

17



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 10, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Subdivision Modification to create two lots in excess of 160 feet in depth;
 2. Subdivision Modification to waive service connections to Parcel B;
 3. Tentative Map (P-9178)

LOCATION: 7521 - 38th Avenue

SUMMARY

This is a request for entitlements necessary to divide 1.02 acres into two single family lots. The staff and Planning Commission recommend denial of the requests.

BACKGROUND INFORMATION

The subject site is located in an area that is zoned R-1 Single Family and most lots in this area are deep lots that are in excess of 160 feet. The City Council has recently approved several single family subdivisions in this area where parcels have been combined in order to achieve a feasible lot design.

Staff and Planning Commission's primary concern with the proposed split is that it will create two single-family lots that are 371+ feet in depth. The front portion of the lot will probably be developed with a single family dwelling; this would result in a rear yard that is 270+ feet which would be difficult to utilize and develop in the future.

Another concern is if the City Council approves this division, it would encourage other property owners in this area to initiate a similar land division. This would make it more difficult to subdivide properties in the future.

The applicant has indicated a lotting pattern for adjacent properties on Exhibit "B" of the Planning Commission report. This lot pattern, however, indicates all deep lots for adjacent parcels to the east and

By the City Council
Office of the City Clerk

Cont 40
12-30-80

DEC 16 1980

APPROVED
BY THE CITY COUNCIL

DEC 30 1980

OFFICE OF THE
CITY CLERK

Staff and the Planning Commission believe that this proposal would be detrimental to the ultimate development of this area. This property could best be developed with adjacent properties similar to other recently approved subdivisions in this area.

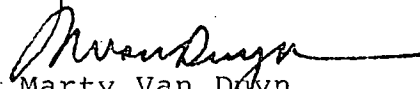
VOTE OF PLANNING COMMISSION

On November 13, 1980 the Planning Commission, by a vote of five ayes, two noes, two absent, recommended denial of the project.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council deny the Subdivision Modification and Tentative Map by adopting the attached Findings of Fact.

Respectfully submitted,


Marty Van Doyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw
Attachments
P-9178

December 16, 1980
District No. 6

RESOLUTION NO. 80-892

Adopted by The Sacramento City Council on date of

DECEMBER 30, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR LOT 143, PLAT OF HOME GARDEN ACRES, CITY OF SACRAMENTO, CALIFORNIA (APN: 027-323-09) (P-9178)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located on the south side of 38th Avenue, between Wallace Avenue and Wilkinson Street (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 December 30, 1980, hereby finds and determines as follows:

16430

- 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

DEC 30 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 subject site consists of a long and narrow parcel and as such 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 division of the property does not involve financial benefit in that the cost of compliance with the regulation has no bearing in this case.

- 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 allow for the future subdivision of the property.

- 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 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 map: Water and sewer service connections do not exist between the main lines and Parcel B. These services must be paid for and installed at the time of obtaining building permits.
 - 2. The applicant shall locate existing sewer and water service pipes and indicate them on the map. Easements shall be dedicated as necessary.

