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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SACRAMENTO, CA

June 11, 1991

APPROVED  
BY THE CITY COUNCIL

ADMINISTRATION  
ROOM 300  
95814-2987  
916-449-5571

JUN 11 1991

ECONOMIC DEVELOPMENT  
ROOM 300  
95814-2987  
916-449-1223

City Council  
Sacramento, California

OFFICE OF THE  
CITY CLERK

NUISANCE ABATEMENT  
ROOM 301  
95814-3982  
916-449-5948

Honorable Members in Session:

- SUBJECT:
1. ENVIRONMENTAL DETERMINATION
  2. TENTATIVE MAP TO SUBDIVIDE 1.2± PARTIALLY DEVELOPED ACRES INTO FOUR SINGLE FAMILY LOTS (P91-004)(FT)
  3. SUBDIVISION MODIFICATION TO CREATE ONE FLAG SHAPED LOT
  4. SUBDIVISION MODIFICATION TO WAIVE STANDARD STREET IMPROVEMENTS

LOCATION: 1940 Los Robles Boulevard  
 OWNER: Ted J. Liakos  
 APPLICANT: Ted J. Liakos

SUMMARY

This is a request for a tentative map to divide 1.2± partially developed acres into four single family lots in the Standard Single Family (R-1) zone. Planning Staff and the Subdivision Review Committee have reviewed the project and recommend approval of the request.

Land divisions of four or fewer lots, not accompanied by other entitlements requiring Planning Commission action, can be reviewed by staff and transmitted directly to the City Council for consideration.

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1940 Los Robles Boulevard (P91-004)  
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### BACKGROUND

The subject site is located on the southwest side of Los Robles Blvd. approximately 100 feet west of Del Paso Blvd. The site is designated Low Density Residential (4-15 du/na) by the General Plan and Residential (4-8 du/na) by the North Sacramento Community Plan. The surrounding properties are single family residential uses in the R-1 zone. The density of the proposed development is 4± dwelling units per net acre.

The request is to divide 1.2± acres into four single family lots. The request includes two subdivision modifications. The first subdivision modification is to create one flag shaped lot. The existing lot is an irregular shaped lot with an existing dwelling and a detached garage. In addition, a PG&E power line bisects the property. The existing dwelling and power line limits the options for the property and results in one flag shaped parcel. The second subdivision modification is to waive the standard street improvements. Public Works has reviewed the request and has agreed to waive the standard street improvements provided the owner agrees to participate in any future assessment district for the construction of required improvements.

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B) of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur.

### VOTE OF THE SUBDIVISION REVIEW COMMITTEE

On April 3, 1991, the Subdivision Review Committee reviewed the project and voted six ayes, and three absent to recommend approval of the request.

### FINANCIAL DATA

Not applicable.

### POLICY MATTERS

The proposed project is consistent with the policies of the General Plan and North Sacramento Community Plan.

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MBE/WBE EFFORTS

Not applicable.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors), based upon comment by the Subdivision Review Committee, recommend the following action by the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached resolution which approves the Tentative Map and Subdivision Modifications.

Respectfully submitted,

  
MARTY VAN DUYN  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

Approved:

ROBERT P. THOMAS  
Acting Director of Planning and Development

Contact Person:

Wilfred Weitman, Principal Planner  
(916) 449-5604

MMD:WW:DS:ds  
P91-004

District No. 2  
June 11, 1991

Attachments

APPROVED  
BY THE CITY COUNCIL

JUN 11 1991

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 91-426**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING TENTATIVE MAP FOR PROPERTY LOCATED AT 1940 LOS ROBLES BOULEVARD

(P91-004) (FT) (APN: 252-0310-012)

WHEREAS, the City Council on \_\_\_\_\_, 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.

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

④

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, North Sacramento Community 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). The North Sacramento Community Plan designates the site as Residential (4-8 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 flag shaped lot.
  - 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 irregular parcel size, location of the PG&E power line, existing dwelling and garage on the property create the necessity for the flag lot.
  - B. The cost to the subdivider of strict or literal compliance with the regulation is

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DATE ADOPTED: \_\_\_\_\_

not the sole reason for granting the modification.

- 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 a grading plan to the satisfaction of the Public Works Department;
  - B. Provide a separate water and sewer services to Parcels A, B and C at time of building permit;
  - 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 for Parcels A, B and C. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
  - D. 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 (P91-004).
  - E. The improvements applicant shall sign assurance that owner and successors shall join and participate in any future assessment district for the construction of required improvements; and,
  - F. Fencing within front yard setback areas shall be removed or reduced to three feet to be in compliance with City Fence Regulations.

