



CITY OF SACRAMENTO

29

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

November 3, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Subdivision Modification to create two parcels substandard in width and area
 2. Subdivision Modification to waive service connections to two lots
 3. Tentative Map (P-9163)

APPROVED
BY THE CITY COUNCIL

LOCATION: 556 Swanston Drive

NOV 12 1980

SUMMARY

OFFICE OF THE
CITY CLERK

The applicant is requesting the necessary entitlements to divide 0.4+ acre into three single family lots. The site contains a residence and a carport. Both staff and the Planning Commission recommend approval of the requests.

BACKGROUND INFORMATION

The subject site is located in a developed residential neighborhood. The staff has no objection to the proposed parcels which are substandard in width as there are lots of similar width in the area. The overall area of the original parcels was reduced due to the construction of I-5. The applicant has demonstrated that it is possible to construct single family dwellings on each lot in conformance with the height and area requirements of the Zoning Ordinance.

The City Water and Sewer Division recommends a waiver of service connections to the undeveloped lots until such time as building permits are obtained. The Division recommends the waiver as they prefer not to have inactive service lines to avoid deterioration of unused connections. The service connections are only being deferred until actual development occurs.

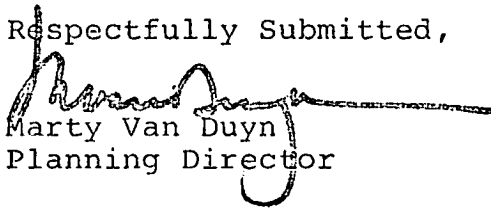
VOTE OF COMMISSION

On October 9, 1980, by a vote of six ayes, one no, one absent, one vacancy, the Planning Commission recommended approval of the project subject to conditions. The no vote was the result of concern for noise due to the site's proximity to I-5.

RECOMMENDATION

The staff and the Planning Commission recommend that the City Council approve the project and adopt the attached Tentative Map/Subdivision Modification Resolution.

Respectfully Submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:DP:bw
Attachments
P-9163

November 12, 1980
District No. 4

RESOLUTION NO. 80-752

Adopted by The Sacramento City Council on date of

NOVEMBER 12, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR SUNSET TERRACE (APN: 012-153-02 & 10) (P-9163)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Sunset Terrace, located at 556 Swanston Drive (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 November 12, 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 Riverside Land-Park 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

NOV 12 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: Given the loss of square footage to I-5, it is impracticable in this particular case to conform to the strict application of these regulations.

Fact: Given that the street improvements are already existing, it is impractical to provide the service connections at this time.

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

Fact: There is no feasible way to divide the site and meet all requirements of the subdivision ordinance.

Fact: The division of the property does not involve financial benefit through the waiver of service connections in that the connections will be provided when the parcels are developed.

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: Since the services will be obtained at the time of securing building permits, the modification does not constitute a hazard to the 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 intended for residential use and the proposed parcel split is consistent with this designation.

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 place the following note on the final map:
All parcels shall be limited to single family dwellings. No duplex units will be allowed.
 - 2. The applicant shall place the following note on the final map:
Water and sewer service connections do not exist between the main lines and parcels 2 and 3. These services must be paid for and installed at the time of obtaining building permits.
 - 3. The applicant shall remove the existing carport on proposed parcel 2 and the existing tin shed and concrete pad on proposed parcel 3 prior to the filing of the final map.

MAYOR

ATTEST:

CITY CLERK

P-9163

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE October 9, 1980
 ITEM NO. 16th FILE NO. P- 411.3
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:

LOCATION: 55th Greenview Drive

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS		
NAME	ADDRESS	
<u>Danny Yee</u>	<u>55th Greenview Drive, Sacramento</u>	

OPPOSERS		
NAME	ADDRESS	

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Goodin	✓			
Hunter		✓		
Larson	✓			
Kuraki	✓			✓
Shapson	<u>all went</u>			
Silva	✓			
Long	✓			