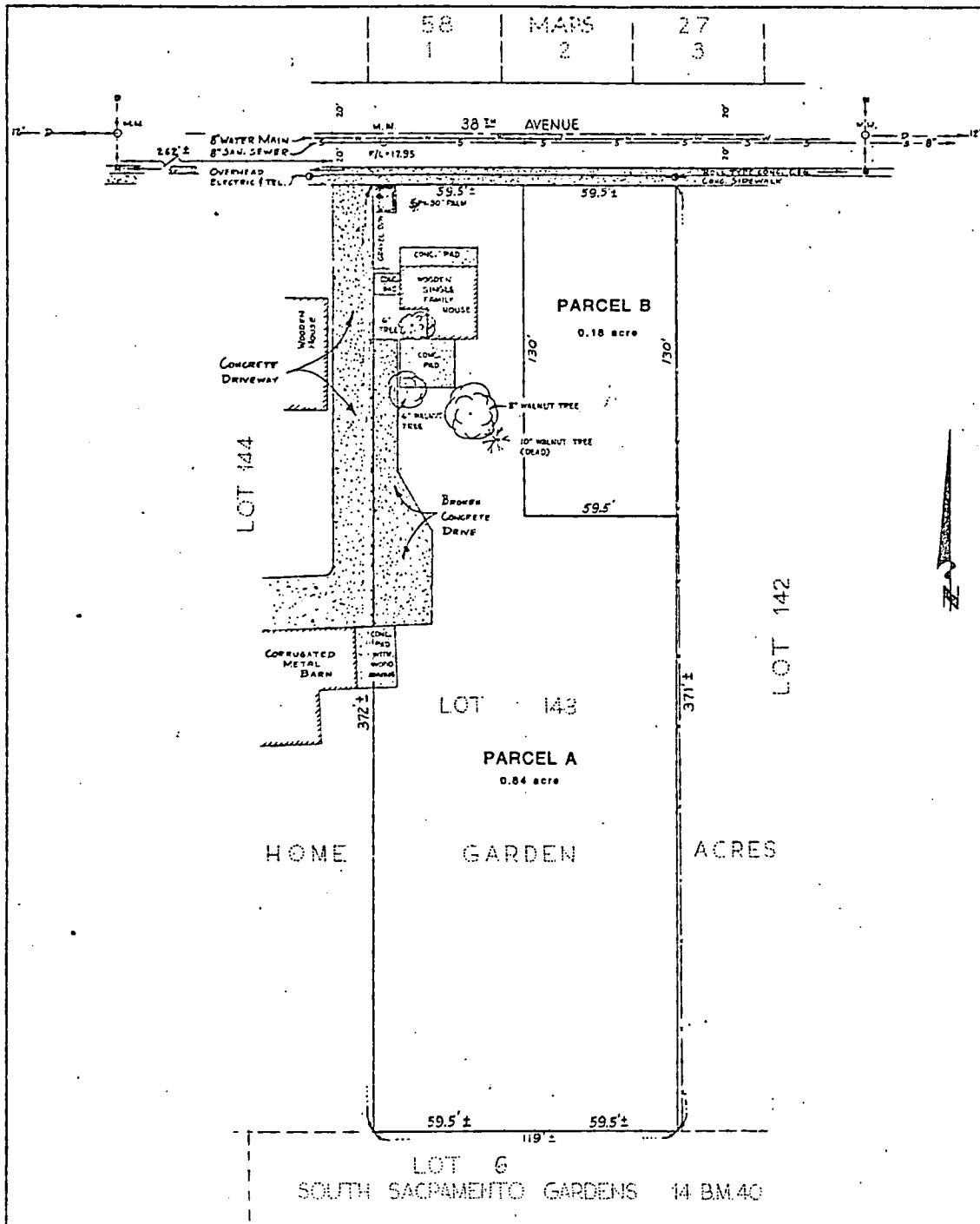
MAYOR

ATTEST:

CITY CLERK

P-9178

P-9178



REVISED

TENTATIVE PARCEL MAP OF
LOT 143
 PLAT OF HOME GARDEN ACRES

CITY OF SACRAMENTO, CALIFORNIA
 JULY, 1980 SCALE: 1"=20'

TIMOTHY S. TRAIN - L.S. 2457
 2604 21ST STREET
 SACRAMENTO, CALIFORNIA 95815
 PHONE (916) 451-7793

RECORD OWNER & SUBDIVIDER
 ANDREW AND DOROTHY BOLL
 7521 33RD AVENUE
 SACRAMENTO, CALIFORNIA 95824

PROPOSED USE
 2 R-1 PARCELS

<u>EXISTING ZONING</u>	<u>PROPOSED ZONING</u>
R-1	R-1

PROPOSED SEWAGE & DRAINAGE DISPOSAL
 EXISTING PUBLIC SEWER & STORM DRAINS

PROPOSED WATER SUPPLY
 EXISTING PUBLIC WATER MAIN

ASSESSOR'S PARCEL NUMBER
 027-323-09

NOTES:
 38TH AVENUE IS IMPROVED WITH CURB,
 GUTTER & SIDEWALK & AC PAVEMENT.
 SUBDIVISION MODIFICATION REQUESTED
 TO CREATE LOTS DEEPER THAN 160 FEET.

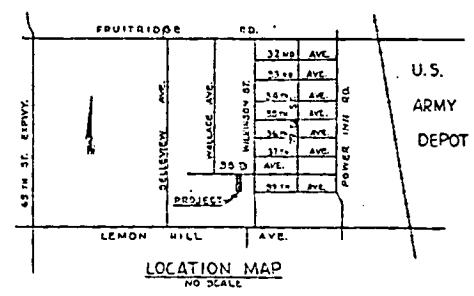


EXHIBIT "A"

In the matter of the request for)
Subdivision Modification to create)
deep lots and Tentative Map)
(P-9178) to divide 1.02 acres into)
two single family parcels located)
at 7521 - 38th Avenue.)

