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CITY CLERKS OFFICE
CITY OF SACRAMENTO

APR 20 2 08 PM '88

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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

April 19, 1988

APPROVED
BY THE CITY COUNCIL

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

APR 26 1988

PLANNING
916-449-5604

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT: 1. Tentative Map (P88-049)
2. Subdivision Modification to Create Two Lots With Less Than 52' of Street Frontage

LOCATION: 617 Main Avenue

SUMMARY

The Tentative Map proposes to create three lots on a four (4) acre site zoned R-1, Single Family. The Planning Commission and staff recommend approval of the request with conditions.

BACKGROUND INFORMATION

The subject site is a portion of the King's Meadow Subdivision; recently approved. The purpose of this request is to separate the existing houses on two of the parcels from the remainder of the subdivision. When the King's Meadows Subdivision is constructed, access to the existing homes will be from public streets in the subdivision.

VOTE OF THE PLANNING COMMISSION

On March 10, 1988, the Commission voted five ayes, four absent, to recommend approval of the request.

RECOMMENDATION

The Planning Commission and staff recommend the City Council adopt the attached Resolution which adopts findings and approves the Tentative Map and Subdivision Modification with conditions.

Respectfully submitted,



Michael A. Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:AG:rt
attachments

District No. 2
April 26, 1988

P88-049

RESOLUTION No. 88-335

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

APR 26 1988

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT 617 MAIN AVENUE

(P88-049) (APN: 226-0240-021, 022)

WHEREAS, the City Council on April 26, 1988, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at 617 Main Avenue;

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 Review;

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 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 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 North Natomas 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. In the matter of the hereby approved requested subdivision modification to create lots with less than 52 feet of width:
 - a. The City Council determines that it is impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the purpose of the map is to separate out two existing houses for financing purposes.
 - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the site will be further subdivided and will conform at that time.
 - 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 two proposed lots contain existing homes which will gain access when further subdivision occurs.
 - 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 site 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. Waive standard subdivision improvements along Main Avenue pursuant to Section 40.811 of the City Code;
 - b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - c. Present evidence that Parcels 1 and 3 self contain water wells and drain fields;
 - d. Septic systems shall lie completely within the boundaries of Parcels 1 and 3 to the satisfaction of the City/County Health Department;
 - e. Expand existing 30 foot easement to include roadway areas outside of easement to provide access to Parcel 1;

- f. Final map shall show four parcels. (Maintain common line between Parcels A and Be of Parcel Map Book 24, Page 25.)
- g. Dedicate right-of-way on Main Avenue to a 40 foot half section.
- h. Place a note on the final map indicating the parkland dedication obligation for Parcels 2 and 4 shall be fulfilled with building permits or further subdivision of those parcels.

NOTE: This site lies within Zone X of the 100 year and 500 year flood zone.

MAYOR

ATTEST:

CITY CLERK

P88-049

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Sacramento City Planning Commission
VOTING RECORD

12

MEETING DATE
March 10, 1988

ITEM NUMBER
5A

PERMIT NUMBER
P 88-049

ENTITLEMENTS

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

STAFF RECOMMENDATION

Favorable Unfavorable

Correspondence

Petition

LOCATION

611 & 617 Main Avenue

PROPOSERS

NAME	ADDRESS

OPPOSERS

NAME	ADDRESS

MOTION #

Yes No Motion Second

GASTON	<u>absent</u>			
HOLLICK	<u>absent</u>			
HOLLOWAY	<u>absent</u>			
ISHMAEL	<u>✓</u>			
NOTESTINE	<u>absent</u>			
OTTO	<u>✓</u>		<u>✓</u>	
WALTON	<u>✓</u>			<u>✓</u>
RAMIREZ	<u>✓</u>			
CHINN	<u>✓</u>			

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
- TO RECOMMEND APPROVAL & FC TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJ. COND. & FORWARD TO CITY COU
- TO RATIFY NEGATIVE DECLARATIC
- TO CONTINUE TO _____
- OTHER _____

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REPORT AMENDED BY STAFF 3-10-88
CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816		
OWNER	Mamie Summers - 617 Main Avenue, Sacramento		
PLANS BY	Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816		
FILING DATE	12-29-87	ENVIR. DET.	Ex. 15305a
ASSESSOR'S-PCL. NO.	226-0240-021,022		
REPORT BY	SD:sq		

APPLICATION: A. Tentative Parcel Map

B. Variance to create two lots with less than 52' of street frontage

C. Subdivision Modification to create two lots with less than 52' of street frontage

LOCATION: 617 Main Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to create three lots on four acres located in the R-1 zone.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/ac.)
1984 North Sacramento

Community Plan Designation: Residential 7-15 du/ac.

