



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
**RECEIVED**

FEB 21 1980

Marty Van Duyn

PLANNING DIRECTOR

CITY PLANNING DEPARTMENT  
915 "I" STREET  
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

February 21, 1980

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Rezone from R-3 to R-1
  2. Tentative Map (P-8902)
  3. Subdivision Modification to create 3 deep lots
  4. Subdivision Modification to waive providing service connections on a lot for water and sewer

LOCATION: 3030 Callecita Street

SUMMARY

This is a request for entitlements necessary to divide 0.9+ acre into three single family lots. The Planning Commission, in concurrence with staff, recommended approval of the requests subject to conditions.

BACKGROUND INFORMATION

The site contains two dwelling units and several trees. The purpose of this division is to locate the existing dwellings on separate lots and allow development of the vacant portion of the site with a single family dwelling.

In reference to the request for Subdivision Modification for deep lots, the staff has no objection in this case because the parcel is presently a deep lot and there is no way to avoid a substandard lot.

The Subdivision Ordinance requires that for each lot that is created, water and sewer connections between the main lines and proposed parcel be provided. The City Water and Sewer Division, however, has recommended waiver of the water and sewer service connections to proposed Lot "B" until a building permit is obtained for the following reasons:

**APPROVED**  
BY THE CITY COUNCIL

FEB 20 1980

OFFICE OF THE  
CITY CLERK

February 21, 1980

- a. The street improvements are presently in place and installation of the service connections at this time would require removal and replacement of street improvements.
- b. The department prefers not to have inactive service lines to avoid illegal hookups and incorrect anticipation of the appropriate size of the connection for future development.

Essentially, the waiver of the service connections will only defer its placement until building permits are obtained.

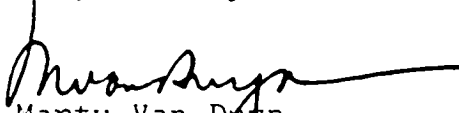
VOTE OF COMMISSION

On January 24, 1980, the Planning Commission by a vote of eight ayes, one absent, recommended approval of the Rezoning, Subdivision Modifications, and Tentative Map subject to conditions.

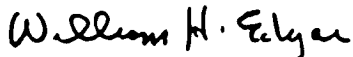
RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project subject to conditions and adopt the attached Rezoning Ordinance and Tentative Map Resolution.

Respectfully submitted,

  
Marty Van Dorn  
Planning Director

FOR TRANSMITTAL TO COUNCIL:



W Walter J. Slipes, City Manager

MVD:DP:jm  
Attachments  
P-8902

February 26, 1980  
District No. 2

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE January 24, 1980  
ITEM NO. 280 FILE NO. P-8902  
M-

- REZONING
- SPECIAL PERMIT
- VARIANCE
- SUBD. MOD.
- TENTATIVE MAP
- EIR DETERMINATION
- EXT. OF PERMIT
- OTHER

LOCATION: 3030 Calivita Street

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>PROPOSANTS</u>	
<u>NAME</u>	<u>ADDRESS</u>

<u>OPPOSANTS</u>	
<u>NAME</u>	<u>ADDRESS</u>

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

	YES	NO	MOTION	2ND
Augusta	<input checked="" type="checkbox"/>			
Flores	<u>absent</u>			
Fong	<input checked="" type="checkbox"/>			
Goodin	<input checked="" type="checkbox"/>			
Hunter	<input checked="" type="checkbox"/>			
Muraki	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Simpson P	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Simpson S	<input checked="" type="checkbox"/>			
Silva	<input checked="" type="checkbox"/>			

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

- EXHIBITS:
- A. Site Plan
  - B. Floor Plan
  - C. Elevation
  - D. Landscaping



SUBJECT SITE

MAGGINWOOD SCHOOL

SCHMITZ TRACT

BROWNING TRACT

CANNON RESIDENTIAL PARK

TRADER TRACT

BROOKE COURT

SACRAMENTO

SACRAMENTO NO. 3

NO. 8

ARIESSE

MARCONI

ITEM NO. 28

P. 8902

JANUARY 24 1980

GLENROSE

PARK

AUBURN

ST GLEN

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Allied Engineering & Surveying - P.O. Box 2077, Citrus Heights, CA 95610				
OWNER	Jess & Antonia Casillas - 3030 Callecita Street, Sacramento, CA 95815				
PLANS BY	Allied Engineering & Surveying - P.O. Box 2077, Citrus Heights, CA 95610				
FILING DATE	12-21-79	50 DAY CPC ACTION DATE	2-29-80	REPORT BY	DP:sg
NEGATIVE DEC.	1-14-80	EIR		ASSESSOR'S PCL. NO.	265-093-44

