



CITY OF SACRAMENTO

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

CITY MANAGER'S OFFICE
RECEIVED
MAR 7 1984

MARTY VAN DUYN
PLANNING DIRECTOR

March 6, 1984

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

SUBJECT: 1. Environmental Determination (Exempt 15315)
2. Tentative Map (P83-426) (APN: 041-024-05,21) (FT)

MAR 15 1984

OFFICE OF THE
CITY CLERK

LOCATION: Northeast corner of Wah Avenue and 27th Street

SUMMARY

This is a request to divide .79 acres into four separate parcels. The purpose of the division is to locate two existing single family units and a duplex on individual lots. A vacant parcel will also be created. The staff and the Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject tentative map does not require review by the Planning Commission because there are no concurrent requests for rezoning, special permit, or plan amendment. The project is, therefore, being transmitted directly to the City Council for consideration.

Surrounding land use and zoning are as follows:

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

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment. Therefore, this project is exempt from the provisions of CEQA.

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City Council

-2-

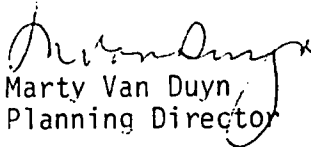
March 6, 1984

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and Public Works Director), based upon review by the Subdivision Review Committee, recommends that the City Council approve the project by:

Adopting the attached Resolution adopting Findings of Fact, approving the Tentative Map with Conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

Recommendation Approved:


Walter J. Sline, City Manager

HY:lao
attachments
P83-426

March 13, 1984
District No. 7

RESOLUTION No. 84-202

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING APPROVED
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE NORTH CITY COUNCIL
EAST CORNER OF WAH AVENUE AND 27TH STREET.

(P-83-426)(APN: 041-024-05,21)

MAR 15 1984

OFFICE OF THE CITY CLERK

WHEREAS, the City Council, on March 13, 1984, held a public hearing on the request for approval of a tentative map for property located on the northeast corner of Wah Avenue and 27th Street;

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:

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 1965 Airport Community Plan designate the subject site for light density residential use(s).

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 the filing of the final map unless a different time for compliance is specifically noted:
 - a. Pay off existing assessments;
 - 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. Indicate existing water and sewer services on the final maps.

