



24

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

September 20, 1988

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

SEP 27 1988

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15315)
2. Tentative Map (APN: 251-011-025) **(FT) (P88-343)**
3. Subdivision Modification to Waive Standard Street Improvements

LOCATION: 3901 Palmetto Street

SUMMARY

The application is to divide 0.35 acres into two lots in the Standard Single Family (R-1) zone. Two existing single family dwellings are located on each proposed parcel.

BACKGROUND INFORMATION

Land divisions that are not accompanied by a request requiring Planning Commission review can be reviewed by staff and transmitted directly to City council for consideration.

Surrounding land uses and zoning are as follows:

North: Single Family; R-1
South: Vacant; R-1
East: Single Family; R-1
West: Vacant; R-1

The subject site is designated in the 1988 City General Plan and 1984 North Sacramento Community Plan for Residential Low Density 4-15 du/acre and Residential 4-8 du/acre respectively. It lies within the Del Paso Heights Redevelopment Area boundary.

The resultant parcels will contain 0.14 and 0.21+ acres with adequate lot area. Placement of the existing structures from Palmetto Street will be 15 feet for a front yard setback. All remaining setbacks comply with minimum R-1 zoning setbacks.

On August 24, 1988, the Subdivision Review Committee reviewed and recommended approval of the project.

ENVIRONMENTAL DETERMINATION

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

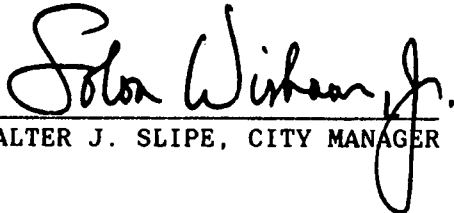
Adopting the attached Resolution adopting findings of fact and approving the Tentative Map subject to conditions.

Respectfully submitted,



Michael M. Davis
Director of Planning and Development

RECOMMENDATION APPROVED:



For:

WALTER J. SLIPE, CITY MANAGER

MMD:DH:rt
attachments

District No. 7
September 27, 1988

P88-343

RESOLUTION No. 88-825

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT 3901 PALMETTO STREET AND SUBDIVISION MODIFICATIONS.

(P88-343) (APN: 251-011-025)

APPROVED BY THE CITY COUNCIL
SEP 27 1988
OFFICE OF THE CITY CLERK

WHEREAS, the City Council on September 27, 1988, held a public hearing on the request for approval of a tentative map for property located at 3901 Palmetto Street;

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(a);

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 - low density 4-8 du/ac 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. 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. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and the southern parcel. These services must be provided through an off-site easement or extension;
 - b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - c. The final parcel map shall show distances from all structures to property lines. Buildings shall be set back the minimum distance required by the Building Code and Zoning Ordinance;
 - d. Existing deteriorated curb, gutter and sidewalk shall be removed and reconstructed to City standards.