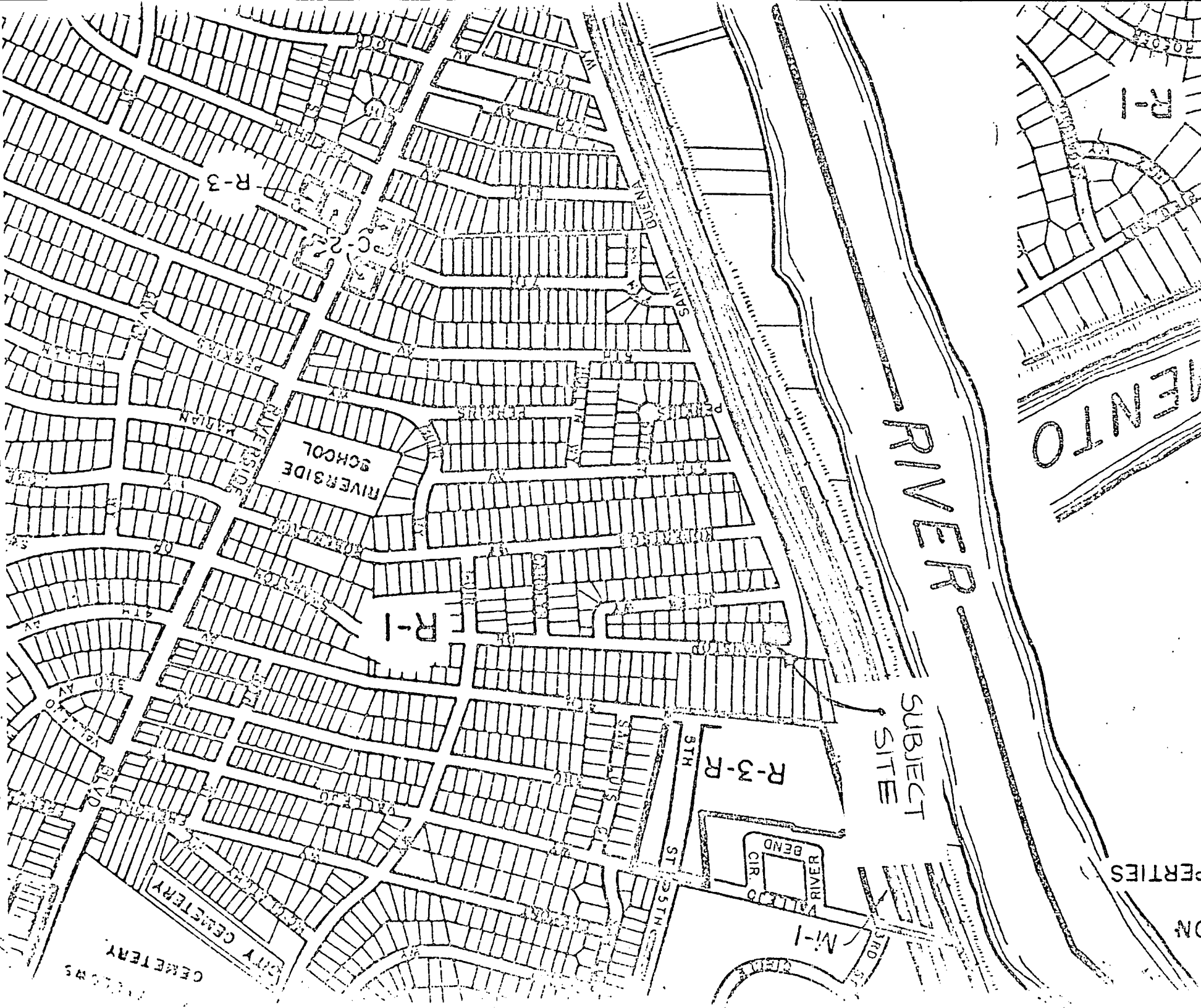
- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation

P. 9163

OCTOBER 9, 80

ITEM NO. 16



ON
PERTIES

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering, 811 "J" Street, Sacramento, Ca 95814				
OWNER	Dan & Mary Yee, 556 Swanston Drive, Sacramento, Ca 95818				
PLANS BY	JTS Engineering, 811 "J" Street, Sacramento, Ca 95814				
FILING DATE	8-22-80	50 DAY CPC ACTION DATE		REPORT BY:	DP:f
NEGATIVE DEC.	9-15-80	EIR		ASSESSOR'S PCL. NO.	012-153-02 and 10

APPLICATION:

1. Negative Declaration
2. Variance to create two lots substandard in width & area.
3. Subdivision Modification to create lots substandard in width and area
4. Tentative Map

LOCATION:

556 Swanston Drive

PROPOSAL:

The applicant is seeking the necessary entitlements to divide 15,370+ square feet into three single family lots.

