



28

CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

CITY MANAGER'S OFFICE
RECEIVED
DEC 11 1986

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

December 8, 1986

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

DEC 16 1986

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

- SUBJECT: 1. Environmental Determination (Exempt 15315)
 2. Tentative Map (P86-416) (APN: 265-112-23) (FT)
 3. Subdivision Modification to create lots in excess of 160 feet deep

LOCATION: 2943 Branch Street

SUMMARY

The applicant is requesting entitlements necessary to split a 1.4 acre parcel into two lots. One lot is presently developed with a single family residential structure. The proposed Parcel B is intended for future residential development. Staff and the Subdivision Review Committee recommend approval of the project 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: Vacant and Substation; R-1
 West: Vacant, Duplexes; C-2, R-2B

The subject site is zoned Single Family, R-1 and is located in an area developed with single family and multiple family residential uses. The site is presently developed with a single family residence and accessory structures. The north end of the site is encumbered with a

drainage channel. The purpose of this request is to separate the single family dwelling from the remaining vacant land to accommodate future townhouse or condominium development. The existing accessory structures located on Parcel B will be removed prior to development on this site.

Deep lots and flag shaped lots are generally discouraged in the City; however, it is believed that further development of this site would be difficult due to existing constraints affecting the property.

The Planning and Community Services Division 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 appraisal.

ENVIRONMENTAL DETERMINATION

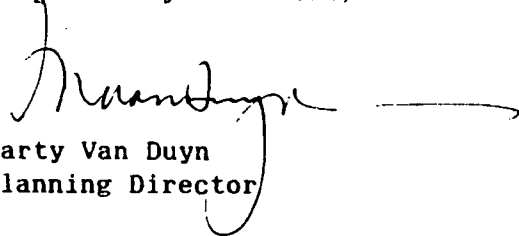
The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

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 and Subdivision Modification subject to conditions.

