

# RESOLUTION NO. 91-344

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF MAY 14 1991

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT 613 HAYES AVENUE

(P90-482) (FT) (APN: 250-0150-042)

WHEREAS, the City Council on MAY 14 1991, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 Environmental Services Manager has determined that the proposed project will not have the potential to have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission and/or Planning staff 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.

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NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein, as follows:
  - A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
  - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. 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. The City General Plan designates the site Low Density Residential (4-15 du/na).
4. 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.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. In the matter of the hereby approved requested subdivision modifications to create one lot greater than 160 feet deep.
  - A. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the City Code Chapter 40 in that the existing parcel sizes and dwellings on the property create the necessity for the deep lot.
  - B. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

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- 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 substandard lot will comply with front, side and rear yard setback.
  - D. That granting of the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all the applicable Specific Plans of the City in that the property is designated for residential uses.
7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
- A. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; Construct Hayes Avenue to a 27 foot half street and Taylor Street to a 25 foot half street, each with a minimum of 12 feet of paving opposite of centerline (southbound on Taylor Street and eastbound on Hayes Avenue). Provide a standard 20 foot radius corner at property lines. Excess right-of-way shall be abandoned to the adjacent parcels created;
  - B. Prepare a sewer and drainage study for the review and approval of the Public Works Department;
  - C. 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;
  - D. All buildings closer than three feet from the property line shall be removed or be in compliance with Section 504 of the Uniform Building Code. In any case, a garage or carport shall be provided for the dwelling on Parcel 3. The Building Division shall review and approve plans prior to final map approval;
  - E. Submit a soils test prepared by a registered engineer to be used in street design;
  - F. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property

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should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

- G. The 12 inch Plane Tree, 5 inch Walnut tree, 10 inch Catalpa tree and 10 inch Walnut tree on parcel 4 shall be preserved unless otherwise approved for removal by Tree Services. Any replacement trees shall be a minimum of 15 gallon size.
- H. Temporary pavement tapers shall be provided to the satisfaction of the Traffic Engineer;
- I. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities adjacent to Hayes Avenue and Taylor Street.
- J. Place note on final map: Applicant shall comply with the mandatory mitigation measures as required by the City's Environmental Services Manager and on file with the Planning Division Office (P90-482).

  
MAYOR

ATTEST:

  
CITY CLERK

P90-482.CC

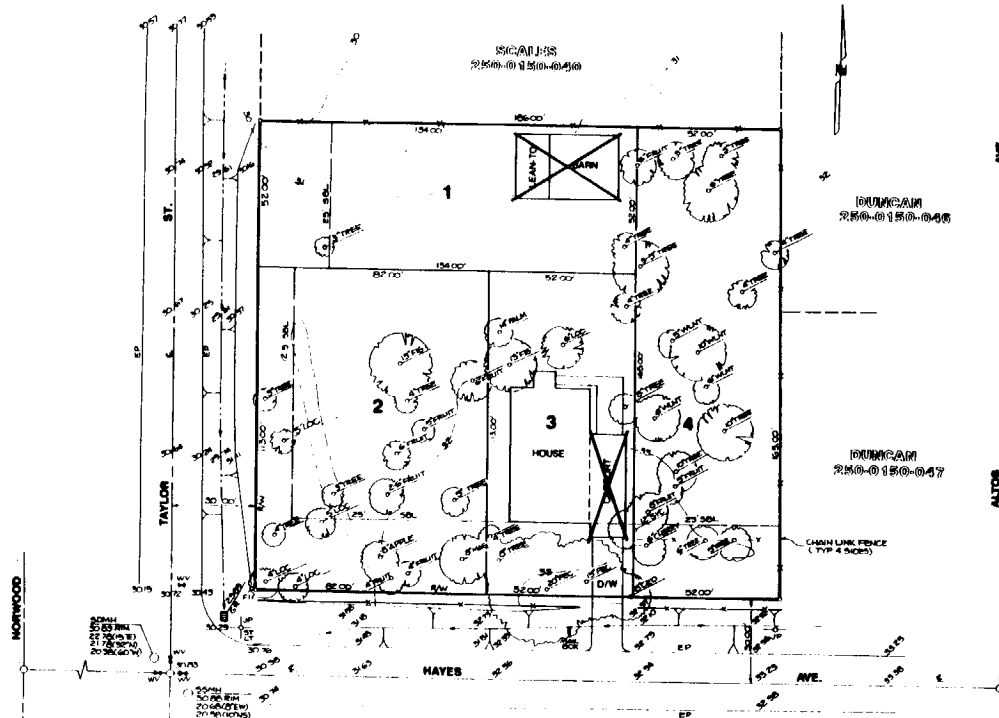
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# TENTATIVE PARCEL MAP

