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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

October 15, 1991

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: TENTATIVE MAP TO SUBDIVIDE ONE LOT INTO THREE LOTS ON 1.0±
VACANT ACRES IN THE STANDARD SINGLE FAMILY (R-1) ZONE. (P91-
218)

LOCATION: 436 Exchange Street - **DISTRICT NO. 2**

Owner: Patsy Asher, 429 Santa Ana Avenue;
Applicant: Jerry Alass, 6939 Sunrise Blvd.;

SUMMARY:

This is a request for a tentative map to subdivide one vacant lot into three lots on 1.0±
acres in the Standard Single Family (R-1) zone. Staff and the Subdivision Review
Committee recommend approval of the request subject to conditions.

VOTE OF PLANNING COMMISSION:

Land division of four or fewer residential lots do not require Planning Commission review.

CONTINUED
FROM 10-15-91.
TO 10-29-91.

CONTINUED
FROM 10-29-91.
TO 11-19-91.

RECOMMENDATION:

The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon comment by the Subdivision Review Committee, recommends the City Council adopt the attached Resolution which approves the Tentative Map.

BACKGROUND

The subject site is 132 feet wide and 330 feet deep. The lot is currently vacant. The proposed tentative map for the three lots will not be in conflict with the existing residential development in the surrounding area. Access for two of the lots will be off of Exchange Street and the third lot will have access off of Santa Ana Avenue. The purpose of the subdivision is to allow for future residential development. To create quality and compatible housing designs, staff suggests that all residential dwellings be reviewed by the Design Review staff prior to issuance of building permits.

Surrounding land uses and zoning are as follows:

North:	Residential; R-1
South:	Residential; R-1
East:	Residential; R-1
West:	Residential; R-1

The proposed density for the project is 3 du/na. The General Plan designates the site Low Density (4-15 du/na) and the North Sacramento Community Plan designates the site Residential (4-8 du/na).

This project is exempt from environmental review pursuant to CEQA Section 15315.

FINANCIAL DATA

None.

POLICY CONSIDERATIONS

The proposal is consistent with the General Plan and the 1984 North Sacramento Community Plan.

MBE/WBE EFFORTS

None.


Respectfully submitted,



GARY STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
WALTER J. SLIPE
CITY MANAGER

APPROVED:



ROBERT THOMAS
Acting Director, Planning & Development

Contact Person:
Will Weitman, Principal Planner
Bridgette Williams, Assoc. Planner
(916) 449-5604

October 15, 1991
District No. 2

MMD:WW:BW:bw
P91-218.CC
Attachment

RESOLUTION NO. 91-933

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
NOV 19 1991
OFFICE OF THE
CITY CLERK

A RESOLUTION APPROVING A TENTATIVE MAP TO
SUBDIVIDE ONE ACRE INTO THREE LOTS FOR PROPERTY
LOCATED AT 436 EXCHANGE STREET;

(P91-218) (APN: 226-0152-007)

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 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:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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 provision for its design and improvement, is consistent with the City's General Plan and 1984 North Sacramento Community Plan which designates the site for Low Density (4-15 du/na) and Residential (4-8 du/na) respectively.
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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code. Santa Ana Avenue shall be reconstructed to a 27 foot half street and 15 feet of paving south of centerline. Exchange Street shall be reconstructed to a 22 foot half street and 12 feet of paving north of centerline. Exchange Street shall also be constructed to include additional width as required for future cul-de-sac;
 - b. Prepare a sewer and drainage study for the review and approval of the Public Works Department;
 - c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - d. 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;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- e. Submit a soils test prepared by a registered engineer to be used in street design;
- f. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities and appurtenances adjacent to Santa Ana Avenue and Exchange Street;
- g. Dedicate right-of-way along Exchange Street to a 22 foot half street as well as right-of-way required for a future cul-de-sac at the west end of Exchange Street, east of the PG&E tower;
- h. Dedicate right-of-way along Santa Ana Avenue to a 27 foot half street. Excess right of way along Santa Ana Avenue may be abandoned by a Summary Abandonment;
- i. Show all existing easements.
- j. The transmission line easement that crosses this development must be kept free and clear of all structures.
- k. Place note on final map: "Use Restricted In This Area - Contact PG&E LAND Department".
- l. Trees planted within the easement will be limited to a mature height of 15 feet and should not be planted directly under the conductors.
- m. Any use of the easement must be reviewed and approved by PG&E prior to proceeding with any improvements.
- n. Place a note on the final map: All residential dwellings shall be reviewed and approved by the Design Review staff for quality and design compatibility prior to issuance of building permits.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