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of December 16, 1980, the City Council heard and considered evidence in the above entitled matter. Based on the oral and documentary evidence at such hearing, the Council denied the project based on the following findings:

1. The proposed parcelization is contrary to the policies in the General Plan which discourages piecemeal development of residential properties.
2. The proposed lot design is contrary to the standards set forth in the Subdivision Ordinance which discourages the creation of lots that are difficult to develop in the future. The ordinance also indicates that all subdivisions result in lots that can be used or built upon.
3. The proposed parcelization would encourage other property owners in the area to divide lots in a similar fashion.

MAYOR

ATTEST:

CITY CLERK

P-9178

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE December 12, 1990
 ITEM NO. 149 FILE NO. P- 9178
 H-

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

Recommendation:

- Favorable
 Unfavorable Petition Correspondence

LOCATION: Side of 38th Ave, 300' W of Wilkinson St.

PROPOSERS	
NAME	ADDRESS
<u>Francis Train - 2604 21st St, Mcto.</u>	

OPPONENTS	
NAME	ADDRESS

MOTION NO. _____

	YES	NO	MOTION	END
Augusta	<u>absent</u>			
Holloway	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Goodin	<input checked="" type="checkbox"/>			
Hunter	<input checked="" type="checkbox"/>			
Larson	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Murari		<input checked="" type="checkbox"/>		
Simpson		<input checked="" type="checkbox"/>		
Silva	<u>absent</u>			
Tong	<input checked="" type="checkbox"/>			

MOTION:

- 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 denial & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