Existing Zoning of Site: R-1

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1

South: Residential; R-1

East: Residential; R-1

West: Residential; R-1

Property Dimensions: Irregular

Property Area: 4+ acres

Topography: Flat

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 24, 1988, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification.

BACKGROUND INFORMATION: On January 28, 1988 the Planning Commission considered a request to subdivide 8.0+ acres into 28 single family lots and 12 halfplex lots known as King's Meadows (P87-360). The project is scheduled for consideration by the City Council on March 8, 1988. The subject site is a portion of King's Meadows.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for 4 to 15 dwellings in the General Plan. It is designated for 7 to 15 units per acre in the 1984 North Sacramento Community Plan. The site is surrounded by single family residences on large lots and vacant residential land.

APPLC. NO. P88-049 **MEETING DATE** March 10, 1988 **ITEM NO** 5

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B. Design

As previously stated, the subject site is a portion of King's Meadows. The purpose of this request is to separate the existing houses on proposed Parcels 1 and 3 from the remainder of the subdivision. This will allow the developer to obtain financing to construct King's Meadows. Proposed Parcel 1 was illegally created and this map will also legalize the parcel.

When King's Meadows is constructed, access to proposed Parcels 1 and 3 will be from a public street in the subdivision. In the meantime, access will be provided by easement to each of the existing residences. This temporary arrangement necessitates creating lots with less than 52 feet of public street frontage. Staff has no objection to this temporary arrangement.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15305a).

RECOMMENDATION: Staff recommends the following actions:

- A. Recommend approval of the Tentative Map subject to conditions which follow;
- B. Approve the Variance to create two lots with less than 52 feet of public street frontage based upon findings of fact which follow; and
- C. Recommend approval of the Subdivision Modification to create lots with less than 52 feet of public street frontage.

Conditions - 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. ^{Waive} Provide standard subdivision improvements along Main Avenue pursuant to Section 40.811 of the City Code: (*staff amended*)
- 2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- 3. Present evidence that Parcels 1 and 3 self contain water wells and drain fields;
- 4. Septic systems shall lie completely within the boundaries of Parcels 1 and 3 to the satisfaction of the City/County Health Department;
- 5. Expand existing 30 foot easement to include roadway areas outside of easement to provide access to Parcel 1;
- 6. Final map shall show four parcels. (Maintain common line between Parcels A and B of Parcel Map Book 24, Page 25.)
- 7. Dedicate right-of-way on Main Avenue to a 40 foot half section.

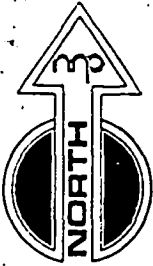
- 8. Place a note on the final map indicating the parkland dedication obligation for Parcels 2 and 4 shall be fulfilled with building permits or further subdivision of those parcels.

Note: This site lies within zone X of the 100 year and 500 year flood zone.

Findings of Fact - Variance

- 1. Granting the variance does not constitute a special privilege extended an individual applicant in that the lots will have public street frontage when King's Meadows is constructed.
- 2. Granting the variance is not a use variance in that residential uses are permitted in the R-1 zone.
- 3. Granting the variance will not be injurious to public health or welfare nor create a nuisance in that:
 - a. the parcels are temporarily provided access with easements dedicated on the map; and
 - b. when the subdivision is recorded, the lots will be provided 52+ feet of public street frontage.
- 4. The project is consistent with the 1984 North Sacramento Community Plan which designates the site for residential uses.

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SCALE: 1" = 40'

A
TENTATIVE PARCEL MAP
 FOR
KINGS MEADOW
 CITY OF SACRAMENTO JAN. 1988
 mp **MORTON & PITALO, INC.**
CIVIL ENGINEERING - PLANNING - SURVEYING

MUSOLF
226-190-18

CATLETT
226-200-45
165'

VOAST
226-220-43
160'

PALKO
226-220-41

PARCEL 1
20,460 s.f.

