



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
**RECEIVED**

MAR 27 1980

Marty Van Duyn

PLANNING DIRECTOR

March 27 1980  
**APPROVED**  
BY THE CITY COUNCIL

APR 1 1980

OFFICE OF THE  
CITY CLERK

CITY PLANNING DEPARTMENT

915 "I" STREET  
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Subdivision Modification to create a deep lot
  2. Subdivision Modification to waive public sewer and drainage facilities, street improvements and service connections to each lot
  3. Tentative Map (P-8937)

LOCATION: Southeast corner of Santa Ana Street and Dry Creek Road

SUMMARY

This is a request for entitlements necessary to divide 3.6 acres into four residential lots. The purpose of the division is to allow the construction of single family dwellings on individual lots. The Planning Commission in concurrence with staff recommended approval of the request.

BACKGROUND INFORMATION

The subject site is located in an area that is sparsely developed with single family dwellings. The area contains deep lots with no curbs, gutters, or sidewalks. Also, there is no public sewer in this area.

The City Water and Sewer Division recommend that service connections to each lot be waived until building permits are obtained. The Water/Sewer Division prefers not to have inactive service connections.

The City Engineering Department recommends a waiver of street improvements and sewer and drainage facilities at this time. Since the proper sewer and drainage facilities do not exist throughout the area, the City Engineer indicated that it is impractical to request said improvements at this time. However, the Subdivision Review Committee recommended a condition that would require the applicant to enter into an agreement with the City to participate in future assessment districts to provide the improvements.

City Council

-2-

March 27, 1980

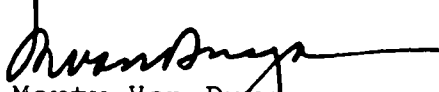
VOTE OF COMMISSION

On February 28, 1980 the Planning Commission, by a vote of nine ayes, recommended approval of the project subject to conditions.

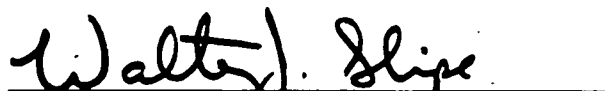
RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the requests subject to conditions and adopt the attached Tentative Map Resolution.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

