



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

January 19, 1988

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Tentative Map (P87-444)
2. Subdivision Modification to Create a Lot Less Than 100 Feet in Depth
3. Subdivision Modification to Create Lots in Excess of 160 Feet in Depth

LOCATION: 5295 63rd Avenue

SUMMARY

The application is for a Tentative Map to subdivide a one acre site into four lots for single family homes. Due to the irregular shape of the site, standard size lots are not possible and subdivision modifications are necessary. The Planning Commission and staff recommend approval of the request.

BACKGROUND

The one acre site is zoned Single Family (R-1) and is triangular in shape. The application is to subdivide the site into four lots. Due to the shape of the site, two lots will exceed the maximum lot depth of 160 feet and one lot will have a depth of less than the minimum 100 feet (Lot 4). Lot 4 will have more than the minimum lot area so that development of the site will not be a problem.

VOTE OF THE PLANNING COMMISSION

On December 3, 1987, the Commission voted seven ayes (one absent, one vacant seat) to recommend approval of the request.

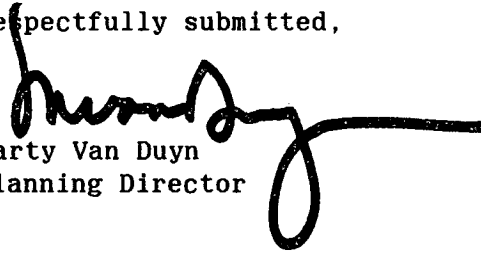
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RECOMMENDATION

The Commission and staff recommend the City Council adopt the attached Resolution which adopts Findings of Fact and approves the Tentative Map and Subdivision Modifications.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:AG:rt
attachments

District No. 6
January 26, 1988

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EXHIBIT "A"

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOTS 141 AND 142, AS SHOWN ON THE "PLAT OF LEMON HILL TRACT", RECORDED IN BOOK 7 OF MAPS, MAP NO. 28, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 141, SAID CORNER BEING THE INTERSECTION OF THE CENTER LINE OF DIAS AVENUE, A PUBLIC ROAD 60.00 FEET IN WIDTH, WITH THE CENTER LINE OF FLORIN AVENUE, A PUBLIC ROAD 50.00 FEET IN WIDTH; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTH LINE OF SAID LOT 141 AND ALONG THE CENTER LINE OF SAID DIAS AVENUE SOUTH $89^{\circ} 39'$ WEST 51.06 FEET TO A POINT IN THE CENTER OF A CREEK; THENCE ALONG THE CENTER OF SAID CREEK SOUTH $28^{\circ} 50'$ WEST 760.87 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 142, SAID POINT BEING ALSO ON THE CENTER LINE OF ELDER CREEK ROAD, A PUBLIC ROAD 60.00 FEET IN WIDTH, THENCE ALONG SAID CENTER LINE OF ELDER CREEK ROAD AND ALONG THE SOUTH LINE OF SAID LOTS 141 AND 142 NORTH $89^{\circ} 53'$ EAST 418.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 141, SAID CORNER BEING THE INTERSECTION OF THE CENTER LINE OF SAID ELDER CREEK ROAD WITH THE CENTER LINE OF SAID FLORIN AVENUE; THENCE ALONG THE CENTER LINE OF SAID FLORIN AVENUE AND ALONG THE EAST LINE OF SAID LOT 141, NORTH 666.14 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 141 SAID CORNER BEING THE POINT OF INTERSECTION OF THE CENTERLINE OF ELDER CREEK ROAD, A PUBLIC ROAD 60.00 FEET IN WIDTH, WITH THE CENTER LINE OF 63RD STREET, A PUBLIC ROAD 50.00 FEET IN WIDTH; THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTH LINE OF SAID LOTS 141 AND 142 AND ALONG THE CENTER LINE OF SAID ELDER CREEK ROAD, SOUTH $89^{\circ} 53' 00''$ WEST 418.01 FEET TO THE POINT ON THE CENTER LINE OF MORRISON CREEK; THENCE ALONG THE CENTER LINE OF SAID MORRISON CREEK, NORTH $28^{\circ} 50' 00''$ EAST 342.84 FEET; THENCE NORTH $89^{\circ} 53' 00''$ EAST 252.67 FEET TO A POINT ON THE CENTER LINE OF SAID 63RD STREET AND ON THE EAST LINE OF SAID LOT 141; THENCE ALONG THE CENTER LINE OF SAID 63RD STREET AND ALONG THE EAST LINE OF SAID LOT 141, SOUTH 300.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

