



# CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE  
**RECEIVED**  
SEP 5 1984

MARTY VAN DUYN  
PLANNING DIRECTOR

September 5, 1984

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt Sections 15305, 15315)  
2. Tentative Map (P84-281) (FT) (APN: 030-710-83)

LOCATION: 6780 Riverside Boulevard

### SUMMARY

This is a request to divide an existing corner residential lot into two lots for halfplex development. The staff and the Subdivision Review Committee recommend approval of the tentative map subject to conditions.

### BACKGROUND INFORMATION

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

Surrounding land uses and zoning are as follows:

- North: Residential; R-1  
South: Residential; R-1  
East: Residential; R-1  
West: Residential; R-1

**APPROVED**  
BY THE CITY COUNCIL

SEP 11 1984

OFFICE OF THE  
CITY CLERK

The subject site is one of 27 lots which were approved for halfplex development on October 12, 1980 (P-9159). The subject site is currently developed with a duplex and is zoned R-1-A. The tentative map portion of P-9159 was never recorded and has since expired.

The applicant is now resubmitting the tentative map. Since the zoning is appropriate for halfplex, the development and the special permit has been activated. No Planning Commission review is required.

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The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Sections 15305 and 15315).

RECOMMENDATION

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

Adoption of the attached Resolution, adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,

*ART GEE FOR*

Marty Van Duyn  
Planning Director

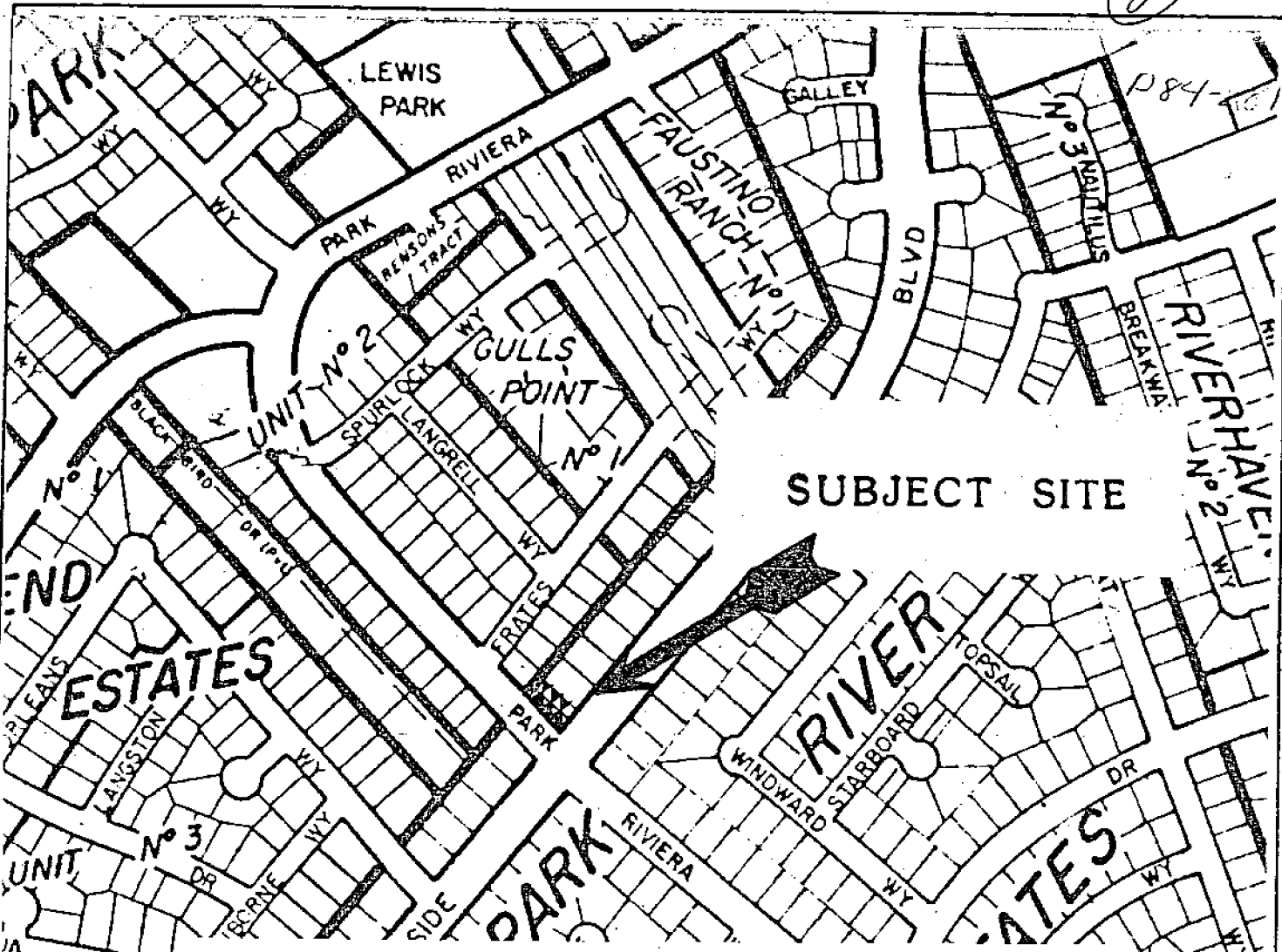
RECOMMENDATION APPROVED:

*Walter J. Slibe*

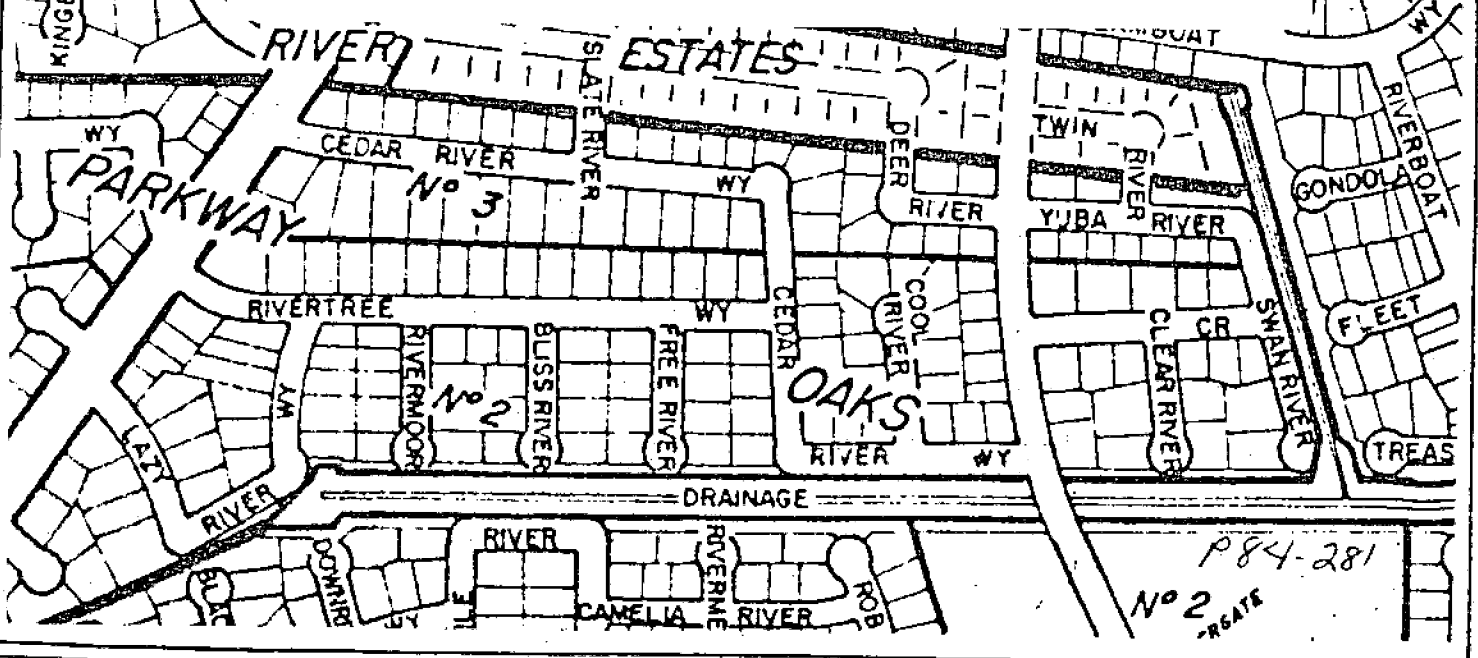
Walter J. Slibe, City Manager

MVD:SD:lr  
Attachments  
P84-281

September 11, 1984  
District No. 8



**SINGLE FAMILY DEVELOPMENT**



**VICINITY - LAND USE - ZONING**

# RESOLUTION No. 84-794

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED AT 6780 **APPROVED**  
RIVERSIDE BOULEVARD EST. 1912 CITY COUNCIL

(P- 84-281)(APN: 030-710-83)

SEP 11 1984

OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council, on September 11, 1984, held a public hearing on the request for approval of a tentative map for property located at 6780 Riverside Boulevard;

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, Sections 15305/15315;

WHEREAS, the Parcel Map Advisory Agency 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 1976 South Pocket Community Plan designate the subject site for low density residential use(s).