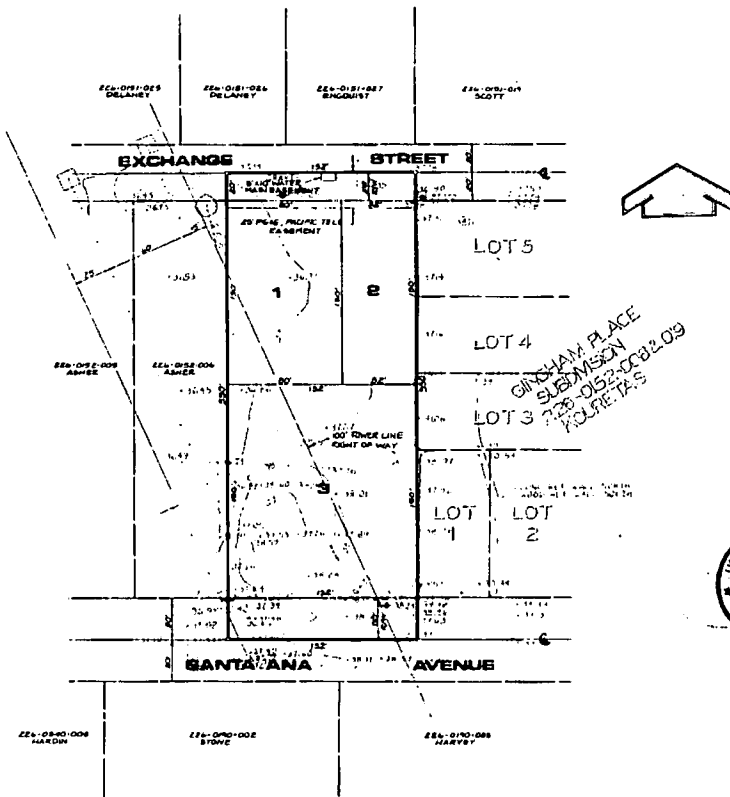
DATE ADOPTED: _____

P91-218

10-15-91

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TENTATIVE MAP
ASHER PROPERTY
 CITY OF SACRAMENTO CALIFORNIA
 POR. SEC. 10, RANCHO DEL PASO



SHIRLEY PLACE
 SUBMISSION
 200-0122-0002.03
 VOLREAS



GENERAL NOTES

ASSESSORS PARCEL NUMBER 220-0132-007

EXISTING ZONING R1
 EXISTING USE VACANT
 PROPOSED ZONING R1
 PROPOSED USE 1 FAMILY RES.
 OWNER Patsy Asher
 429 Santa Ana Ave
 Sacramento CA 95828
 ENGINEER Burrell Engineering Group
 6939 Sunrise Blvd, Suite 121
 Citrus Heights CA 95610
 DEVELOPER Falcon Development
 7854 California Ave
 Fair Oaks CA 95628

UTILITIES
 WATER CITY OF SACRAMENTO
 SEWER CITY OF SACRAMENTO
 ELECTRIC SJMJD
 GAS PG&E
 TELEPHONE PACIFIC BELL
 CABLE SACRAMENTO CABLE

PUBLIC SERVICES
 SCHOOL DISTRICT CITY OF SACRAMENTO
 PARK DISTRICT CITY OF SACRAMENTO
 FIRE DISTRICT CITY OF SACRAMENTO

GROSS ACREAGE 1.0
 NUMBER OF LOTS 3
 SIZE OF LOTS 364 SQ FT
 NET ACREAGE .85

LOT DENSITY

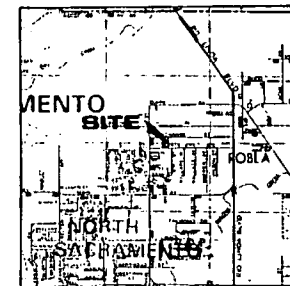
MAX. LOT SIZE	CORNER		INTERIOR
	AREA	PROPOSED DENSITY	ALLOWABLE DENSITY
N/A	N/A	N/A	10,800
N/A	N/A	N/A	6,780
N/A	N/A	N/A	13,280
3 DWELLING UNITS	85 AC	3.53 DU/AC	N/A

NOTES: ANY EXISTING HOUSES WILL BE CONNECTED TO PUBLIC SEWER OR BE REMOVED AS INDICATED ON THE MAP

ANY EXISTING SEPTIC TANKS AND/OR WELLS WILL BE ABANDONED PURSUANT TO THE ENVIRONMENTAL MANAGEMENT REQUIREMENTS

ALL TREES WITHIN PROPOSED RIGHT OF WAY TO BE REMOVED UNLESS OTHERWISE INDICATED

LOCATION MAP



1" = 40'

DATE: 10-15-91

BY: [Signature]

PROJECT: ASHER PROPERTY

CITY OF SACRAMENTO

BURRELL ENGINEERING GROUP, INC.

