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# CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
**RECEIVED**

JAN 11 1980

## CITY PLANNING DEPARTMENT

915 "I" STREET  
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5804

ETHAN BROWNING, JR.  
PLANNING DIRECTOR

January 9, 1980

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Subdivision Modification to create deep lot and waive frontage improvements
  2. Tentative Map (P-8852)

LOCATION: 570 Hayes Avenue

### SUMMARY

This is a request for entitlements necessary to divide a 1+ acre site into two single family lots. The purpose of the division is to separate an existing dwelling on its own lot and allow the construction of an additional dwelling on the vacant portion of the site. The staff and Planning Commission recommended approval of the requests subject to conditions.

### BACKGROUND INFORMATION

The subject site is located in an area that is developed with single family dwellings on deep lots. The applicant's proposal appears to be compatible with surrounding land uses. It is also consistent with the 1974 General Plan and North Norwood Community Plan.

In reference to the request for Subdivision Modification to create a deep lot, staff has no objection to this because there is no way to avoid a deep lot in this case.

In reference to the Subdivision Modification to waive frontage improvements, staff has no objection to this request because there is no drainage available to accommodate the improvements. Staff suggests however, that the applicant be required to enter into an agreement with the City to participate in any future assessment districts that will provide for street improvements.

**APPROVED**  
BY THE CITY COUNCIL

JAN 15 1979

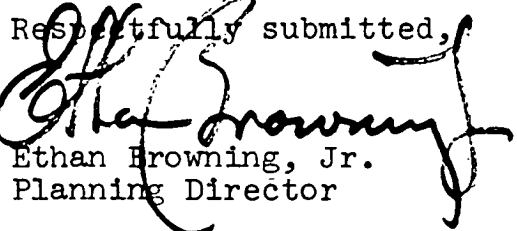
OFFICE OF THE  
CITY CLERK

VOTE OF COMMISSION

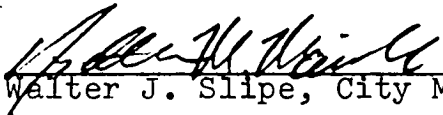
On December 13, 1979, the Planning Commission by a vote of nine ayes recommended approval of the requests subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend approval of the Tentative Map and Subdivision Modification subject to the conditions listed on the attached Tentative Map resolution. If the City Council concurs with the recommendation, the proper action would be to adopt the attached Tentative Map Resolution.

