

JJ



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
MAR 27 1980

CITY PLANNING DEPARTMENT
915 "I" STREET
CITY HALL - ROOM 308
SACRAMENTO, CALIF. 95814
TELEPHONE (916) 448-5604

Marty Van Duyn
[Redacted]
PLANNING DIRECTOR

March 27, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Subdivision Modification to create lots with substandard depths, widths and area
 2. Tentative Map (P-8925)

LOCATION: East side of 63rd Street at Nelson Street

SUMMARY

This is a request to divide 2.2 acres into 12 single family lots in the R-1 zone. The Planning Commission recommended approval of the requests subject to conditions.

BACKGROUND INFORMATION

In June, 1978 the Planning Commission and City Council approved a tentative subdivision map for the subject site. The lot layout was identical to Exhibit "A". The map, however, lapsed in December 1979 and therefore the applicant filed the subject request.

The Planning Commission recommended approval of the subdivision as shown on Exhibit "A" and as proposed by the applicant. Staff, however, recommended that Exhibit "B" be approved because this lot layout allows for only two substandard lots (Lots 6 and 7, Exhibit "B") and it also provides for 70% north/south lots as compared to 15% as requested by the applicant. Exhibit "B" also provides for only 10 lots.

Staff has no objection to the proposed single family subdivision, because it is compatible to surrounding land uses. Also, the site is surrounded by existing single family residences.

A resident of the neighborhood appeared at the meeting. He did not have any objection to the proposed subdivision; however, he felt that the lots should be larger as suggested by staff.

APPROVED
BY THE CITY COUNCIL

APR 1 1980

OFFICE OF THE
CITY CLERK

March 27, 1980

VOTE OF PLANNING COMMISSION

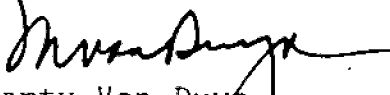
On February 28, 1980 the Planning Commission, by a vote of nine ayes, recommended approval of Exhibit "A" subject to conditions.

RECOMMENDATION


If the City Council concurs with the Planning Commission recommendation, the proper action would be to adopt the Tentative Map Resolution A-1.

If the City Council concurs with staff's recommendation, the proper action would be to adopt the Tentative Map Resolution B-1.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slips, City Manager