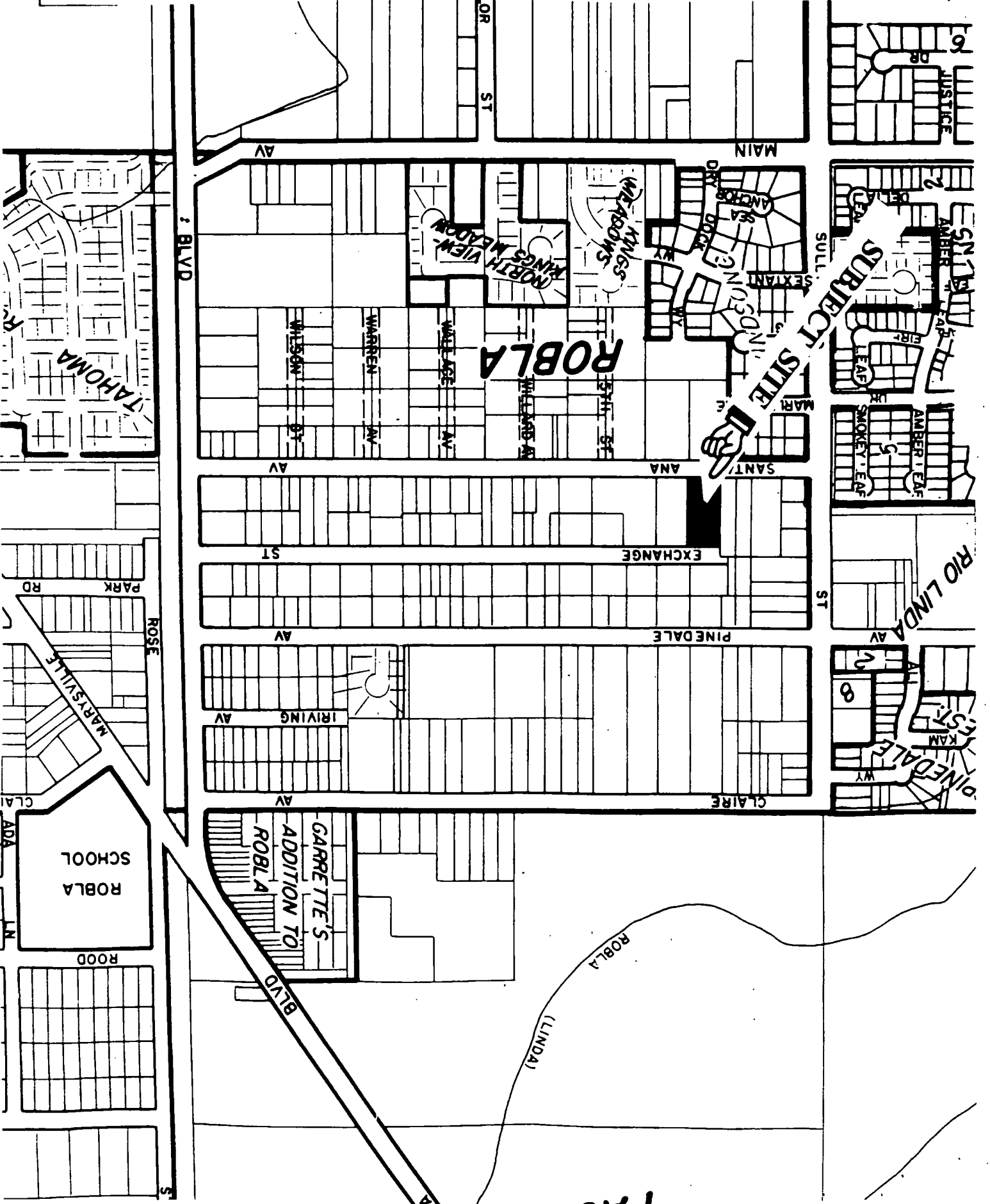
1000 J STREET, SUITE 100, SACRAMENTO, CA 95811