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DATE ADOPTED: \_\_\_\_\_

(6)

- G. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit. The design shall include metal garage doors with automatic openers, full fencing, landscaping, irrigation and appropriate roofing (a minimum of 25 year composition, tile or shakes). No heating or air conditioning units shall be installed on roof tops.
- H. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities adjacent to Los Robles Boulevard.
- I. Dedicate the Northwesterly five feet of Parcel D as a public utility easement for overhead and underground facilities and appurtenances.
- J. Land use is restricted within the PG&E electric transmission line easement. Submit plans, improvement, landscaping, etc. to PG&E to verify compatibility prior to issuance of building permits.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P91-004.CC

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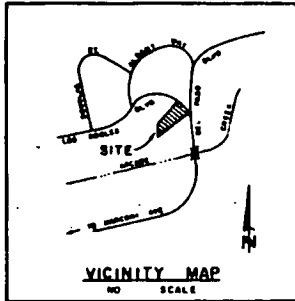
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

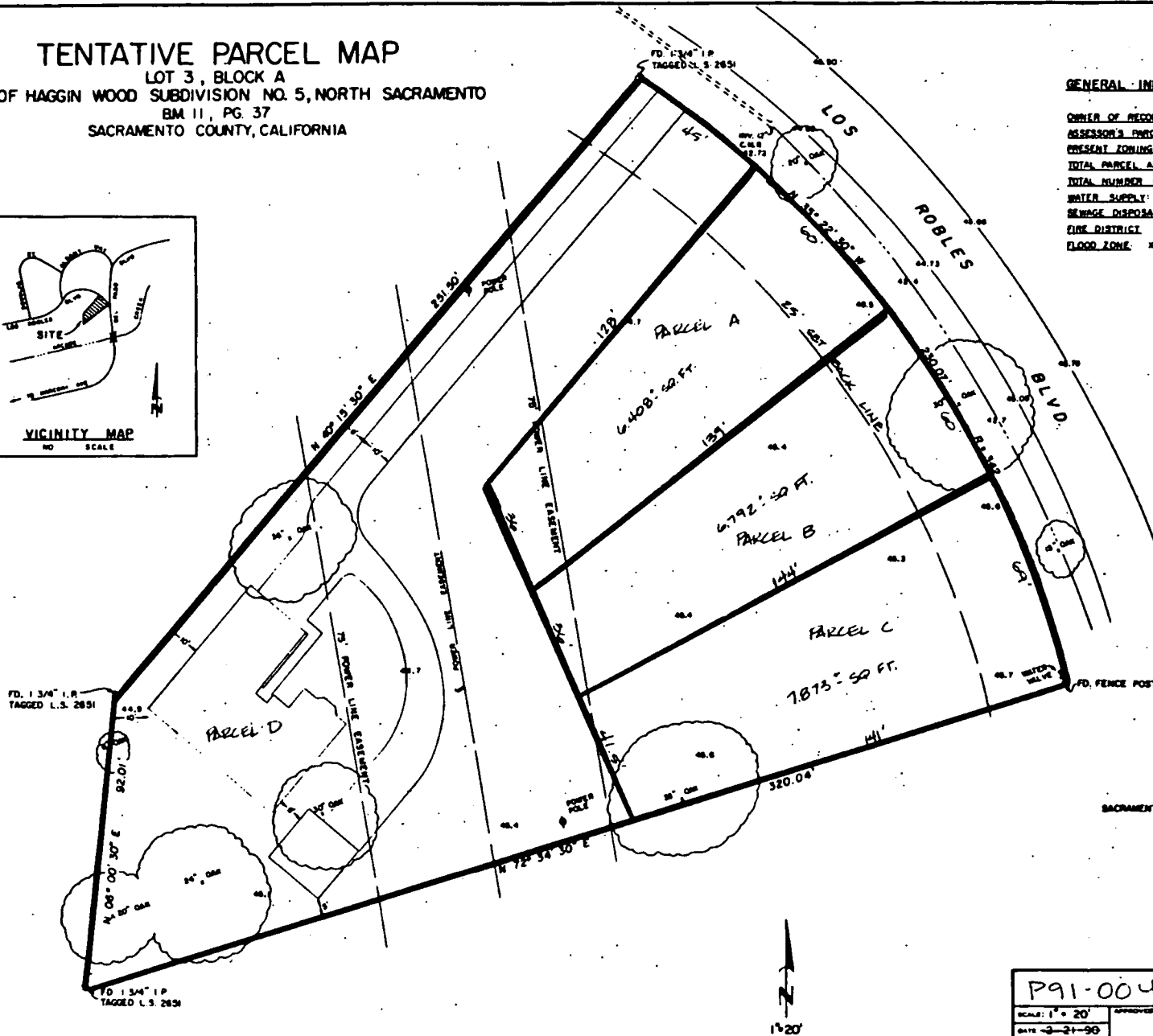
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**TENTATIVE PARCEL MAP**  
 LOT 3, BLOCK A  
 PLAT OF HAGGIN WOOD SUBDIVISION NO. 5, NORTH SACRAMENTO  
 BM 11, PG. 37  
 SACRAMENTO COUNTY, CALIFORNIA