Respectfully submitted,  
  
Ethan Browning, Jr.  
Planning Director

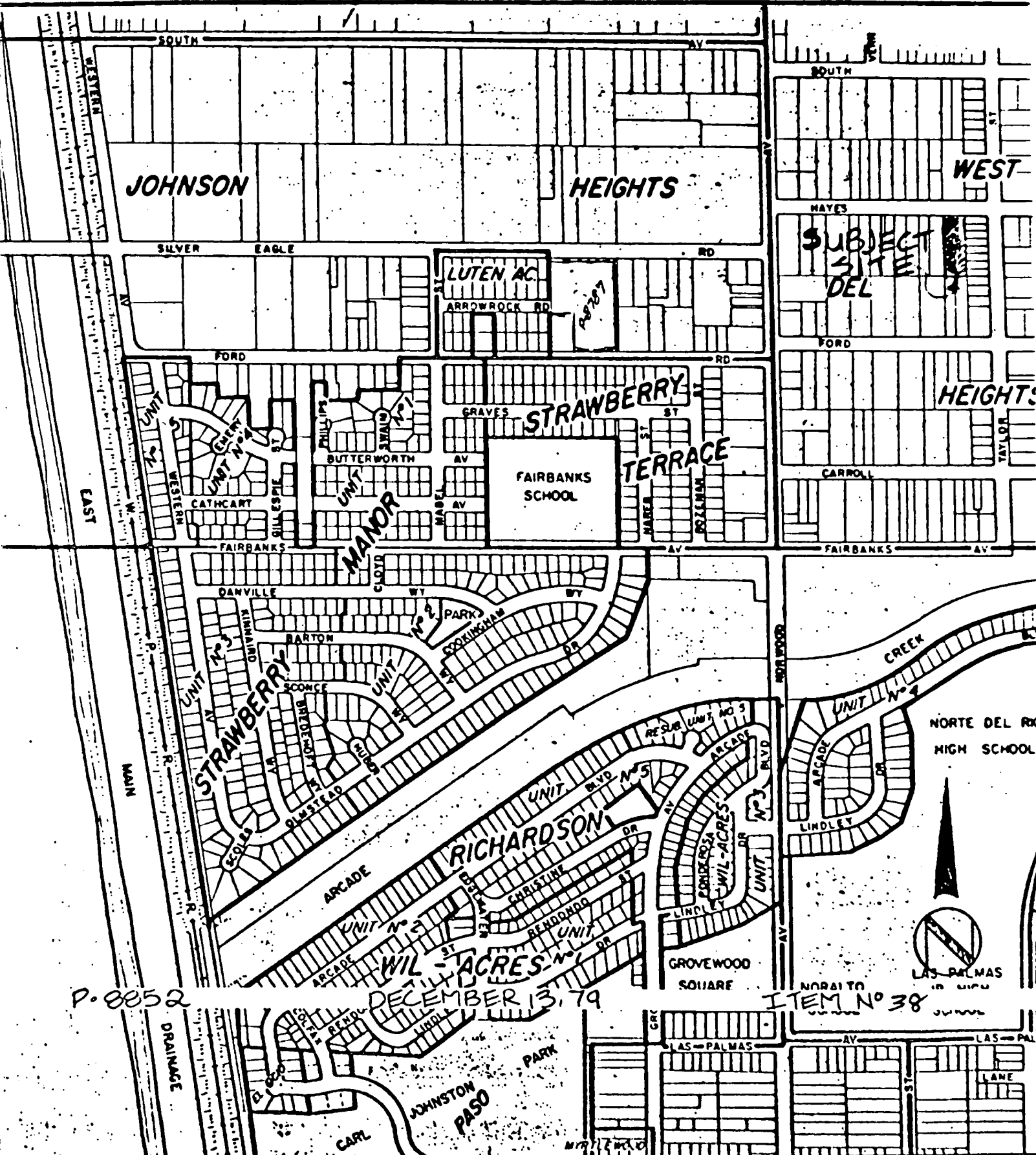
FOR TRANSMITTAL TO COUNCIL:

 for:  
Walter J. Slipes, City Manager

EBj:HY:lo  
Attachments  
P-8852

January 15, 1980  
District No. 2





JOHNSON

HEIGHTS

WEST

SUBJECT SITE

LUTEN AC.

ARROWROCK RD

STRAWBERRY

TERRACE

FAIRBANKS SCHOOL

MANOR

STRAWBERRY

RICHARDSON

WIL-ACRES

NORTE DEL RIO HIGH SCHOOL

DECEMBER 13, 1979

P-8852

ITEM NO 38



DRAINAGE

JOHNSTON PASO

LAS-PALMAS

LANE

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Robert L. Welch, 6809 Flamingo Way, Sacramento, CA 95828		
OWNER	Robert L. Welch, 6809 Flamingo Way, Sacramento, CA 95828		
PLANS BY	Tim S. Train, 2604 - 21st Street, Sacramento, CA 95820		
FILING DATE	11-6-79	50 DAY CPC ACTION DATE	REPORT BY: DP:bw
NEGATIVE DEC.	12-3-79	EIR	ASSESSOR'S PCL. NO. 250-200-14

- APPLICATION:
1. Environmental Determination
  2. Variance to create deep lots
  3. Subdivision Modification to create deep lots and to waive frontage improvements
  4. Tentative Map (P-8852)

LOCATION: 570 Hayes Avenue

PROPOSAL: The applicant requests the necessary entitlements to divide one acre into two single family lots.

PROJECT INFORMATION:

General Plan Designation:	Residential
North Norwood Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Residential

Surrounding Land Use and Zoning

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

Property Dimension:	One acre
Density of Development:	2 du/ac
Topography:	Flat
Street Improvements:	Request to waive curb, gutter, sidewalk and street lights
Utilities:	Existing and available to site
School District:	Del Paso Heights School District

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 28, 1979, by a vote of 7 ayes, 1 abstention and 1 absent, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. The applicant shall file the necessary segregation request and fees on existing assessments, or pay assessments in full prior to filing of the final map.
2. The applicant shall verify separate sewer and water services. If separate services are not existing, then hookups shall be made prior to the filing of the final map.
3. The applicant shall dedicate easements as necessary to give each owner access to each service pipeline for maintenance and/or replacement.