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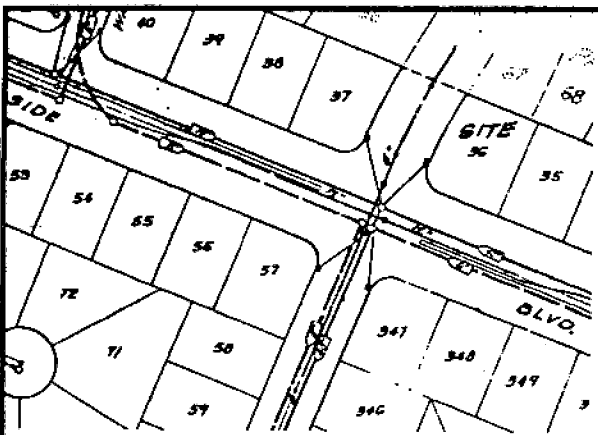
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design 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. 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. Provide separate sewer and water services to each lot and hook up.
  - c. Locate existing sewer and water services (may require sewer line extension to serve lot A).

\_\_\_\_\_  
MAYOR

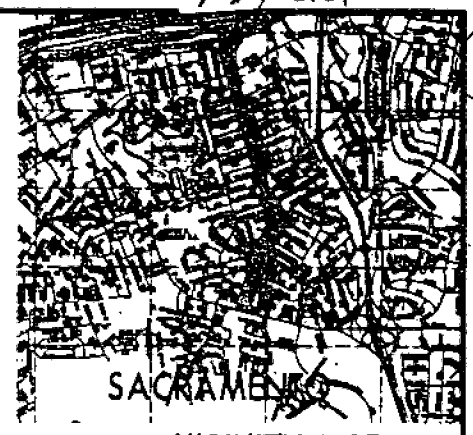
ATTEST:

\_\_\_\_\_  
CITY CLERK

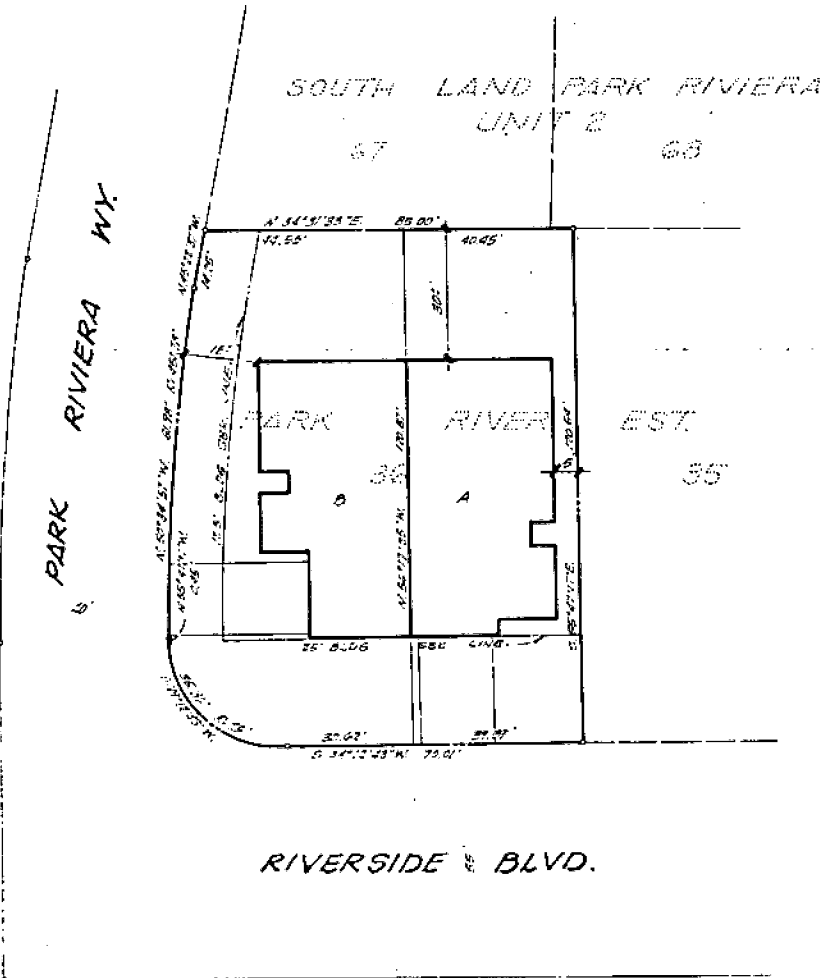
P84-281



UTILITY MAP  
(NO SCALE)