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

SCHOOL
R-1

C-2

R-3

C-2

MAX BAER
PARK

R-1

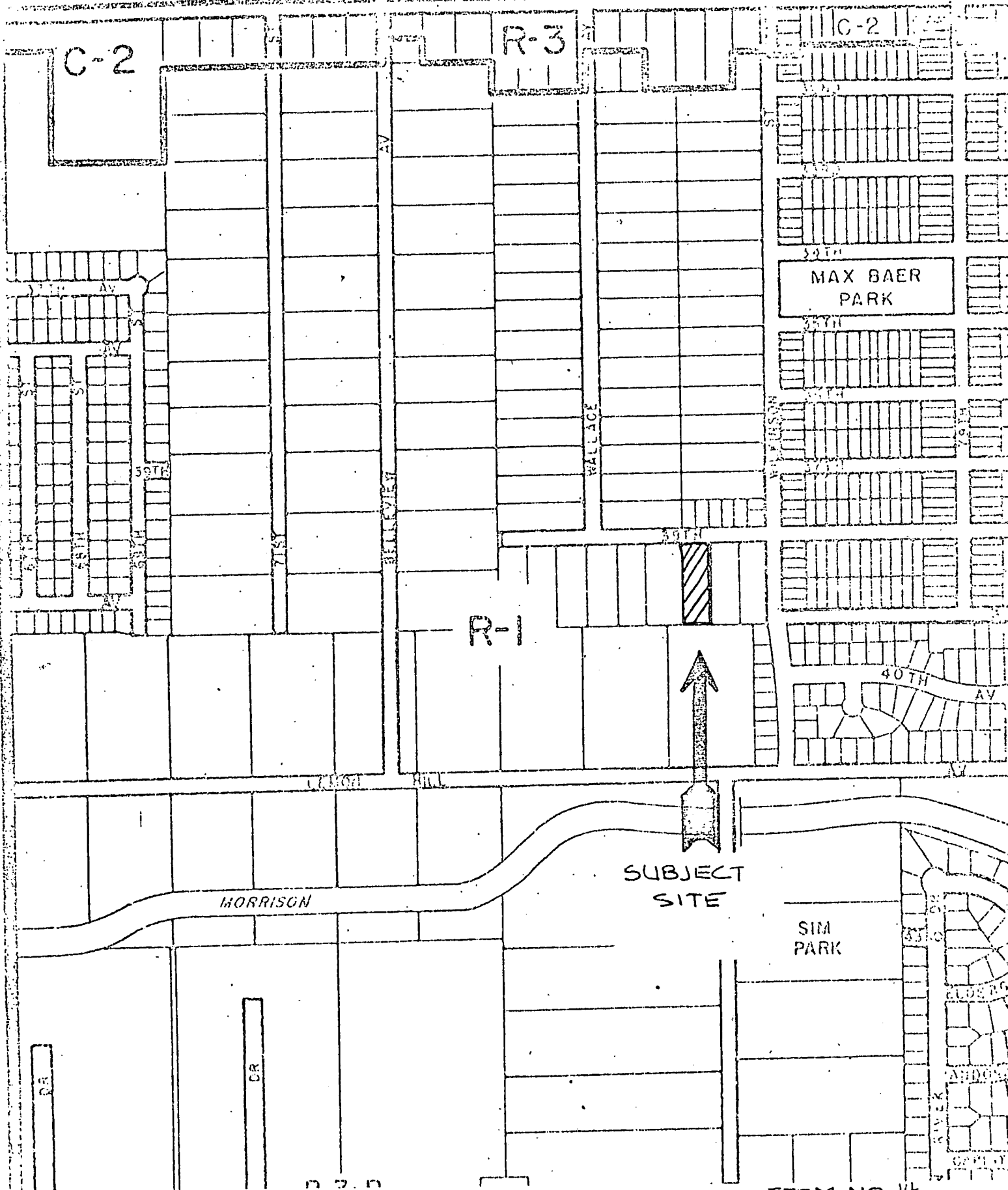
SUBJECT
SITE

SIM
PARK

P. 9178

NOVEMBER 13, 80

ITEM NO. 14



CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	T. S. Train-L.S. - 2604 21st Street, Sacramento, CA 441-7793			
OWNER	Andrew & Dorothy Boll - 7521 38th Avenue, Sacramento, CA			
PLANS BY	T. S. Train-L.S. - 2604 21st Street, Sacramento, CA 441-7793			
FILING DATE	9-11-80	50 DAY CPC ACTION DATE	10-23-80	REPORT BY: SD:sg
NEGATIVE DEC.	10-10-80	EIR	ASSESSOR'S PCL. NO.	027-323-09

- APPLICATION:
1. Environmental Determination
 2. Subdivision Modification/Variance to create two lots in excess of 160 feet in depth.
 3. Subdivision Modification to waive connections to Parcel B until building permits are obtained.
 4. Tentative Map.

LOCATION: 7521 38th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to divide 1.02+ acres into two single family sites.

PROJECT INFORMATION:

General Plan Designation: Residential
1965 Colonial Community
Plan Designation: Light Density Residential
Existing Zoning: R-1
Existing Use: One Story Frame House Indicated on Parcel A
Surrounding Land Use and Zoning:
North: Residential; R-1
South: Residential; R-1
East: Residential; R-1
West: Residential; R-1
Property Area: 1.02+ Ac.
Significant Features: Excessive Depth & Narrow Width - 120' x 371'
Topography: Flat
Street Improvements: Existing Curb, Gutter & Sidewalk
Utilities: Available to Site
School District: Sacramento City Unified

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 29, 1980 the Subdivision Review Committee voted by a vote of seven ayes, one noe, and one abstention to approve the parcel map subject to the following conditions:

1. The applicant shall place the following note on the map: Water and sewer service connections do not exist between the main lines and Parcel B. These services must be paid for and installed at the time of obtaining building permits.
2. The applicant shall locate existing sewer and water service pipes and indicate them on the map. Easements shall be dedicated as necessary.

STAFF EVALUATION: The subject site is located in an area which is developing with single family residences. This is an area with several deep, narrow lots that are difficult to subdivide individually. There have been other recent subdivisions in the area that have been accomplished by combining several lots into a single project.

Staff believes that this type of development is inappropriate at this time. Allowing the subdivision of this individual site, as proposed, will set precedent for similar subdivision along 38th Avenue and preclude the feasibility of more standard lotting patterns for future developments.

Staff feels this type of project is not in the best interest of the ultimate development of the community and therefore cannot support the proposal. Staff would encourage the applicant to obtain the cooperation of neighboring property owners to develop a more land efficient, standardized project.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration.
2. Denial of the Subdivision Modification/Variance to create lots in excess of 160 feet in depth.
3. Denial of the Subdivision Modification to waive service connections.
4. Denial of the Tentative Map.

