



CITY OF SACRAMENTO

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

CITY MANAGER'S OFFICE
RECEIVED
SEP 5 1984

MARTY VAN DUYN
PLANNING DIRECTOR

September 5, 1984

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
- 2. Tentative Map (P84-162) (FT)

APPROVED
BY THE CITY COUNCIL

SEP 11 1984

LOCATION: 970-980 Arcade Boulevard

OFFICE OF THE
CITY CLERK

SUMMARY

This project was heard by the City Council on July 10, 1984 and continued to allow discussion of alternatives to satisfy the concerns of adjacent property owners (see attached petition) and City staff. Pursuant to the discussions, the applicant has agreed to modify the parcel map to divide the subject site into three lots rather than four, thus eliminating the concerns over allowing an additional unit to be built on a substandard street with inadequate water service. The Subdivision Review Committee and staff recommend approval of the tentative map subject to conditions.

BACKGROUND INFORMATION

The subject site consists of two lots that are in excess of 160 feet deep. One lot is developed with a single family residence fronting Arcade Boulevard and with a duplex structure fronting Opal Lane. The second lot has a single family structure (with three units) fronting Arcade Boulevard and is vacant in the rear. The original request considered by the Council on July 10, 1984 was to divide both lots approximately in half resulting in four lots. This division was opposed by staff and adjacent owners. Staff's concern related to the potential addition of another unit fronting on Opal Lane which is a substandard street and lacks adequate water service.

Pursuant to further discussion since July 10, 1984, Council meeting, the applicant has agreed to modify the map to result in three lots. Two lots would front on Arcade Boulevard and one lot would front on Opal Lane. Since the resulting lot on Opal Lane is zoned R-1 and already developed with a duplex structure, no additional units may be constructed.

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City Council

-2-

September 5, 1984

The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed a Negative Declaration with mitigation measures.

RECOMMENDATION

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

Adoption of the attached Resolution, adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,

