

22



CITY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY
Engineering Division Manager

May 20, 1986

FILED
MAY 20 1986
Cont to 6-8-86
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

CITY MANAGER'S OFFICE
RECEIVED
MAY 14 1986

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

JUN 4 - 1986

Honorable Members In Session:

SUBJECT: Parcel Map P-86091 - Northwest Corner of Bell Avenue and Dry Creek Road

OFFICE OF THE
CITY CLERK

SUMMARY

The Council is considering approval of a four lot residential subdivision tentative map. The item has been previously continued. The applicant is requesting waiver of the standard condition to install frontage improvements along his property. Public Works staff recommends that the Council deny the request.

BACKGROUND

The applicant has submitted a four lot residential subdivision and has requested a waiver of the standard map condition to place improvements along his property. The standard condition requires curbs, gutters, sidewalks, street paving, lights, and necessary sewers and drains to properly serve the site.

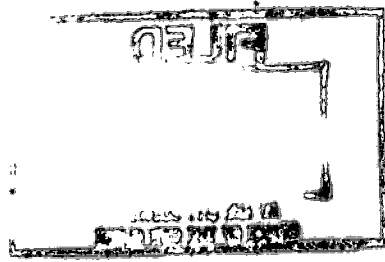
The applicant is requesting the waiver based on the following:

1. The applicant objects to the cost of the improvements. The applicant's engineer estimates approximately \$20,000 per lot.
2. The applicant contends that since no curb, gutter or sidewalk exists within the immediate vicinity of the site, there is no reason to begin such improvements now. The applicant requests that a condition be placed on the tentative map that requires future owners to join an assessment district.

The map has been reviewed by the subdivision review committee, which recommended standard frontage improvements be constructed.

Public Works staff has reviewed the project and finds that:

1. The City installed a main storm drain system to serve the area in 1981 at a cost of \$ 1,188,138 (Robla Drainage 12-3 Area VII CC: 1067). This was constructed to simplify construction of small projects such as this one.



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City Council
Parcel Map P-86091
May 20, 1986
Page Two

2. City water is available.
3. The City has indicated its committment to frontage improvements when it constructed them adjacent to a City fire station located approximately 800 feet east of this site (northwest corner of Marysville Blvd. and Bell Ave.). These were installed at City cost.
4. Installation costs of frontage improvements are normal development costs. These are the same costs that would be applied to any development in any area of the City.

On occasion Public Works recommends the waiver of standard improvements. This is typically based on the lack of available underground facilities. However, in this situation staff has determined that improvements can be reasonably installed. In cooperation with the developers engineer, staff made the following modifications to the standard approach:

1. Normal development conditions would require over 500 L.F. of offsite storm drain extension, plus 200 L.F. adjacent to the applicant's property. The recommended condition uses existing offsite drainage ditches. This has allowed the waiver of the offsite storm drain extension. This results in a savings of approximately \$20,000 in development costs.
2. The use of septic tanks was allowed rather than requiring offsite sewer line construction. This will result in a savings of approximately \$7,500.

These reasonable compromises were made to facilitate development of the project.

Public Works staff has found that the construction of frontage improvements is necessary at this time because:

1. The Subdivision Map Act allows the conditioning of maps and parcels to provide appropriate urban improvements. The subdivision of land is the only time the City can require these improvements for residential development.
2. It is not currently anticipated that future assessment districts will include frontage improvements.
3. The improvements can reasonably be built at this time. No site condition prevents their construction.
4. The costs incurred are standard development costs, the same as required of all other developers. The improvements become more expensive and more difficult to construct once the land is split.

22

City Council
Parcel Map P-86091
May 20, 1986
Page Three

- 5. The City affirmed its commitment to full infrastructure when the fire station was constructed.
- 6. Corners are the best place to start street improvements. Without the corners completed, it is often much more difficult to install mid-block improvements.
- 7. Waiver of improvement requirements could establish an undesirable precedent for the area, an area in which the City has been encouraging quality infill development.

FINANCIAL

There is no net cost to the City. If the waiver is granted, however, there exists a potential future cost to the City. This cost could be because of:

- 1. Improvements installed at City expense.
- 2. Legal and administrative costs incurred in enforcing the agreements of the owners to join a future assessment district.

RECOMMENDATION

The Department of Public Works recommends that the City Council deny the waiver and that standard improvement conditions be placed on the tentative map as recommended by the Planning Commission.

Respectfully submitted:

Thomas M. Finley
 THOMAS M. FINLEY
 Engineering Division Manager

Recommendation Approved:

Walter J. Slipe
 WALTER J. SLIPE
 City Manager

Approved:

L.M. Johnson
 FOR MELVIN H. JOHNSON
 Director of Public Works

RB:eh
RB23007C
05.1386

May 20, 1986
District No. 2

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RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
APR 17 7 59 AM '86



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

CITY MANAGER'S OFFICE
RECEIVED
APR 16 1986

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

April 14, 1986

FILED
APR 22 1986
Cont. to 4-29-86
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination (Exempt 15315)
 2. Tentative Map (P86-091) (APN: 237-081-23) (FT)
 3. Subdivision Modification to waive standard street improvements
 4. Subdivision Modification to waive sewer services

LOCATION: 1133 Bell Avenue

SUMMARY

This is a request to subdivide 1.25± acres located in the Single Family (R-1) zone into four parcels. The request also includes Subdivision Modifications to waive standard street improvements and sewer services. The Staff and the Subdivision Review Committee recommend approval of the Tentative Map and the Subdivision Modification to waive sewer services subject to the attached conditions. It is also recommended that the requested waiver of street improvements be denied.

BACKGROUND INFORMATION

Land divisions that do not involve a request requiring Planning Commission action can be reviewed by Staff and transmitted directly to the City Council for consideration.

FILED
1939
U.S. DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

~~22~~ ~~22~~ ~~22~~ ~~22~~

Surrounding Land Uses and Zoning are as follows:

North: Single Family; R-1

South: Bar; C-2

East: Vacant; R-1

West: Single Family; R-1

The subject site consists of 1.25 acres. A residence has been moved onto proposed Parcel A. The Applicant intends to renovate this structure. The subject site is located in an area where there are no curbs, gutters, sidewalks or street lights. The Applicant therefore, requests these improvements be waived. Since these improvements can be installed independently, as development occurs, the Staff and the Subdivision Review Committee recommend denial of the request.

Existing sewer mains are located about 1 to 1½ miles from the subject site. County Health indicates that it is possible to install individual septic systems on each proposed lot. Staff and the Subdivision Review Committee recommend waiving sewer services. The Applicant will provide each lot with individual water services and agree to participate in any further assessment district formed to provide sewer facilities.