APPLC. NO. P-8852

MEETING DATE December 13, 1979

CPC ITEM NO. 38

The Subdivision Review Committee recommended granting the variance and subdivision modifications.

STAFF EVALUATION: The subject site is located in an area of single family residences. Staff has no objection to the creation of the deep lots as the parcel depths are compatible with adjacent parcels.

Street improvements do not exist along this portion of Hayes Avenue. The City Engineer's staff feels that it is impractical to request the street improvements at this time, as doing so would require reconstruction of Hayes Avenue due to the difference in elevation between the street and subject property. In view of waiving frontage improvements, the City Engineer recommends the applicant enter into an agreement with the City to participate in future assessment districts to provide curb, gutter, sidewalk, and street lights.

Regional Transit has reviewed the project and has no comments or requirements.

STAFF RECOMMENDATION: Staff recommends that:

1. The Negative Declaration be ratified;
2. The Variance/Subdivision Modification to create deep lots and waive frontage improvements be granted;
3. The Tentative Map be approved subject to the following conditions:
  - a. the applicant shall file the necessary segregation request and fees on existing assessments, or pay assessments in full prior to filing the final map;
  - b. the applicant shall verify separate sewer and water services. If separate services are not existing, then hookups shall be made prior to the filing of the final map;
  - c. the applicant shall dedicate easements as necessary to give each owner access to each service pipeline for maintenance an/or replacement;
  - d. the applicant shall enter into an agreement with the City to participate in any future assessment districts to provide curb, gutter, sidewalk and street lights, prior to filing final map.

Findings of Fact - Variance

1. The granting of the variance will not constitute a special privilege in that the subject property is surrounded by similar deep lots.
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 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-8852

CPC # P8852

BLOCK 34

LOT 16

LOT 17

LOT 18

50'

30'

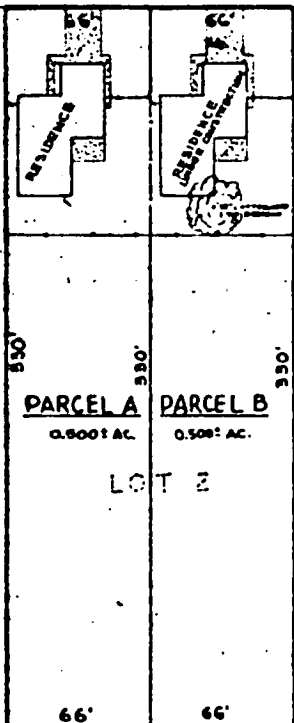
35" STORM DRAIN  
12" WATER  
8" SANITARY SEWER

HAYES

AVENUE

STREET

TAYLOR



PARCEL A  
0.5001 AC.

PARCEL B  
0.5001 AC.

LOT 3

LOT 2

LOT 1

BLOCK 35

LOT 17

LOT 16

LOT 18

50'

30'

December 13, 1979

Item No. 38

CPC # P8852

TENTATIVE PARCEL MAP OF

LOT 2, BLOCK 35

AMENDED PLAT OF WEST DEL PASO HEIGHTS

CITY OF SACRAMENTO, CALIFORNIA

OCTOBER, 1979

SCALE: 1" = 40'

TIMOTHY S. TRAIN - LS 2457  
2804 21<sup>ST</sup> STREET  
SACRAMENTO, CALIFORNIA 95818  
PHONE (916) 451-7798

RECORD OWNER & SUBDIVIDER

ROBERT L. WELCH  
6807 FLAMINGO WAY  
SACRAMENTO, CALIFORNIA 95818

PROPOSED USE

2 - R-1 PARCELS

EXISTING ZONING

R-1

PROPOSED SEWAGE & DRAINAGE DISPOSAL

EXISTING PUBLIC SEWER & STORM DRAIN

PROPOSED WATER SUPPLY

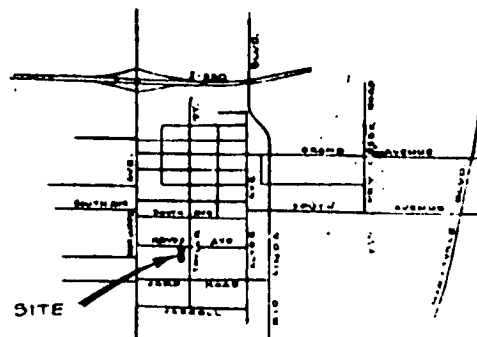
EXISTING PUBLIC WATER MAIN

ASSESSOR'S PARCEL NUMBER

250-200-14

NOTE

HAYES AVENUE IS IMPROVED WITH CURB, GUTTER & SIDEWALK.



