



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE

RECEIVED

AUG 30 1979

CITY PLANNING DEPARTMENT

815 "H" STREET

CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

ETHAN BROWNING, JR.
PLANNING DIRECTOR

August 30, 1979

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Subdivision Modification to waive frontage improvements
2. Tentative Map (P-8693)

LOCATION: Northwest corner of North Avenue and Morgan Avenue

SUMMARY

This is a proposal to divide .9 acre into four single-family lots in the R-1 zone. The purpose of the division is to allow construction of four separate dwellings on the site. The staff and Subdivision Review Committee recommended approval of the project subject to conditions.

BACKGROUND INFORMATION

Land divisions involving four lots or less that do not have concurrent variance, rezoning, or plan amendment requests, can be reviewed by staff and transmitted directly to the City Council, thus eliminating the requirement for consideration by the Planning Commission.

Surrounding land uses and zoning are as follows:

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

A negative declaration for the project was filed on August 10, 1979.

Proposed Parcel No. 4 has a 42-foot road easement and a 40-foot public utility easement running along the westerly half of the parcel. This eliminates approximately one-half of the buildable area of the parcel, however, the site will be large enough for a dwelling.

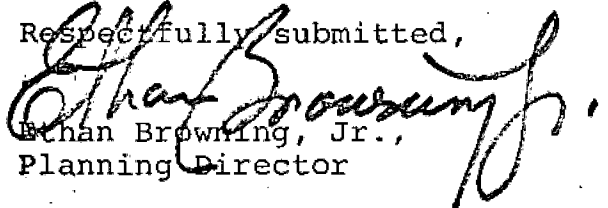
RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer) based upon review by the Subdivision Review Committee, recommends approval of the tentative map subject to the following conditions:

1. Applicant shall dedicate 14 feet of right-of-way along Morgan Avenue, plus a 20-foot radius round corner.
2. Applicant shall extend sewer line to the middle of Parcel 2.


This can be accomplished by adopting the attached tentative map resolution.

Respectfully submitted,



Ethan Browning, Jr.,
Planning Director

RECOMMENDATION APPROVED:



Walter J. Slipe, City Manager

EBj:HY:bw

September 4, 1979
District No. 2

Attachment
P-8693

R-1

VACANT

AVE.

SF

SF

SUBJECT SITE

SF

SF

SF

SF

MOGAN

SF

SF

NORTH

AVE.

SF

SF

SF

SF

RIPLEY ST.

SF

R-1

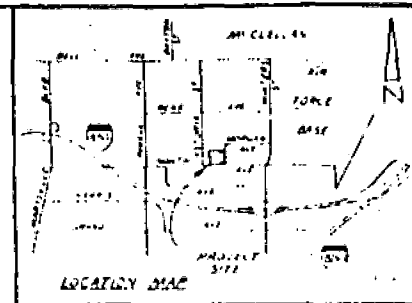
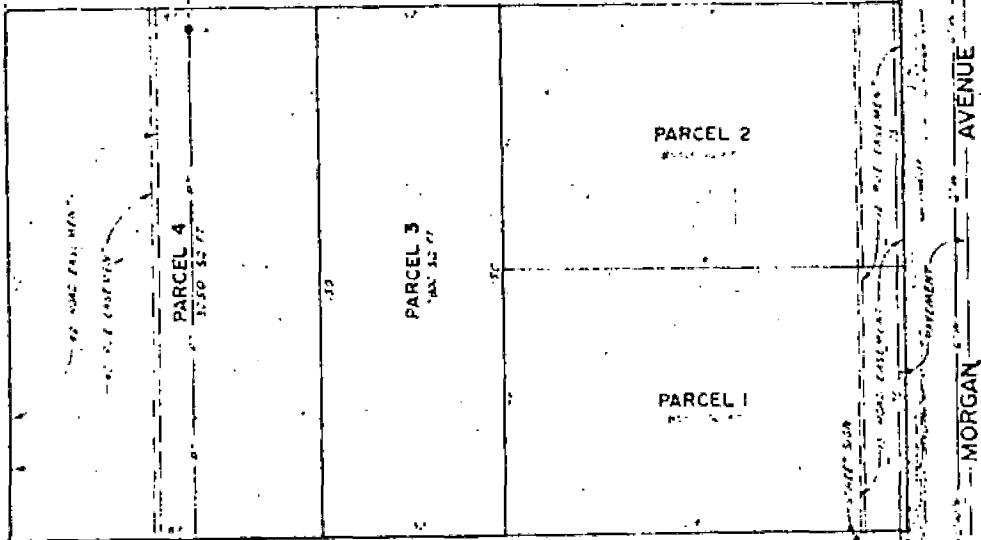
R-1



8442
P-7665

3-10-77

Item 1 & 2



RECORD BOOK
NO. 1 TO 100
NO. 101 TO 200
NO. 201 TO 300
NO. 301 TO 400
NO. 401 TO 500
NO. 501 TO 600
NO. 601 TO 700
NO. 701 TO 800
NO. 801 TO 900
NO. 901 TO 1000

