



CITY OF SACRAMENTO

16

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

April 29, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Tentative Map (P85-133) (APN: 226-300-08)(FT)
 3. Subdivision Modification to create lots in excess of 160 feet in depth
 4. Subdivision Modification to waive standard street improvements

LOCATION: 1124 Vinci Street

CITY MANAGER'S OFFICE
RECEIVED
MAY 2 1985

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
MAY 2 8 43 AM '85

SUMMARY

This is a request to subdivide 1+ acre into two parcels, located in the Single Family (R-1) zone. The staff and Subdivision Review Committee recommend approval of the Tentative Map and Subdivision Modifications subject to conditions.

APPROVED
CITY COUNCIL

MAY - 9 1985

BACKGROUND INFORMATION

OFFICE OF THE
CITY CLERK

Land divisions that are not accompanied by a request requiring Planning Commission approval can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding Land Uses and Zoning are as follows:

- North: Residential and Vacant; R-1
- South: Single Family; R-1
- East: Auto Dismantling; R-1
- West: Single Family; R-1

The subject site is a 1+ acre parcel with a single family residence on proposed Parcel A. Parcel B is vacant. The subject site is located in an area consisting of deep lots that have been subdivided to a width of 66 feet. Some lots remain at 132 feet in width. Staff therefore supports the Subdivision Modification to create lots in excess of 160 feet deep.

The subject site is located in an area which has no drainage facilities or curbs, gutters and sidewalks. A Subdivision Modification to waive standard street improvements has been requested. Staff supports this request provided the applicant enter into an agreement to participate in any future assessment district.

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .0298 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION

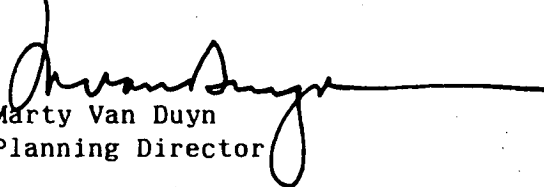
The Environmental Coordinator has determined that the project will not have a significant adverse impact. A Negative Declaration has been filed.

RECOMMENDATION

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

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution adopting Findings of Fact, approving the Tentative Map and Subdivision Modifications subject to conditions.

