

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JANUARY 13, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND  
APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED  
AT 6006 BELLEAU WOOD LANE

(P93-173) (APN: 035-0061-001)

WHEREAS, the City Planning Commission on January 13, 1994, held a public hearing on the request for approval of a Tentative Map for property located at the above described location;

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 review pursuant to CEQA Section 15305a and 15315;

WHEREAS, the Subdivision Review Committee has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

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

WHEREAS, the City Planning Commission 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 COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The tentative map for the proposed subdivision is hereby approved based upon the findings of fact which follow:

- A. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
  - B. 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. Both the City General Plan and the Airport Meadowview Community Plan designate the subject site for residential uses.
  - C. 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.
  - D. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
2. In the matter of the hereby approved requested subdivision modification to reduce lot size and area, and waive the Parkland Dedication fees, the Planning Commission makes the following findings of fact:
- A. The City Planning Commission determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the subdivision ordinance in that 1) the size of the corner parcel still is adequate to support the existing single family residence; and 2) the development of the parcel does not impact the City of Sacramento park system.
  - 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 size of the parcel does not impact the cost, and the development does not have an impact on the park system which warrants the payment of the Parkland Dedication in lieu fee.
  - 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 the corner parcel is adequate in size to support the existing single family residence and the development does not impact the City of Sacramento Park system.
  - 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.

3. The Tentative Map (Exhibit C-1) 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. Show all existing easements;
  - B. Show location of existing sanitary sewer service. A private easement across Parcel 1 to service Parcel 2 may be required;
  - C. Remove and reconstruct existing deteriorated curb, gutter and sidewalk per City standards;
  - D. Negotiate with the Sacramento City Unified School District a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the District's Board of Trustees; and
  - E. Dedicate the southwesterly 5 feet of Parcel 1 as a public utility easement for overhead utilities and appurtenances.

**ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required. All required improvements must be constructed to the City's satisfaction and no improvements may be bonded for or have other securities posted to assure completion. If these conditions cannot be satisfied, a parcel map may be required;
- B. Prepare a grading plan in accordance with the grading ordinance at the time of Building Permit;
- C. Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
- D. Provide separate sewer and metered water services to Parcel 1 at time of Building Permit; and

E: No duplex will be allowed on Parcel 2 in the future.

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CHAIRPERSON

ATTEST:

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SECRETARY TO PLANNING COMMISSION

**P93-173**