

CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
JAN 28 1981

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

January 28, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Negative Declaration
 2. Subdivision Modification to waive curb, gutter, sidewalk, and street lights
 3. Subdivision Modification to waive sewer and water services
 4. Tentative Map (P-9235)

LOCATION: Northeast corner of Lock Avenue and 27th Street

SUMMARY

This is a request to divide 0.5+ vacant acres into three residential parcels located in the R-1 Zone. The staff and the Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent Variance, Rezoning, or Plan Amendment request can be reviewed by staff and transmitted directly to the City Council, thus eliminating the requirement for consideration by the Planning Commission.

The surrounding land uses are residential (R-1). Staff has no objection to the proposal in that similar lots are located in the surrounding area.

A Negative Declaration was filed on January 23, 1981.

The City Engineer recommends a waiver of the water and sewer connection to the parcels until such time as the building permits are obtained. The City Engineer prefers not to have inactive service

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lines to avoid deterioration of unused connections. The service lines are only being deferred until actual development occurs.

In reference to the Subdivision Modification to waive frontage improvements, the City Engineer recommends the waiver of these street improvements because drainage facilities are not available on 27th Street or Lock Avenue. However, staff suggests that the applicant be required to enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage.

RECOMMENDATION

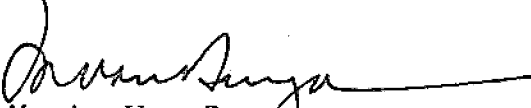
The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends the following:

1. Approval of the Subdivision Modification to waive curb, gutter, sidewalks and street lights;
2. Approval of the Subdivision Modification to waive sewer and water services;
3. Approval of the Tentative Map subject to the following conditions:
 - a. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 - b. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A, B, and C. These services must be paid for and installed at the time of obtaining building permits.
 - c. The applicant shall enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage. A note shall be placed on the final map referencing the agreement.
 - d. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
 - e. Sewer and water lines shall be extended to all parcels prior to filing the final map.
 - f. The applicant shall dedicate a 20-foot radius around the corner of 27th Street and Lock Avenue.

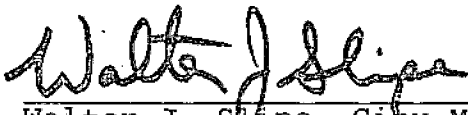
- g. The applicant shall regrade the lots to drain to the street prior to filing the final map.

It is recommended that the City Council adopt the attached Tentative Map/Subdivision Modification Resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slupe, City Manager

MVD:WW:jm
Attachments
P-9235

February 3, 1981
District No. 7

RESOLUTION No. 81-073

Adopted by The Sacramento City Council on date of

FEBRUARY 3, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT THE NORTHEAST CORNER
OF LOCK AVENUE AND 27TH STREET (P-9235
(APN: 041-064-08)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Subdivision Modification and Tentative Map for property located at the north-east corner of Lock Avenue and 27th Street (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on February 3, 1981, 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 Airport 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.

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- 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: Since the services will be obtained at the time of securing building permits, and frontage improvements will be installed when an assessment district is formed, the modification does not constitute a hazard to the public health, safety, or welfare.

- 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 provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 - 2. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A, B, and C. These services must be paid for and installed at the time of obtaining building permits.
 - 3. The applicant shall enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage. A note shall be placed on the final map referencing the agreement.
 - 4. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
 - 5. Sewer and water lines shall be extended to all parcels prior to filing the final map.

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BY THE CITY COUNCIL

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.

G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

H. 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: It is undesirable to have inactive service lines.

Fact: Since the area does not have public drainage facilities it would be impractical to install frontage improvements.

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 division of property does not involve financial benefit through the waiver of service connections and frontage improvements in that the connections will be provided when the parcels are developed and the frontage improvements will be installed when an assessment district is formed.

6. The applicant shall dedicate a 20-foot radius around the corner of 27th Street and Lock Avenue.
7. The applicant shall regrade the lots to drain to the street prior to filing the final map.

MAYOR

ATTEST:

.....

CITY CLERK

P-9235

YREKA AVE.

SS.M.M.

6" WATER MAIN

GATE VALVE

R.H.

PROVOST

GETZ S.F.