MVD:HY:bw

April 1, 1980
District No. 6

Attachments
P-8925

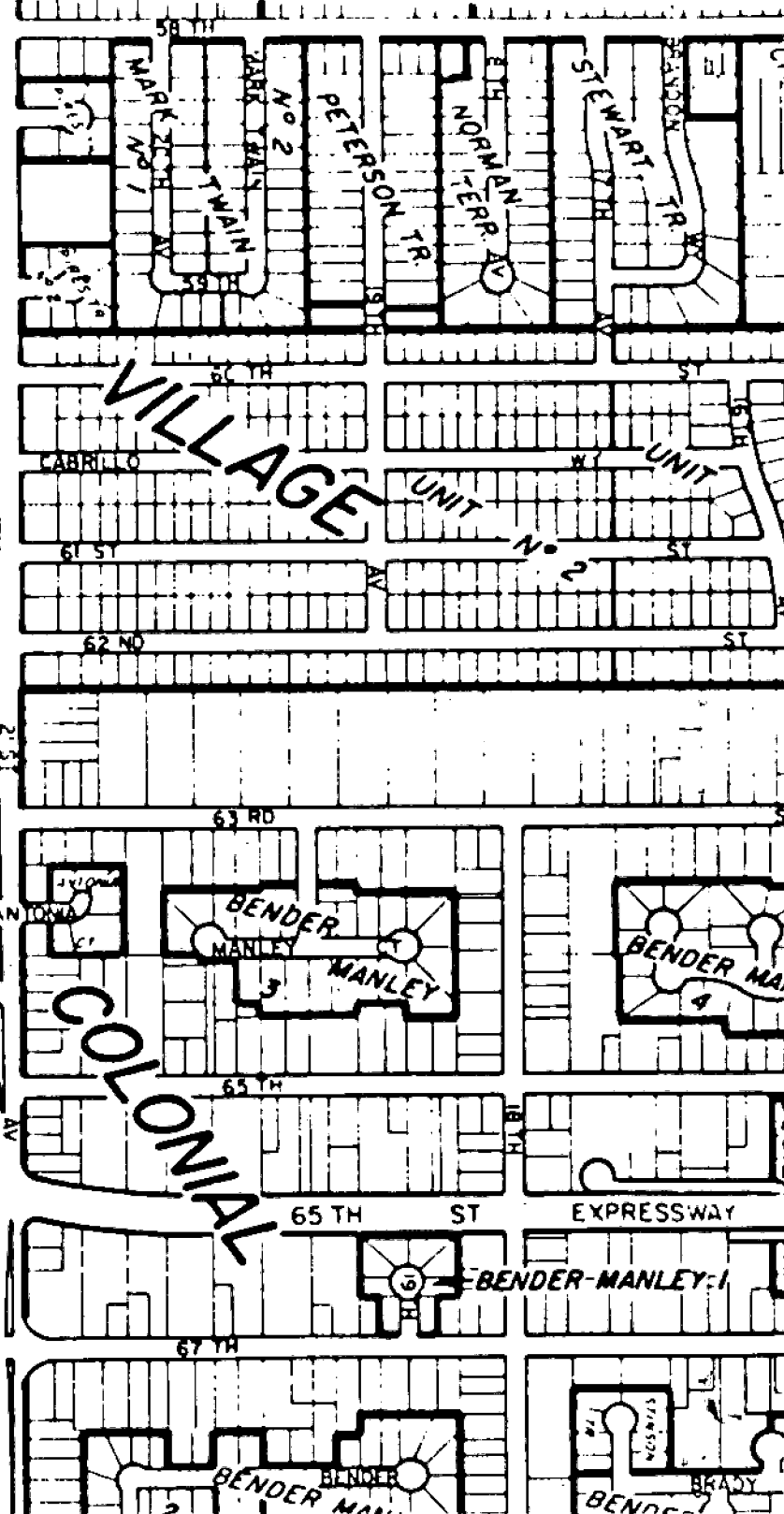
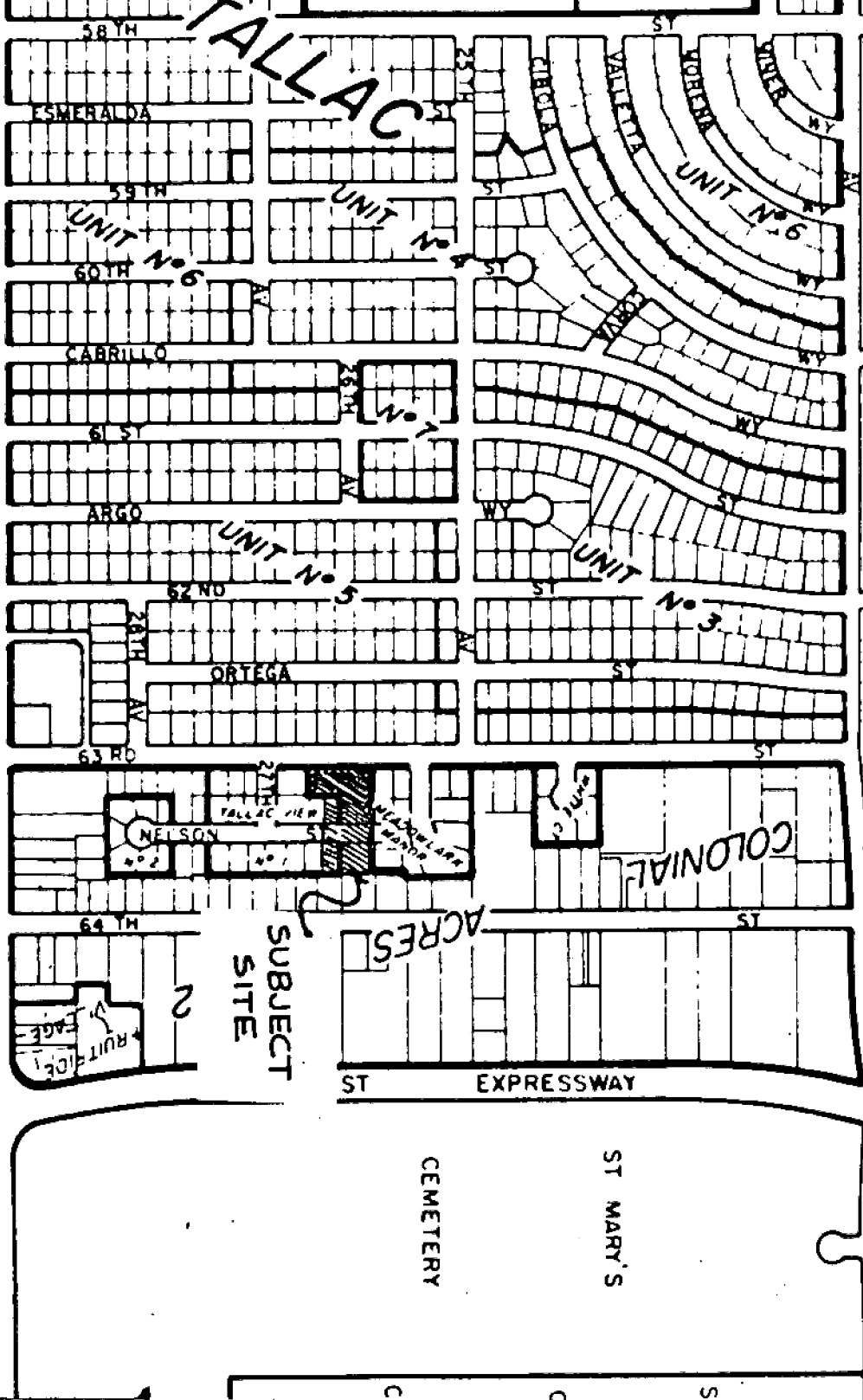
P.08925