PROJECT INFORMATION:

General Plan Designation:	Residential
Riverside-Land Park Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single family dwelling and vacant

Surrounding Land Use and Zoning:

North:	Vacant; R-1
South:	Single family residential; R-1
East:	Single family residential; R-1
West:	1-5

Property Area:	15,370+ sq. ft. (0.4+ ac.)
Density of Development:	7.5 du/gross acres
Significant Features of Site:	Existing Dwelling
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing and available to site
School District:	Sacramento City Unified School District

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 24, 1980 by a vote of 6 ayes, 2 absent and 1 abstention the Subdivision Review Committee recommended granting of the subdivision modifications to waive service connections for parcels 2 and 3 and to create lots substandard in width and area and recommended approval of the map subject to the following conditions:

1. The applicant shall place the following note on the final map: All parcels shall be limited to single family dwellings. No duplex units will be allowed.
2. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels 2 and 3. These services must be paid for and installed at the time of obtaining building permits.
3. The applicant shall remove the existing carport on proposed parcel 2 and the existing tin shed and concrete pad on proposed parcel 3 prior to the filing of the final map.

APPLC. NO. P-9163

MEETING DATE October 9, 1980

CPC ITEM NO. 16

STAFF EVALUATION: The subject site is located adjacent to Interstate 5 in an area developed with single family dwellings. Due to the construction of I-5 and the frontage street (Santa Buena Way), the subject site was reduced in square footage.

Staff had the following comments and concerns regarding the proposal:

- Staff has no problem with creating two lots (proposed parcels 2 and 3) substandard in width and area. The applicant has demonstrated that it is possible to construct single family dwellings on each lot in conformance with the height and area requirements of the City Zoning Ordinance.
- Given the area of each of the proposed substandard lots (parcels 2 and 3), staff suggests that a note be placed on the final map restricting parcels 2 and 3 to single family dwellings only. Normally, corner lots in the R-1 Zone are allowed duplex units.
- Staff does not object to a waiver of service connections to proposed parcels 2 and 3. The City Water and Sewer Division prefers that the connections be provided at the time of obtaining building permits to avoid inactive service lines.
- The Sacramento City Unified School District and Regional Transit have reviewed the proposed project and have no comments or requirements.

STAFF RECOMMENDATION: Staff recommends that:

1. The Negative Declaration be ratified.
2. The variance/subdivision modification to create two lots substandard in width and area be granted subject to findings of fact that follow:
3. The subdivision modification to waive service connections to parcels 2 and 3 be approved.
4. The tentative map be approved subject to the following conditions:
 - a. The applicant shall place the following note on the final map: All parcels shall be limited to single family dwellings. No duplex units will be allowed.
 - b. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels 2 and 3. These services must be paid for and installed at the time of obtaining building permits.
 - c. The applicant shall remove the existing carport on proposed parcel 2 and the existing tin shed and concrete pad on proposed parcel 3 prior to the filing of the final map.

Findings of Fact - Variance:

1. The granting of the variance will not constitute a special privilege in that the reduced square footage of the subject site is the result of the construction of I-5 and any dwellings constructed will be required to meet the height and area requirements of the zoning ordinance.
2. The variance will not be a use variance in that single family dwellings are permitted in the R-1 Zone.
3. The project will not be injurious to the public welfare or to property in the vicinity because the dwelling units will be able to conform to the height and area restrictions of the zoning ordinance.
4. The variance is in harmony with the General Plan in that the area is designated for single family dwellings.