PARCEL 3
20,625 s.f.

PARCEL 4

PARCEL 2
133,275 s.f.

OWNER:

R. MAY
611 MAIN AVENUE
SACRAMENTO, CA 95838
R. Summers
617 Main Avenue
Sacramento, CA 95838

DEVELOPER

JOE LILLIS & LEO VAN PUTTEN
P.O. BOX 523
FAIRFIELD, CA 94533

APPLICANT/ENGINEER

MORTON & PITALO, INC.
1430 ALHAMBRA BLVD., SUITE 200
SACRAMENTO, CA 95816

ASSESSOR'S PARCEL NO.'S

226-240-21
226-240-20
226-240-22

AREA
40 AC PHILIPS
226-23-04

ZONING

R-1

STORM DRAINAGE

- SANITARY SEWER)
- WATER) CITY OF SACRAMENTO
- SCHOOL DISTRICT)
- PARKS & RECREATION)
- FIRE PROTECTION)

ELECTRICITY

SMUD

GAS

P.C. & E.

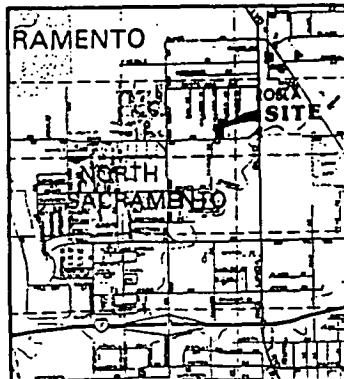
TELEPHONE

PACIFIC BELL

30' ESM'T. FOR ROAD;
INCIDENTAL PURPOSES
710513/01A/213

McKINNEY
226-24-11

EXIST.
AC. DRIVE



VICINITY MAP
NO SCALE

MAIN

AVE.

CANFIELD
227-540-52

MIRANDA
227-540-41

F88-049

3-10-88

870210
#5

PSB-D49



SCALE: 1"=40'