FEBRUARY 28-80

N

ITEM No. 18

NO. 71 59TH 60TH 61ST 62ND 63RD 64TH 66TH



3. 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.
4. The variance is in harmony with the General Plan in that the area is designated for single-family dwellings.

P-8925

2-28-80

MEADOWLARK MANOR

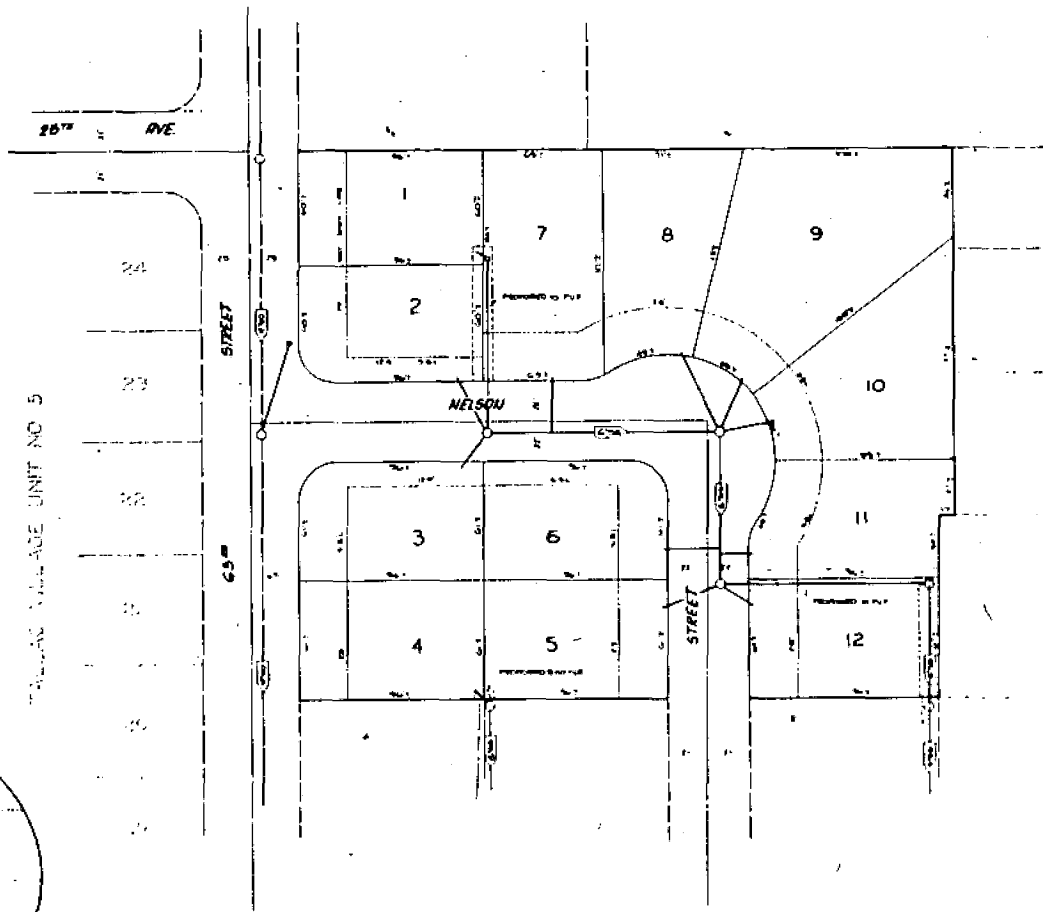
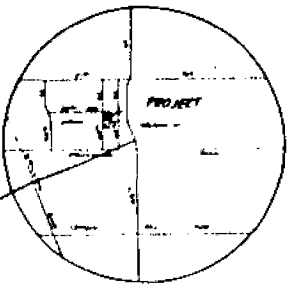


Exhibit "A"
Applicant's Proposal



PREPARED BY: [illegible] DATE: [illegible]

DESIGNED BY: [illegible] DATE: [illegible]

CHECKED BY: [illegible] DATE: [illegible]

APPROVED BY: [illegible] DATE: [illegible]

SCALE: [illegible]

PROJECT NO.: [illegible]

DATE: [illegible]

BY: [illegible]

FOR: [illegible]