**TENTATIVE
PARCEL MAP**
FOR SEC. 25, RANCHO DEL PASO
CITY OF SACRAMENTO CALIFORNIA
SCALE 1"=20' JULY, 1979
TACK ENGINEERING

RESOLUTION NO. 79-14

Adopted by The Sacramento City Council on date of

SEP 18 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE PARCEL MAP FOR A PORTION OF SEC.
25, RANCHO DEL PASO (APN: 238-201-14 & 38) (P-8693)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for .9 acres that are located at the northwest corner of North Avenue and Morgan Avenue.
(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on September 18, 1979 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 Del Paso Hghts. Community Plan in that the plans designate the subject site for residential uses.
- 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.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento as follows:

1. That the Negative Declaration be ratified; and
2. That the tentative map be approved subject to the following conditions:
 - a. Applicant shall dedicate 14 feet of right-of-way along Morgan Avenue, plus a 20-foot radius round corner.
 - b. Applicant shall extend sewer line to the middle of Parcel 2.

PHILLIP L. ISENBERG

MAYOR

ATTEST:

LOBBRAINE MAGANA
CITY CLERK



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

May 21, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Post Subdivision Modification to reduce the number of lots from four parcels to three parcels (P-8693)

LOCATION: Northwest corner of North Avenue and Morgan Avenue

SUMMARY

The above mentioned subdivision was approved by the Council on September 18, 1979, with four parcels. The applicant is now requesting the Post Subdivision Modification in order to combine Parcel 2 with Parcel 1 and to delete condition 2-b of Resolution No. 79-652.

BACKGROUND INFORMATION

The original map included four lots. Three of the lots were designed with frontage along North Avenue which is currently serviced by a six inch sewer line. The fourth parcel (Parcel 2 of the original tentative map) fronts along Morgan Avenue which is presently not serviced with sewer. As a condition of approval of the original map, the applicant is required to extend the sewer from North Avenue to Parcel 2 of the original tentative map.

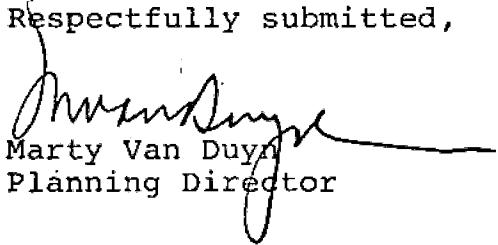
The applicant has indicated that the cost for the extension of sewer service is prohibitive. Therefore, by combining Parcels 1 and 2 of the original map and redesigning all of the lots to face North Avenue, there would be no need to extend the sewer along Morgan Avenue.

The redesigned lot layout creates larger lots and staff has no objection to the applicant's request.

RECOMMENDATION

The staff recommends that the request for Post Subdivision Modification be approved.

Respectfully submitted,


Marty Van Duyen
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:TMM:jm
Attachments
P-8693

May 27, 1980
District No. 2

TASK ENGINEERING INC.

ENGINEERS - PLANNERS - SURVEYORS

11292 COLOMA ROAD • SUITE A
RANCHO CORDOVA, CALIFORNIA 95670
(916) 635-3505

MAILING ADDRESS: P.O. BOX 860
FAIR OAKS, CA. 95628

March 18, 1980

Planning Department
City of Sacramento
915 "I" Street
Sacramento, CA 95814

ATTN: MR. HOWARD YEE

RE: MORGAN AVENUE PARCEL MAP (P-8693)

W.O.: 7701-002

Dear Howard:

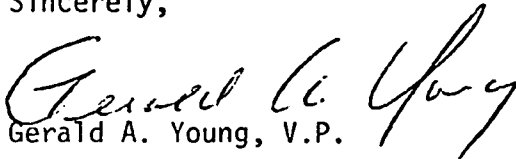
On September 18, 1979, the City Council approved Parcel Map ((P-8693). As we discussed, this map had four parcels, one of which required the installation of a sewer line for service to one of the parcels.

The cost for installation is prohibitive for the lot being created. We are therefore requesting a post-subdivision modification reducing the number of lots from four parcels to three parcels, and eliminate condition "b" (applicant shall extend sewer line to the middle of parcel 2).

The parcels being created would front on North Avenue which has sewer available.

If you have any questions, please call.

Sincerely,


Gerald A. Young, V.P.

