

16



CITY OF SACRAMENTO

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

CITY MANAGER'S OFFICE
RECEIVED
OCT 27 1983

MARTY VAN DUYN
PLANNING DIRECTOR

October 25, 1983

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

NOV 1 1983

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 15115);
2. Tentative Map (P83-290)(APN: 262-112-02)(FT)

LOCATION: 404 Wisconsin Avenue

SUMMARY

The applicant is requesting tentative map approval to subdivide .3+ acres into two parcels located in the Single Family (R-1) zone. The purpose of the division is to allow two existing residences to be on individual sites. The staff and Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent request which requires Planning Commission review can be reviewed by staff and transmitted directly to the City Council.

Surrounding land use and zoning are as follows:

- North: Single Family, R-1
- South: Single Family; R-1
- East : Single Family; R-1
- West : Single Family; R-1

The subject site is located in an area developed with single family residences located on a variety of lot sizes. The subject site is developed with two single family residences. The applicant proposes to subdivide the .3+ acre site for individual ownership of each dwelling unit.

The area has existing street improvements and utilities. The City Engineer requests that each unit be provided separate sewer and water hookups prior to filing the final map.

City Council

-2-

October 26, 1983

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15115).

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and Public Works Director) based upon review by the Subdivision Review Committee, recommends approval of the project by:

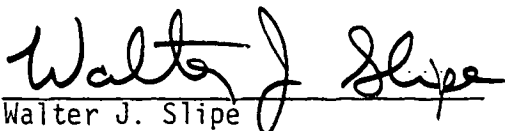
Adopting the attached resolution adopting findings of fact and approving the tentative map with conditions.

