

13

AMENDED BY STAFF 11/4/85



CITY OF SACRAMENTO

APPROVED
BY THE CITY COUNCIL

NOV 19 1985

OFFICE OF THE
CITY CLERK

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

FILED
NOV 6 1985
Cont. to 11-19-85
BY THE CITY CLERK
OFFICE OF THE CITY CLERK

October 29, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Tentative Map (P85-396) (APN: 277-121-26) (FT)
 3. *Subdivision Modification to waive street improvements*

LOCATION: 1922 Silica Avenue

SUMMARY

This is a request to subdivide a corner lot located in the Single Family (R-1) zone into two lots for halfplex development. There is also a request to waive standard subdivision improvements (curb, gutter and sidewalk). Staff and the Subdivision Review Committee recommend approval of the Tentative Map and denial of the Subdivision Modification.

BACKGROUND INFORMATION

Land divisions that are not accompanied by a request requiring Planning Commission review can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding Land Uses and Zoning are as follows:

North:	Church, residential;	R-3
South:	Single Family;	R-1
East:	Single Family;	R-1
West:	Vacant;	R-1

The subject site is located in an area developed with a mixture of residential and commercial uses. Silica Avenue is surfaced but there are no curbs, gutters or sidewalks in the area. Albatross Way is a City owned, but unimproved, parcel providing access to several parcels to the south. Because there are no street improvements in the area, the applicant is requesting to waive this standard requirement. The applicant has offered to enter into an agreement to participate in any future assessment district. The City Engineer indicates that map approval is the appropriate time to obtain these improvements.

The applicant should finalize building plans prior to final map recordation. This will eliminate the possibility of a lot line adjustment in the future.

The Planning and Community Services Departments have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .0149 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION

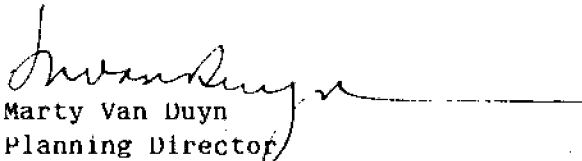
The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A Negative Declaration has been filed.

RECOMMENDATION

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

1. Ratifying the Negative Declaration;
2. Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map;
3. Denying the Subdivision Modification to waive street improvements.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

RECOMMENDATION APPROVED:

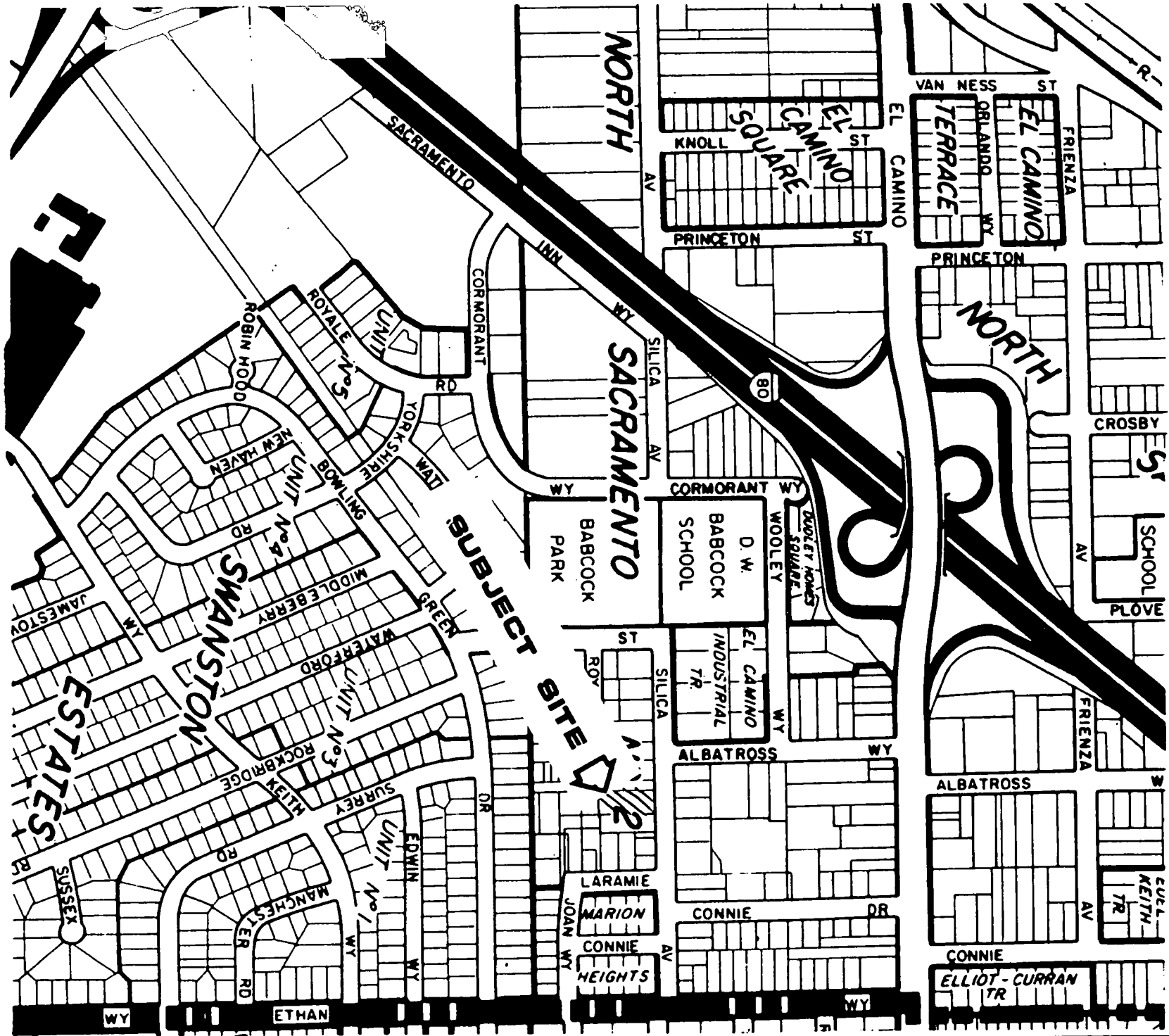
 Walter J. Slipe, City Manager

SD:pkb
 attachments
 P85-396

November 6, 1985
 District No. 3

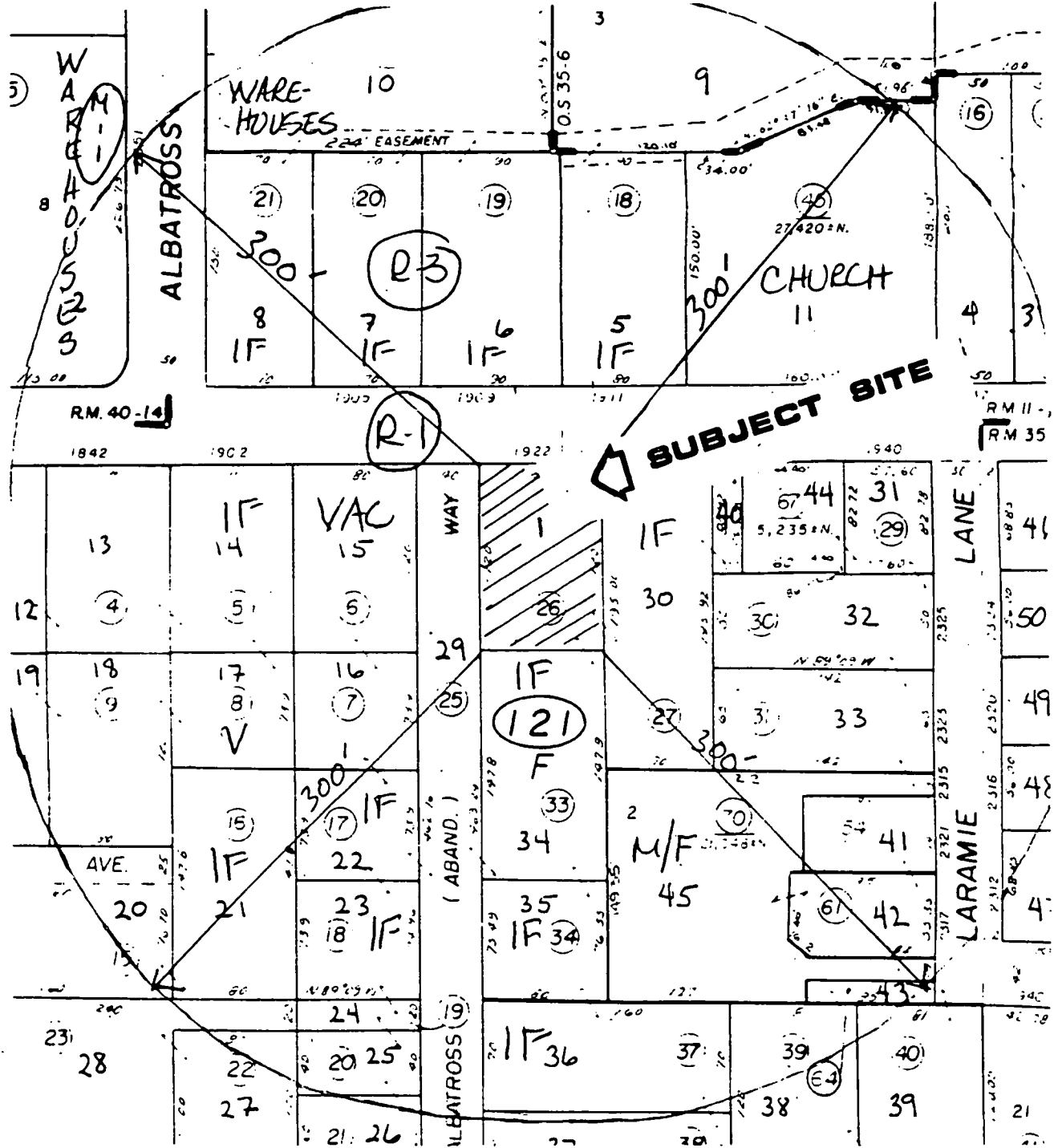
VICINITY MAP

985-396



985-396

085-396



LAND USE & ZONING MAP 085-396

RESOLUTION No. 85-883

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

NOV 19 1985

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 1922 SILICA
AVENUE OFFICE OF THE CLERK

(P 85-396) (APN: 277-121-26)