LOCATION MAP

SCALE: 1" = 2000'

RESOLUTION NO. 80-038

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP LOT 2, BLOCK 35, AMENDED PLAT OF WEST DEL PASO HEIGHTS, CITY OF SACRAMENTO, CALIFORNIA (P-8852) (APN: 250-200-14)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at 570 Hayes Avenue (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 January 15, 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 North Norwood 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

JAN 15 1979

OFFICE OF THE CITY CLERK



G. 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 site is presently a deep lot.

Fact: There is no way of avoiding a deep lot in this case because of the configuration and size of the lot.

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

Fact: It is not possible to meet all dimension requirements of the Subdivision Ordinance in this case because of the size and configuration of the site.

- 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 will not 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.

Fact: The site is designated for residential uses.

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 file the necessary segregation request and fees on existing assessments, or pay assessments in full prior to filing the final map.
  - 2. The applicant shall verify separate sewer and water services. If separate services are not existing, then hookups shall be made prior to the filing of the final map.
  - 3. The applicant shall dedicate easements as necessary to give each owner access to each service pipeline for maintenance and/or replacement.
  - 4. The applicant shall enter into an agreement with the City to participate in any future assessment districts to provide curb, gutter, sidewalk and street lights, prior to filing final map.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P-8852



RECEIVED  
 CITY OF SACRAMENTO  
 CITY OF SACRAMENTO  
 DEC 26 11 08 AM '79

P-8852  
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CITY PLANNING DEPARTMENT