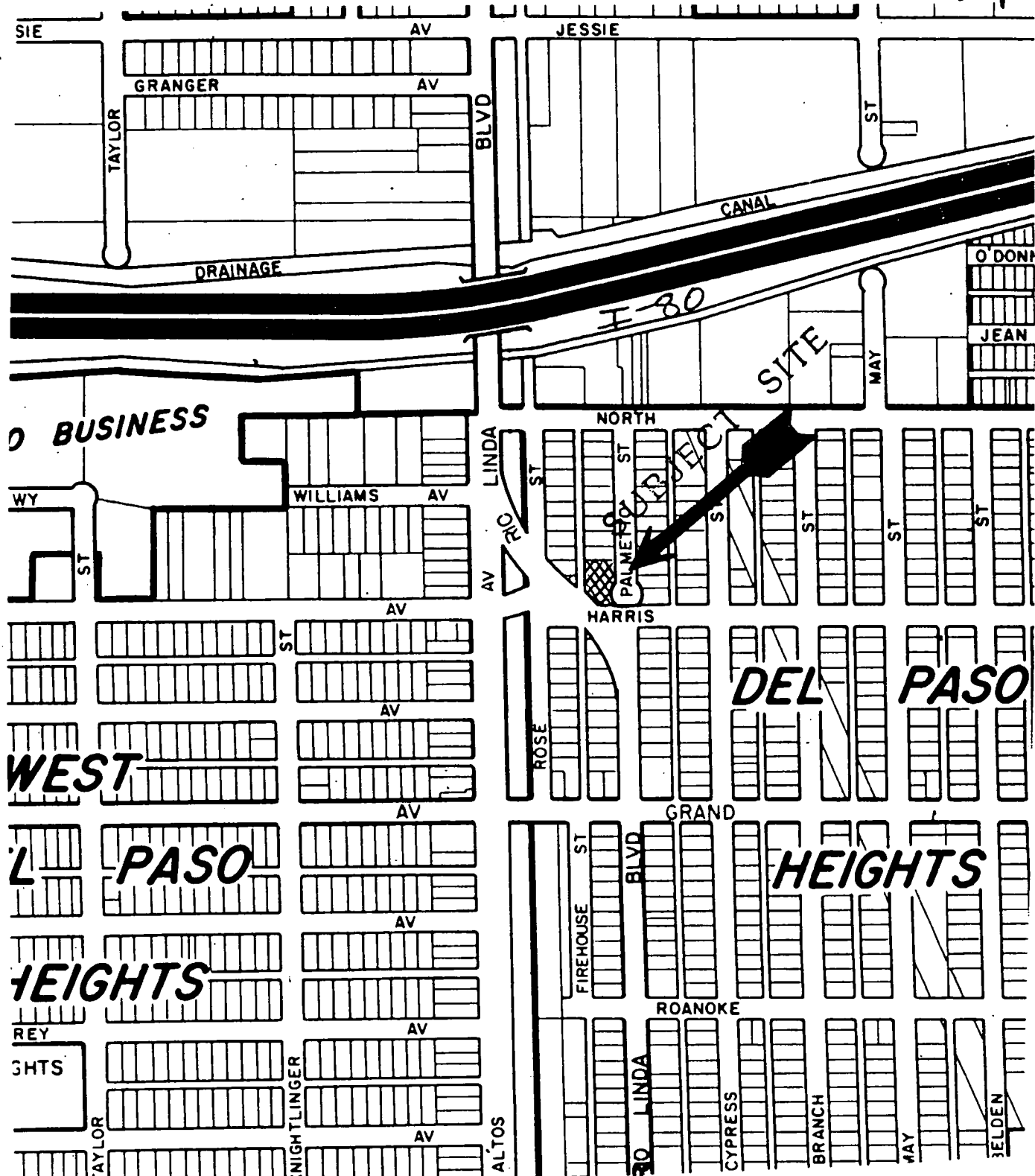
NOTE: A portion of the property lies in "Zone X" of the FEMA (FIRM) Flood Maps.

MAYOR

ATTEST:

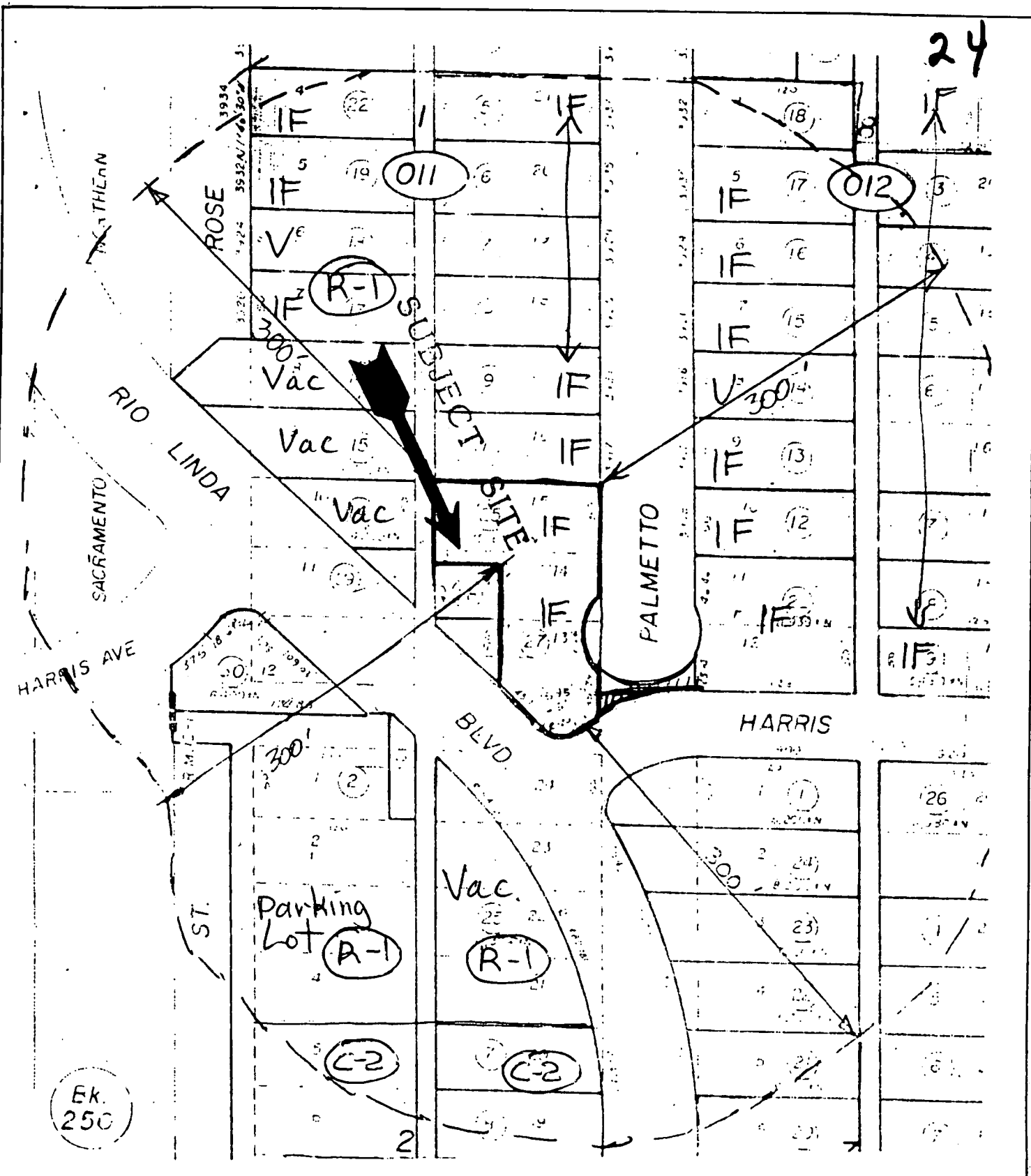
CITY CLERK

P88-343



VICINITY MAP

24



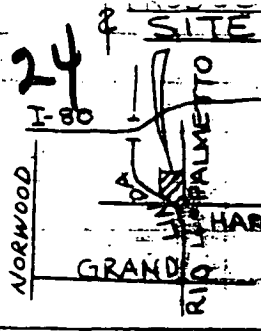
Zoning - R-1 Entire Area
 Unless Otherwise noted.

N
 ↑
 Scale: 1" = 100'

