



CITY OF SACRAMENTO

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

MARTY VAN DUYN  
PLANNING DIRECTOR

December 1, 1983

APPROVED  
BY THE CITY COUNCIL

City Council  
Sacramento, California

DEC 6 1983

Honorable Members in Session:

OFFICE OF THE  
CITY CLERK

SUBJECT: 1. Environmental Determination (Exempt 15115)  
2. Tentative Map (P83-283) (APN: 226-020-01)

LOCATION: 5508 Sorento Road

SUMMARY

This is a request to divide a 6.5 acre site into two separate parcels. The purpose of the division is to allow the sale of a portion of the property. The Planning Commission recommends approval of the project.

BACKGROUND INFORMATION

The subject site is located in an area that is zoned A, Agricultural and is partially developed with residential units on large lots. There are no frontage improvements and the site is in a rural setting. The applicant is proposing to create two parcels. Parcel A is vacant and Parcel B contains a mobile home and a few accessory structures.

Staff expressed a concern with the applicant's proposal because Parcel B (3.0 acres) is a landlocked parcel. This type of parcel is contrary to the policies in the Subdivision Ordinance because the parcel would have no public street frontage. Staff suggested that the Tentative Map be revised to allow Parcel B as a flagshaped parcel, as shown on Exhibit "A". This would allow for access to the proposed parcel. The Planning Commission agreed with staff and therefore recommended approval of Exhibit "A".

VOTE OF THE PLANNING COMMISSION

On October 27, 1983, the Planning Commission by a vote of seven ayes, two absent, recommended approval of the Tentative Map as shown on Exhibit "A".

City Council

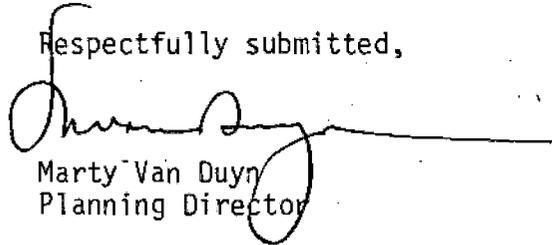
-2-

December 1, 1983

RECOMMENDATION

The staff and Planning Commission recommend approval of the project by adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

HY:1ao  
Attachment  
P83-283

December 6, 1983  
District No. 1

# RESOLUTION NO. 83-964

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED AT 5508  
SORENTO ROAD

(P-83-283)(APN: 226-020-01)

WHEREAS, the City Council, on December 6, 1983, held a public hearing on the request for approval of a tentative map for property located at 5508 Sorento Road;

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 15115 ;

WHEREAS, the City Planning Commission 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, subsections (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 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 1964 Robla Community Plan designate the subject site for light density residential use(s).

**APPROVED**  
BY THE CITY COUNCIL

DEC 6 1983

OFFICE OF THE  
CITY CLERK

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, as shown on Exhibit "A".

\_\_\_\_\_  
MAYOR

ATTEST:

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

P83-283

P 83283

10-27-83

Item 14

**OWNER:** LARRY DICV  
8500 SORRENTO RD.  
SACRAMENTO, CA.  
TEL. 981-7481

**SURVEYOR:** G.L.A. ENGINEERING & SURVEYING CO., INC.  
1821 HANFORD AVE.  
FARMHILL, CA.  
TEL. 327-8114

**ASSESSOR'S PARCEL NO. 1 (284-080-0)**

**REQUIRED MODIFICATIONS:** NONE.

**EXISTING ZONING:** A

**PROPOSED ZONING:** A

**EXISTING USE:** FAMILY RESIDENCES ON PARCEL B.

**PROPOSED USE:** NO CHANGE.

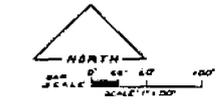
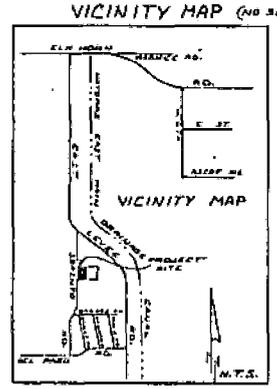
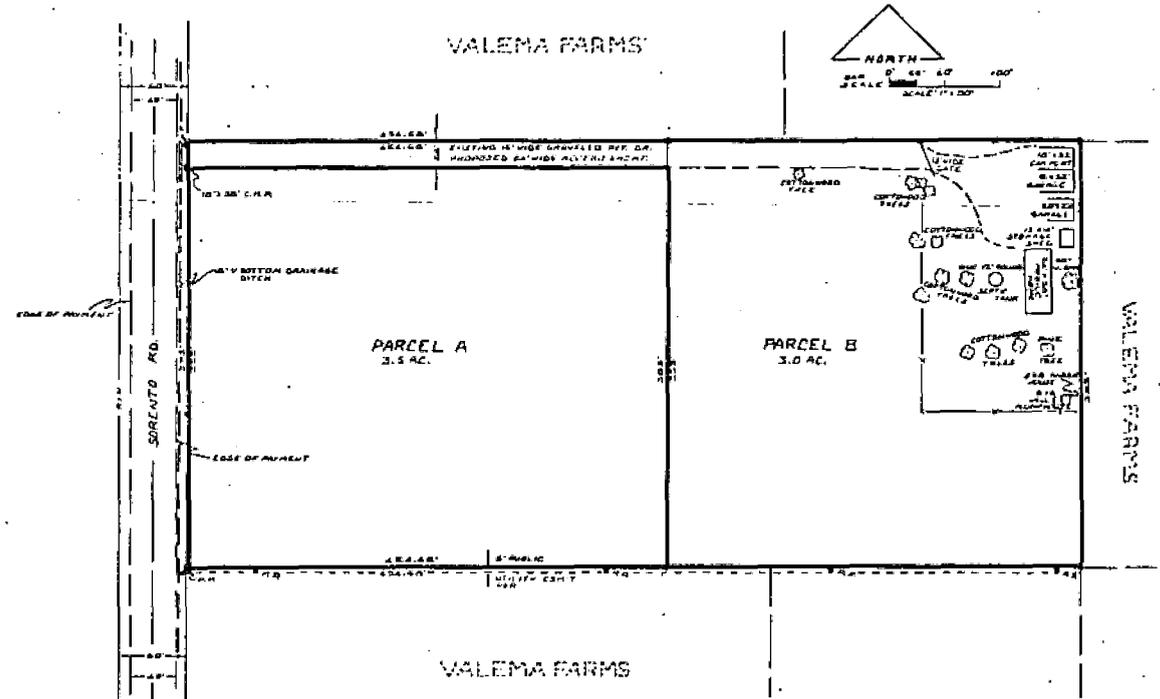
**UTILITIES:**  
1. WATER (WELL PITS)  
2. SEWER (SEPTIC TANK)  
3. STORM DRAIN (UNIMPROVED)  
4. POWER (SACRAMENTO MUNICIPAL UTILITY DISTRICT CTR. NO. 3)

**SCHOOL DISTRICT:**  
NORTH SACRAMENTO

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS IS A CORRECT  
REPRESENTATION OF A SURVEY MADE BY  
ME ON JULY 1983.  
G. L. A. ENGINEERING & SURVEYING CO., INC.  
GENE L. HANFORD, L.S. 3338

**LEGAL DESCRIPTION:**  
LOT 2, AS SHOWN ON THE OFFICIAL MAP OF VALEMA FARMS, FILED  
IN THE OFFICE OF THE CLERK OF COUNTY OF SACRAMENTO COUNTY  
ON OCTOBER 4, 1978, IN BOOK 25 OF MAPS, PAGE 80, 81.  
ASSESSOR'S PARCEL NO. 124-010-10

**RECOMMENDED BY STAFF  
& PLANNING COMMISSION**



TENTATIVE  
PARCEL MAP  
PORTION OF LOT 2  
VALEMA FARMS R.M. 84, PG. 30  
CITY OF SACRAMENTO, CALIFORNIA  
JULY, 1983 SCALE 1" = 50'  
TON R. HARVEY

G.L.A. ENGINEERING & SURVEYING CO.  
CARMICHAEL, CALIFORNIA

EXHIBIT "A"

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SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE October 27, 1983

GENERAL PLAN AMENDMENT

TENTATIVE MAP

ITEM NO. 140 FILE NO. P-83-283  
M-          

COMMUNITY PLAN AMENDMENT

SUBDIVISION MODIFICATION

REZONING

ENVIRONMENTAL DET.

