



P 89062  
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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

February 27, 1989

BUILDING INSPECTIONS  
916-449-5716

City Council  
Sacramento, California

CONTINUED  
FROM 3-7-89  
TO 3-14-89

PLANNING  
916-449-5604

Honorable Members in Session:

APPROVED  
BY THE CITY COUNCIL

MAR 28 1989

OFFICE OF THE  
CITY CLERK

- SUBJECT:
1. Environmental Determination (Exempt 15315)
  2. Tentative Parcel Map (APN: 252-0230-021)
  3. Subdivision Modification to waive standard street improvements (P89-062)

LOCATION: 3394 Albany Way, 3501 and 3511 Del Paso Boulevard

SUMMARY

The application is to divide 0.84 acres into three lots in the Standard Single Family (R-1) zone. Three existing single family dwellings and several detached accessory buildings are located on each proposed parcel.

BACKGROUND INFORMATION

Land divisions of four or fewer lots for residential development not accompanied by 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:	Apartments; R-1
South:	Single Family; R-1
East:	Single Family; R-1
West:	Single Family; R-1

CONTINUED  
FROM 3-14-89  
TO 3-22-89

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The subject site is designated for Low Density Residential 4-7 du/acre in the 1984 North Sacramento Community Plan and Residential 4-15 du/net acre. The site lies within the old Arden-Arcade Community Plan area and has a large number of well established trees with no curb, gutter or sidewalk in the area. The 1984 North Sacramento Community Plan "identified the lack of street improvements as a neighborhood environmental problem in addition to being a circulation and safety concern", page 95, Plan. A goal for the Neighborhood Environment Section is "to conserve and build upon positive community qualities by upgrading street improvements in existing neighborhoods," page 92, Plan.

Staff has learned the applicant does not wish to construct necessary street frontage improvements. The parcel to the north has apartments constructed with curb, gutter, sidewalk and paved street section. City Engineering is requiring construction of road improvements and an alignment study.

Staff and the Subdivision Review Committee recommend approval of the tentative map by a vote of seven ayes and two absent on February 8, 1989, and denial of the subdivision modification to waive street improvements.

RECOMMENDATION

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

1. Approving the Tentative Map by adopting the attached Resolution and findings of fact;
2. Deny the Subdivision Modification to waive street improvements.

Respectfully submitted,



Michael M. Davis  
Director of Planning and Development

RECOMMENDATION APPROVED:

  
WALTER J. SLIPE, CITY MANAGER

MMD:DH:rt  
attachments  
P89-062

District 2  
March 7, 1989

AMENDED

# RESOLUTION No. 89-233

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP AND APPROVING THE SUBDIVISION MODIFICATION FOR PROPERTY LOCATED AT 3394 ALBANY WAY, 3501 AND 3511 DEL PASO BOULEVARD

APPROVED  
BY THE CITY COUNCIL

MAR 28 1989

OFFICE OF THE  
CITY CLERK

(P89-062) (APN: 252-0230-021)

WHEREAS, the City Council on March 7, 1989, held a public hearing on the request for approval of a tentative map for property located at 3394 Albany Way, 3501 and 3511 Del Paso Boulevard;

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, subsection (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 4-7 du/acres use(s).

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 requested subdivision modification to waive standard street improvements, the City Council determines:
  - a. That it is not possible, practicable and desirable in this particular case to conform to the application of the City Code Chapter 40 in that street improvements are necessary for the public health, safety and welfare, however, in this area the improvements should be made on a comprehensive basis;
  - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for approving the modification in that the future alignment of Del Paso Boulevard and Albany Way with street improvements;
  - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties if granted in the vicinity.
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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
  - c. Submit a soils test prepared by a registered engineer to be used in street design;
  - d. Grade lots to drain to the street;

- e. All property lines shall maintain a minimum of three feet from buildings or furthest projection of houses;
- f. No trees shall be removed;
- g. Dedicate the northwesterly five feet of Parcels 1, 2 and 3 as a Public Utility Easement for underground and overhead public utility facilities and appurtenances;
- h. Existing gas services shall be shown on the final map in an easement if necessary;
- i. Provide separate services for each unit and install hook-up as required prior to filing final map;
- j. Waive street improvements on Albany Way and Del Paso Boulevard subject to applicant signing an agreement with the City to participate in future assessment district proceedings to construct street improvements;
- k. Driveways shall comply with City Code 38.160 to 38.171;
- l. Place flood hazard warning note on final map, if necessary. Note will be prepared by the Department of Public Works.

