



CITY OF SACRAMENTO

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

CITY MANAGER'S OFFICE
RECEIVED
MAR 20 1986

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

March 18, 1986

APPROVED
BY THE CITY COUNCIL

MAR 25 1986

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination (Exempt 15315)
 2. Tentative Map (P86-075) (APN: 226-300-14) (FT)
 3. Subdivision Modification to create lots in excess of 160 feet deep, to waive standard street improvements

LOCATION: 5305 Dry Creek Road

SUMMARY

This is a request to subdivide 1.2+ vacant acres located in the Single Family, R-1 zone into two parcels. Staff and the Subdivision Review Committee recommend approval of the Tentative Map and Subdivision Modification subject to conditions.

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.

Surrounding Land Uses and Zoning are as follows:

- North: Auto Wrecking; R-1
- South: Vacant; R-1 and C-2
- East: Single Family, Church; M-1(S)(R)
- West: Single Family, Church; R-1

The subject site is located in an area developed primarily with residential uses located on large lots. A wrecking yard is located adjacent to the north. Proposed Parcels A and B exceed 160 feet in depth. They are, however, compatible with the size and configuration of adjacent parcels. There are no curbs, gutters, sidewalks, street lights or drainage facilities in the area. The applicant will be required to agree to participate in any future assessment districts to provide these improvements. The proposed lots will be graded to drain to the street.

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.

ENVIRONMENTAL DETERMINATION

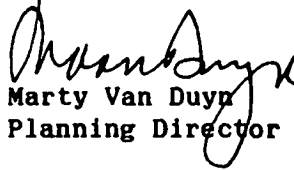
The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15315).

RECOMMENDATION

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

Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modification subject to conditions.

