



APPROVED
BY THE CITY COUNCIL

OCT 1 1991

OFFICE OF THE
CITY CLERK

10/6
10/7

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

October 1, 1991

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

PLANNING
916-449-5604

Honorable Members In Session:

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. TENTATIVE MAP TO SUBDIVIDE .52± DEVELOPED ACRES INTO TWO LOTS IN THE STANDARD SINGLE FAMILY (R-1) ZONE.(P91-068)
3. SUBDIVISION MODIFICATION TO CREATE TWO LOTS WHICH EXCEEDS THE REQUIRED 160 FEET LOT DEPTH.

LOCATION: 4351 & 4361 63rd Street
DISTRICT NO. 6

Owner: Chris Robert Bohannon, 4351 63rd Street;
Applicant: R.B. Surveys, 10400 Mills Tower Drive;

SUMMARY

This is a request for a tentative map to subdivide .54± developed acres into two single family lots in the Standard Single Family (R-1) zone. The proposal also includes a Subdivision Modification to allow the lots to be greater than 160 feet deep. Staff and the Subdivision Review Committee recommend approval of the request.

VOTE OF PLANNING COMMISSION

Land division of four or fewer residential lots do not require Planning Commission review.

RECOMMENDATION

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

1. Ratify the Negative Declaration; and
2. Adopt the attached Resolution adopting the Findings of Fact and approving the Tentative Map and Subdivision Modification.

BACKGROUND

The subject site consists of one 132'x 180' lot which currently contains two single family residential units, a detached garage and two sheds. The lot will be subdivided into two single family lots in the R-1 zone. Each newly created lot will be 66 feet wide by 180 feet deep. The existing structures on both lots will remain. The detached structures are in compliance with setback and building code requirements. Staff is not opposed to the applicant's request to establish lots greater than 160 feet deep, in that the subject property has an existing depth of 180 feet, and there are existing lots in the area that are greater than 160 feet in depth. In addition, the subject site does not lend itself to further subdivision.

Surrounding land uses and zoning are as follows:

| | |
|--------|------------------|
| North: | Residential; R-1 |
| South: | Residential; R-1 |
| East: | Residential; R-1 |
| West: | Residential; R-1 |

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur.

FINANCIAL DATA

None.

POLICY CONSIDERATIONS

The proposal is consistent with the General Plan.

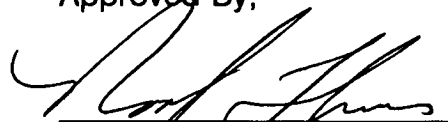
MBE/WBE EFFORTS

None.

Respectfully Submitted,


GARY STONEHOUSE
Planning Director

Approved By,


ROBERT THOMAS
Acting Director, Planning & Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

October 1, 1991
District No. 6

CONTACT PERSON:
Will Weitman, Principal Planner
(916)449-5604

GS:WW:BW:vr
P91-068.ft

Attachments

APPROVED
BY THE CITY COUNCIL

OCT 1 1991

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 91-774
ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP AND SUBDIVISION MODIFICATION FOR PROPERTY LOCATED AT 4351 & 4361 63rd STREET;

(P91-068) (APN: 021-0241-039)

WHEREAS, the City Council on _____, 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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration (refer to Initial Study Discussion in the Planning Commission File No. P91-068);

WHEREAS, the City Planning Commission and/or Planning staff 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 herein, as follows:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
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 establish two lots greater than 160 feet deep:
 - a. The City Council 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 lots are greater than 160 feet in depth.
 - 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 excessive lot depths will comply with the minimum required 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 all other applicable Specific Plans of the City in that the property is designated for residential uses.

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DATE ADOPTED: _____

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. Dedicate a standard 12.5 foot public utility easement for underground public utility facilities and appurtenances adjacent to 63rd Street;
 - B. Dedicate a 5 foot wide Public Utility Easement along the east boundary of Lots 1 and 2 for overhead and underground facilities and appurtenances;
 - C. Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P91-068);
 - D. Provide separate sewer service for Lot 1 and install hook up as required prior to filing final map;
 - E. Show all existing easements;
 - F. Provide a concrete connection between the existing rolled curb and the driveway at 4351 63rd Street to the satisfaction of the Street Maintenance Division;
 - G. Provide a concrete driveway between the existing rolled curb and the existing shed at 4361 63rd Street.

