



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE  
**RECEIVED**  
MAY 25 1983

MARTY VAN DUYN  
PLANNING DIRECTOR

May 24, 1983

**APPROVED**  
BY THE CITY COUNCIL

City Council  
Sacramento, California

MAY 31 1983

Honorable Members in Session:

OFFICE OF THE  
CITY CLERK

- SUBJECT:
1. Environmental Determination (Exempt 15115);
  2. Subdivision Modification to waive sewer and water service to Parcel B;
  3. Subdivision Modification to create lots in excess of 160 feet in depth;
  4. Tentative Map (P83-104)(APN: 274-083-38)

LOCATION: 2441 Morell Street

SUMMARY

The applicant is requesting the necessary entitlements to subdivide .4+ acres of land into two parcels. The purpose of the division is to locate the existing residence on a separate parcel and create a second parcel for future development. The staff and the Subdivision Review Committee recommend approval of the tentative map and subdivision modifications subject to conditions.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent request for a variance, rezoning, special permit or plan amendment can be reviewed by the staff and transmitted directly to the City Council, thus eliminating review by the Planning Commission.

Surrounding land uses and zoning are as follows:

- North: Single family residence; R-1
- South: Single family residence; R-1
- East : Single family residence; R-1
- West : Single family residence; R-1

The subject site is located in an area that is developed with single family dwellings on primarily large lots. The area is zoned R-1. Public sewer and water are available to the site. The City Engineer has recommended that the sewer and water connections be waived for Parcel B until building permits are obtained. This is necessary to avoid inactive lines and illegal hookups.

In reference to the Subdivision Modification to create a lot in excess of 160 feet (deep lot) staff has no objection to this request. The dimensions of the site make it impossible to meet all standard requirements.

The Planning and Community Services Departments have determined that .0112 acres of land are required for parkland dedication purposes and that fees are to be required in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

Staff requests that none of the trees be removed without the approval of the City Arborist.

The Environmental Coordinator has determined that the proposed project is exempt from environmental determination (CEQA Sec. 15115).

RECOMMENDATION

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

- 1. Adopt the attached resolution adopting findings of fact and approving the tentative map and subdivision modifications subject to conditions.

Respectfully submitted,

*for Howard*  
*for Marty Van Duyn*  
 Marty Van Duyn  
 Planning Director

RECOMMENDATION APPROVED:

*Walter J. Slise*  
 \_\_\_\_\_  
 Walter J. Slise, City Manager

MVD:SD:cp  
Attachments  
P83-104

May 31, 1983  
District No. 1

# RESOLUTION NO. 83-417

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR  
PROPERTY LOCATED AT 2441 MORELL STREET **APPROVED**  
BY THE CITY COUNCIL

(P-83-104)(APN: 274-083-38)

MAY 31 1983

WHEREAS, the City Council, on May 31, 1983, held a public hearing  
on the request for approval of a tentative map for property located at 2441  
Morell Street; OFFICE OF THE

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 15115;

WHEREAS, the Parcel Map Advisory Committee 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,  
subsections (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 the City General Plan, and Chapter 40 of the  
City Code, which is a Specific Plan of the City. Both the City General Plan  
and the South Natomas Community Plan designate the  
subject site for residential use(s).

- 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 Water 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. In the matter of the hereby approved requested subdivision modification to waive sewer and water service to Parcel B; create lots in excess of 160 ft.

- a. there are special circumstances that affect this property  
that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the present depth of the lot makes it difficult to meet all standards of the Subdivision Ordinance; water & sewer services are only being deferred until building permits are obtained.
- 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 it is not desirable to have inactive service connections; it is not feasible to meet all standard lot dimensions.
- 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 granting of the modification 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 in that the site is designated for residential uses

6. The tentative map 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. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcel B. These services must be paid for and installed at the time of obtaining building permits.
- b. 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 90 days prior to the filing of the final map.