Act for

Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slipe

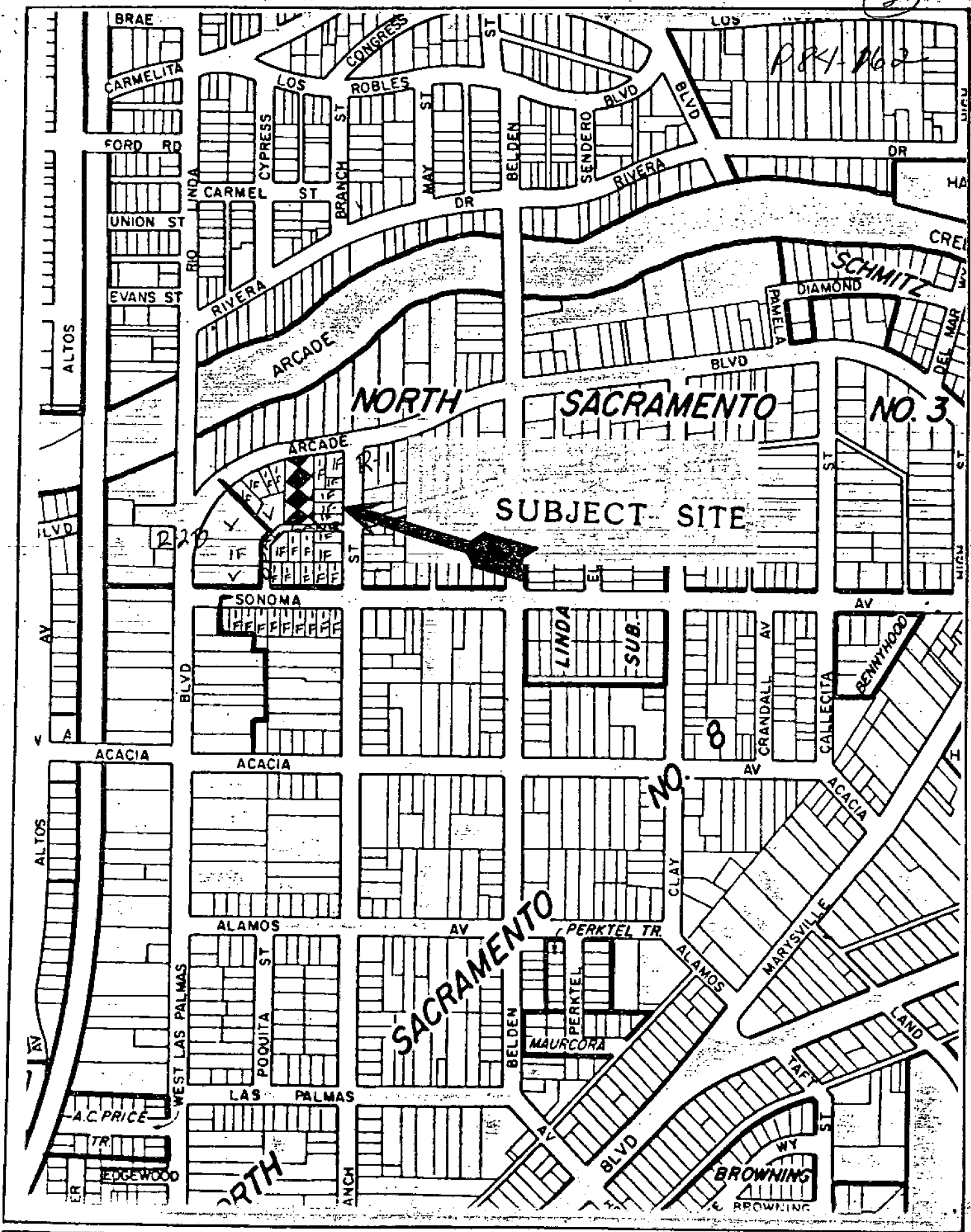
Walter J. Slipe, City Manager

MVD:SD:lr
Attachments
P84-162

September 11, 1984
District No. 2

21

P84-162



VICINITY - LAND USE - ZONING

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P84-162

TO: THE CITY COUNCIL, CITY OF SACRAMENTO JUL 10 12 40 PM '84
SPECIAL ATTENTION: GRANTLAND JOHNSON, COUNCILMAN DISTRICT II
FROM: PROPERTY OWNERS WITHIN FIVE HUNDRED (500) FEET OF 980 ARCADE BLVD.
RE: 970 AND 980 ARCADE BOULEVARD, SACRAMENTO, CALIFORNIA
(P-8L162) (D2) (APN: 265-C12-09,10) (FT)

SUBDIVISION MODIFICATION TO WAIVE WATER AND SEWER SERVICES
PARCEL MAP TO DIVIDE TWO (2) LOTS CONSISTING OF 0.76 PLUS, MINOR ACRES
DEVELOPED WITH THREE (3) RESIDENTIAL STRUCTURES IN THE R-1 ZONE INTO
FOUR (4) PARCELS

LARRY G. SMITHSON, OWNER; VALLEY LAND SURVEYS, APPLICANT.

We, the undersigned property owners within five hundred (500) feet of the above
described property, hereby respectfully request that the petition submitted by
owner Larry G. Smithson and Applicant Valley Land Surveys be denied.

1. New lot realignment would have frontage on a semi-improved area (Opal Lane).
Opal Lane has no utility service for those lots (reference sewer and water).
Therefore, the utilities (sewer and water) would have to hook up to the
utility systems on Arcade Boulevard and across the existing lots.
2. The semi-improved Opal Lane alley is not up to City standards for a street.
It is narrow and has the configuration of an alley, not a street.
3. Fire Department access may be difficult.
4. The density in this area is such that it does not warrant additional buildings.
5. There are a majority of single family homes in the area.

