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CITY OF SACRAMENTO

APPROVED
BY THE CITY COUNCIL

DEC 16 1986

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street
Sacramento, Ca. 95814

OFFICE OF THE
CITY CLERK
DEC 16 1986

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

December 9, 1986

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15315)
2. Tentative Map (P86-449) (APN: 031-082-05) (FT)

LOCATION: 1313 Lynette Way

SUMMARY

This is a request to subdivide .5+ acres developed with a residence into two parcels. 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: 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 of single family residential development. The site has frontage on both Valley Brook Avenue and Lynette Way. A residence is located on the Lynette Way frontage. The applicant wishes to sell the Valley Brook Avenue frontage for an additional residence. There are no street improvements on Lynette Way. Valley Brook Avenue is improved.

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .0149 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION

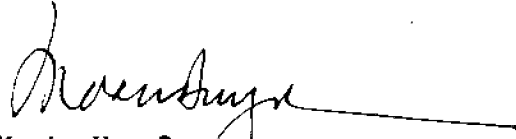
The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

RECOMMENDATION

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

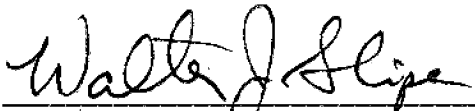
Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

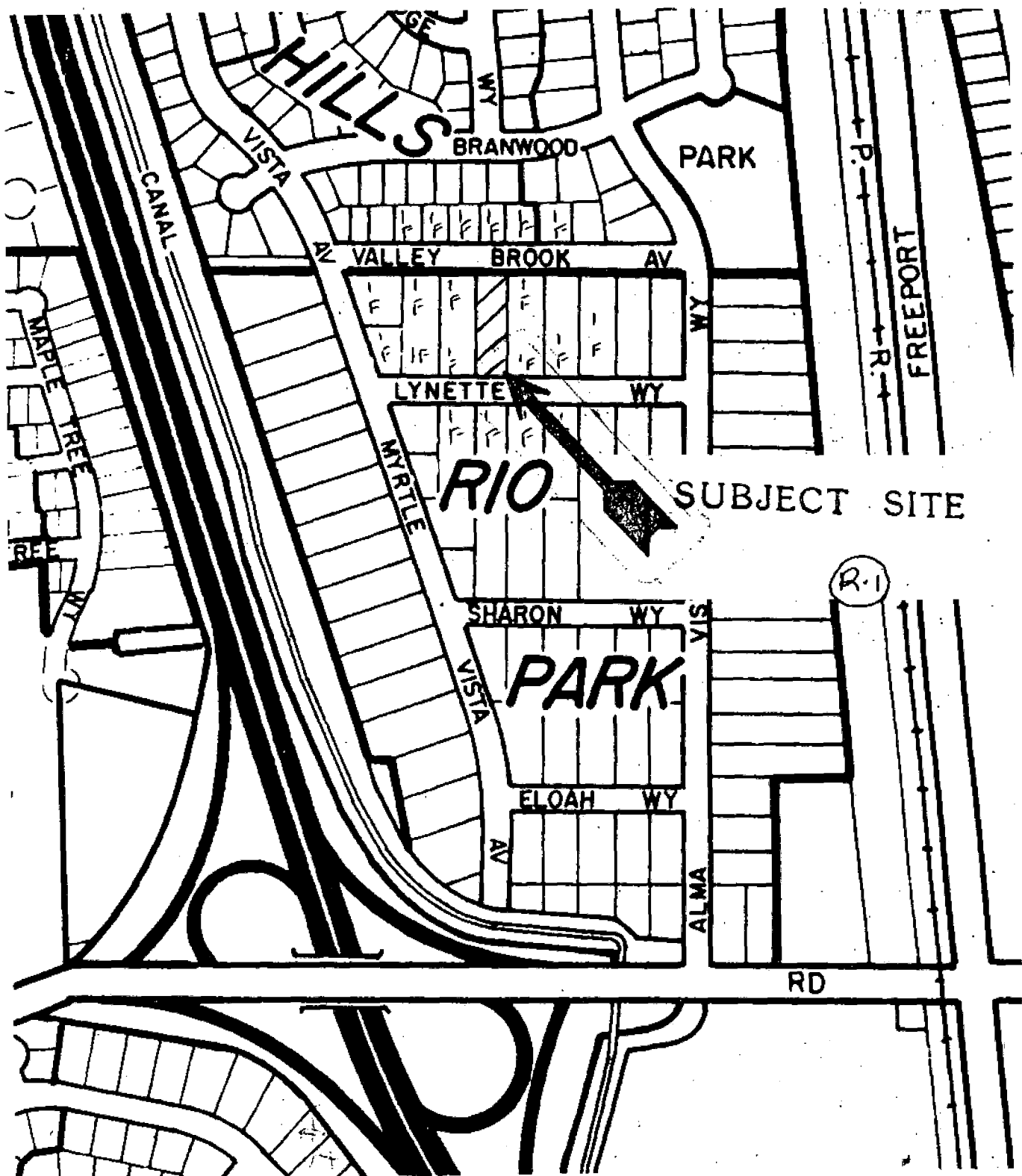
RECOMMENDATION APPROVED:



