



CITY OF SACRAMENTO

25

CITY MANAGER'S OFFICE
RECEIVED

CITY PLANNING DEPARTMENT
915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MAR 27 1980

Marty Van Duyn

PLANNING DIRECTOR

March 26, 1980

APPROVED
BY THE CITY COUNCIL

APR 1 1980

OFFICE OF THE
CITY CLERK

City Council,
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Subdivision Modification to waive street lights and sewer and water connections and to create a lot less than 100 feet in depth
 3. Tentative Map (P-8917)

LOCATION: South side of Norwood Bypass, 150 feet east of Grove Avenue

SUMMARY

This is a request for the necessary entitlements to divide 0.51 acre into three single family lots. The Planning Commission and the staff recommend approval of the land division subject to conditions.

BACKGROUND INFORMATION

The subject site is irregular in shape and fronts on a street improved with curb, gutter and sidewalk. Staff has no problem with the land division as proposed because the proposed parcels are sufficient in size to accommodate a single family dwelling and they are compatible to other residential units in the area. A resident of the neighborhood appeared at the Planning Commission meeting and voiced a concern relative to the waiver of street lights. He felt that street lights should be required.

The City Water and Sewer Division recommend waiver of the water and sewer service connections to each lot until building permits are obtained. The Department is requesting the waiver because sidewalk, curb and gutter exist and because the Department prefers not to have inactive service connections. The granting of the subdivision modification for service connections will merely defer these improvements until issuance of building permits.

The City Engineer recommends a waiver of the street light improvement at this time because it is impractical and too costly to provide street lights since there are currently no facilities to connect the lights into. The City Engineer indicates that it would be more appropriate to install street lights when the area is fully developed.

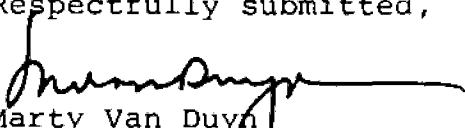
VOTE OF COMMISSION

On February 28, 1980, by a vote of 9 ayes, the Planning Commission recommended approval of the project as conditioned.


RECOMMENDATION

The staff and the Planning Commission recommend that the City Council approve the project subject to conditions and adopt the attached Tentative Map Resolution.