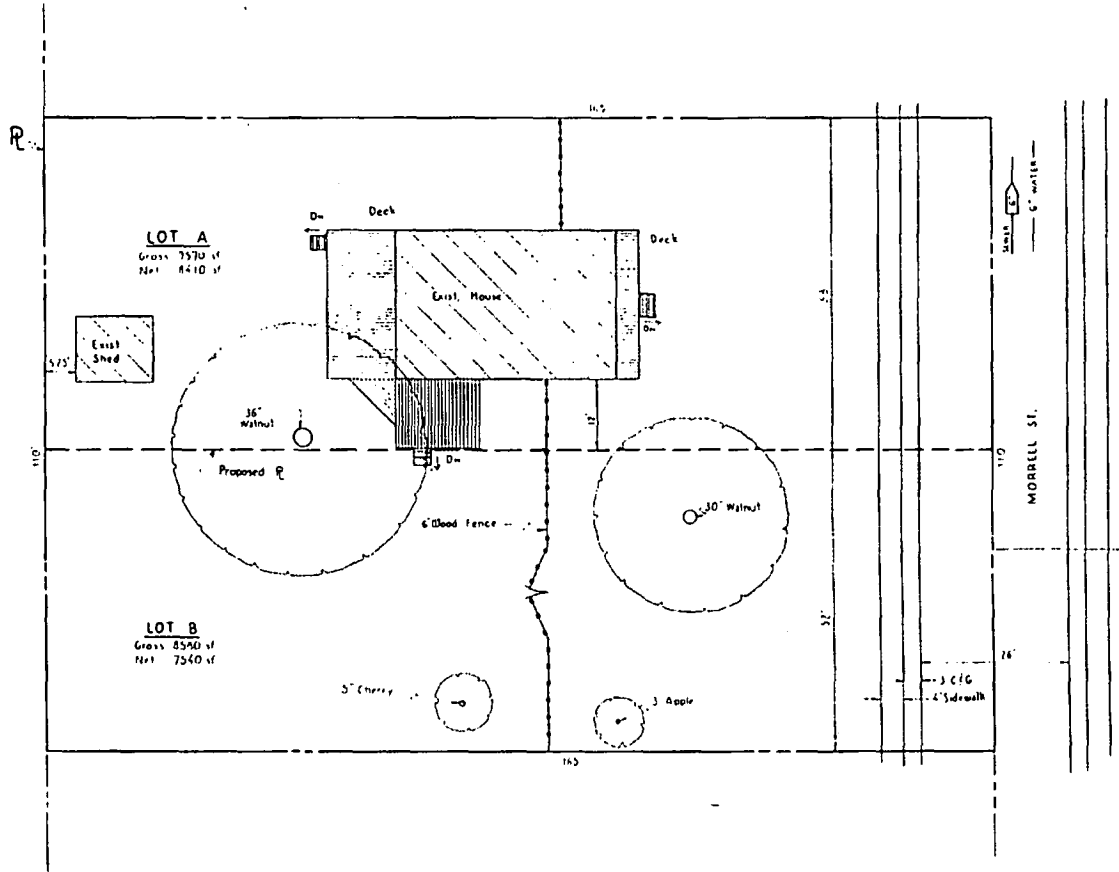
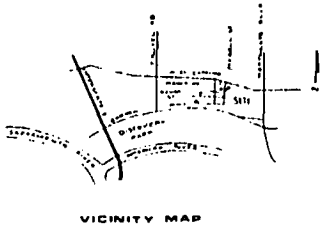
- c. Dedicate two additional feet along the street frontage.
- d. Locate existing sewer and water services for existing house; if these services are not connected to City services, they shall be connected prior to filing the final map. Provide reciprocal easements as required.
- e. Structures shall be made to comply with setback requirements of the Zoning Ordinance.
- f. Place the following note on the final map: Approval of the City Arborist shall be obtained prior to removal of any trees on the site.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P83104



**OWNER:** Estelle and Dave Remy  
2441 Morrell St  
Sac, Ca 95833  
917-4428

**ZONING:** Exist R1  
Proposed R1

**USE:** Single family Residence

**SCHOOL DISTRICT:** NORTH SACRAMENTO

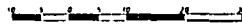
**WATER:** City

**FIRE:** NATOMAS

**SEWER:** County

**TENTATIVE MAP  
PARCEL SPLIT  
APN 274-083-38  
PORTION LOT 12 RIVER GARDENS 18 8M 20**

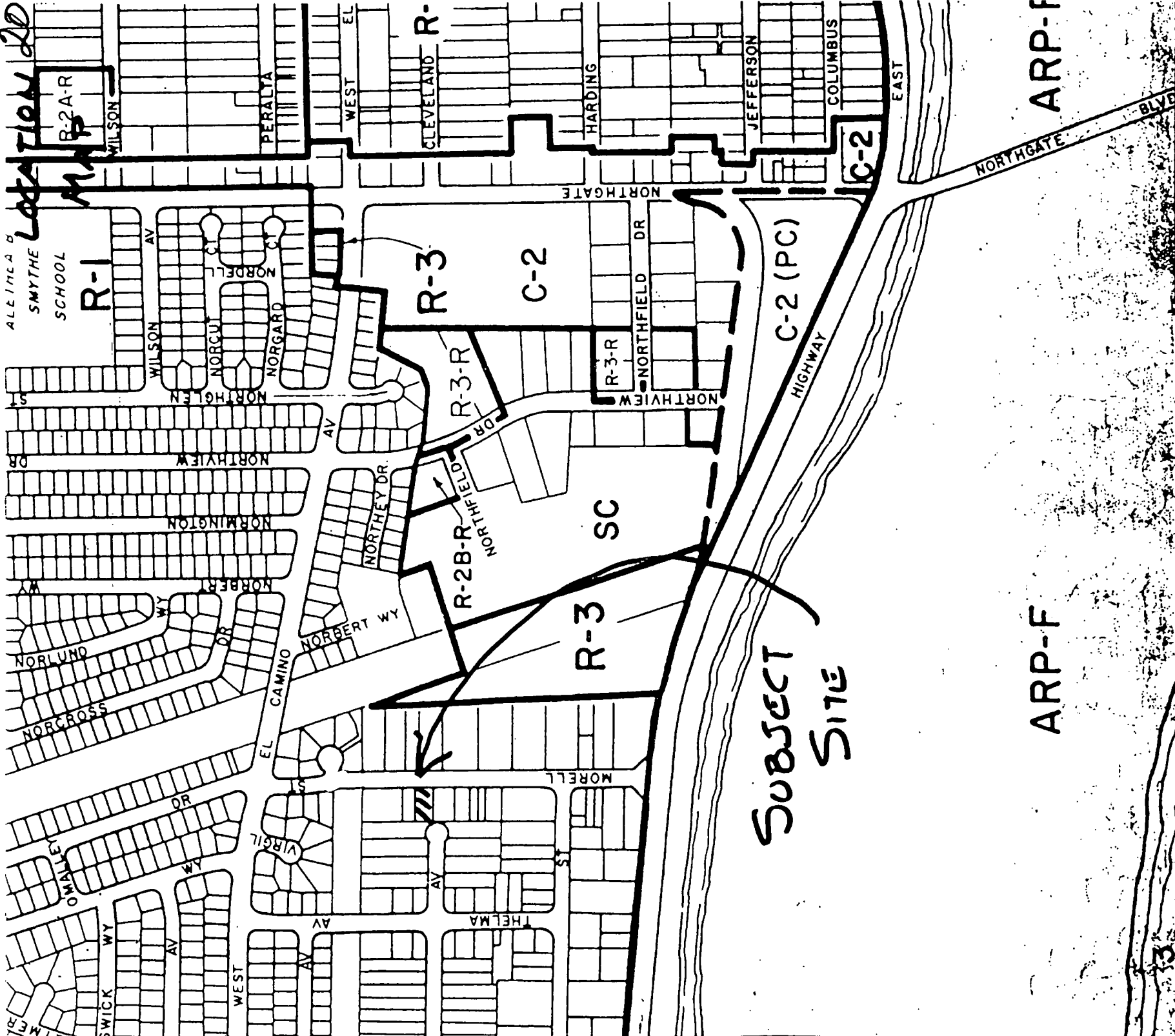
SCALE 1"=10'