TENTATIVE MAP
ASHER PROPERTY
 CITY OF SACRAMENTO

Exhibit A

(2)

VICINITY MAP

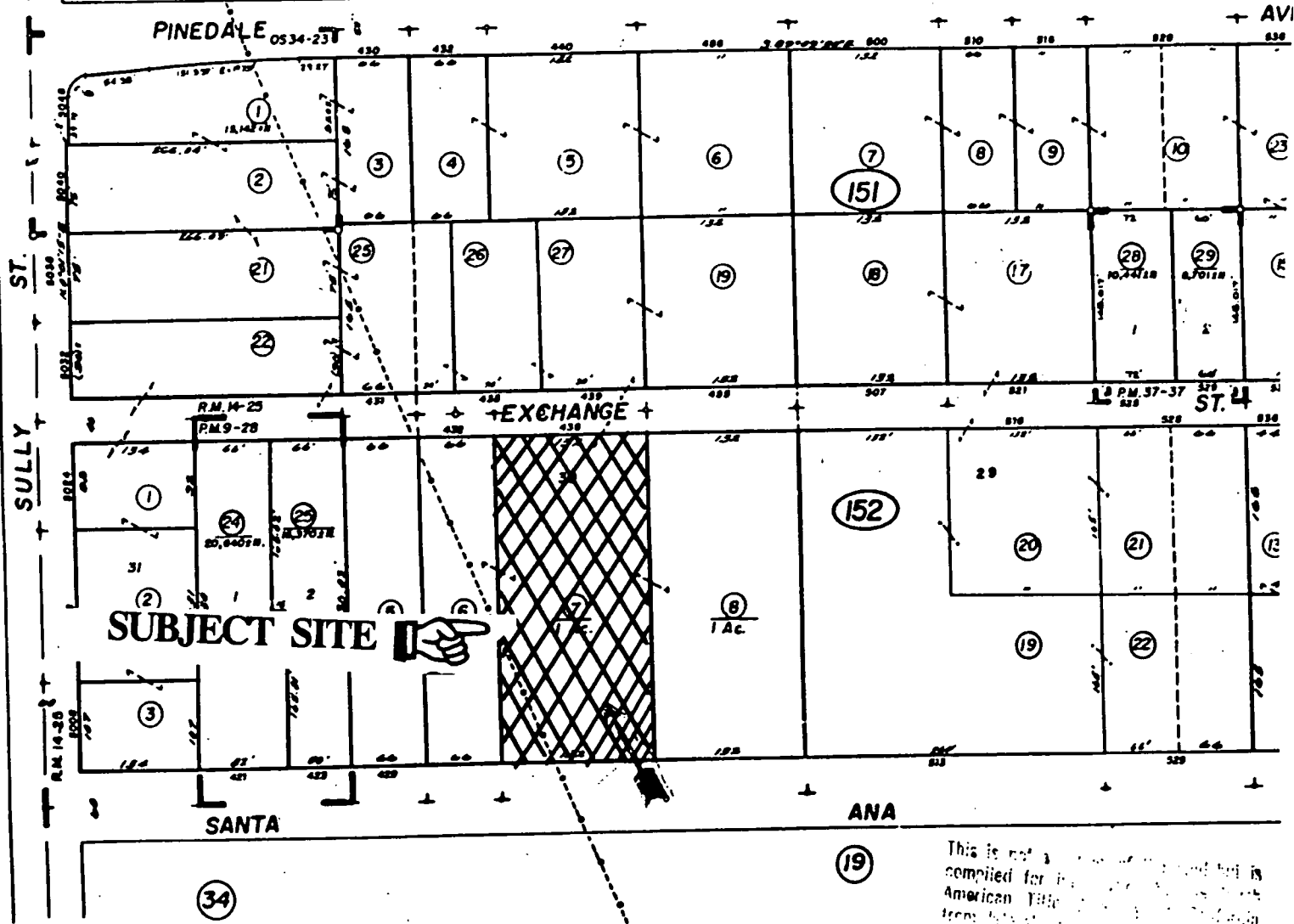


-218

(11)

PINEDALE 0534-23T

AVI



(07)

SUBJECT SITE



Robt Acres, R.M. Bk.14, Pg.25
Official Survey O.S. Bk.34 Pg.23

(19) This is not a true and correct map and is compiled for the use of the American Title Insurance Company from the records of the

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

LAND USE & ZONING MAP