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MAYOR

ATTEST:

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CITY CLERK

P89-062

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# RESOLUTION No. \_\_\_\_\_

**Adopted by The Sacramento City Council on date of**

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP AND DENYING THE SUBDIVISION MODIFICATION FOR PROPERTY LOCATED AT 3394 ALBANY WAY, 3501 AND 3511 DEL PASO BOULEVARD

(P89-062) (APN: 252-0230-021)

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WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

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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.
5. In the matter of the hereby denied requested subdivision modification to waive standard street improvements:
  - a. That is possible, practicable and desirable in this particular case to conform to the application of the City Code Chapter 40 in that street improvements are necessary for the public health, safety and welfare;
  - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for denying the modification in that the future alignment of Del Paso Boulevard and Albany Way with street improvements is necessary for overall safety at the intersection;
  - c. The modification will be detrimental to the public health, safety, or welfare, or be injurious to other properties if granted in the vicinity in that an unsafe intersection and hazardous road and pedestrian situation would not be resolved.
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  - c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
  - d. Submit a soils test prepared by a registered engineer to be used in street design;
  - e. Grade lots to drain to the street;

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- f. All property lines shall maintain a minimum of three feet from buildings or furthest projection of houses;
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- i. Existing gas services shall be shown on the final map in an easement if necessary;
- j. Provide separate services for each unit and install hook-up as required prior to filing final map;
- k. Construct improvements along Del Paso Boulevard to a 54 foot right-of-way and Albany to 44 foot R.O.W. Alignment study is required to the satisfaction of the City Traffic Engineer. The excess property shall be abandoned to adjacent property owner;
- l. Driveways shall comply with City Code 38.160 to 38.171;
- m. Place flood hazard warning note on final map, if necessary. Note will be prepared by the Department of Public Works.

\_\_\_\_\_  
MAYOR

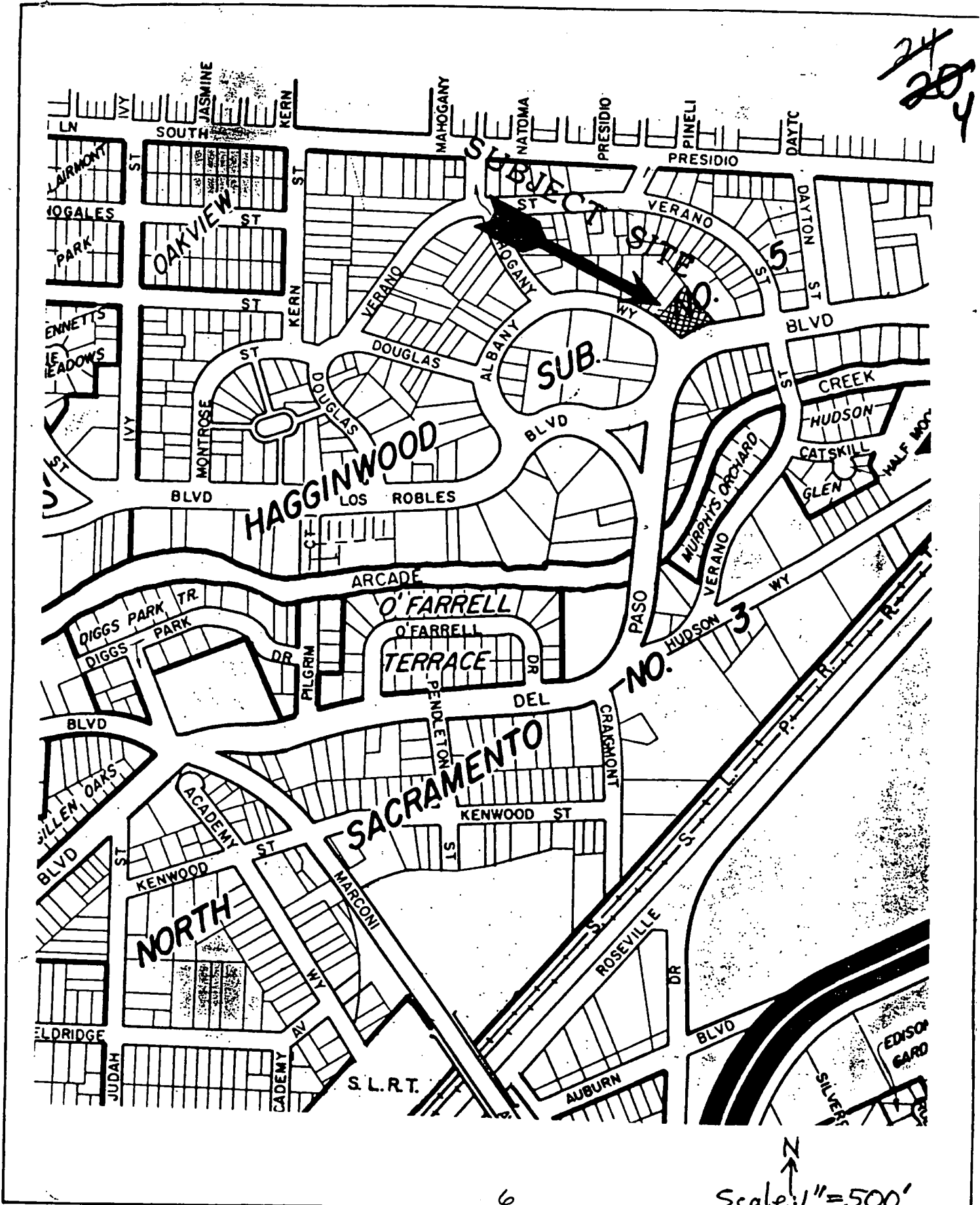
ATTEST:

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CITY CLERK

P89-062



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# VICINITY MAP

P-89-062

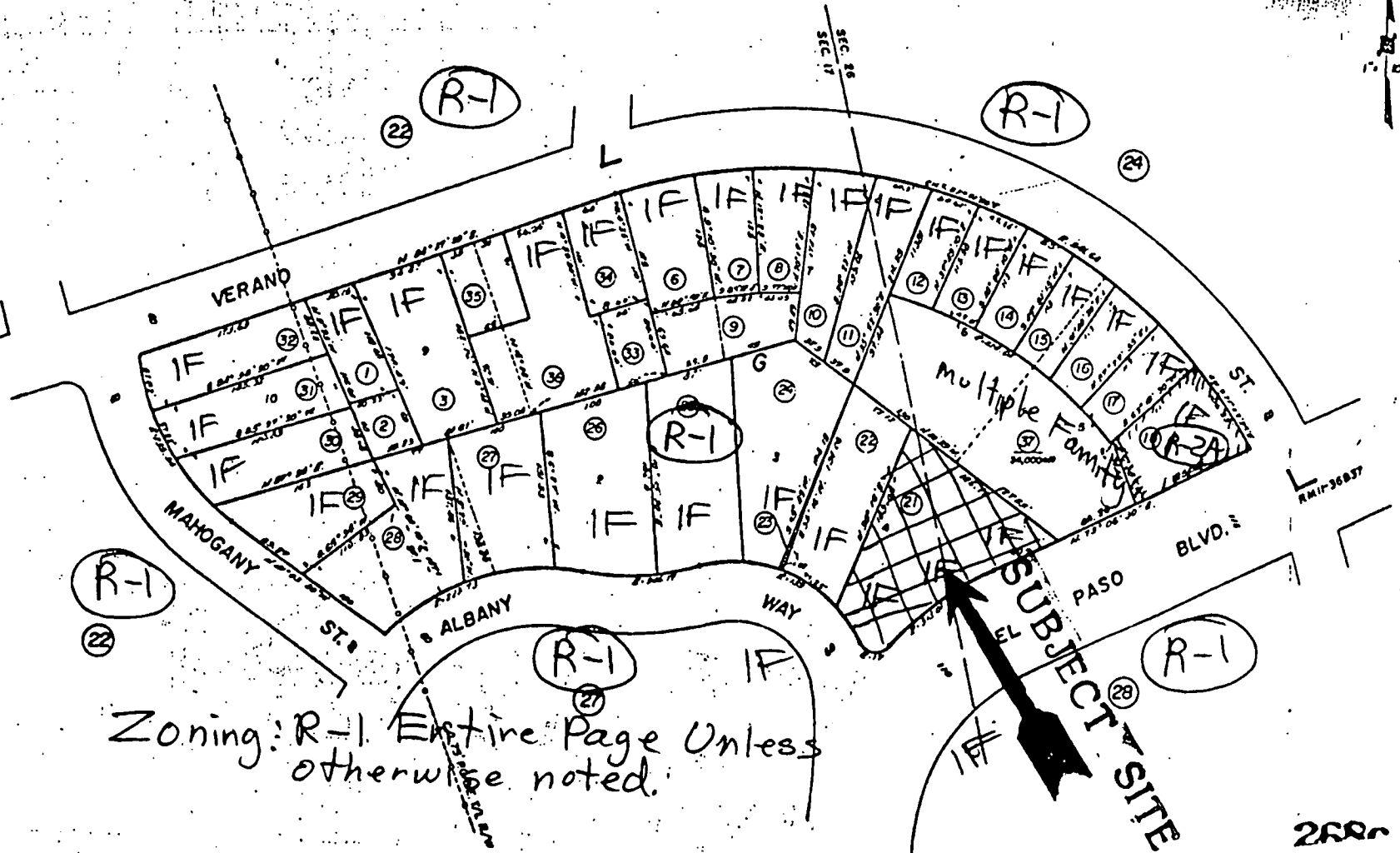
P-89-062

LAND USE & ZONING MAP

Hagginwood Sub.No 5 Na. Sacramento, R.M. Bk. 11, Pg. 36 & 37 NOTE—Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

POR. SEC'S. 17 & 26, RANCHO DEL PASO

Tax Area Code 252 -23



Zoning: R-1 Entire Page Unless otherwise noted.