SIGNED:

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
1. David B. Feilberg	988 Arcade Blvd	July 8 84
BY DAVID R. Feilberg As Attorney in fact. for D. Feilberg		
2. David B. Feilberg	988 Arcade Blvd	July 8 84
3. Marilyn Dabon	952 Arcade Blvd	July 8 1984

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(21)

TO: THE CITY COUNCIL, CITY OF SACRAMENTO

SPECIAL ATTENTION: GRANLAND JOHNSON, COUNCILMAN DISTRICT II

FROM: PROPERTY OWNERS WITHIN FIVE HUNDRED (500) FEET OF 980 ARCADE BOULEVARD

RE: 970 AND 980 ARCADE BOULEVARD, SACRAMENTO, CALIFORNIA
(P-94162) (D2) (APN: 265-012-09,10) (FT)

SUBDIVISION MODIFICATION TO WAIVE WATER AND SEWER SERVICES
PARCEL MAP TO DIVIDE TWO (2) LOTS CONSISTING OF 0.76 PLUS, MINOR ACRES
DEVELOPED WITH THREE (3) RESIDENTIAL STRUCTURES IN THE R-1 ZONE INTO
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LARRY G. SMITHSON, OWNER; VALLEY LAND SURVEYS, APPLICANT.

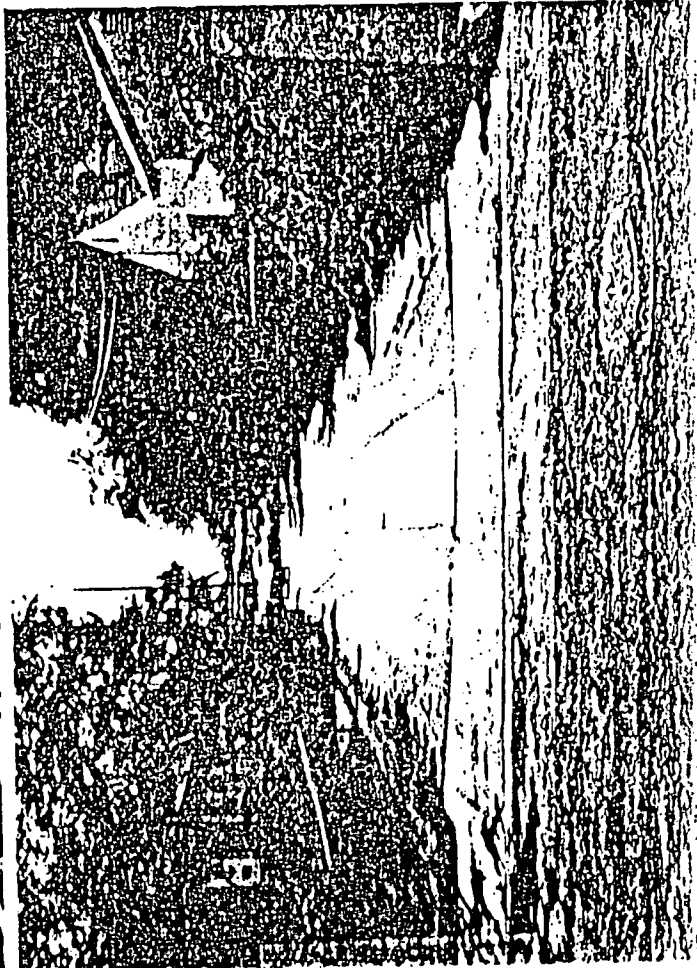
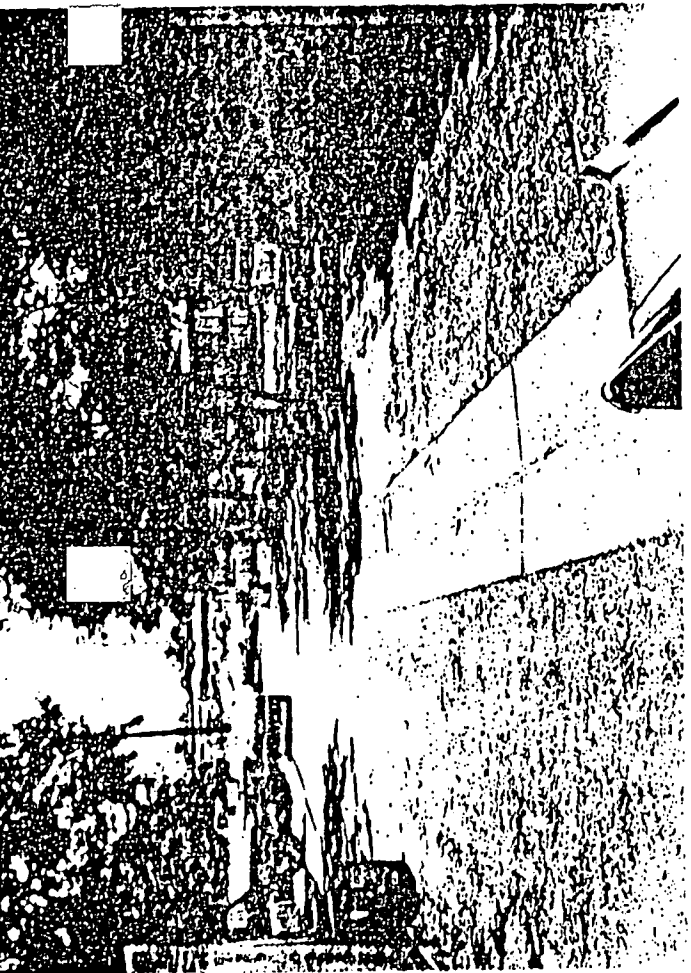
DATE: JULY 8, 1984