Respectfully submitted,



for Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

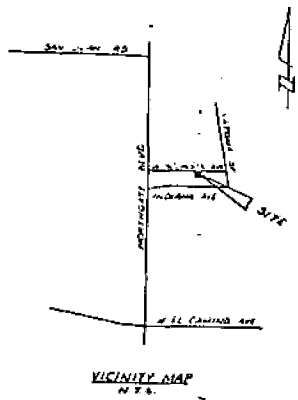


Walter J. Slipe
City Manager

MVD:SD:cp
Attachments
P83-290

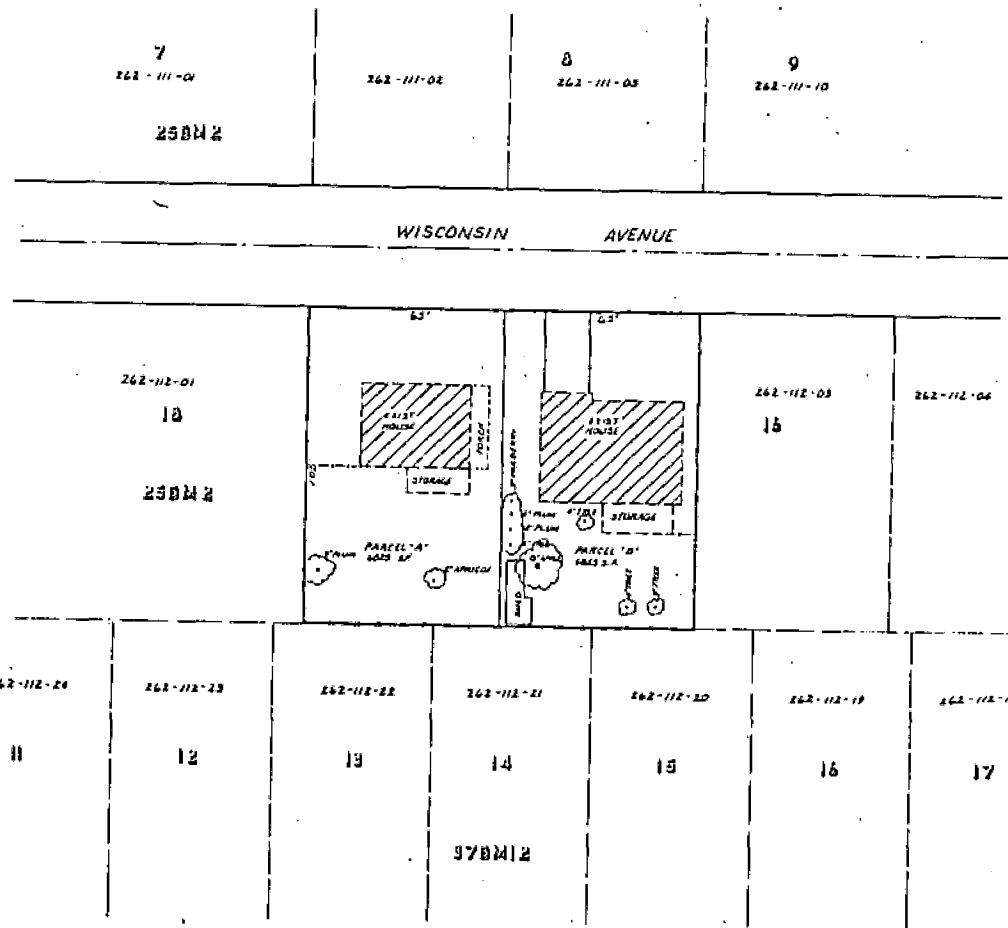
November 1, 1983
District No. 1

P. 83240



TENTATIVE PARCEL MAP

LOT 17
LEONA PARK 25B.M.2
CITY OF SACRAMENTO, CALIFORNIA
AUGUST, 1993 SCALE: 1" = 20'



Demarcation	Ray E. Olson, P.E. 425 Wisconsin Avenue Sacramento, California 95812
Engineer	Francis Justice & Associates, Inc. 4155 Northgate Blvd. Sacramento, California 95834
Present use	Single family
Proposed use	Single family
Existing zoning	S-1
Water	City of Sacramento
Sanitary sewer	City of Sacramento
Drainage	City of Sacramento
Fire District	City of Sacramento
Existing Street Improvements	Class "A"
Proposed Street Improvements	None
Number of lots	2
Size of lots	A- 225 S.F. B- 242 S.F.
S.F.A.	262-112-01

3 P 83290

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DESIGNED BY: _____	REV. DATE DESCRIPTION	BY APPD.	BENCHMARK: _____	ALY. DATUM: _____	<p>PSOMAS/JUSTICE & ASSOCIATES CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS 4155 NORTHGATE BLVD SACRAMENTO, CA 95834 PHONE (916) 878-7100</p>	<p>TENTATIVE MAP</p>	DATE: _____	SHEET: _____
DRAWN BY: _____			DESCRIPTION: _____				SCALE: _____	
CHECKED BY: _____							PROJECT NO: _____	

RESOLUTION No. 83-843

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 404 WISCONSIN
AVENUE **APPROVED**
BY THE CITY COUNCIL

(P-83-290)(APN: 262-112-02)

NOV 1 1983

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on November 1, 1983, held a public hearing on the request for approval of a tentative map for property located at 404 Wisconsin Avenue;

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 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 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 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. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
 - b. Locate existing sewer and water services - separate services and hookup required prior to filing final map. Dedicate reciprocal easements as required.
 - c. Obtain Building Division approval for distance of porch and shed from proposed lot line.

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 MAYOR

ATTEST:

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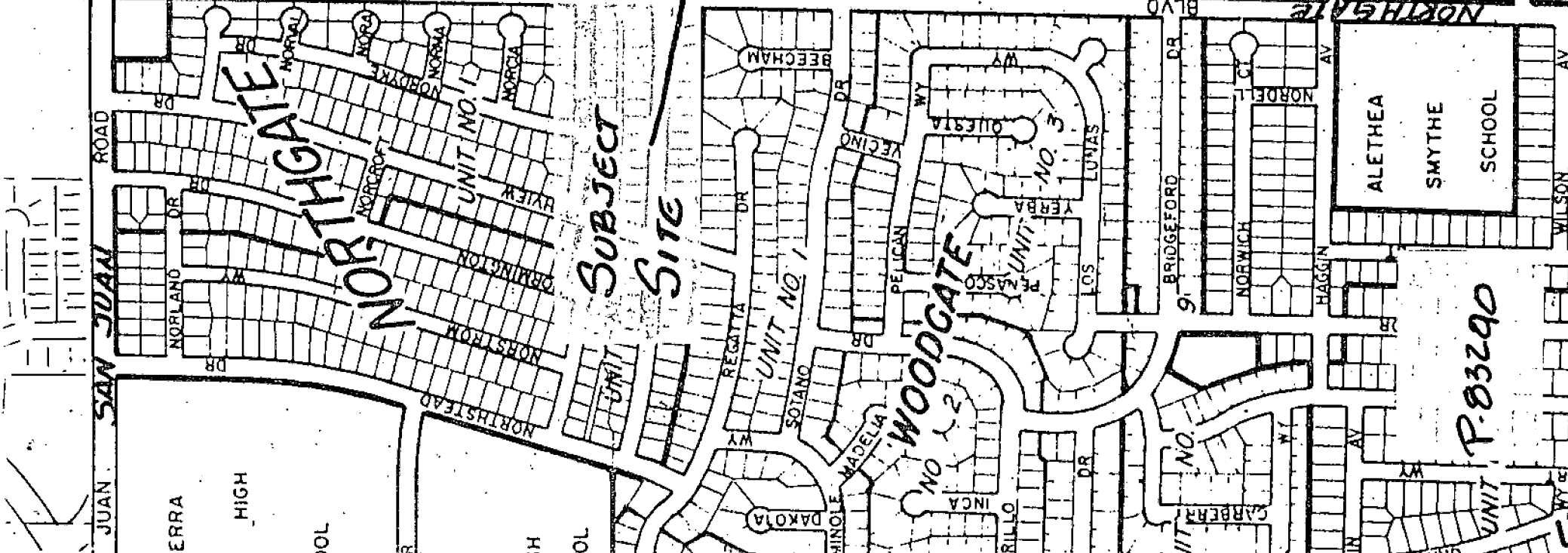
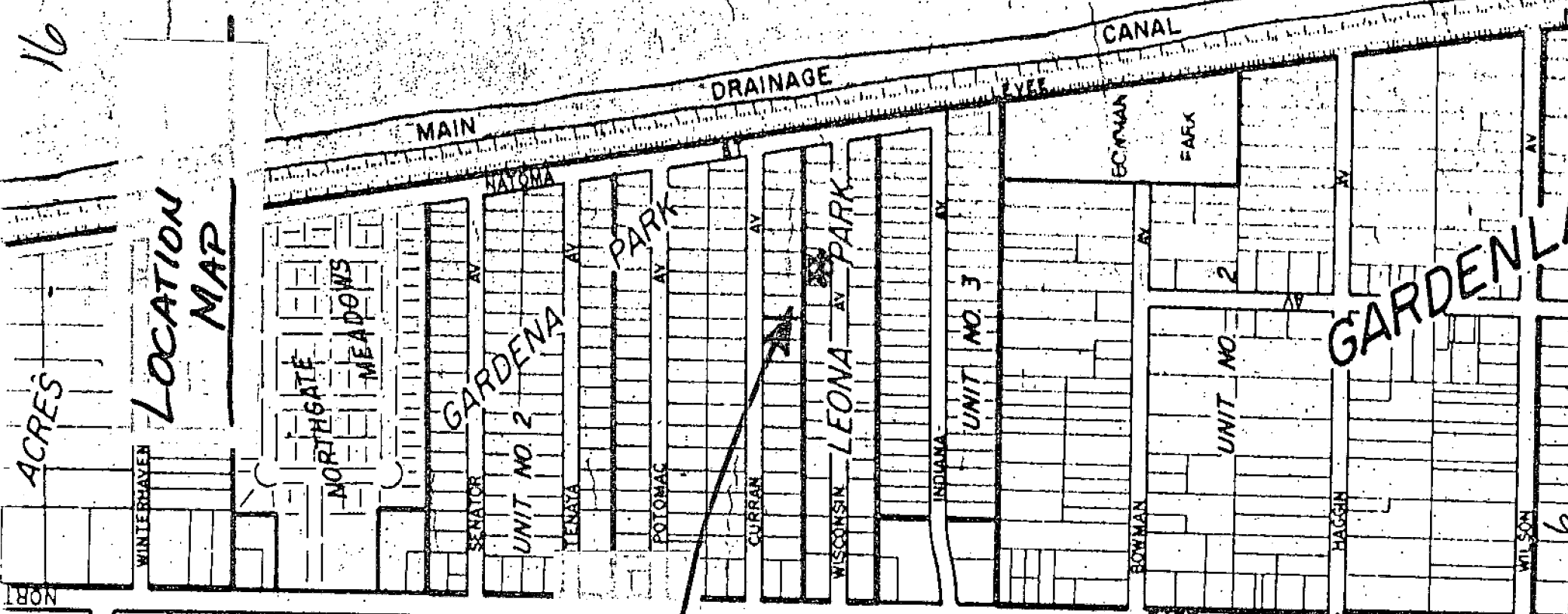
 CITY CLERK