MAYOR

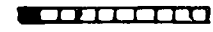
ATTEST:

CITY CLERK

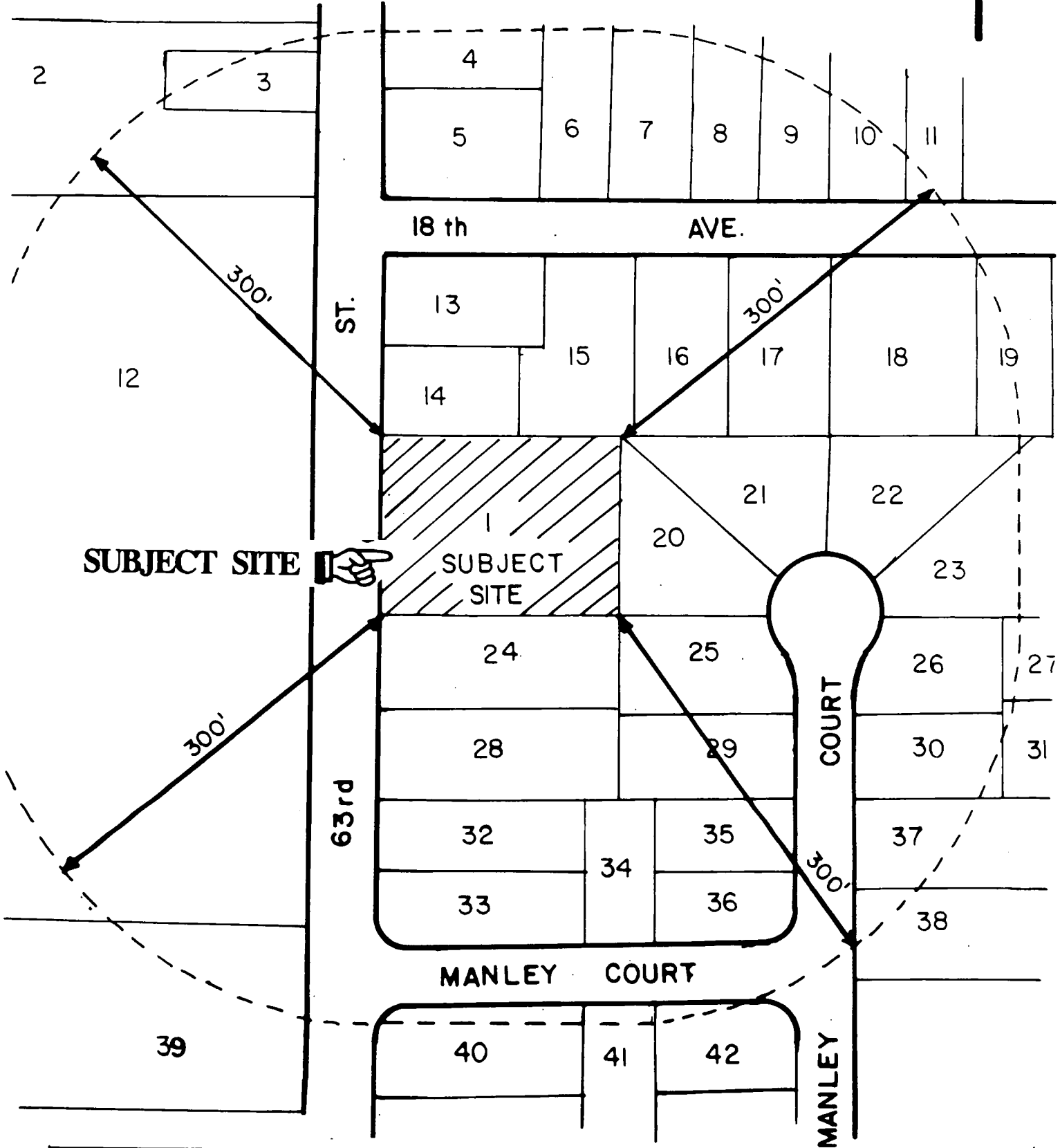
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SCALE: 1" = 100'



SUBJECT SITE

SUBJECT SITE

LAND USE & ZONING MAP

