



CITY OF SACRAMENTO

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CITY MANAGER'S OFFICE  
**RECEIVED**

JAN 18 1980

CITY PLANNING DEPARTMENT

915 "I" STREET  
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 442-5604

ETHAN BROWNING, JR.  
PLANNING DIRECTOR

January 14, 1980

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Impact Determination
  2. Tentative Map (P-8829)
  3. Subdivision Modification to waive frontage improvements

LOCATION: 5520 20th Avenue

SUMMARY

This is a request for entitlements necessary to divide a .37+ acre site into two single family lots. The purpose of the division is to separate the existing dwelling from the vacant portion of the lot. The staff and Subdivision Review Committee recommended approval of the request.

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 use and zoning are as follows:

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

**FILED**  
BY THE CITY COUNCIL *Cont 40*  
JAN 22 1980 *1-29-80*

OFFICE OF THE  
CITY CLERK

APPROVED  
BY THE CITY CLERK

JAN 29 1980

OFFICE OF THE  
CITY CLERK

A Negative Declaration for the project was filed on January 11, 1980.

Staff has no problem with the applicant's request to waive street improvements along 20th Avenue as there are no drainage facilities to accommodate the curbs, gutters and sidewalks. Staff concurs with the Subdivision Review Committee's recommendation that the applicant enter into an agreement with the City to participate in any future assessment districts to provide improvements.

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 and Subdivision Modification subject to the following conditions:

1. Applicant shall locate water and sewer service pipe lines on map. If either service crosses proposed Parcel B, easements shall be provided.
2. The following note shall be placed on the final map: The owner and subdivider of this property has entered into an agreement with the City of Sacramento, recorded herewith as Agreement No. \_\_\_\_\_ by which the City has agreed to waive the requirements of Chapter 40 of the Sacramento City Code to install certain improvements in consideration for the owner and subdivider's consent to participate in future assessment districts in this area. It is intended that this agreement shall run with the land and bind the owner and subdivider and his successors in interest.

If the City Council concurs with this recommendation, the proper action would be to adopt the attached Tentative Map Resolution.

Respectfully submitted,

  
Ethan Browning, Jr.,  
Planning Director

RECOMMENDATION APPROVED:

  
Walter J. Slupe, City Manager

January 22, 1980  
District No. 5

EBj:HY:bw

Attachments  
P-8829

21-291-43

21-291-54

21-291-40

20<sup>TH</sup> AVE.

50'

COLONIAL HEIGHTS

43.30'



1" = 20'

EAST COLONIAL HEIGHTS

21-291-28

21-291-29

PARCEL A 81502N

21-291-55

PARCEL B 81502N

21-291-56

21-291-57

130.85'

62.30'

OWNER:  
ROBERT H. NIELSEN  
3242 MARCONI AVE.  
CARMICHAEL CA 95608

AGENT:  
MIKE HAIR  
926 DORNADO WY  
SACRAMENTO CA 95825  
851-9146

ENGINEER:  
DENNIS DAVIS  
8141 DART WY  
ORANGEVALE CA 95662  
967-0488

PROPOSED USE:  
TWO LOTS

PRESENT USE:  
A - SINGLE FAMILY  
B - VACANT

WATER:  
SEE MAP

SANITATION:  
SEE MAP

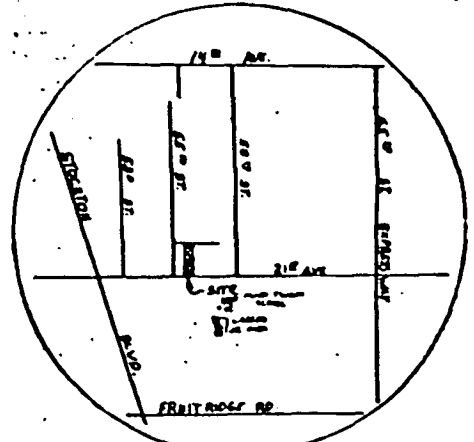
STREET:  
PUBLIC

NUMBER OF LOTS:  
TWO

LOT DIMENSIONS & AREA:  
PARCEL NUMBER:  
021-291-2C

21<sup>ST</sup> AVE.

100'



LOCATION MAP NO SCALE

23-031-B

23-031-17

23-031-18

POR. TALLAC VILLAGE NO. 6

**RESOLUTION NO.**

*80-060*

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP  
FOR 5520 20th AVENUE (APN: 021-291-20) (P-8829)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 0.37 acre that is located at 5520 - 20th 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 January 22, 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 Colonial Community Plan in that the plans designate the subject site for Light Density Residential.
- 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 County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.

*APPROVED*  
BY THE CITY COUNCIL

JAN 29 1980

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 area drainage improvements do not exist, thereby preventing logical improvements for curb, gutters and sidewalks.

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

Fact: The neighborhood drainage and street improvements do not exist, therefore improvements on this parcel would be non-productive.

Fact: The map as conditioned requires that the owner sign an agreement to participate in any future assessment districts.

- 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 lack of improvements will not adversely affect the area nor alter existing conditions.

- 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 sites being created are for single family homes which are consistent with the existing Community and General Plans.



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. Applicant shall locate water and sewer service pipe lines on map. If either service crosses proposed Parcel B, easements shall be provided.
  - 2. The following note shall be placed on the final map: The owner and subdivider of this property has entered into an agreement with the City of Sacramento, recorded herewith as Agreement No. \_\_\_\_\_ by which the City has agreed to waive the requirements of Chapter 40 of the Sacramento City Code to install certain improvements in consideration for the owner and subdivider's consent to participate in future assessment districts in this area. It is intended that this agreement shall run with the land and bind the owner and subdivider and his successors in interest.

\_\_\_\_\_  
MAYOR

ATTEST:

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



# CITY OF SACRAMENTO

15

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-6426

LORRAINE MAGANA  
CITY CLERK

January 30, 1980

Robert Nielsen  
5242 Marion Avenue  
Carmichael, CA 95608

Dear Mr. Nielsen:

On January 29, 1980, the City Council adopted the enclosed certified resolution adopting Findings of Fact, approving a request for subdivision modification and tentative map for 5520 20th Avenue. (APN: 021-291-20) (P-8829)

Sincerely,

  
Lorraine Magana  
City Clerk

LM:HO'

Encl.

cc: Mike Hair  
Planning Department

Item No. 15