WHEREAS, the City Council, on November 6, 1985, held a public hearing on the request for approval of a tentative map for property located at 1922 Silica Avenue

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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
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. Both the City General Plan and the 1965 Arden-Arcade Community Plan designate the subject site for residential use(s).
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 the 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, plus a 12-foot lane along Albatross Way; Albatross Way is a 22-foot half-section;
- b. Place the following note on the final map: Water and sewer service connections must be paid for and installed at the time of obtaining building permits;
- c. 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;
- d. Provide separate sewer services to a public lateral located in a public street or easement. The private portions of these services shall be contained entirely within the parcel they serve;
- e. May require off-site dedication along Albatross Way. If so, City will condemn at developer's expense if necessary;

Delete

Delete

Remain

Delete

Delete

Res
Chg

Delete

~~2. Dedicate additional two feet and radius round corner along Albatross Way;~~

Remain

g. Abandon Arcade Water District service and hook up to the City water service;

Remain

h. Development is restricted to single family attached units. No second unit shall be permitted on Parcel 2.

MAYOR

ATTEST:

CITY CLERK

add amendments

do,

Also include all

P-85396
Revised Conditions

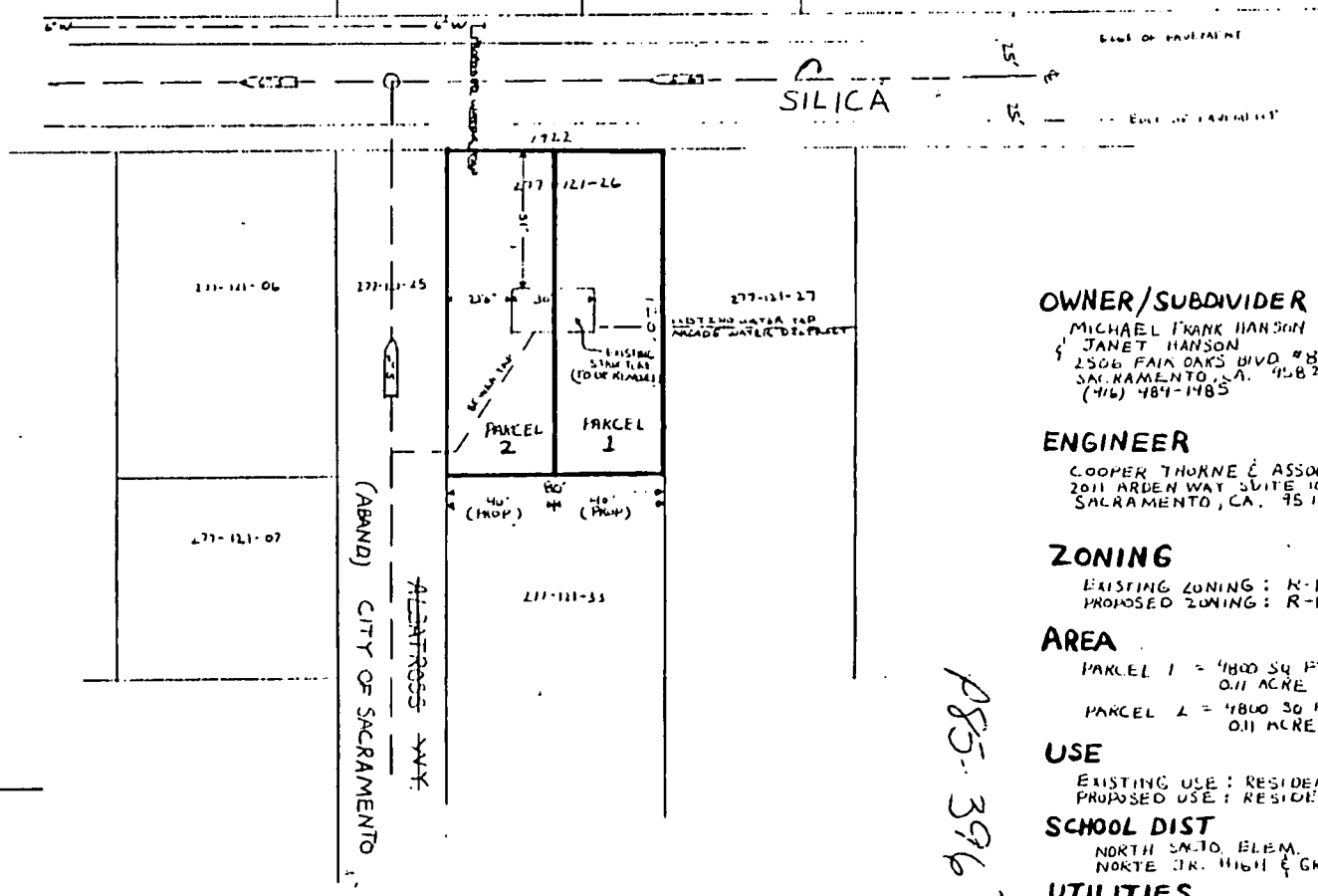
November 7, 1985
Robert Blaser
Associate Engineer

1. Dedicate ~~2-foot right of way on Albatross~~ and 2-foot of right of way on Silica and 20-foot radius round corner.
2. Setback lines shall be based on new right of way lines.
3. Enter into agreement to join future assessment district.
4. Construct asphalt concrete pavement to 24-foot width on Albatross. Curb and gutter may be waived based upon Public Works approval.
5. Provide separate water and sewer taps. Will required water main extension.
6. Provide drainage study and provide drainage to a satisfactory outlet.