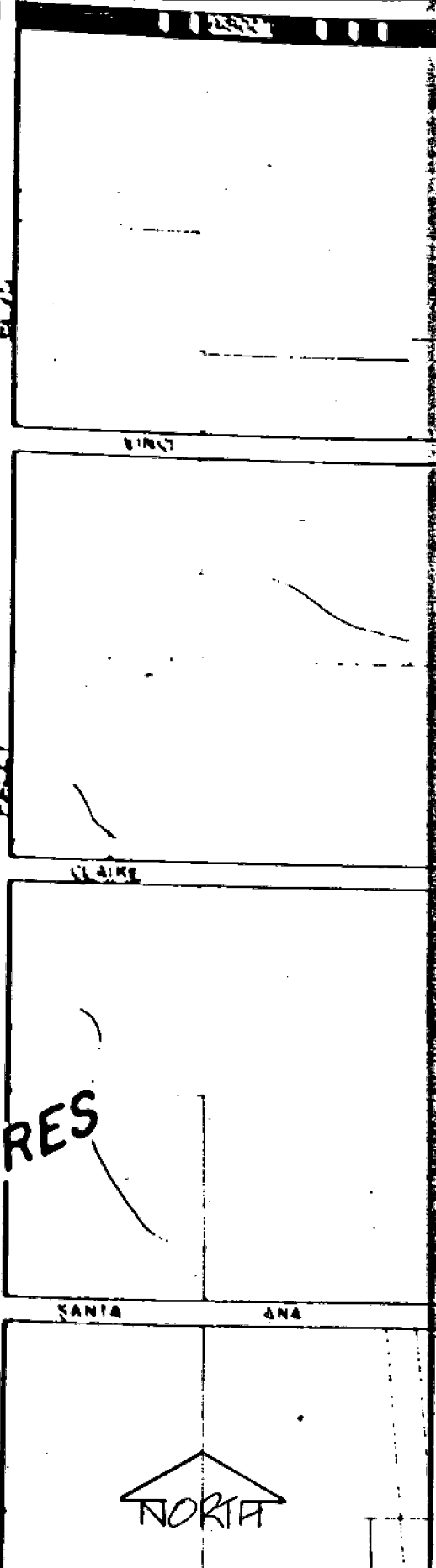
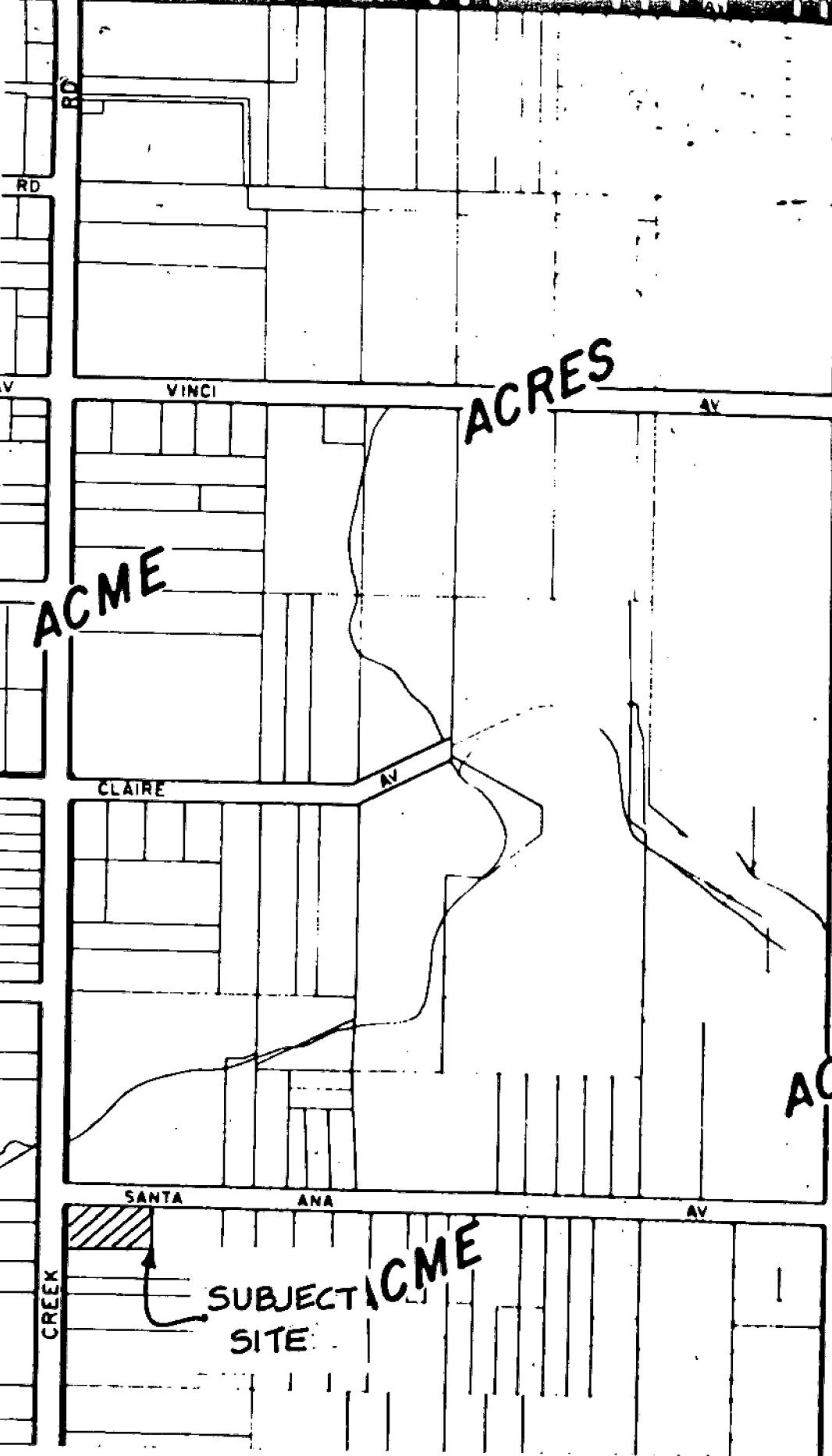
FOR TRANSMITTAL TO CITY COUNCIL:

  
Walter J. Slife, City Manager

MVD:HY:bw

April 1, 1980  
District No. 2

Attachments  
P-8937



P. 8937

FEBRUARY 28 80

ITEM N° 21



# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Butch Street, P.O. Box 38338, Sacramento, CA		
OWNER	Butch Street, P.O. Box 38338, Sacramento, CA		
PLANS BY	CNA Engineering, 3800 Sunnyvale Avenue, Sacramento, CA 95821		
FILING DATE	1-25-80	50 DAY CPC ACTION DATE	REPORT BY: DP:bw
NEGATIVE DEC	2-15-80	EIR	ASSESSOR'S PCL. NO. 215-280-55

- APPLICATION:
1. Negative Declaration
  2. Variance/Subdivision Modification to create deep lots
  3. Subdivision Modification to waive public sewer and drainage facilities, street improvements, and service connections to each lot
  4. Tentative Map (P-8937)

LOCATION: Southeast corner of Santa Ana Street and Dry Creek Road

PROPOSAL: The applicant seeks the necessary entitlements to divide 3.6 acres into four residential parcels.

PROJECT INFORMATION:

General Plan Designation: Residential  
Robla Community Plan  
Designation: Light Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

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

Property Dimensions: 3.6 acres  
Density of Development: 1.1 du/ac.  
Significant Features of Site: Swale  
Topography: Flat with undulating mounds  
Street Improvements: Street pavement only  
Existing Utilities: Water only  
School District: Robla

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 13, 1980, by a vote of 7 ayes, 1 no and 1 abstention, the Subdivision Review Committee recommended granting the subdivision modifications and the approval of the tentative map subject to the following conditions: The applicant shall:

1. Dedicate 40 foot half-section for Dry Creek Road, and 27-foot half-section for Santa Ana Street.
2. Dedicate 20-foot radius round corner at the intersection of Dry Creek Road and Santa Ana Street.

3. Reroute the swale that runs through the site prior to filing final map.
4. File the necessary segregation request and fees on any existing assessments and shall pay in full any existing assessments.
5. Enter into an agreement with the City to participate in future assessment districts for frontage improvements, and public sewer and drainage facilities. A note shall be placed on the map referencing the agreement.
6. Provide a water main extension along Santa Ana from Dry Creek Road to Parcel D, prior to filing the final map.
7. Note on the final map: the water and sewer connections do not exist between the main line and lots. These services must be paid and installed at the time of obtaining building permits.
8. Prepare a sewer and drainage study for review and approval of the City Engineer.
9. Provide proof that the septic system will function properly by providing an engineering report for the review and approval of the City/County Health Department prior to filing the final map. If a septic system cannot function properly, the final map shall not be recorded.
10. Locate all water existing wells within 150 feet of the subject site.

STAFF EVALUATION: Staff has no problem with the map as proposed. The subject site is in an area consisting of deep lots.

The City Engineer has recommended waiving the street improvements and public sewer and drainage facilities. However, a recommended condition requests that the applicant enter into an agreement with the City to participate in future assessment districts to provide the above stated improvements.

The City Water and Sewer Department recommends waiver of the service connections at this time for the following reasons:

- a. Not all utilities are available to the site presently;
- b. To avoid illegal hookups;
- c. The services can be inadvertently damaged during construction on the site;
- d. The services can deteriorate with the passage of time if not used.

The City/County Health Department has several concerns regarding the utilization of private septic systems in this area. Among those concerns are the following:

- a. A public sewer system is projected to serve this area within five years;
- b. Severe site design restrictions will be required, including a minimum of 60 feet front yard setback.

The Subdivision Review Committee has recommended several conditions to address the concerns of City/County Health.

Regional Transit has reviewed the project and has no comments or requirements.

STAFF RECOMMENDATION: Staff recommends that:

1. The Negative Declaration be ratified.
  2. The variance/subdivision modification to create deep lots be granted.
  3. The subdivision modifications to waive public sewer and drainage facilities, street improvements and service connections be granted.
  4. The tentative map be approved subject to the following conditions:
    - a. Dedicate 40 foot half-section for Dry Creek Road and 27-foot half-section for Santa Ana Street.
    - b. Dedicate 20-foot radius round corner at the intersection of Dry Creek Road and Santa Ana Street.
    - c. Reroute the swale that runs through the site prior to filing final map.
    - d. File the necessary segregation request and fees on any existing assessments and shall pay in full any existing assessments.
    - e. Enter into an agreement with the City to participate in future assessment districts for frontage improvements, and public sewer and drainage facilities. A note shall be placed on the map referencing the agreement.
    - f. Provide a water main extension along Santa Ana from Dry Creek Road to Parcel D, prior to filing the final map.
    - g. Place a note on the final map: Water and sewer connections do not exist between the main lines and the lots. These services must be paid and installed at the time of obtaining building permits.
    - h. Prepare a sewer and drainage study for review and approval of the City Engineer.
    - i. Provide proof that the septic system will function properly by providing an engineering report for the review and approval of the City/County Health Department prior to filing the final map. If a septic system cannot function properly, the final map shall not be recorded.
    - j. Locate all water existing wells within 150 feet of the subject site.
    - k. Retain trees along southern property line.
- Findings of Fact - Variance to create deep lots

