

RESOLUTION NO. 1417
A RESOLUTION ADOPTING FINDINGS OF FACT AND
APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED
AT 4209 76TH STREET AND 7600 17TH AVENUE

(P93-055) (APN: 021-0192-001, 011)

WHEREAS, the City Planning Commission on May 13, 1993, 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 Environmental Coordinator has determined that the proposed project will not have the potential to 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 staff has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

WHEREAS, the Subdivision Review Committee has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Planning Commission 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 PLANNING COMMISSION 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 herein.
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 provision for its design and improvement, is consistent with the City's General Plan which designates the site for Low Density Residential (4-15 du/na).
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. In the matter of the hereby approved requested subdivision modification to create four lots less than 100 feet in depth.


- a. The City Planning Commission determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the City Code Chapter 40 in that the surrounding development creates the necessity for the substandard parcel depths.
 - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
 - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the new lots will comply with front, side, and rear yard setbacks.
 - 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 in that the property is designated for residential uses.
7. 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 on cul-de-sac and remove existing improvements on 76th Street to construct cul-de-sac pursuant to Section 40.811 of the City Code;
 - b. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities;
 - c. Submit a soils test prepared by a registered engineer to be used in street design;
 - d. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - e. 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. Note: This Map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991;
 - f. Meet all County Sanitation District requirements;
 - g. Applicant shall comply with requirements included in the Mitigation Measures developed by the Environmental Services Division and kept on file in the Planning Division Office (P90-450);
 - h. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
 - i. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities and appurtenances adjacent to 76th Street;

- j. Dedicate an additional two feet along 17th Avenue, 18th Avenue and 76th Street to provide a 22 foot half street;
- k. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service;
- l. Abandon any existing water wells and/or septic tank systems, under permit, to City and/or County Health Department standards;
- m. Existing buildings shall be removed, to the satisfaction of the Building and Planning Division, prior to recordation of the Final Map;
- n. Provide street lights. Coordinate street light design with the Electrical Section of Engineering Division; and
- o. The City Building Division shall inspect the two existing dwellings to determine if they are structurally capable of relocation. The applicant shall make the structures available for relocation. The applicant shall be responsible for advertising their availability in a local newspaper. The advertisement shall run 30 days if structure is offered at no charge or at nominal cost (\$1.00) or 60 days if the structure is to be sold at a higher price.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A. 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 for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100; and
- B. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit. If model homes are provided for the subdivision, only the model homes shall require approval.



CHAIRPERSON

ATTEST:



SECRETARY TO CITY PLANNING COMMISSION