



SACRAMENTO CITY PLANNING DIVISION

1231 I Street, Room 200; Sacramento, CA 95814
(916) 264-5381

Application taken by: Kimberly Kaufmann-Brisby, March 28, 2000

Project Location: northeast corner of Wainwright Street and Anderson Court, in Parker Homes North

Sacramento Community Plan area

Assessor's Parcel No. 238-0112-023

Owner: Habitat for Humanity

Address: 3227 2nd Avenue, Sacramento, CA 95817

Applicant: Habitat for Humanity

Address: 3227 2nd Avenue, Sacramento, CA 95817

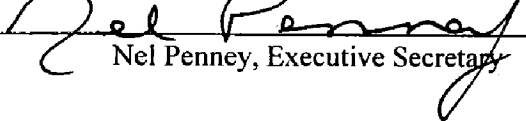
REQUESTED ENTITLEMENT(S): Entitlements to split a corner lot in the Residential Single Family (R-1) zone into two parcels for halfplex construction, in the North Sacramento Community Plan area. (D2) APN: 238-0112-023:

- A. **Environmental Determination:** Categorically Exempt (15315);
- B. **Tentative Map** to split a parcel of 8,713.3 square feet into two parcels containing 5,538.3 and 3,175.0 square feet respectively;
- C. **Subdivision Modification** to waive street improvements.

ACTIONS TAKEN: On October 26, 2000 the Planning Commission took the following action:

- A-C. Adopted Notice of Decision and Findings of Fact for approval.

Sent to Applicant: January 2, 2001

By: 
Nel Penney, Executive Secretary

EXPIRATION

TENTATIVE MAP: Failure to record a final map within two years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of two years unless a building permit is obtained within the variance term.

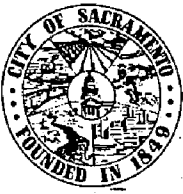
NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Original to Applicant

Copies: File & Permit Book

P00-046

REVISED



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--Plan area--

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Date

By: *Nel Penney*
Nel Penney, Secretary

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P00-046

AGREEMENT TO RESTRICT FURTHER SUBDIVISION & DEVELOPMENT

This Agreement is made and entered into on 11/01/01, by and between Habitat for Humanity (hereafter referred to as "Subdivider") and the City of Sacramento (hereafter referred to as "City").

Recitals

- A. Subdivider is owner of the real property described in Exhibit A, attached hereto, which property is proposed for development as 197/199 Wainwright Street Lot Split for Halfplex Development, City Planning File No. P00-046 (hereafter referred to as the "Subdivision").
- B. Condition B11 for approval of the Tentative Map for the Subdivision (hereafter the "Tentative Map"), provides as follows:
 - B11. The applicant must enter into an agreement with the City which guarantees the following:
 - A. The half-plex lot being created from a standard single family corner lot will only be developed with two units (one unit per lot).
 - B. The new corner half-plex lot shall not be further developed as a duplex lot nor can it be subdivided.
- C. This Agreement is intended to satisfy the requirement that Subdivider enter into an agreement with City to convey the terms specified in the above condition.

NOW, THEREFORE, in consideration of City's approval of the Tentative Map subject to Subdivider's obligation to comply with the conditions of such approval, City and Subdivider agree as follows:

- 1. **Covenants Run with Subdivider's Land:** The parties agree that all of Subdivider's agreements and obligations contained herein are covenants which benefit and run with the lands within the Subdivision, in accordance with Section 1468 of the Civil Code, and the burden thereof shall be binding upon Subdivider's constituents, successors and assigns.
- 2. **Subdivider's Representations Regarding Ownership:** Subdivider certifies that it owns full legal title to all lands within the Subdivision. Each individual executing this Agreement on behalf of a corporation or partnership represents and warrants to City that he or she has been authorized to do so by the entity on whose behalf he or she executed this Agreement and that said entity will thereby be obligated to perform the terms of this Agreement.
- 3. **Indemnity:** Subdivider shall defend, indemnify and hold harmless City, its officers, employees and agents against and from all actions, damages, costs, liability, claims, losses, judgements, penalties and expenses of every type and description, including, but not limited to, any fees and costs reasonably incurred by City's staff attorneys or outside attorneys and any fees and expenses incurred in enforcing this provision arising from Subdivider's performance or failure to perform the above Tentative Map condition and/or from any action or failure to act by Subdivider, its officers, employees or agents in connection with this Agreement.
- 4. **Exhibits Incorporated:** The Exhibits described above and attached hereto are incorporated herein by this reference as if fully set forth at this place.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