PAGE: TWO (2)

SIGNED:

NAME:	ADDRESS	DATE
1. David Whittaker	952 Arcade Blvd	July 8, 1984
5. Diana Ray	990 Arcade Blvd	7-8-1984
6. Joyce Destino	990 Arcade Blvd	7-8-84
7. Dale Rodriguez	990 Arcade Blvd	7-8-84
8. William H. Blake	981 Arcade Blvd	7-8-84
9. Anna Mitchell	1001 - Arcade Blvd	
10. Ross C. Dunning	971 Arcade Blvd	7-8-84
Theresa S. Miller	949 Arcade Blvd	7-8-84
Juanita P. Lopez	911 Arcade Blvd	7/8/84
Steve M. Lopez	877 ARCADE BLVD	7-8-84

P84-162
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RESOLUTION NO. 84-195

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 970-980
ARCADE BOULEVARD

APPROVED
BY THE CITY COUNCIL

(P- 84-162)(APN: 265-012-09,10)

SEP 11 1984

WHEREAS, the City Council, on September 11, 1984, held a public hearing
on the request for approval of a tentative map for property located at
970-980 Arcade Boulevard;

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 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. 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).

(21)

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. 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. Enter into an agreement with the City to participate in any future assessment districts to provide street light facilities. A note shall be placed on the final map referencing the agreement;
 - b. 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;
 - c. Locate existing sewer and water services. Provide each lot with separate services and hook up;

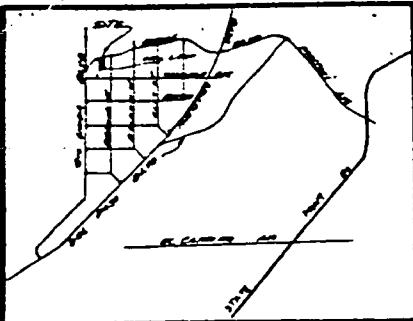
MAYOR

ATTEST:

CITY CLERK

P84-162

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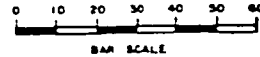
TENTATIVE PARCEL MAP