- APPLICATION:
1. Negative Declaration
  2. Rezone 0.7+ acre from Light Density Multiple Family R-3 to Single Family R-1
  3. Variance/Subdivision Modification to create deep lots
  4. Tentative Map

LOCATION: 3030 Callecita Street

PROPOSAL: The applicant is requesting the necessary entitlements to divide 0.9+ acre into three single family lots.

PROJECT INFORMATION:

General Plan Designation:	Residential
Hagginwood Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1 & R-3
Existing Land Use of Site:	Residential & Vacant
Surrounding Land Use and Zoning:	
North:	Residential; R-1 & R-3
South:	Residential; R-1 & R-3
East:	Residential & Commercial; R-3 & C-2
West:	Residential; R-1
Property Dimensions:	0.7+ Acre
Significant Features of Site:	Structures
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing & to be Provided
School District:	North Sacramento

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 9, 1980, by a vote of eight ayes and one abstention, the Subdivision Review Committee recommended granting the subdivision modification to create deep lots and approval of the tentative map subject to the following conditions:

1. Verify separate sewer and water services and the location thereof. Dedicate reciprocal easements as required. If separate services are not available to dwellings, provide said services and hookup thereto prior to filing the final map.
2. Place a note on the final map: Parcel B must pay for and install water and sewer services at the time of obtaining a building permit.

(over)

STAFF EVALUATION:

1. The subject site is located in an area developed with single family residences. The site presently contains two residences and a garage, which are to remain.
2. Staff has no difficulty with the request to create the deep lots as there are deep lots throughout the neighborhood.
3. The request to rezone a portion of the property from Light Density Multiple Family R-3 to Single Family R-1 is an effort to realign the zone line with the property line.
4. The applicant has indicated that the trees on the site will remain. A condition has been placed on the map requesting the applicant to retain and develop around the trees.
5. Staff has no difficulty with the tentative map and recommends approval subject to conditions.

STAFF RECOMMENDATION: Staff recommends that:

1. The negative declaration be ratified.
2. The rezoning from Light Density Multiple Family to Single Family Residential be granted.
3. The variance to create deep lots be granted.
4. The tentative map be approved subject to the following conditions:
  - a. Verify separate sewer and water services and the location thereof. Dedicate reciprocal easements as required. If separate services are not available to dwellings, provide said services and hookup thereto prior to filing the final map.
  - b. Place a note on the final map: Parcel B must pay for and install water and sewer services at the time of obtaining a building permit.
  - c. The trees shall remain and be developed around.