# M & R

CITY OF SACRAMENTO

## PROJECT INFORMATION

### OWNER/DEVELOPER

PRICE & SON STRAHLMAN  
BETTER HOUSING  
P.O. BOX 874  
ROSEVILLE, CA 95661  
PHONE: 382-4544

### ENGINEER

FROST MCCORMICK & HENSTON  
1000 UPLAND WAY, SUITE 200  
CITRUS HEIGHTS, CA 95630

### EXISTING ZONING

R-1

### PROPOSED ZONING

R-1

### EXISTING USE

SINGLE FAMILY RESIDENTIAL

### PROPOSED USE

SINGLE FAMILY RESIDENTIAL / SFR 1 + DUPLEX

### ASSESSORS PARCEL NO

260 - 000 - 042

### PROJECT SIZE

30,910 SF

### LOT SUMMARY

SFR 1	6,360 SF
DUPLEX 1	1,540 SF
SFR 2	3,870 SF
SFR 3	8,960 SF

NOTE: CARPORT WILL BE REQUIRED TO PREVENT ENCROACHMENT INTO SIDEYARD SETBACK OF LOT 3

### WATER SUPPLY

CITY OF SACRAMENTO

### SEWER

CITY OF SACRAMENTO

### ELECTRICITY

P.O. 1 & 2

### GAS

P.O. 1 & 2

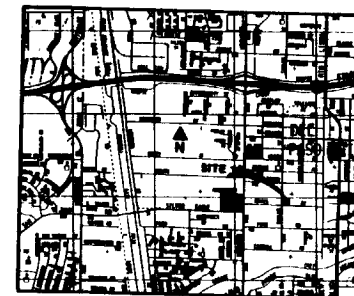
### TELEPHONE

PACIFIC BELL

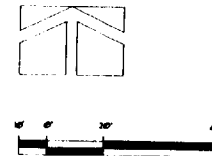
### SCHOOL DISTRICT

DEL PASE HEIGHTS SCHOOL DISTRICT  
GRANT JOINT UNION HIGH SCHOOL

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VICINITY MAP



DECEMBER 17, 1990

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

FROST  
MCCORMICK  
& HENSTON  
ENGINEERS / PLANNERS / SURVEYORS  
1000 UPLAND WAY, SUITE 200  
CITRUS HEIGHTS, CA 95630  
(916) 897-0000