Respectfully submitted,

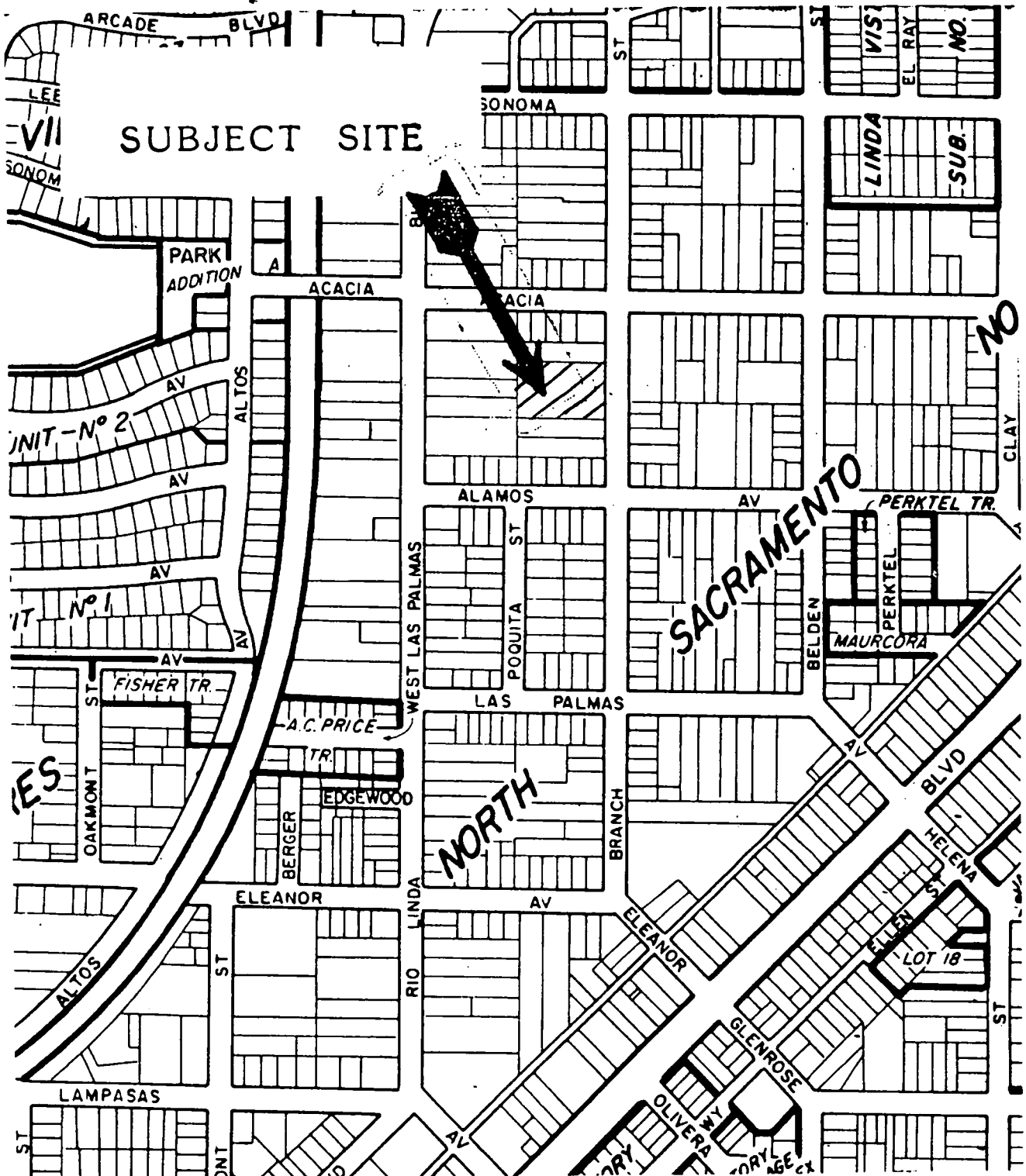

Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

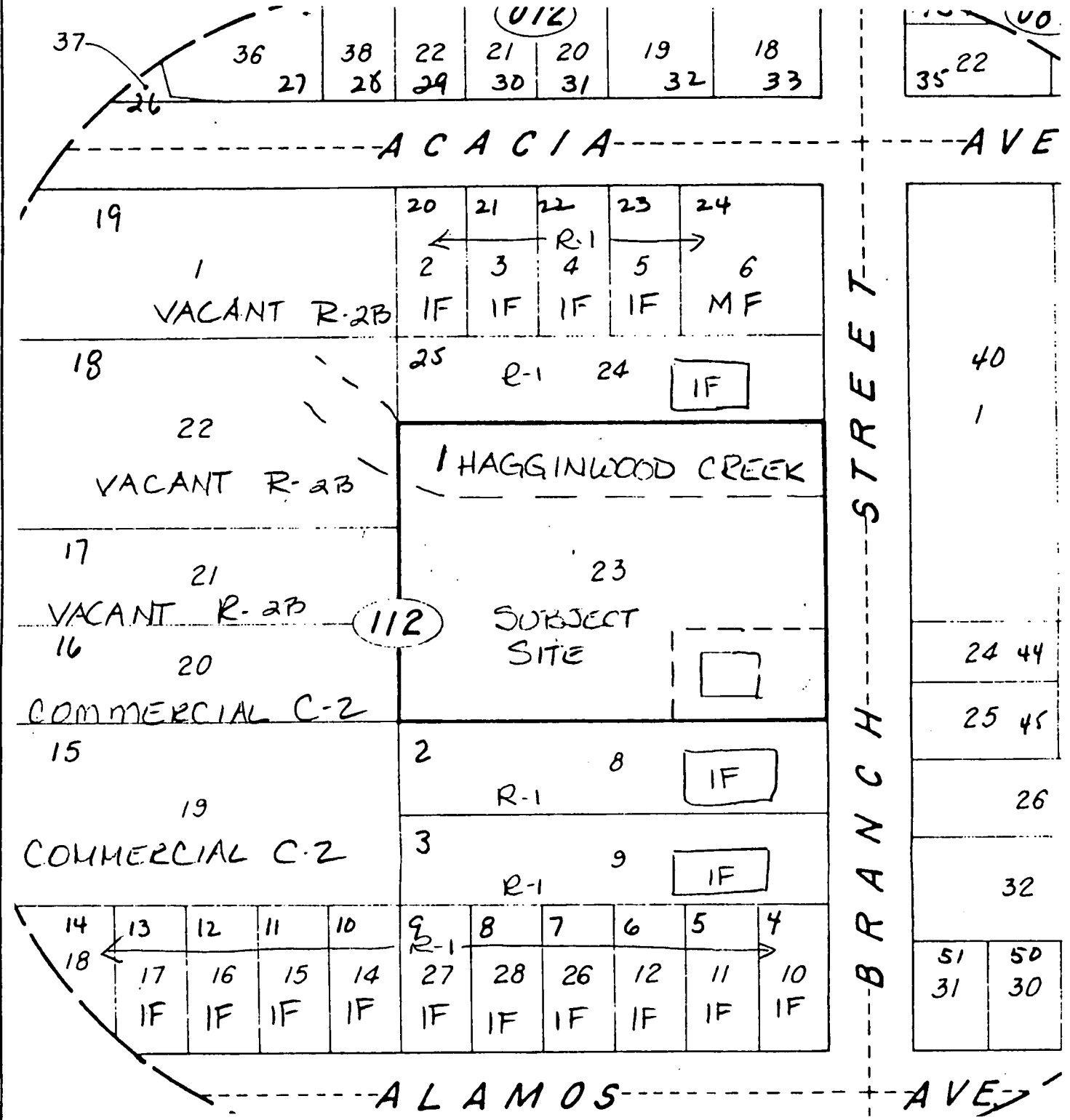

Walter J. Slipe, City Manager

SD:lao
attachments
P88-416

December 16, 1986
District No. 2



VICINITY MAP



LAND USE & ZONING MAP

RESOLUTION No. 86-949

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 SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT 2943 BRANCH STREET.
(P86-416) (APN: 265-112-23)

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 2943 Branch Street;

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 1984 North Sacramento 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. In the matter of the hereby approved requested subdivision modification to create a lot in excess of 160 feet deep:
 - a. The City Council has determined there are such special circumstances affecting the property that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that further development of the site would not be possible due to physical constraints.
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that all the site is underdeveloped and the modification is necessary to accommodate further development on the site.
