



APPROVED
BY THE CITY COUNCIL

JUN 15 1999

OFFICE OF THE
CITY CLERK

3.6

DEPARTMENT OF
NEIGHBORHOODS, PLANNING AND
DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2904

PLANNING
916-264-5381
FAX 916-264-5328

June 9, 1999

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: CLAY/HARRIS TENTATIVE MAP (P99-047)

- A. **Environmental Determination:** Categorical Exemption (Section 15315- minor land divisions);
- B. **Tentative Map** to subdivide 0.14± developed acres into 2 halfplex lots in the Standard Single Family Residential (R-1) Zone.

LOCATION: Northwest corner of Clay St. and Harris Ave.
APN: 251-0023-013
North Sacramento Community Plan Area; Council District 2

RECOMMENDATION: Planning Staff recommends that the City Council adopt the attached Notice of Decision/Findings of Fact which upholds the Tentative Map. The Notice of Decision holds intact the Planning Commission approval of the subdivision (for a halfplex), except that a new condition is added which precludes further subdivision or construction of an additional dwelling unit on either parcel.

CONTACT PERSON: Scot Mende, Senior Planner 264-5894

FOR CITY COUNCIL MEETING OF: June 15, 1999 (afternoon)

SUMMARY: The subject entitlements for a tentative map were approved by the Planning Commission, and were subsequently "called-up" by Councilmember Kerth (D2). The Councilmember was concerned about the inadvertent omission by staff of a standard condition restricting further subdivision or construction on the corner lot. The "call-up" procedures (Section 18-M of the Zoning Ordinance) allow the Council to deny, approve, or modify the requested entitlements.

VOTE OF PLANNING COMMISSION: On May 13, 1999, by a unanimous vote of nine ayes, the Planning Commission approved the tentative map to convert an existing duplex into a halfplex. The staff report to the Planning Commission and the Commission's voting record are attached.

BACKGROUND: The applicant is requesting the necessary entitlements to subdivide a developed 0.14± acre site into 2 lots in the Standard Single Family (R-1) zone. Habitat for Humanity has already constructed a duplex on the project site. The proposed project will result in the creation of two halfplex lots. Staff had inadvertently omitted a condition of approval related to further subdivision/construction on the site. The Notice of Decision is proposed to be amended to add a new condition as follows:

The half-plex lot being created from a standard single family corner lot may be developed with two units (one unit per lot). The new corner halfplex lot shall not be further developed as a duplex lot nor can it be subdivided.

ENVIRONMENTAL REVIEW: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315). The project is considered a minor land division that is in conformance with the General Plan and Zoning Ordinance designations. Utility service and access is provided to the subject site. The proposal is not anticipated to result in a significant physical impact upon the environment

FINANCIAL CONSIDERATIONS: None

POLICY CONSIDERATIONS: The proposed use is compatible with the existing residential land uses that are in the project vicinity. Furthermore, the site is already developed with two duplex units, and the proposed project will result in the creation of two halfplexes, thereby promoting an affordable ownership opportunity

ESBD PROGRAM: There are no services or supplies purchased with this action.

Respectfully submitted,


GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
ROBERT P. THOMAS
CITY MANAGER

APPROVED:


JACK CRIST
Deputy City Manager

Page Attachments

- 4 Proposed Council Notice of Decision to approve Tentative Map (4 pages)
- 12 Voting Record from Planning Commission May 13, 1999
- 13 Staff Report to Planning Commission May 13, 1999 (11 pages)

**NOTICE OF DECISION AND FINDINGS OF FACT FOR 3901 CLAY STREET
LOCATED AT THE NORTHWEST CORNER OF CLAY ST. AND HARRIS ST. IN
NORTH SACRAMENTO IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONE.
(P99-047) APN: 251-0023-013.**

The City Planning Commission heard and considered evidence in the above entitled matter at the regular meeting of May 13, 1999. Based on verbal and documentary evidence at said hearings, the Planning Commission provided a motion of intent to approve the project. On May 13, 1999, the City Planning Commission approved said entitlements.

Pursuant to the provisions of the City's Comprehensive Zoning Ordinance, Section 18-M, the Councilmember from District 1 "called-up" the above entitlements to be considered by the City Council.