P83-290

16

ACRES

LOCATION MAP



P-83290

GARDENIA

WOODGATE

NORTHGATE

SUBJECT SITE

GARDENIA UNIT NO 2

LEONA PARK

UNIT NO 3

UNIT NO 2

ALETHEA SMYTHE SCHOOL

6

JUAN SAN JUAN ROAD

ERRA HIGH

CANAL

DRAINAGE

LEVEL

MAIN

NAYOMA

PARK

BOWMAN

FAKX

WINTERMAVER

NORTHGATE

MEADOWS

SENATOR

TENAYA

POTOMAC

CURRAN

WISCONSIN

INDIANA

BOWMAN

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DAKOTA

MINOLE MADELLA

WOODGATE NO 1, 2

RILLO

GARBERRA

WY

WY

WY

BEECHAM

KECINO

QUESTA

YERBA

PELISCO

LOS LUNAS

NORDEF

AV

ALETHEA

SMYTHE

SCHOOL

WILSON

AV

BLVD

NORTHGATE

AV

WILSON

AV

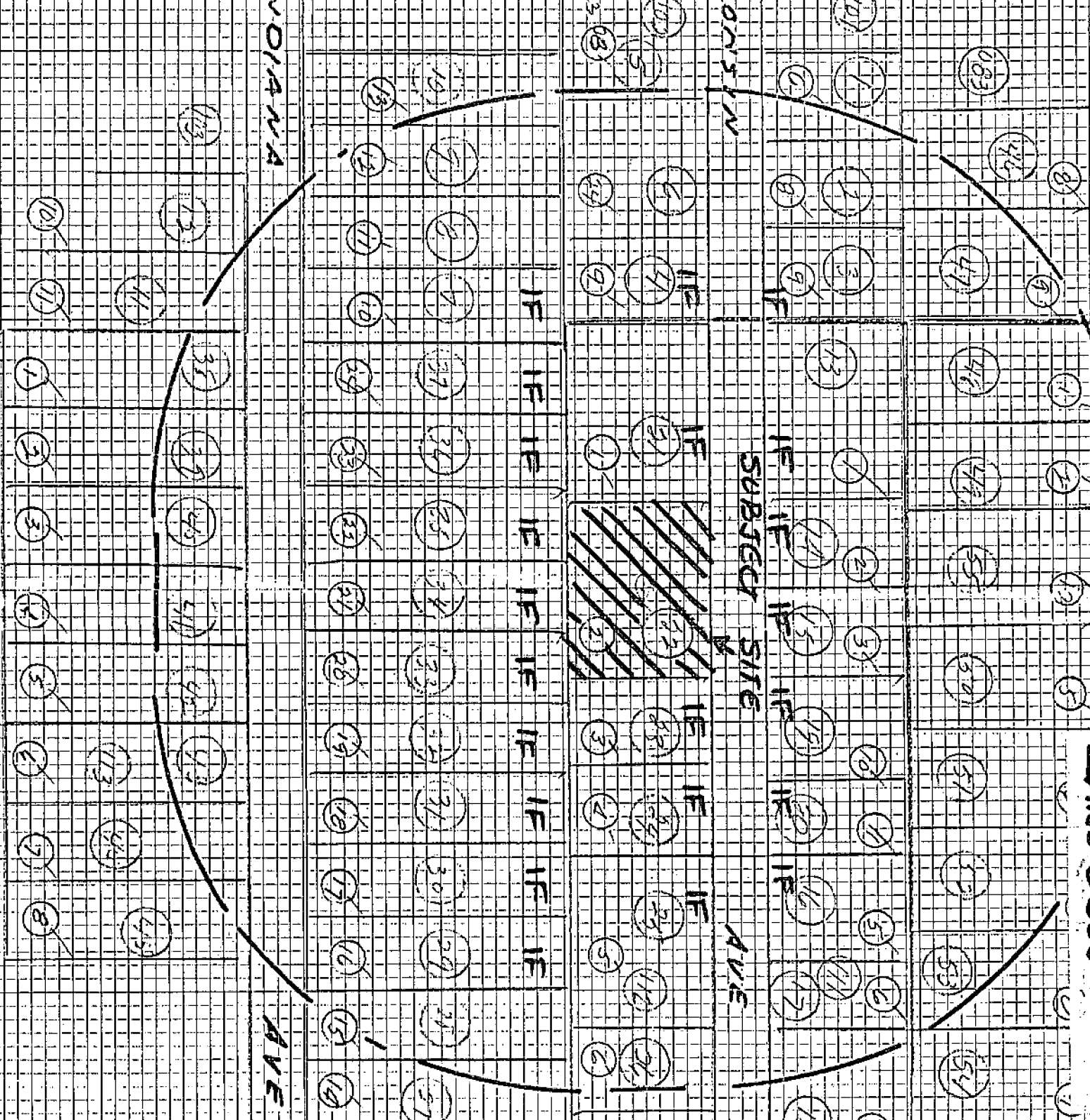
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Surrendering to
Land Uses



P.83290

November 4, 1983

Roy and Velma Poor
404 Wisconsin Avenue
Sacramento, CA 95833

Dear Mr. & Mrs. Poor:

On November 1, 1983, the Sacramento City Council took the following action(s) for property located at 404 Wisconsin Avenue (P-83290):

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to divide .3± acres developed with 2 existing residences into 2 parcels in the Single Family zone.

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

Sincerely,


Lorraine Magana
City Clerk

LM/sml/16

Enclosure: **CC83-843**

cc: Planning Department

PSOMAS/JUSTICE & ASSOC., INC.
4153 Northgate Boulevard
Sacramento, CA 95834