Respectfully submitted,


Marty Van Duyen
Planning Director

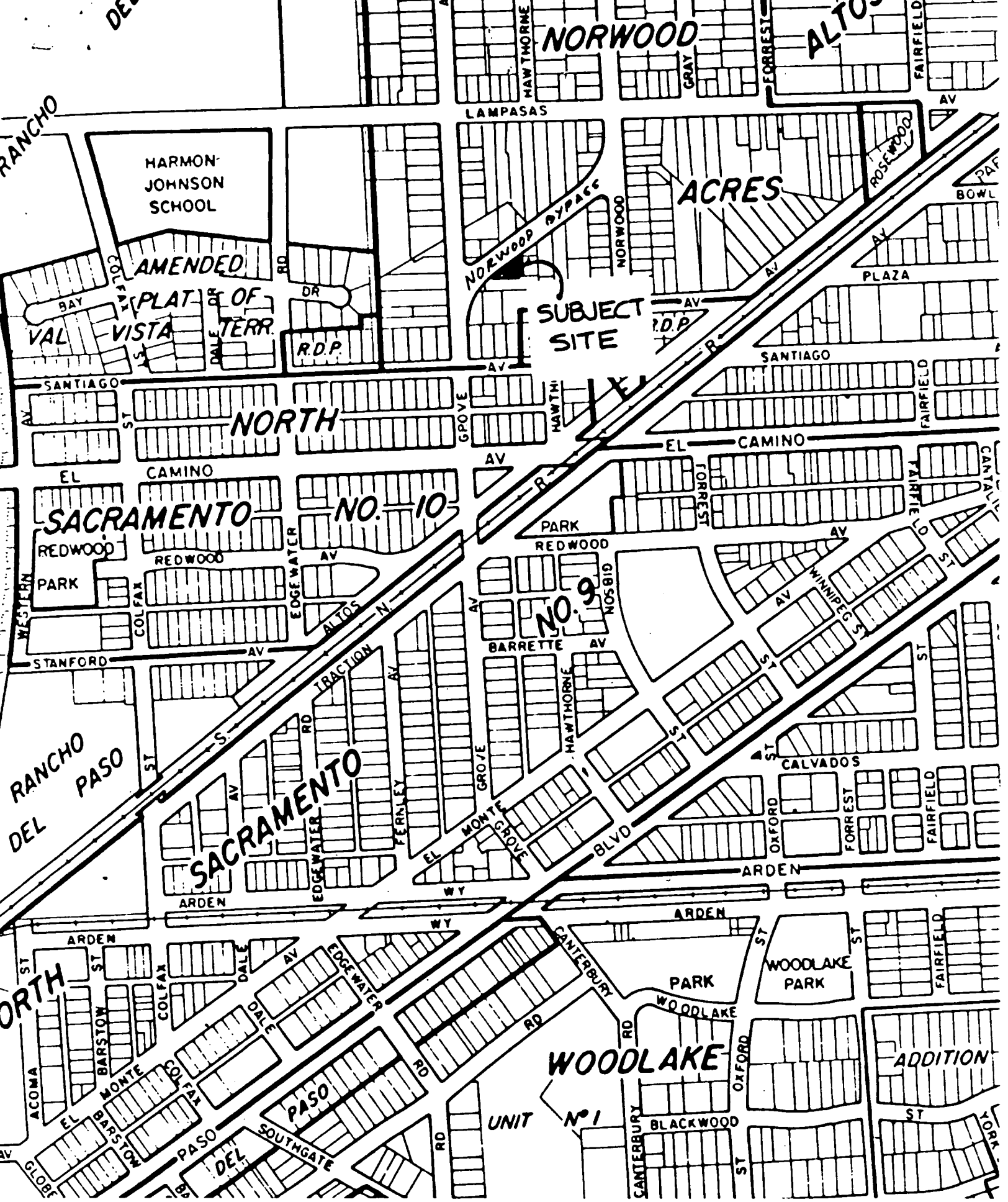
FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slupe, City Manager

MVD:DP:bw

April 1, 1980
District No. 1

Attachments
P-8917



SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE February 28, 1980
 ITEM NO. 151 FILE NO. P-8917
 M-

REZONING TENTATIVE MAP
 SPECIAL PERMIT EIP DETERMINATION
 VARIANCE EXT. OF PERMIT
 SUBD. MOD. OTHER

Recommendation:
 Favorable Unfavorable Petition Correspondence

LOCATION: Aside of Drwood Bypass,
150' E. of Grove Avenue

PROponents

NAME ADDRESS

Nadya Andrews - P.O. Box 2077, Citrus Heights, CA

OPponents

NAME ADDRESS

Louis Belke - 340 Lampson Ave, Sacramento

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	✓			
Goodin	✓			
Hunter	✓			
Muraki	✓			
Simpson P	✓			✓
Simpson S	✓			
Silva	✓		✓	
Fong	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL subject to conditions & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation
 D. Landscaping

CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT <u>Allied Engineering, P.O. Box 2077, Citrus Heights</u>		
OWNER <u>James Hopkins, 10671 Folsom Blvd., Rancho Cordova</u>		
PLANS BY <u>Applicant</u>		
FILING DATE <u>1-14-80</u>	50 DAY CPC ACTION DATE _____	REPORT BY: <u>GZ:lrl</u>
NEGATIVE DEC <u>2-15-80</u>	EIR _____	ASSESSOR'S PCL NO. <u>263-183-183-18</u>

- APPLICATION:
1. Negative Declaration
 2. Variance/Subdivision Modification to create lots with a depth less than 100 feet.
 3. Tentative map to divide 0.51 vacant acres into three residential lots, zoned R-1, Single Family (P8917).
 4. Subdivision Modification to waive street lights and sewer and water connections.