The City Council conducted a public hearing on June 13, 1999 to consider the Tentative Map. Based on verbal and documentary evidence at said hearing, the City Council took the following actions for the location listed above:

- A. **Environmental Determination:** Categorical Exemption (Section 15315- minor land divisions);
- B. Approved the **Tentative Map** to subdivide 0.14+ developed acres into 2 halfplex lots in the Standard Single Family Residential (R-1) Zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. The project is exempt from environmental review pursuant to CEQA Guidelines Section 15315- Minor land divisions.
- B. The Tentative Map is hereby approved based upon the following findings of fact:
 1. None of the conditions described in Government Code Section 66274, 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 North Sacramento 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 plans have a design capacity adequate to serve the proposed subdivision.

CONDITIONS OF APPROVAL

- B. The Tentative Map for the proposed Habitat for Humanity subdivision is hereby approved subject to the following conditions which must be satisfied prior to filing the final map unless a different time for compliance is specifically noted in the condition:
1. Pay off existing assessments;
 2. Pursuant to City Code Section 40.16.1601 (parkland dedication), submit to the City an appraisal, or request the City Real Property Section for 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;
 3. Construct a concrete driveway in the alley to the north property line of Parcel A to provide access to the private driveway. The driveway must be constructed to the satisfaction of the Public Works Department. The required width is contingent upon the drainage study associated with the drainage plan. The driveway width shall be 10 to 14 feet and the required thickness of the concrete shall be a minimum of 3½ inches;
 4. Provide a grading plan which assures lot drainage is adequately provided, and off-site drainage is not blocked. An on-site drainage system or alley drainage system may be required;
 5. Dedicate a standard 12.5 foot public utility easement for underground public utility facilities and appurtenances adjacent to Clay Street and Harris Avenue;
 6. Only one domestic water service per parcel is allowed. Excess domestic water services must be abandoned to the satisfaction of the Department of Utilities.
 7. Dedicate sewer easement on Parcel A to Parcel B for sewer service.
 8. *The half-plex lot being created from a standard single family corner lot may be developed with two units (one unit per lot). The new corner half-plex lot shall not be further developed as a duplex lot nor can it be subdivided.*

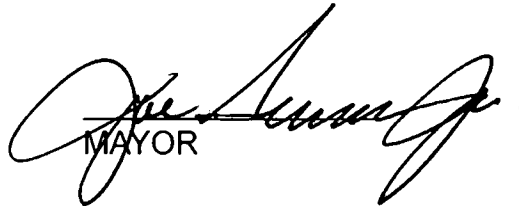
ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- 8. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required;
- 9. No parking will be allowed in the alley portion of the driveway.
- 10. Maintenance of the driveway, including the alley portion, shall be the responsibility of the property owner.

ATTEST:


CITY CLERK


MAYOR

P99-047

Exhibits:

Exhibit 1 Tentative map

LOT 14

6' x 60' S.M.U.D. & PACBELL
EASEMENT PER BOOK 9407-13,
PAGE 1156.



N 89°02'30" E

120.00'

55.30'

64.70'

25'

SCALE: 1" = 20'



15' ALLEY

N 01°46'30" W
50.00'

PARCEL A
2,734.57 sq.ft.
0.06 acres

S 00°23'32" E
50.00'

NEW PARCEL LINE

PARCEL B
3,264.83 sq.ft.
0.07 acres

S 01°46'30" E
41.00'

S 01°46'30" E

CLAY STREET

BLOCK 25 OF DEL PASO HEIGHTS
BOOK 12 OF MAPS MAP 180.1

T.P.O.B.
PARCEL A

LOT 13

FOUND IP
DISTURBED

54.09'

51.90'

FOUND IP

S 56°04'07" W
16.54'
9.00'
14.00'

P.O.C.
SWC LOT 13
PARCEL A
PARCEL B

S 89°02'30" W

120.00'

65.906'

RIGHT OF WAY EASEMENT
PER BOOK 8004-10, PAGE 823



25'

BASIS OF BEARINGS N 89°02'30" E

HARRIS AVE

FOUND NAIL

FOUND NAIL

P99-047 revd 4.13.99

TENTATIVE PARCEL MAP
Sacramento Habitat for Humanity
3901 Clay Street
Sacramento, CA

2M²

Date: 4-5-99
Job #: 99-834

MAJORS
consulting engineers
1401 Halyard Drive
Suite 140
Sacramento, CA

03

**CITY PLANNING COMMISSION
CONSENT ITEMS**

CPC AGENDA DATE: MAY 13, 1999

Item No.	Project No.	Title/Location	Action: Approved/ Denied
6	P99-014	Stockton Boulevard Walgreen's located at 2900 Stockton Boulevard Brad Shirhall, 264-7483	
7	P99-047	Clay/Harris Tentative Map at NW corner of Clay Street and Harris Avenue Scot Mende, 264-5894	Approved

