



10.4

APPROVED  
BY THE CITY COUNCIL

DEC 17 1991

OFFICE OF THE  
CITY CLERK

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA  
December 17, 1991

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

City Council  
Sacramento, California

BUILDING INSPECTIONS  
916-449-5716

Honorable Members in Session:

PLANNING  
916-449-5604

SUBJECT: TENTATIVE MAP TO SUBDIVIDE 0.50 ACRES INTO TWO PARCELS IN  
THE STANDARD SINGLE FAMILY (R-1) ZONE (P91-183) (FT)

LOCATION: 521 Exchange Street - DISTRICT NO. 2

OWNER: Phyllis Horn, 5223 Elkhorn Boulevard

APPLICANT: Varney Land Surveys, 2285 66th Avenue, Sacramento, 95827

### SUMMARY

This is a request for a tentative map to divide one partially developed parcel consisting of 0.50± acres into two parcels in the Standard Single Family Residential (R-1) zone. The purpose of the subdivision is to create one developed lot and one undeveloped lot for sale and the construction of a single family dwelling. Staff and the Subdivision Review Committee have reviewed the project and recommend approval of the request subject to conditions.

### VOTE OF THE SUBDIVISION REVIEW COMMITTEE

Land divisions of four or fewer lots not accompanied by other entitlements requiring Planning Commission action can be reviewed by staff and transmitted directly to the City Council for consideration.

On August 21, 1991, the Subdivision Review Committee, by a vote of six ayes and three absent, recommended approval of the request.

### RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors), based upon comment by the Subdivision Review Committee, recommends approval of the tentative map by adopting the attached Resolution.

**BACKGROUND**

The subject site is located at 521 Exchange Street and contains one dwelling. The site is designated Low Density Residential (4-15 du/na) the General Plan and Residential 4-8 du/na in the North Sacramento Community Plan. The site is surrounded by single family residential dwellings to the north, east, west, and south. The property to be subdivided is zoned R-1 which permits single family residential uses. The proposed lots would be 66'x 165' each.

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

**FINANCIAL DATA**

None.

**POLICY MATTERS**

The project is consistent with the General Plan and the Subdivision Ordinance.

**MBE/WBE EFFORTS**

None.

Respectfully submitted,

  
\_\_\_\_\_  
GARY L. STONEHOUSE  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

Approved:  


\_\_\_\_\_  
ROBERT P. THOMAS  
Acting Director, Planning & Development

**Contact Person:**

Wilfred Weitman, Principal Planner  
(916) 449-5604

December 17, 1991  
District No. 2

GS:WW:DIH:ds  
P91-183  
Attachments

AMENDED 12-17-91

**RESOLUTION NO. 91-1033**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**A RESOLUTION APPROVING A TENTATIVE MAP FOR PROPERTY  
LOCATED AT 521 EXCHANGE STREET**

**(P91-183) (APN: 226-0151-017) (FT)**

WHEREAS, the City Council on \_\_\_\_\_, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 Environmental Coordinator has determined that the proposed project is exempt from Environmental Review and has issued a categorical exemption (CEQA Sec. 15315- minor land division).

WHEREAS, the City Planning Commission and/or Planning staff 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.

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. A Categorical Exemption has been issued in compliance with State and City Guidelines.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. 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. The City General Plan designates the site Low Density Residential (4- 15 du/na).
4. 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.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to 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 Public Works Department;
  - 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 for Parcel 2. 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;

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- E. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- F. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities adjacent to Exchange Street;
- G. Dedicate right-of-way along Exchange Street to a 25 foot half street;
- H. Show all existing easements.
- I. Properly abandon existing septic tank system. A permit shall be obtained from the Sacramento City County Environmental Health Division prior to final map recordation.
- J. Place a note on the Final Map:

The proposed dwelling unit shall be subject to Design Review Board staff approval prior to the issuance of building permit.

