

# THE SPINK CORPORATION

720 F STREET • P.O. BOX 2511 • SACRAMENTO, CA 95811 • TELEPHONE (916) 444-8170

OVER FIFTY YEARS OF SERVICE

September 20, 1984

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO  
SEP 24 8 26 AM '84

Sacramento City Council  
915 I Street, Room 203  
Sacramento, California 95814

Honorable Members in Session:

EAST LAWN MORTUARY COMPANY  
TENTATIVE PARCEL MAP P-84275

The above matter has been set for hearing by your Council on October 2, 1984; however, a request is being filed with the City Planning Department for an additional modification to the provisions of the subdivision regulations. Because of this added submittal, on behalf of our client, we hereby request that our application be returned to the City Planning Department for reconsideration by the Subdivision Review Committee.

Copies of the modification application and Tentative Maps are attached for your information.

Thank you for your favorable consideration of this request.

Respectfully,

THE SPINK CORPORATION

Don P. Magee, Principal Planner

DPM:sjs

Attachments

FILED  
By the City Council  
Office of the City Clerk

*Withdrawn*

OCT 2 1984

*W. Thelrow*

ENGINEERING • ARCHITECTURE • PLANNING • SURVEYING • PHOTOGRAMMETRY

Robert E. Young, C.E., S.E., M.E.  
Gerald S. Smith, P.E.  
Theodore J. D'Amico, P.E.  
Robert C. Hall, C.E.

Ronald W. Smith, C.E.  
Harold A. Wecker, L.S.  
Bruce A. Henz, C.E.

Quentin W. Holmes  
Robert D. Ness, L.S.  
H. E. McChristy, Controller  
Ted A. Smith, P.E.

Charles B. Seifers, P.E.  
John A. Greenwood, L.S.  
Eugene A. Pearson, P.E.

Louis E. Viani, Jr., A.I.A.  
Eric J. Chestnolovick, A.S.L.A.  
Stephen R. AuClair, P.E.  
James J. Barnts, P.E.

Joseph E. Spink, C.E. (1889-1959)

ADDITION TO  
REQUEST FOR SUBDIVISION MODIFICATION

(P84-275)

East Lawn Mortuary Company

Name of Map

22-231-13 and 22-300-02

Assessor's Parcel Number

In accordance with the Provisions of Article 9 of the City of Sacramento's Subdivision Regulations, I hereby request (concurrent)(post) modification to the requirements or standards imposed by said subdivision regulations.

The requested modification is described as:

Waiver of the provisions of Sec. 40.327 of the Subdivision Regulations of the City  
of Sacramento pertaining to "Lots Adjoining City Limits" for the reasons stated in  
the attached summary prepared by The Spink Corporation.

In accordance with Section 40.904 of the City of Sacramento's Subdivision Regulations, I do irrevocably offer to the Planning Commission and City Council to extend the time limits specified under the Subdivision Map Act for reporting and acting upon the above-named tentative map. The extension shall be for such periods of time as are reasonably necessary to permit the review and consideration of the requested modification concurrently with the tentative map.

EAST LAWN MORTUARY COMPANY  
BY: (Signature)  
Subdivider (or designated agent)

SEPTEMBER 19, 1984  
Date

## SUMMARY (P84-275)

In May 1983, The Spink Corporation was commissioned to determine the feasibility of developing the north 2 acres<sup>±</sup> of Parcel Number 22-300-02 which is located on the north side of Fruitridge Road, 200 feet west of Mendocino Boulevard. This portion of the parcel is virtually landlocked by the existing Andrews & Grielich Funeral Home, which occupies the south 198 feet along with Parcel Number 22-231-13. The building straddles the line between the two parcels and each parcel is in a different tax code area. The funeral home occupies all access to both Mendocino Boulevard and Fruitridge road.

The City/County line is situated on the east boundary line of Parcel Number 22-300-02, and thereby necessitating access to the proposed parcel to Mendocino Boulevard to be over property within Sacramento County. We ascertained that such access would be acceptable to Sacramento County by contracting Lee Kies, County Surveyor. With this assurance, we then met with a member of the City Planning staff to discuss the situation and the response was favorable. We were advised to submit a Tentative Parcel Map showing Parcel 22-231-09 on the map (even though it was outside the City) as the access to the landlocked parcel.

After obtaining this and other pertinent information, we completed and transmitted our feasibility study to the clients on June 12, 1983, recommending they acquire Parcel Number 22-231-09. The deed was recorded on January 20, 1984.