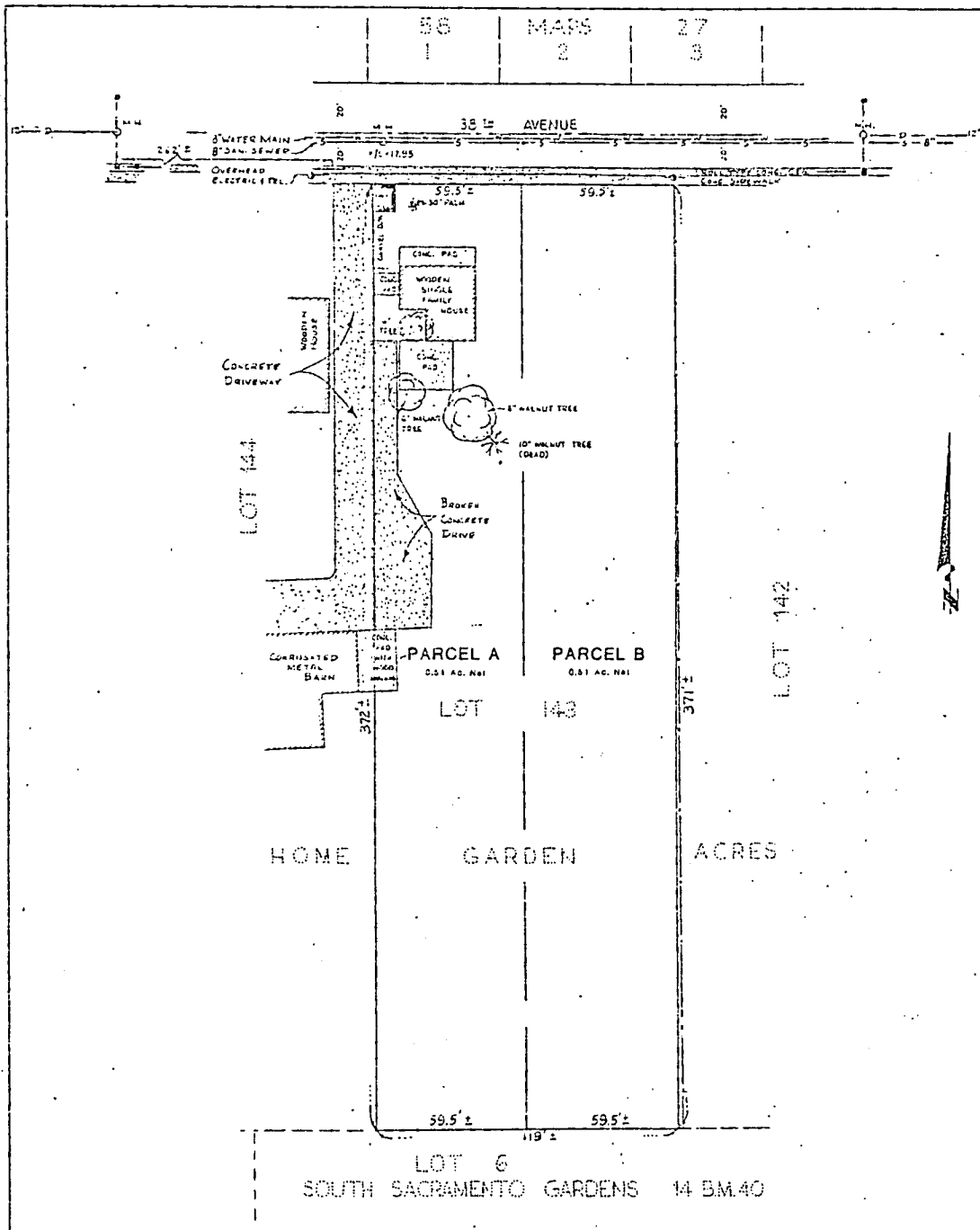
Findings of Fact to Deny the Subdivision Modification/Variance

- a. The project is not based on sound principles of land planning in that the property could be better and more logically utilized if two or more parcels were combined.
- b. The project is injurious to property in the vicinity in that it precludes the feasibility of efficient and standard lot patterns in the area.
- c. The granting of the Variance would be a special privilege in that no other sites are divided similarly in the area.
- d. The project does not conform to the Zoning Ordinance which prohibits creation of lots in excess of 160 feet deep.