Respectfully submitted,

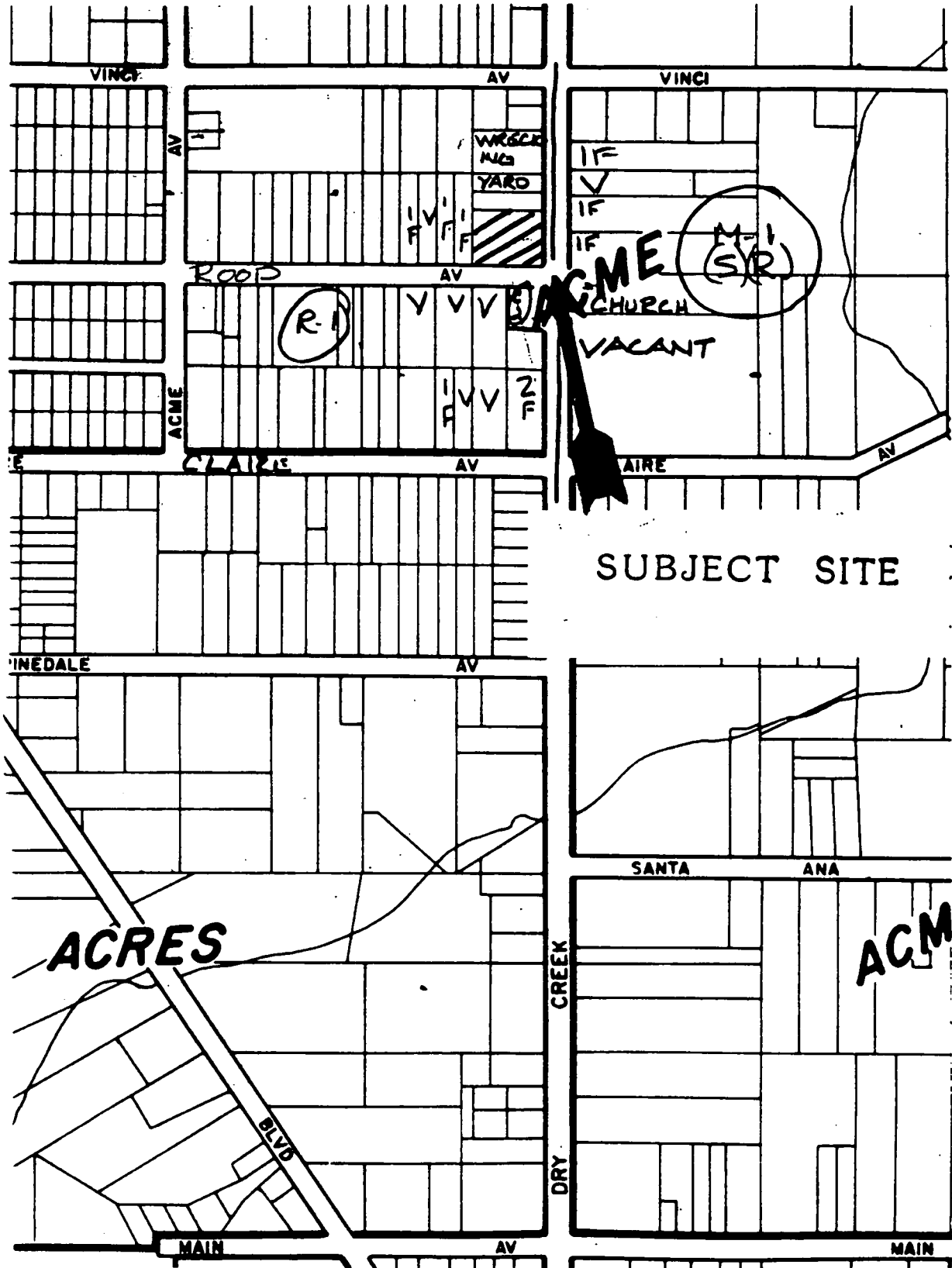

Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

SD:lao
attachments
P86-075

March 25, 1986
District No. 2



SUBJECT SITE

ACRES

ACM

LAND USE & ZONING MAP

RESOLUTION No. 86-222

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 5305 DRY CREEK ROAD **APPROVED**
BY THE CITY COUNCIL

MAR 25 1986

(P86-075) (APN: 226-300-14)

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on March 25, 1986, held a public hearing on the request for approval of a tentative map for property located at 5305 Dry Creek Road;

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 1984 North Sacramento Community Plan designate the subject site for residential use(s). Based on consistency with the General and Community Plans, the project is also found consistent with the City's Interim Discretionary Land Use Policy.

- 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 create lots in excess of 160' deep; and to waive standard street improvements:
 - a. There are special circumstances or conditions affecting the property that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the proposed lots are compatible in size and configuration with surrounding lots in the vicinity; and these improvements do not exist in the area and it is uncertain when they will be constructed.
 - 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 length of the existing parcel makes standard parcelization unfeasible and the applicant will agree to participate in any future assessment district to provide these improvements.
 - 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 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 use(s)
- 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. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - b. 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;

- 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. Provide separate sewer and water services for each unit and install hook up as required;
- e. Dedicate Rood Avenue to a 25-foot halfsection;
- f. Dedicate Dry Creek Road to a 40-foot halfsection;
- g. Lots shall be graded per approved grading plan.

 MAYOR

ATTEST:

 CITY CLERK

P86-075

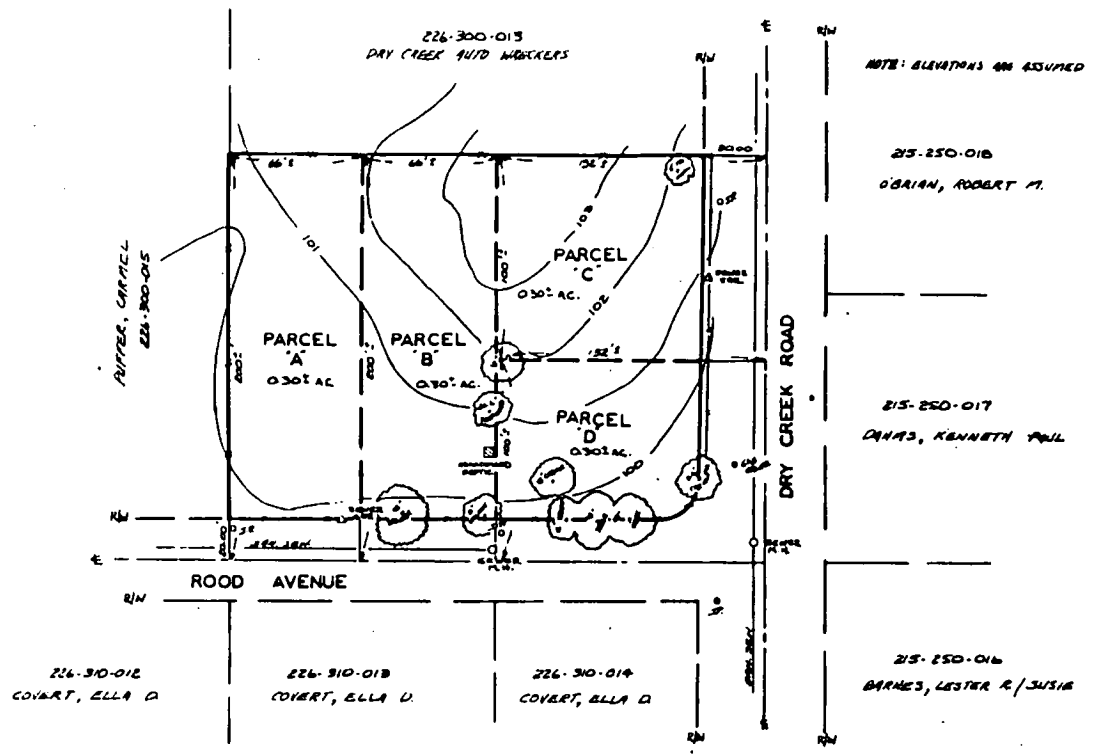
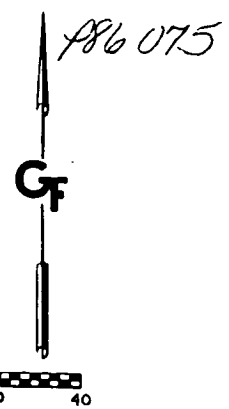
TENTATIVE MAP

FOR

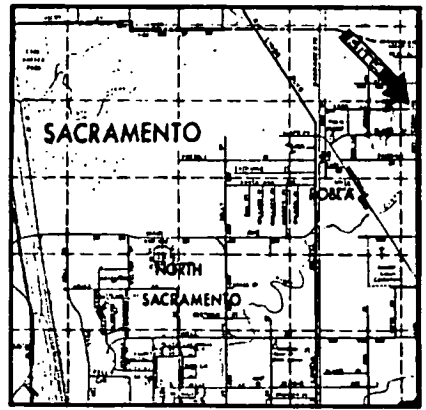
LOTS 286 & 291 OF ACME ACRES 14 BM 27
SACRAMENTO, CALIFORNIA
JANUARY, 1986 SCALE 1" = 40'



(916) 482-8177
2832 Garfield Avenue
Carmichael, Ca. 95608



LOCATION MAP



PROJECT DATA

RECORD OWNER & SUBDIVIDER: **EVE L. MINDER**
ADDRESS: **C/O GARDNER, FOLSI CO.,
2532 GARFIELD AVE., CARMICHAEL, CAL. 95608**

PROPOSED USE: **RESIDENTIAL**
EXISTING USE: **RESIDENTIAL**
PROPOSED ZONING: **R-1**
EXISTING ZONING: **R-1**
PROPOSED IMPROVEMENTS: **NONE**
ASSESSORS PARCEL NO: **226-300-014**
LEGAL DESCRIPTION: **LOTS 286 & 291 OF ACME ACRES 14 BM 27**
ACREAGE: **PARCEL A 0.30± AC., PAR. B 0.30± AC., PAR. C 0.30± AC., PAR. D 0.30± AC.**
SEWAGE DISPOSAL: **CITY**
WATER SUPPLY: **CITY**
SCHOOL DISTRICT: **ADBLA**

Steven A. Gardner
STEVEN A. GARDNER, L.S. 5123



JOB NO: 86-01

March 27, 1986

Eve R. Minder
c/o Garner Feusi Co.
2532 Garfield Avenue
Carmichael, CA 95608

Dear Ms. Minder:

On March 25, 1986, the Sacramento City Council took the following action(s) for property located at 5305 Dry Creek Road:

Adopted Resolution #86-222 approving Tentative Parcel Map to divide 1.2± vacant acres into four single family lots in the Single Family, R-1 zone and approving Subdivision Modification to create lots in excess of 160 feet in depth; to waive standard street improvements.

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

Sincerely,

Lorraine Magana
City Clerk

LM/lh/#17

Enclosure

cc: Planning Department, Art Gee
Gardner Feusi Company, 2532 Garfield Ave., Sacramento, CA 95608