SPECIAL PERMIT

OTHER Parcel Map

VARIANCE

Recommendation LOCATION: 5508 Armento Road

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS		ADDRESS
NAME	PROPOSERS	ADDRESS
<u>Gene Anderson</u>	<u>-5321 Margarita Avenue,</u>	<u>Castroville, CA</u>
<u>Larry O'Coyle</u>	<u>-5508 Armento Road,</u>	<u>Sacramento, CA 95835</u>
<u>Ray Hamilton</u>	<u>-1405 Pebblewood,</u>	<u>Sacramento, CA</u>
OPPOSERS		ADDRESS
NAME	OPPOSERS	ADDRESS

MOTION NO. \_\_\_\_\_

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	✓		✓	
Holloway	✓			
Hunter	✓			
Ishmael	✓			✓
Larson	✓			
Silva	<u>absent</u>			
Simpson	<u>absent</u>			
Goodin	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FINDINGS OF FACT DUE
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

In the matter of the decision of the )  
Planning Commission in an application )  
for variance and parcel map to divide )  
6.5± acres located in the Agricultural )  
(A) zone into two parcels of less than )  
five acres located at 5508 Sorento Rd.)  
(P83-283)

NOTICE OF DECISION

and

FINDINGS OF FACT

On October 27, 1983 the City Planning Commission indicated an intent to approve the above entitlement based upon Findings of Fact due November 10, 1983.

Based upon documentary and oral evidence submitted at the public hearing on October 27, 1983, the Planning Commission approved the variance to create two parcels of less than five acres within the Agricultural zone, based upon the following findings:

1. The variance does not constitute a special privilege in that there are other parcels in the immediate vicinity which are less than five acres in size.
2. The variance does not constitute a use in that the variance is relative to parcel size, not the use of the subject property.
3. The variance will not be injurious to public welfare nor property in the vicinity of the applicant in that private water and septic services can be installed on the parcels.
4. The variance is consistent with the General Plan in that the site is designated for residential use.

*Suzanne Alimstad*

Approved by the Planning Commission on  
November 10, 1983 for the October 27,  
1983 City Planning Commission meeting

*[Handwritten Signature]*

CHAIR

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# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Larry G. O'Coy - 5508 Sorento Road, Sacramento, CA 95835
OWNER	Larry G. O'Coy - 5508 Sorento Road, Sacramento, CA 95835
PLANS BY	GLA Engineering & Surveying Co. - 5321 Carmichael, CA
FILING DATE	8-22-83
50 DAY CPC ACTION DATE	
REPORT BY	TM:sg
NEGATIVE DEC. Ex.	15115
EIR	
ASSESSOR'S PCL. NO.	226-020-01

- APPLICATION:
1. Variance to create two parcels of less than five acres in the Agricultural (A) zone
  2. Variance/Subdivision Modification to create a landlocked parcel
  3. Parcel Map (P83-283)

LOCATION: 5508 Sorento Road

PROPOSAL: The applicant is requesting the necessary entitlements to divide a 6.5± agriculturally zoned parcel into two parcels.

PROJECT INFORMATION:

1974 General Plan Designation: Permanent Agricultural  
 1964 Robla Community Plan  
 Designation: Light Density Residential  
 Existing Zoning of Site: A  
 Existing Land Use of Site: Mobile home

Surrounding Land Use and Zoning:

North: Single family & vacant; A  
 South: Single family; A  
 East: Single family; A  
 West: Agricultural; AG-80 (County zoning)

Property Dimensions: 383' x 790'  
 Property Area: 6.5± acres  
 Square Footage of Lots: 3.5 acres & 3.0 acres  
 Topography: Flat to sloping  
 Street Improvements: Lacking curb, gutter and sidewalks (approx. 35' of pavement only)  
 Utilities: Private septic tank & well; no improved public drainage facilities

Subdivision Review Committee Recommendation: On October 12, 1983, by a vote of seven ayes, one absent, and one abstention, the Subdivision Review Committee voted to recommend denial of the tentative map due to inadequate access and the lack of public improvement, including water, sewer and drainage facilities.

