

10.4

APPROVED  
BY THE CITY COUNCIL

NOV 05 1991

OFFICE OF THE  
CITY CLERK

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA  
November 5, 1991

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

City Council  
Sacramento, California

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

Honorable Members In Session:

**SUBJECT:** TENTATIVE MAP TO SUBDIVIDE 0.57 ± PARTIALLY DEVELOPED ACRES  
INTO THREE LOTS (P91-211)

**LOCATION:** 2724 57th Avenue (D7)

**Owner:** Cassandra M. Dandridge, 2724 57th Avenue, Sacramento, CA, 95822  
**Applicant:** German-Wong & Associates, 201 Lathrop Way, Suite F, Sacramento,  
CA, 95815

**SUMMARY:**

This is a request to subdivide one parcel containing 0.57 ± partially developed acres into three parcels in the Standard Single Family, Executive Airport Overlay-4 {(R-1) EA-4} zone. The purpose of the subdivision is to create two additional parcels for single family development. Staff and the Subdivision Review Committee recommend approval of the request subject to conditions.

**VOTE OF PLANNING COMMISSION:**

Land division of four or fewer residential lots and divisions of non-residential lots do not require Planning Commission review. On September 18, 1991, the Subdivision Review Committee voted seven ayes, 2 absent, to recommend approval of the request.

**RECOMMENDATION:**

The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon comment by the Subdivision Review Committee, recommends the City Council adopt the attached Resolution which approves the Tentative Map.

**BACKGROUND**

The subject site consists of one 185 foot by 135 foot lot which has an existing single

family home that is to remain. The subdivision will create three lots for future single family development. The corner lot will be 62 feet by 134 feet and the center lot will be 60 feet by 134 feet. The existing house is on the third lot which will be 63 feet by 135 feet. The existing house will meet all setback requirements with the proposed subdivision. All the parcels meet the minimum size and area requirements of the Zoning Ordinance. To create quality and compatible building design staff recommends all dwellings be reviewed and approved by the Design Review staff prior to issuance of building permits.

The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15315).

**FINANCIAL DATA**

None.

**POLICY CONSIDERATIONS**

The proposal is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na) and the Airport Meadowview Community Plan which designates the site Residential (4-8 du/na). The proposed project density is 5.26 du/na.

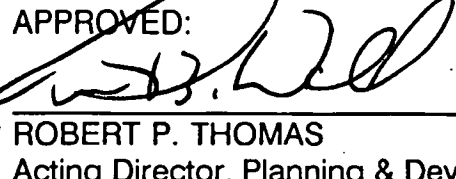
**MBE/WBE EFFORTS**

None.

Respectfully submitted,

  
\_\_\_\_\_  
GARY STONEHOUSE  
Planning Director

FOR CITY COUNCIL INFORMATION:  
WALTER J. SLIPE  
CITY MANAGER

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

**Contact Person:**  
Will Weitman, Principal Planner  
Sandra Yope, Planner  
(916) 449-5604

November 5, 1991  
District No. 7

RPT:GS:WW:vr  
Attachments

**RESOLUTION NO. 91-900**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT 2724 57TH AVENUE

(P91-211) (APN: 041-0063-020)

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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 City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and the project is exempt from environmental review pursuant to CEQA Section 15315;

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.

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.

**FOR CITY CLERK USE ONLY**

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

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

2. The proposed subdivision, together with the provision for its design and improvement, is consistent with the City's General Plan and 1984 Airport Meadowview Community Plan which designates the site for Low Density Residential and Residential respectively.
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. 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. 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 Lots A and B. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map;
  - b. Meet all County Sanitation District requirements;
  - c. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities adjacent to 57th Avenue and 27th Street;
  - d. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street;
  - e. Place note on Final Map: Separate sewer and water services to be purchased and installed at time of obtaining building permits;

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

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

- f. Verify location of existing water service. If water service connects to water main in 27th Street, relocate the service to within three feet of the southern boundary of Lots A and B and provide a private water easement for Lot C, or relocate service to connect to water main in 57th Avenue;
- g. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this Parcel Map, if no subdivision improvement agreement is required;

Note: On-site grading plans shall be submitted for the review and approval by the Building Division prior to issuance of a building permit, to ensure drainage in accordance with City standards;

- h. The seven inch Black Walnut tree on Parcel B shall be saved with the following precautions taken:
  - 1) Erect a six foot chain link fence around the dripline of the tree.
  - 2) No trenching or grading within the dripline of the tree.
  - 3) No storage of materials or parking vehicles within the dripline of the tree.
- i. Prior to recordation of the Final Map, applicant shall negotiate with the Sacramento City Unified School District a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the district, substantially in the form of the attached agreement, subject to ratification by the District's Board of Trustees.
- j. Place a note on the Final Map:

All dwelling units on Parcel A & B shall be reviewed and approved by the Design Review staff prior to issuance of Building Permits.