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .0596 acres of land multiplied by the per acre value established by the Applicant's appraiser.

There are a number of trees on the site. The Applicant designates one tree for removal. A note shall be placed on the final map indicating that all other trees are to be retained unless prior approval is obtained by the City Arborist for removal.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review pursuant to State EIR Guideline (CEQA, Section 15315).

RECOMMENDATION

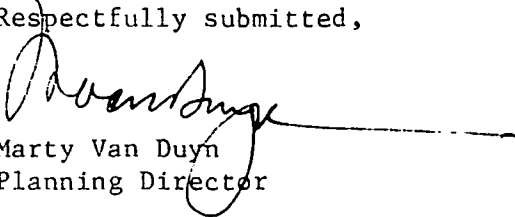
The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon comment by the Subdivision Review Committee recommends:

1. Adopting the attached Resolution, adopting Findings of Fact and approving the Tentative Map and Subdivision Modification to waive sewer services subject to the attached conditions.

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2. Denial of the Subdivision Modification to waive standard street improvements.

Respectfully submitted,


Marty Van Duyn
Planning Director

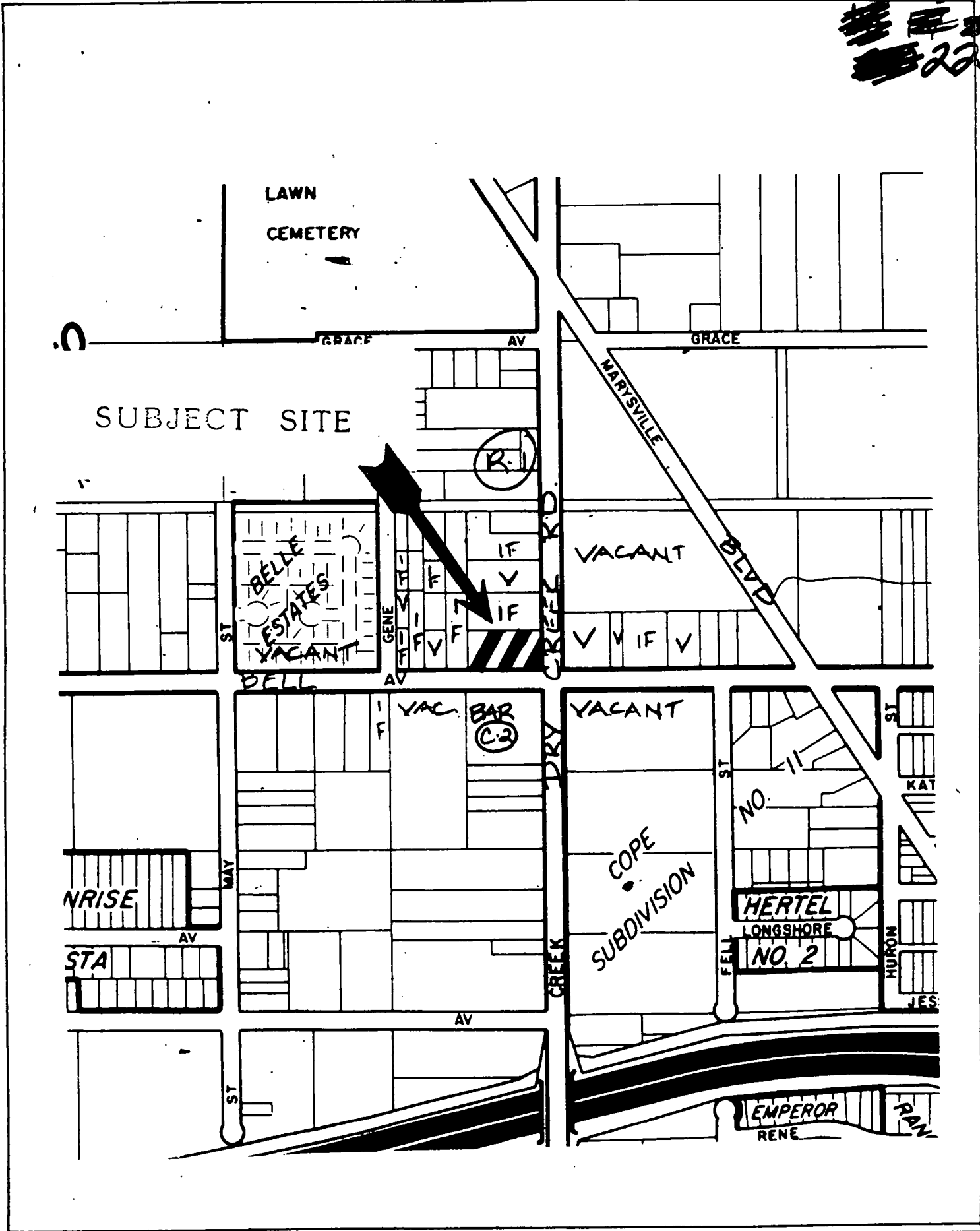
RECOMMENDATION APPROVED

for: 
Walter J. Slipes, City Manager

MVD:SD:jg
Attachments
P86-091

April 22, 1986
District No. 2

~~22~~
~~22~~
~~22~~
22



VICINITY - LAND USE - ZONING

AMENDED

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT 1133 BELL AVENUE

(P 86-091) (APN: 237-081-23

WHEREAS, the City Council, on April 22, 1986, held a public hearing on the request for approval of a tentative map for Property located at 1133 Bell Avenue;

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 Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use policy in that the site is designated for residential uses by the 1984 North Sacramento Community Plan and the proposed residential land division conforms with the Plan designation.

22

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. In the matter of the hereby approved requested subdivision modification to waive sewer services :

- a. There are such special circumstances or conditions affecting the property to be subdivided that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that it is not feasible or desirable to provide improvements at this time since it is uncertain when sewer mains will be extended to the vicinity of the site.
- b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the applicant will satisfy all other conditions prior to filing the final map and private septic systems can be installed on each lot.
- c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that granting the modification will not significantly change the residential characteristics of the area.
- 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 in that the site is designated for residential uses.

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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require off-site extensions and oversizing;
- c. 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;

22

- d. Submit a soils test prepared by a registered engineer to be used in street design;
- e. Dedicate right-of-way along Bell Avenue to a 40-foot halfsection plus a five-foot bike lane; dedicate Dry Creek to a 40-foot halfsection;
- f. Dedicate a 25-foot radius around corner;
- g. Meet County Health Department requirements; percolation tests may be required;
- h. Place a note on the final map referencing the retention of all trees except the one noted unless approval of the City Arborist is obtained.
- i. Enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage, water, and sewer facilities. A note shall be placed on the final map referencing the agreement.