P-9178

November 13, 1980

Item 14



TENTATIVE PARCEL MAP OF
LOT 143
 PLAT OF HOME GARDEN ACRES
 CITY OF SACRAMENTO, CALIFORNIA
 JULY 1980 SCALE 1"=20'

TIMOTHY S. IRWIN - L.S. 2457
 2604 21ST STREET
 SACRAMENTO, CALIFORNIA 95808
 PHONE (916) 551-7753

RECORD OWNER & SUBDIVIDER
 ANDREW AND DOROTHY BOLL
 7521 38th AVENUE
 SACRAMENTO, CALIFORNIA 95824

PROPOSED USE
 2 R-1 PARCELS

EXISTING ZONING PROPOSED ZONING
 R-1 R-1

PROPOSED SEWAGE & DRAINAGE DISPOSAL

EXISTING PUBLIC SEWER & STORM DRAINS

PROPOSED WATER SUPPLY

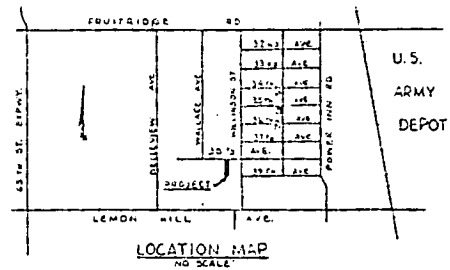
EXISTING PUBLIC WATER MAIN

ASSESSOR'S PARCEL NUMBER

027-323-09

NOTES:

36th AVENUE IS IMPROVED WITH CURB,
 GUTTER & SIDEWALK & ASPHALT PAVEMENT.
 SUBDIVISION MODIFICATION REQUESTED
 TO CREATE LOTS DEEPER THAN 160 FEET.

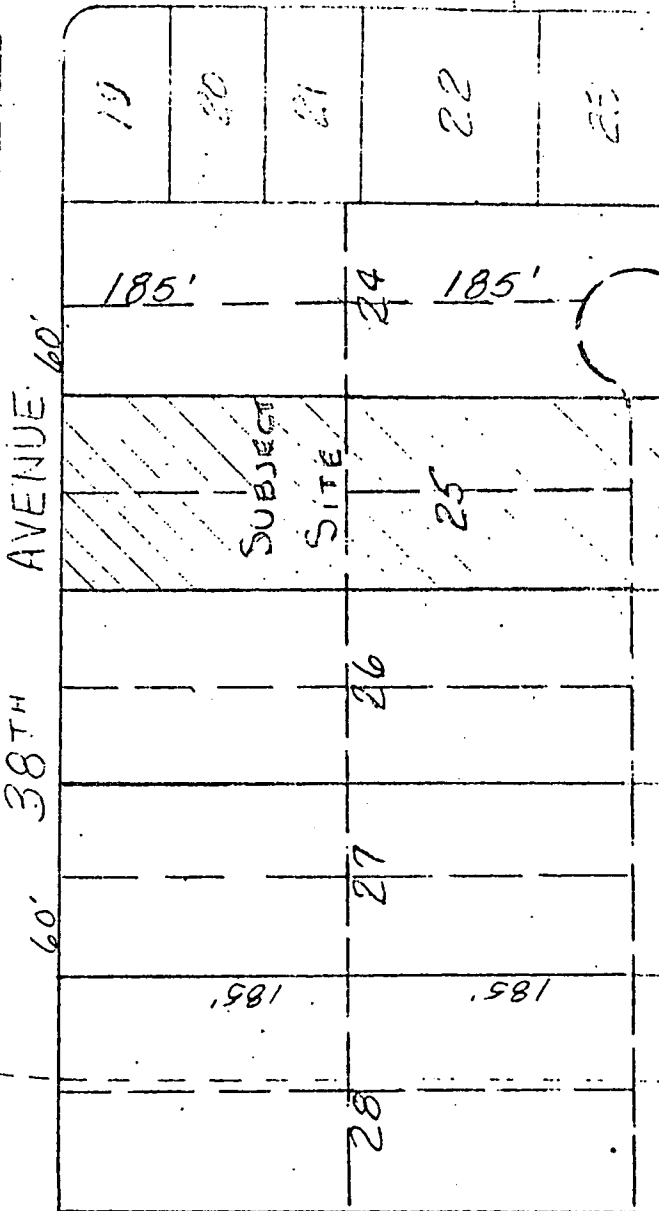
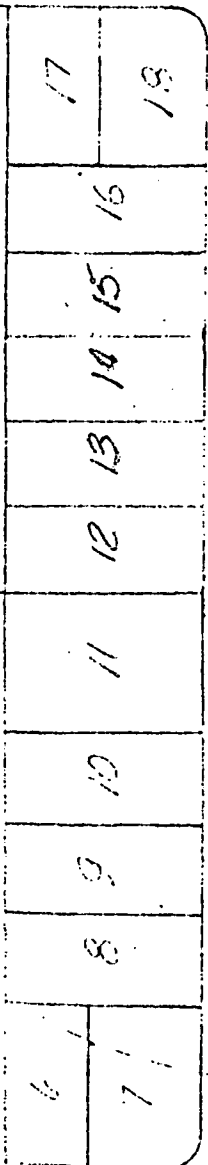