Findings of Fact

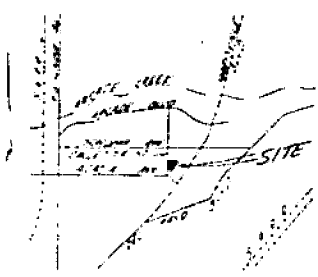
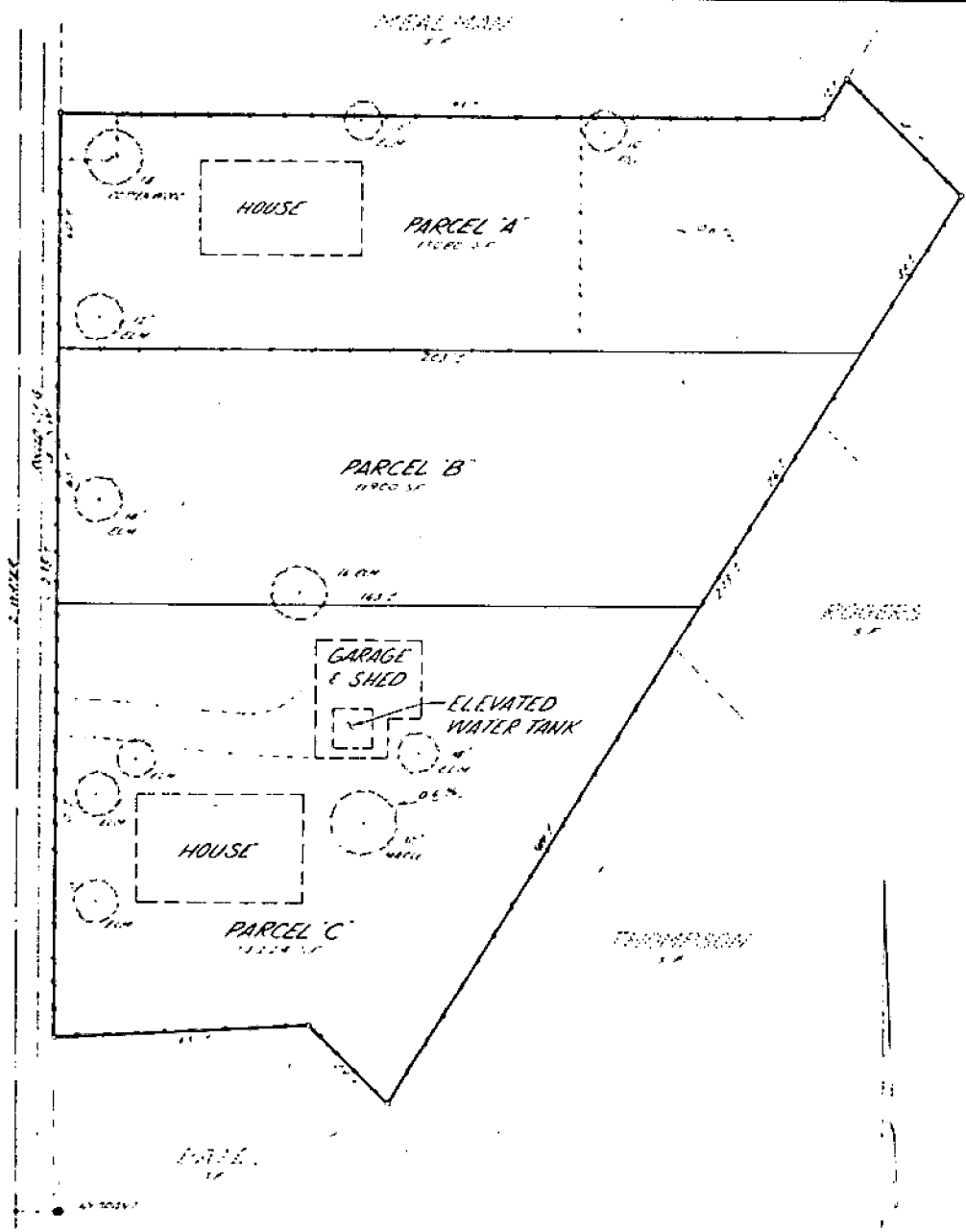
- a. The granting of the variance does not constitute a special privilege in that there are other deep lots in the area.
- b. The granting of this variance is not a use variance in that single family dwellings are proposed for the site.
- c. The project will not be detrimental to surrounding properties in that the project will not change the characteristics of the area.
- d. The proposal is consistent with both the General and Community Plans which designate the site for residential uses.

P-8902

1-24-86

10-28

CALLECITA ST



VICINITY MAP

- OWNER: JESSE & ANTONIA CASARETO  
3070 CALLECITA ST  
SAC. CA 95815
- ENGINEER: ALL CITY ENGINEERING & SURVEYING  
100 WEST 20TH ST  
SACRAMENTO, CALIF. 95811
- APPLICANT: JESSE CASARETO
- DATE: 1/24/86
- SCALE: AS SHOWN
- REVISIONS: NONE
- PROJECT NO: 11900 SF PARCELS
- PROPERTY NO: 11900 SF PARCELS

**TENTATIVE PARCEL MAP**  
 BEING LOT 3 & PART OF LOTS 7, 8 & 9,  
 BLOCK 33 OF 13 B14 49, ALSO BEING  
 PAR 'B', 20 PM 48, CITY OF SAC., CAL

ALL CITY ENGINEERING & SURVEYING  
 100 WEST 20TH ST  
 SACRAMENTO, CALIF. 95811

1. ORDINANCE NO. **4313**, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 3030 Callecita Street FROM THE R-3 Light Density Multiple Family ZONE AND PLACING SAME IN THE R-1 Single Family Residential ZONE. (FILE NO. P-8902 ) (APN: 265-093-44)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the R-3 Light Density Multiple Family zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1 Single Family Residential zone(s).