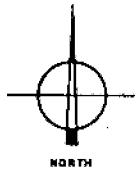
MAYOR

ATTEST:

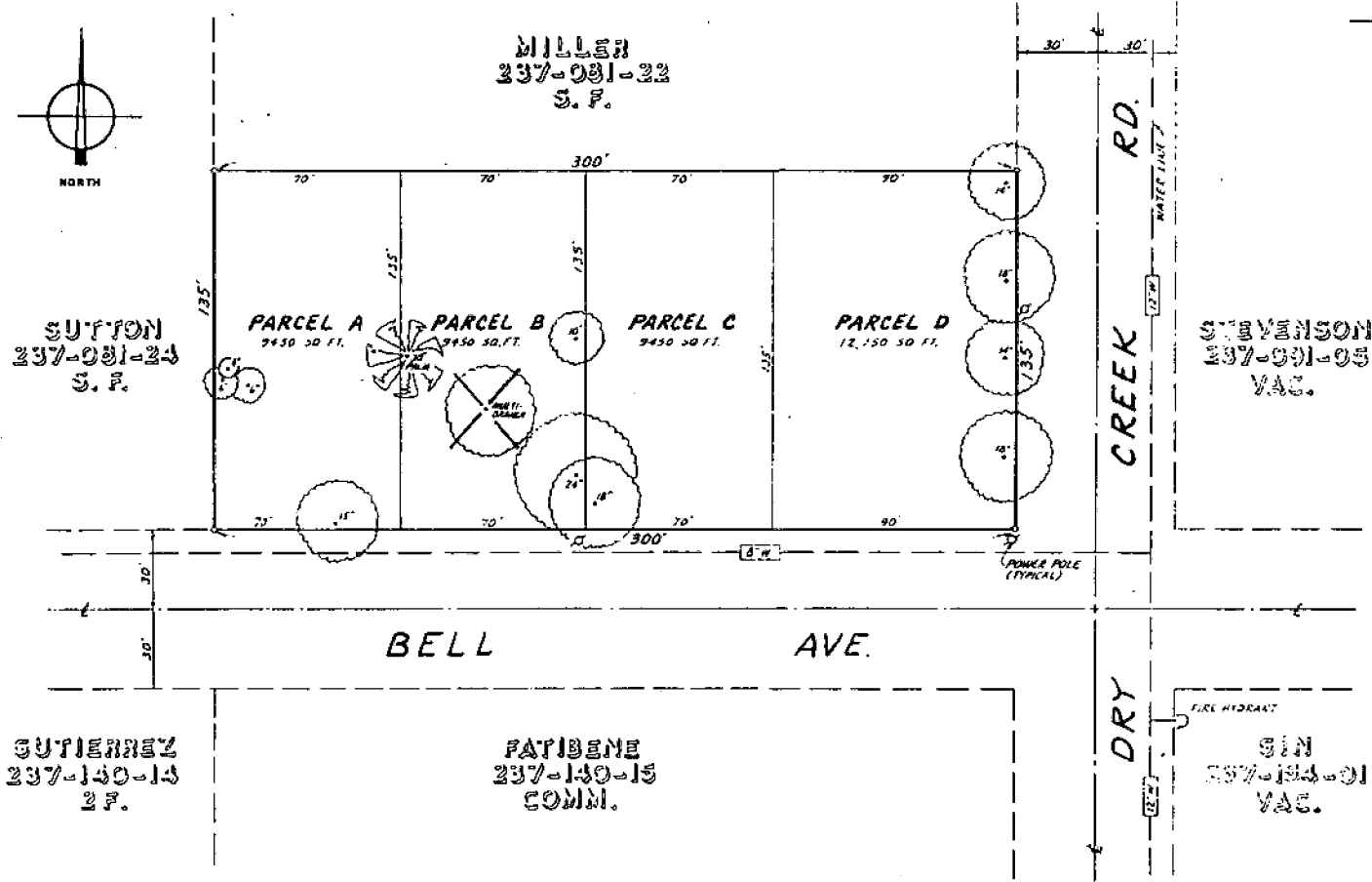
CITY CLERK

P86-091

100



LOCATION MAP
NO SCALE



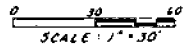
- OWNER : J-DAN PROPERTIES
4137 JEANINE DR.
SACRAMENTO, CA. 95842
- ENGINEER : ALLIED-LANGDON ENGINEERING
8921 AUBURN BLVD., STE. 160
CITRUS HEIGHTS, CA 95610
- APN : 237-081-23
- AREA : 40,500 SQ.FT.
- ZONING : R-1
- EXISTING USE : VACANT (ONE HOUSE BEING MOVED
DUE TO PROPERTY)
- PROPOSED USE : 4 SINGLE-FAMILY HOUSES
- WATER : CITY OF SACRAMENTO
- SEWER : CITY OF SACRAMENTO
- FIRE DIST. : CITY OF SACRAMENTO
- PARK DIST. : CITY OF SACRAMENTO
- SCHOOL DIST. : ROOLA ELEM. & GRANT JOINT
UNION H. S. D.



TENTATIVE PARCEL MAP

PORTION OF SECTION 11
RANCHO DEL PASO
CITY OF SACRAMENTO
SACRAMENTO COUNTY, CALIFORNIA
FEBRUARY, 1986 SCALE: 1" = 30'

ALLIED-LANGDON ENGINEERING
CITRUS HEIGHTS



5140

P86091

20 22
CHAD LANGDON
ED NORRIS

Allied-Langdon Engineering

Telephone (916) 969-7533
726-3375
624-1997

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
MAY 8 1 07 PM '86

AUBURN OAKS PLAZA
8421 Auburn Blvd., Suite 160
Citrus Heights, CA. 95610
(P.O. Box 2077, Citrus Heights, CA 95611)

850140.04

May 1, 1986

Sacramento City Council
City Hall
Sacramento, CA 95814

FILED
MAY 8 1986
Cont to 5-20-86
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

RE: P-86091

Gentlemen:

At Councilman Johnson's suggestion, we are requesting a two-week continuance of the above referenced item, in order to work out a suitable agreement with the City Attorney.

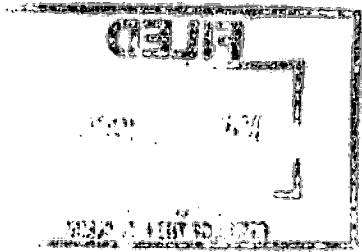
The item is scheduled for the May 8 meeting and we are requesting that it be continued to the May 20th meeting.

Sincerely,

Nadya Andrews
Nadya Andrews, A.I.C.P.