Staff Evaluation: The subject site is located in a rural area of North Sacramento characterized by large lots, some of which are used for agricultural purposes. Currently, the front portion of the site is vacant whereas the rear portion is developed with a variety of structures. Also, heavy equipment and machinery parts are also stored on the rear portion of the site. Staff has the following comments relative to this application:

1. The existing 1964 Robla Community Plan designates the site as Light Density Residential. Under this designation the subject site could be subdivided into a single family subdivision given the availability of public service and installation of standard improvements.

However, the subject site is without such services and it is unlikely that these services will be available in the near future, therefore the Subdivision Review Committee and Planning staff recommend denial of the request.

2. The applicant proposes to create two parcels, one of which is landlocked. The Subdivision Ordinance required a minimum of 20 feet of frontage for each parcel created. If approved as proposed, there is no way whereby the City can assure access to the landlocked parcel. Staff notes that due to past subdivision in the North Sacramento area there currently exists a number of landlocked parcels which are difficult and, in some cases, impossible to develop. Staff does not want to see this poor practice and its inherent problems continued.
3. The Zoning Ordinance requires a minimum of five acre parcels in the Agriculture zone. The applicant proposes two parcels of 3.5 and 3.0 acres. Staff cannot find any hardship relative to the site to warrant the granting of this variance. In addition, the City Engineer has consistently recommended denial of land division requests where parcels of less than five acres without the full range of public services are created.

Staff Recommendation: The staff recommends the following actions:

1. Denial of the Variance to create two parcels of less than five acres based upon findings of fact which follow:
2. Denial of the Variance/Subdivision Modification to create a landlocked parcel based upon findings of fact which follow; and
3. Denial of the parcel map.

Findings of Fact

- a. The variances, if approved, would constitute a special privilege extended to one property owner in that there is not a practical difficulty or unnecessary hardship relative to the parcel which warrants the granting of the variances.
- b. The variances, if approved, would be injurious to properties in the vicinity of the site in that the necessary public services need to sustain additional development are lacking in the area.
- c. The variances, if approved, would be contrary to the purpose of the Subdivision Ordinance, as stated in the following excerpts of Section 40.103:
  - (1) To relate land use intensity and population density to existing development, street capacity and traffic access, the slope of the natural terrain, and the availability of public facilities and utilities and open space.

- (2) To provide lots of sufficient size and appropriate design for the purpose for which they are to be used; and
- (3) To insure adequate access to each building site.

183-283

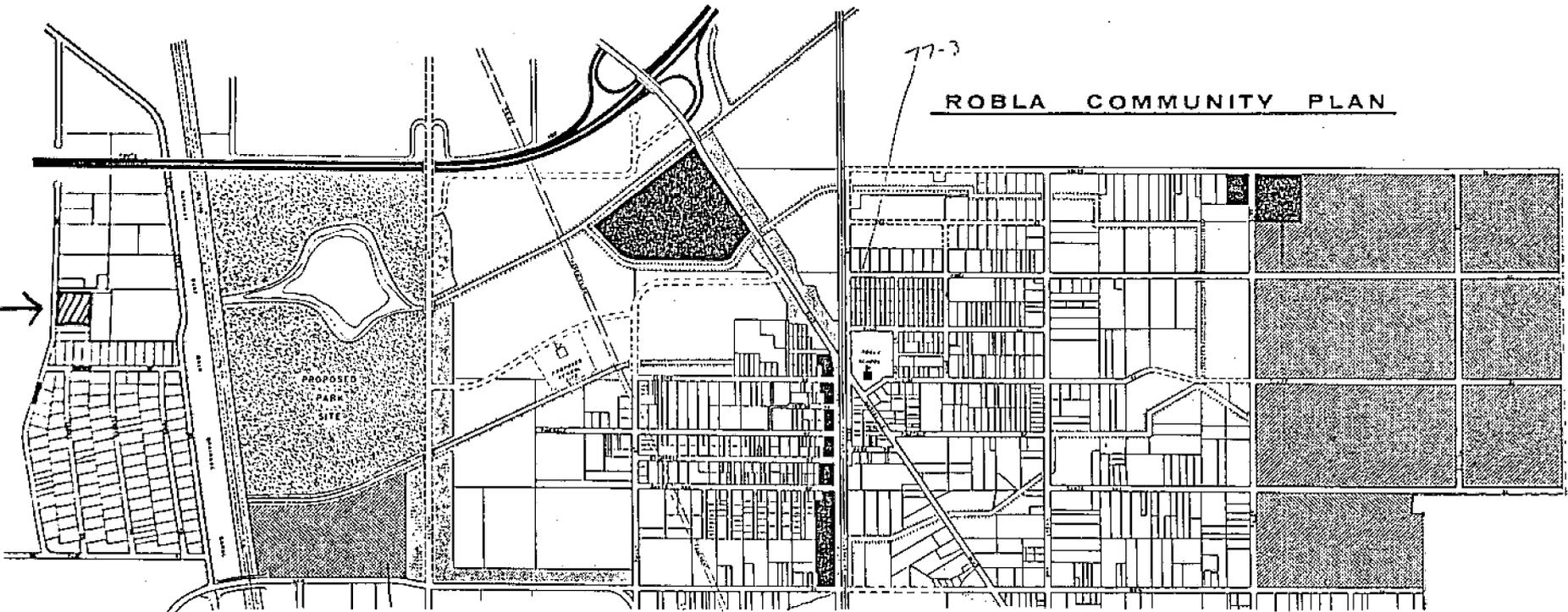
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A site

