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CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
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NOV 8 1983

MARTY VAN DUYN
PLANNING DIRECTOR

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

November 2, 1983

APPROVED
BY THE CITY COUNCIL

NOV 15 1983

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination (Exempt 15115)
 2. Subdivision Modification to defer water and sewer service connections;
 3. Subdivision Modification to waive standard subdivision improvements with the exception of a sewer extension;
 4. Tentative Map (P83-310)

LOCATION: 6920 27th Street

SUMMARY

The applicant is requesting the necessary entitlements to divide a 0.7+ acre parcel of land into four separate lots for future single family residential development. The Subdivision Review Committee and staff recommended approval of the request subject to conditions.

BACKGROUND INFORMATION

This request does not require Planning Commission review since there are no concurrent requests for rezoning, special permit, or plan amendment. The project is, therefore, being directly transmitted to the City Council for consideration.

Surrounding land use and zoning are as follows:

- North: Single family residential; R-1
- South: Single family residential; R-1
- East : Single family residential; R-1
- West : Apartments, R-1

The Environmental Coordinator has determined that the project will not have a significant adverse effect on the environment, therefore, this project is exempt from the provisions of CEQA.

The standard subdivision improvements do not exist in this area and the Subdivision Review Committee recommended these improvements be waived until they are to be provided in the area. The Committee did, however, require that the sewer be extended along 27th Street to provide service to Parcel C on the tentative map.

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City Council

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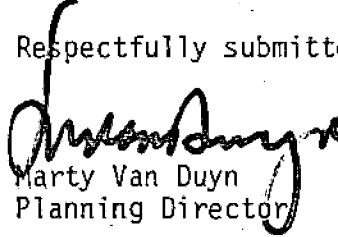
November 2, 1983

RECOMMENDATION

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

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

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

MVD:SC:cp
Attachment
P83-310

November 15, 1983
District No. 7

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RESOLUTION NO. 83-899

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 6902 27TH STREET

APPROVED
BY THE CITY COUNCIL

NOV 15 1983

(P-83-310) (APN:041-041-03)

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on November 2, 1983, held a public hearing on the request for approval of a tentative map for property located at 6902 27th 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 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 Airport 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 water & sewer services and substandard subdivision improvements:
 - a. There are special circumstances or conditions affecting the property to be subdivided
that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that drainage facilities are not available in the area at this time and it is not practical or desirable to provide improvements on an undeveloped site.
 - 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 sewer will be extended along 27th Street and other services will be provided when development occurs.
 - 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 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 use.
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. Prepare a sewer and drainage study for the review and approval of the City Engineer.
 - b. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels/lots A, B, C, and D. These services must be paid for and installed at the time of obtaining building permits.
 - c. Enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage, water and sewer facilities. A note shall be placed on the final map referencing the agreement.

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- d. 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.
- e. Dedicate round corner on 27th Street and Hing Avenue.
- f. Extend sewer line to Parcel C on 27th Street.

MAYOR

ATTEST:

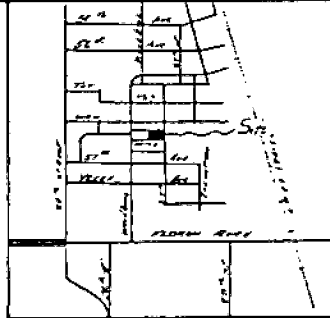
CITY CLERK

P83-310

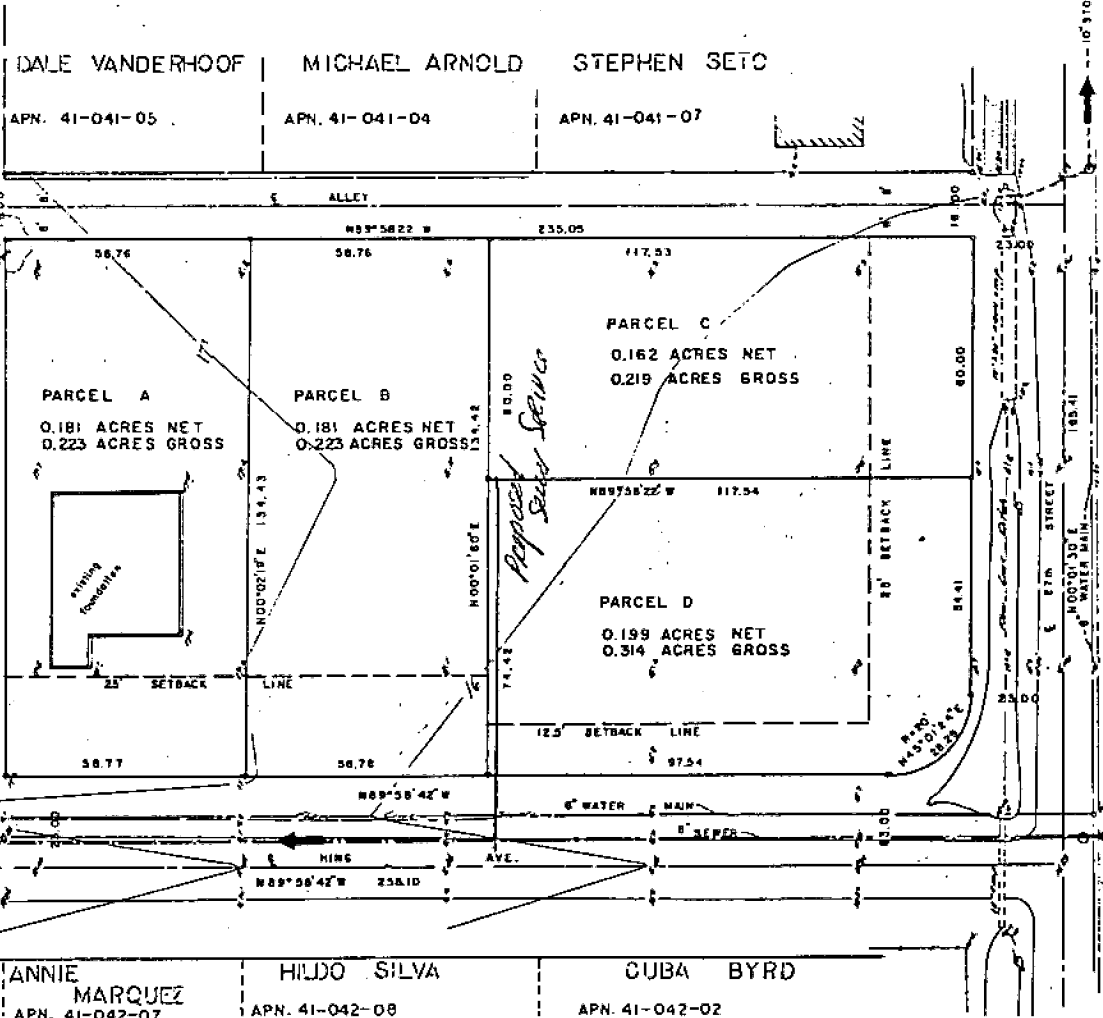
P-83310

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TENTATIVE PARCEL MAP
 LOT 55 of CAMELLIA ACRES
 BOOK 15 OF MAPS, MAP 21
 CITY OF SACRAMENTO, CALIFORNIA
 SEPTEMBER 1983 SCALE 1" = 20'
 VARNEY LAND SURVEYS



APN. 41-035-01
 JEAN I. STENSON
 APN. 41-035-02



VICINITY MAP
 SCALE 1" = 1320'

PROPOSED PARCELS
 FOUR

TOTAL ACREAGE
 PARCEL A 0.181
 PARCEL B 0.181
 PARCEL C 0.162
 PARCEL D 0.199

ASSESSORS PARCEL No.
 41-035-02 41-041-05
SEWAGE DISPOSAL

WATER SUPPLY
 CITY

PARKS AND RECREATION
 CITY

FIRE PROTECTION
 CITY

ZONING
 R-1

SCHOOLS
 SACRAMENTO UNIFIED

PROPOSED USE
 SINGLE FAMILY RESIDENT

STREET IMPROVEMENTS
 No EXISTING CURB, GUTTER OR SIDEWALKS ON PROPERTY

NAME AND ADDRESS OF OWNERS

MARION J. AND MONNIE SMITH
 7518 FLAMINGO WAY
 SACRAMENTO, CA. 95828

TROY G. AND BETTY L. CARNEY
 2005 ROBERT WAY
 SACRAMENTO, CA. 95822

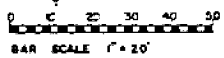
SURVEYOR

VARNEY LAND SURVEYS
 2289 86th AVE.
 SACRAMENTO, CA. 95822



DESCRIPTION

LOT 55 OF CAMELLIA ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON JUNE 2, 1915, IN BOOK 15 OF MAPS, MAP No. 21.



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INDUSTRIAL CITY

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TRACT

SOUTHGATE INDUSTRIAL TRACT
LA GRANDE

MORDOVA TOWNSITE

WOODBINE PARK
WOODBINE SCHOOL

SUBJECT SITE

CAMELLIA ACRES



NO SUNDOWN
NO TRANQUILITY
WEST SERENITY
EAST SERENITY
NANCY
ELITE
SOUTHGATE CLUB
WINNING
INSPIRATION LN
HAPPY
PLEASURE
MOBILE
LUCKY



November 17, 1983

Marion & Bonnie Smith
7518 Flamingo Way
Sacramento, CA 95828

Dear Marion and Bonnie Smith:

On November 15, 1983, the Sacramento City Council took the following action(s) for property located at 6920 27th Street (P-83310):

Adopted a resolution adopting Findings of Fact approving a tentative map to divide a 0.7± acre parcel of vacant land into 4 lots in the Single Family residential zone; and subdivision modification to defer water and sewer services and waive standard subdivision improvements except for sewer extension.

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,



Lorraine Magana
City Clerk

LM/sl/13

Enclosure: **CC83-899**

cc: Planning Department

VARNEY LAND SURVEYS
2285 66th Avenue
Sacramento, CA 95822