NA/ap

cc: J-Dan





CITY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

5-20-86

ENGINEERING DIVISION

THOMAS M. FINLEY
Engineering Division Manager

May 20, 1986

Supplemental Report P-86091

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Parcel Map P-86091 - Northwest Corner of Bell Avenue and Dry Creek Road

SUMMARY

The Council is considering approval of a four lot residential subdivision. The applicant is requesting waiver of the standard condition to install frontage improvements along his property. Public Works staff recommends that the Council deny the request.

The idea has been reviewed by the subdivision committee.

BACKGROUND

The applicant has submitted a four lot residential subdivision and has requested a waiver of the standard map condition to place improvements along his property. The standard condition requires curbs, gutters, sidewalks, street paving, lights, and necessary sewers and drains to properly serve the site.

The applicant is requesting the waiver based on the following:

1. The applicant objects to the cost of the improvements. The applicant's engineer estimates approximately \$20,000 per lot.
2. The applicant contends that since no curb, gutter or sidewalk exists within the immediate vicinity of the site, there exists no justifiable reason to begin such an improvement now. The applicant requests that a condition be placed on the subject map that requires future owners to join an assessment district.

The map has been reviewed by the subdivision review committee, which recommended standard conditions. *frontage improvements be constructed.* Public Works finds the following facts exist:

1. The City installed a main ^{storm} drain system to serve the area in 1981 at a cost of \$ 1,188,138 (Robla Drainage 12-3 Area VII CC: 1067). *This was constructed to allow the simplify construction of small projects such as this one.*
2. City water is available.

Allied-Langdon Engineering

Telephone (916) 969-7533
726-3375
624-1997

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CITY CLERKS OFFICE
CITY OF SACRAMENTO

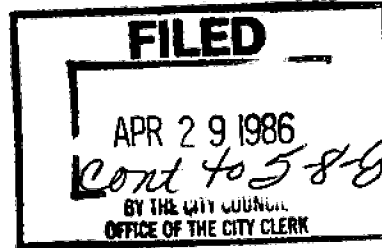
APR 29 8 03 AM '86

CHAD LANGDON
ED NORRIS

AUBURN OAKS PLAZA
8421 Auburn Blvd., Suite 160
Citrus Heights, CA. 95610
(P.O. Box 2077, Citrus Heights, CA 95611)

850140.03
4-28-86

Sacramento City Council
City Hall
Sacramento, CA 95814



Subject: P-86091

Gentlemen:

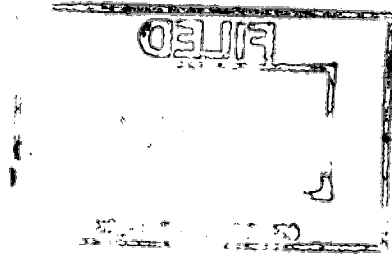
On behalf of our client, J-Dan Properties, we are requesting a one week continuance for the above referenced application. The item is set for your meeting on April 29 and we would request that it be continued to May 6, 1986.

The property is located on the northwest corner of Dry Creek and Bell Avenue (at 1133 Bell Avenue).

Sincerely,

Nadya Andrews
Nadya Andrews, A.I.C.P.

NA/dp



[Handwritten initials]

RESOLUTION No.

Adopted by The Sacramento City Council on date of

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT 1133 BELL AVENUE**

(P 86-091) (APN: 237-081-23

WHEREAS, the City Council, on April 22, 1986, held a public hearing on the request for approval of a tentative map for property located at 1133 Bell Avenue;

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 Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use policy in that the site is designated for residential uses by the 1984 North Sacramento Community Plan and the proposed residential land division conforms with the Plan designation.

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. In the matter of the hereby approved requested subdivision modification to waive sewer services :
 - a. There are such special circumstances or conditions affecting the property to be subdivided that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that it is not feasible or desirable to provide improvements at this time since it is uncertain when sewer mains will be extended to the vicinity of the site.
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the applicant will satisfy all other conditions prior to filing the final map and private septic systems can be installed on each lot.
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that granting the modification will not significantly change the residential characteristics of the area.
 - 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 in that the site is designated for residential uses.
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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require off-site extensions and oversizing;
 - c. 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;

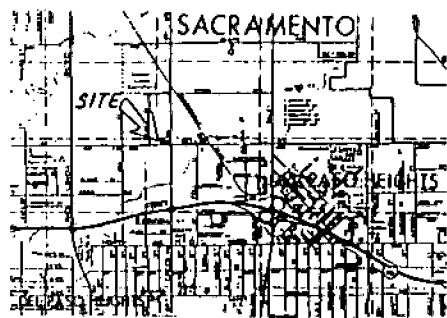
- d. Submit a soils test prepared by a registered engineer to be used in street design;
- e. Dedicate right-of-way along Bell Avenue to a 40-foot halfsection plus a five-foot bike lane; dedicate Dry Creek to a 40-foot halfsection;
- f. Dedicate a 25-foot radius around corner;
- g. Meet County Health Department requirements; percolation tests may be required;
- h. Place a note on the final map referencing the retention of all trees except the one noted unless approval of the City Arborist is obtained.