JIM M. C. BELLY  
1517  
5157

22

ALLEMA & SMYTHE LOCATION MAP



ARP-F

ARP-F

P03104

8

CITY OF SACRAMENTO  
ORD. NO. 2948-  
ADOPTED JAN.  
TO INCLUDE AI  
THROUGH ORD.

# SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: 4-8-83/SD

Project Location 2441 Morwell Street

**P** 83-104

Assessor Parcel No. 274-083-38

Owners David Rémy

Phone No. 927-4428

Address 2425 Morwell Street, Sacramento CA 95833

Applicant \_\_\_\_\_

Phone No. 635-4528

Address \_\_\_\_\_

Signature \_\_\_\_\_

C.P.C. Mtg. Date \_\_\_\_\_

**REQUESTED ENTITLEMENTS**

**ACTION ON ENTITLEMENTS**

**Filing Fees**

- Environ. Determination Exempt 15115
- General Plan Amend \_\_\_\_\_
- Community Plan Amend \_\_\_\_\_
- Rezone \_\_\_\_\_
- Tentative Map to divide 4+ acres developed with a residence, located in the single family (R-1) zone into 2 parcels.
- Special Permit \_\_\_\_\_
- Variances \_\_\_\_\_
- Plan Review \_\_\_\_\_
- ~~RMD~~ Sub Mod to create lots in excess of 160' deep
- Other Sub Mod to waive sewer and water services to Parcel B

Commission date	Council date	Filing Fees
_____	_____	\$ _____
_____	_____	\$ _____
_____	Res. _____	\$ _____
_____	_____	\$ _____
_____	Res. _____	\$ _____
_____	_____	\$ _____
_____	Ord. _____	\$ _____
_____	_____	\$ _____
_____	Res. _____	\$ _____
_____	_____	\$ _____
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_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

FEE TOTAL \$ \_\_\_\_\_

Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_

By: \_\_\_\_\_ Sec. to Planning Commission

RECEIPT NO. \_\_\_\_\_  
By/date \_\_\_\_\_

**Key to Entitlement Actions**

- |                                    |   |  |
|------------------------------------|---|--|
| R - Ratified                       | D - Denied                                    | IAF - Intent to Approve based on Findings of Fact  |
| Cd - Continued                     | RD - Recommend Denial                         | AFF - Approved based on Findings of Fact           |
| A - Approved                       | RA - Recommend Approval                       | RPC - Return to Planning Commission                |
| AC - Approved W/conditions         | RAC - Recommend Approval W/conditions         | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions |  |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. 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 grounds 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.

**P 83104**

**P**



June 6, 1983

David Remy  
2425 Morell Street  
Sacramento, CA 95833

Dear Mr. Remy:

On May 31, 1983, the Sacramento City Council took the following action for property located at 2441 Morell Street: (P-83104)

Adopted Resolution 83-417 adopting Findings of Fact, approving a Tentative Map and Subdivision Modifications to divide .4± acres developed with a residence, located in the single family (R-1) zone into 2 parcels.

Enclosed, for your records, is a fully certified copy of above referenced resolution.

Sincerely,

Lorraine Magana  
City Clerk

LM/jmb/20  
Enclosure

cc: Planning Department