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

P-8902

**APPROVED**  
BY THE CITY COUNCIL

FEB 20 1980

OFFICE OF THE  
CITY CLERK



D-3712

ALLIED ENGINEERING AND SURVEYING

DONALD E. FALLON  
REGISTERED CIVIL ENGINEER  
  
EDWARD F. MORRIS  
LICENSED LAND SURVEYOR

7844 AUBURN BOULEVARD  
(P.O. BOX 2077)  
CITRUS HEIGHTS, CALIFORNIA 95610  
AREA CODE 916 - TELEPHONE 726-3375/966-7533

AUBURN OFFICE  
2880 THIRD STREET  
IDEWITT CENTER  
AUBURN CALIF 95603  
TEL 885 1172

DESCRIPTION FOR REZONING

All that certain real property situate in the City of Sacramento, State of California, described as follows:

All that portion of Parcel "B" as shown on that certain Parcel Map filed in Book 20 of Parcel Maps at Page 48, in the office of the Sacramento County Recorder, more particularly described as follows:

Beginning at the Southeast corner of said Parcel "B"; thence from said Point of Beginning along the Southerly line of said Parcel "B" North 44°55'00" West 28.62 feet and South 86°52'38" West 14.83 feet to the Northwesterly line of Block 33 as shown on that certain plat of "North Sacramento Subdivision No. 8" filed in Book 13 of Maps, Map No. 49, in the office of the Sacramento County Recorder; thence leaving said Southerly line North 31°46'00" East 272.91 feet along said Northwesterly line of Block 33 to an angle point in the North line of said Parcel "B"; thence continuing along said Northwesterly line of said Block 33 and along the Northerly line of said Parcel "B" North 31°46'00" East 11.85 feet; thence leaving said Northwesterly line of Block 33 and continuing along the Northerly and Easterly lines of said Parcel "B" South 44°55'00" East 41.11 feet and South 31°46'00" West 273.40 feet to the Point of Beginning and containing 0.253 acres, more or less.

# RESOLUTION NO. 80-106

Adopted by The Sacramento City Council on date of

February 26, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR LOT 3 & PTN. OF LOTS 7, 8, & 9, BLOCK 33 OF 13 BM 49; ALSO BEING PAR. "B", 20 PM 48, CITY OF SAC., CAL. (P-8902) (APN: 265-093-44)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at 3030 Callecita Street (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on February 26, 1980, 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 Hagginwood Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- 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 or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration, with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- 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.

H. In the matter of the requested subdivision modification, the Council determines as follows:

a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Abutting development and lots are of similar size.

Fact: That it is undesirable to provide service connections to the proposed Lot "B" prior to obtaining a building permit because the street improvements are in and the City Water and Sewer Department prefers not to have inactive service lines.

b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The division of the property does not involve financial benefit through the deep lot modification in that lots and homes surrounding the site are of similar design and size.

Fact: The City prefers not to have inactive service connections.

c. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.

Fact: The deep lots will be consistent with present lot depth and consistent with abutting lots.

Fact: The service connections will be provided at the time of obtaining a building permit.

d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is intended for light density residential use and the proposed development is consistent with this designation.

Fact: The site is designated for residential uses.

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

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
  - 1. Verify separate sewer and water services and the location thereof. Dedicate reciprocal easements as required. If separate services are not available to dwellings, provide said services and hookup thereto prior to filing the final map.
  - 2. The applicant shall place the following note on the final map: Water and sewer connections do not exist between the main lines and Parcel B. These services must be paid and installed at the time of obtaining building permits.
  - 3. The trees shall remain and be developed around.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P-8902