**GENERAL INFORMATION**

OWNER OF RECORD: TED LIAKOS  
 ASSessor'S PARCEL NO.: 252-0310-012  
 PRESENT ZONING: R-1  
 TOTAL PARCEL AREA: 1.02 ACRES  
 TOTAL NUMBER OF PARCELS: 4  
 WATER SUPPLY: SACRAMENTO CITY WATER DISTRICT  
 SEWAGE DISPOSAL: SEPTIC TANK  
 FIRE DISTRICT: SACRAMENTO CITY  
 FLOOD ZONE: X, OUTSIDE 500 YEAR



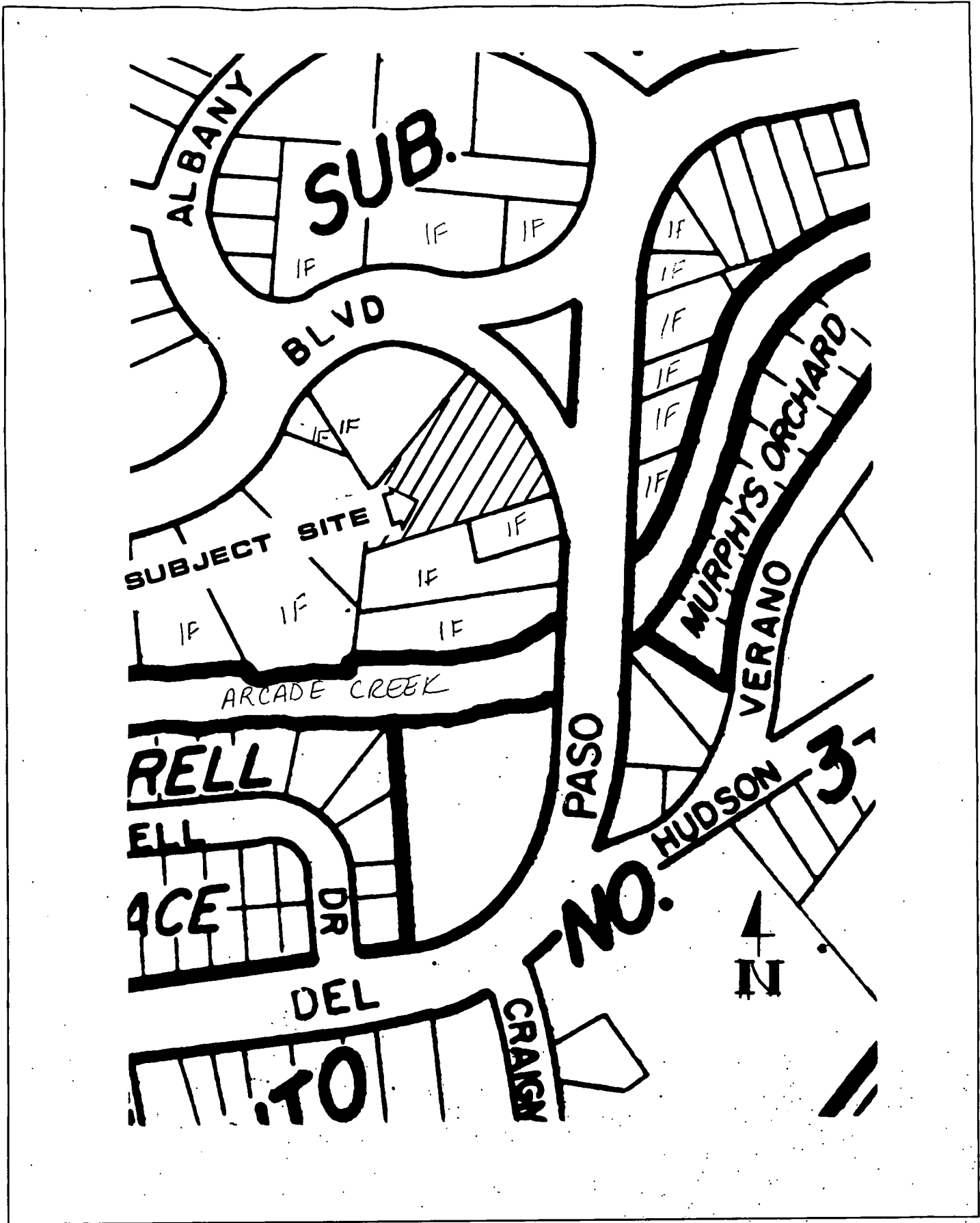
SACRAMENTO CITY B.M. ELEVATION 46.85

P91-004 - Revision		
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY:
DATE: 4-23-91	TED LIAKOS	REVISED:
4-23-91 TED LIAKOS		REVISION NUMBER:

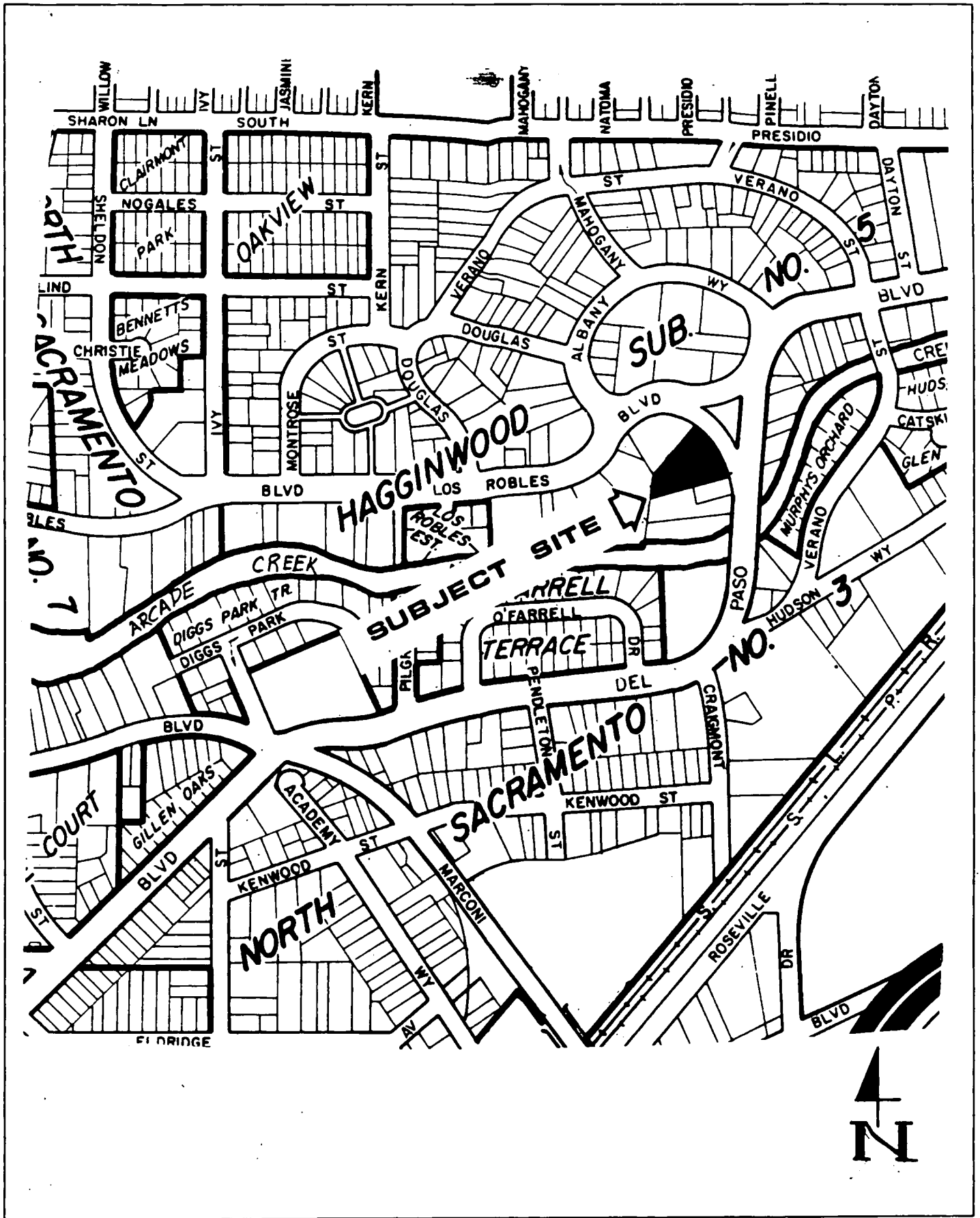
**TS TOPOGRAPHIC SURVEYS, INC.**  
 1000 J STREET, SACRAMENTO, CALIFORNIA 95811  
 (916) 442-1111

#  
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 P91-004





LAND USE & ZONING MAP



VICINITY MAP

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