8216 d

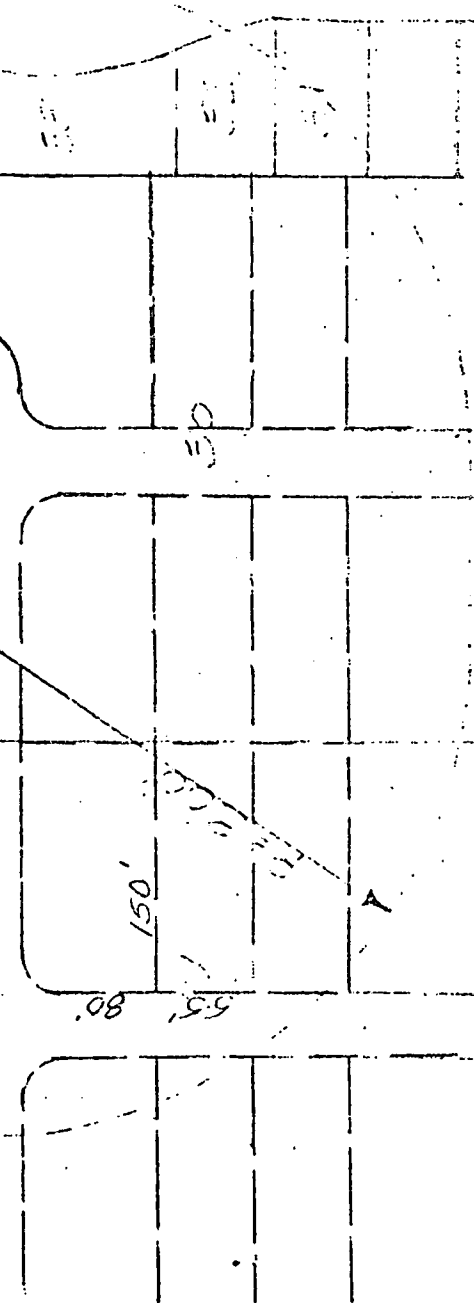
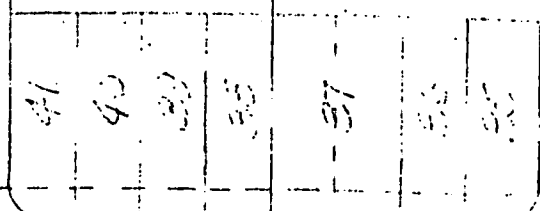
EXHIBIT "A"

EXHIBIT "B"
 APPLICANT'S PROPOSAL FOR
 FURTHER SUBDIVISION

APPLICANT'S PROPOSAL FOR
 FURTHER SUBDIVISION



MILKINSON AVENUE





CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 10, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Subdivision Modification to create two lots in excess of 160 feet in depth;
 2. Subdivision Modification to waive service connections to Parcel B;
 3. Tentative Map (P-9178)

LOCATION: 7521 - 38th Avenue

SUMMARY

This is a request for entitlements necessary to divide 1.02 acres into two single family lots. The staff and Planning Commission recommend denial of the requests.

BACKGROUND INFORMATION

The subject site is located in an area that is zoned R-1 Single Family and most lots in this area are deep lots that are in excess of 160 feet. The City Council has recently approved several single family subdivisions in this area where parcels have been combined in order to achieve a feasible lot design.

Staff and Planning Commission's primary concern with the proposed split is that it will create two single-family lots that are 371+ feet in depth. The front portion of the lot will probably be developed with a single family dwelling; this would result in a rear yard that is 270+ feet which would be difficult to utilize and develop in the future.

Another concern is if the City Council approves this division, it would encourage other property owners in this area to initiate a similar land division. This would make it more difficult to subdivide properties in the future.

The applicant has indicated a lotting pattern for adjacent properties on Exhibit "B" of the Planning Commission report. This lot pattern, however, indicates all deep lots for adjacent parcels to the east and west.

Staff and the Planning Commission believe that this proposal would be detrimental to the ultimate development of this area. This property could best be developed with adjacent properties similar to other recently approved subdivisions in this area.