 - 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 granting the modification will not alter the character of the area since single family and multiple family uses are already developed in the area.
 - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the Discretionary Interim Land Use Policy of the City in that the site is designated for residential uses in the 1984 North Sacramento Community Plan and the proposed map conforms with the plan designation.
6. 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. 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.

- b. Dedicate drainage channel easement, if necessary.
- c. Remove all structures from Parcel B.
- d. Provide street lights pursuant to Section 40.811 of the City Code.
- e. Place the following note on the final map: "Water and Sewer service connections for Parcel B must be paid for and installed at the time of obtaining building permits".
- f. Abandon existing septic system to the satisfaction of the County Health Department.
- g. Remove trash and debris to appropriate dump site.
- h. Locate existing sewer and water services; verify no septic system cross property lines.
- i. Elm tree on Parcel B shall not be removed without approval of the City Arborist. Place a note on the map.

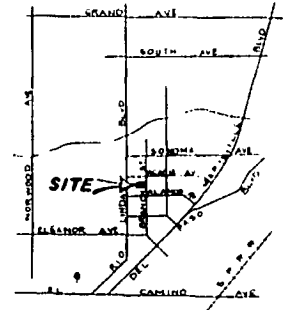
MAYOR

ATTEST:

CITY CLERK

P86-416

ACACIA AVE.



VICINITY MAP
SCALE - 1" = 24,000'