MAYOR

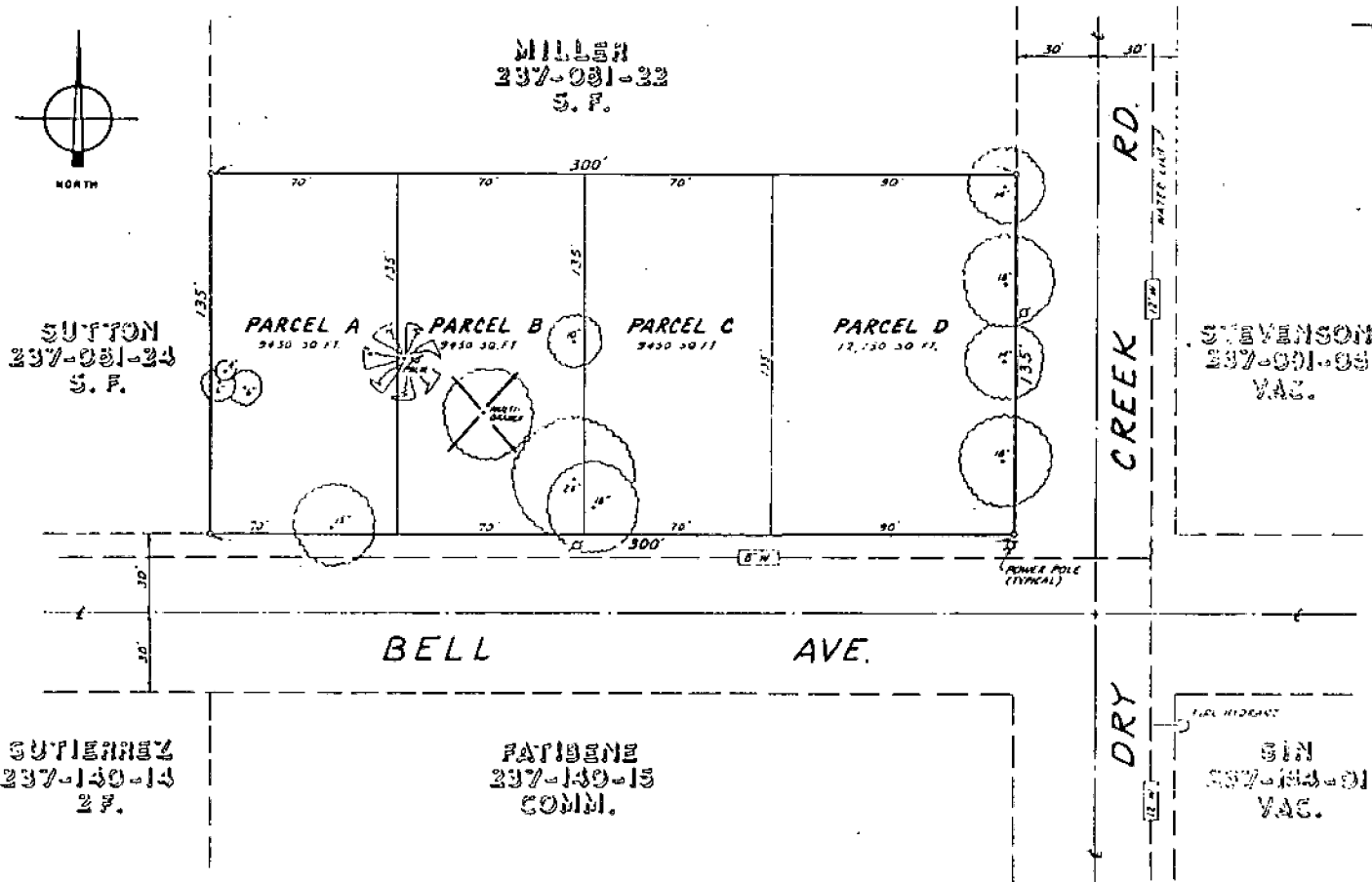
ATTEST:

CITY CLERK

P86-091



LOCATION MAP
NO SCALE



MILLER
237-081-22
S. F.

SUTTON
237-081-23
S. F.

PARCEL A
2430 SQ. FT.

PARCEL B
2430 SQ. FT.

PARCEL C
2430 SQ. FT.

PARCEL D
12,120 SQ. FT.

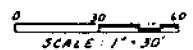
STEVENSON
237-091-08
VAC.

SUTIERREZ
237-130-13
2 F.

FATIBENE
237-130-15
COMM.

DRY CREEK
237-134-01
VAC.

- OWNER: J-DAN PROPERTIES
6137 JEANINE DR
SACRAMENTO, CA. 95802
- ENGINEER: ALLIED-LANGDON ENGINEERING
0621 AUBURN BLVD., STE. 150
CITRUS HEIGHTS, CA 95610
- APN: 237-081-23
- AREA: 40,500 SQ. FT.
- ZONING: R-1
- EXISTING USE: VACANT (ONE HOUSE BEING MOVED
ONTO PROPERTY)
- PROPOSED USE: 4 SINGLE-FAMILY HOUSES
- WATER: CITY OF SACRAMENTO
- SEWER: CITY OF SACRAMENTO
- FIRE DIST.: CITY OF SACRAMENTO
- PARK DIST.: CITY OF SACRAMENTO
- SCHOOL DIST.: RDBLA ELEM & GRANT JOINT
UNION H. S. D.



SCALE: 1" = 30'

TENTATIVE PARCEL MAP
 PORTION OF SECTION 11
 RANCHO DEL PASO
 CITY OF SACRAMENTO
 SACRAMENTO COUNTY, CALIFORNIA
 FEBRUARY, 1984 SCALE 1" = 30'

ALLIED-LANGDON ENGINEERING
 CITRUS HEIGHTS

P86091

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT 1133 BELL AVENUE

(P 86-091) (APN: 237-081-23)

WHEREAS, the City Council, on April 22, 1986, held a public hearing on the request for approval of a tentative map for property located at 1133 Bell Avenue;

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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.

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4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
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 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the applicant will satisfy all other conditions prior to filing the final map and private septic systems can be installed on each lot.
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that granting the modification will not significantly change the residential characteristics of the area.
 - 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 in that the site is designated for residential uses.
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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require off-site extensions and oversizing;
 - c. 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;

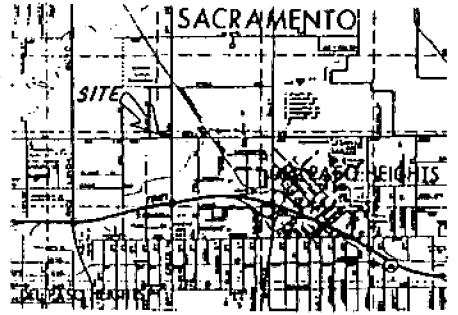
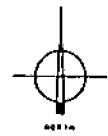
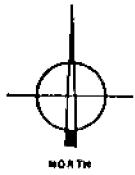
- d. Submit a soils test prepared by a registered engineer to be used in street design;
- e. Dedicate right-of-way along Bell Avenue to a 40-foot halfsection plus a five-foot bike lane; dedicate Dry Creek to a 40-foot halfsection;
- f. Dedicate a 25-foot radius around corner;
- g. Meet County Health Department requirements; percolation tests may be required;
- h. Place a note on the final map referencing the retention of all trees except the one noted unless approval of the City Arborist is obtained.