P-916 3

12-9-80

JTS

TENTATIVE PARCEL MAP SUNSET TERRACE

556 SWANSTON DRIVE

CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
AUGUST 1980 SCALE 1"=40'

PREPARED BY
J.T.S. CONSULTANTS
ENGINEERING CONSULTANTS

OWNER / DEVELOPER
LAW AND MATH, 748
3316 SWANSTON DRIVE
SACRAMENTO, CALIFORNIA 95810

ENGINEER
J.T.S. ENGINEERING CONSULTANTS
201 J STREET
SACRAMENTO, CALIFORNIA 95811
PHONE 444-1100

LEGAL DESCRIPTION
A PORTION OF THAT CERTAIN PARCEL OF LAND IN LOTS 18 AND 19 AS SAID LOTS ARE SHOWN ON THE MAP OF "SUNSET TERRACE" FILED DECEMBER 10, 1971, IN BOOK 13 OF MAPS, MAP NO. 6, RECORDS OF SACRAMENTO COUNTY.

SAID PORTION IS ALL THAT PART THEREOF LYING EASTERLY FROM THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 18 WHICH POINT IS DISTANT 218.52 FEET EASTERLY, MEASURED PARALLEL TO THE "DEED" LINE AS INDICATED BY STATION 7511+00.54 OF THE DEPARTMENT OF PUBLIC WORKS' SURVEY OF ROAD 23-16-65, MOST NEARLY 18 1/2 FEET, THE N1/2 1/2" FROM SAID POINT OF BEGINNING, NORTH ON AN ARBITRARY LINE OF 242.00 FEET, S 89° 47' 40" W, 19.30 FEET, THENCE ALONG A CURVED LINE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, THROUGH AN ANGLE OF 214° 20' 13", AN ARC LENGTH OF 22.00 FEET, THENCE CONTINUING ALONG A CURVED LINE TO THE RIGHT WITH A RADIUS OF 2.122 FEET, THROUGH AN ANGLE OF 109° 43' 18", AN ARC LENGTH OF 27.00 FEET, THENCE CONTINUING ALONG A CURVED LINE TO THE RIGHT WITH A RADIUS OF 22.00 FEET, THROUGH AN ANGLE OF 102° 03' 28", AN ARC LENGTH OF 28.00 FEET TO A POINT DISTANT 222.28 FEET EASTERLY, MEASURED PARALLEL TO THE "DEED" LINE, ALL ANGLES BY SETBACK.

218.52+22.00+27.00+28.00=335.52 SQUARE FEET, MORE OR LESS.

THERE SHALL BE NO ADJACENT RIGHTS OF ACCESS APPURTENANT TO THE ABOVE DESCRIBED REAL PROPERTY OR TO THE ADJACENT STATE HIGHWAY.

ASSESSOR'S PARCEL NUMBER
18-155-10

ZONING
R1

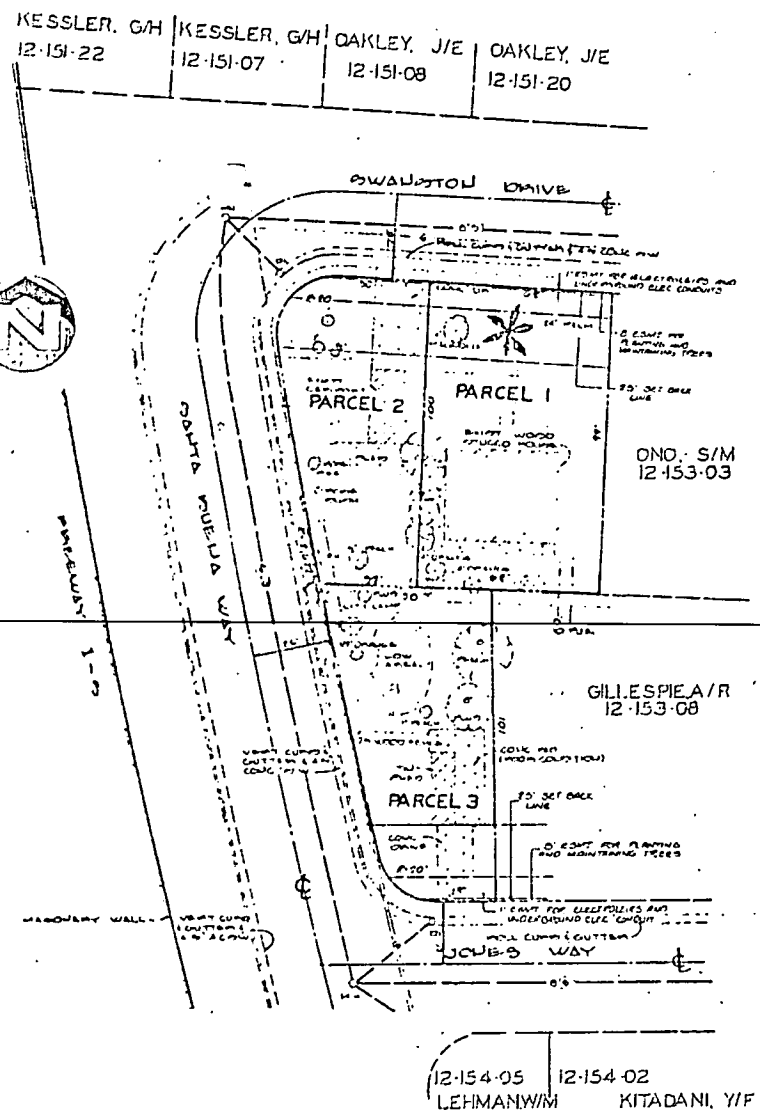
ACREAGE / NUMBER OF LOTS
141101.50 SQ FT TOTAL
PARCEL 1 61125.00 SQ FT
PARCEL 2 43821.00 SQ FT
PARCEL 3 37005.50 SQ FT