- \* K. Applicant shall enter into an agreement with the City to participate in any future assessment district 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

\* amended CC 12-17-91

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ATTEST:

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CITY CLERK

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DATE ADOPTED: \_\_\_\_\_



# TENTATIVE PARCEL MAP

PORTION OF LOT 29, ROBLA ACRES, 14 BM 25  
 City of Sacramento, California  
 July 1991 Scale 1"=20'  
 VARNEY LAND SURVEYS



**SCHOOLS**  
 ROBLA

**WATER SUPPLY**  
 CITY OF SACRAMENTO

**SEWAGE DISPOSAL**  
 CITY OF SACRAMENTO

**ACRES**  
 PARCEL 1 0.250 AC GR  
 PARCEL 2 0.250 AC GR.

**FIRE DISTRICT**  
 AMERICAN RIVER

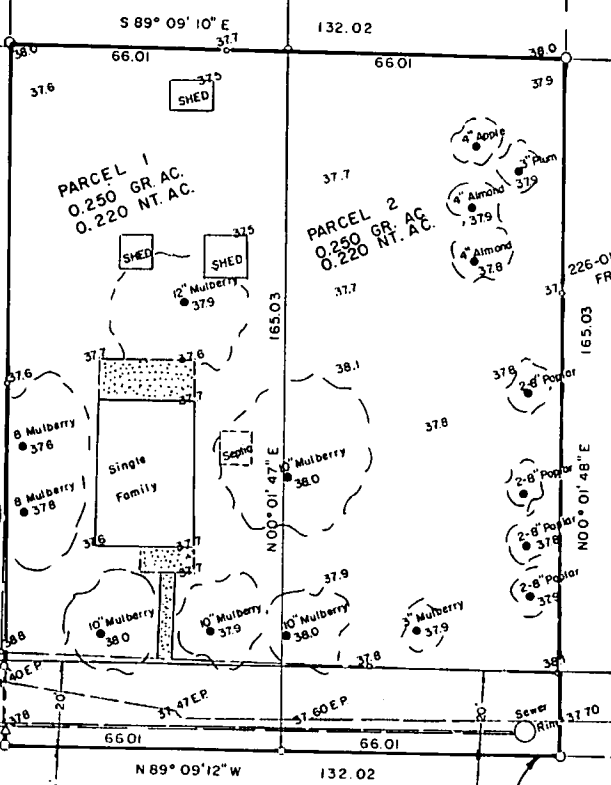
**PARKS**  
 CSA - 3 (RIO-LINDA, ELVERTA PARKS)