- a. The granting of the variance will not constitute a special privilege in that the subject property is surrounded by similar deep lots;
- b. The variance will not be a use variance in that single family dwellings are permitted in the R-1 zone;

- c. The project will not be injurious to public welfare or to property in the vicinity because it will not significantly alter the characteristics of the area;
- d. The variance is in harmony with the General Plan in that the area is designated for single family dwellings.

# RESOLUTION NO. 80-190

Adopted by The Sacramento City Council on date of

APRIL 1, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR A PORTION OF LOT 303, ACME ACRES, CITY OF SACRAMENTO, CALIFORNIA. (P-8937) (APN: 215-280-55)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at the southeast corner of Santa Ana Street and Dry Creek Road (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on April 1, 1980, 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 Robla Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- 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.
- 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.

**APPROVED**  
BY THE CITY COUNCIL

APR 1 1980

OFFICE OF THE  
CITY CLERK



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 dimensions of the site make it impossible to create standard size single family lots.

Fact: Given the lack of sewer and drainage facilities throughout the area it is impractical to require street improvements and sewer and drainage facilities.

Fact: Given the possibility of deterioration of unused service connections, it is undesirable to provide the connections prior to obtaining building permits.

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 division of the property does not involve financial benefit through the deep lot modification in that lots and homes surrounding the site are of similar design and size.

Fact: Given the possibility of deterioration of unused service connections, it is undesirable to provide the connections prior to obtaining building permits.

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 project is compatible to surrounding land uses.

Fact: The project will not significantly alter the characteristics of the area.

Fact: Since the service connection will be provided when the building permits are obtained, the modification will not endanger public health, safety or welfare.

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.

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. Dedicate 40-foot half-section for Dry Creek Road and 27-foot half section for Santa Ana Street.
  - 2. Dedicate 20-foot radius round corner at the intersection of Dry Creek Road and Santa Ana Street.
  - 3. Reroute the swale that runs through the site prior to filing final map.
  - 4. File the necessary segregation request and fees on any existing assessments and pay in full any existing assessments.
  - 5. Enter into an agreement with the City to participate in future assessment districts for frontage improvements and public sewer and drainage facilities. A note shall be placed on the map referencing the agreement.
  - 6. Provide a water main extension along Santa Ana From Dry Creek Road to Parcel D, prior to filing the final map.
  - 7. Place a note on the final map: Water and sewer connections do not exist between the main lines and the lots. These services must be paid and installed at the time of obtaining building permits.
  - 8. Prepare a sewer and drainage study for review and approval of the City Engineer.
  - 9. Provide proof that the septic system will function properly by providing an engineering report for the review and approval of the City/County Health Department prior to filing the final map. If a septic system cannot function properly, the final map shall not be recorded.
  - 10. Locate and plot all existing water wells within 150 feet of the subject site. If there is an active water well within 150 feet of the site, the map shall not be recorded.
  - 11. Retain trees along southern property line.

