



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

April 11, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination (Exempt 15315)
 2. Tentative Map (P85-098) (APN: 041-063-20) (FT)
 3. Subdivision Modification to waive standard street improvements

LOCATION: 2724 57th Avenue

CITY MANAGER'S OFFICE
RECEIVED
APR 11 1985

APPROVED
BY THE CITY COUNCIL

APR 10 1985

OFFICE OF THE
CLERK

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
APR 11 1 51 PM '85

SUMMARY

This is a request to subdivide .6+ acres into three residential lots in the Single Family, R-1 zone. The staff and the Subdivision Review Committee recommend approval of the Tentative Map and Subdivision Modification subject to conditions.

BACKGROUND INFORMATION

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

Surrounding Land Uses and Zoning are as follows:

- North: Single Family; R-1
- South: Single Family; R-1
- East: Single Family; R-1
- West: Single Family; R-1

The subject site is a .6+ acre parcel located in the Single Family, R-1 zone. A single family residence is located on proposed Parcel C. The subject site is also located in Executive Airport Zone 4 (EA-4). This overlay zone allows single family residential uses.

The subject site is located in the Woodbine Assessment District, an approved Redevelopment project.

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It is anticipated that construction will begin in the summer of 1986. Standard street improvements as a map condition should, therefore be waived.

Planning and Community Services Divisions have determined that parkland dedication fees are appropriate. Fees will be based upon .0298 acres multiplied by the acre value established by the applicant's appraiser.

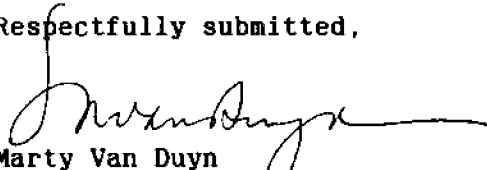
Field inspection revealed a number of derelict vehicles on the subject site. These must be removed prior to final map approval.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15315).

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

Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modification subject to conditions.