USE
RESIDENT, EXISTING WOOD STUCCO HOUSE, GARAGE, AND METAL SHED PROPOSED.

STREET IMPROVEMENTS
PRESENT - EXISTING CURB, GUTTER, AND SIDEWALK PROPOSED - NONE

UTILITIES

GAS	SACRAMENTO MUNICIPAL UTILITY DISTRICT
ELECTRICITY	SACRAMENTO MUNICIPAL UTILITY DISTRICT
TELEPHONE	PACIFIC TELEPHONE AND TELEGRAPH
WATER	CITY OF SACRAMENTO
SEWER	CITY OF SACRAMENTO
WIRE	CITY OF SACRAMENTO



- LEGEND**
- EXISTING TRAIL
 - EXISTING BUILDING
 - EXISTING DRIVEWAY
 - EXISTING WATER LINE
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING FIRE HYDRANT
 - EXISTING JOINT POLE
 - EXISTING STREET LIGHT (CITY)
 - EXISTING MARGWAY WALL

RECORDING FILE

JTS ENGINEERING CONSULTANTS, INC.
201 J STREET
SACRAMENTO, CALIFORNIA 95811 (916) 444-1100

DESIGNED BY: JTS
DRAWN BY: JTS
CHECKED BY: JTS
DATE: 12-9-80
SCALE: 1"=40'