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	Motion (M)/ Second (S)	YES	NO	ABSTAIN
Donahue		✓		
Harvey	S	✓		
Jacobs		✓		
Kennedy		✓		
Molodanof	M	✓		
Sheedy		✓		
Valencia		—		
Duruisseau (Vice-Chair)		—		
Yee (Chair)		✓		

5	p99-005	Del Paso Blvd Pk A 2419 Del Paso Blvd	Approved
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P99-047 - Habitat for Humanity Tentative Map

- REQUEST:
- A. **Environmental Determination:** Categorical Exemption (Section 15315- minor land divisions);
 2. **Tentative Map** to subdivide 0.14± developed acres into 2 halfplex lots in the Standard Single Family Residential (R-1) Zone.

LOCATION: Northwest corner of Clay St. and Harris Ave.
APN: 251-0023-013
North Sacramento Community Plan Area
Grant Joint Union School District
Council District 2

APPLICANT:	Habitat for Humanity 3227 2 nd Avenue Sacramento, CA 95817
OWNER:	Archie Milligan ((916) 456-9543 Habitat for Humanity 3227 2 nd Avenue Sacramento, CA 95817
APPLICATION FILED:	April 13, 1999
STAFF CONTACT:	Scot Mende, 264-5894

SUMMARY/RECOMMENDATION:

The applicant is requesting the necessary entitlements to subdivide a developed 0.14± acre site into 2 lots in the Standard Single Family (R-1) zone. Habitat for Humanity has already constructed a duplex on the project site. The proposed project will result in the creation of two halfplex lots. The proposed project is consistent with the 1984 North Sacramento Community Plan and with the General Plan designation for the site.

Staff recommends approval of the project. This recommendation is based on the fact that the proposed use is compatible with the existing residential land uses that are in the project vicinity. Furthermore, the site is already developed with two duplex units, and the proposed project will

result in the creation of two halfplexes, thereby promoting an affordable ownership opportunity.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 dwelling units per net acre)
Community Plan Designation:	Residential (4-8 dwelling units per net acre)
Existing Land Use of Site:	Duplex
Existing Zoning of Site:	R-1

Surrounding Land Use and Zoning:

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

Parking Provided:	1 space per unit
Parking Required:	1 space per unit
Property Dimensions:	50' X 120'
Property Area:	0.14 \pm gross acres 0.14 \pm net acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED:

In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map	Public Works, Development Services
	OR
Certificate of Compliance	Public Works, Development Services

BACKGROUND INFORMATION:

The project site is within the Del Paso Heights Design Review District. On November 19, 1993, the Design Review Staff approved design for the existing structure on the project site (DR93-293). Habitat for Humanity, the project proponent, would like to split the existing lot into 2 lots in order to provide an affordable ownership housing opportunity. On the date of March 19, 1995, the Planning Commission approved P95-001 which was a parcel map and variance for the

site. However, the applicant did not obtain a final map or certificate of compliance and the tentative map expired. Therefore, the applicant has re-applied for the tentative map.

This application does not include the variance because it was previously approved and the structure and driveway have since been built in conformance with the conditions of P95-001.

STAFF EVALUATION:

A. Policy Considerations

The General Plan and the North Sacramento Community Plan designate the subject site for Residential development. The proposed tentative map is consistent with the General Plan and the North Sacramento Community Plan. The General Plan encourages the development of residential land uses in a manner which is efficient and utilizes existing and planned urban resources. The General Plan also states that residential development can only be approved where City services are provided in a manner which meets the needs of the proposed development. The North Sacramento Community Plan similarly encourages the provision of adequate housing opportunities and an increase in the supply of decent and safe ownership housing. Also, the proposed subdivision is consistent with the goals and policies of the General Plan and Community Plan in that it will provide additional housing on standard size lots that are easily served by City infrastructure.

Furthermore, the existing structure and the proposed halfplex lots are consistent with the City of Sacramento Zoning Ordinance for the following reasons:

- The project site is a corner lot.
- Each halfplex unit has its entrance and driveways off of different streets.
- The lots (combined) meet the minimum setback requirements for the Standard Single Family Residential (R-1) zone.
- Each unit has an enclosed garage and a driveway.

