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CITY MANAGER'S OFFICE  
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APR 12 1989

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

April 10, 1989

City Council  
Sacramento, California

**APPROVED**  
BY THE CITY COUNCIL

APR 18 1989

OFFICE OF THE  
CITY CLERK

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

Honorable Members in Session:

- SUBJECT:     1.     Environmental Determination (Exempt 15315)
2.     Tentative Parcel Map (P89-113) (FT) (APN: 041-0043-001)

LOCATION:     Southeast Corner of Wah and 27th Avenue

SUMMARY

This is a request to subdivide 0.34+ acres in the Standard Single Family (R-1) Executive Airport Overlay - 4 zone into two parcels. Parcel A contains a recently constructed single family dwelling and will contain .16+ acres. Staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

BACKGROUND INFORMATION

Land divisions that are 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:       Single Family; R-1 (EA-4)
- South:       Single Family; R-1 (EA-4)
- East:        Single Family; R-1 (EA-4)
- West:        Single Family; R-1 (EA-4)

/

The subject site is a corner lot containing a single family dwelling. Proposed property line distances from the house comply with minimum setbacks in the R-1 zone. Parcel A is designed to meet the minimum requirements for a corner lot. Parcel B meets minimum requirements for an interior lot.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

RECOMMENDATION

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

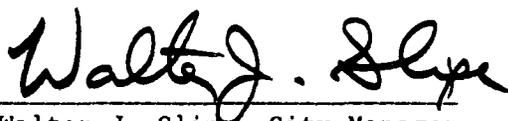
Approving the Tentative Map by adopting the attached Resolution and Findings of Fact.

Respectfully submitted,



Michael M. Davis  
Director of Planning and Development

RECOMMENDATION APPROVED:



Walter J. Slipc, City Manager

MMD:AG:DH:rt  
attachments

District No. 7  
April 18, 1989

P89-113

contact person:  
Art Gee  
Principal Planner  
449-5604

# RESOLUTION No. 89-292

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

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF WAH AND 27th AVENUE

**APPROVED**  
BY THE CITY COUNCIL

(P89-113) (APN: 041-0043-001)

APR 18 1989

OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council on April 18, 1989, 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 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 Airport-Meadowview Community Plan designate the subject site for Residential - Low Density 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. At time of building permit, note separate water and sewer required. Place the following note on the final map: Water and sewer service connections do not exist between the main lines. These services must be paid for and installed at the time of obtaining building permits.
  - b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
  - 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. Meet all County Sanitation District requirements.
  - e. Dedicate a 12.5 foot Public Utility Easement for underground and overhead public utility and electrical facilities and appurtenances adjacent to all public ways.
  - f. Repair or replace any substandard improvements to the satisfaction of the City Engineer.

- g. Comply with requirements of Air Pollution Control District.
- h. Show existing single family dwelling and compliance with minimum setbacks for proposed property lines.

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MAYOR

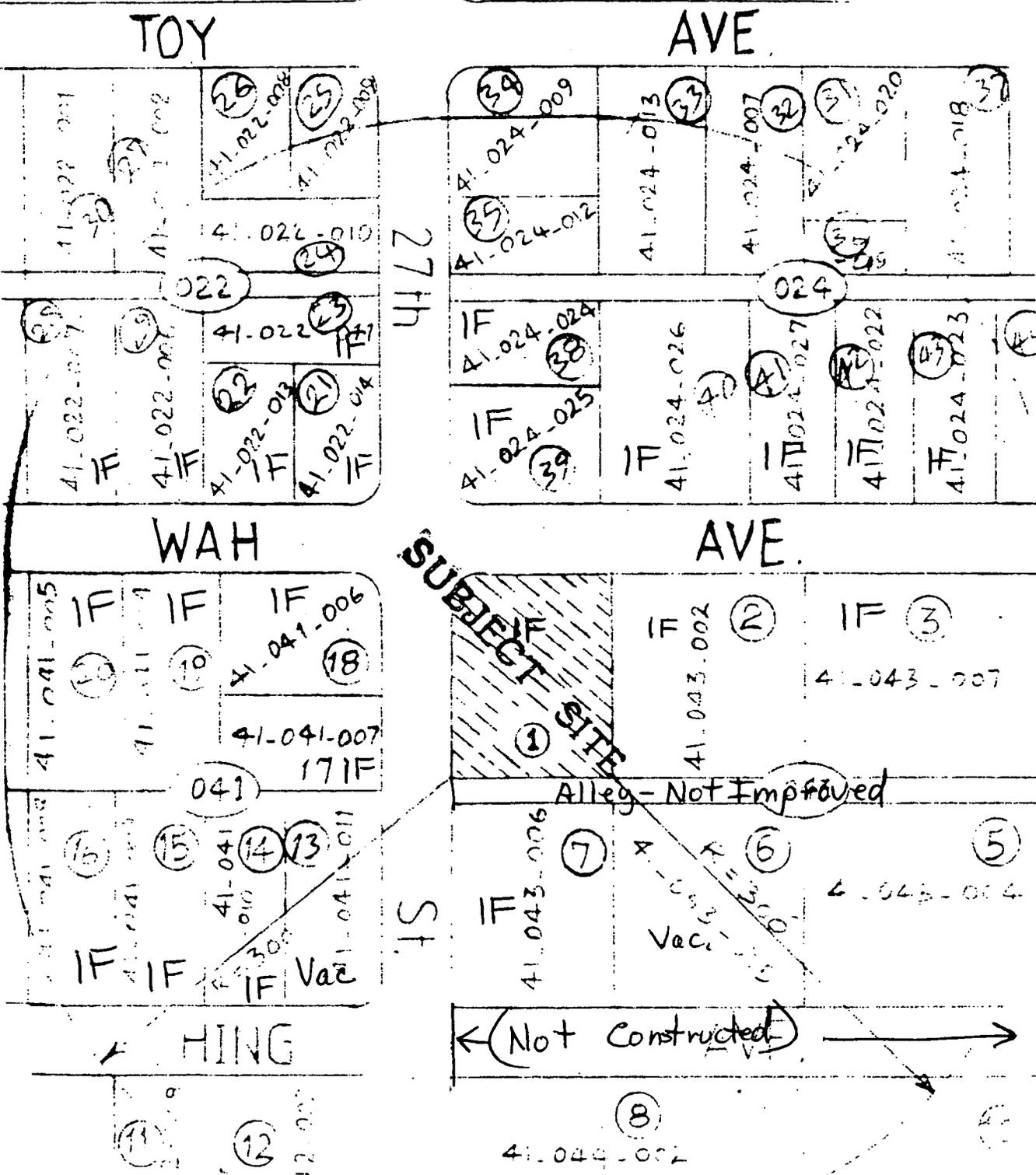
ATTEST:

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CITY CLERK

P89-113





Zoning: R-1(EA-4) Entire Page.

Scale: 1" = 100'

# LAND USE & ZONING MAP

LEGAL DESCRIPTION  
Parcel A  
APN: 041-0043-001

P 89113

A parcel of land situate in the County of Sacramento, State of California, being a portion of the West one-half of Lot 47, as said lot is shown on the official "Plat of Camellia Acres", recorded in Book 15 of Maps, Map No. 21, County of Sacramento Records, more particularly described as follows:

All of the West one-half of said Lot 47

EXCEPTING THEREFROM the following:

- (1) The Southerly 65.00 feet of said West one-half, and
- (2) Beginning at a point from which the Northwest corner of said Lot 47 bears North 45° 00' 30" West 32.52 feet; thence from said point of beginning North 89° 59' 00" East 19.99 feet to the point of cusp; thence Southwesterly curving to the left along an arc of 20.00 feet radius, said arc being subtended by a chord bearing South 44° 59' 30" West 28.28 feet to the point of cusp; thence North 19.99 feet to the point of beginning.

Parcel B

A parcel of land situate in the County of Sacramento, State of California, being a portion of the West one-half of Lot 47, as said lot is shown on the official "Plat of Camellia Acres", recorded in Book 15 of Maps, Map No. 21, County of Sacramento Records, more particularly described as follows:

The Southerly 65.00 feet of the Westerly one-half of said Lot 47 of said Camellia Acres.



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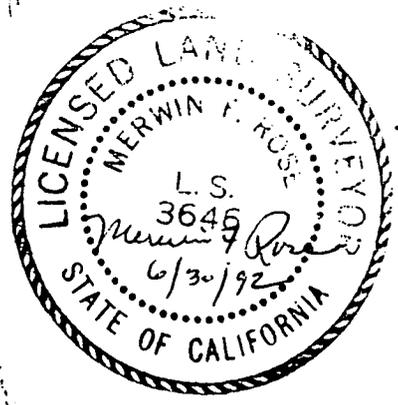
P 89113

EXHIBIT "A"  
TOTAL PARCEL

The West one-half of Lot 47,,as shown on the official "plat of Camellia Acres", recorded in Book 15 of Maps, Map No. 21, records of said county.

EXCEPTING THEREFROM the following:

Beginning at a point from which the Northwest corner of said Lot 47 bears North 45° 00' 30" West 32.52 feet; thence from said point of beginning North 89° 59' 00" East 19.99 feet to the point of cusp; thence Southwesterly curving to the left along an arc of 20.00 feet radius, said arc being subtended by a chord bearing South 44° 59' 30" West 28.28 feet to the point of cusp; thence North 19.99 feet to the point of beginning.





April 20, 1989

Rose's Engineering  
9070 Elk Grove Boulevard  
Elk Grove Ca 95624

On April 18, 1989, the City Council took the following action(s) for property located at the southeast corner of Wah and 27th Avenue:  
(P-89113)

Adopted Resolution 89-292 adopting Findings of Fact and approving a Tentative Map to divide 0.35± vacant acres into two lots in the Standard Single Family (R-1) zone.

Enclosed, for your records, is a fully certified copy of the above referenced resolution.

Sincerely,

Janice Beaman  
Acting Assistant City Clerk

lmh/jb/#18

Enclosure

cc: Planning Division  
Westwood Concepts, P.O. Box 163718, Sacramento, Ca, 95816