



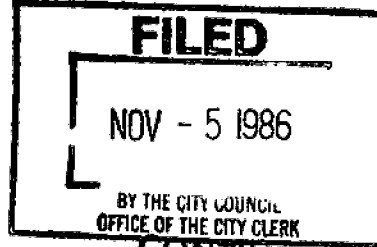
# CITY OF SACRAMENTO

APPROVED  
BY THE CITY COUNCIL

NOV 12 1986

OFFICE OF THE  
CITY CLERK

DEPARTMENT OF PLANNING AND DEVELOPMENT  
1231 "I" Street  
Sacramento, Ca. 95814



Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

CONTINUED  
TO 11-12-86

October 27, 1986

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:           1.   Environmental Determination (Exempt 15315)
2.   Tentative Map (P86-355) (APN: 023-152-11) (PT)

LOCATION:           4171 64th Street

## SUMMARY

This is a request to subdivide 1.8+ acres into two parcels located in the Single Family, R-1 zone. Staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

## BACKGROUND INFORMATION

Land divisions that are not accompanied by a request requiring Planning Commission action 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:            Cemetery; R-1  
West:            Single Family; R-1

The subject site is a 1.8+ acre parcel of land developed with a residence on the southwest corner. The applicant wishes to subdivide the site in order to sell the residence and build a home on Parcel A. Ordinarily staff does not support the creation of deep lots. The site is surrounded by lots of similar configuration which span the block between 64th Street and 65th Street Expressway. Further subdivision of the site would have to be provided access from adjacent parcels. Staff would caution the applicant to locate any proposed structures with future development in mind.

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The existing shed on Parcel A shall be relocated or demolished.

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .0149 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION

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

RECOMMENDATION

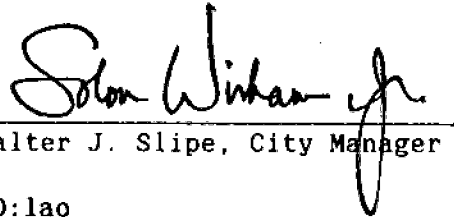
The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon comment by the Subdivision Review Committee recommends:

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

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

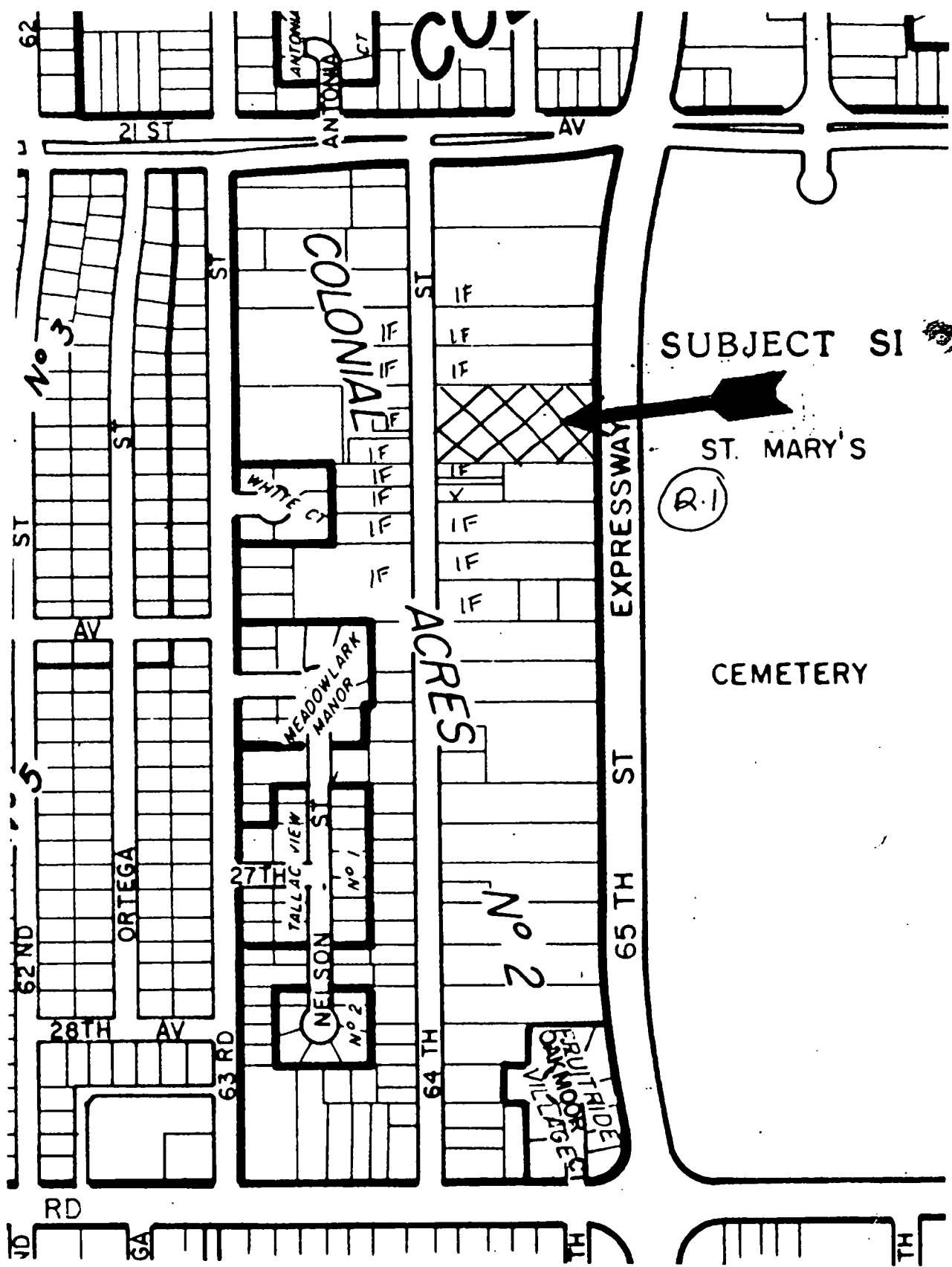
RECOMMENDATION APPROVED:

  
For. Walter J. Slipes, City Manager

SD:lao  
attachments  
P86-355

November 5, 1986  
District No. 6

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VICINITY - LAND USE - ZONING

~~REDACTED~~  
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# RESOLUTION No. 86-866

Adopted by The Sacramento City Council on date of

**APPROVED**  
BY THE CITY COUNCIL

NOV 13 1986

OFFICE OF THE  
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND  
APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED  
AT 4171 64TH STREET.  
(P86-355) (APN: 023-152-11)

WHEREAS, the City Council on November 5, 1986, held a public hearing on the request for approval of a tentative map for property located at 4171 64th Street;

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 Agency 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, subsection (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 Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Plan in that the site is designated residential in the 1974 General Plan and the proposed map conforms with the plan designation.

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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 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. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
  - a. Provide street lights pursuant to Section 40.811 of the City Code.
  - b. Place the following note on the final map: Water and sewer service connections 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 ninety (90) days prior to the filing of the final map.
  - d. Meet all County Sanitation District requirements.
  - e. Abandon existing well to the satisfaction of the County Health Department.
  - f. Monument new lot lines.
  - g. Relocate shed on Parcel A to Parcel B or demolish it.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P86-355