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

DATE: [illegible]

BY: [illegible]

PROJECT NO.: [illegible]

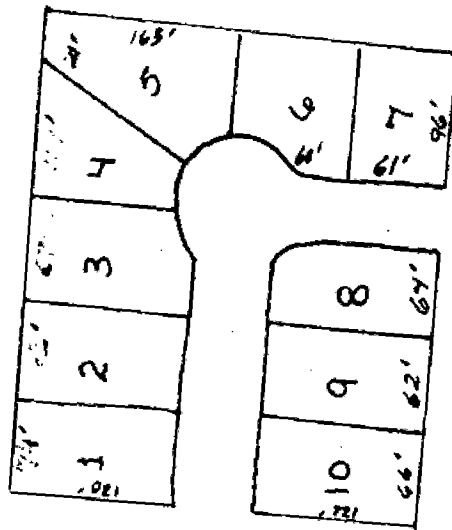
DATE: [illegible]

BY: [illegible]

FOR: [illegible]

7M 306

NO. 18



Meadowlark Manor

Exhibit "B"

SRC Alternate

RESOLUTION NO.

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 MEADOWLARK MANOR (P-8925) (APN: 023-161-29, 34)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Meadowlark Manor, located on Nelson Street between 63rd and 64th Streets (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 Colonial 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 County of Sacramento treatment plants have a design capacity for which 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 dimensions of the site make it impossible to create standard size single family lots.

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.

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.

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 (as shown on Exhibit A) and Subdivision Modification be approved subject to the following conditions:
 - 1. The applicant shall provide standard subdivision improvements, including street lights, pursuant to Section 40.811 of the Subdivision Ordinance
 - 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer.
 - 3. The applicant shall meet the standard Traffic Engineering conditions for subdivisions.

MAYOR

ATTEST:

CITY CLERK

P-8925

RESOLUTION NO. 80-185

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 MEADOWLARK MANOR (P-8925) (APN: 023-161-29, 34)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Meadowlark Manor, located on Nelson Street between 63rd and 64th Streets (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 Colonial 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 County of Sacramento treatment plants have a design capacity for which 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.

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.

c. That the modification will not be detrimental to the public health, safety or welfare nor be injurious to other properties in the vicinity.

Fact: The project is compatible to surrounding land uses.

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:

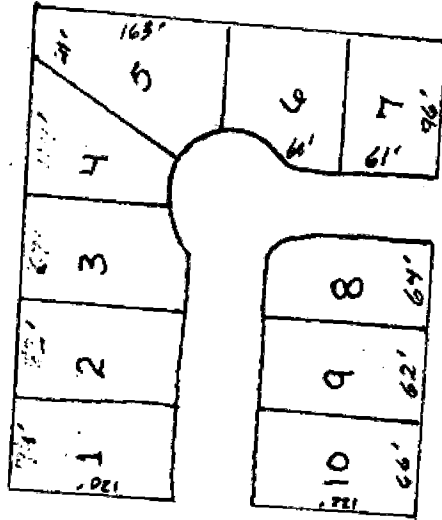
- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 - 1. The applicant shall provide standard subdivision improvements, including street lights, pursuant to Section 40.811 of the Subdivision Ordinance.
 - 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer.
 - 3. The applicant shall meet the standard Traffic Engineering conditions for subdivisions.
 - 4. The applicant shall redesign the parcel to allow for 10 lots only, two of which will be substandard in depth as illustrated on Exhibit B.

MAYOR

ATTEST:

CITY CLERK

P-8925



Meadowlark Manor
Exhibit "B"
SRC Alternate

P-8925
28

- 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.

Jean Mirione

jm

Attachments

HRG: 4-1-80
FCA: 4-8-80

cc: VAN DUYN
CHRISTENS
MIRIONE
TANIMOTO
YEE

340-80



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

Tino Cuevas
4801 El Camino
Carmichael, CA 95608

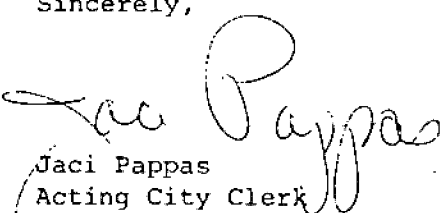
Dear Mr. Cuevas:

Notice is hereby given that a hearing date of April 1, 1980 has been set in the matter of TENTATIVE MAP to divide 2[±] acres into 12 single family lots; SUBDIVISION MODIFICATION to create lots less than 100 feet in depth; SUBDIVISION MODIFICATION to create corner lots less than 62 feet wide; and SUBDIVISION MODIFICATION to create lots substandard in size, requests for property located on the east side of 63rd Street at Nelson Street. (P-8925)

The hearing will be heard 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: Gardner Land Planners
P-8925 Mailing List (69)
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.