VICINITY MAP  
(NO SCALE)



RECORD OWNER & SUBDIVIDER:

LODERER WLD  
2242 RIVERSIDE BLVD.  
SACRY, CALIF

SCHOOL DIST.:

SACRAMENTO CITY UNIFIED

PRESENT USE & ZONE:

EXISTING 2 UNITS (RHA)  
1 LOT

WATER SUPPLY:

PUBLIC UTILITIES

PROPOSED USE & ZONE:

2 HALF-PRICE UNITS (RHA)

SEWAGE DISPOSAL:

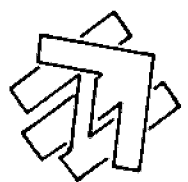
PUBLIC SEWER

A.P.N.:

030-710-RB

ACREAGE:

LOT 36-A 4,520 SQ FT.  
LOT 36-B 2,270 SQ FT.



P84-281

REVISIONS	JOB NO. 5878-002	TITLE: TENTATIVE PARCEL MAP	<b>SPINK ENGINEERING COMPANY</b> ENGINEERS PLANNERS SURVEYORS SACRAMENTO CALIFORNIA
	DATE: July 1984	LOT 36 PARK RIVER EST.	
	F.S. _____ P.L. _____	CITY OF SACRAMENTO CALIFORNIA	
	SCALE: 1" = 20'	CLIENT: Spink Construction	
	DRAWN BY: DMG	_____	
CHECKED BY: _____	_____	SCALE: 1" = 20'	CODE: _____ OR. NO. _____

# SACRAMENTO CITY PLANNING DEPARTMENT

FT

Application Information

Application taken by/date: \_\_\_\_\_

Project Location 6780 Riverside Blvd.

P 8/28/84

Assessor Parcel No. 030-710-83

Owners Joseph Wu

Phone No. \_\_\_\_\_

Address 6780 Riverside Vlcd., Sacto, CA 95831

Applicant Spink Corp.

Phone No. 444-8170

Address PO Box 2511, Sacto, CA 95811

Signature \_\_\_\_\_

S.R.C. Mtg. Date 8/8/84  
C.P.C. \_\_\_\_\_

**REQUESTED ENTITLEMENTS**

- Environ. Determination exempt 15305 and 15315
- General Plan Amend \_\_\_\_\_
- Community Plan Amend \_\_\_\_\_
- Rezone \_\_\_\_\_
- Tentative Map to divide 0.2+ ac. parc. into 2 lots in the R-IA zone
- Special Permit \_\_\_\_\_
- Variances \_\_\_\_\_
- Plan Review \_\_\_\_\_
- PUD \_\_\_\_\_
- Other \_\_\_\_\_

**ACTION ON ENTITLEMENTS**

Commission date	Council date	Filing Fees
_____	_____	\$ _____
_____	_____	\$ _____
_____	Res. _____	\$ _____
_____	_____	\$ _____
_____	Res. _____	\$ _____
_____	_____	\$ _____
_____	Ord. _____	\$ _____
_____	_____	\$ _____
_____	Res. _____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

FEE TOTAL \$ \_\_\_\_\_

RECEIPT NO. \_\_\_\_\_

By/date \_\_\_\_\_

Sent to Applicant: \_\_\_\_\_

Date \_\_\_\_\_

By: \_\_\_\_\_

Sec. to Planning Commission

**Key to Entitlement Actions**

- |                                    |   |  |
|------------------------------------|---|--|
| R - Ratified                       | D - Denied                                    | IAF - Intent to Approve based on Findings of Fact  |
| Cd - Continued                     | RD - Recommend Denial                         | AFF - Approved based on Findings of Fact           |
| A - Approved                       | RA - Recommend Approval                       | RPC - Return to Planning Commission                |
| AC - Approved W/conditions         | RAC - Recommend Approval W/conditions         | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions |  |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

P 84-281

Gold - applicant receipt    White - applicant permit

Yellow - department file    Pink - permit book

#20  
9/11/84

September 13, 1984

Joseph Wu  
6780 Riverside Boulevard  
Sacramento, CA 95831

Dear Mr Wu:

On September 11, 1984, the Sacramento City Council took the following action(s) for property located 6780 Riverside Boulevard:

Adopted Resolution 84-794 approving Tentative Map to divide 0.2± acre parcel into two lots in the Townhouse, R-1A zone. (P84-281)

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

Sincerely,



*LM*  
Lorraine Magana  
City Clerk

LM/kmn/20  
Enclosure(s)

cc: Planning Department  
Spink Corporation