



CITY OF SACRAMENTO

24

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

CITY MANAGER'S OFFICE
RECEIVED
MAR 24 1982

MARTY VAN DUYN
PLANNING DIRECTOR

March 23, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 15115)
2. Tentative Map (P-9571)

LOCATION: 4324 - 77th Street

APPROVED
BY THE CITY COUNCIL

MAR 30 1982

OFFICE OF THE
CITY CLERK

SUMMARY:

This is a request to divide a .45 acre site into two separate parcels. The purpose of the division is to allow two existing dwellings to be located on individual lots. The staff and Subdivision Review Committee recommended approval of the request subject to conditions.

BACKGROUND INFORMATION:

This request does not necessitate review by the Planning Commission because there are no concurrent requests for special permit, rezoning, or plan amendment. Therefore, the application was submitted directly to the City Council for consideration.

Surrounding land use and zoning are as follows:

- North: Single family; and R-1
- South: Single family; and R-1
- East: Single family; and R-1
- West: Multiple family; and R-1

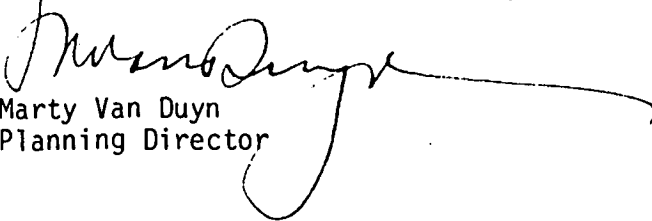
The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment; therefore, this project is exempt from the provisions of CEQA.

RECOMMENDATION:

The Parcel Map Advisory Agency (Planning Director and City Engineer), 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. Slipe
City Manager

MVD:HY:cp
Attachment
P-9571

March 30, 1982
District No. 6

RESOLUTION No. 82-213

Adopted by The Sacramento City Council on date of

March 30, 1982

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED AT
4324 - 77th STREET (APN: 021-271-05)(P-9571)

APPROVED
BY THE CITY COUNCIL

MAR 30 1982

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for property located at 4324 - 77th Street,

CITY CLERK

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on March 30, 1982, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Colonial Community Plan in that the plans designate the subject site for residential uses.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat pursuant to CEQA, Section 15115.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.

- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

The Tentative Map be approved subject to the following conditions:

1. 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.
2. Show existing sewer and water services; separate services required. Hook up and install services prior to filing final map or dedicate reciprocal easements as required by City Engineering.