Walter J. Slipe, City Manager

SD:lao
attachments
P86-449

December 16, 1986
District No. 8



VICINITY - LAND USE - ZONING

RESOLUTION No. 86-946

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

DEC 16 1986

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT 1313 LYNETTE WAY.
(P86-449) (APN: 031-082-05)

WHEREAS, the City Council on December 16, 1986, held a public hearing on the request for approval of a tentative map for property located at 1313 Lynette Way;

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, subsection (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 Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses in the 1976 South Pocket Community Plan and the proposed map conforms with the plan designation.

- 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 filing of the final map unless a different time for compliance is specifically noted:
 - a. Place the following note on the final map: "Water and sewer service connections for Lot 80 North must be paid for and installed at the time of obtaining building permits".
 - b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
 - 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. Grade lots to drain to street.
 - e. Dedicate two feet of right-of-way along Lynette Way.
 - f. Designate lots correctly as either Lot 1 and Lot 2 or Lot A and Lot B.
 - g. Locate existing sewer and water services.
 - h. Provide sewer and water services for Lot 80 and hookup (services cannot cross property lines).

MAYOR

ATTEST:

CITY CLERK

P86-449

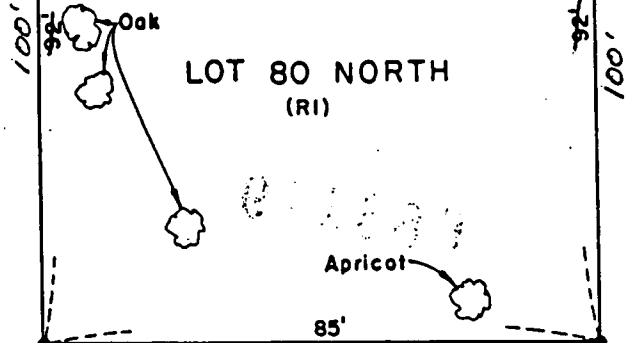
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Utility Box



GROSS AREA = 7,820 SQ. FT. = 0.1795Ac
NET AREA = 6,150 SQ. FT. = 0.1412Ac

LOT 80 NORTH
(R1)



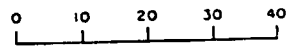
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80
(R1)

79

Rio Park
Located in
Section 2, T. 7 N., R. 4 E., M. D. B. & M.
Sacramento County
California

Legend
Scale 1" = 20'



Utility easements 5.0
feet each side property line

Tentative Map Lot 80 North
Prepared 31 Oct 86, By
P.H. Skidmore, C.E. No. 38771, for
Duane J. Scott and Sharon A. Scott
1313 Lynette Way, Sacramento, CA. 95831

Sacramento Unified School District
Use existing City Water Supply, Sanitary,
Storm Drain and Flood Control Facilities.

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December 18, 1986

Duane J. and Sharon A. Scott
1313 Lynette Way
Sacramento, CA 95831

Dear Mr. and Mrs. Scott:

On December 16, 1986, the Sacramento City Council took the following action(s) for property located at 1313 Lynette Way: (P-86449)

Adopted Resolution 86-946 adopting Findings of Fact and approving the Tentative Map subject to conditions.

Enclosed, for your records, is a fully certified copy of the above referenced document.

Sincerely,

Lorraine Magana
City Clerk

LM/dah/25

Enclosure

cc: Planning Department