Respectfully submitted,

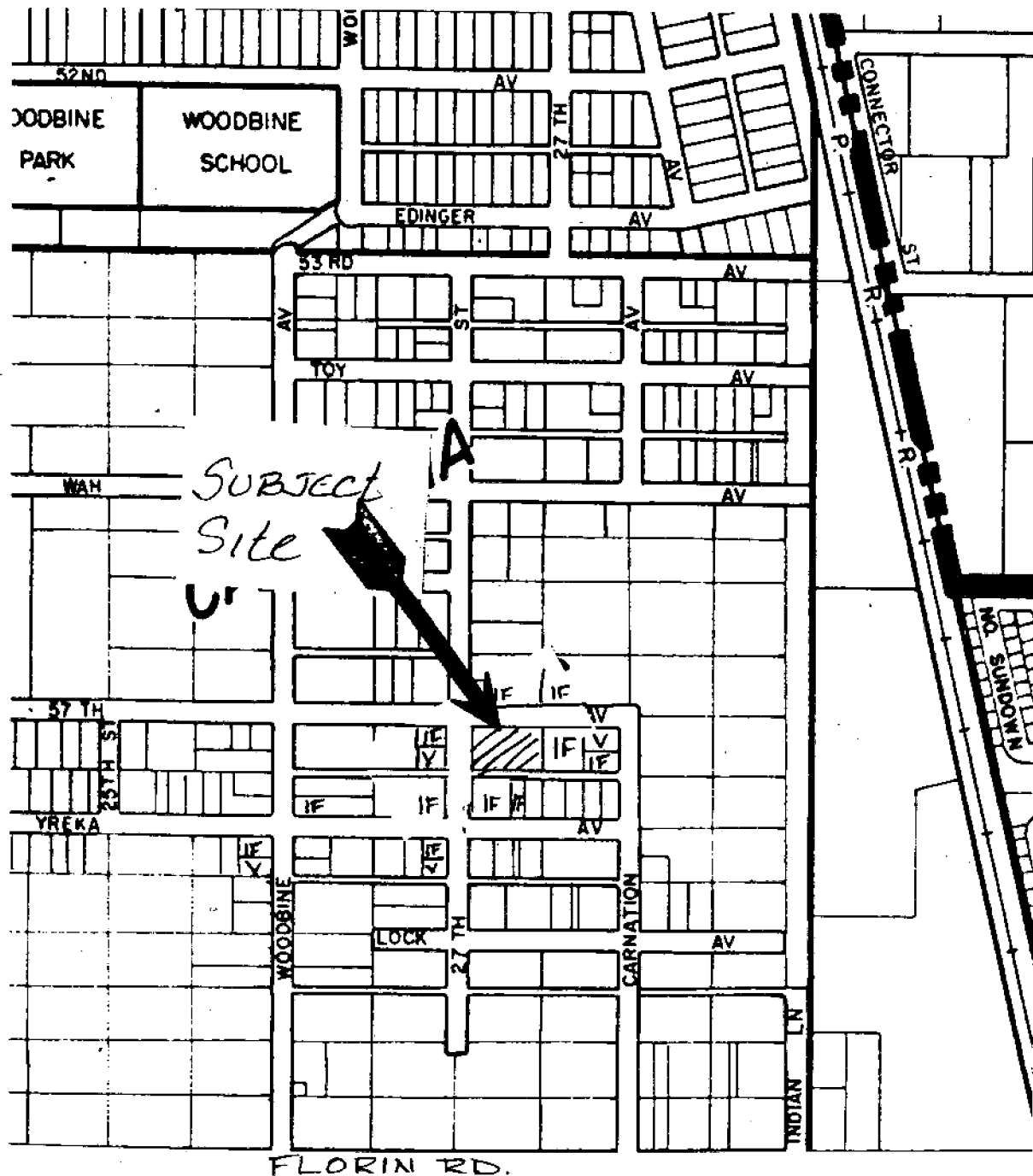

Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slife, City Manager

SD:lao
attachments
P85-098

April 16, 1985
District No. 7



VICINITY - LAND USE - ZONING

RESOLUTION NO. 85-282

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ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT 2724 57TH AVENUE

APPROVED
BY THE CITY COUNCIL

APR 16 1985

OFFICE OF THE
CITY CLERK

(P-85-098)(APN: 041-063-20)

WHEREAS, the City Council, on April 16, 1985, held a public hearing on the request for approval of a tentative map for property located at 2724 57th Avenue;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15315 ;

WHEREAS, the Parcel Map Advisory Committee has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1984 Airport-Meadowview Community Plan designate the subject site for residential use(s).

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. In the matter of the hereby approved requested subdivision modification to waive standard street improvements :
 - a. There are such special circumstances or conditions affecting the property to be subdivided that it is impracticable in this particular case to conform to the strict application of City Code Chapter 40 in that street improvements will be provided by the Woodbine Assessment District in the near future.
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the applicant will satisfy all other conditions prior to filing the final map and these services will be completed by the Assessment District.
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that granting the modification will not significantly change the characteristics of the area.
 - 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 in that the site is designated for residential uses.
6. The tentative map for the proposed subdivision is hereby approved subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require off-site extensions and oversizing.

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- b. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A and B. These services must be paid for and installed at the time of obtaining building permits.
- c. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
- d. Grade lots to drain to the street.
- e. Locate existing sewer and water services.
- f. Remove all derelict vehicles.

MAYOR

ATTEST:

CITY CLERK

P85-098

TENTATIVE PARCEL MAP
PTN. LOT 97, CAMELIA ACRES
CITY OF SACRAMENTO, CALIFORNIA
 FEBRUARY, 1988 SCALE: 1" = 80'

REGOR OWNER & SUBDIVIDER
 TONY G. BARVA & FRANCISCA C. JIMENEZ
 124 8TH AVENUE
 SACRAMENTO, CALIFORNIA 95811

SUBSEYOR
 FREDERICK B. STREET
 1800 21ST AVENUE
 SACRAMENTO, CALIFORNIA 95811

ASSASSOR'S PARCEL NUMBER
 811-001-00

EXISTING ZONING A USE
 ZONED M-1 & SINGLE FAMILY RESIDENCE
PROPOSED ZONING A USE
 M-1 ZONE & SINGLE FAMILY RESIDENCE

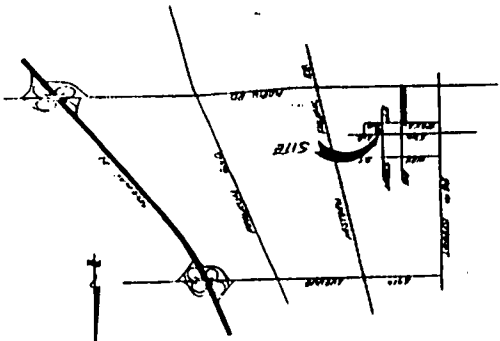
PROPOSED SEWAGE DISPOSAL
 EXISTING PUBLIC SEWER