NO.	REVISION	DATE

SUNSET TERRACE
556 SWANSTON DRIVE
18-155-10
12-155-10

DATE: 12-9-80
SHEET: 1/1



CITY OF SACRAMENTO
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

P-9163

OCT 20 5 15 PM '80

JN
AND SEE BELOW

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

October 20, 1980

MEMORANDUM

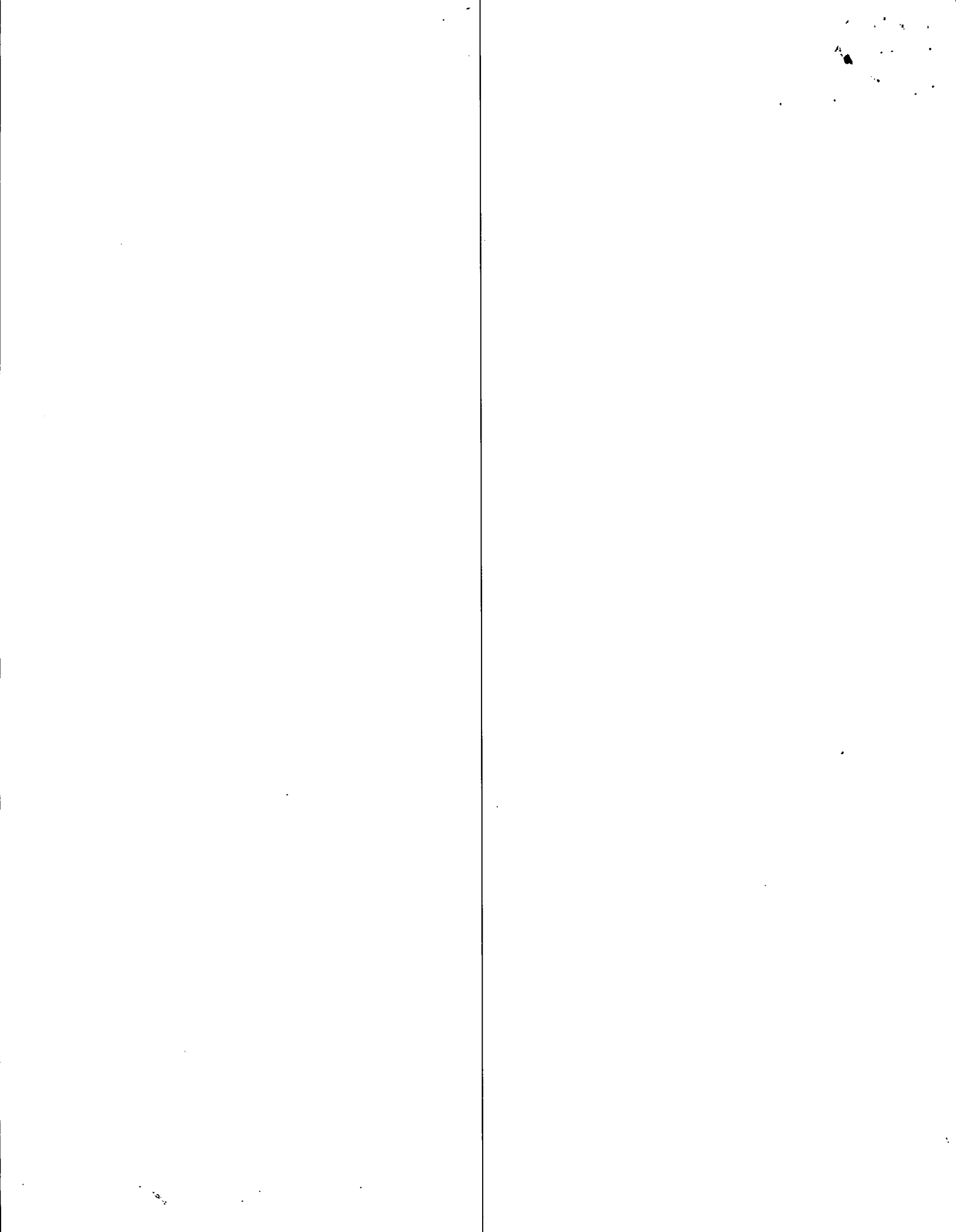
TO: Lorraine Magana
FROM: Jan Mirrione
SUBJECT: Request to Set Public Hearings

except #8
PFP: 11-5-80 } FFP: 11-12-80
HRQ: 11-12-80 } HRQ: 11-18-80
FCA DATE: 11-18-80 }
cc: VAN Duyn
Carstens
Miller
Jee

Please schedule the following items for public hearings. All necessary support material is attached.

1. Various requests for property located at 330 Jefferson Avenue. (P-9118) (D1)
 - a. Rezone from R-2A to R-1A
 - b. Tentative Map to divide 0.3+ acre into two halfplex lots
 - c. Subdivision Modification to waive service connection.
2. Various requests for property located at the northeast corner of Lemon Hill and Bellevue Avenues. (P-9119) (D5)
 - a. Tentative Map to divide 1+ acre into seven parcels
 - b. Subdivision Modification to create lots substandard in depth.
3. Various requests for property located at 1101 Fienza Avenue. (P-9153) (D2)
 - a. Tentative Map to divide 0.6+ acre into three parcels
 - b. Subdivision Modification to create lot substandard in width
 - c. Subdivision Modification to waive curbs, gutters, sidewalks, and street lights along Lexington Street.
4. Various requests for property located at the northeast corner of Morey and Western Avenues. (P-9156) (D2)
 - a. Tentative Map to divide 12+ acres into 57 single family lots
 - b. Subdivision Modification to waive sidewalks on west side of Western Avenue.