On February 24, 1984, we met with 2 members of the City Engineer's office to determine whether a tentative parcel map or application for lot line adjustment should be applied for to create the desired parcel, noting that the existing parcel line was also a tax code area line. They were receptive to either method and suggested we contact the Planning staff for their preference.

We immediately met with Planning, this time a different staff member, and was then advised that it was doubtful that we could proceed by either method because (1) public street access being across property outside the City, even though said access parcel was to be deeded to any future owner of the newly-created parcel, and (2) the lot line adjustment would place the proposed southerly parcel in 2 tax code areas.

At our request, the staff member agreed to investigate further as to the validity of any way to accomplish our purpose and to advise us. We again met with the County Surveyor and reconfirmed that the County had no objection to having access to the proposed parcel over a parcel in the County.

On April 8 and 10, we met with L.A.F.C.O. staff, County Special District office and the County Assessor's office and ascertained the tax code area line probably could not be changed, and if possible, would "take an act of Congress."

We again met with the second planning staff member on May 15, 1984, and were advised that superior members had agreed with the opinion given us on February 24, 1984.

We subsequently called the first planning staff member, explained our plight and requested his assistance and guidance. Then, at a meeting on May 27, 1984, he advised us to file a Tentative Parcel Map indicating the two parcels, one of which would be landlocked with access by means of a reciprocal easement to Fruitridge Road.

The map was prepared based upon the above instructions and the application filed July 19, 1984.

At the Subdivision Review Committee meeting on August 8, 1984, we briefly outlined the above and a lengthy discussion followed. The main topic centered on the undesirable location of the access easement through the funeral home parking lot to the landlocked parcel. We assured the committee the acquired lot would be the primary access and would be deeded with the landlocked parcel.

The Planning representative voiced concern the City would not have any control over property in the County, suggesting annexation. The engineering representative suggested the acquired parcel be included with the landlocked parcel.

We assured the committee the property owner was favorable to annexation but did not want to delay the parcel map the length of time annexation would require. We also advised the committee we would investigate the possibility of combining the acquired parcel with the landlocked parcel with the County and requested a continuance to the next meeting to do so. We noted that we would request the County to call the engineering and Planning representatives with their recommendation.

After the continuance, we immediately met with the County Surveyor and the map checking supervisor. They advised the Subdivision Map Act had been amended to delete the prohibition of parcels which cross City-County lines, and suggested the following procedure be utilized:

- A. The Tentative Map approval be conditioned to require A.P.N. 22-231-09 (the acquired parcel) to be included in proposed Parcel A.
- B. The Final Map would require the signatures of both City and County.
- C. In addition to City fees, the developer also pay the County the normal checking fee.

At the August 29, 1984, meeting of the Subdivision Review Committee, we reported the above suggestion. The matter was discussed further with Planning expressing their recommendation for denial because of lack of public street access to one parcel and the City Subdivision Ordinance prohibiting parcels across the City limits.

The engineering representative suggested the map be sent forward with two recommendations and/or conditions based upon the map as submitted and as suggested by the County. The chair (Planning representative) stated that "only the map before them" could be acted upon by the committee.

The motion to deny the map as submitted, made by the water/sewers representative and seconded by Planning, carried.

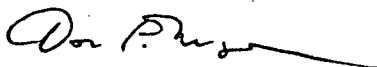
Based upon (1) the above circumstances; (2) that it is unlikely that the two acres within the City could be developed separately without access over property outside of the City; (3) after recordation, the parcels could not again be separated without city concurrence, thereby giving the City assurance of permanent frontage on Mendocino Boulevard; and (4) further entitlements will be necessary before any development of the property can occur, we strongly feel that the granting of the additional modification is justified.

The conditions of approval of the Tentative Map and modification as suggested by the County Surveyor could be amended by adding one other:

- D. An application for annexation of A.P.N. 22-231-09 to the City be filed before recordation of the final Parcel Map.