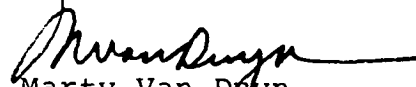
VOTE OF PLANNING COMMISSION

On November 13, 1980 the Planning Commission, by a vote of five ayes, two noes, two absent, recommended denial of the project.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council deny the Subdivision Modification and Tentative Map by adopting the attached Findings of Fact.

Respectfully submitted,


Marty Van Doyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw
Attachments
P-9178

December 16, 1980
District No. 6

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: 9/11/80

Project Location So side of 38th Ave., bet. Wallace Ave. & Wilkinson St.* P No 9178
*approx. 300 ft. West of

Assessor Parcel No. 027-323-09

Owners Andrew & Dorothy Boll Phone No. 383-3877

Address 7521 - 38th Ave., Sacramento, CA 95824

Applicant Timothy S. Train, Land Surveyor Phone No. 451-7793

Address 2604 - 21st Street, Sacramento, CA 95818

Signature TIMOTHY S. TRAIN By Arthur Pecker C.P.C. Mtg. Date _____

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination	_____	_____	\$ <u>90.00</u>
<input type="checkbox"/> General Plan Amend	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Community Plan Amend	_____	_____	\$ _____
() _____	_____	Res. _____	_____
<input type="checkbox"/> Rezone	_____	_____	\$ _____
_____	_____	Ord. _____	_____
<input checked="" type="checkbox"/> Tentative Map To divide 1.02+ ac. into 2 single family parcels zoned R-1	_____	_____	\$ <u>205.00</u>
_____	_____	Res. _____	_____
<input type="checkbox"/> Special Permit	_____	_____	\$ _____
_____	_____	_____	_____
<input checked="" type="checkbox"/> Variances/Subdivision Modification to create (2) lots in excess of 160 ft. in depth	_____	_____	\$ <u>200.00</u>
_____	_____	_____	_____
<input type="checkbox"/> Plan Review	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> PUD	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Other	_____	Posting	\$ <u>36.00</u>
_____	_____	_____	_____

FEE TOTAL \$ 531.00

RECEIPT NO. 2225

Sent to Applicant: _____ Date _____

By: _____ Sec. to Planning Commission

By/date SD 10/28/80

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.

P No 9178

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

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE November 13, 1980
 ITEM NO. 14a FILE NO. P- 9178
 H- _____

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

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: Side of 38th Ave, 300±' W of Wilkinson St.

PROPOSERS		
NAME	ADDRESS	
<u>Timothy Train - 2604 21st St, Sacto.</u>		

OPPOSERS		
NAME	ADDRESS	

MOTION NO. _____

NOTION:

	YES	NO	MOTION	2ND
Augusta	<u>absent</u>			
Holloway	✓		✓	
Goodin	✓			
Hunter	✓			
Larson	✓			✓
Muraki		✓		
Simpson		✓		
Silva	<u>absent</u>			
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 Annual & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

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

In the matter of the request for)
Subdivision Modification to create)
deep lots and Tentative Map)
(P-9178) to divide 1.02 acres into)
two single family parcels located)
at 7521 - 38th Avenue.)

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of December 16, 1980, the City Council heard and considered evidence in the above entitled matter. Based on the oral and documentary evidence at such hearing, the Council denied the project based on the following findings:

- 1. The proposed parcelization is contrary to the policies in the General Plan which discourages piecemeal development of residential properties.
- 2. The proposed lot design is contrary to the standards set forth in the Subdivision Ordinance which discourages the creation of lots that are difficult to develop in the future. The ordinance also indicates that all subdivisions result in lots that can be used or built upon.
- 3. The proposed parcelization would encourage other property owners in the area to divide lots in a similar fashion.

Philip L. Kenberg
MAYOR

ATTEST:

Gouaine Magana
CITY CLERK

P-9178



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

December 31, 1980

Mr. Timothy Train
2604 21st Street
Sacramento, CA 95818

Dear Mr. Train:

On December 30, 1980, the City Council approved the following for property located on the south side of 38th Avenue, 300 ± feet west of Wilkinson Street (P-9178):

- A. Tentative map to divide 1± acre in the R-1 zone into two parcels.
- B. Subdivision modification to create two lots in excess of 160 feet in depth.
- C. Subdivision modification to waive service connections.

Sincerely,


Lorraine Magana
City Clerk

LM:sj
cc: Planning Department

Encl.

17