MAYOR

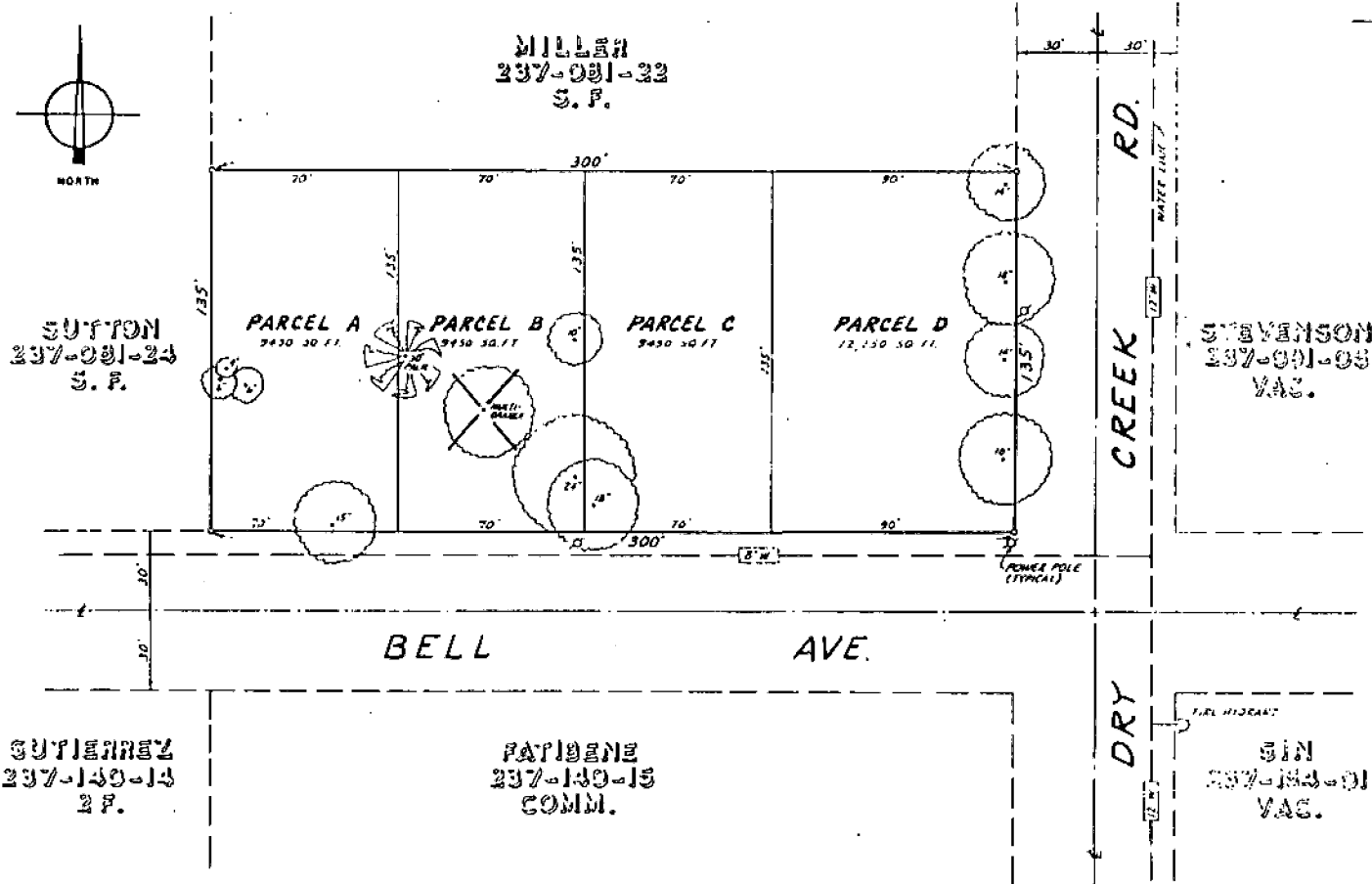
ATTEST:

CITY CLERK

P86-091



LOCATION MAP
NO SCALE



- OWNER : J-DAN PROPERTIES
6137 JEANINE DR
SACRAMENTO, CA 95842
- ENGINEER : ALLIED-LANGDON ENGINEERING
8021 AUBURN BLVD., STE. 160
CITRUS HEIGHTS, CA 95610
- APN : 237-081-23
- AREA : 40,500 SQ FT.
- ZONING : R-1
- EXISTING USE : VACANT (ONE HOUSE BEING MOVED
ONTO PROPERTY)
- PROPOSED USE : 4 SINGLE-FAMILY HOUSES
- WATER : CITY OF SACRAMENTO
- SEWER : CITY OF SACRAMENTO
- FIRE DIST. : CITY OF SACRAMENTO
- PARK DIST. : CITY OF SACRAMENTO
- SCHOOL DIST : EDDLE ELEM & GRANT JOINT
UNION H.S.D.



TENTATIVE PARCEL MAP
 PORTION OF SECTION 11
 RANCHO DEL PASO
 CITY OF SACRAMENTO
 SACRAMENTO COUNTY, CALIFORNIA
 FEBRUARY, 1986 SCALE 1"=30'

ALLIED-LANGDON ENGINEERING
 CITRUS HEIGHTS

P86091



CITY OF SACRAMENTO

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
APR 2 4 05 PM '86

17
P-86091

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

March 31, 1986

MEMORANDUM

TO: Lorraine Magana, City Clerk
FROM: Leslie Oldridge
SUBJECT: Request to Set Public Hearings

PFP DATE: none
HEARING DATE: 4-22-86
FINAL COUNCIL ACTION DATE: 4-29-86

1. P86-099 Tentative Map to divide one parcel into two parcels on 21.3± vacant acres in the Office Building, OB zone to develop office buildings for property located at the **northeast corner of Gateway Oaks and Ventura Oaks Way.** (D1) (APN: 274-320-1,11,12,31) (FT)
2. P86-091 Various requests for property located at 1133 Bell Avenue. (D2) (APN: 237-081-23) (FT)
 - a. Tentative Map to subdivide 1.25± vacant acres into four single family lots located in the Single Family, R-1 zone.
 - b. Subdivision Modification to waive standard street improvements and sewer services.

(FT)

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: _____

Project Location 1133 Bell Avenue **P** 86-091

Assessor Parcel No. 237-081-23

Owners J. Dan Properties Phone No. 331-9904

Address 6137 Jeanine Dr., Sacto, CA 95842

Applicant Allied Langdon Engineering ATTN: Nadya Andrews Phone No. 969-7533

Address P.O. Box 2077, Citrus Heights, CA 95611

Signature _____ ^{S.R.C.} ~~xx~~ ~~xx~~ Mtg. Date 3/26/86

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

Environ. Determination exempt 15315

Commission date _____ Council date _____ Filing Fees \$ _____

General Plan Amend _____

_____ Filing Fees \$ _____

Community Plan Amend _____

_____ Res. _____ Filing Fees \$ _____

() _____

_____ Res. _____ Filing Fees \$ _____

Rezone _____

_____ Res. _____ Filing Fees \$ _____

Tentative Map to subdivide 1 25+ vac ac into 4 single family lots located in the R-1 zone

_____ Ord. _____ Filing Fees \$ _____

Special Permit _____

_____ Res. _____ Filing Fees \$ _____

Variances _____

_____ Filing Fees \$ _____

Plan Review _____

_____ Filing Fees \$ _____

PUD _____

_____ Filing Fees \$ _____

Other SUBDIVISION MODIFICATION to waive standard street improvements and sewer services