P-9169 #7
~~PFP~~ PFP: 10-28-80
HRQ: 11-5-80



5. Various requests for property located on various corner lots on Riverside Boulevard, Windward Way, Starboard Way, Steamboat Way, Gloria Drive, Riverboat Way, and Treasure Way. (P-9159) (D8)

- a. Rezone 6+ acres from R-1 to R-1A
- b. Tentative Map to divide 27 lots into 54 halfplex lots.



6. Various requests for property located at 556 Swanston Drive. (P-9163) (D4)

- a. Tentative Map to divide 0.4+ acre into three parcels
- b. Subdivision Modification to create two parcels substandard in width and area
- c. Subdivision Modification to waive service connections to two lots.

7. Various requests for property located on the west side of Stockton Boulevard, 600+ feet south of Timberlake Way. (P-9169) (D8)

- a. Amend Valley Hi Community Plan
- b. Rezone from A to OB

PPF: 10-28-80
 HRG: 11-5-80

8. An appeal of the Planning Commission's denial of a Special Permit to modify condition of original Special Permit, P-8798, to allow an illuminated accent strip in a proposed restaurant. Location: 100 Jibboom Street (P-9134) (D1)

HRG
 11-18-80

jm

Attachments

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: _____

Project Location 556 Swanston Drive P No 9163
 Assessor Parcel No. 012-153-02 & 10
 Owners Dan & May Yee Phone No. _____
 Address 556 Swanston Drive
 Applicant JTS Engineering Consultants Inc. Phone No. 441-6708
 Address 811 J Street
 Signature *Dan Yee* C.P.C. Mtg. Date _____

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS
 Commission date Council date

Filing Fees

<input checked="" type="checkbox"/> Environ. Determination _____		\$ <u>90.00</u>
<input type="checkbox"/> General Plan Amend _____		\$ _____

<input type="checkbox"/> Community Plan Amend _____		\$ _____
() _____		
<input type="checkbox"/> Rezone _____		\$ _____

<input checked="" type="checkbox"/> Tentative Map to divide .35+ ac. into 3 parcels	RAC 10-9-80	\$ <u>205.00</u>

<input type="checkbox"/> Special Permit _____		\$ _____

<input checked="" type="checkbox"/> Variances to create 2 parcels substandard in width & area	AFF 10-9-80	\$ <u>200.00</u>

<input checked="" type="checkbox"/> Plan Review Subdivision Modification to create 2 parcels substandard in width & area	RA 10-9-80	\$ _____

<input checked="" type="checkbox"/> Plan Review Subdivision Modification to waive service connections to 2 lots	RA 10-9-80	\$ _____

<input checked="" type="checkbox"/> Other Posting _____		\$ <u>36.00</u>

FEE TOTAL \$ 531.00
 RECEIPT NO. 5414
 By/date 9/29/80

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.

Gold - applicant receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

P No 9163

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE October 9, 1980

ITEM NO. 1601 FILE NO. P-9163

M- _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:

LOCATION: 556 Northwestern Drive

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOONENTS

NAME

ADDRESS

Dorothy Aye - 556 Northwestern Drive, Sacramento

OPPONENTS

NAME

ADDRESS

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Goodin	✓			
Hunter		✓		
Larson	✓			
Muraki	✓			✓
Simpson	✓			
Silva	✓		✓	
Fong	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL subject to cond. city & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

November 13, 1980

Dan and Mary Yee
556 Swanston Drive
Sacramento, CA 95818

Dear Mr. and Mrs. Yee:

On November 12, 1980, the City Council approved the following for property located at 556 Swanston Drive (P-9163):

- A. Adopted Resolution adopting Findings of Fact and approving a Tentative map to divide 0.4 \pm acre into 3 parcels;
- B. Adopted Resolution approving Subdivision Modifications to create 2 parcels substandard in width and area; and to waive service connections to 2 lots.

For your records, we are enclosing one fully certified copy of said Resolution.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/29
Encl.

cc: Planning Department
JTS Engineering