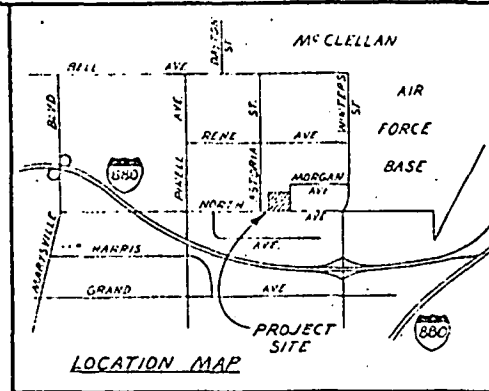
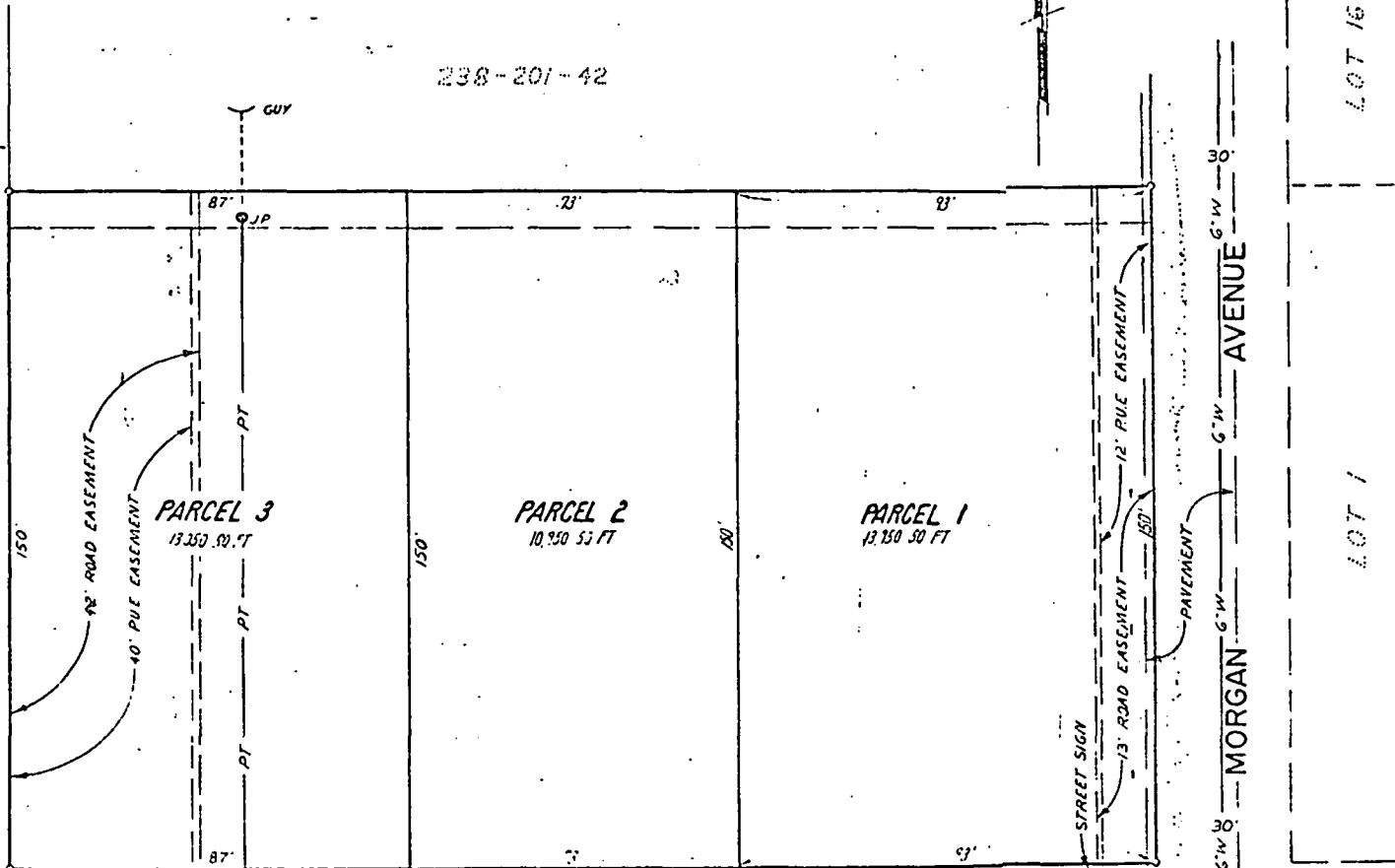
GAY:jlm

238-201-09

238-201-10

238-201-42

SCALE 1"=20'



RECORD OWNER
 JOHN T. DE WENDES
 9416 GREENBACK LANE
 ORANGEVALE CA. 95662

PREPARED BY
 TASK ENGINEERING
 8634 GREENBACK LANE
 ORANGEVALE CA. 95662

DATE OF PREPARATION
 MARCH, 1980

EXISTING ZONING
 R-1

PROPOSED ZONING
 P-1

WATER SUPPLY
 CITY OF SACRAMENTO

SEWAGE DISPOSAL
 CITY OF SACRAMENTO

TOTAL NO. LOTS
 3

AVERAGE LOT AREA
 13,950 - 14,250 SQ FT.

ASSESSORS PARCEL NO.
 238-201-14
 238-201-38

**~REVISED~
 TENTATIVE
 PARCEL MAP**

POR. SEC. 25, RANCHO DEL PASO
 CITY OF SACRAMENTO CALIFORNIA
 SCALE 1"=20' MARCH, 1980
 TASK ENGINEERING

P-8693