B. Tentative Map Design

The proposed project site is already developed with two duplex units. Parcel A would encompass 2,704 square feet with a 1,147 square foot structure. Parcel B would encompass 3,232 square feet with a 1,123 square foot structure. Parcel A has access onto Harris Avenue via an alley. This alley has been paved to the end of the lot to the satisfaction of the City Public Works Department, Streets Division. Parcel B has driveway access onto Clay Street. City services are readily available to serve the two proposed parcels, and standard subdivision improvements (i.e., curbs, gutters, sidewalks, etc.) are already provided to the project site.

PROJECT REVIEW PROCESS:A. Environmental Determination

This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315). The project is considered a minor land division that is in conformance with the General Plan and Zoning Ordinance designations. Utility service and access is provided to the subject site. The proposal is not anticipated to result in a significant physical impact upon the environment.

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the Heights Residents Working Together Neighborhood Association, North Hagginwood Neighborhood Alliance, and Del Paso Heights Improvement Association. The surrounding land owners within a 500 foot radius of the project site were also notified of the project proposal. No comments were received from the neighborhood associations or the surrounding land owners.

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. The following summarizes the comments received:

1. Public Works-Engineering Development Services

The comments which are specifically listed as conditions in the Notice of Decision/ Findings of Fact address alley improvements, and infrastructure.

2. PG&E

The comments which are specifically listed as conditions in the Notice of Decision/ Findings of Fact address dedication of an easement for underground facilities.

3. Neighborhood Services

The project is supported by the North Sacramento Community Plan policies regarding stabilizing and improving residential housing opportunities.

4. Building Division

- Two one-hour-fire-resistive walls shall be separated with air space in between along the common property line.
- All the utility gas, electricity, water and sewage shall not cross proposed

property lines.

5. Utilities Division

- Only one domestic water service per parcel is allowed. Excess domestic water services must be abandoned to the satisfaction of the Department of Utilities.
- Dedicate sewer easement on Parcel A to Parcel B for sewer service.

D. Subdivision Review Committee Recommendation

On May 5, 1999, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Habitat for Humanity Tentative Map subject to the conditions in the attached Notice of Decision/ Findings of Fact.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission take the following action:

Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Tentative Map to subdivide 0.14± acres into two halfplex lots.

Report Prepared By,



Scot Mende
Senior Planner

Attachments

- Attachment A Notice of Decision / Findings of Fact Approving Tentative Map
 Exhibit 1 Tentative Map
Attachment B Vicinity Map
Attachment C Land Use and Zoning Map

ATTACHMENT A

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
Habitat for Humanity Halfplexes
LOCATED ON THE NORTHWEST CORNER OF CLAY AND HARRIS AVENUES
SACRAMENTO, CALIFORNIA
IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONE.
(APN:251-0023-013) (P99-047)**

At the regular meeting of May 13, 1999, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. The project is exempt from environmental review pursuant to CEQA Guidelines Section 15315- Minor land divisions.
- B. The Tentative Map is hereby approved based upon the following findings of fact:
 - 1. None of the conditions described in Government Code Section 66274, 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 North Sacramento 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 plans have a design capacity adequate to serve the proposed subdivision.

CONDITIONS OF APPROVAL

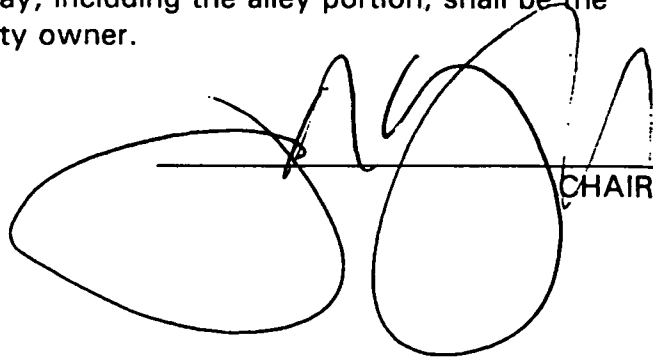
- B. The Tentative Map for the proposed Habitat for Humanity subdivision is hereby approved subject to the following conditions which must be satisfied prior to filing the final map unless a different time for compliance is specifically noted in the condition:
1. Pay off existing assessments;
 2. Pursuant to City Code Section 40.16.1601 (parkland dedication), submit to the City an appraisal, or request the City Real Property Section for 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;
 3. Construct a concrete driveway in the alley to the north property line of Parcel A to provide access to the private driveway. The driveway must be constructed to the satisfaction of the Public Works Department. The required width is contingent upon the drainage study associated with the drainage plan. The driveway width shall be 10 to 14 feet and the required thickness of the concrete shall be a minimum of 3½ inches;
 4. Provide a grading plan which assures lot drainage is adequately provided, and off-site drainage is not blocked. An on-site drainage system or alley drainage system may be required;
 5. Dedicate a standard 12.5 foot public utility easement for underground public utility facilities and appurtenances adjacent to Clay Street and Harris Avenue;
 6. Only one domestic water service per parcel is allowed. Excess domestic water services must be abandoned to the satisfaction of the Department of Utilities.
 7. Dedicate sewer easement on Parcel A to Parcel B for sewer service.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

8. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required;
9. No parking will be allowed in the alley portion of the driveway.