PROPOSED WATER SUPPLY
 EXISTING PUBLIC WATER MAIN

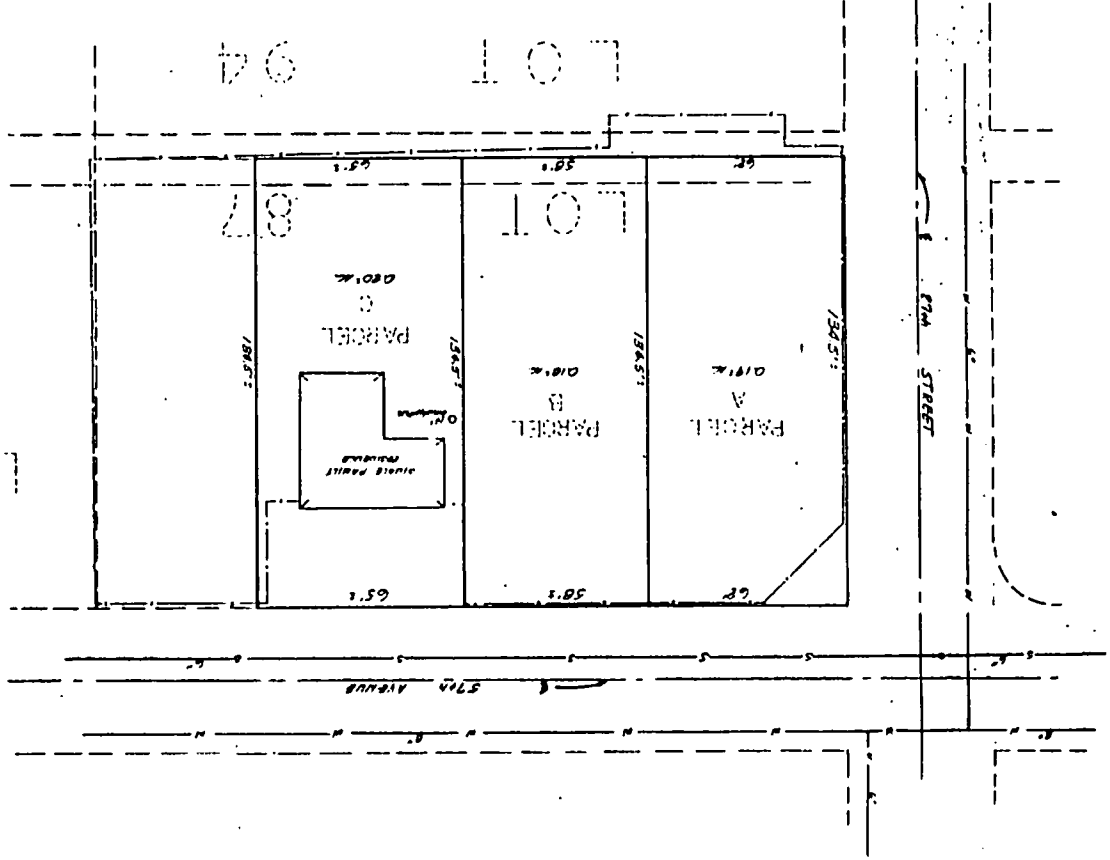
GENERAL PLANNING
 SACRAMENTO CITY UNIFIED

PROPOSED DRAINAGE
 EXISTING SURFACE DRAIN

VICINITY MAP
 NO SCALE



LOT 88



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April 22, 1985

Tony C. Sabala & Francisca C. Jiminez
2724 57th Avenue
Sacramento, CA 95822

Dear Mr. Sabala & Ms. Jiminez:

On April 16, 1985, the Sacramento City Council took the following action(s) for property located 2724 57th Avenue:

Adopted a Resolution adopting Findings of Fact approving Tentative Map to subdivide 0.6± partially developed acres into three lots in the Single Family zone; and approved the Subdivision Modification to waive standard street improvements. (P-85098)

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

Sincerely,

Connie R. Petersen
Deputy City Clerk

CRP/dbp/24

Enclosure

cc: Planning Department
T. Train
2504 21st Street
Sacramento, CA 95818