_____ Filing Fees \$ _____

FEE TOTAL \$ _____

Sent to Applicant: _____

By: _____

RECEIPT NO. _____

Date

Sec. to Planning Commission

By/date _____

Key to Entitlement Actions

- R - Ratified
- Cd - Continued
- A - Approved
- AC - Approved W/conditions
- AA - Approved W/amended conditions
- D - Denied
- RD - Recommend Denial
- RA - Recommend Approval
- RAC - Recommend Approval W/conditions
- RMC - Recommend Approval W/amended conditions

- IAF - Intent to Approve based on Findings of Fact
- AFF - Approved based on Findings of Fact
- RPC - Return to Planning Commission
- CSR - Condition Indicated on attached Staff Report

P 86091

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

Yellow - department file Pink - permit book



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

CITY CLERK

April 23, 1986

LORRAINE MAGANA
CITY CLERK

J. Dan Properties
6137 Jeanine Drive
Sacramento, CA 95842

On April 22, 1986, the following matter was scheduled to be heard before the City Council:

- P-86091 - Various requests for property located at 1133 Bell Avenue.
(D2) (APN 237-081-23) (FT)
- A. Tentative Map to subdivide 1.25± vacant acres into four single family lots located in the Single Family, R-1 zone.
 - B. Subdivision Modification to waive standard street improvements and sewer services.

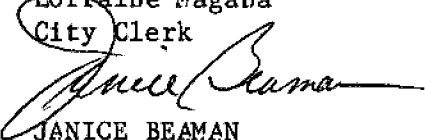
This hearing has been continued to April 29, 1986, at the hour of 7:30 p.m., in the City Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento California. Interested parties may appear and speak at the hearing.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at or prior to the public hearing.

Pursuant to Council Rules of Procedure 4.5(3), "No person who has once obtained a continuance of a hearing, whether by notice to the City Clerk as provided in Section 4.5(1) or by personal appearance as provided in paragraph 4.5(2) shall be granted a further continuance except by personally appearing at the Council meeting at the time at which the hearing is scheduled and by satisfying the Council that extraordinary circumstances exist which would justify such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

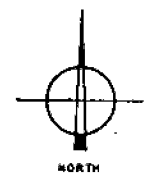
Any questions regarding this hearing should be referred to the **City Planning Department, 1231 I Street, Sacramento California, phone (916) 449-5604.**

Sincerely,
Lorraine Magana
City Clerk


JANICE BEAMAN
Deputy City Clerk

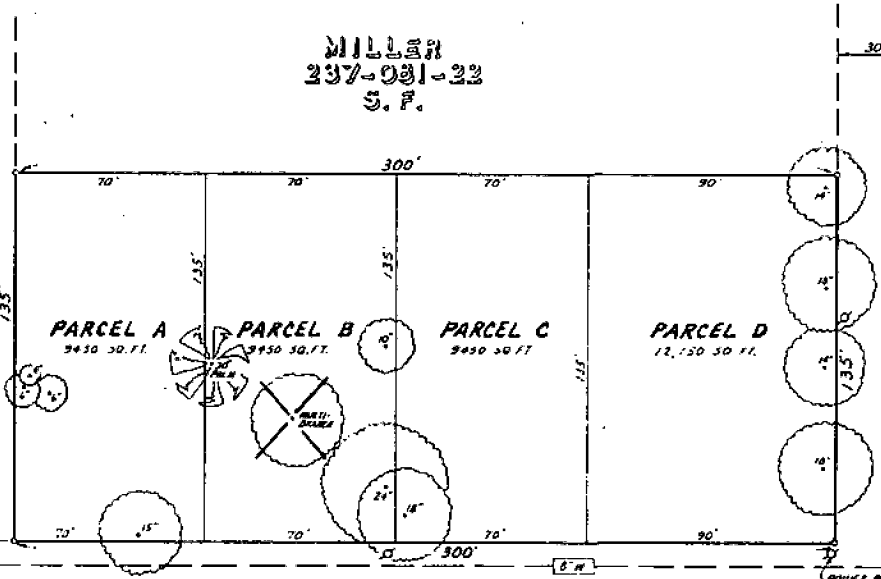
cc: Allied Langdon Engineering
Mailing List for P-86091 - 19

Handwritten scribbles and initials at the top left corner.



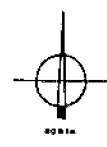
MILLER
237-081-22
S. F.

SUTTON
237-081-24
S. F.



RD.
CREEK
DRY

STEVENSON
237-081-03
VAC.



LOCATION MAP
NO SCALE

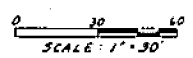
SUTIERREZ
237-140-14
2 F.

FATIBENE
237-140-15
COMM.

SIN
237-184-01
VAC.

- OWNER : J-DAN PROPERTIES
6137 JEANINE DR.
SACRAMENTO, CA. 95842
- ENGINEER : ALLIED-LANGDON ENGINEERING
8421 AUBURN BLYD., STE. 160
CITRUS HEIGHTS, CA 95610
- APN : 237-081-23
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- FIRE DIST. : CITY OF SACRAMENTO
- PARK DIST. : CITY OF SACRAMENTO
- SCHOOL DIST. : ROBLA ELEM. & GRANT JOINT
UNION H.S.D.

BELL AVE.



SCALE: 1" = 30'

TENTATIVE PARCEL MAP

PORTION OF SECTION 11
RANCHO DEL PASO
CITY OF SACRAMENTO
SACRAMENTO COUNTY, CALIFORNIA
FEBRUARY, 1986 SCALE: 1" = 30'

ALLIED-LANGDON ENGINEERING
CITRUS HEIGHTS

5140

P86091

22

June 9, 1986

J. Dan Properties
6137 Jeanine Drive
Sacramento, CA 95842

Dear Sir:

On June 4, 1986, the Sacramento City Council took the following action(s) for property located at 1133 Bell Avenue (P-86091):

Adopted Resolution No. 85-415 approving Tentative Map to subdivide 1.25± vacant acres into four single family lots located in the Single Family, R-1 zone and Subdivision Modification to waive sewer services.

Granted Subdivision Modification to waive standard street improvements.

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

Sincerely,



Lorraine Magana
City Clerk

LM/lw/22

Enclosure

cc: Planning Department
Allied Langdon Engineering, P. O. Box 2077, Citrus Heights, CA 95611

AMENDED

RESOLUTION No.

Adopted by The Sacramento City Council on date of

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT 1133 BELL AVENUE**

(P 86-091) (APN: 237-081-23

WHEREAS, the City Council, on June 4, 1986, held a public hearing on the request for approval of a tentative map for property located at 1133 Bell Avenue;

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 Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use policy in that the site is designated for residential uses by the 1984 North Sacramento Community Plan and the proposed residential land division conforms with the Plan designation.