TENTATIVE PARCEL MAP

A PORTION OF LOT 2 BLOCK F
 NORTH SACRAMENTO SUB # 2
 SEPTEMBER 1985
 CITY OF SACRAMENTO

211-063-19 211-061-18



OWNER/SUBDIVIDER

MICHAEL FRANK HANSON
 & JANEY HANSON
 2506 FAIR OAKS BLVD # 84
 SACRAMENTO, CA. 95825
 (416) 484-1485

ENGINEER

COOPER THORNE & ASSOCIATES
 2011 ARDEN WAY SUITE 10
 SACRAMENTO, CA. 95132

ZONING

EXISTING ZONING: R-1
 PROPOSED ZONING: R-1

AREA

PARCEL 1 = 4800 SQ FT.
 0.11 ACRE ±
 PARCEL 2 = 4800 SQ FT.
 0.11 ACRE ±

USE

EXISTING USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL

SCHOOL DIST

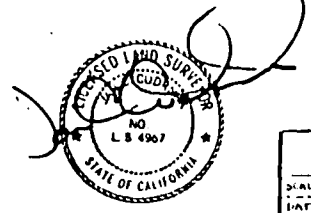
NORTH SA. TO. ELEM.
 NORTE JR. HIGH & GRANT UNION

UTILITIES

SEWER: CITY OF SACRAMENTO
 WATER: RED BLISS SUB (PARCEL 1)
 DRAINAGE: COUNTY OF SACRAMENTO
 POWER: SMOUD
 GAS: PGE
 FIRE: CITY OF SACRAMENTO
 TAXES & REC.:

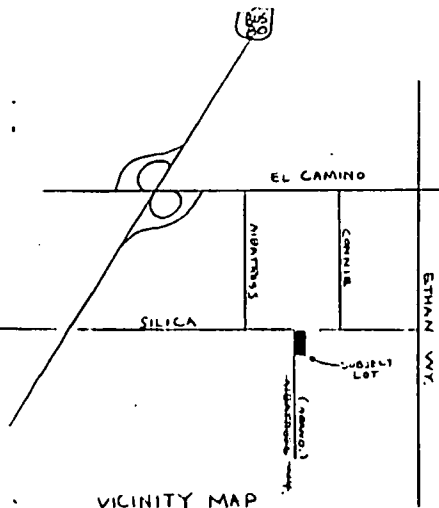
PS-396

SCALE 1" = 30'



8

PS-396



VICINITY MAP
 NO SCALE

1922 SILICA TENTATIVE MAP	
SCALE 1" = 30'	OWNER & SUBDIVIDER:
DATE 9-18-85	MICHAEL F. HANSON

24
13



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

CITY MANAGER'S OFFICE
RECEIVED
OCT 31 1985

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

October 29, 1985

City Council
Sacramento, California

Honorable Members in Session:

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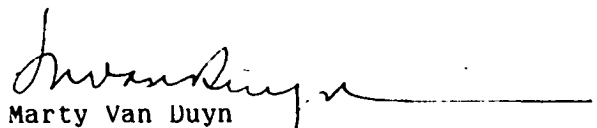
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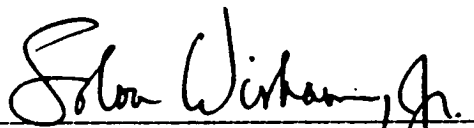
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 Planning Director