MAYOR

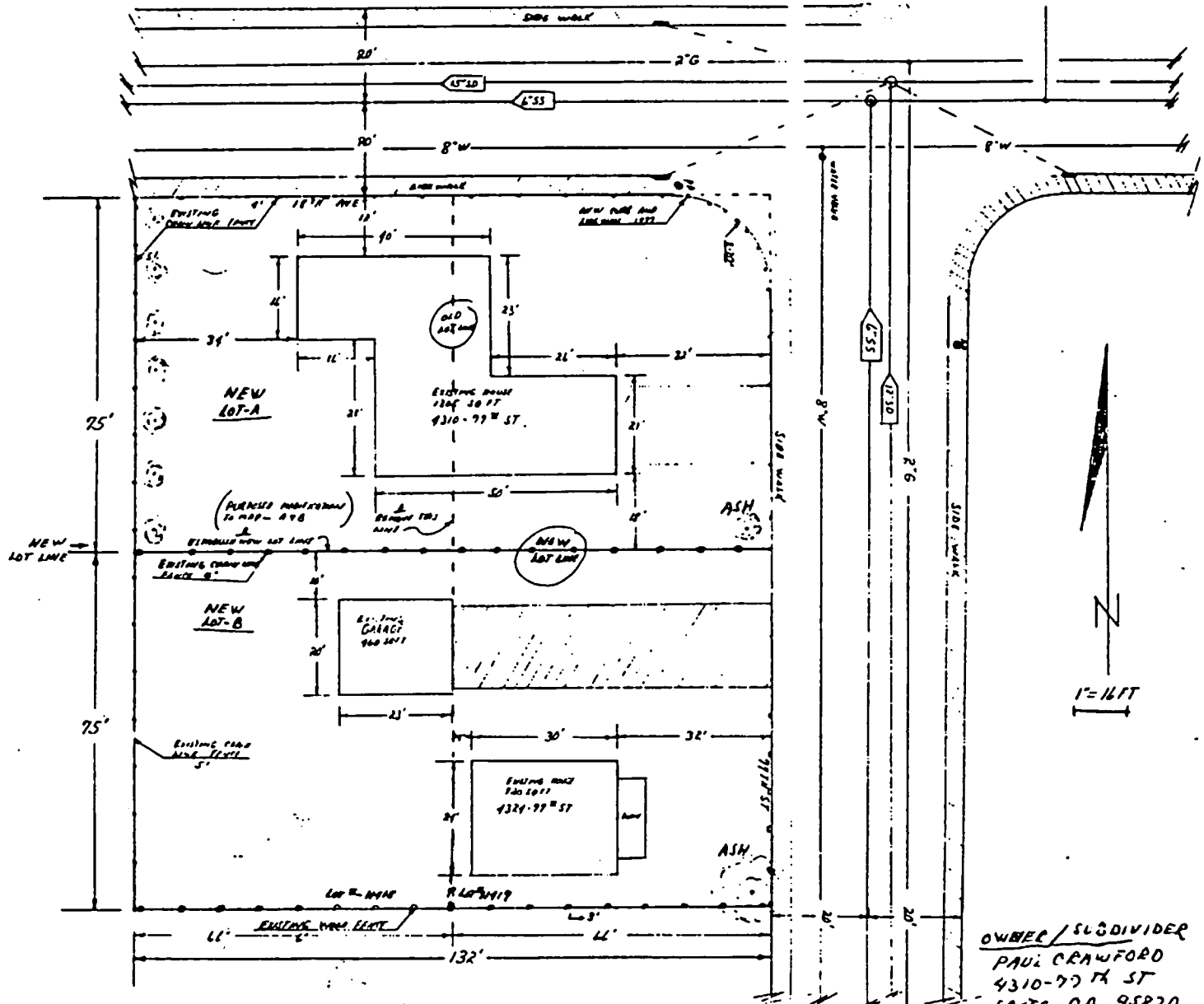
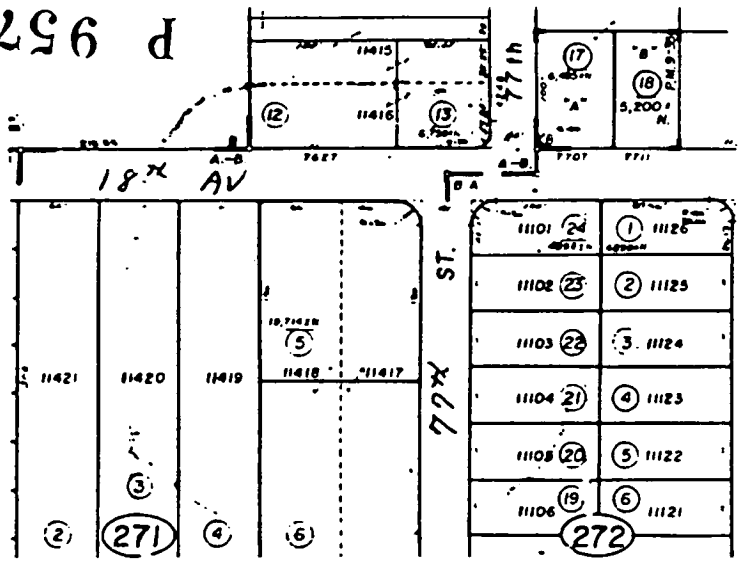
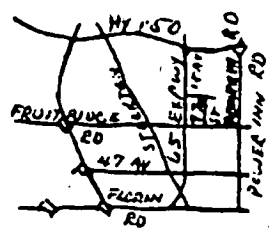
ATTEST:

CITY CLERK:

P-9571

P 9571

PRESENT ZONING - R-1
 PRESENT USE - SINGLE FAMILY
 PROPOSED ZONING - R1
 PROPOSED USE - SINGLE FAMILY
 NUMBER OF LOTS - 2
 NET GROSS AREA - .456 ACRES
 SCHOOL DIST - SACTO HIGH
 WATER SOURCE - CITY
 ALL FACILITIES - CITY



OWNER / SUBDIVIDER
 PAUL CRAWFORD
 4310-77th ST
 SACTO, CA. 95820

BRIGHTON AVE, SEQUOIA PARK, PAR. A AND A TO BRIGHTON & HART TR.

NOTE: AT THE PRESENT TIME THERE ARE TWO STRUCTURES WITH THE LOT LINE RUNNING INTO THE MIDDLE OF EACH. (AS INDICATED WITH DASHED LINE) I WOULD LIKE TO CHANGE THE LOT LINE AS INDICATED TO ALLOW EACH STRUCTURE TO BE ON A LOT. THIS WILL ALLOW ME TO GET A SEPARATE TITLE FOR EACH HOUSE AND ALLOW THE ALLEGED'S OFFICE TO GET THE TAX'S BILLED PROPERLY.

THANK YOU
Paul Crawford
 5



CITY OF SACRAMENTO	
18th AVE & 77th STREET	
PL	PL
SCALE	1" = 1/4" = 1/8"
DATE	9/1/87

P 9571



CITY OF SACRAMENTO

file

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

March 23, 1982

Paul Crawford
P.O. Box 175
Alviso, CA 95002

Dear Mr. Crawford:

On March 30, 1982, the Sacramento City Council took the following action(s) for property located at 4324 - 77th Street (P-9571):

Adopted a Resolution adopting findings of Fact and approving a Tentative Map to divide .45± acre into 2 parcels in the R-1 Single Family Zone

Enclosed, for your records, is a fully certified copy of above referenced resolution.

Sincerely,

Lorraine Magana
Lorraine Magana
City Clerk

LM/mm/24
Enclosure

cc: Planning Department

3-30-82
#124



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

Paul Crawford
P.O. Box 175
Alviso, CA 95002

On March 9, 1982, the following matter was filed with my office to set a hearing date before the City Council:

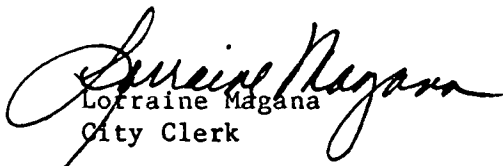
Tentative Map to divide .45 acre into two parcels in the R-1, Single Family Zone, for property located at 4324 - 77th Street (D6)(P-9571)

This hearing has been set for March 30, 1982, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.

Sincerely,


Lorraine Magana
City Clerk

LM/mm

cc: P-9571 Mailing List (62)



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CITY OF SACRAMENTO

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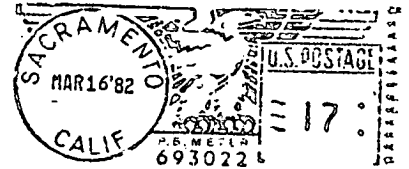
THE CITY CLERK
SACRAMENTO CALIFORNIA 95814
TELEPHONE (916) 448-6428



MOVED LEFT NO ADDRESS

021-273-2500
Vernette George R/Terry A.
4311 78th St.
Sacto CA 95820
021-273-2500

PRESORTED
FIRST CLASS



NOTICE OF CITY COUNCIL HEARING