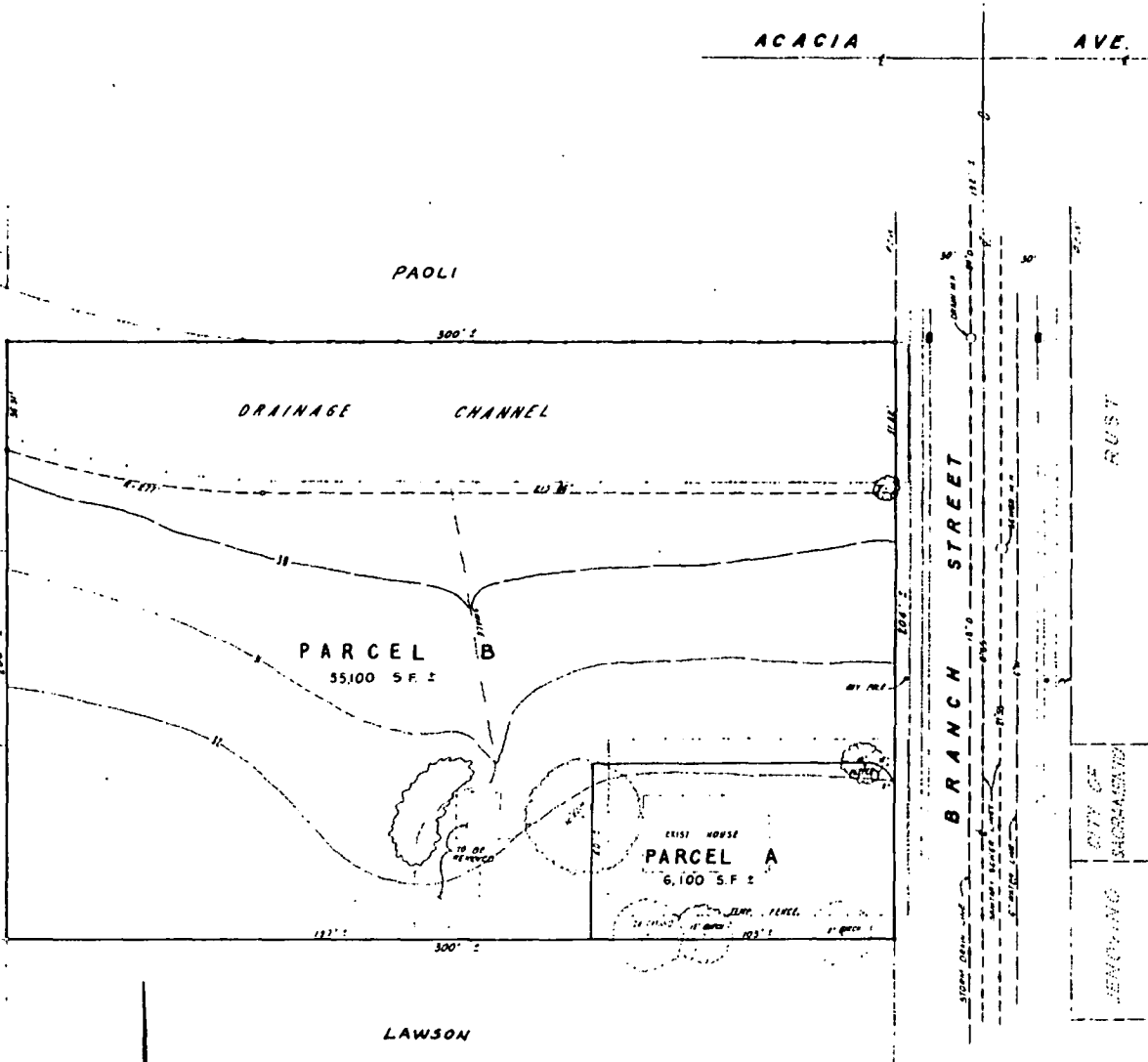
- OWNER : HEROLD J. HOPKINSON JR
2150 DEL PASO BLVD
SACRAMENTO, CA 95811
TEL (916) 949-9444
- ENGINEER : ALLIED ENGINEERING, SURVEYING & PLANNING
8421 HODURN DR., SUITE 100
CITRUS HTS., CA 95611
TEL (916) 949-1555
- ASSESSOR'S NO : 268-112-73
- EDGING : R-1
- GROSS AREA : 175 AC
- PRESENT USE : ONE SINGLE FAMILY RESIDENCE
- PROPOSED USE : TWO RESIDENTIAL LOTS
- WATER : CITY OF SACRAMENTO
- SEWAGE : CITY OF SACRAMENTO

P86416

TENTATIVE PARCEL MAP
LOT 8 AND A PORTION OF LOT 7, BLOCK 13 SUBDIVISION
OF NORTH SACRAMENTO CITY OF SACRAMENTO, CALIFORNIA.

NOV 20 1988 SCALE 1" = 20'

ALLIED ENGINEERING, SURVEYING & PLANNING
MERCED CALIFORNIA



8

28

December 18, 1986

Harold Hopkinson
1938 Marconi Avenue
Sacramento, CA 95815

Dear Mr. Hopkinson:

On December 16, 1986, the Sacramento City Council took the following action(s) for property located at 2943 Branch Street: (P-86416)

Adopted Resolution 86-949 adopting Findings of Fact and approving the Tentative Map and Subdivision Modification subject to conditions.

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

Sincerely,

Lorraine Magana
City Clerk

LM/dah/28

Enclosure

cc: Planning Department
Allied Engineering