PARCEL 1; BEGINNING AT A POINT, HEREBY DESIGNATED "POINT A", WITHIN SAID LOT 141 FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 141, SAID SOUTHEAST CORNER BEING THE INTERSECTION OF THE CENTERLINE OF ELDER CREEK ROAD, A PUBLIC ROAD 60.00 FEET IN WIDTH, WITH THE CENTERLINE OF 63RD STREET, A PUBLIC ROAD 50.00 FEET IN WIDTH, BEARS THE FOLLOWING FOUR (4) COURSES AND DISTANCES (1) SOUTH $28^{\circ} 18' 58''$ WEST 145.67 FEET, (2) SOUTH $13^{\circ} 34' 08''$ WEST 221.46 FEET, (3) SOUTH $01^{\circ} 10' 41''$ EAST 86.18 FEET TO A POINT IN THE CENTER LINE OF SAID ELDER CREEK ROAD AND (4) ALONG SAID CENTERLINE OF ELDER CREEK ROAD NORTH $89^{\circ} 21' 58''$ EAST 305.16 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING ALONG THE ARC OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1435.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH $33^{\circ} 19' 12''$ EAST 250.33 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE AT DIAS AVENUE, A PUBLIC ROAD 60.00 FEET IN WIDTH; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH $89^{\circ} 58' 58''$ WEST 25.06 FEET; THENCE, LEAVING SAID SOUTH RIGHT OF WAY LINE SOUTH $28^{\circ} 18' 58''$ WEST 237.10 FEET TO THE POINT OF BEGINNING.

PARCEL 2; BEGINNING AT A POINT WITHIN SAID LOT 141 FROM WHICH THE HEREINABOVE DESIGNATED "POINT A" BEARS NORTH $28^{\circ} 18' 58''$ EAST 145.67 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING, ALONG THE ARC OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 435.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH $28^{\circ} 15' 04''$ WEST 0.99 FEET; THENCE, LEAVING SAID CURVE, SOUTH $89^{\circ} 21' 58''$ WEST 0.01 FOOT, THENCE, NORTH $28^{\circ} 18' 58''$ EAST 1.00 FEET TO THE POINT OF BEGINNING.

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BOOK PAGE

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 modification to create a lot with less than standard lot depth and lots more than the maximum lot depth;
 - a. the City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the standards cannot be met due to the irregular shape of the site.
 - 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 the cause is the shape of 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 all lots will meet minimum lot area.
 - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential use.
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. Prepare a drainage study for the review and approval of the City Engineer; (may require off-site extensions and outfall structure to Morrison Creek).
 - 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. Meet all County Sanitation District Requirements.

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- e. Submit a soils test prepared by a registered engineer to be used in street design.
- f. Remove all scrap lumber, concrete, asphalt, abandoned station wagon, truck and truck parts and debris to the satisfaction of the City/County Health Department and the Planning Director.
- g. Abandon well under permit from the City/County Health Department.
- h. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; full improvements are required adjacent to site including $\frac{1}{2}$ of the cul-de-sac; curb and gutter required around remainder of cul-de-sac. Provide 15 feet of paving on opposite side of 63rd Street adjacent to the project.
- i. Dedicate 27 $\frac{1}{2}$ feet half-section for 63rd Street.
- j. Dedicate off-site right-of-way along cul-de-sac. City will condemn at the developer's expense if necessary.
- k. A portion or all of the map may lie in zone "X" of FEMA (FIRM) Flood Maps.
- l. Provide temporary off-site paving from site to existing improvements at Elder Creek Road. Width to be 26 feet consisting of 2 inch overlay over existing pavement and 2 inch asphalt concrete (A.C.).

ANNE RUDIN

MAYOR

ATTEST:

JANICE BEAMAN

Deputy CITY CLERK

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RESOLUTION No. 88-081

JAN 26 1988