SUBDIVIDER: Habitat for Humanity

By: *Robin Milligan* Date: 11-1-01

Title: Executive Director

CITY OF SACRAMENTO:

By: *Shirley E. Reed* Date: 9/26/01

Title: ASSISTANT PLANNER

TENTATIVE MAP:

UTILITIES DEPARTMENT WAIVER OF INFORMATION FOR TENTATIVE MAP PROCESSING*

I, the undersigned, being the (acting on behalf of) Utilities Department, do hereby waive the following requirements of the Subdivision Regulations of the City of Sacramento:

(WAIVED) The requirement of Section 40.604(c)(4) of the Regulations that a preliminary grading plan be filed with the tentative map.

(REQUIRED) The requirement of Section 40.606(g) of the Regulations that the tentative map contain contour lines not more than one foot.

UTILITIES DEPARTMENT

By: *David R. Schulz*

Dated: 10-11-99

Signatures required from the Utilities Department may be obtained at 1395 35th Avenue, Sacramento, CA 95822, (916) 264-1497.

DIRECTOR OF PUBLIC WORKS WAIVER OF INFORMATION FOR TENTATIVE MAP PROCESSING

I, the undersigned, being the (acting on behalf of) Director of Public Works, do hereby waive the following requirements of the Subdivision Regulations of the City of Sacramento:

(waived) The requirement of Section 40.604(c)(3) of the Regulations that a preliminary Soil Investigation and Geological Reconnaissance Report to be filed with the tentative map.

(most show) The requirement of Section 40.605 that the tentative map be prepared by a registered civil engineer or licensed land surveyor.

DIRECTOR OF PUBLIC WORKS

By: *John P. [Signature]* Dated: 10/11/99

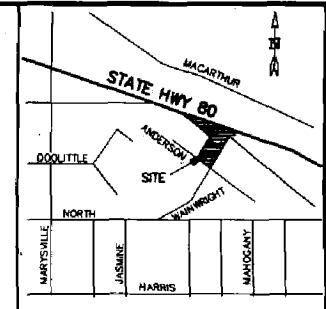
Signatures required from the Department of Public Works may be obtained by at 1231 I Street, Room 300, Sacramento, CA 95822, (916) 264-7929.

* The Director of Public Works or his/her designated representative and the Utilities Department are authorized by the Subdivision Regulations (Chapter 40 City Code) to waive its requirements in connection with certain information required for tentative map processing. It is the subdivider's responsibility to contact the Public Works Department -Engineering Services Division 264-7929 and the Utilites Department at 264-1497 prior to the filing of the tentative map to determine whether the Director of Public Works is willing to execute such waivers.

