



CITY OF SACRAMENTO

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CITY OF SACRAMENTO

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AUG 8 11 12 AM '85

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

CITY MANAGER'S OFFICE
RECEIVED
AUG 8 1985

August 7, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 15315)
2. Tentative Map (P85-263) (APN: 038-151-07) (PT)

APPROVED
BY THE CITY COUNCIL

LOCATION: 7921 43rd Avenue

AUG 13 1985

OFFICE OF THE
CITY CLERK

SUMMARY

This is a request to subdivide one residential parcel into two single family residential lots. Staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

BACKGROUND INFORMATION

Land divisions that are not accompanied by a request requiring Planning Commission review can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding Land Uses and Zoning are as follows:

- North: Elementary School; R-1
- South: Single Family; R-1
- East: Single Family; R-1
- West: Single Family; R-1

The subject site is located in an existing single family residential subdivision. It has remained undeveloped while the rest of the lots are built out. The lots along Morrison Creek are somewhat wider than standard. The applicant, therefore, is able to request to subdivide without accompanying variances or subdivision modification requests. Street improvements are existing.

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .0298 acres of land multiplied by the per acre value established by the applicant's appraiser.

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City Council

-2-

August 7, 1985

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15315).

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors), based upon comment by the Subdivision Review Committee, recommends:

Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,

ART GEE FOR
Marty Van Duyn
Planning Director

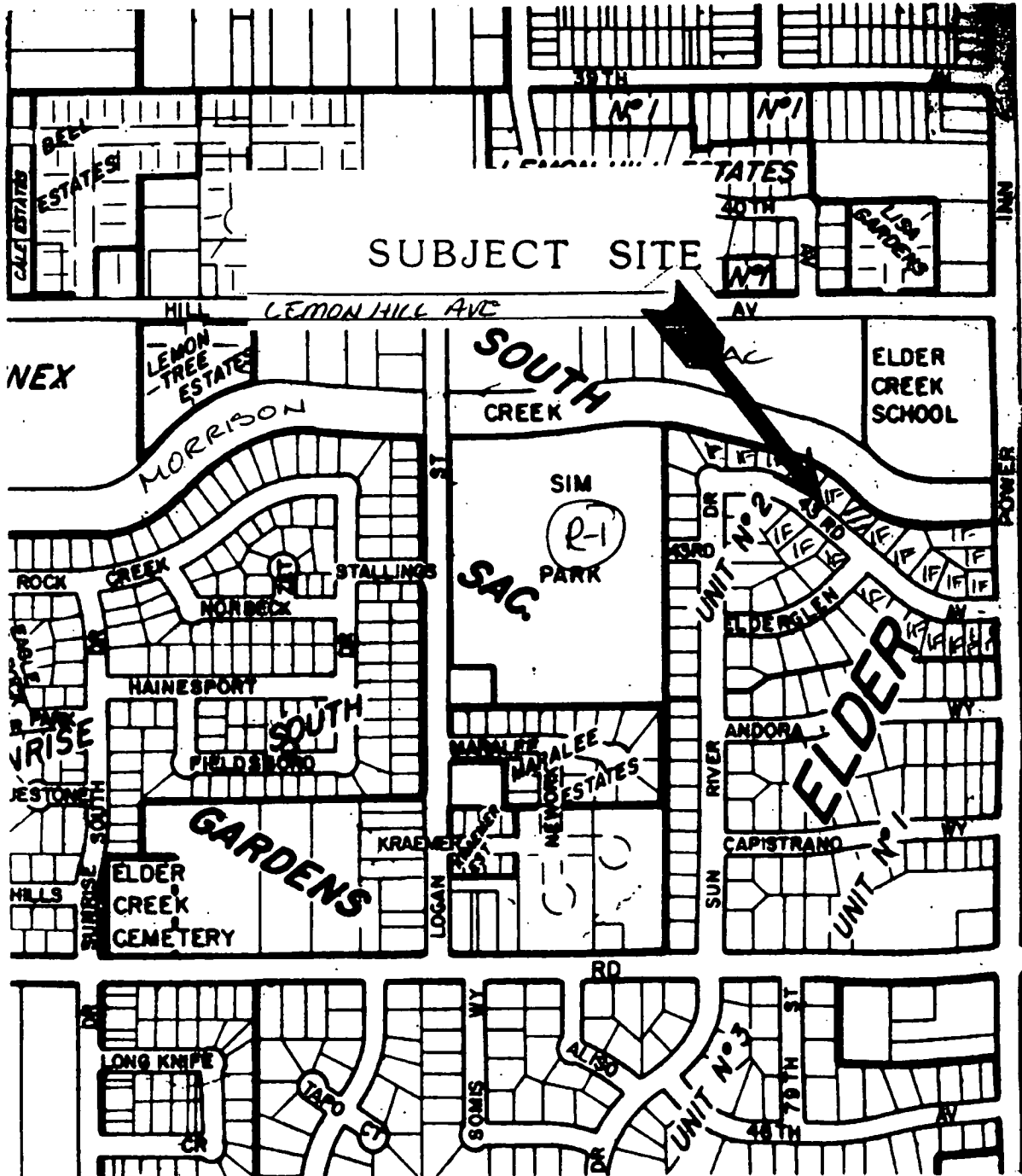
RECOMMENDATION APPROVED:

for: Solon Wiseman Jr
for: Walter J. Slipes, City Manager

SD:lao
attachments
P85-263

August 13, 1985
District No. 6

P85-263



VICINITY - LAND USE - ZONING

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RESOLUTION No. 85-610

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 7921 43RD
AVENUE

APPROVED
BY THE CITY COUNCIL

(P 85-263) (APN: 038-151-07)

AUG 13 1985

WHEREAS, the City Council, on August 13, 1985, held a public hearing on the request for approval of a tentative map for property located at 7921 43rd Avenue

OFFICE OF THE
CITY PUBLIC

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 15315;

WHEREAS, the Parcel Map Advisory Agency 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 1965 Colonial Community Plan designate the subject site for residential use(s).

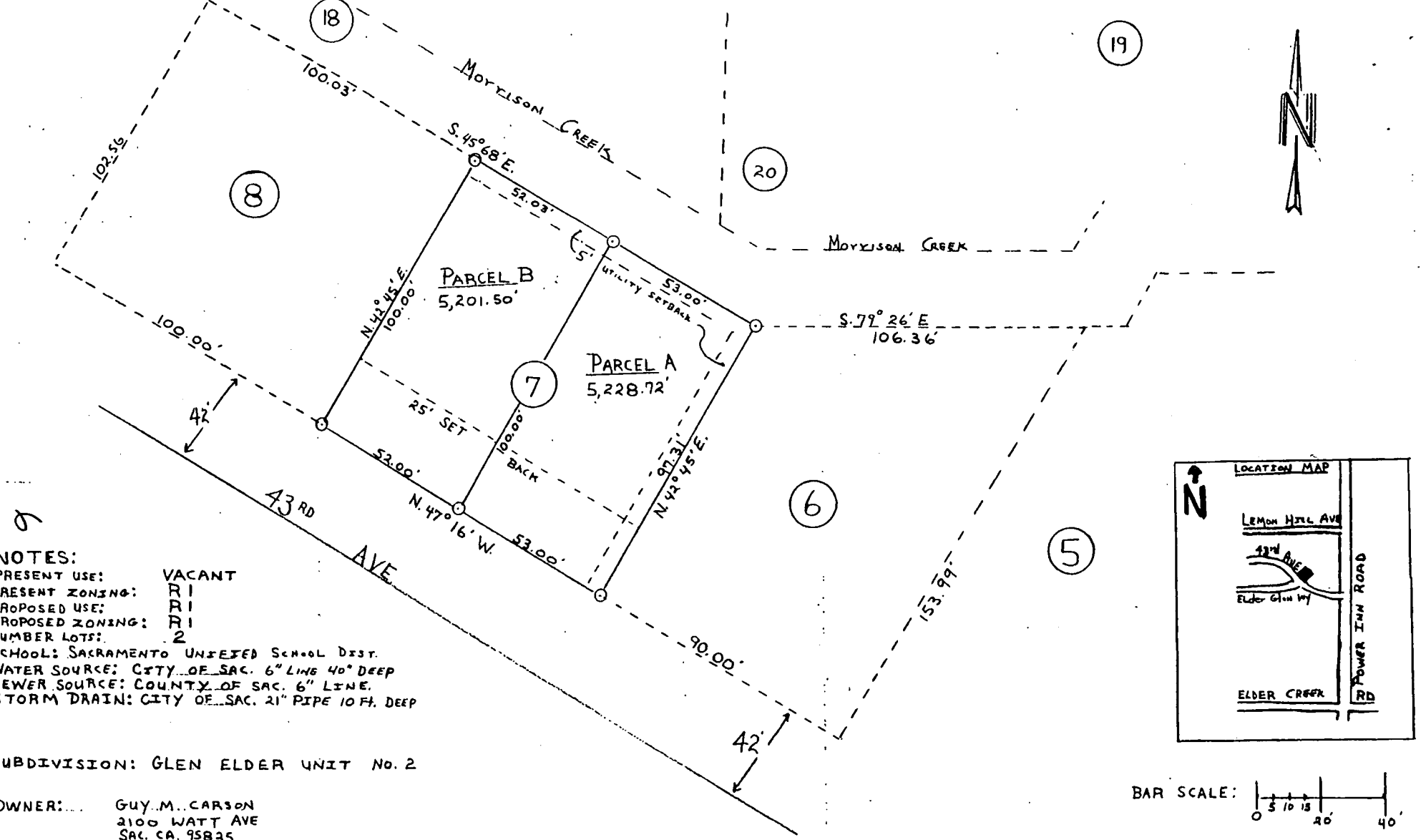
- 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design 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. 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. 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;
 - b. Meet all County Sanitation District requirements;
 - c. Pay off existing assessments; and
 - d. Provide separate sewer and water services.