\_\_\_\_\_  
MAYOR

ATTEST:

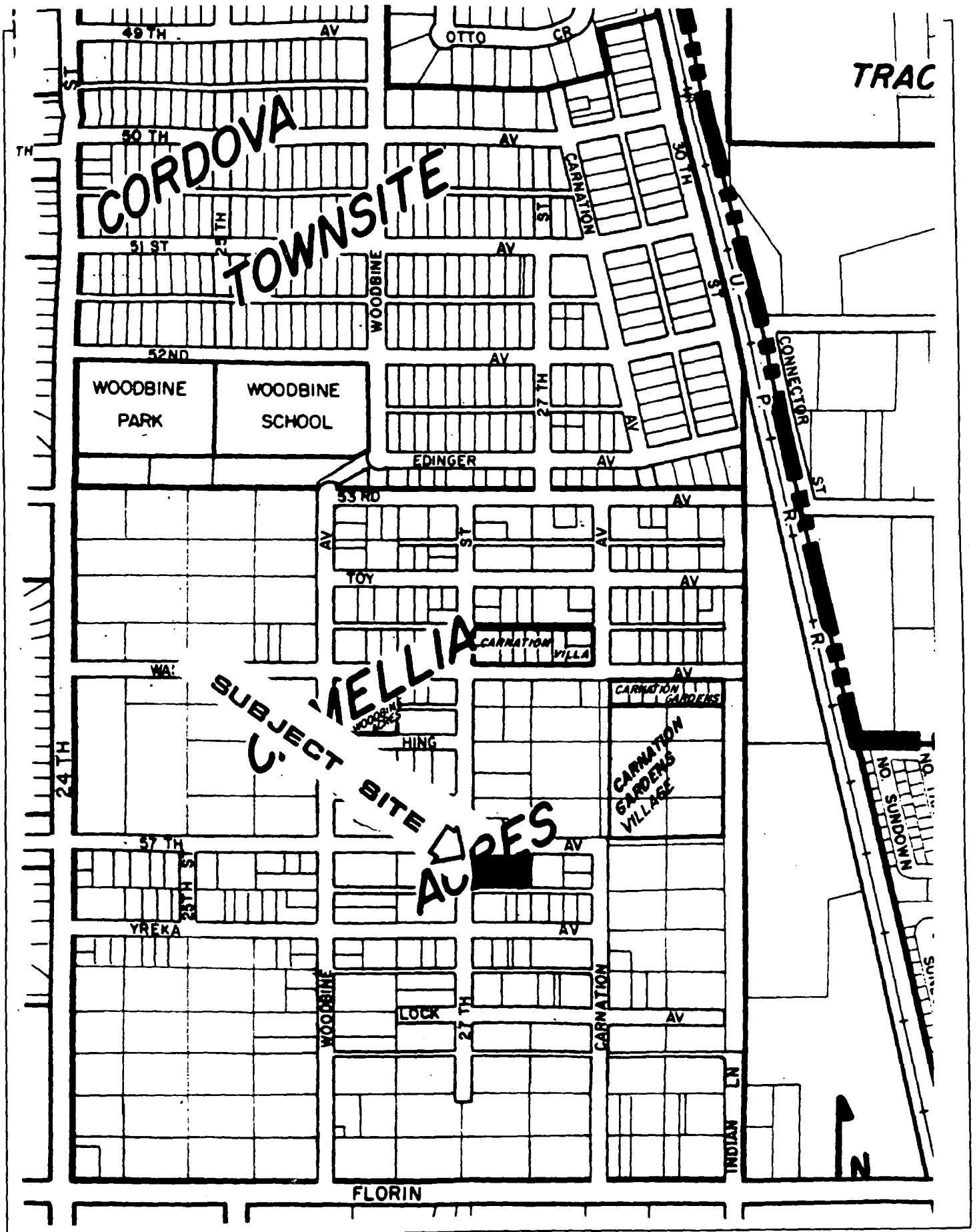
\_\_\_\_\_  
CITY CLERK

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