915 "I" STREET  
 CITY HALL - ROOM 308

SACRAMENTO, CALIF 95814  
 TELEPHONE (916) 449-5004

ETHAN BROWNING, JR.  
 PLANNING DIRECTOR

December 24, 1979

MEMORANDUM

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

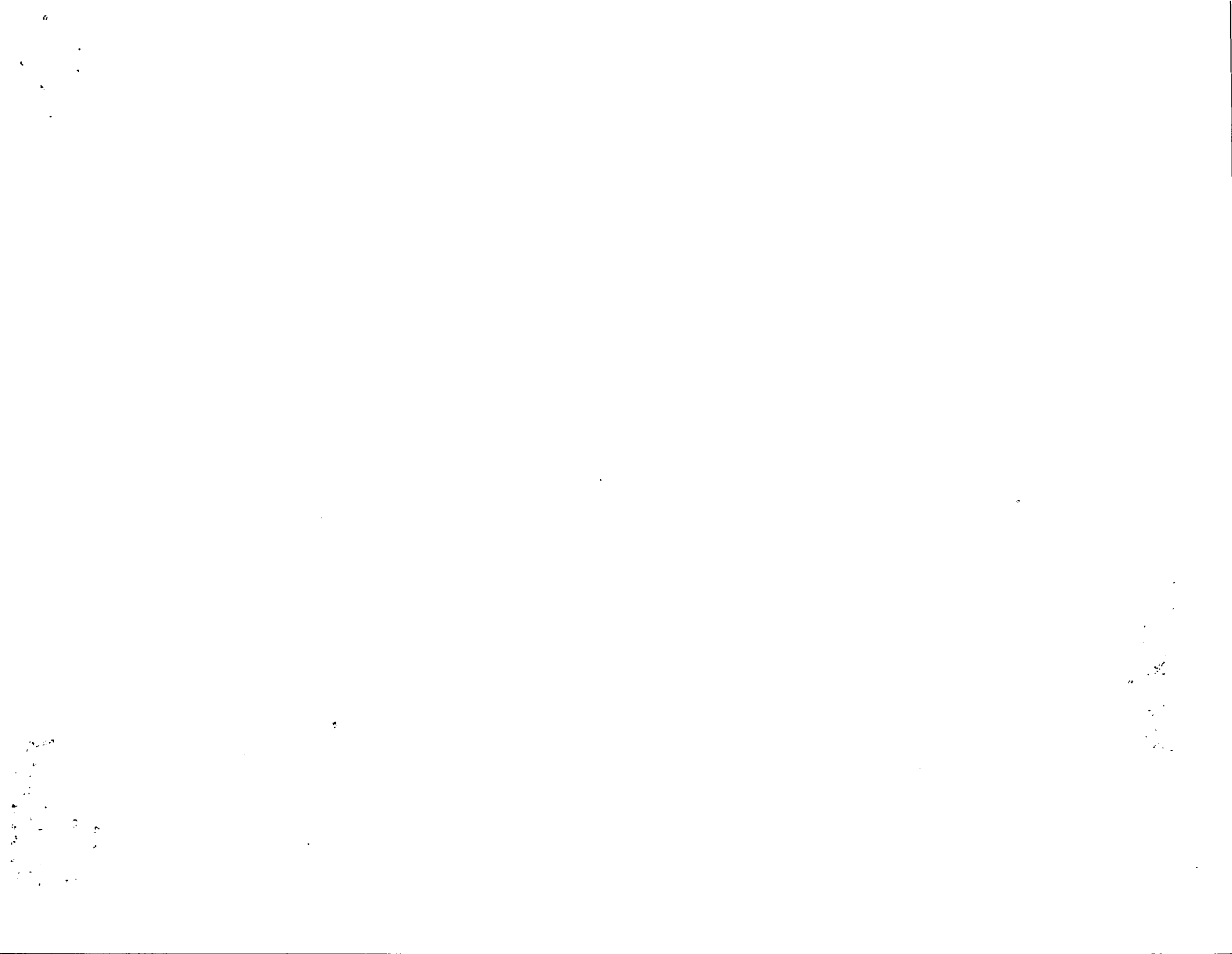
TFP: 1-8-80  
 HR9: 1-15-80  
 FCA DATE: 1-22-80  
 CC: Browning  
 CARSTENS  
 TAJIMOTO  
 JAN. DUYN  
 YEE

EXCEPT: #9  
 TFP: 1-2-80  
 HR9: 1-8-80

At its regular meeting of December 13, 1979, the City Planning Commission considered the following items and recommended them for approval by the City Council. Please set these matters for public hearing. All support material is attached.

1. Various requests for property located on the North side of San Juan Road approximately 2,600 feet West of Northgate Boulevard. (P-8915) (D1)
  - a. Rezone from R-1 to R-1A
  - b. Tentative Map to divide 7 corner lots into 14 half-plex lots
2. Various requests for property located at the northern terminus of 27th Street. (P-8838) (D7)
  - a. Rezone from R-1 to M-1(S)-R
  - b. Tentative Map to divide 4+ acres into 6 industrial lots
3. Rezone from R-1 & R-2 to R-1A for property located on the South side of San Juan Road, West of Truxel Road. (P-8863) (D1)
4. Tentative Map to create condominium lot for property located at 2201 N Street. (P-8860) (D4)
5. Various requests for property located at 1161 Acacia Avenue. (P-8846) (D2)
  - a. Tentative Map to divide 1+ acre into 4 single family lots
  - b. Subdivision Modification to create a deep lot
6. Various requests for property located at 4450 73rd Street. (P-8850) (D6)
  - a. Tentative Map to divide 1+ acre into 2 residential lots
  - b. Subdivision Modification to create deep lots

Next Page



7. Various requests for property located at the Southwest intersection of South Land Park Drive and I-5. (P-8851) (D8)
  - a. Tentative Map to divide 38+ acres into 2 residential lots & 1 agricultural lot
  - b. Subdivision Modification to create a deep lot
8. Various requests for property located on the south side of Hayes Avenue, 3,000+ feet from Taylor Street. (P-8852) (D2)
  - a. Tentative Map to divide 1+ acre into 2 single family lots
  - b. Subdivision Modification to create deep lots & waive frontage improvements
9. Condominium Conversion Ordinance and Amendment to Housing Element of 1974 Sacramento General Plan. (M-394)(All Districts)
10. Amendment to Comprehensive Zoning Ordinance No. 2550, Fourth Series, relating to fencing. (M-420)

*Jan Morrison*

jm

Attachments

# SACRAMENTO CITY PLANNING COMMISSION

## APPLICATION INFORMATION

APPLICATION TAKEN BY: DP

- Gen. Plan Amend. (GPA)    Comm. Plan Amend. (CPA)    Rezone (RZ) from \_\_\_\_\_ to \_\_\_\_\_  
 Special Permit (SP)    Variance (V)    Tentative Map (TM)    Sbdvn. Modification (SM)

Other EID

Assessors Parcel No. 250 . 200 . 14 Address 570 Hayes Ave.