# TENTATIVE PARCEL MAP

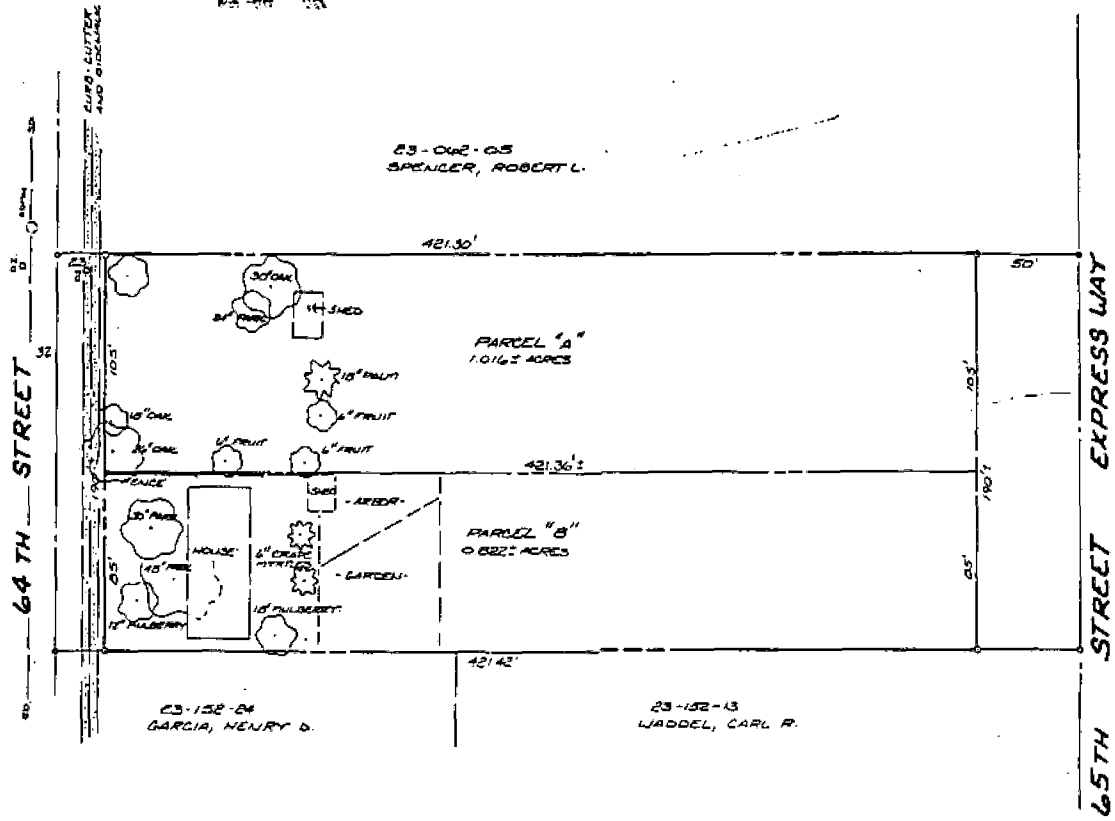
LOT 24 OF "COLONIAL ACRES NO. 2" RECORDED IN 15 B.M. 22

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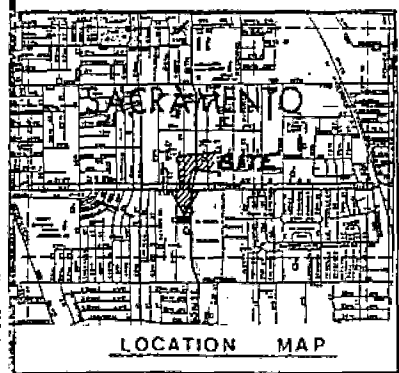
P86 355



**CNA ENGINEERING INC.**  
CIVIL ENGINEERING - LAND SURVEYS - PLANNING - STRUCTURAL DESIGN



SCALE 1"=40'



**OWNER**  
MR. PAUL SATTELMAYER  
2631 FOLSOM BOULEVARD  
SACRAMENTO, CA. 95826  
PHONE: (916) 303-7493

**ENGINEER**  
C.N.A. ENGINEERING, INC.  
2550 VALLEY RD. #5  
SACRAMENTO, CA. 95821  
PHONE: (916) 483-3746

**PARCEL NO.**  
APN: E3-152-11

**EXISTING USE**  
DUPLX  
ZONING R-1

**PROPOSED USE**

**SEWER DISPOSAL**  
CITY OF SACRAMENTO

**WATER**  
CITY OF SACRAMENTO

**SCHOOL DISTRICT**  
SACRAMENTO CITY

**FIRE DISTRICT**  
SACRAMENTO CITY

**PARK DISTRICT**  
SACRAMENTO CITY

**ELECTRICAL**  
S.M.U.D.

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