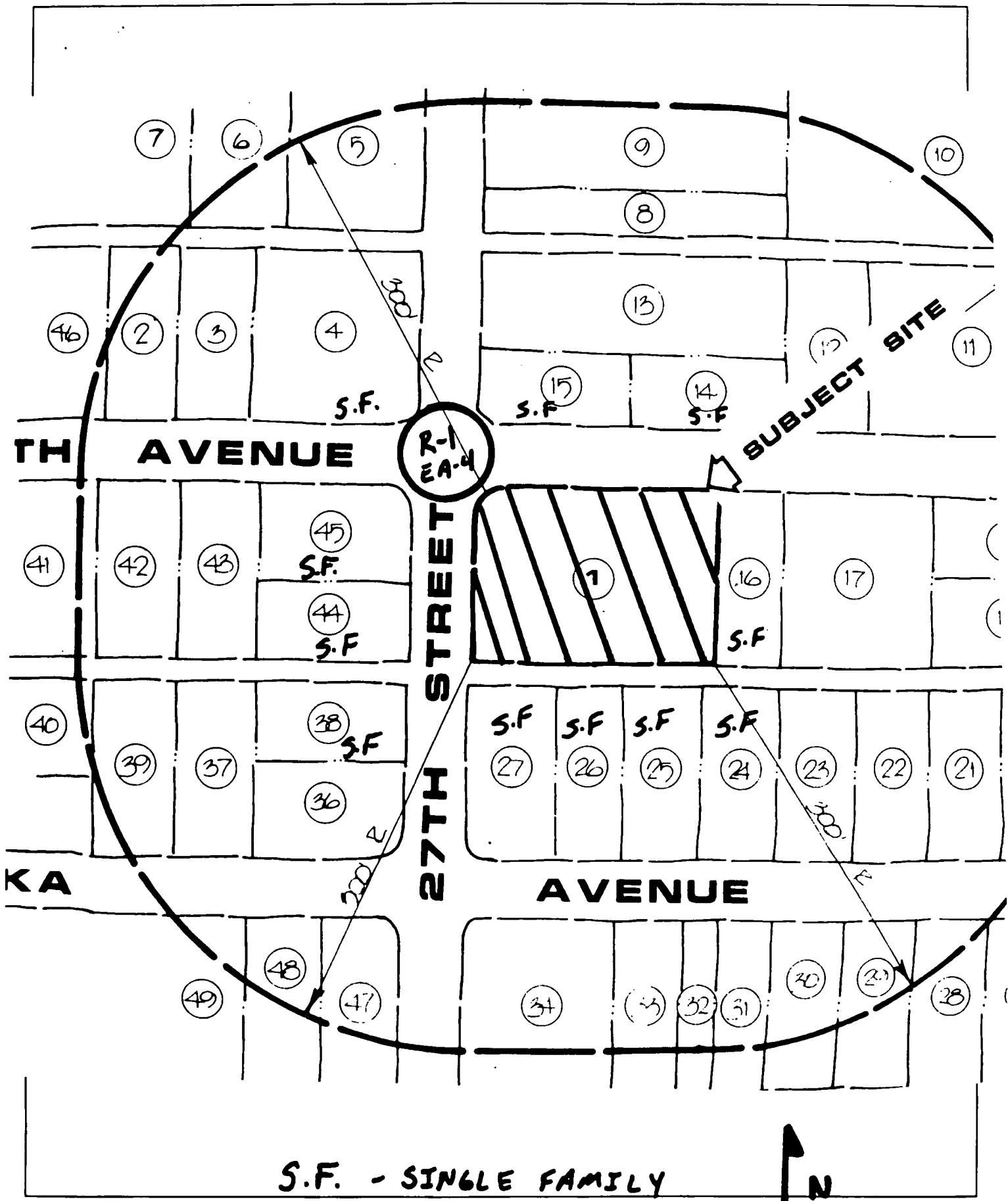
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DATE ADOPTED: \_\_\_\_\_