10. Maintenance of the driveway, including the alley portion, shall be the responsibility of the property owner.



CHAIRPERSON

ATTEST:

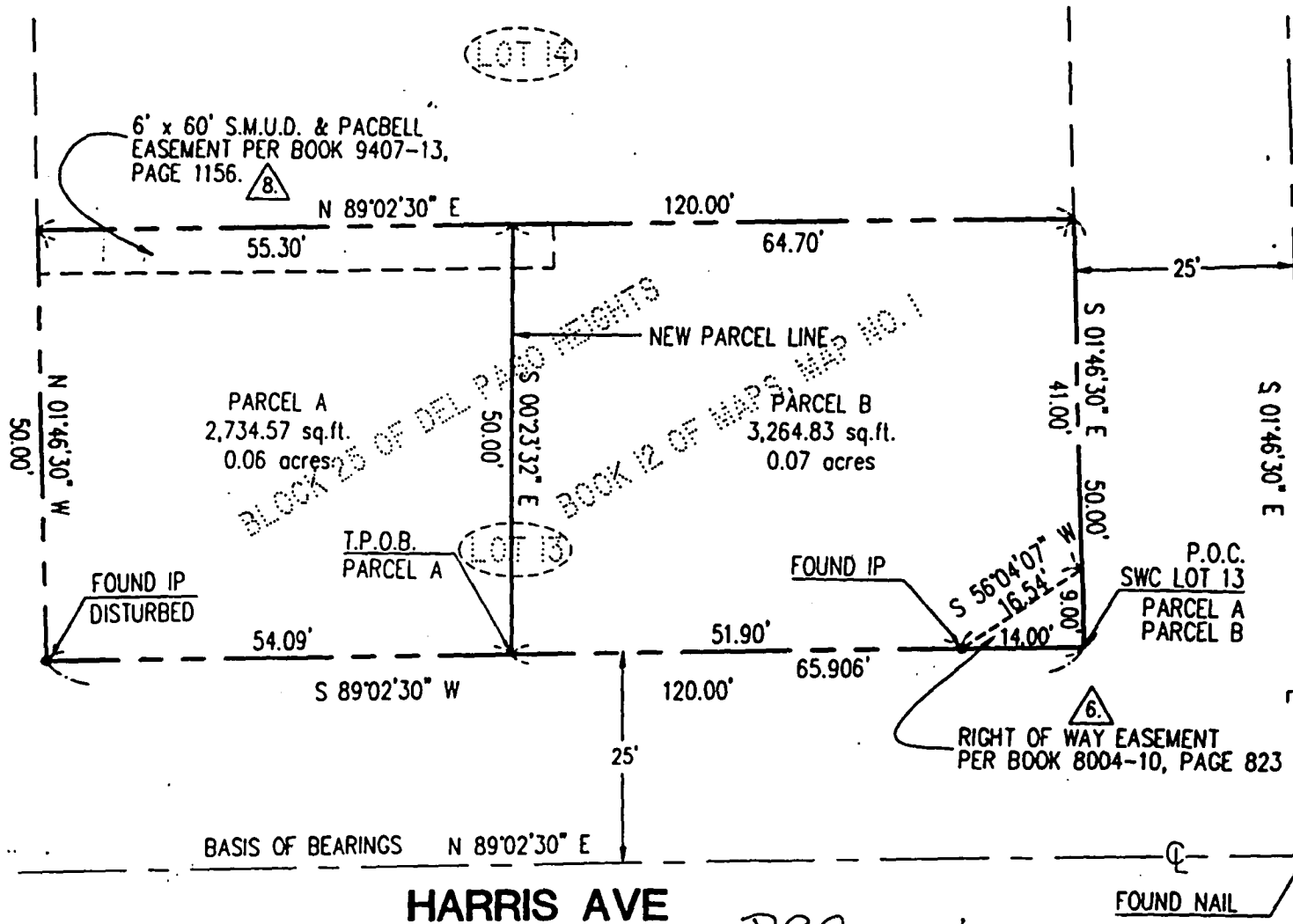


SECRETARY TO PLANNING COMMISSION

P99-047

CLAY STREET

P99-047 revd 4.13.99



SCALE: 1" = 20'