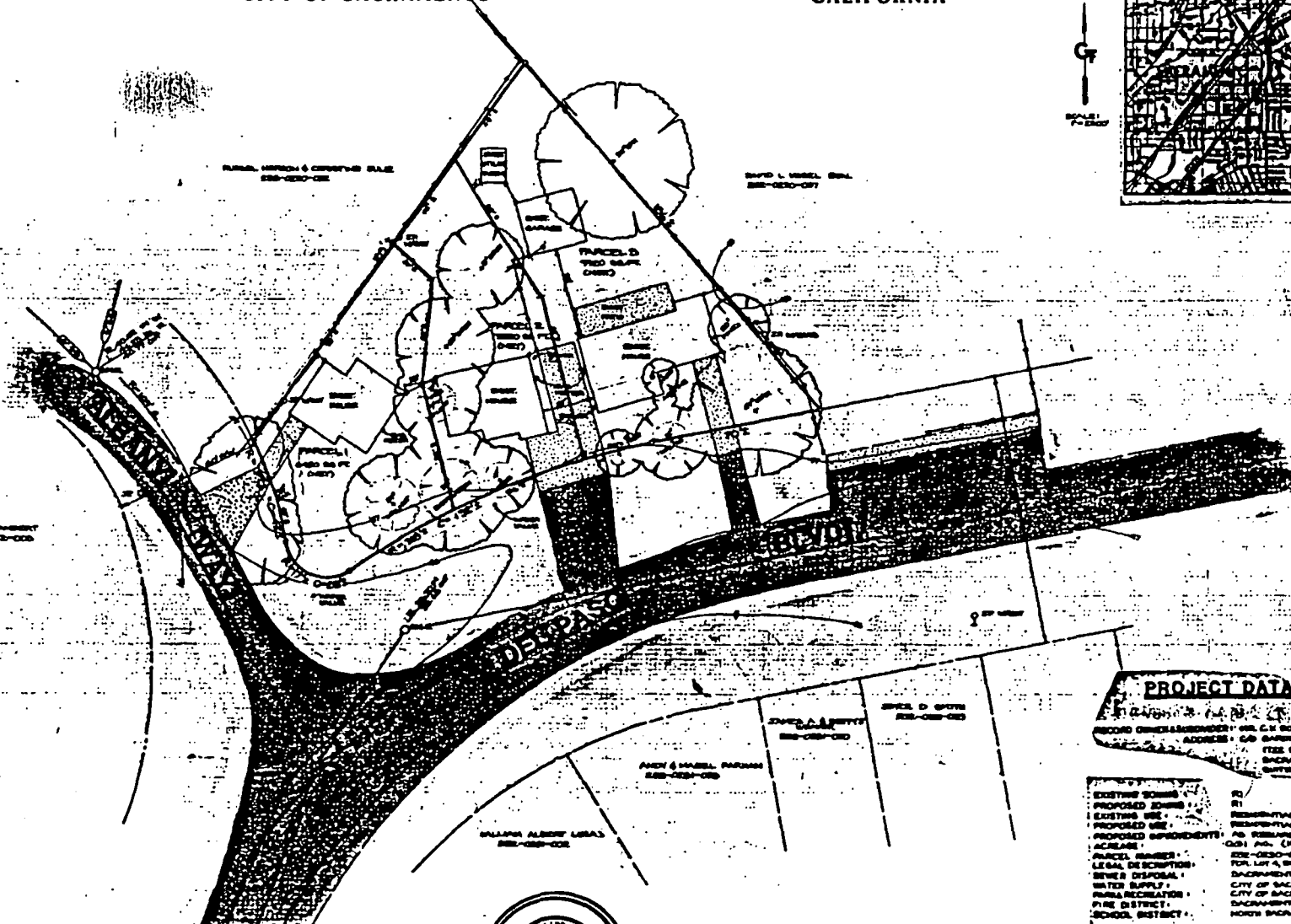
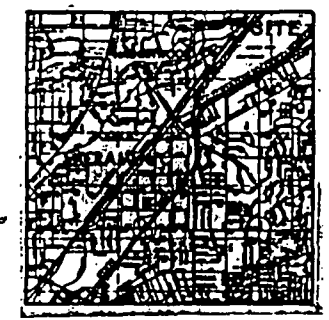
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P-89-062

# TENTATIVE MAP

FOR  
**3394 ALBANY WY, 3501 & 3511 DEL PASO BLVD**  
 CITY OF SACRAMENTO CALIFORNIA

## LOCATION MAP



**PROJECT DATA**

RECORD ORIGINATOR: **DEL PASO BLVD**  
 ADDRESS: **3394 ALBANY WY, SACRAMENTO, CA 95817**  
 TITLE PROFESSIONAL: **DEL PASO BLVD**

EXISTING ZONE: **R1**  
 PROPOSED ZONE: **RESIDENTIAL**  
 EXISTING USE: **RESIDENTIAL**  
 PROPOSED USE: **RESIDENTIAL**  
 PROPOSED APPROVALS: **001 (M)**