LOCATION: South side of Norwood Bypass, 150 feet east of Grove Avenue.

PROPOSAL: This is a request for entitlements necessary to divide an irregular shaped lot into three single family dwellings.

PROJECT INFORMATION:

General Plan Designation: Residential
1965 Woodlake Noralto Community
Plan Designation: Eight Density Residential
Existing Zone of Site: R-1
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:
North: Vacant, Single Family, R-1
South: Single Family, R-1
East: Single Family, R-1
West: Vacant, Single Family, R-1
Property Dimensions: Irregular
Area: 0.5 Acres
Significant Features of Site: Irregular shaped lot located adjacent to an improved street.
Topography: Flat
Street Improvements: Curb, Gutter, and Sidewalk
Existing Utilities: Available to Site.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 13, 1980, the Committee recommended approval of the Tentative Map and Subdivision Modifications by a vote of 8 ayes and 1 abstention subject to the following conditions:

- a. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and Lots A, B, and C. These services must be paid and installed at the time of obtaining building permits.

STAFF EVALUATION: Staff has the following comments regarding the proposal:

1. The subject property is of an irregular shape and is surrounded by single family units as well as vacant land zoned R-1. It is difficult to divide the site and meet the minimum lot depth requirements of the Subdivision Ordinance. Staff therefore has no objections to the substandard lots.
2. The Subdivision Review Committee recommended that the sewer and water connections be waived because the placement of these services would require removal and replacement of street improvements and they are concerned with illegal hookups.
3. The SRC also waived the requirement for street lights for this site because it is not practical and too costly for one individual to place the street lights at this time as there are no facilities in which to connect the street lights. The Engineering Department indicated that it would be more appropriate to install street lights when the area is fully developed.

STAFF RECOMMENDATIONS:

1. The Negative Declaration be ratified.
2. The Variance/Subdivision Modification to create lots with a depth less than 100 feet be approved.
3. The Tentative Map be approved subject to the following condition described below.
4. The Subdivision Modification to waive street lights and sewer and water connections be approved.

CONDITION - TENTATIVE MAP:

The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and Lots A, B, and C. These services must be paid and installed at the time of obtaining building permits.

Findings of Fact - Variance

1. The granting of the variance is not a special privilege in that the property has an irregular shape and as such creates a hardship for the property owner.
2. The granting of the variance is not a use variance in that single family dwellings are allowed in the R-1 zone.
3. The variance will not be injurious to surrounding properties in that the division will not significantly change the characteristics of the area.
4. The proposal is consistent with the 1974 General Plan which designates the site for residential uses.

RESOLUTION NO. 80-182

Adopted by The Sacramento City Council on date of

APRIL 1, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR A PORTION OF LOTS 10 & 11, "MAP OF NORWOOD ACRES," 20 BM44, CITY OF SACRAMENTO, CALIFORNIA (P-8917) (APN: 263-183-18)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located south side of Norwood Bypass, 150 ft. east of Grove Avenue (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on April 1, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Woodlake Noralto Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration, with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

APPROVED
BY THE CITY COUNCIL

APR 1 1980

OFFICE OF THE
CITY CLERK

G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

H. In the matter of the requested subdivision modification, the Council determines as follows:

- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Given the lack of street light facilities to connect into, it is impractical in this particular case to conform to the strict application of these regulations.

Fact: Because curbs, gutters and sidewalks exist, it is undesirable to provide the service connections prior to obtaining building permits.

Fact: The overall configuration of the lot makes it impossible to provide a standard size depth dimension for one of the parcels.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The division of the property does not involve financial benefit through the waiver of street lights in that it is unfeasible to provide them until the area is fully developed.

Fact: The division of the property does not involve financial benefit through the waiver of service connections in that the connections will be provided when the parcels are developed.

Fact: There is no feasible way to divide the site and meet all requirements of the subdivision ordinance.

- c. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.

Fact: The project will not significantly alter the characteristics of the area.