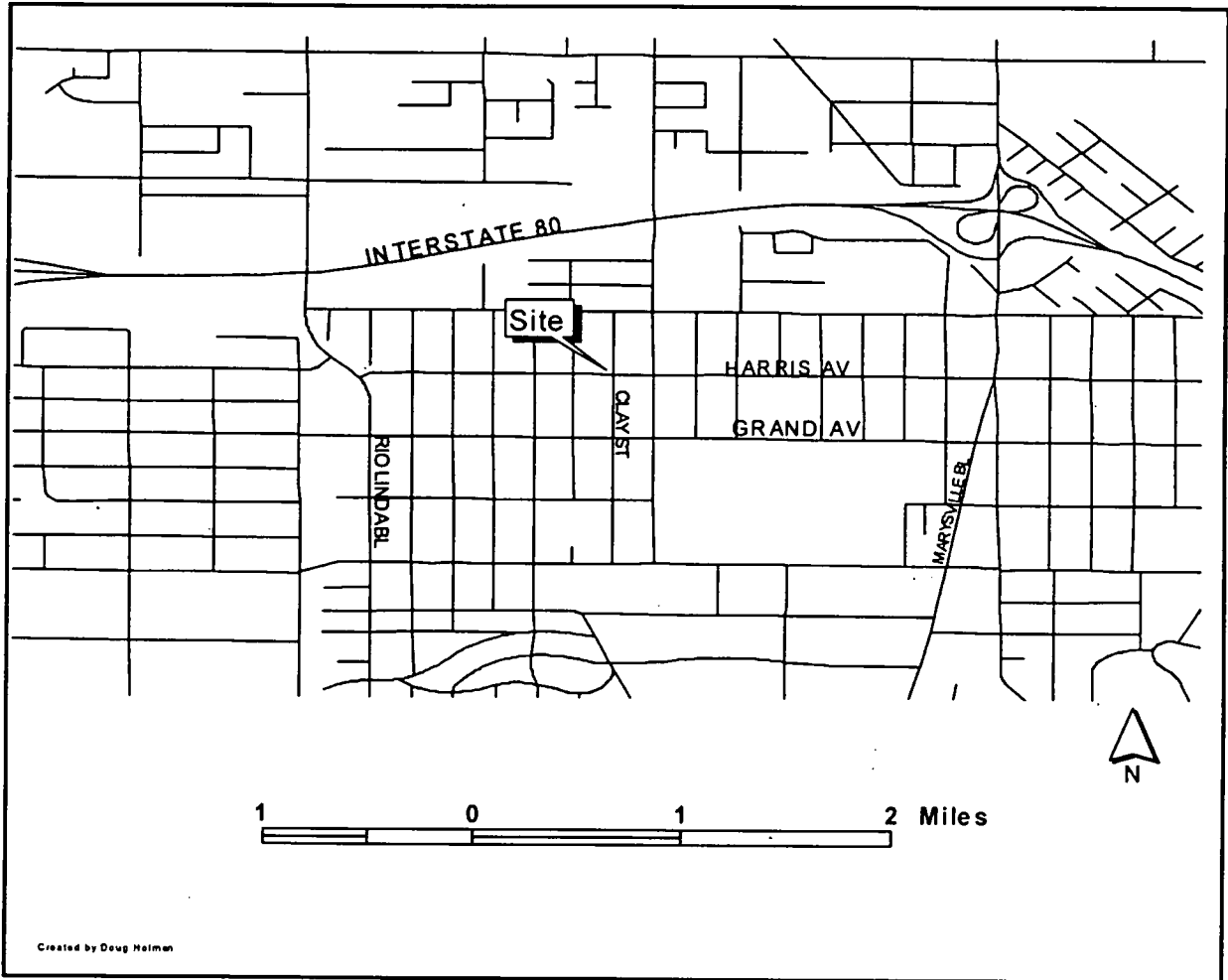
15' ALLEY

FOUND NAIL

HARRIS AVE

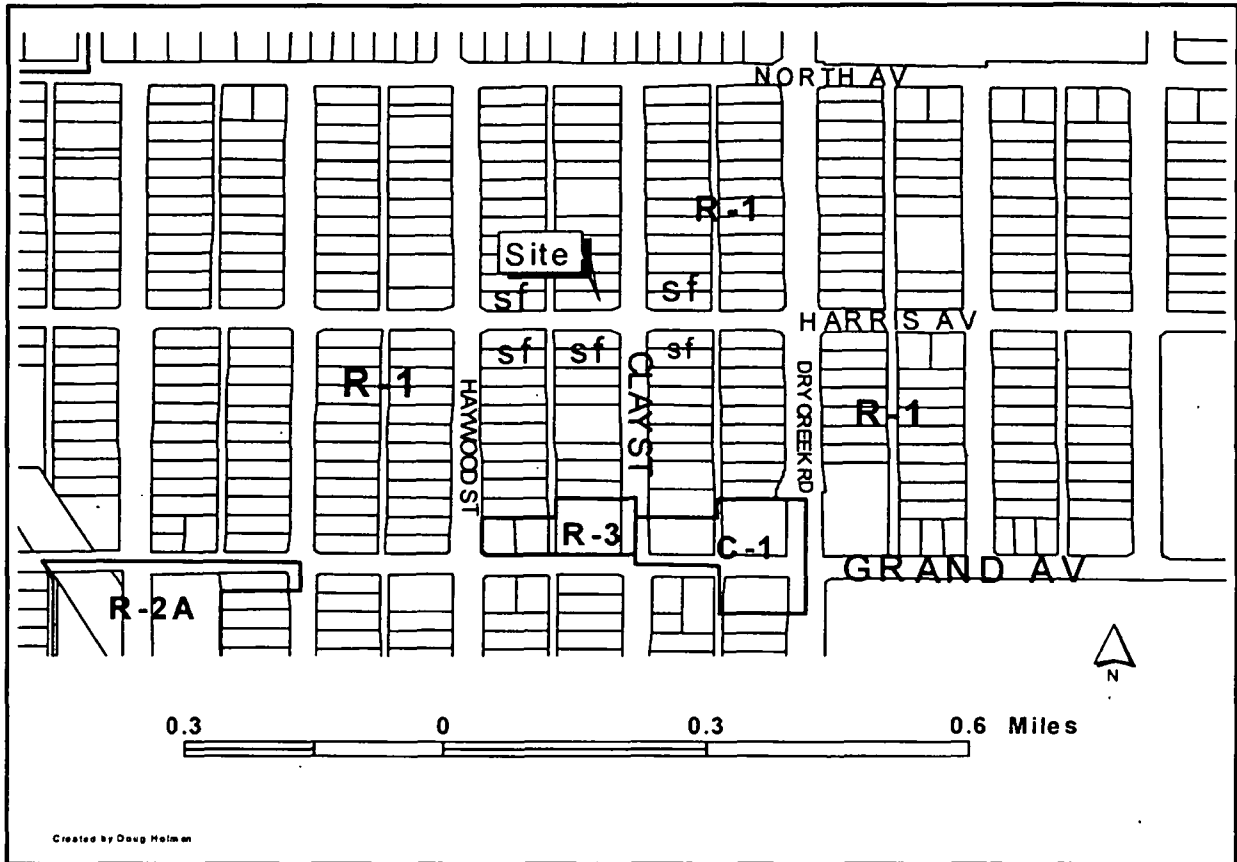
FOUND NAIL

Attachment 2
Vicinity Map



Created by Doug Helman

Attachment 3
Land Use and Zoning Map





P99-047

36

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

MAY 24 1 45 PM '99

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 301
SACRAMENTO, CA
95814-2998

PLANNING DIVISION
916-264-5381
FAX 916-264-5328

May 24, 1999

MEMORANDUM

TO: Virginia Henry, Assistant City Clerk

FROM: *Grace*
Grace L. Garcia, Secretary

SUBJECT: REQUEST TO SCHEDULE HEARING - AFTERNOON

1. **P99-047 - City Councilmember Callup - Clay/Harris Tentative Map at NW corner of Clay Street and Harris Avenue.**
Entitlements to subdivide one corner parcel consisting of 0.137 developed acres into two parcels in the Single Family Residential (R-1) zone in the North Sacramento Community Plan area. (D2) APN: 251-0023-013 (Scot Mende, x5894):
 - A. **Tentative Map** to subdivide 0.14+ developed acres into 2 halfplex lots in the Standard Single Family Residential (R-1) zone.