USRY S.F.

PUBLIC ALLEY

156.7'

100'

56.7'

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PARCEL 'B'

6950 S.F.

PARCEL 'C'

7626 S.F.

PARCEL 'A'

7000 S.F.

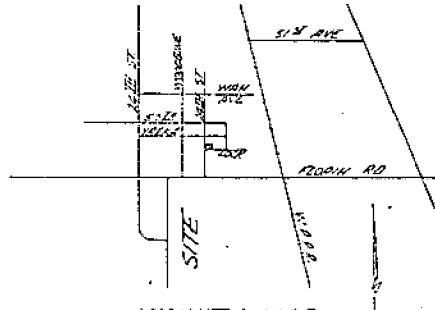
WIEDERMAN

V.

CHIN

V.

P 9230



VICINITY MAP

1" = 20'

OWNER: MARVIN W. & CAROLYN J. CLARK
96 41 HAWKINS REAL ESTATE
4333 MID LINDA BLVD.
MID LINDA, CA 95673

ENGINEER: ALLIED ENGINEERING, SURVEYING & PLANNING
83 JOY LGTT 968-7533
CITRUS HEIGHTS, CA 95610

ASSESSOR'S # 61-060-8

ZONING: R-1

WATER: CITY OF SACRAMENTO

SEWAGE: CITY OF SACRAMENTO

PRESENT USE: VACANT

PROPOSED USE: THREE RESIDENTIAL LOTS

TENTATIVE PARCEL MAP

BEING A PORTION OF LOT 114 OF 'CAMELLIA ACRES', 15 BM 21, LOCATED IN THE S 1/2 OF SEC. 31, T.8N-R.5E, M.D.M., CITY OF SACRAMENTO, CALIF.

OCTOBER, 1980

SCALE: 1" = 20'

ALLIED ENGINEERING, SURVEYING & PLANNING
AUBURN CITRUS HEIGHTS



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

MEMORANDUM

TO: WALTER J. SLIPE, CITY MANAGER
FROM: LORRAINE MAGANA, CITY CLERK *LM*
SUBJECT: REFERRAL OF ITEM NO. 20, COUNCIL AGENDA OF FEBRUARY 3, 1981
DATE: FEBRUARY 3, 1981

Pursuant to Council action, the following matter was referred to you:

Councilperson Connelly requested that policy is formulated on future improvements in subsidized assessment districts.

sj

cc: Councilperson Connelly



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

February 4, 1981

Allied Engineering, Surveying & Planning
P.O. Box 2077
Citrus Heights, CA 95610

Gentlemen:

On February 3, 1981, the City Council approved the following for property located at the northeast corner of Lock Avenue and 27th Street (P-9235):

- A. Subdivision modification to waive curb, gutter, sidewalk and street lights
- B. Subdivision modification to waive sewer and water services
- C. Tentative map to divide 0.5+ vacant acre into three residential parcels in the Single Family R-1 Zone

Sincerely,


Lorraine Magana
City Clerk

LM:sj
Encl.

cc: Marvin W./Carolyn J. Clark
Planning Department



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

January 19, 1981

Owner of Property:

Marvin W./Carolyn J. Clark
c/o H. Hawkins Real Estate
6333 Rio Linda Blvd.
Rio Linda CA 95673

On January 16, 1981, the following matter was filed with my office to set a hearing date before the City Council.

Various requests for property located at the northeast corner of Lock Avenue and 27th Street. (P-9235) (FT) (D7)

- a. Subdivision Modification to waive curb, gutter, sidewalk, and street lights.
- b. Subdivision Modification to waive sewer and water services.
- c. Tentative Map to divide 0.5+ vacant acre into three residential parcels in the Single Family R-1 Zone.

The hearing has been set for February 3, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

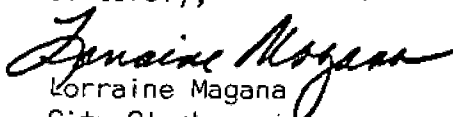
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,


Lorraine Magana
City Clerk

LM:am

cc: Allied Engineering, Surveying & Planning
P-9235 (27)



OFFICE OF THE CITY CLERK
918 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 440-6426

NOTICE OF CITY COUNCIL HEARING