Fact: Since the service connections will be provided when the building permits are obtained, the modification will not endanger public health, safety or welfare.

Fact: The project is compatible to surrounding land uses.

- 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.

Fact: The site is intended for residential use and the proposed parcel split is consistent with this designation.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 - 1. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and Lots A,B, and C. These services must be paid and installed at the time of obtaining building permits.

MAYOR

ATTEST:

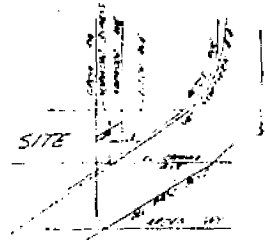
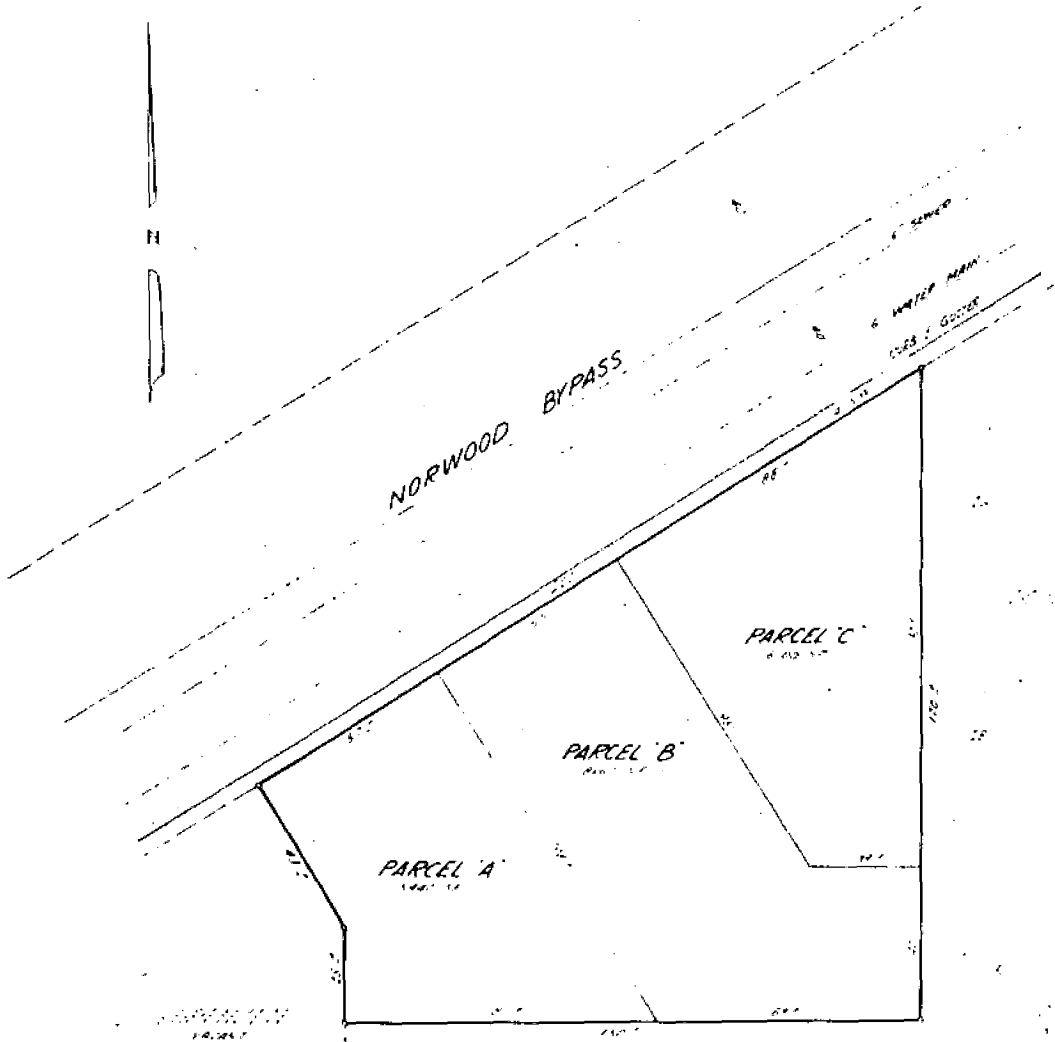
CITY CLERK

bw

P-8917

08917

2-28-80



VICINITY MAP
SCALE: 1" = 100'

