



CITY OF SACRAMENTO

21

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

July 7, 1983

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

JUL 12 1983

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

SUBJECT: 1. Environmental Determination;
2. Tentative Map (P83-138)(APN: 041-045-01,02)

LOCATION: South side of Wah Avenue between Carnation Avenue and Indian Lane

SUMMARY

This is a request for the necessary entitlements to subdivide 1.5+ vacant acres into nine single family residential lots. The staff and Planning Commission recommend approval of the project subject to conditions.

BACKGROUND INFORMATION

The subject site consists of two large parcels in the Single Family (R-1) zone. The surrounding area is developed with single family residences situated on a mixture of large and standard sized lots. The site is also located within the EA-4 zone of the 1982 Executive Airport CLUP. Single Family residences are permitted within this zone.

Staff and the Planning Commission had no objection to the proposed subdivision. It is compatible to the area and is consistent with the Airport Community Plan.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

VOTE OF THE COMMISSION

On June 9, 1983 by a vote of 6 ayes, 2 absent and 1 abstention, the Planning Commission recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:


City Council

-2-

July 7, 1983

1. Ratifying the Negative Declaration; and
2. Adopting the attached resolution adopting findings of fact and approving the tentative map with conditions.

Respectfully submitted,

for 
 Marty Van Duyn
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

MVD:JP:cp
 Attachment
 P83-138

July 12, 1983
 District No. 7

21

MEETING DATE June 9, 1953
 ITEM NO. 21 FILE NO. P-53-138
 M- _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING ENVIRONMENTAL DET.
- SPECIAL PERMIT OTHER _____
- VARIANCE _____

Recommendation LOCATION: Wab Avenue between Carnton Avenue & Indian Lane

- Favorable *w/cond.*
- Unfavorable Petition Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

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

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	<i>absent</i>			
Holloway	✓			✓
Hunter	✓		✓	
Ishmael	<i>abstain</i>			
Larson	✓			
Silva	✓			
Simpson	<i>absent</i>			
Goodin	✓			

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RESOLUTION No. 83-536

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL
JUL 12 1983
OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR CARNATION GARDENS

(P- 83-138) (APN: 041-045-01,02)

WHEREAS, the City Council, on July 12, 1983, held a public hearing on the request for approval of a tentative map for Carnation Gardens located on Wah Avenue between Carnation Avenue and Indian Lane;

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 has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission 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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
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. Both the City General Plan and the Airport Community Plan designate the subject site for residential use(s).

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 the 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 on Wah and Carnation Avenues.
 - 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 for Indian Lane. 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. Relocate fire hydrant and street lights as required.
 - e. Prepare a right-of-way study for Indian Lane to the satisfaction of the City Engineer.

MAYOR

ATTEST:

CITY CLERK

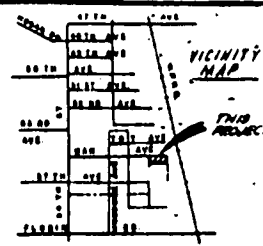
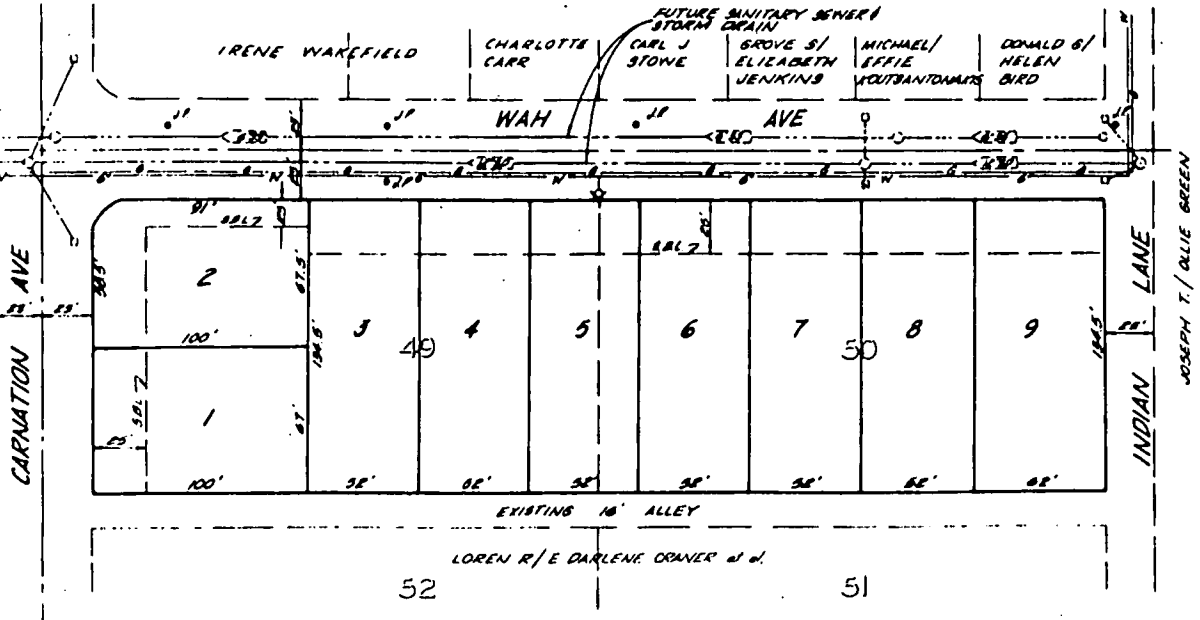
P83-138