**APN**  
 226-0151-017

**DENSITY**  
 R-1

226-0151-007 HUGHES  
 226-0151-008 VANDENDRIES  
 226-0151-009 NOLAN  
 226-0151-010 GARCIA

226-0151-018 AGUINID



**RECORD OWNER**  
 PHYLLIS HORN  
 5223 ELKHORN BLVD.  
 SACRAMENTO, CA. 95824  
 (916) 331-2727

**SUBDIVIDER**  
 PHYLLIS HORN

**SURVEYOR**  
 VARNEY LAND SURVEYS  
 2285 66TH AVENUE  
 SACRAMENTO, CA. 95822  
 (916) 395-2822

**EXISTING USE**  
 SINGLE FAMILY R-1

**PROPOSED USE**  
 2- LOTS SINGLE FAMILY R-1



N 89° 09' 12" W 132.02'  
**EXCHANGE STREET**

**EXHIBIT - A**  
**TENTATIVE MAP**

5

Page 2  
801337

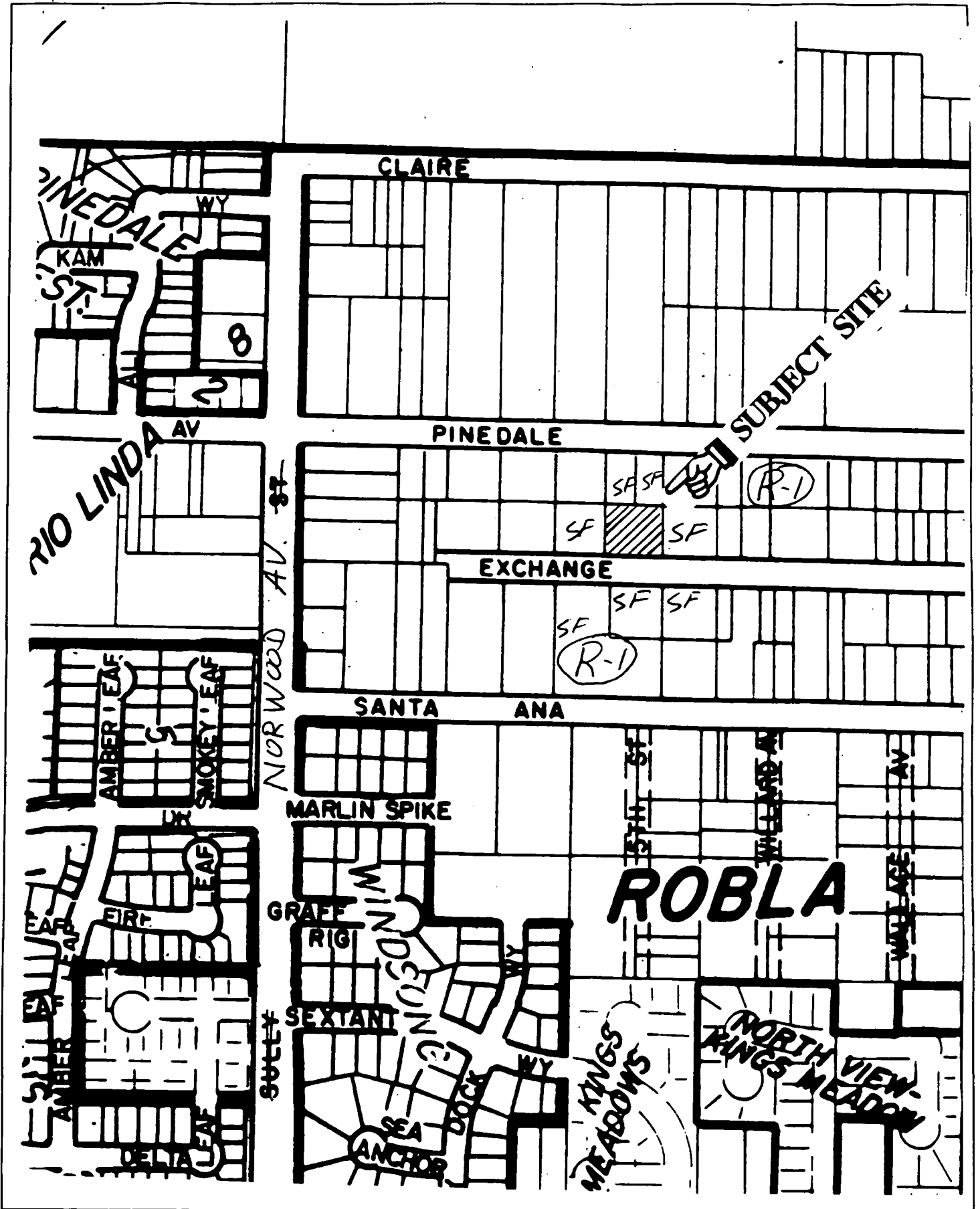
## EXHIBIT "A"

That real property situated in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of Block or Tract 29, as shown on the Plat of Robla Acres, recorded in the office of the County Recorder of Sacramento County, on May 20, 1913, in Book 14 of Maps, Map No. 25, described as follows:

Beginning at the point of intersection of a line 66 feet Westerly from and parallel to the East boundary line of Block 29, with a line 330.035 feet Southerly from and parallel to the North boundary line of said Block 29; thence Northerly 165.017 feet along a line parallel to the East boundary line of Block 29; thence Westerly 132 feet along a line parallel to the North boundary line of Block 29; thence Southerly 165.017 feet along a line parallel to the East boundary line of Block 29; thence Easterly 132 feet along a line parallel to the North boundary line of Block 29, to the point of beginning.





LAND USE & ZONING MAP