VICINITY MAP

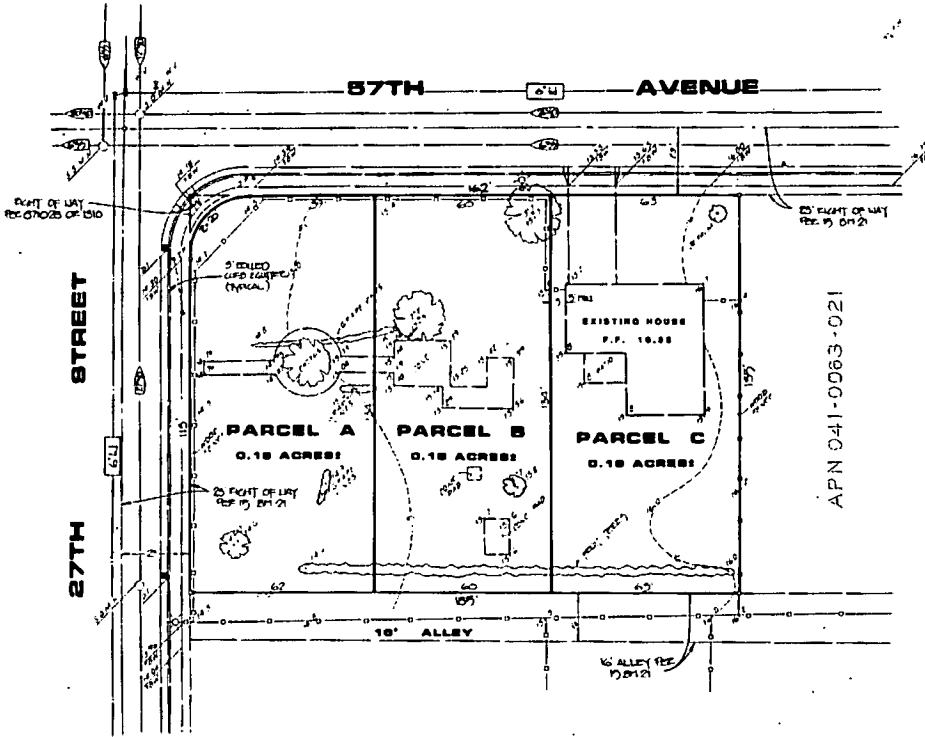


S.F. - SINGLE FAMILY



LAND USE & ZONING MAP

EXHIBIT - A



VICINITY MAP

**BULK DATA**

OWNER: CHRISTINA M. DIMONICO  
2724 57th AVENUE  
SACRAMENTO, CA 95828  
APN 041-0063-021

DEVELOPER: R.O. CONSTRUCTION  
P.O. BOX 348841  
SACRAMENTO, CA 95824

ENGINEER: GERMAN WONG & ASSOCIATES  
301 LATHROP WAY, SUITE F  
SACRAMENTO, CA 95818

ASSESSOR'S PARCEL NUMBER: 041 0063 021

CURRENT ZONING: R1

PROPOSED ZONING: R1

CURRENT USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

TOTAL ACRES: 0.54 ACRES

LOT SIZE: 6,000 SQ. FT. MINIMUM

DRAINAGE: CITY OF SACRAMENTO

SEWER: CITY OF SACRAMENTO

WATER: CITY OF SACRAMENTO

FIRE: CITY OF SACRAMENTO

SCHOOLS: CITY OF SACRAMENTO

IMPROVEMENTS: EXISTING

**LEGEND**

TOP SURF OF WALK	18"
WATER VALVE	24"
SEWER VALVE	24"
WATER MAIN	24"
SEWER MAIN	24"
UTILITY	24"

**NOTES**

THE SYMBOL LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM RECORDS OF RECORDING. RELIABILITY: IT IS CAUTIONED THAT ONLY FACTUAL EXAMINATION WILL REVEAL THE EXACT EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UTILITIES. HOWEVER, THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED WHICH ARE NOT SHOWN ON THIS PLAN.

P91-211

REQUIREMENTS: 12.55  
DATE: 01/11/01  
FIELD BOOK NO. 2110 PG. 47/52

**GERMAN - WONG & ASSOCIATES, INC.**

SURVEYING ENGINEERING AND LAND PLANNING  
301 LATHROP WAY, SUITE F  
SACRAMENTO, CALIFORNIA 95818  
PHONE: 916-648-4762

DESIGNED: WJL  
DRAWN: CK  
CHECKED: GW  
SUBMITTED: GERMAN WONG 6/5 2003

SCALE

1"=80'

NO.	DATE	REVISION	BY

**TENTATIVE PARCEL MAP**

**"2724 57TH AVENUE"**

APN 041-0063-020

CITY OF SACRAMENTO

STATE OF CALIFORNIA