P 83138

JOSEPH/ROSE W. MENDOZA

JUNE 9, 1983

Item 21



NAME: CARNATION GARDENS

LEGAL DESCRIPTION: LOTS 49 AND 50 AS SHOWN ON THE PLAT OF CAMELLIA ACRES RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SACRAMENTO ON JUNE 2, 1915 IN BOOK 15 OF MAPS, MAP NO. 21.

OWNER: LOREN S. CHAMBERLAIN
P.O. BOX 33
WALNUT GROVE, CA 95690

ENGINEER/SURVEYOR:
GEORGE S. NOLTE AND ASSOCIATES
1700 L STREET
SACRAMENTO, CALIFORNIA 95814
446-5020

PRESENT ZONING: R-1

PRESENT USE: VACANT

PROPOSED ZONING: R-1

PROPOSED USE: SINGLE FAMILY RESIDENCES
(DUPLEX & CORNER LOTS)

NO. OF LOTS: 9

NET AND GROSS AREA OF PROPERTY: 1.46 AC.

SCHOOL DISTRICT: SACRAMENTO UNITED SCHOOL DISTRICT

SOURCE OF WATER SUPPLY: CITY OF SACRAMENTO

PROVISION OF SANITARY SEWER: PRESENT - NONE
FUTURE - COUNTY OF SACRAMENTO
(WOODSIDE ASSESSMENT DISTRICT NO. 3)

PROVISION OF STORM DRAINAGE AND FLOOD CONTROL: CITY OF SACRAMENTO

ASSESSOR'S PARCEL NO.: 41-043-01 AND 02

P 83138

DATE: 6-20-83
SCALE: 1"=40'
DESIGNED: [Signature]
DRAWN: [Signature]
CHECKED: [Signature]
PROJ. ENGR: [Signature]



GEORGE S. NOLTE AND ASSOCIATES

SAN JOSE (408) 281-3400
WALNUT CREEK (415) 834-8280
SACRAMENTO (916) 446-5020
SAN DIEGO (714) 276-8382

TENTATIVE MAP
OF
CARNATION GARDENS

21

SHEET
OF SHEET
JOB NO.
2183-83-00

21

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

APPLICANT	G. S. Nolte & Assoc. - 1700 I Street, Sacramento, CA 95825				
OWNER	Loren & Darlene Croner - P.O. Box 33, Walnut Grove, CA 95690				
PLANS BY	G. S. Nolte & Assoc. - 1700 I Street, Sacramento, CA 95825				
FILING DATE	5-4-83	50 DAY CPC ACTION DATE		REPORT BY:	SD:sg
NEGATIVE DEC.	5-27-83	EIR		ASSESSOR'S PCL. NO.	041-045-01,02

APPLICATION: 1. Environmental Determination
2. Tentative Map (P83-138)

LOCATION: Wah Avenue between Carnation Avenue and Indian Lane

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1.5± vacant acres into nine single family residential lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Airport Community Plan Designation:	Light Density Residential
Proposed Airport/Meadowview Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North: Single Family; R-1	
South: Vacant; R-1	
East: Vacant; R-1	
West: Single Family; R-1	
Property Dimensions:	474' x 135'
Property Area:	1.46± acres
Density of Development:	6 du/ac.
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
1982 Executive Airport CLUP Designation:	EA-4

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 25, 1983, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code on Wah and Carnation Avenues.
2. 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 for Indian Lane. A note shall be placed on the final map referencing the agreement.

3. 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.
4. Relocate fire hydrant and street lights as required.
5. Prepare a right-of-way study for Indian Lane to the satisfaction of the City Engineer.