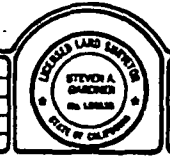
ACRES: **0.01 (M)**  
 PARCEL NUMBER: **001-000-001**  
 LEGAL DESCRIPTION: **FOR LOT 4, BLOCK 6, WASH WOOD SUB**  
 SEWER DISPOSAL: **SACRAMENTO COUNTY**  
 WATER SUPPLY: **CITY OF SACRAMENTO**  
 PUBLIC RECREATION: **CITY OF SACRAMENTO**  
 FIRE DISTRICT: **SACRAMENTO**  
 SCHOOL DISTRICT: **WORTH SACRAMENTO**

REVISIONS	DATE	DESCRIPTION

**BENCHMARK**  
 DEL PASO BLVD  
 3394 ALBANY WY, SACRAMENTO, CA 95817  
 APPROX. DATE: 12/15/00  
 APPROX. TIME: 10:00 AM  
 APPROX. LOCATION: DEL PASO BLVD  
 APPROX. ELEVATION: 100.00

HORIZ SCALE: **1"=20'**  
 VERT SCALE: **N/A**  
 SURVEYED BY: **MD**  
 FIELD BOOK NO: **000**  
 AIR NO: **000-000-001**

DRAFTED BY: **A.P.**  
 DESIGNED BY:   
 CHECKED BY: **SA**  
 DATE: **DECEMBER 1998**



**BONHAM**  
 1722 Professional Bldg  
 Suite 100  
 Sacramento, CA 95811  
 916-433-0177

**TENTATIVE MAP**

**BONHAM**  
**ALBANY WAY &**  
**DEL PASO BLVD**

1 of 1  
 SHEET  
 PLAN NO.  
**88-41**

*Handwritten initials and marks at the bottom right corner of the page.*

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EXHIBIT "A"

Lot 4, Block G, of Haggin Wood Subdivision No. 5, North Sacramento, according to the official Plat thereof, recorded in the office of the Recorder of Sacramento County, in Book 11 of Maps, Map Nos. 36 and 37.

EXCEPTING THEREFROM the following described Parcel of land:

BEGINNING at the most Northerly corner of said Lot 4 and running thence along the Northwesterly line of said Lot 4, South 35 degrees, 43 minutes, West 194.10 feet to the most Westerly corner of said Lot 4; thence along Grove Avenue, on a curve to the right with a radius of 139 feet; through an angle of 0 degrees, 37 minutes, 45 seconds, the chord of which bears South 59 degrees, 10 minutes East, a distance of 1.52 feet; thence continuing along Grove Avenue, on a curve to the right with a radius of 139 feet, through an angle of 29 degrees, 41 minutes 55 seconds, a chord of which bears South 44 degrees, 00 minutes 15 seconds East, a distance of 71.25 feet, thence North 55 degrees 16 minutes East, a distance of 109.95 feet to the Northeasterly line of said Lot 4; thence North 40 degrees 47 minutes 30 seconds West, a distance of 72.12 feet to the point of beginning.

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## RESOLUTION No.

Adopted by The Sacramento City Council on date of

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(P89-062) (APN: 252-0230-021)

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  - e. Grade lots to drain to the street;