lot 7 of North Sacramento Sub. no.3 Block 6 11 BM 35

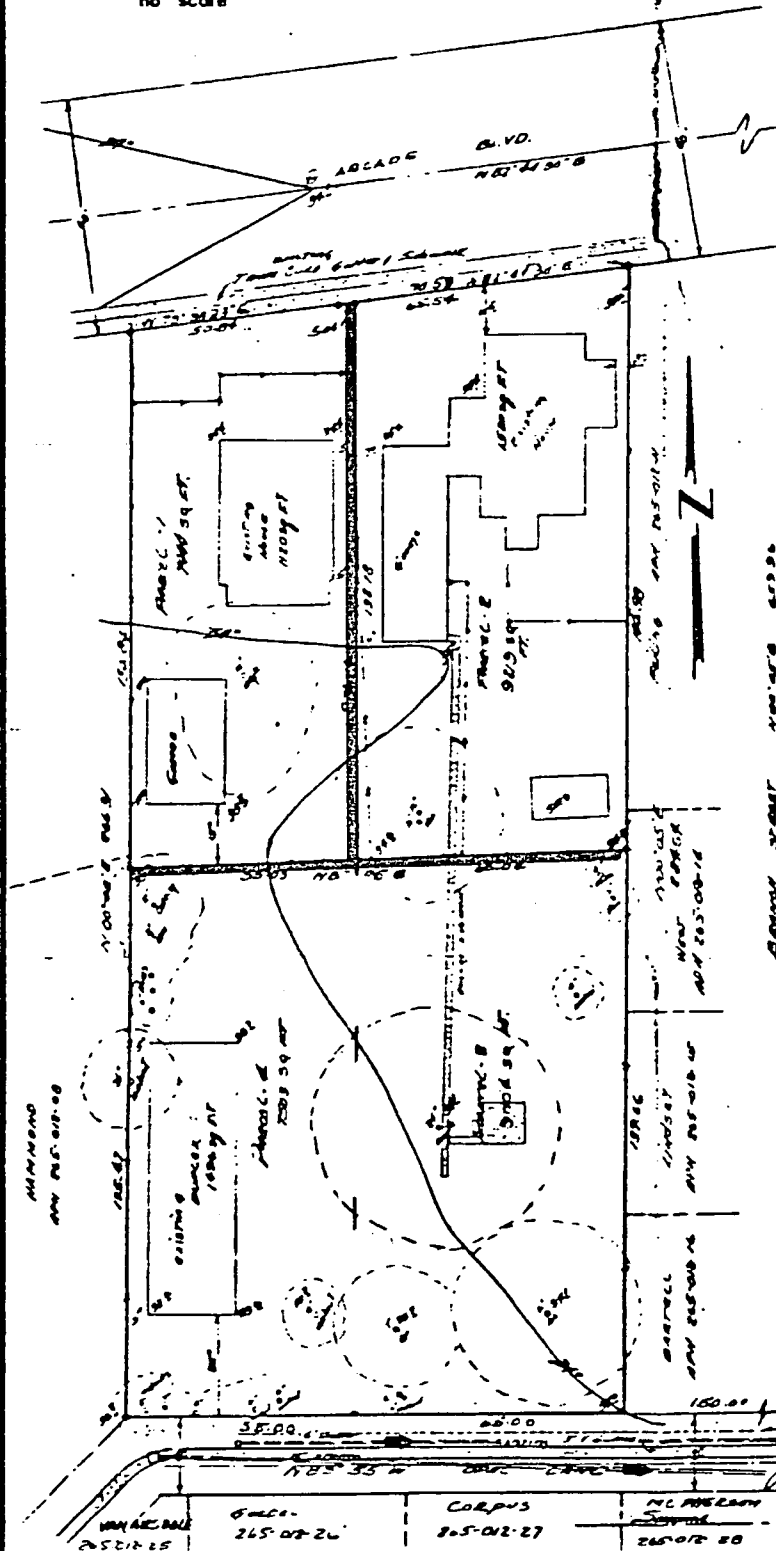
CITY OF SACRAMENTO
APRIL 1984

CALIFORNIA
SCALE 1" = 20'

VARNEY LAND SURVEYS
SACRAMENTO



VICINITY MAP
no scale



OWNER OF RECORD

LARSEN & SMITHSON
1745 ARCADE BLVD
SACRAMENTO, CALIF
PH. 829-4253

SUBDIVIDER

SAME AS OWNER

SURVEYOR

VARNEY LAND SURVEYS
2210 64th AVE
SACRAMENTO, CALIF
PH. 393-2822



TOTAL AREA

21,170 sq. ft.

TOTAL PARCELS

PARCEL 1	7,444 sq. ft.
PARCEL 2	9,219 sq. ft.
PARCEL 3	9,004 sq. ft.
PARCEL 4	7,503 sq. ft.

EXISTING ZONING

R1

PROPOSED ZONING

R1

ASSESSORS PARCEL NO.