Staff requests that this item be scheduled for the session of the City Council afternoon agenda on June 22, 1999

6/15/99

Attachments

PPF DATE _____

HEARING DATE: 6-15-99 afternoon

FINAL COUNCIL ACTION DATE: _____



building better neighborhoods block by block

www.sacto.org/npsd/

P99-047 - Habitat for Humanity Tentative Map

- REQUEST:
- A. ~~Environmental Determination~~ Categorical Exemption (Section 15315- minor land divisions);
 2. Tentative Map to subdivide 0.14+ developed acres into 2 halfplex lots in the Standard Single Family Residential (R-1) Zone.

LOCATION: Northwest corner of Clay St. and Harris Ave.
APN: 251-0023-013
North Sacramento Community Plan Area
Grant Joint Union School District
Council District 2

APPLICANT:	Habitat for Humanity 3227 2 nd Avenue Sacramento, CA 95817
OWNER:	Archie Milligan ((916) 456-9543 Habitat for Humanity 3227 2 nd Avenue Sacramento, CA 95817
APPLICATION FILED:	April 13, 1999
STAFF CONTACT:	Scot Mende, 264-5894

SUMMARY/RECOMMENDATION:

The applicant is requesting the necessary entitlements to subdivide a developed 0.14+ acre site into 2 lots in the Standard Single Family (R-1) zone. Habitat for Humanity has already constructed a duplex on the project site. The proposed project will result in the creation of two halfplex lots. The proposed project is consistent with the 1984 North Sacramento Community Plan and with the General Plan designation for the site.

Staff recommends approval of the project. This recommendation is based on the fact that the proposed use is compatible with the existing residential land uses that are in the project vicinity. Furthermore, the site is already developed with two duplex units, and the proposed project will



**OFFICE OF THE
CITY CLERK**

VALERIE A. BURROWES, CMC/AAE
CITY CLERK

VIRGINIA K. HENRY, CMC/AAE
ASSISTANT CITY CLERK

**CITY OF SACRAMENTO
CALIFORNIA**

CITY HALL
915 I STREET
ROOM 304
SACRAMENTO, CA
95814-2671

FAX 916-264-7672
HTTP://WWW.SACTO.ORG

ADMINISTRATION
PH 916-264-5799

OPERATIONAL SERVICES
PH 916-264-5427

SPECIALIZED SERVICES
PH 916-264-7200

June 3, 1999

**Habitat for Humanity
3227 2nd Avenue
Sacramento, CA 95817**

On May 24, 1999, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

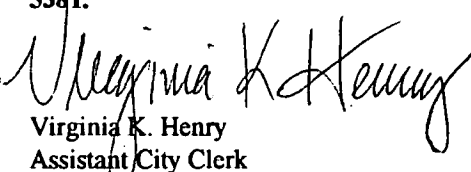
- P99-047 - City Councilmember Callup - Clay/Harris Tentative Map at NW corner of Clay Street and Harris Avenue. Entitlements to subdivide one corner parcel consisting of 0.137 developed acres into two parcels in the Single Family Residential (R-1) zone in the North Sacramento Community Plan area. (D-2) APN: 251-0023-013 (Scot Mende, 264-5894):**
- A. Tentative Map to subdivide 0.14+ developed acres into 2 halfplex lots in the Standard Single Family Residential (R-1) zone.

This hearing has been set for June 15, 1999, 2:00 p.m., City Council Chambers, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Office of the City Clerk at or prior to the public hearing.

Pursuant to Council Rules of Procedures, Chapter 5 continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Division, 1231 I Street, Sacramento, California, phone 264-5381.


Virginia K. Henry
Assistant City Clerk

cc: MAILING LIST - P97-047 (122)
Archie Milligan
Habitat for Humanity
3227 2nd Avenue
Sacramento, CA 95817

AFFIDAVIT OF MAILING & POSTING

ON JUNE 4, 1999, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED AND THE LEGAL AD WAS POSTED ON THE FOLLOWING PROJECT:

P99-047 - City Councilmember Callup - Clay/Harris Tentative Map at NW corner of Clay Street and Harris Avenue.

Entitlements to subdivide one corner parcel consisting of 0.137 developed acres into two parcels in the Single Family Residential (R-1) zone in the North Sacramento Community Plan area. (D-2) APN: 251-0023-013 (Scot Mende, 264-5894):

A. Tentative Map to subdivide 0.14± developed acres into 2 halfplex lots in the Standard Single Family Residential (R-1) zone.

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

OWNER OF PROPERTY: Archie Milligan

APPLICANT: Habitat for Humanity

MAILING LIST FOR P-NUMBER: 99-047

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 4TH DAY OF JUNE, 1999.



SIGNATURE OF PERSON MAILING NOTICE