MAYOR

ATTEST:

CITY CLERK

P85-263



NOTES:
 PRESENT USE: VACANT
 PRESENT ZONING: RR1
 PROPOSED USE: RR1
 PROPOSED ZONING: RR1
 NUMBER LOTS: 2
 SCHOOL: SACRAMENTO UNIFIED SCHOOL DIST.
 WATER SOURCE: CITY OF SAC. 6" LINE 40' DEEP
 SEWER SOURCE: COUNTY OF SAC. 6" LINE
 STORM DRAIN: CITY OF SAC. 21" PIPE 10 FT. DEEP

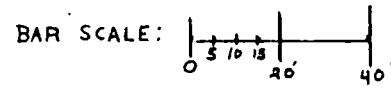
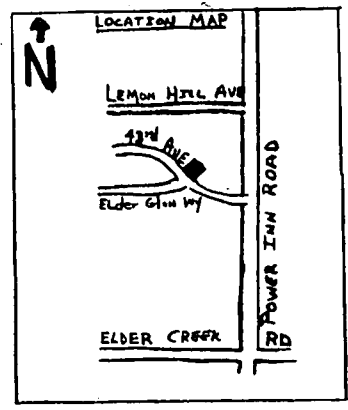
SUBDIVISION: GLEN ELDER UNIT No. 2

OWNER: GUY M. CARSON
 2100 WATT AVE
 SAC. CA. 95835

SUBDIVIDER: DENNIS MORELLI
 12521 LEE SCHOOL ROAD
 WILTON, CA. 95693

ENGINEER: KIM STALEY
 8300 OLIVEHILL
 FAIR OAKS, CA 95628

P85-263



TENTATIVE PARCEL MAP
 PROPERTY OF DENNIS F. MORELLI
 12521 LEE SCHOOL ROAD
 WILTON, CALIF. 95693 916-687-6512

LEGAL DESCRIPTION:
 LOT 90, AS SHOWN ON THE "PLAT" OF
 "GLEN ELDER UNIT NO. 2", RECORDED
 IN THE OFFICE OF THE COUNTY RECORDER
 OF SACRAMENTO COUNTY, MARCH 8, 1955.
 IN BOOK 39 OF MAPS, MAP NO. 37

PARCEL # 03B-151-07

MAP BY: DENNIS MORELLI
 12521 LEE SCHOOL ROAD
 WILTON, CALIF. 95693

SCALE: 1" = 20'
 DATE: MAY 23, 1995

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August 15, 1985

Dennis F. Morelli
12521 Lee School Road
Winters, CA 95693

Dear Mr. Morelli:

On August 13, 1985, the Sacramento City Council took the following action(s) for property located at 7921 43rd Avenue:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to subdivide 0.4± vacant acres located in the Single Family zone into two parcels. (P-85263)

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

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/24

Enclosure

cc: Planning Department