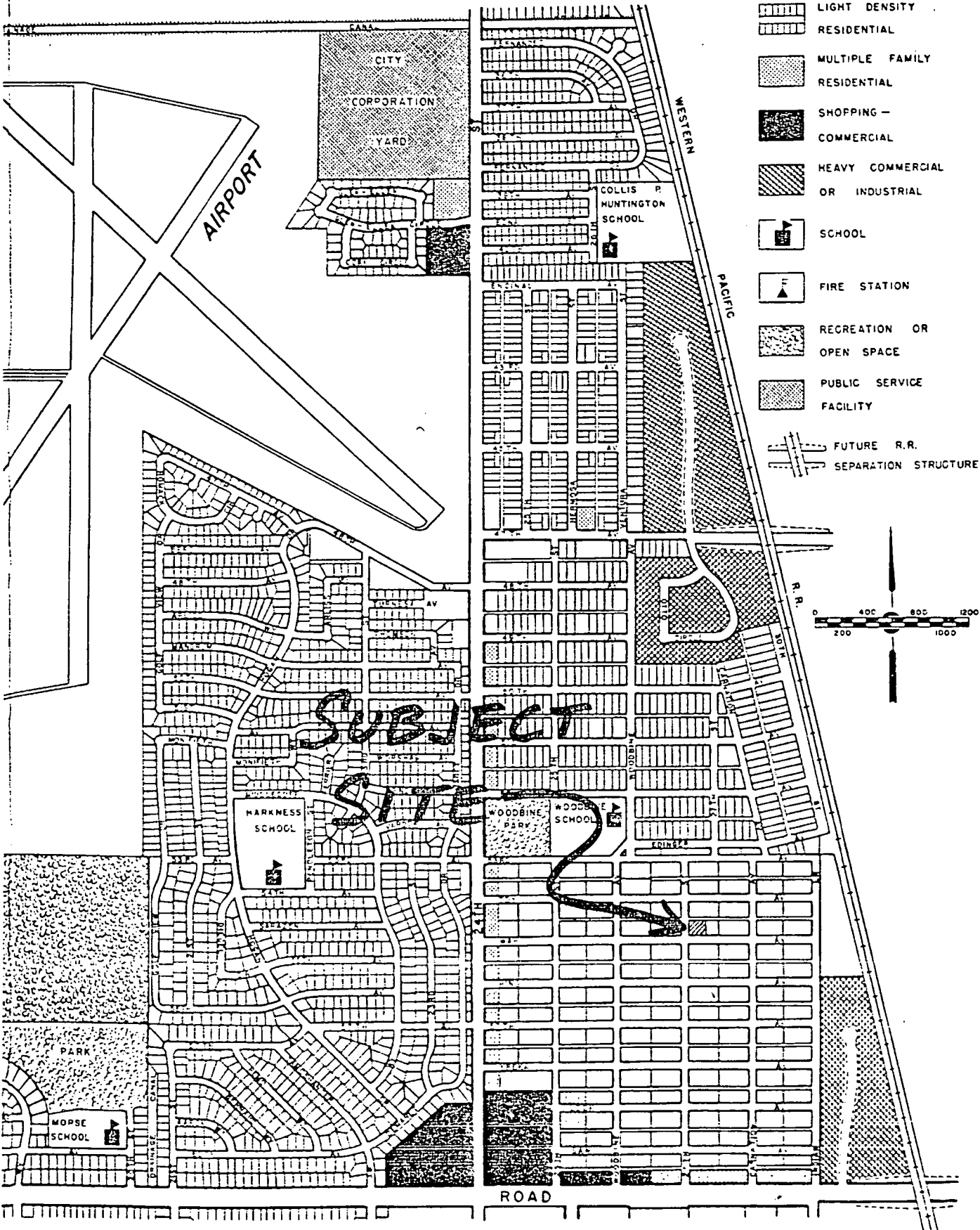
MAYOR

ATTEST:

CITY CLERK

P83-426

COMMUNITY PLAN



TENTATIVE PARCEL MAP LOT 34 & A PORTION OF LOT 33 CAMELLIA ACRES

CITY OF SACRAMENTO
DEC. 1905

CALIFORNIA
SCALE 1"=50'



COOPER, THORNE & ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING
801 ARDEN WAY, SUITE 10
SACRAMENTO, CA 95825 (916) 428-1757

cta

NOTE:

STREET AND UTILITY IMPROVEMENTS
WITHIN WAH AVENUE ARE TO BE CON-
STRUCTED UNDER WORKING AVENUE
ASSESSMENT DISTRICT # 3, PLANS FOR
WHICH ARE FILED WITH CITY OF SACRA-
MENTO ENGINEERING DEPARTMENT