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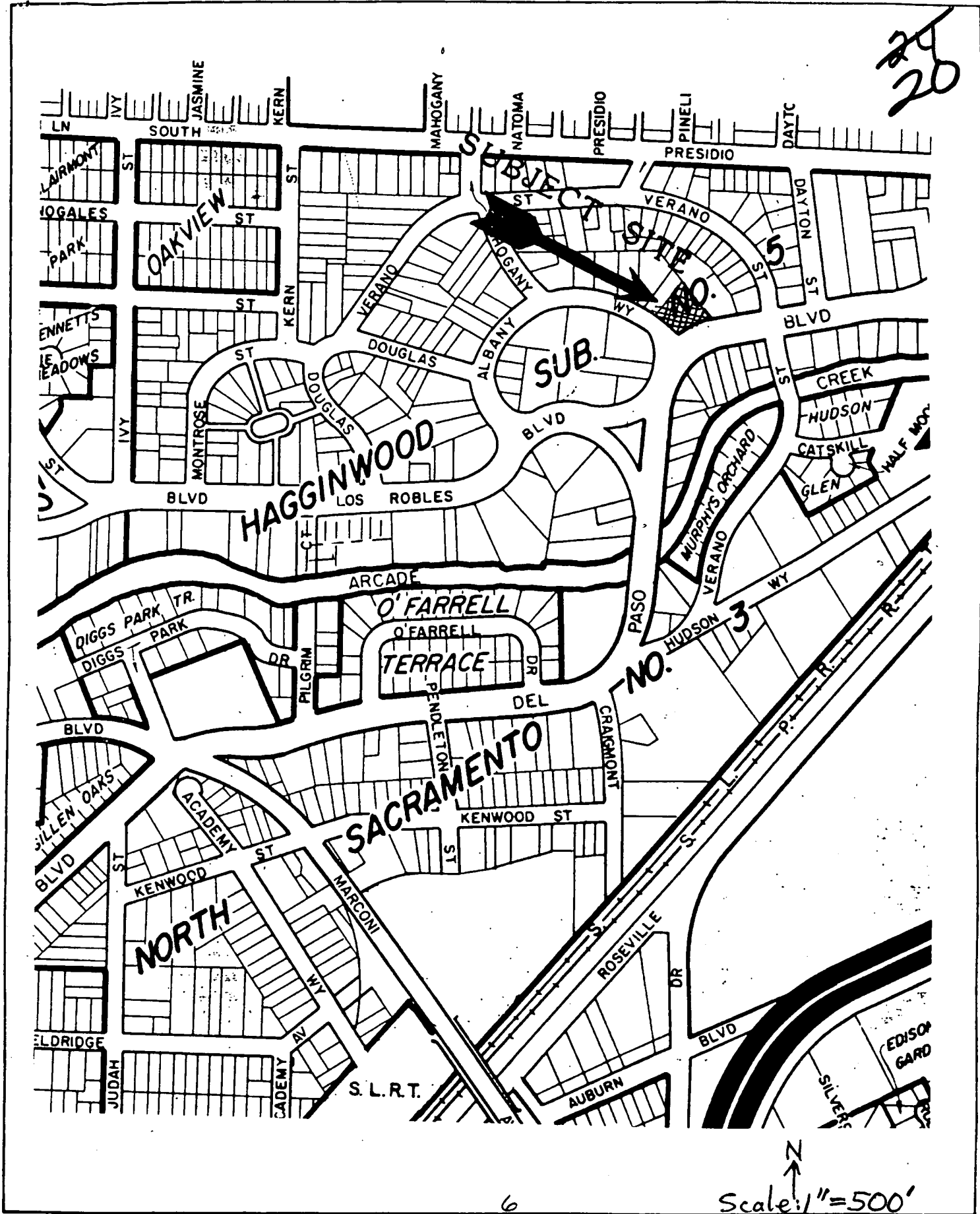
\_\_\_\_\_  
MAYOR

ATTEST:

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

P89-062

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VICINITY MAP



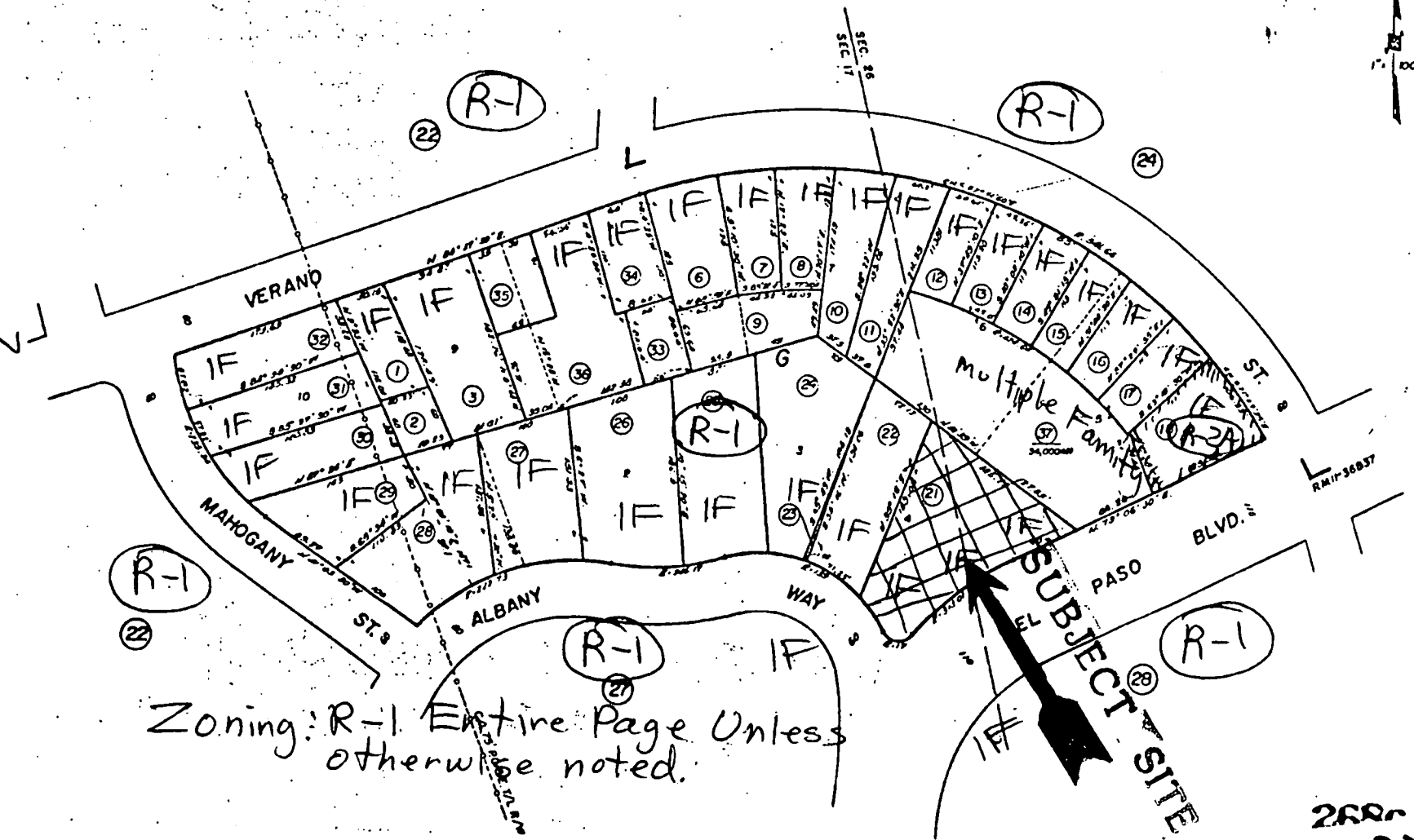
P-89-062

LAND USE & ZONING MAP

Hagginwood Sub.No. 5 No. Sacramento, R.M. Bk. 11, Pg. 36 & 37 NOTE—Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

POR. SEC'S. 17 & 26, RANCHO DEL PASO

Tax Area Code 252 -23



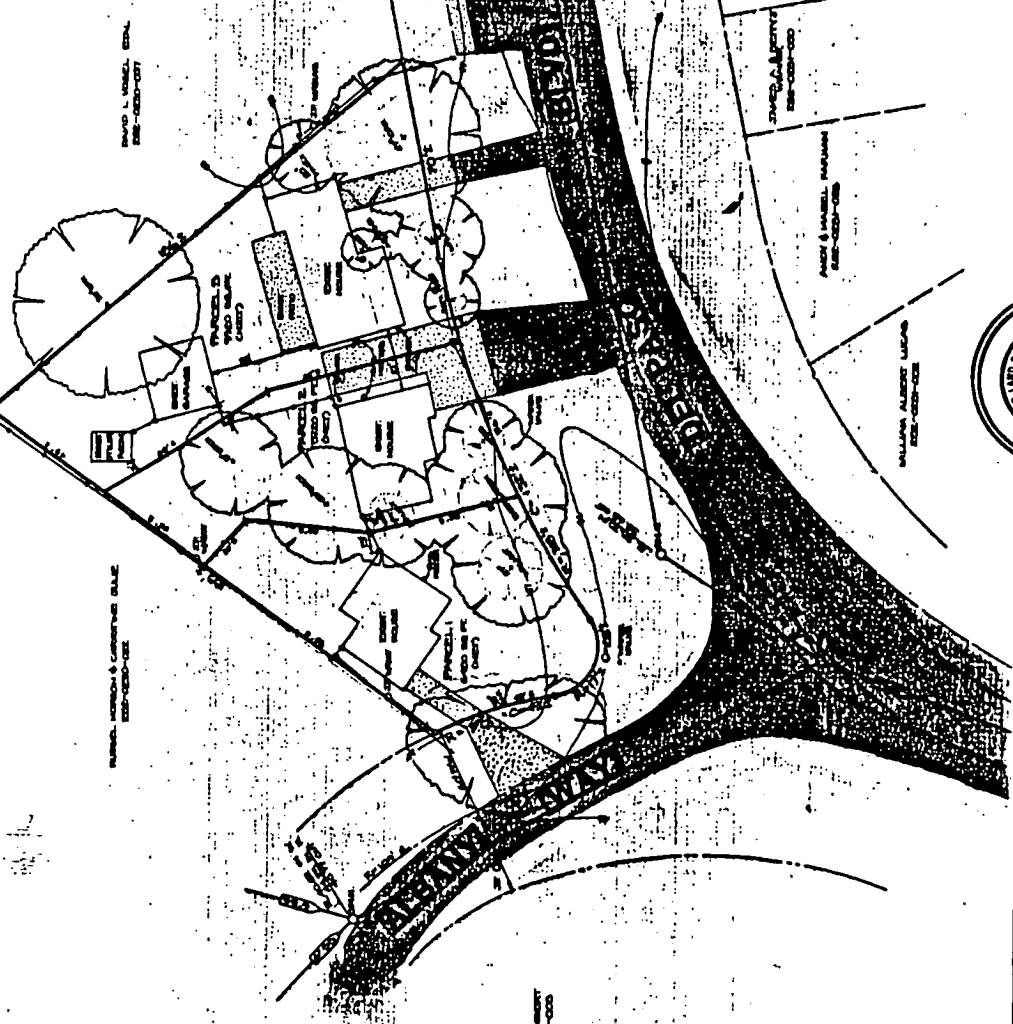
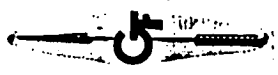
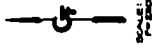
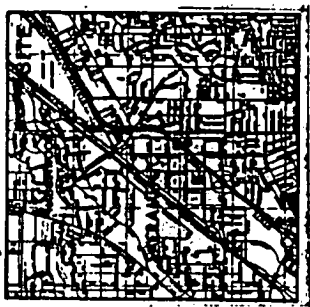
Zoning: R-1 Entire Page Unless otherwise noted.