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. In the matter of the hereby approved requested subdivision modification to waive sewer services :
 - a. There are such special circumstances or conditions affecting the property to be subdivided that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that it is not feasible or desirable to provide improvements at this time since it is uncertain when sewer mains will be extended to the vicinity of the site.
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the applicant will satisfy all other conditions prior to filing the final map and private septic systems can be installed on each lot.
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that granting the modification will not significantly change the residential characteristics of the area.
 - 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 in that the site is designated for residential uses.
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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require off-site extensions and oversizing;
 - c. 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;

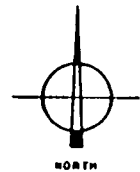
- d. Submit a soils test prepared by a registered engineer to be used in street design;
- e. Dedicate right-of-way along Bell Avenue to a 40-foot halfsection plus a five-foot bike lane; dedicate Dry Creek to a 40-foot halfsection;
- f. Dedicate a 25-foot radius around corner;
- g. Meet County Health Department requirements; percolation tests may be required;
- h. Place a note on the final map referencing the retention of all trees except the one noted unless approval of the City Arborist is obtained.
- i. Enter into an agreement with the City to provide street improvements when called for by the City. The agreement shall be to the City Attorney's satisfaction and recorded prior to the final map. Place a note on the final map which states, "The City Public Works Director can, upon demand, require the owners of each parcel to install street improvements to City standards within a ten-year period to expire on June 3, 1996. Joining in an assessment district which installs the street improvement would satisfy this requirement".

MAYOR

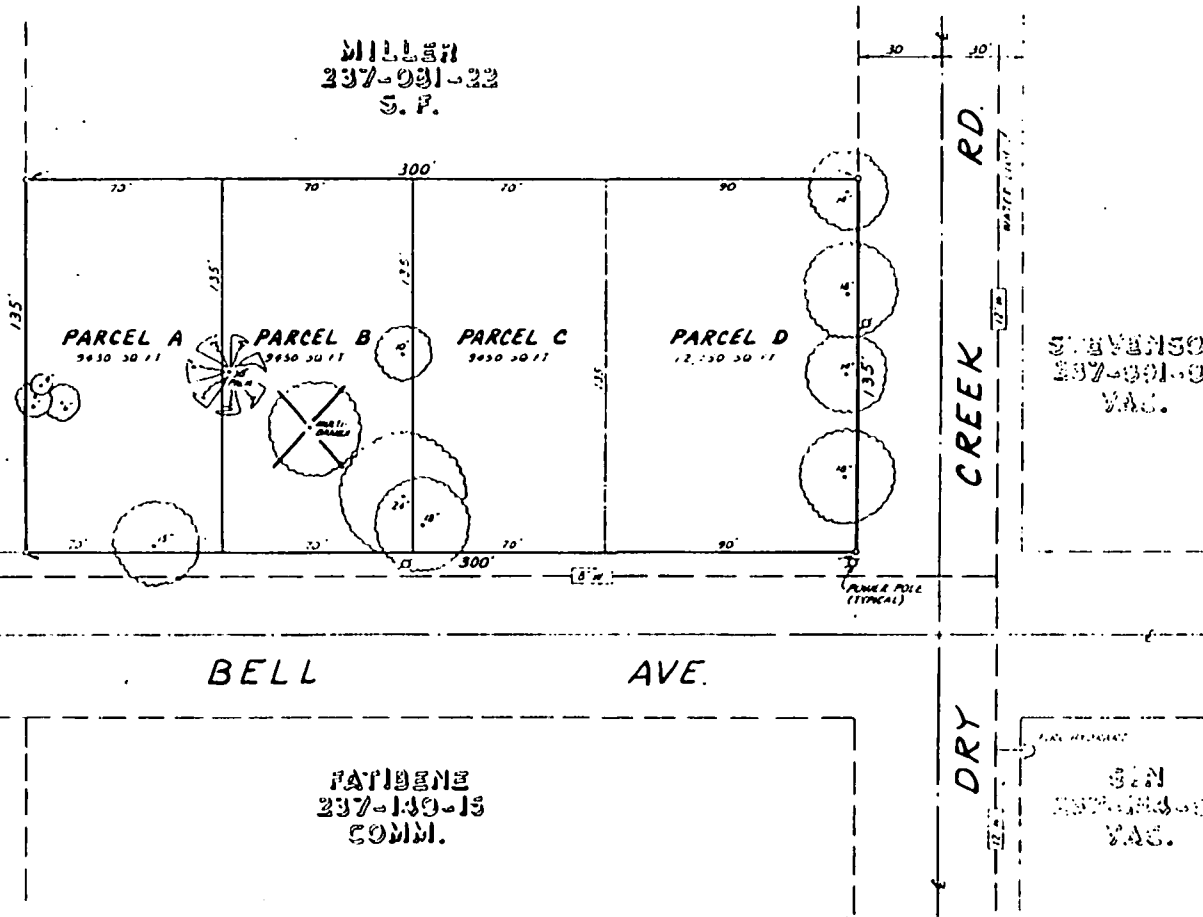
ATTEST:

CITY CLERK

P86-091



SUTTON
237-081-23
S. F.

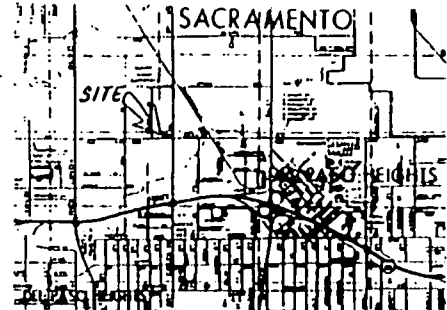


SUTIERREZ
237-139-13
2 F.

FATIGNE
237-139-15
COMM.

STEVENSON
237-091-08
VAC.

SEN
237-139-01
VAC.



LOCATION MAP
NO SCALE

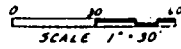
OWNER	J. DAN PROPERTIES 6137 JEANINE DR SACRAMENTO, CA 95804
ENGINEER	ALLIED-LANGDON ENGINEERING 0921 AUBURN BLVD, STE 160 CITRUS HEIGHTS, CA 95610
APN	237-081-23
AREA	40,500 SQ FT
ZONING	R-1
EXISTING USE	VACANT (ONE HOUSE BEING MOVED ONTO PROPERTY)
PROPOSED USE	6 SINGLE-FAMILY HOUSES
WATER	CITY OF SACRAMENTO
SEWER	CITY OF SACRAMENTO
FIRE DIST	CITY OF SACRAMENTO
PARK DIST	CITY OF SACRAMENTO
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TENTATIVE PARCEL MAP

PORTION OF SECTION 11
RANCHO DEL PASO
CITY OF SACRAMENTO
SACRAMENTO COUNTY, CALIFORNIA
FEBRUARY, 1986 SCALE 1"=30'

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P86091