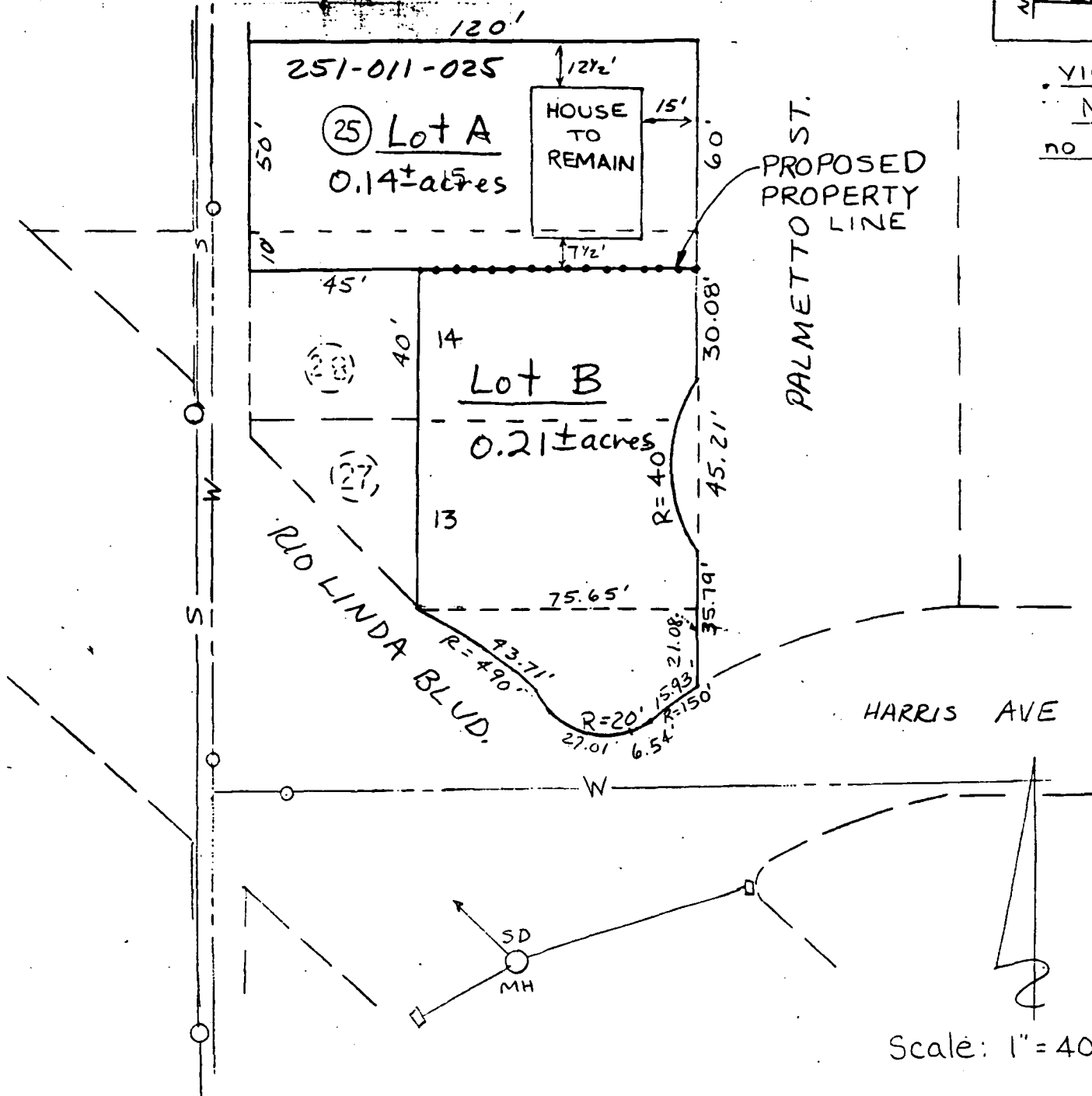
LAND USE & ZONING MAP

TENTATIVE MAP

LOTS 13, 14, & 15 IN BOOK 1 - "PLAT OF DEL PASO HEIGHTS" RM BK 12, PG 1. CITY OF SACRAMENTO



VICINITY MAP no scale



Scale: 1" = 40'

OWNER: Dwane & Margaret Kafka
ADDRESS: 10256 Coloma Rd
Rancho Cordova, Ca. 95670
PHONE: HOME (916) 362-6812
OFFICE (916) 732-9154