Respectfully submitted,

THE SPINK CORPORATION



Don P. Magee  
Principal Planner

DPM:jo

**TENTATIVE PARCEL MAP**  
**EAST LAWN MORTUARY COMPANY**

**APN: 22-231-13 & 22-300-02**

**CITY OF SACRAMENTO**

**JULY, 1984**

**OWNER & SUBDIVIDER:**  
 EAST LAWN MORTUARY COMPANY  
 P.O. BOX 19334  
 SACRAMENTO, CA 95819

**ENGINEER:**  
 THE SPINK CORPORATION  
 P.O. BOX 2611  
 SACRAMENTO, CA 95811  
 HAROLD A. WECKER L.S. 3013

**PRESENT ZONING:**  
 C-2 & R-1

**PROPOSED ZONING:**  
 C-2 & R-1

**PRESENT USE:**  
 MORTUARY & VACANT

**PROPOSED USE:**  
 MORTUARY & RESIDENTIAL

**NO. OF LOTS:**  
 2

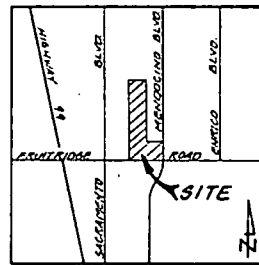
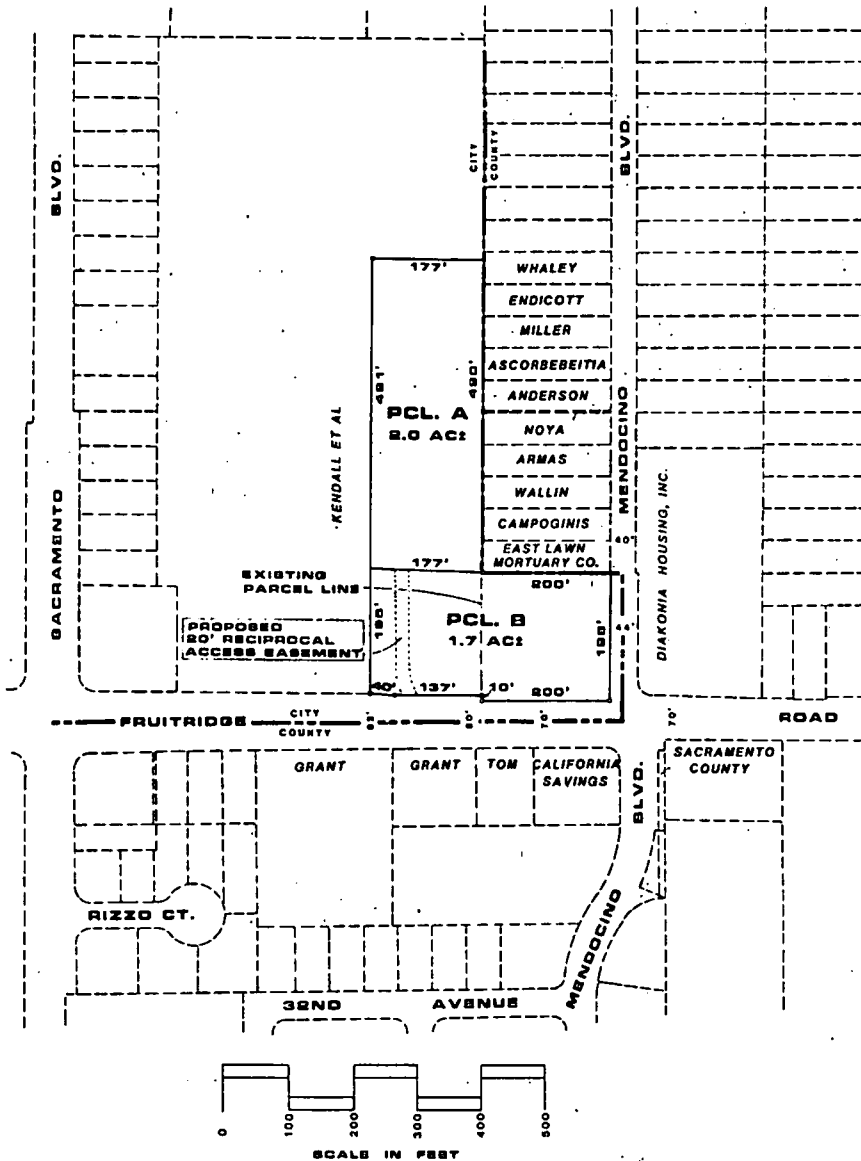
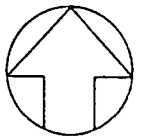
**TOTAL AREA:**  
 3.7 AC±