Request(s) 1.Environmental Impact Determination 2.Tentative Map to divide 1+ ac. into  
2 single family lots 3.Variance/Subdivision Modification to create deep lots

Owner(s) Robert L. Welch - 6809 Flamingo Way, Sacramento 95828 Phone No. 421-4473

Applicant Robert L. Welch 6809 Flamingo Way, Sacramento 95828 Phone No. \_\_\_\_\_

Signature X [Signature] Filing Fee \$75 + 180 + 180 = 435 Receipt No. 4913 12-3

C.P.C. Meeting Date Dec. 13, 1979

## ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Approved Based on Find. of Fact Due \_\_\_\_\_

Rec. Approval \_\_\_\_\_ Rec. Approval w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_

Findings of Fact Approved \_\_\_\_\_

Copy Sent to Applicant \_\_\_\_\_

Recommendations and Appeals are Forwarded to City Council for Final Action.

## COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment \_\_\_\_\_ Rezoning \_\_\_\_\_ Tentative Map \_\_\_\_\_ Subd. Modification \_\_\_\_\_ Appeal \_\_\_\_\_

Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_ Return to Planning Commission \_\_\_\_\_

ENTITLEMENT(S) TO USE: \_\_\_\_\_ is/are:

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_

By: \_\_\_\_\_  
SEC. TO PLANNING COMMISSION

NOTE: 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 ground 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.

Sent to Applicant: \_\_\_\_\_  
DATE

P No 8852

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE December 13, 1979  
 ITEM NO. 380 FILE NO. P-8852  
 M-

REZONING  TENTATIVE MAP   
 SPECIAL PERMIT  EIR DETERMINATION   
 VARIANCE  EXT. OF PERMIT   
 SUBD. MOD.  OTHER

LOCATION: A side of Hayes Ave. 3000'±  
from Taylor St.

Recommendation:

- Favorable  Unfavorable  Petition  Correspondence

PROPOSERS		
NAME	ADDRESS	

OPPOSERS		
NAME	ADDRESS	

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	✓			
Fong	✓			
Goodin	✓			
Hunter	✓			
Muraki	✓			
Simpson P	✓		✓	
Simpson S	✓			✓
Silva	✓			

- 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 \_\_\_\_\_ & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

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

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE December 13, 1979

ITEM NO. 386 FILE NO. P-8852  
M-

- REZONING
- SPECIAL PERMIT
- VARIANCE
- SUBD. MOD.
- TENTATIVE MAP
- EIR DETERMINATION
- EXT. OF PERMIT
- OTHER

LOCATION: Side of Hwy 99, 3000' from Taylor St.

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	✓			
Fong	✓			
Goodin	✓			
Hunter	✓			
Muraki	✓			
Simpson P	✓		✓	
Simpson S	✓			✓
Silva	✓			

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 subject to conditions & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

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



SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE December 13, 1979  
 ITEM NO. 38C FILE NO. P-8852  
M-

REZONING  TENTATIVE MAP   
 SPECIAL PERMIT  EIR DETERMINATION   
 VARIANCE  EXT. OF PERMIT   
 SUBD. MOD.  OTHER

LOCATION: A side of Davis Ave, 3000<sup>+</sup> 1/2 mi Taylor St.

Recommendation:

Favorable  Unfavorable  Petition  Correspondence

PROPOSERS		
NAME	ADDRESS	

OPPOSERS		
NAME	ADDRESS	

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	✓			
Fong	✓			
Goodin	✓			
Hunter	✓			
Muraki	✓			
Simpson P	✓		✓	
Simpson S	✓			✓
Silva	✓			

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 \_\_\_\_\_ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

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

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