OWNER	JAMES H. HARRIS	160-0722
	2471 1/2 BAYVIEW DRIVE	
	SACRAMENTO, CALIF. 95833	
ENGINEER	ALLIANCE ENGINEERING & SURVEYING	201 1/2 ST. 11
	SACRAMENTO, CALIF. 95811	
APPLICANT	JAMES H. HARRIS	
DATE	2-28-80	
CITY	SACRAMENTO	
STATE	CALIFORNIA	
PROPOSED USE	RESIDENTIAL	
EXISTING USE	RESIDENTIAL	

TENTATIVE PARCEL MAP

A PORTION OF LOTS 10 & 11, 'MAP OF NORWOOD ACRES', 20 BM 44, CITY OF SACRAMENTO, CA

DATE: 2-28-80 SCALE: 1" = 100'

ALLIANCE ENGINEERING & SURVEYING
201 1/2 ST. 11
SACRAMENTO, CALIF. 95811



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

March 11, 1980

James Hopkins
10671 Folsom Boulevard
Rancho Cordova, CA 95670

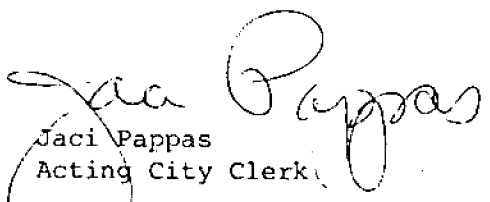
Dear Mr. Hopkins:

Notice is hereby given that a hearing date of April 1, 1980 has been set in the matter of TENTATIVE MAP to divide .5⁺ acre into 3 residential lots; SUBDIVISION MODIFICATION to create lot less than 100 feet deep; and SUBDIVISION MODIFICATION to waive street lights and service connection to each lot, requests for property located on the south side of Norwood Bypass, 150⁺ feet east of Grove Avenue. (P-8917)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and requesting the continuance.

Sincerely,


Jaci Pappas
Acting City Clerk

JP:HG

Information Copies to: Allied Engineering (N. Andrews)
P-8917 Mailing List (45 Addressees)
Planning Department

NOTICE

IN ACCORDANCE WITH THE LAW, THIS NOTIFICATION IS SENT TO ALL OWNERS OF PROPERTY WITHIN 300 FEET OF THE PROPERTY DESCRIBED ABOVE. ATTENDANCE AT THIS HEARING IS OPEN TO THE PUBLIC, AND QUESTIONS OF A TECHNICAL NATURE MAY BE DIRECTED TO THE CITY PLANNING DEPARTMENT, TELEPHONE NUMBER 449-5604.



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

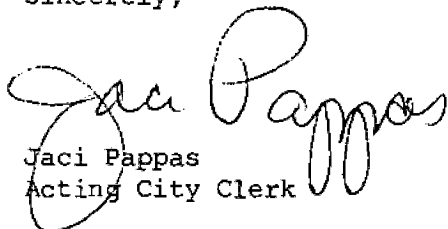
LORRAINE MAGANA
CITY CLERK

April 2, 1980

James Hopkins
10671 Folsom Boulevard
Rancho Cordova, CA 95670

On April 1, 1980, the City Council adopted the enclosed certified resolution adopting Findings of Fact, approving a request for subdivision modification and tentative map for a portion of Lots 10 and 11, "Map of Norwood Acres", 20 BM 44, City of Sacramento, California. (P-8917) (APN: 263-183-18)

Sincerely,


Jaci Pappas
Acting City Clerk

JP:HO'

Encl.

cc: Allied Engineering (N. Andrews)
Planning Department

Item No. 25