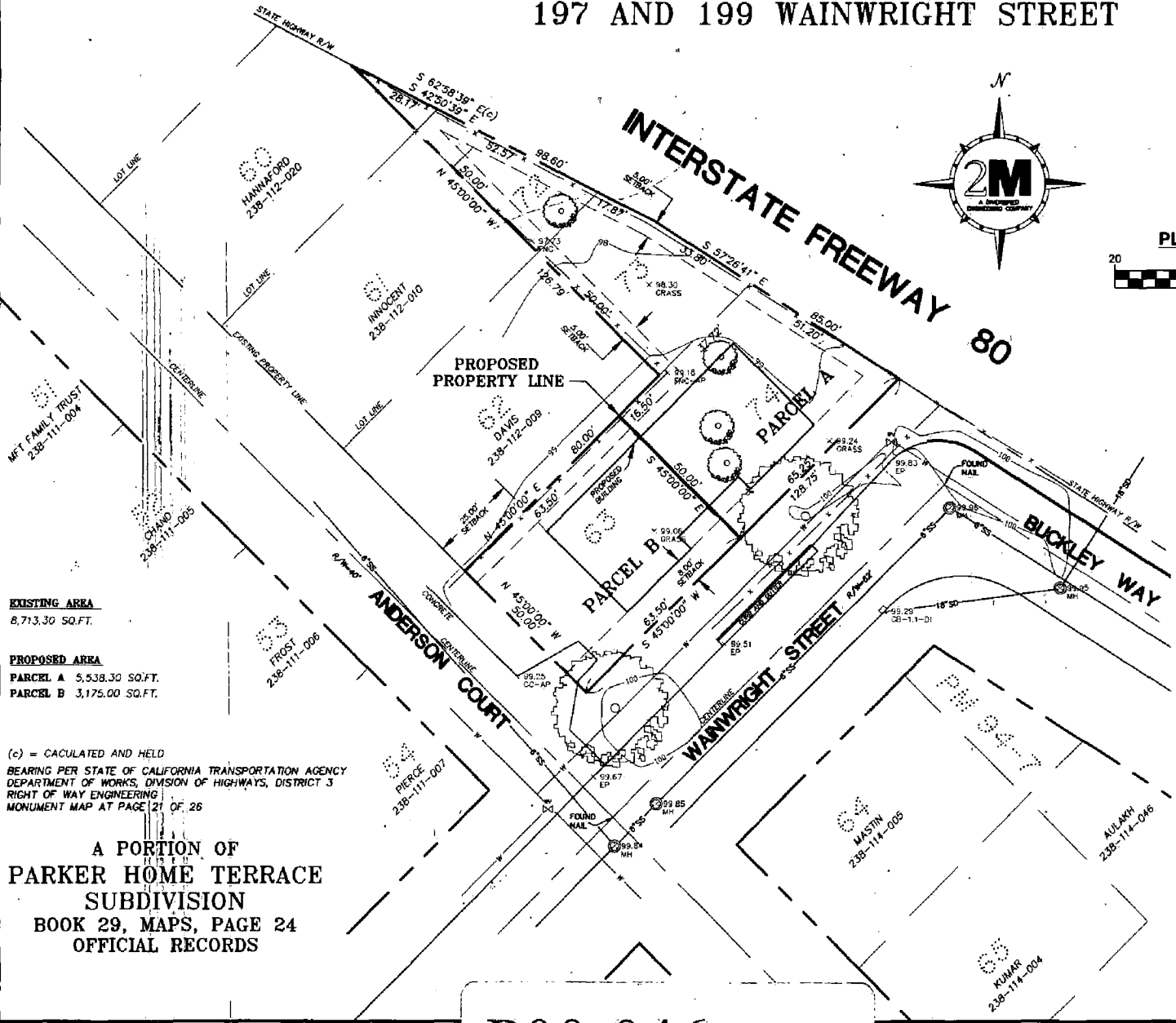
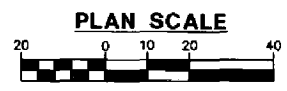
Application Number: P 00-046

TENTATIVE PARCEL MAP

197 AND 199 WAINWRIGHT STREET



VICINITY MAP
NTE



EXISTING AREA
8,713.30 SQ.FT.

PROPOSED AREA
PARCEL A 5,538.30 SQ.FT.
PARCEL B 3,175.00 SQ.FT.

(c) = CALCULATED AND HELD
BEARING PER STATE OF CALIFORNIA TRANSPORTATION AGENCY
DEPARTMENT OF WORKS, DIVISION OF HIGHWAYS, DISTRICT 3
RIGHT OF WAY ENGINEERING
MONUMENT MAP AT PAGE 21 OF 26

A PORTION OF
PARKER HOME TERRACE
SUBDIVISION
BOOK 29, MAPS, PAGE 24
OFFICIAL RECORDS

OWNER/SUBDIVIDER:

SACRAMENTO HABITAT FOR HUMANITY
A CALIFORNIA NON-PROFIT CORP.
3227 2ND AVE., SACRAMENTO, CA.
916-456-8449

ENGINEER:

2M SQUARED ENGINEERING
1401 HALYARD DRIVE, SUITE 140
WEST SACRAMENTO, CA.
916-372-2100

EXISTING ZONING:

R1 - RESIDENTIAL

PROPOSED ZONING:

R1 - RESIDENTIAL

EXISTING USE:

VACANT

PROPOSED USE:

2 HALFPLEX UNITS

ASSESSOR'S PARCEL No.

238-112-023

SCHOOL DISTRICT:

ELEMENTARY-
ROBELA
HIGH SCHOOL-
GRANT JOINT UNION
COMM. COLLEGE-
LOS ROIS

PARK DISTRICT:

NORTH HIGHLANDS PARK
DISTRICT

**DRAINAGE/
FLOOD CONTROL:**

CITY OF SACRAMENTO

SEWER:

CITY OF SACRAMENTO

WATER SUPPLY:

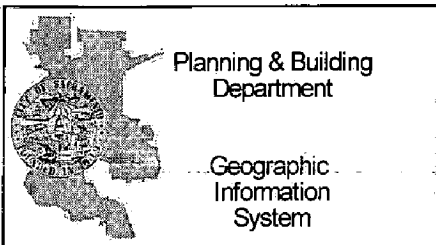
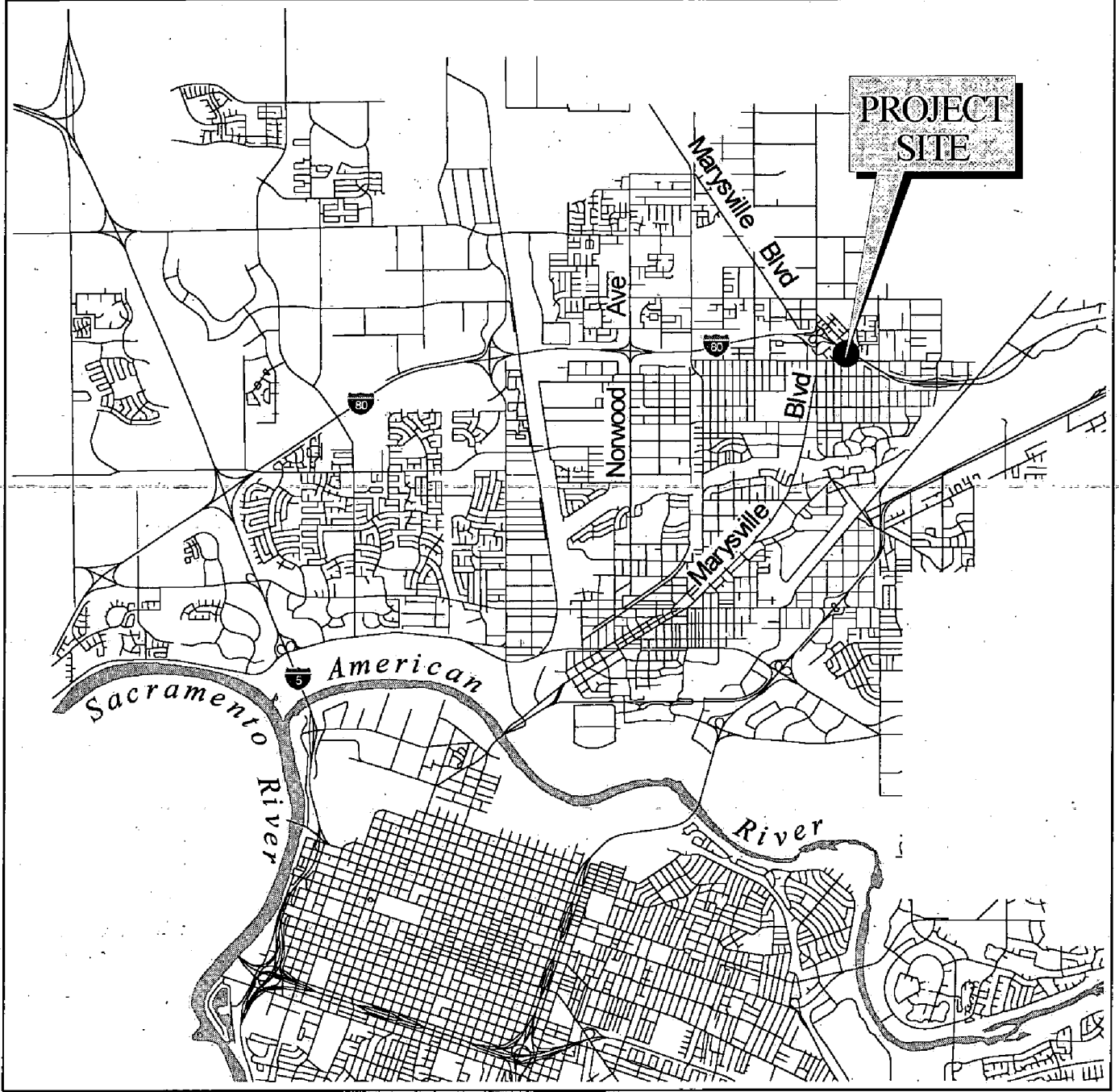
CITY OF SACRAMENTO

FIRE PROTECTION:

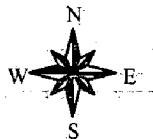
CITY OF SACRAMENTO

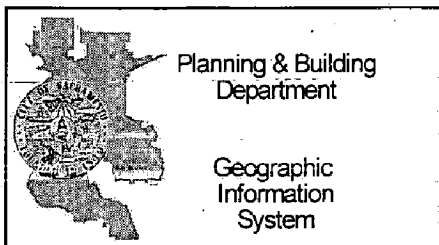
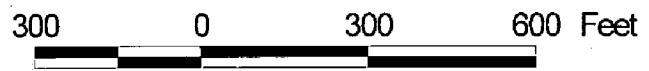
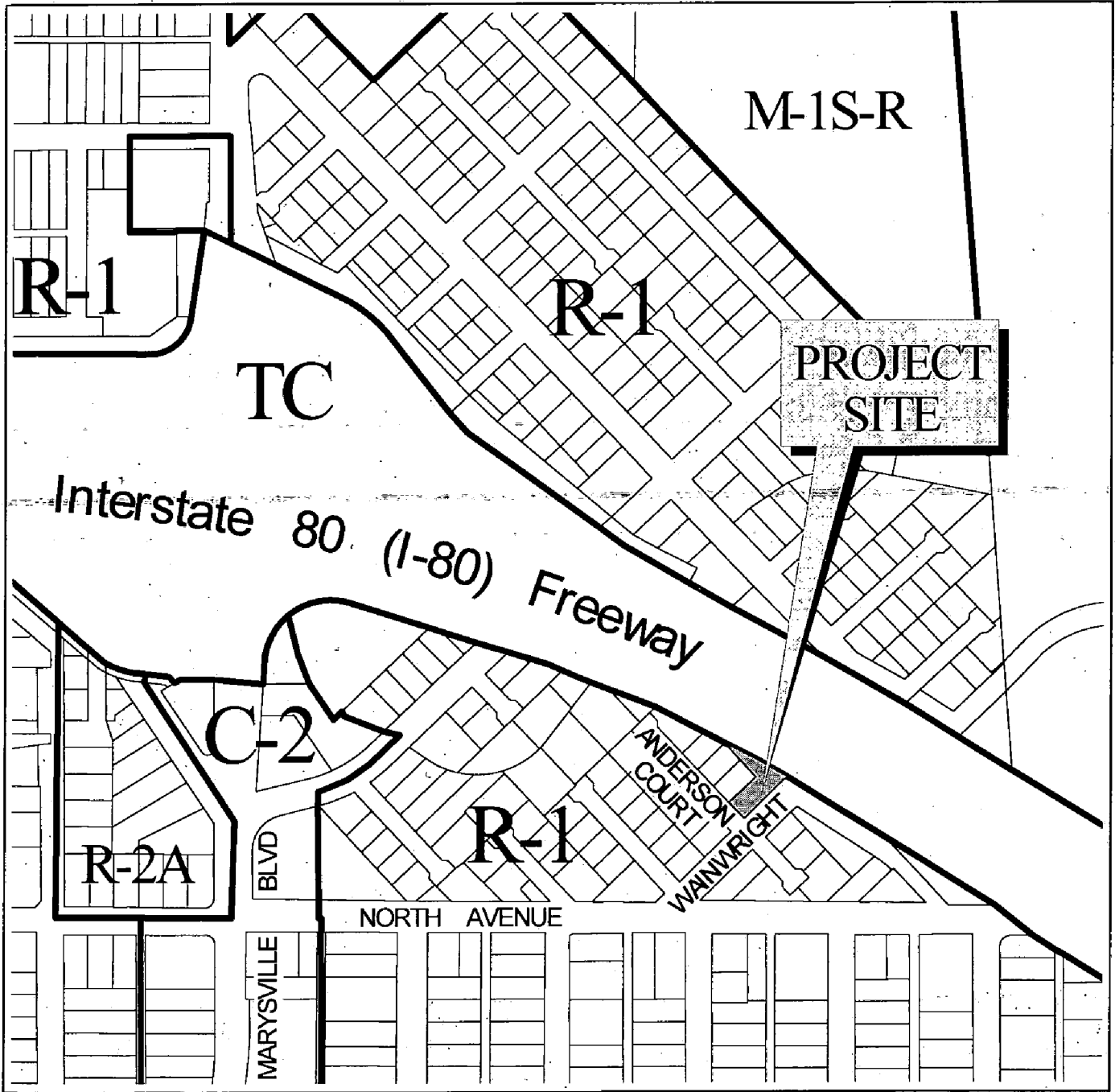
MAJORS
2M
A Squared Engineering Company
1401 Halyard Dr., Ste. 140
West Sacramento, CA 95691
(916) 372-2100
DATE: JANUARY 2000 SHEET: 1 of 1

P00-046
Received 3/28/2000



Vicinity Map P00-046





Land Use & Zoning

P00-046