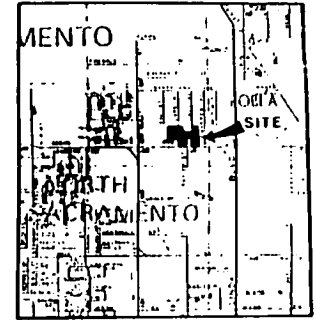
SHANNON 225-150-25

SOLBER 225-150-33

TRUSLOW 225-150-18

CATLETT 225-150-45

WOLFE 225-150-43



VICINITY MAP
NO SCALE

DATE: 1-5-88
JOB: 225-150-33 TO THE PLOT
P.B. 225-150-33
SACRAMENTO, CA 95811

DATE: 1-5-88
JOB: 225-150-33 TO THE PLOT
P.B. 225-150-33
SACRAMENTO, CA 95811

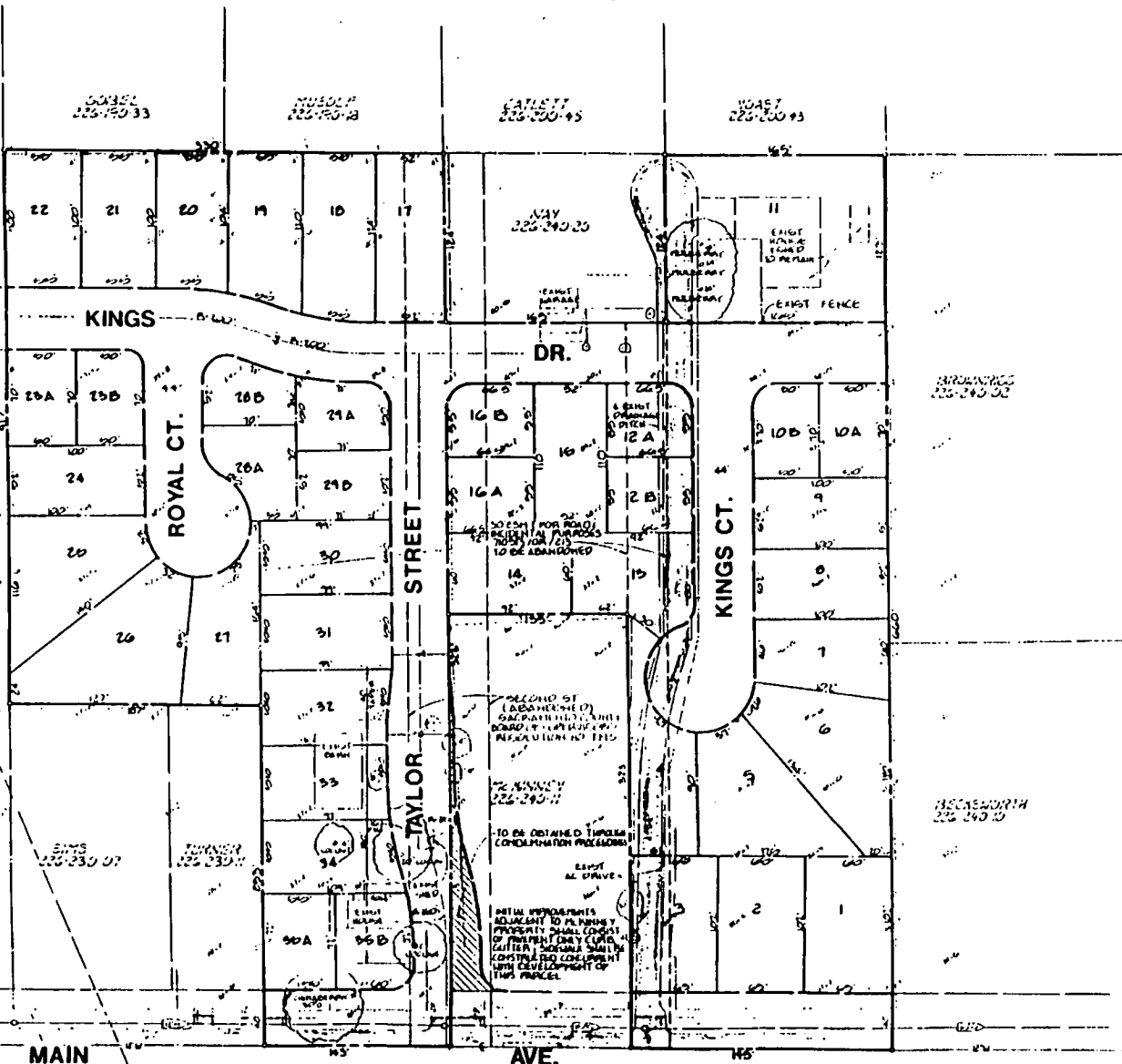
DATE: 1-5-88
JOB: 225-150-33 TO THE PLOT
P.B. 225-150-33
SACRAMENTO, CA 95811

DATE: 1-5-88
JOB: 225-150-33 TO THE PLOT
P.B. 225-150-33
SACRAMENTO, CA 95811

DATE: 1-5-88
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SACRAMENTO, CA 95811

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SACRAMENTO, CA 95811

DATE: 1-5-88
JOB: 225-150-33 TO THE PLOT
P.B. 225-150-33
SACRAMENTO, CA 95811



3-10-88

#5

225-150-33	225-150-33	225-150-33	TAYLOR ST.	225-150-33	225-150-33	225-150-33	225-150-33	225-150-33	225-150-33
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REVISED 1-5-88
REVISED 12-1-87
REVISED 11-11-87



TENTATIVE SUBDIVISION
KINGS MEADOW

DATE: 1-5-88
SHEET: 1



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

CITY CLERK

LORRAINE MAGANA
CITY CLERK

May 3, 1988

Mamie Summers and R. Nag
617 Main Avenue
Sacramento, CA 95838

Dear Gentleepersons:

On April 26, 1988, the Sacramento City Council took the following action(s) for property located 611 and 617 Main Avenue (P-88049):

Adopted Res. 88-335 approving Tentative Parcel Map to divide 4 acres into 3 lots in the R-1 (Standard Single Family) zone and Subdivision Modificaiton to create 2 lots with less than 52' of public street frontage.

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

Sincerely,

Lorraine Magana
City Clerk

LM/rr/#12

Enclosure

cc: Art Gee, Planning Department
Morton and Pitalo, 1430 Alhambra Boulevard, Sacramento, CA 95816

