



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT

725 "J" STREET

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MARTY VAN DUYN
PLANNING DIRECTOR

January 28, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Negative Declaration
 2. Subdivision Modification to create two lots
 3. Subdivision Modification to waive frontage improvements
 4. Tentative Map (P-9170)

LOCATION: North side of Glenrose Avenue, east of the northerly terminus of Selma Street

SUMMARY

The applicant is requesting the necessary entitlements to divide 0.86+ acre into two residential lots in the single family R-1 zone. The proposed lots will be approximately 287 feet deep. The staff and Subdivision Review Committee recommend approval of the tentative map and subdivision modification to create two deep lots.

However, the staff and City Engineer recommend denial of the request to waive frontage improvements.

BACKGROUND INFORMATION

This application did not necessitate review by the Planning Commission because it involves less than four lots and there are no concurrent special permit, rezoning, variance or other applications that require review by the Planning Commission.

Surrounding land use and zoning are as follows:

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

A Negative Declaration for this project was filed on January 23, 1981.

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Staff supports the request for a subdivision modification to create two deep lots because the subject site is irregular in shape and it is not feasible to divide the subject property in strict conformance with Subdivision Ordinance requirements.

In reference to the subdivision modification to waive frontage improvements, the City Engineer recommends the standard improvements be installed because drainage facilities are located on Glenrose Avenue. Also, this is an opportunity for the City to require street improvements for this site.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer); based upon review by the Subdivision Review Committee, recommends the following actions:


1. Approve the subdivision modification to create two lots greater than 160 feet in depth.
2. Deny the subdivision modification to waive frontage improvements.
3. Approve the tentative map subject to the following conditions:
 - a. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map. The applicant shall bond and provide a private contract prior to filing the final map.
 - b. The applicant shall retain the trees indicated on the tentative map and shall not trench, grade, fill or allow any construction within the dripline of said trees.

It is recommended that the City Council adopt the attached resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slise, City Manager

MVD:TMM:bw.
Attachments
P-9170

February 3, 1981
District No. 2

RESOLUTION No. 81-096

Adopted by The Sacramento City Council on date of

FEBRUARY 3, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR PROPERTY
LOCATED ON NORTH SIDE OF GLENROSE AVENUE,
EAST OF NORTHERLY TERMINUS OF SELMA STREET
(APN: 265-261-65) (P-9170)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Subdivision Modification and Tentative Map for property located on the north side of Glenrose Avenue, east of northerly terminus of Selma Avenue (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on February 3, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Hagginwood Community Plan in that the plans designate the subject site for residential uses.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.

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- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:
- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable, or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The configuration of the subject site is irregular and it is impossible to divide the property in strict conformance with ordinance requirements.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The requested modification does not involve financial benefit.

- c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: The proposed division will not significantly alter 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.

Fact: The site is designated for residential use, and the proposed parcelization is consistent with that use.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map. The applicant shall bond and provide a private contract prior to filing the final map.
 2. The applicant shall retain the trees indicated on the tentative map and shall not trench, grade, fill or allow any construction within the dripline of said trees.

MAYOR

ATTEST:

CITY CLERK

P-9170