OWNER & DEVELOPER

MELVIN E. MORGAN & HEZEL J. MORGAN
2721 WOLF AVENUE
SACRAMENTO, CA 95822
(916) 428-1757

APPROXIMATE PARCEL AREA

41-024-05 & 41-024-21

AREA

PARCEL 1 - 5,200 SF
PARCEL 2 - 8164 SF
PARCEL 3 - 15,202 SF
PARCEL 4 - 7,969 SF

EXISTING USE

PARCEL 1 - VACANT
PARCEL 2 - DUPLEX
PARCEL 3 - RESIDENCE
PARCEL 4 - RESIDENCE

PROPOSED USE

PARCEL 1 - SINGLE-FAMILY DWELLING
PARCELS 2, 3, 4 - NO CHANGE

GENERAL ZONING

H-1

SCHOOL DISTRICT

SACRAMENTO CITY UNIFIED SCHOOL
DISTRICT

STREET JURISDICTION

CITY OF SACRAMENTO

ELECTRICAL

SACRAMENTO MUNICIPAL UTILITY
DISTRICT

PHONE

PACIFIC TELEPHONE & TELEGRAPH

FIRE DISTRICT

CITY OF SACRAMENTO

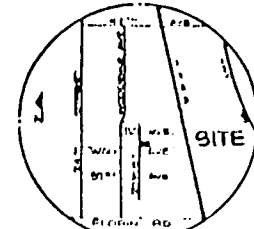
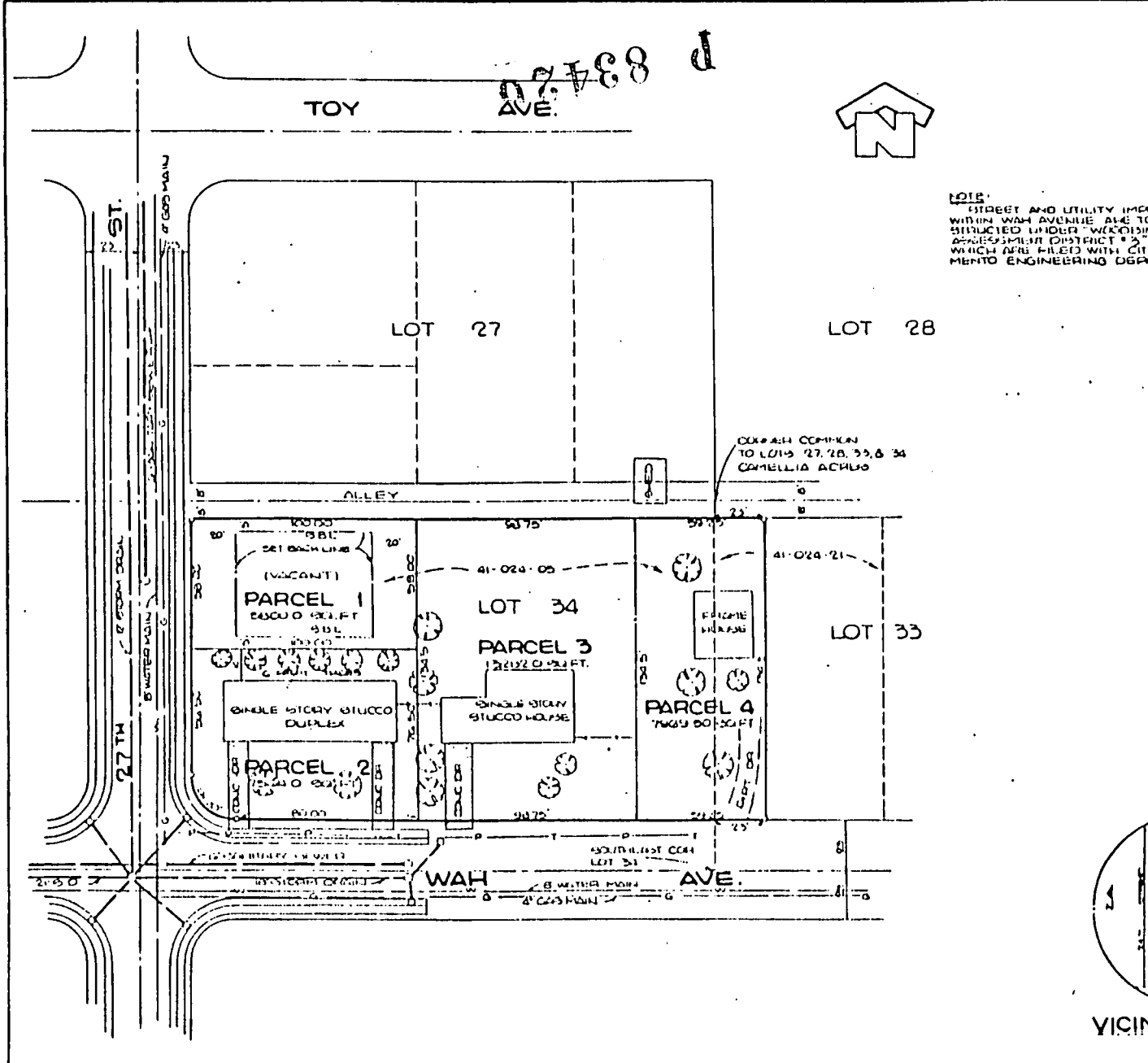
WATER SUPPLY

CITY OF SACRAMENTO

SEWAGE SERVICE

CITY OF SACRAMENTO

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VICINITY MAP

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March 14, 1984

Melvin F. & Hazel J. Morgan
2721 Wah Avenue
Sacramento, CA 95822

Dear Mr. and Mrs. Morgan:

On March 13, 1984, the Sacramento City Council took the following action(s) for property located 2721 Wah Avenue:

Adopted Resolution 84-202 adopting findings of fact and approving a tentative map for property located in the northeast corner of Wah Avenue and 27th Street (P83426)

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

Sincerely,

Lorraine Magana
City Clerk

LM/km/14

Enclosure:

cc: Planning Department

Cooper, Thorne & Associates