283-012-08 110

WATER SUPPLY

CITY

SEWAGE DISPOSAL

CITY

FIRE DISTRICT

SACRAMENTO

SCHOOL DISTRICT

NORTH SACRAMENTO

PARKS

CITY

STREET IMPROVEMENTS

EXISTING CURB, GUTTER AND SIDEWALK ON ARCADE BLVD
EXISTING 20' WIDE OPAL LAKE, PAVEMENT AND V GUTTER
AT SOUTH PROPERTY LINE, ACCESS TO BRANCH BY
ABB BOBOMA AVE.

DESCRIPTION

PARCEL No. 1
East 65 feet of Lot 7 in Block 6 of Subdivision No. 3
North Sacramento

PARCEL No. 2
West 53 feet of Lot 7 in Block 6 of Subdivision No. 3
North Sacramento, according to the official plat thereof, filed
in the office of the Recorder of Sacramento County, California
on January 30, 1941, in Book 11 of Maps, Map Nos. 34 and 35
and distances being measured along the South line of said Lot 7.

P 84162

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8404-20

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: 84-162

Project Location 970 and 980 Arcade Blvd. **P**
 Assessor Parcel No. 265-012-09,10
 Owners Larry G. Smithson Phone No. 911-1984 #21
 Address 980 Arcade Blvd., Sacto, CA 95818
 Applicant Valley Land Surveys Phone No. 395-2822
 Address 2285 66th Ave., Sacto, CA 95822
 Signature _____ S.P.C. Mtg. Date 8/8/84
5/30/84

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

REQUESTED ENTITLEMENTS	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination _____	_____	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$ _____
() _____	_____	Res. _____	_____
<input type="checkbox"/> Rezone _____	_____	_____	\$ _____
_____	_____	Ord. _____	_____
<input checked="" type="checkbox"/> Tentative Map to divide 2 lots consisting of 0.76+ acres developed with 3 residential structures in the R-1 zone into 3 parcels	_____	Res. _____	\$ _____
<input type="checkbox"/> Special Permit <u>3</u>	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
_____	_____	_____	_____
<input checked="" type="checkbox"/> Other - SUBDIVISION MODIFICATION to waive water and sewer services	_____	_____	\$ _____

FEE TOTAL \$ _____

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission RECEIPT NO. _____ By/date _____

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book **P** 84-162

ADD NOT
RUN
INCORRECT
CORRECT
ADD SENT
Item 15-1
#21

SACRAMENTO CITY COUNCIL
PUBLIC NOTICE

Notice is hereby given that the Sacramento City Council is scheduled to consider the following project(s) on September 11, 1984 at 7:30 p.m. in the Council Chamber of City Hall, second floor, 915 I Street, Sacramento, CA. The Environmental Coordinator has determined that the project(s) will not have significant adverse impact on the environment and has prepared a Negative Declaration. A copy of the Negative Declaration(s) may be reviewed/obtained at the Sacramento City Planning Division, 927 10th Street, Suite 300, Sacramento, CA 95814. Any appeal of the decision to prepare the Negative Declaration(s) must be filed with the Sacramento City Planning Division on or before September 10, 1984. The project(s) scheduled are:

P84-162B, Parcel Map to divide .8+ acres consisting of two excessively deep lots and developed with three residences into three parcels in the Single Family, R-1, zone for property located at 970-980 ~~East~~ ArCADE Lane. (D2) (APN: 265-012-09,10) (FT)
Boulevard

SACRAMENTO CITY COUNCIL

BY: LORRAINE MAGANA
CITY CLERK

AD NO. 05512
RUN 1 TI: August 24, 1984
2 PUBLISHED PROOFS

21
9-11-1984

September 13, 1984

Larry G. Smithson
980 Arcade Boulevard
Sacramento, CA 95818

Dear Mr. Smithson:

On September 11, 1984, the Sacramento City Council took the following action(s) for property located 970 and 980 Arcade Boulevard:

Adopted Resolution 84-795 approving Parcel Map to divide .8± acres consisting of two excessively deep lots and developed with three residences into three parcels in the Single Family, R-1 zone and approved Subdivision Modification to waive water and sewer services. (P84-162)

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

Sincerely,



LM Lorraine Magana
City Clerk

LM/kmn/21
Enclosure(s)

cc: Planning Department
Valley Land Surveys