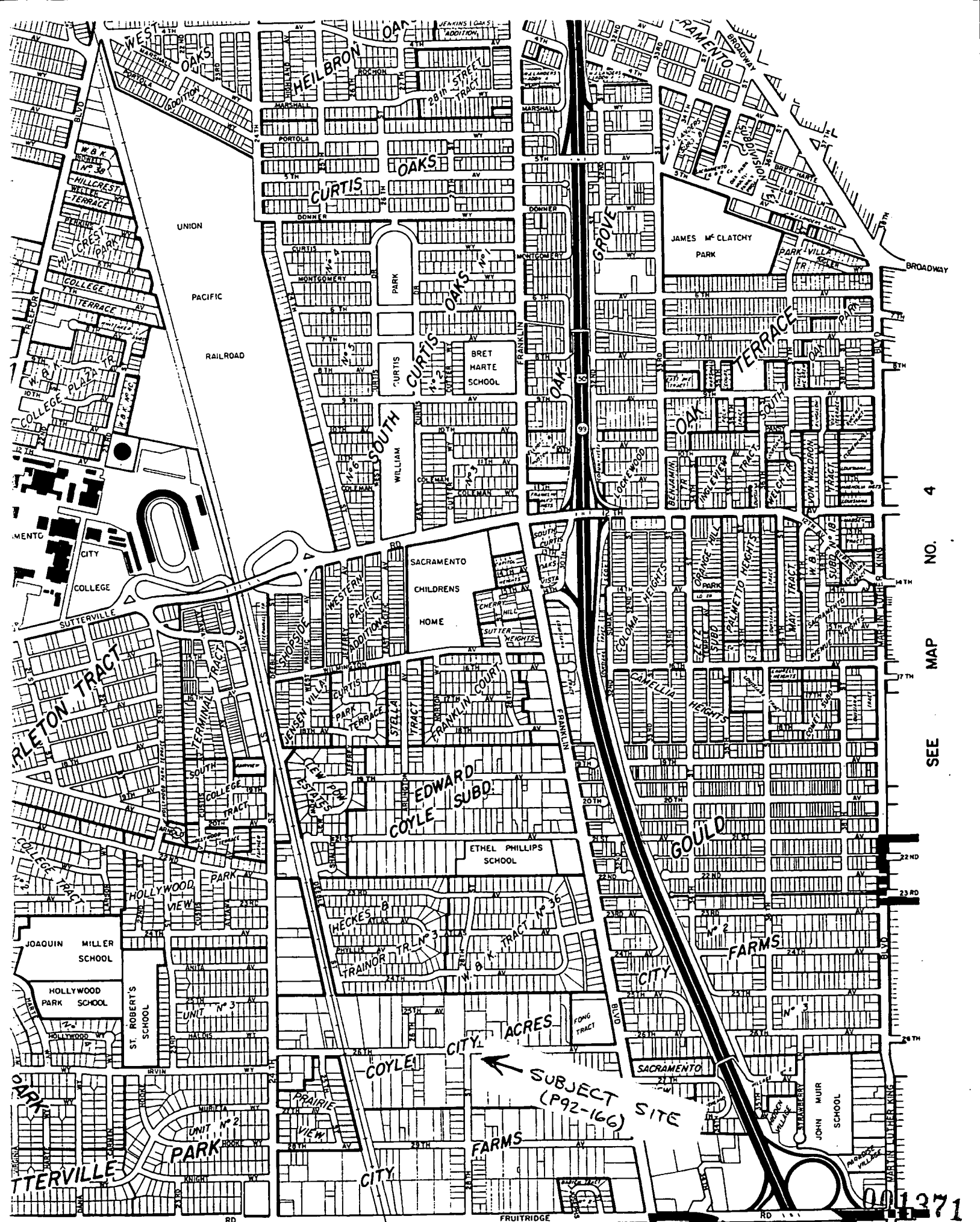
DATE: 01/15/01  
 DRAWN BY: KAK  
 CHECKED BY: OTW  
 SUBMITTED BY: WONG & ASSOCIATES, INC.

**WONG & ASSOCIATES, INC.**  
 SURVEYING ENGINEERING LAND PLANNING  
 3076 PRAIRIE PATH, SUITE C  
 SACRAMENTO, CA 95833  
 (916) 487-9887

DESIGNED	OTW	SCALE	1"=80'
DRAWN	KAK		
CHECKED	OTW		
SUBMITTED BY	WONG & ASSOCIATES, INC.	DATE	01/15/01

NO.	DATE	REVISION	BY

**TENTATIVE SUBDIVISION MAP**  
**26TH AVENUE**  
**APN: 019-0151-019**  
 CITY OF SACRAMENTO STATE OF CALIFORNIA



SEE MAP NO. 4

SEE MAP NO. 7

001371