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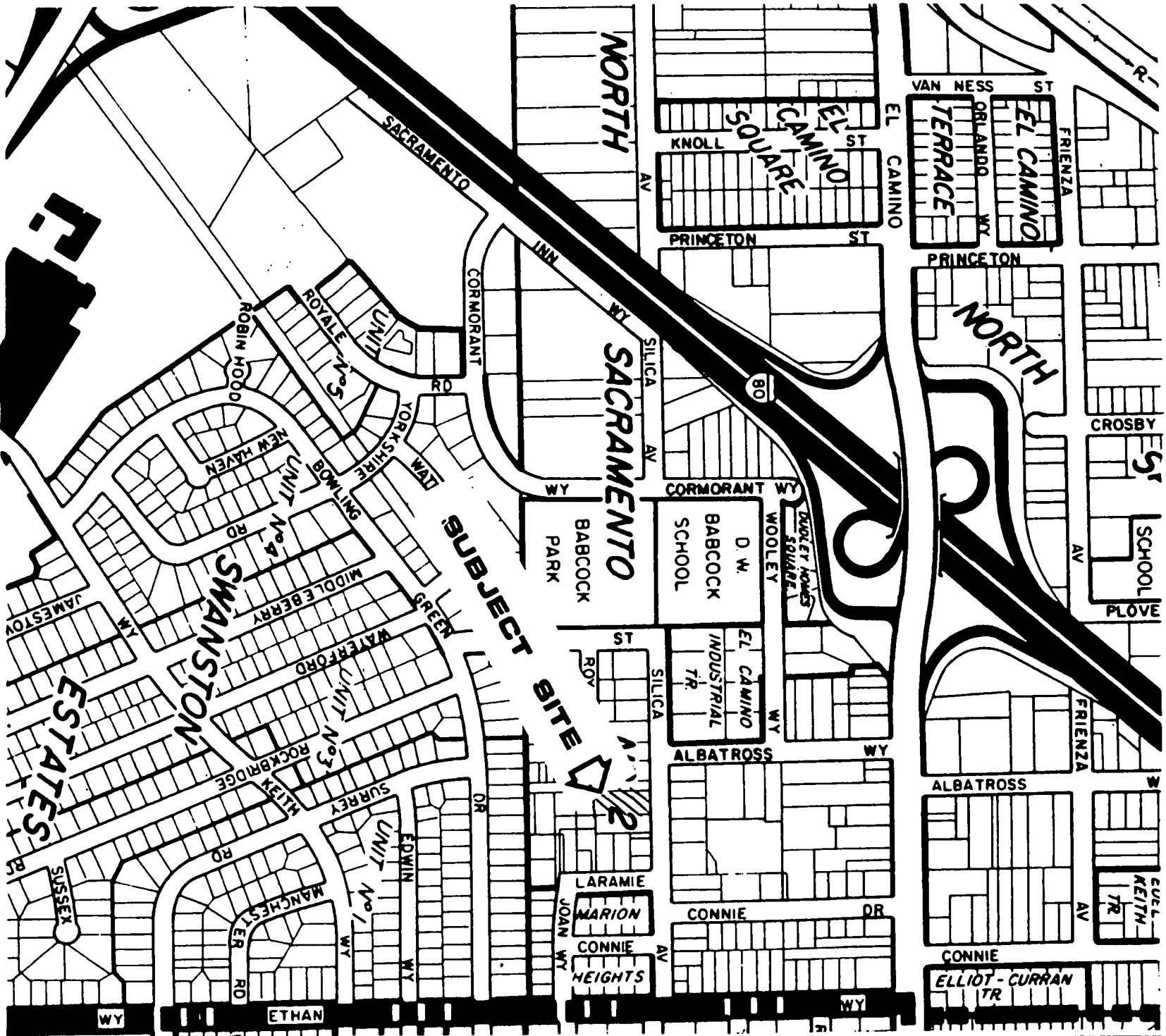