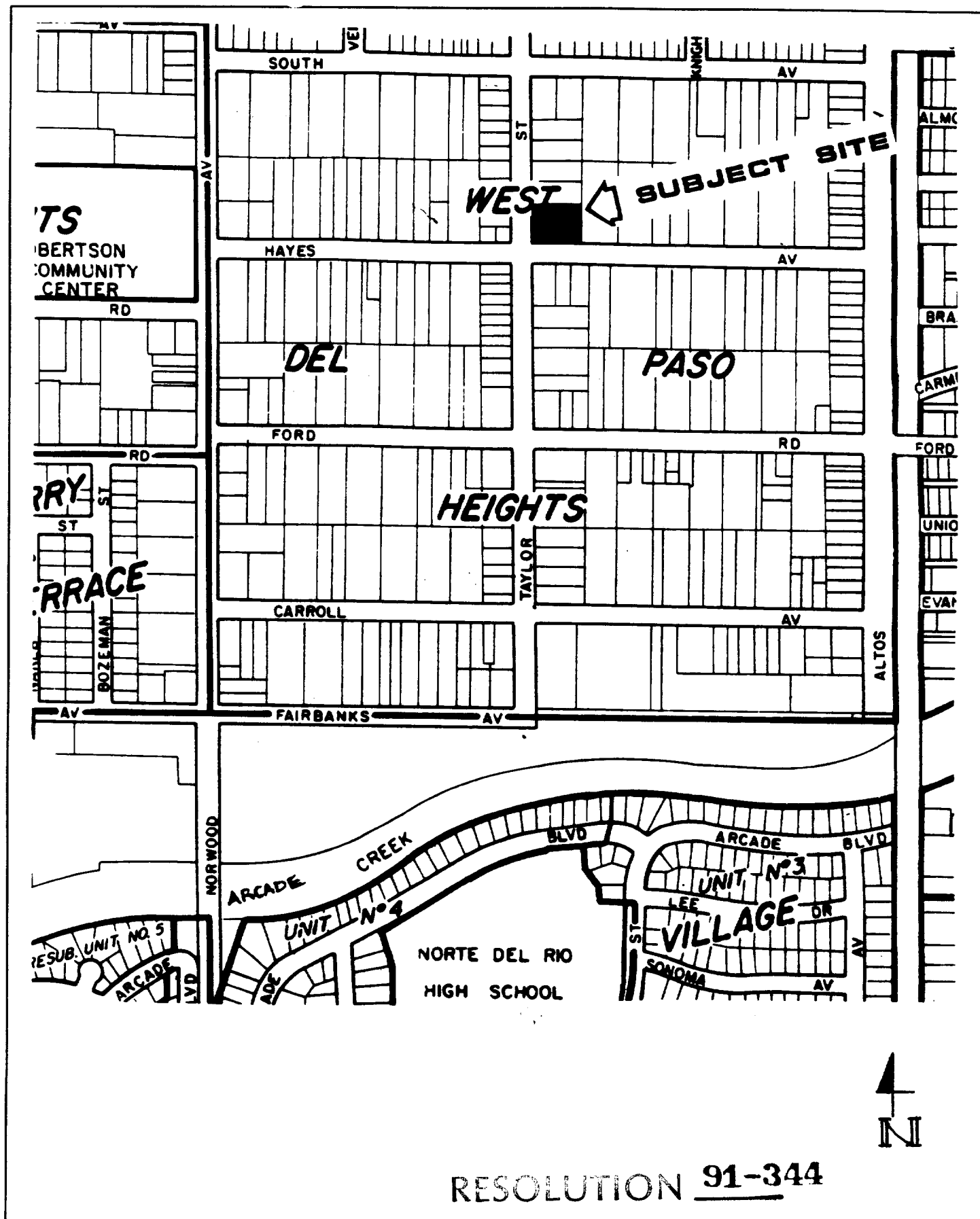
TENTATIVE PARCEL MAP  
**M & R**  
CITY OF SACRAMENTO, CALIFORNIA



DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	1-29
SHEET	1
TOTAL	1

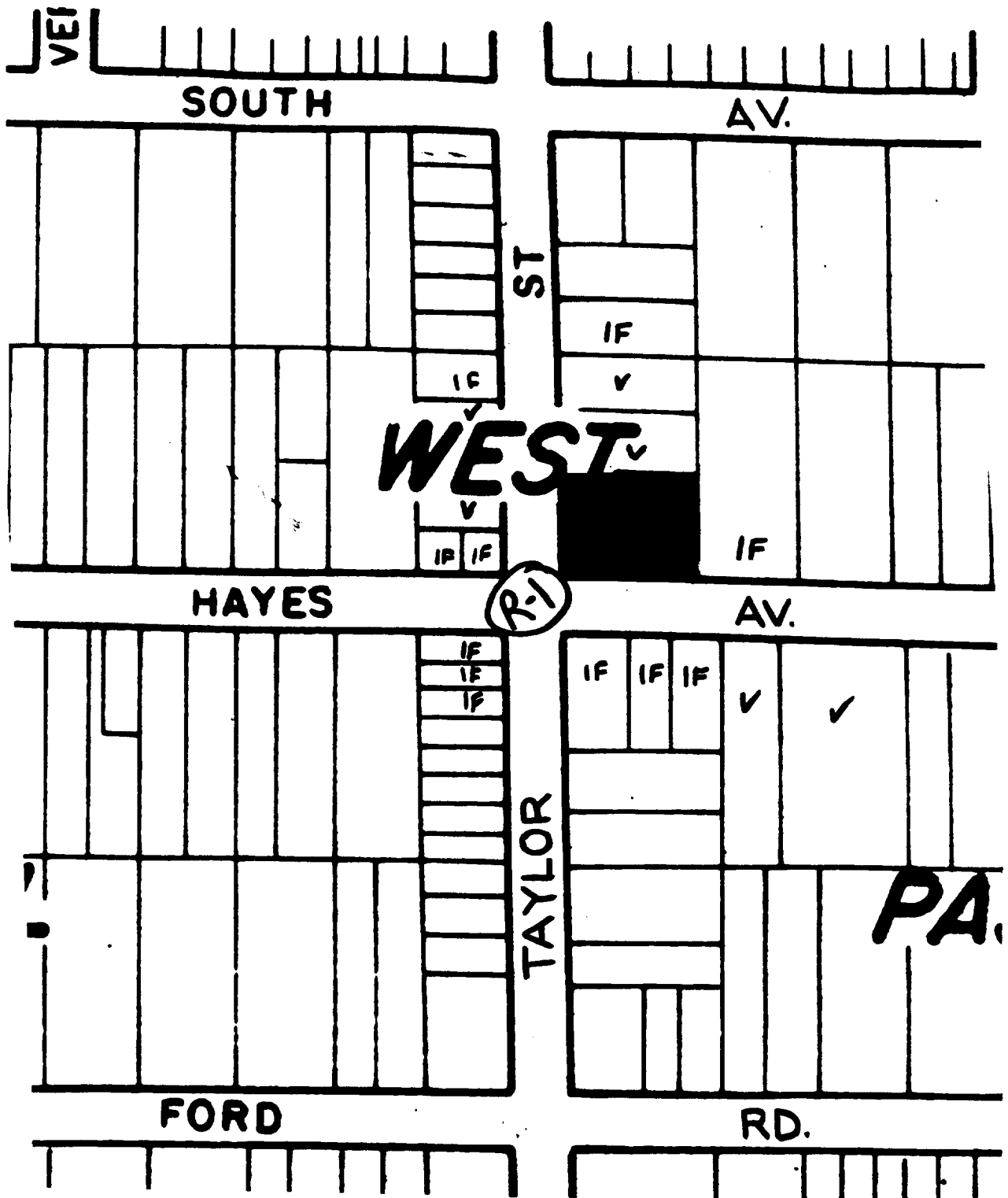
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VICINITY MAP

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LAND USE & ZONING MAP

MAY 14 1991