INFORMATIONAL ITEM: The applicant shall check with the County Sanitation District and meet all requirements.

STAFF EVALUATION: Staff has the following observations and comments with regard to this project:

1. The subject site is located in an area that is developed with single family residences situated on a mixture of large and standard-sized lots. The applicant is proposing to subdivide two large parcels into nine standard-sized single family residential lots. Staff has no problem with this request.
2. The subject site is located within the proposed Woodbine Assessment District No. 3 which will provide the area with urban improvements and services. The City Engineer indicates that this district will be under construction within a year. The applicant, therefore, should be able to provide standard subdivision improvements along Wah Avenue and Carnation Avenue within the life of the map. The City Engineer supports the project.
3. The Planning and Community Services Departments have determined that .134 acres of land are required for parkland dedication purposes and that fees are to be charged in-lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.
4. The subject site is located within EA 4 of the 1982 Executive Airport CLUP. Single family residences are permitted within this overlay zone.

STAFF RECOMMENDATION: Staff recommends the following actions:

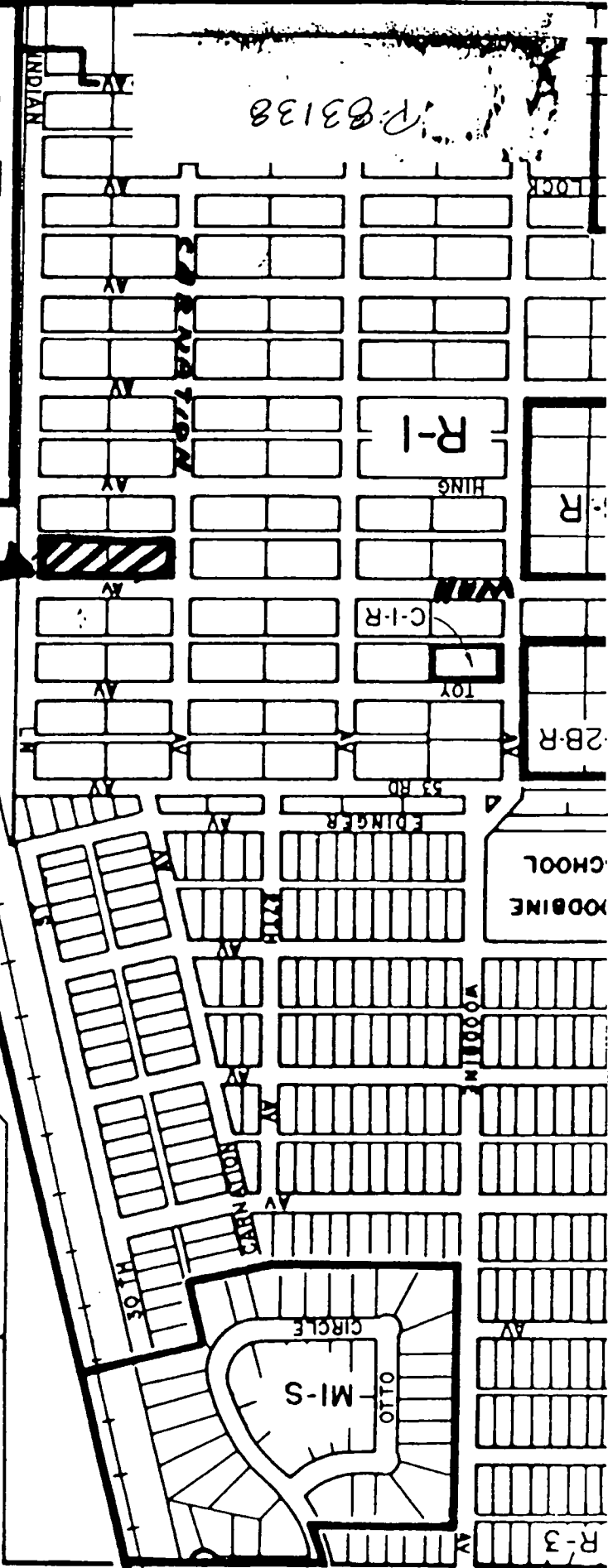
1. Ratification of the Negative Declaration.
2. Approval of the Tentative Map subject to the following conditions:
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code on Wah and Carnation Avenues.
 - b. Enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage, water, and sewer facilities for Indian Lane. A note shall be placed on the final map referencing the agreement.

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MI-S
6/9/83
(10)

**SUBJECT
Site**



R-3138

R-1

C-1-R

MI-S

LOCATION MAP

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HERI