 For: Walter J. Slipe, City Manager

SD:pkb
 attachments
 P85-396

November 6, 1985
 District No. 3

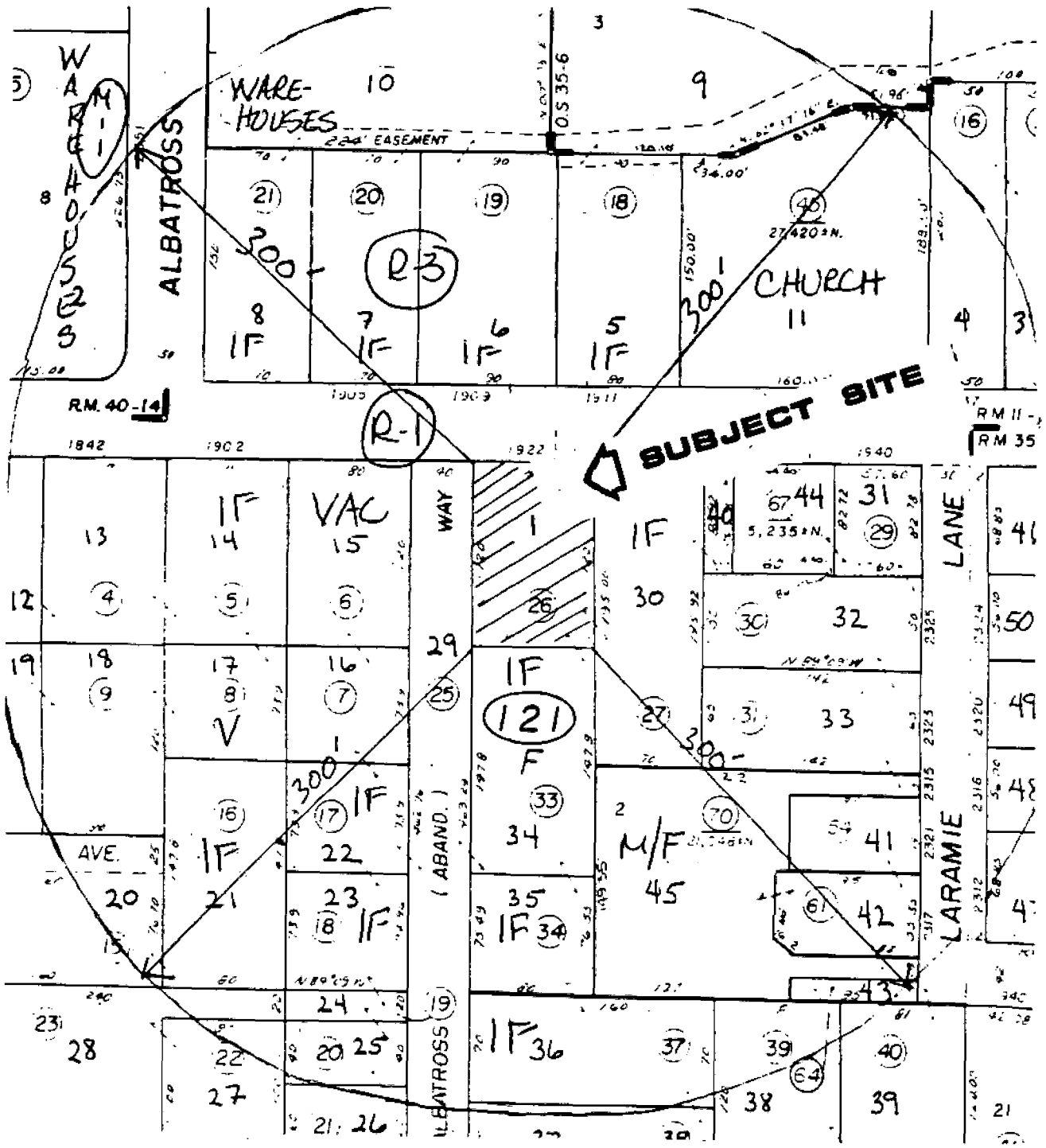
VICINITY MAP

85-396



85-396

24



LAND USE & ZONING MAP P85-396

AMENDED 11/19/85

13

RESOLUTION No. 85-883

Adopted by The Sacramento City Council on date of

NOV. 19 1985

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 1922 SILICA
AVENUE

(P 85-396) (APN: 277-121-26)

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5

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b. Place the following note on the final map: water and sewer service connections must be paid for and installed at the time of obtaining building permits.

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;

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~~§ // Dedicate additional two feet and radius round corner along Albatross Way~~

- b./g. Abandon Arcade Water District service and hook up to the City water service;
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ANNE RUDIN

MAYOR

ATTEST:

ANNE J. MASON

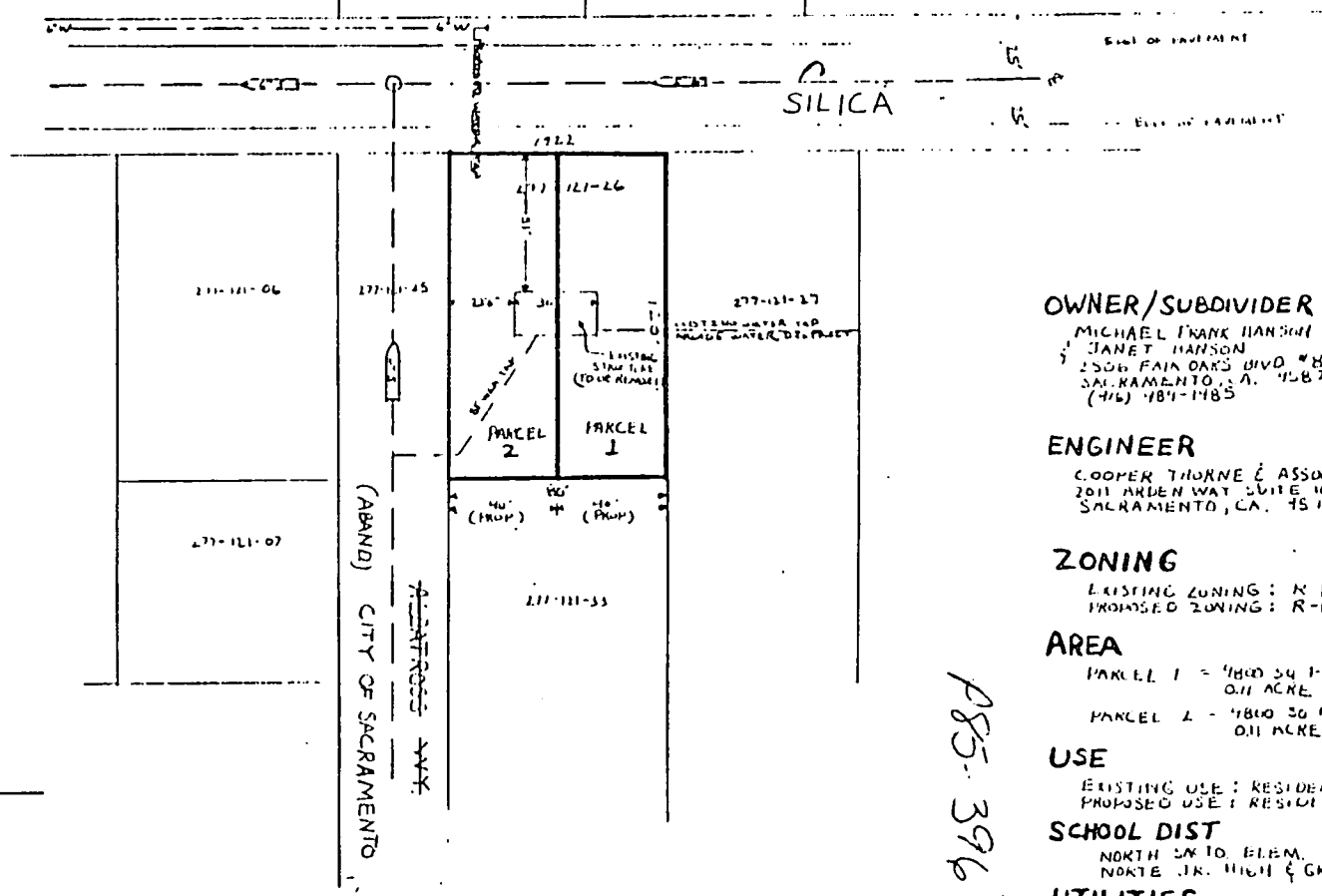
Assistant CITY CLERK

P85-396

TENTATIVE PARCEL MAP

A PORTION OF LOT 2 BLOCK F
 NORTH SACRAMENTO SUB # 2
 SEPTEMBER 1985
 CITY OF SACRAMENTO

111-043-14 111-043-18



OWNER/SUBDIVIDER
 MICHAEL FRANK HANSON
 JANET HANSON
 2506 FAIR OAKS BLVD #84
 SACRAMENTO, CA. 95825
 (416) 484-1485

ENGINEER
 COOPER THORNE & ASSOCIATES
 2011 ARDEN WAY SUITE 10
 SACRAMENTO, CA. 95832

ZONING
 EXISTING ZONING: R-1
 PROPOSED ZONING: R-1

AREA
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 0.11 ACRE ±
 PARCEL 2 = 4800 SQ FT,
 0.11 ACRE ±

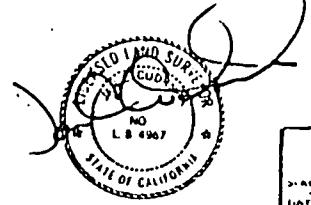
USE
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL

SCHOOL DIST
 NORTH SA TO ELEM.
 NORTH JR. HIGH & GRANT UNION

UTILITIES
 SEWER: COUNTY OF SACRAMENTO
 WATER: SACRAMENTO COUNTY
 DRAINAGE: COUNTY OF SACRAMENTO
 POWER: PG&E
 GAS: PG&E
 FIRE: CITY OF SACRAMENTO
 TRAILS & N.C.

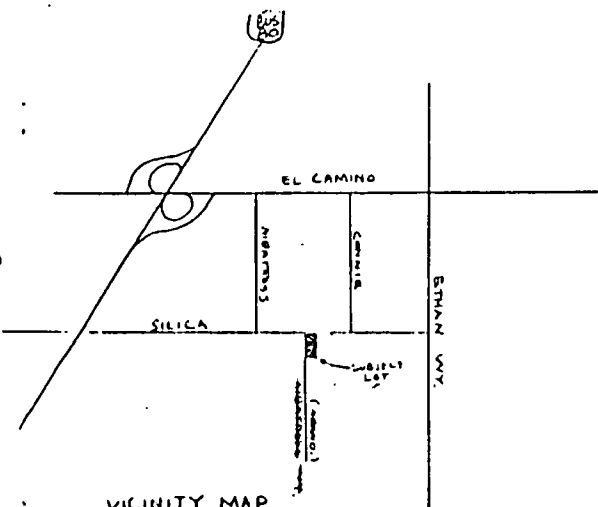
PS-396

SCALE 1" = 30'



8

PS-396



VICINITY MAP
 NO SCALE

1922 SILICA TENTATIVE MAP	
DATE 9-18-85	OWNER/SUBDIVIDER: MICHAEL F. HANSON

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 1922 SILICA
AVENUE

(P 85-396) (APN: 277-121-26)

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MAYOR

ATTEST:

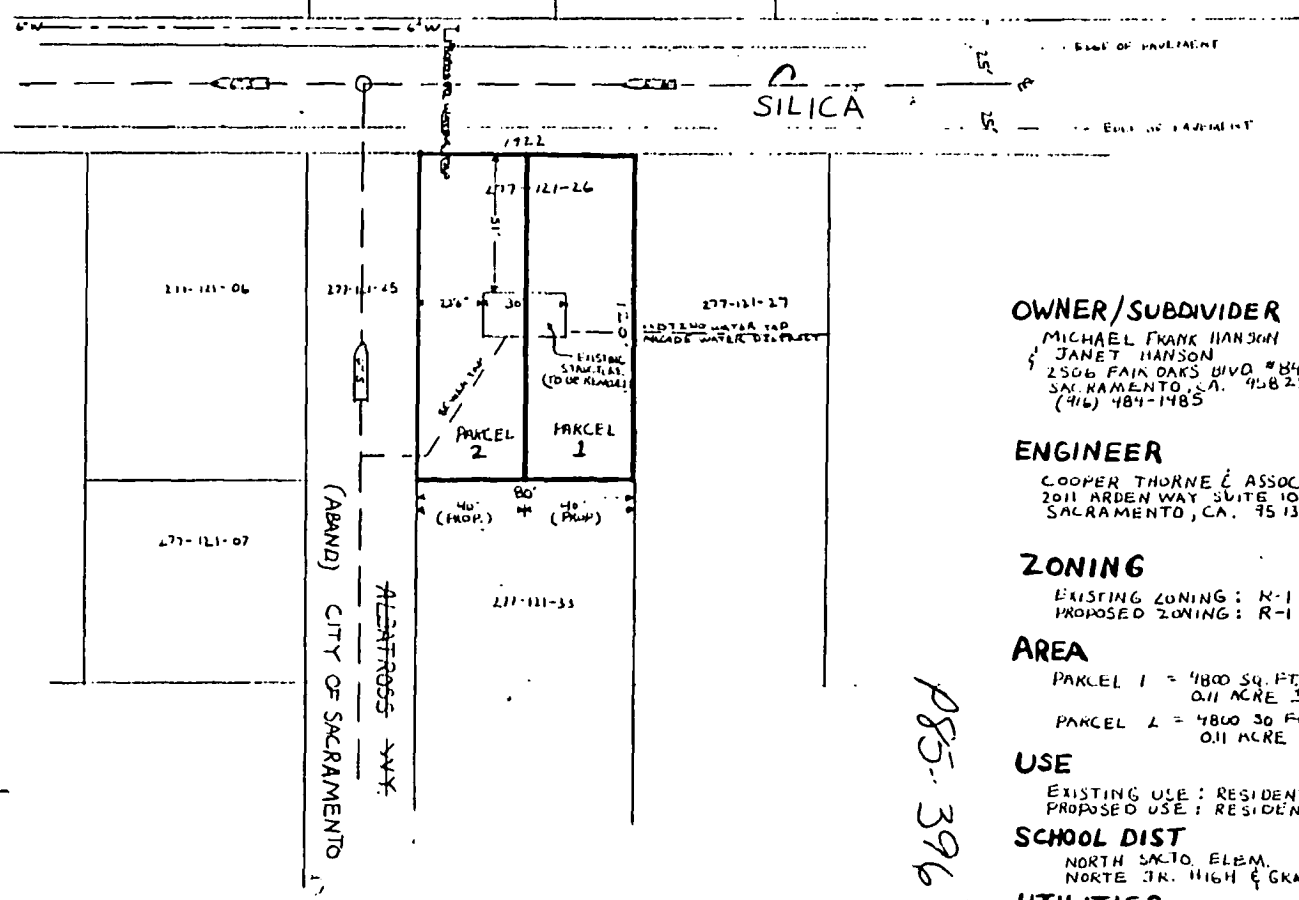
CITY CLERK

TENTATIVE PARCEL MAP

A PORTION OF LOT 2 BLOCK F
 NORTH SACRAMENTO SUB. # 2
 SEPTEMBER 1985
 CITY OF SACRAMENTO

277-063-19

277-061-18



OWNER/SUBDIVIDER
 MICHAEL FRANK HANSON
 JANET HANSON
 2506 FAIR OAKS BLVD # 84
 SACRAMENTO, CA. 95825
 (916) 484-1485

ENGINEER
 COOPER THORNE & ASSOCIATES
 2011 ARDEN WAY SUITE 10
 SACRAMENTO, CA. 95132

ZONING
 EXISTING ZONING: R-1
 PROPOSED ZONING: R-1

AREA
 PARCEL 1 = 4800 SQ. FT.
 0.11 ACRE ±
 PARCEL 2 = 4800 SQ. FT.
 0.11 ACRE ±

USE
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL

SCHOOL DIST
 NORTH SACTO. ELEM.
 NORTE TR. HIGH & GRANT UNION

UTILITIES
 SEWER: COUNTY OF SACRAMENTO
 WATER: CITY OF SACRAMENTO
 DRAINAGE: COUNTY OF SACRAMENTO
 POWER: SMOUD
 GAS: PG & E
 FIRE: CITY OF SACRAMENTO
 PARKS & REC.:

1922 SILICA TENTATIVE MAP	
SCALE: 1" = 30'	OWNER & SUBDIVIDER:
DATE: 9-18-85	MICHAEL F. HANSON



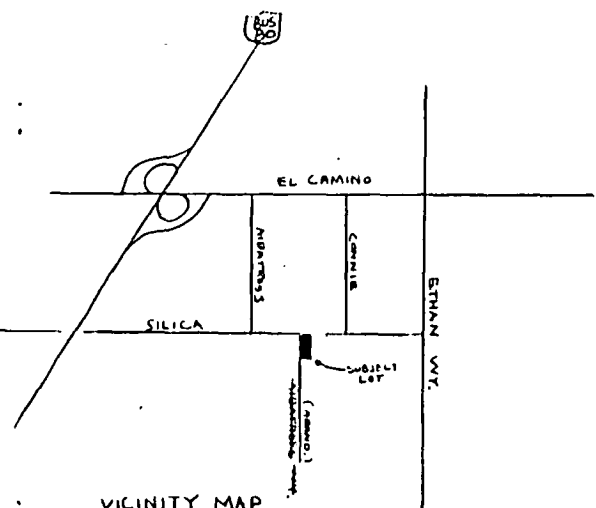
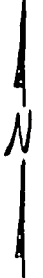
SCALE 1" = 30'

8

P85-396

P85-396

24



VICINITY MAP
 No SCALE

November 26, 1985

Michael and Janet Hanson
2506 Fair Oaks Blvd., No. 84
Sacramento CA 95825

Dear Mr. & Mrs. Hanson:

On November 19, 1985, the Sacramento City Council took the following action(s) for property located at 1922 Silica Avenue (P-85396):

The hearing was closed; Res. No. 85-883 as amended was adopted approving the Tentative Parcel Map to subdivide .2± acres into two parcels located in the Single Family, R-1 zone for single family development; the Subdivision Modification to waive street improvements was denied.

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

Sincerely,

Lorraine Magana
City Clerk

LM/mls/13

Enclosure

cc: Planning Department