Subject Site

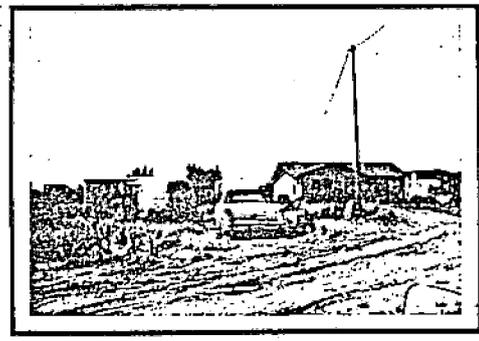
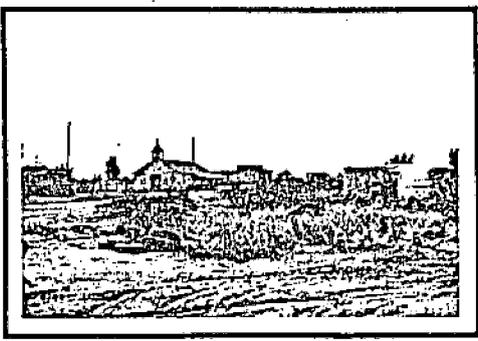
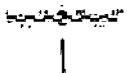
10-27-83



ROBLA COMMUNITY PLAN

78-16

- |  |                             |  |   |
|--|-----------------------------|--|---|
|  | LIGHT DENSITY RESIDENTIAL   |  | HEAVY COMMERCIAL OR INDUSTRIAL          |
|  | MULTIPLE FAMILY RESIDENTIAL |  | RECREATION OR OPEN SPACE                |
|  | SHOPPING - COMMERCIAL       |  | ELEMENTARY SCHOOL (Existing - Proposed) |