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# TENTATIVE MAP

FOR  
**3394 ALBANY WY, 3501 & 3511 DEL PASO BLVD**  
 CITY OF SACRAMENTO  
 CALIFORNIA

LOCATION MAP



**PROJECT DATA**

EXISTING ZONING: RESIDENTIAL  
 PROPOSED ZONING: RESIDENTIAL  
 PROPOSED IMPROVEMENTS: AS REQUIRED  
 (SEE ATTACHED CITY OF SACRAMENTO  
 PERMITS) (SEE ALSO CITY OF SACRAMENTO  
 PERMITS)  
 LEGAL DESCRIPTION: FOR LOT 4, BLOCK 6, WEST 1/2  
 SECTION 28, T12N, R12E, S4E, SACRAMENTO COUNTY  
 PUBLIC LANDS, CITY OF SACRAMENTO  
 SCHOOL DISTRICT: SACRAMENTO  
 COUNTY DISTRICT: SACRAMENTO



**BONHAM**  
 ALBANY WAY &  
 DEL PASO BLVD

TENTATIVE MAP

1788 Professional Drive  
 Suite "C"  
 Sacramento, CA 95816  
 916-482-8117



HOME SCALE: 1"=20'	DRAFTED BY: AP
VERT SCALE: N/A	DESIGNED BY:
SURVEYED BY: MJD	CHECKED BY: DAA
FIELD BOOK NO: 8025	DATE: 02/28/2008
AS NOTED: 02/28/2008	

**BENCHMARK**  
 NO. 222  
 1/2 SECTION 28, T12N, R12E, S4E, SACRAMENTO COUNTY  
 PUBLIC LANDS, CITY OF SACRAMENTO  
 ALBUQUE, N.M.

NO.	REVISIONS	DATE	DESCRIPTION

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EXHIBIT "A"

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March 30, 1989

Gardner-Feusi Company  
1722 Professional Drive, Ste. C  
Sacramento Ca 95825

On March 28, 1989, the City Council took the following action(s) for property located at 3394 Albany Way and 3501 and 3511 Del Paso Boulevard: (P-89062)

Adopted Resolution 89-233 approving the Environmental Determination; approving the Tentative Map to divide 0.84± acres developed with three single detached single family units into three lots in the Standard Single Family (R-1) zone and approving the Subdivision Modification to waive standard street improvements.

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

Sincerely,

Janice Beaman  
Acting Assistant City Clerk

lmh/jb/#4

Enclosure

cc: Planning Division  
C.V. Bonham, 8319 Romna Way, Fair Oaks, Ca, 95628

AMENDED

**RESOLUTION No. 89-233**

**Adopted by The Sacramento City Council on date of**  
MAR 28 1989

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP AND APPROVING THE SUBDIVISION MODIFICATION FOR PROPERTY LOCATED AT 3394 ALBANY WAY, 3501 AND 3511 DEL PASO BOULEVARD

(P89-062) (APN: 252-0230-021)

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  - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties if granted in the vicinity.
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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
  - c. Submit a soils test prepared by a registered engineer to be used in street design;
  - d. Grade lots to drain to the street;

- e. All property lines shall maintain a minimum of three feet from buildings or furthest projection of houses;
- f. No trees shall be removed;
- g. Dedicate the northwesterly five feet of Parcels 1, 2 and 3 as a Public Utility Easement for underground and overhead public utility facilities and appurtenances;
- h. Existing gas services shall be shown on the final map in an easement if necessary;
- i. Provide separate services for each unit and install hook-up as required prior to filing final map;
- j. Waive street improvements on Albany Way and Del Paso Boulevard subject to applicant signing an agreement with the City to participate in future assessment district proceedings to construct street improvements;
- k. Driveways shall comply with City Code 38.160 to 38.171;
- l. Place flood hazard warning note on final map, if necessary. Note will be prepared by the Department of Public Works.

ANNE RUDIN

MAYOR

ATTEST:

ACTING JANICE BEAMAN  
 Assistant CITY CLERK

CERTIFIED AS TRUE COPY  
 of Resolution No. 89-233

APR 6 1989

DATE CERTIFIED: Janice Beaman  
 ACTING Assistant CITY CLERK, CITY OF SACRAMENTO

P89-062