AGENT: STEVEN R. SOMMER
9221 Caldera Way
Sacramento, Ca 958
(916) 361-9121
Civil Engineer
33576

7
P88343

DATE: 7-29-88
P-88-343

The land referred to in this Report is situated in the State of California, County of Sacramento, City of Sacramento, and is described as follows:

PARCEL NO. 1:

All of Lots 13, 14, and 15 in Book 1, as shown on the "Plat of Del Paso Heights" recorded in Book 12 of Maps, Map No. 1, records of said County. EXCEPTING THEREFROM the West 45.00 feet of Lot 13 and the West 45.00 feet of the South 40.00 feet of Lot 14.

Also Excepting therefrom the following described property:

All those portions of Lot 13 and 14, Block 1 of Del Paso Heights, the Official Plat of which is filed for recorder in the office of the Recorder of Sacramento County, in Book 12 of Maps, Map No. 1, described as follows: Beginning at a point in the Easterly line of said Lot 14, being also a point in the Westerly line of Palmetto Street, a public street seventy (70.00) feet in width, from thence the Northeast corner of said Lot 14, bears North $01^{\circ}48'01''$ West 40.08 feet; thence, from said point of beginning, along said Westerly line of Palmetto Street, and along the Easterly line of said land of said Lots 14 and 13, South $01^{\circ}48'01''$ East 45.21 feet; thence, from a tangent that bears North $36^{\circ}12'42''$ West, Northwesterly and Northeasterly along the arc of a curve to the right, concave Easterly, having a radius of 40.00 feet, subtended by a chord bearing North $01^{\circ}48'01''$ West 45.21 feet to the point of beginning.

PARCEL NO. 2:

A Portion of Harris Avenue, a public street fifty (50.00) feet in width lying South of Lot 13, Block 1 of Del Paso Heights, the Official Plat of which is filed for record in the Office of the Recorder of Sacramento County, in Book 12 of Maps, Map No. 1, described as follows: Beginning at the Southeast corner of said Lot 13; thence, from said point of beginning, along the Southerly prolongation of the Easterly line of said Lot 13, South $01^{\circ}48'01''$ East 21.08 feet; thence, from a tangent that bears South $58^{\circ}17'42''$ West, Southwesterly along the arc of a curve to the left, concave Southeasterly, having a radius of 150.00 feet, subtended by a chord bearing South $55^{\circ}15'34''$ West 15.93 feet; thence, tangent to said curve, South $52^{\circ}12'31''$ West 6.54 feet; thence, Southwesterly and Northwesterly along the arc of a tangent curve to the right, concave Northerly, having a radius of 20.00 feet, subtended by a chord bearing North $85^{\circ}19'21''$ West 27.01 feet to a point of reverse curvature; thence, Northwesterly along the arc of a tangent curve to the left, concave Southwesterly, having a radius of 490.00 feet, subtended by a chord bearing North $45^{\circ}24'36''$ West 43.71 feet to a point in the Southerly line of said Lot 13, being also a point in the Northerly line of said Harris Avenue; thence, along said Northerly line, and along said Southerly line of Lot 13, North $89^{\circ}02'19''$ East 75.65 feet to the point of beginning.

September 30, 1988

Wayne and Margaret Kalka
10256 Coloma Road
Rancho Cordova, CA 95670

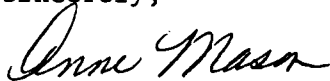
Dear Mr. and Mrs. Kalka:

On September 27, 1988, the Sacramento City Council took the following action(s) for property located at 3901 Palmetto Street: (P-88343)

- A. Adopted Resolution 88-825 approving Tentative Map to divide 0.35± developed acres into two parcels in the Standard Single Family (R-1) zone.
- B. Adopted Resolution 88-825 approving Subdivision Modification to waive standard street improvements.

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

Sincerely,



Anne Mason
Acting City Clerk

AM/rr/#24

Enclosure

cc: Art Gee, Planning Department
Steven Sommer, 9221 Caldera Way, Sacramento, CA 95826