Item 14

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P 83283

10-27-83

Item 14

**OWNER:** LARRY D COY  
3500 SORRENTO RD.  
SACRAMENTO, CA.  
TEL. 531-4541

**SURVEYOR:** G. A. ENGINEERING & SURVEYING CO., INC.  
5321 HAVENHURST AVE.  
CARMICHAEL, CA.  
TEL. 321-3718

**ASSESSOR'S PARCEL NO.:** (216-020-00)

**REQUIRED MODIFICATIONS:** NONE.

**EXISTING ZONING:** A

**PROPOSED ZONING:** A

**EXISTING USE:** FAMILY RESIDENCES ON PARCEL B.

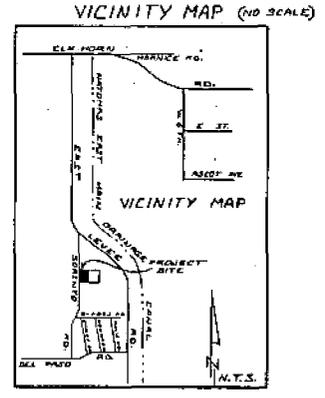
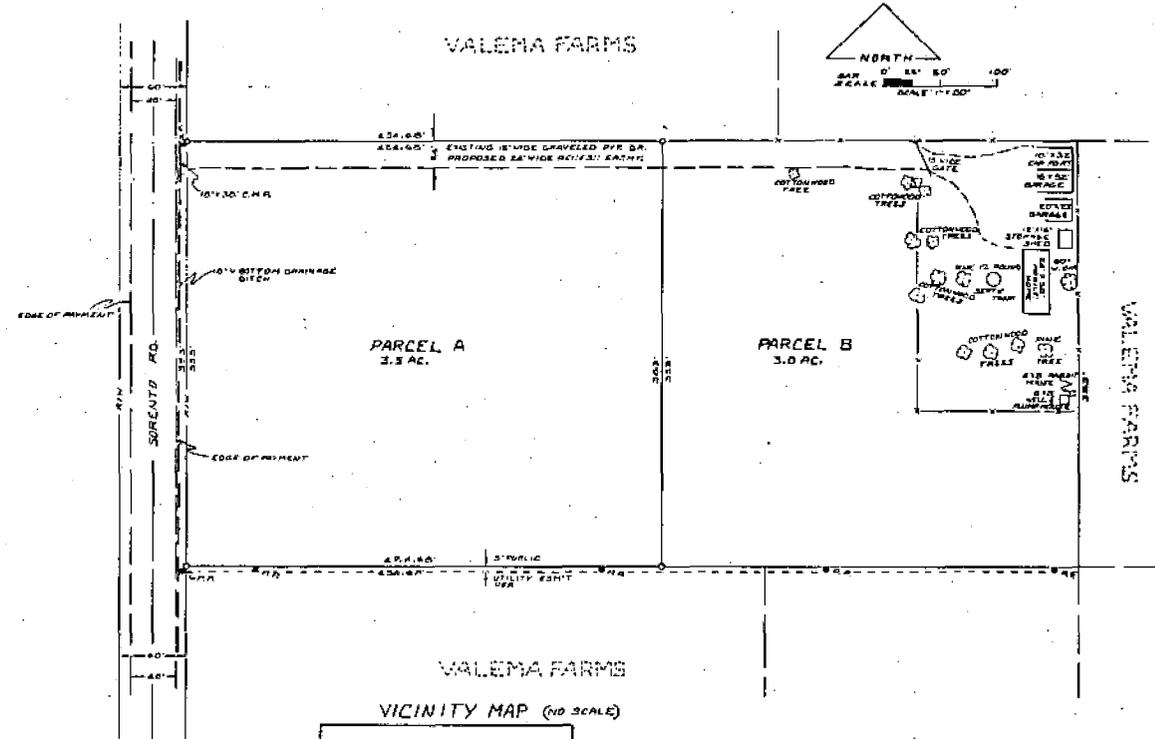
**PROPOSED USE:** NO CHANGE.

**UTILITIES:**  
1. WATER (WELL PTD)  
2. SEWER (SEPTIC TANK)  
3. STORM DRAIN (UNIMPROVED)  
4. POWER (SACRAMENTO MUNICIPAL UTILITY DISTRICT (S.M.U.D.))

**SCHOOL DISTRICT:**  
NORTH SACRAMENTO

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE BY ME IN JULY, 1983.  
G. A. ENGINEERING & SURVEYING CO., INC.  
GENE L. ANDERSON, C.S. 8158

**LEGAL DESCRIPTION:**  
LOT 2, AS SHOWN ON THE OFFICIAL MAP OF VALEMA FARM, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON OCTOBER 24, 1955 IN BOOK 35 OF PAGES 144-145. SECTION 3, T42N, R10E.



TENTATIVE  
PARCEL MAP  
PORTION OF LOT 2  
VALEMA FARMS R.M. Bk. 35, Pg. 30  
CITY OF SACRAMENTO, CALIFORNIA  
JULY, 1983 SCALE 1" = 50'  
TOM R. HARVEY

G.A. ENGINEERING & SURVEYING CO.  
CARMICHAEL, CALIFORNIA