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Mayor

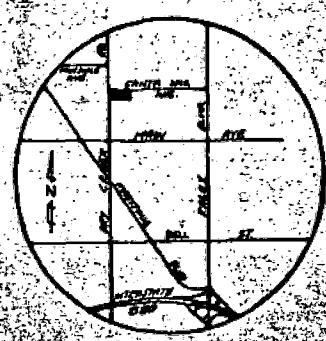
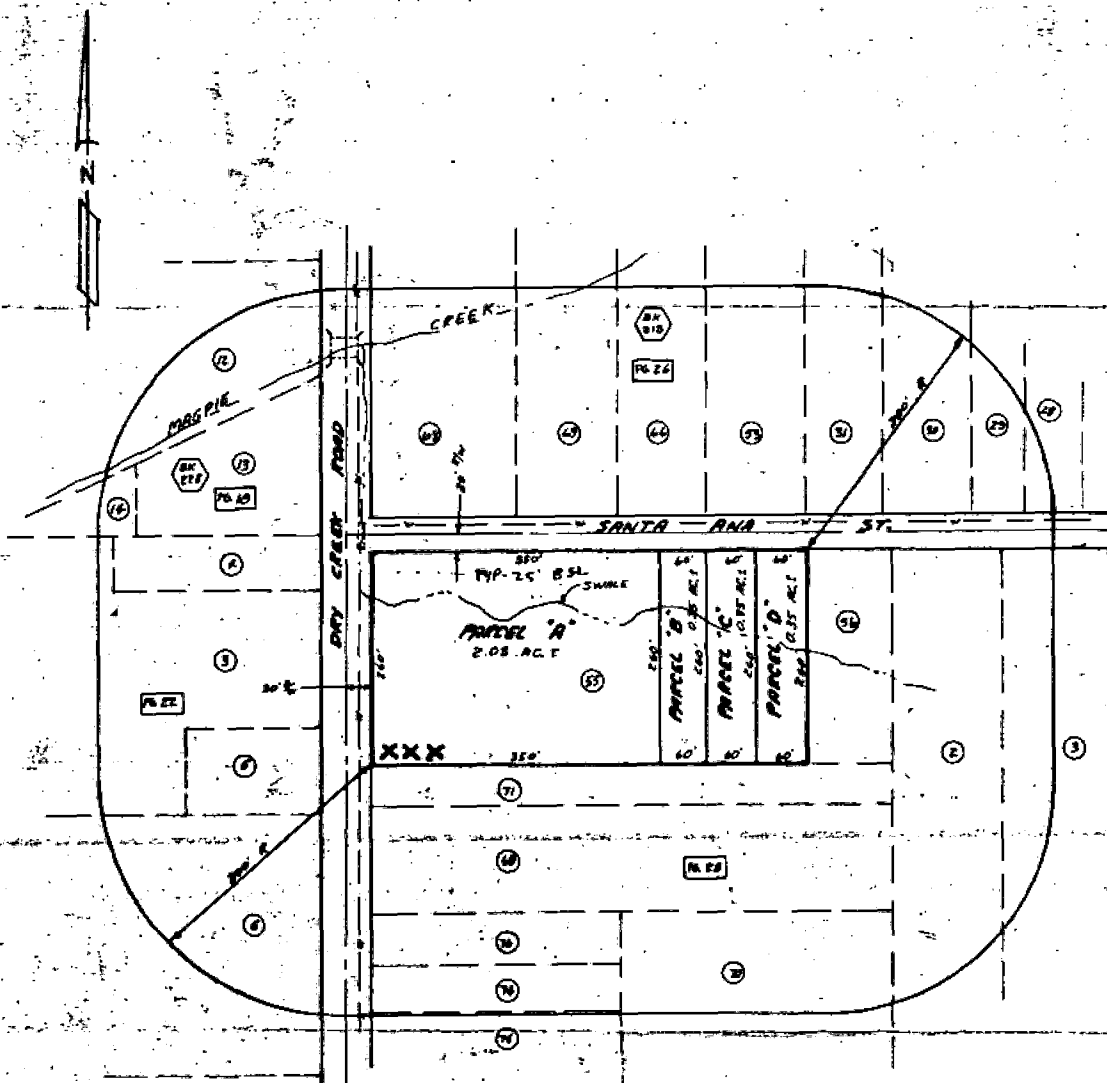
ATTEST:

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CITY CLERK

P-8937

# TENTATIVE PARCEL MAP

FOR A.P.N. 215-280-55  
 A POR. OF LOT 303, ACME ACRES  
 CITY OF SACRAMENTO, CALIF.  
 JAN. 1980 SCALE 1"=100'



x = trees

OWNER:	BUTCH STREET P.O. BOX 2638 SACRAMENTO, CA. 95824
OWNER:	BUTCH STREET P.O. BOX 2638 SACRAMENTO, CA. 95824
ENGINEER:	CMA ENGINEERING INC. 3805 SUNNYVALE AVE. SACRAMENTO, CA. 95822
PROPOSED USE:	RESIDENTIAL
EXISTING USE:	VACANT
SEWAGE DISPOSAL:	SEPTIC
WATER SUPPLY:	SACRAMENTO CITY WATER
PROPOSED D.P.	AS REQUIRED
ACRES:	4.9 ACRES
PARCEL NO.	215-280-55
DESCRIPTION:	A PORTION OF LOT 303 ACME ACRES