Respectfully submitted,

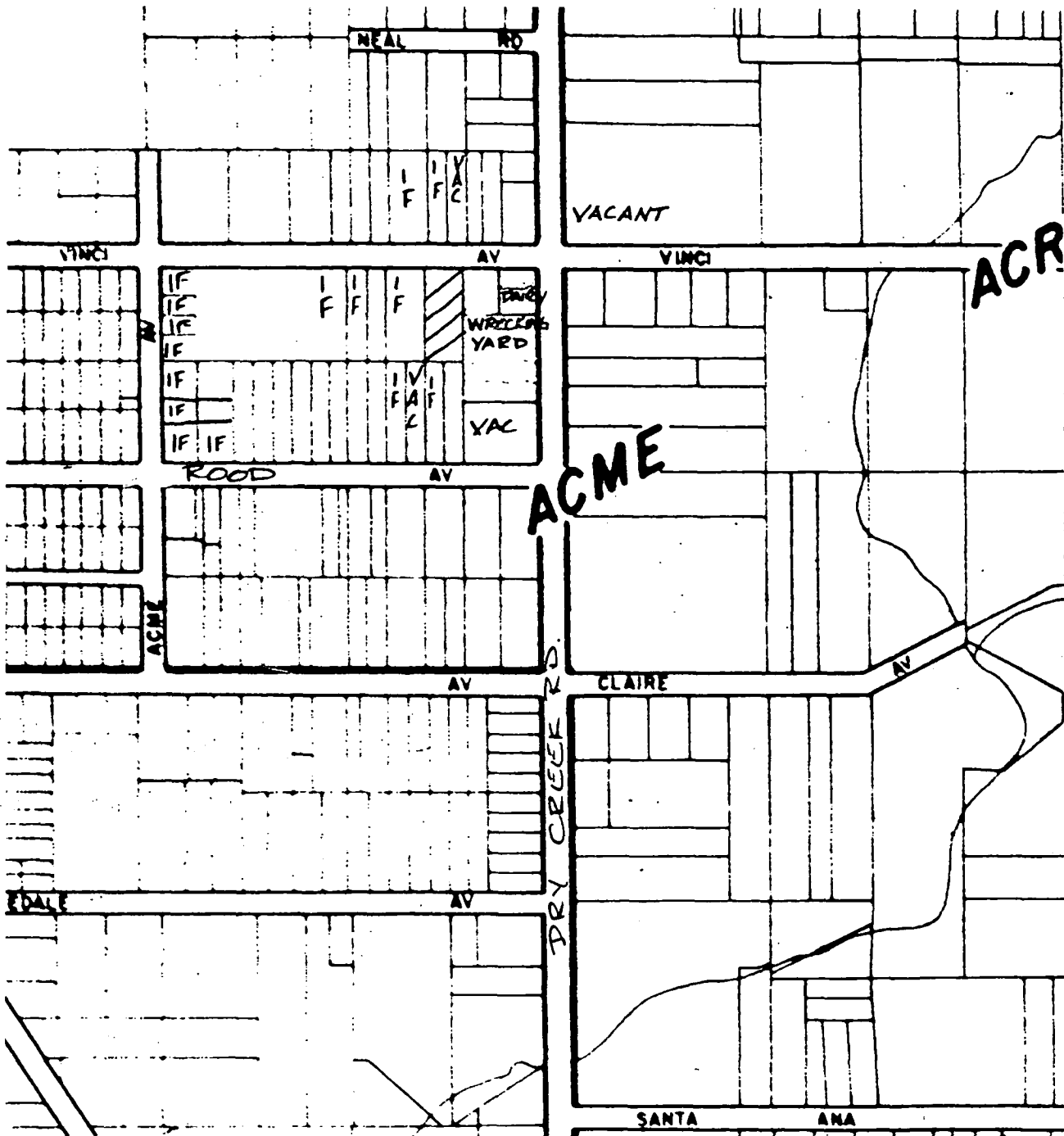

 Marty Van Duyn
 Planning Director

RECOMMENDATION APPROVED:


 Walter J. Slipes, City Manager

SD: pkb
 attachments
 P85-133

May 9, 1985
 District No. 2



VICINITY - LAND USE - ZONING

RESOLUTION No. 85-343

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT 1124 VINCI AVENUE

(P-85-133)(APN: 226-300-08)

APPROVED
BY THE CITY COUNCIL

WHEREAS, the City Council, on May 9, 1985 ^{MAY 9 1985} held a public hearing on the request for approval of a subdivision modification and tentative map for property located at 1124 Vinci Avenue OFFICE OF THE CITY CLERK

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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

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 balanced 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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
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. Both the City General Plan and the 1984 North Sacramento Community Plan designate the subject site for residential use(s).
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 Water 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 lots in excess of 160' deep and to waive standard street improvements :
 - a. There are such special circumstances or conditions affecting the property to be subdivided that it is impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that: a) the subject site is surrounded by lots of similar depth; and b) there are no drainage facilities or street improvements in the area.
 - 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 applicant will satisfy all other conditions prior to filing the final map .
 - 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 significantly change the characteristics of the 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 uses.
7. The tentative map for the proposed subdivision is hereby approved subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Prepare a sewer and drainage study for the review and approval of the City Public Works Director. Construct improvements cited in study.

- b. Place the following note on the final map: "Water and sewer service connections do not exist between the main lines and Parcel B. These services must be paid for and installed at the time of obtaining building permits".
- c. Enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage, water and sewer facilities. A note shall be placed on the final map referencing the agreement.
- d. Pay off existing assessments.
- e. 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.
- f. Dedicate Vinci Avenue to a 22-foot halfsection.
- g. Grade lots to drain to street.
- h. Abandon existing water well to Sacramento County Health Department standards.
- i. Locate existing water and sewer facilities.
- j. Provide an irrevocable offer of dedication for 22 feet of right-of-way along the south property line.

MAYOR

ATTEST:

CITY CLERK

P85-133

TENTATIVE MAP

FOR

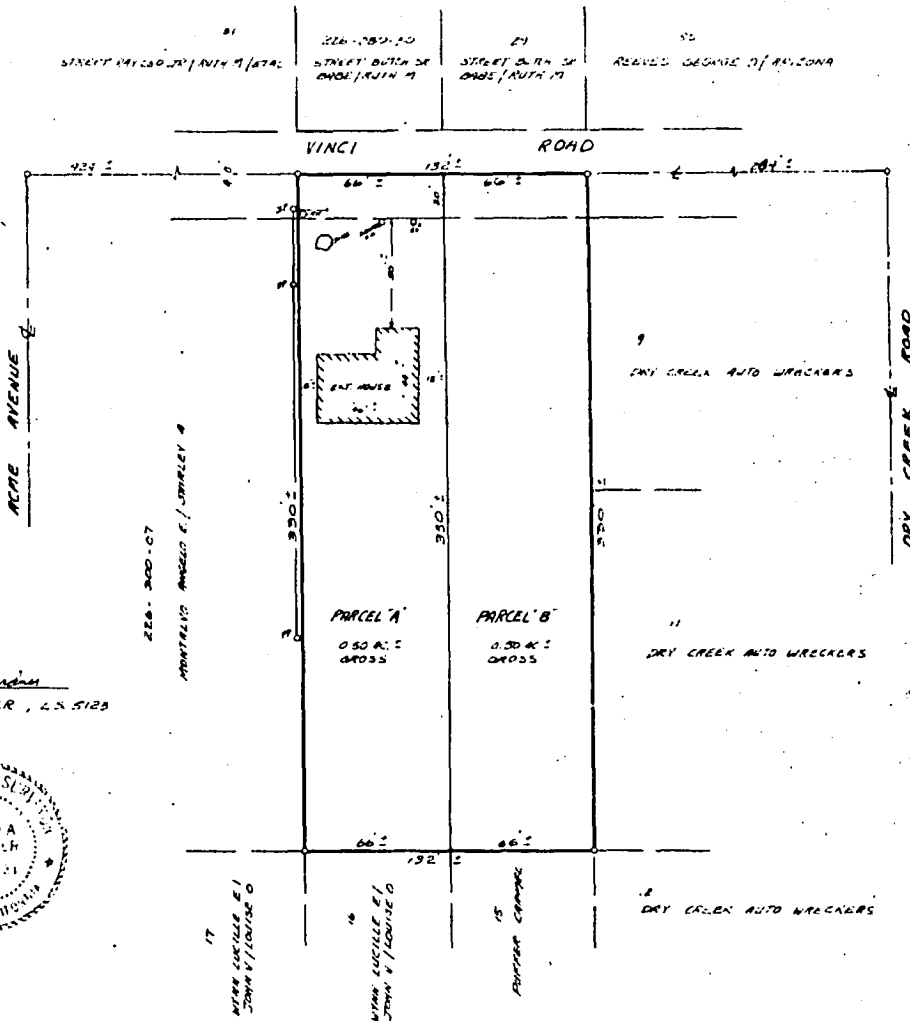
LOT 276 OF ACME ACRES 14 BM 27
SACRAMENTO, CALIFORNIA
MARCH, 1985 SCALE 1"=40'

P 85133

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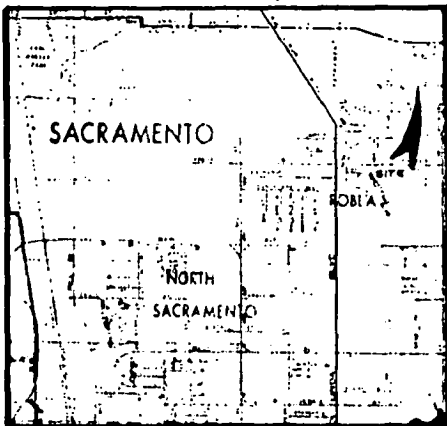
(916) 482-5177
2532 Garfield Avenue
Carmichael, Ca. 95608



Steven A. Gardiner
STEVEN A. GARDNER, L.S. 5123



LOCATION MAP



PROJECT DATA

RECORD OWNER & SUBDIVIDER: CARL H. HOUGHAN
ADDRESS: C/O GARDNER FEUSI COMPANY
2532 GARFIELD AVE., CARMICHAEL, CA. 95608

PROPOSED USE: RESIDENTIAL
EXISTING USE: RESIDENTIAL
PROPOSED ZONING: R-1
EXISTING ZONING: R-1
PROPOSED IMPROVEMENTS: NONE
ASSESSORS PARCEL NO: 200-300-08
LEGAL DESCRIPTION: LOT 276 ACME ACRES 14 BM 27
ACREAGE: 1.00
SEWAGE DISPOSAL: CITY
WATER SUPPLY: CITY

PRINTED
MAR 13 1985
GARDNER-FEUSI CO.

85-14

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DATE: 11-90	DATE: 3-11-85	DATE: 8-22-82
		DATE: 2-22-85

May 10, 1985

Carl Houchin
7134 10th Street
Rio Linda CA 95673

Dear Mr. Houchin:

On May 9, 1985, the Sacramento City Council took the following action(s) for property located at 1124 Vinci Street:

Adopted Resolution adopting Findings of Fact approving Tentative Map to divide 1± acres developed with a single family residence into two parcels located in the Single Family, R-1 zone, and Subdivision Modification to create lots in excess of 160 feet in depth and waive standard street improvements subject to conditions.

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/mls/16

Enclosure(s) Certified Resolution

cc: Planning Department