**SCHOOL DISTRICT:**  
 SACRAMENTO CITY UNIFIED

**WATER SUPPLY:**  
 CITY OF SACRAMENTO

**SEWAGE DISPOSAL:**  
 SACRAMENTO REGIONAL DISTRICT

**NOTE:**  
 SEE SHEET 2 OF 2 FOR EXISTING  
 EASEMENTS, ON-SITE BUILDING &  
 OTHER IMPROVEMENTS



**VICINITY MAP**  
 NO SCALE

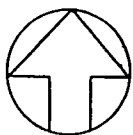
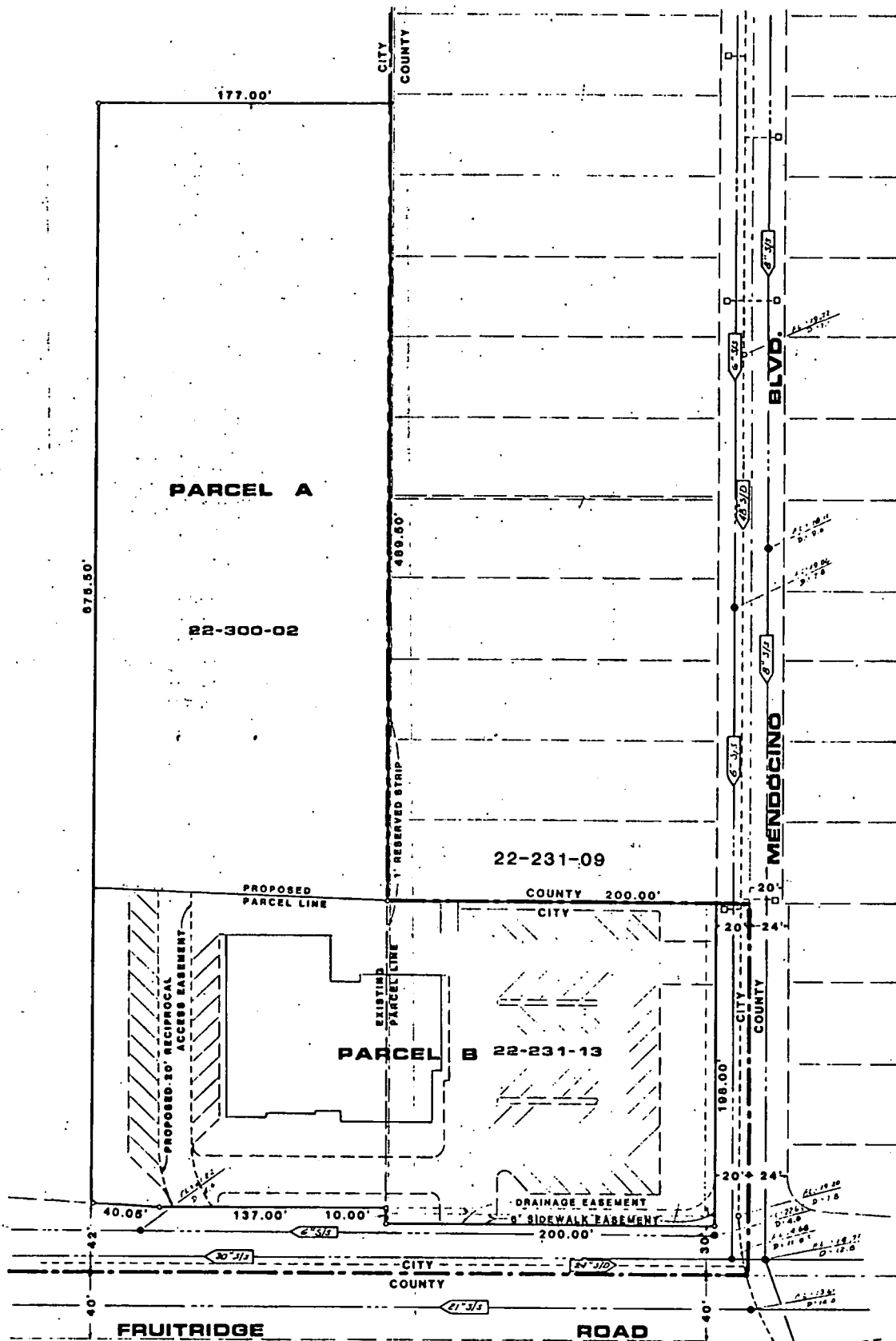
22-10-004

**THE SPINK CORPORATION**  
 ENVIRONMENTAL PLANNING - ENGINEERING  
 ARCHITECTURE - SURVEYING - MAPPING - SYSTEMS  
 1107 F STREET - SACRAMENTO, CALIFORNIA 95811



# EAST LAWN MORTUARY COMPANY

## TENTATIVE MAP SHEET 2 OF 2



October 4, 1984

East Lawn Mortuary Co.  
P.O. Box 19334  
Sacramento, CA 95819

Dear Gentlemen:

On October 2, 1984, the following item was withdrawn at the Applicant's request:

Tentative Map to divide 3.7± partially developed acres at  
3939 Fruitridge Road. (P-84275)

Sincerely,

Lorraine Magana  
City Clerk

LM/kmn/21

Enclosure(s)

cc: Planning Department  
Spink Corporation, Applicant