P-8937

2-28-80

Item No. 21

P-8937  
32

- 5. Various requests for property located on the south side of Vinci Road, approximately 265 feet east of Acme Avenue. (P-8918) (D2)
  - a. Tentative Map to divide 1+ acre into 2 residential lots
  - b. Subdivision Modification to create lots deeper than 160 feet
  - c. Subdivision Modification to waive street improvements and public sewer and drainage facilities and waive service connections
  
- 6. Various requests for property located on the east side of 63rd Street at Nelson Street. (P-8925) (D6)
  - a. Tentative Map to divide 2+ acres into 12 single family lots
  - b. Subdivision Modification to create lots less than 100 feet in depth
  - c. Subdivision Modification to create corner lots less than 62 feet wide
  - d. Subdivision Modification to create lots substandard in size.
  
- 7. Various requests for property located at 7319 and 7329 Lemon Hill Avenue. (P-8935) (D6)
  - a. Tentative Map to divide 5+ acres into 3 residential lots
  - b. Subdivision Modification to create deep, flag-shaped lot
  
- 8. Various requests for property located at the southeast corner of Santa Ana Street and Dry Creek Road. (P-8937) (D2)
  - a. Subdivision Modification to waive service connections, public sewer, and drainage facilities
  - b. Tentative Map to divide 4+ acres into 4 residential lots
  - c. Subdivision Modification to create lots deeper than 160 feet
  - d. Subdivision Modification to waive frontage improvements.

Jan Mirrone

jm

Attachments

HAG: 4-1-80

FCA: 4-8-80

CC: VAN DUYN  
CAASTENS  
MIRNONE  
TANIMOTO  
YEE

3-10-80



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK

March 11, 1980

Butch Street  
P. O. Box 38338  
Sacramento, CA 95838

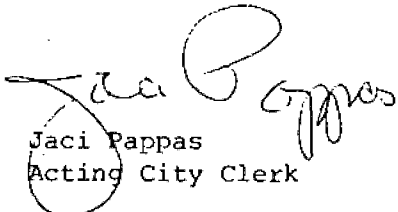
Dear Mr. Street:

Notice is hereby given that a hearing date of April 1, 1980 has been set in the matter of SUBDIVISION MODIFICATION to waive service connections, public sewer, and drainage facilities; TENTATIVE MAP to divide 4<sup>±</sup> acres into 4 residential lots; SUBDIVISION MODIFICATION to create lots deeper than 160'; and SUBDIVISION MODIFICATION to waive frontage improvements, requests for property located at the southeast corner of Santa Ana Street and Dry Creek Road. (P-8937)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and requesting the continuance.

Sincerely,

  
Jaci Pappas  
Acting City Clerk

JP:HO'

Information Copies to: CNA Engineering  
P-8937 Mailing List (20 Addressees)  
Planning Department

### NOTICE

IN ACCORDANCE WITH THE LAW, THIS NOTIFICATION IS SENT TO ALL OWNERS OF PROPERTY WITHIN 300 FEET OF THE PROPERTY DESCRIBED ABOVE. ATTENDANCE AT THIS HEARING IS OPEN TO THE PUBLIC, AND QUESTIONS OF A TECHNICAL NATURE MAY BE DIRECTED TO THE CITY PLANNING DEPARTMENT, TELEPHONE NUMBER 449-5604.



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

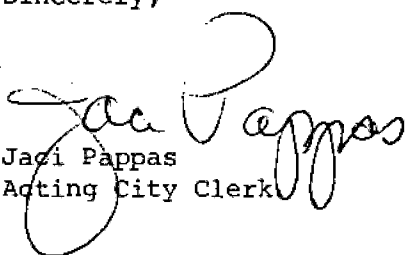
April 2, 1980

Butch Street  
P. O. Box 38338  
Sacramento, CA 95838

Dear Mr. Street:

On April 1, 1980, the City Council adopted the enclosed certified resolution adopting Findings of Fact, approving a request for subdivision modification and tentative map for a portion of Lot 303, Acme Acres, City of Sacramento, California. (P-8937) (APN: 215-280-55)

Sincerely,

  
Jaci Pappas  
Acting City Clerk

JP:HO'

Encl.

cc: CNA Engineering  
Planning Department

Item No. 32