



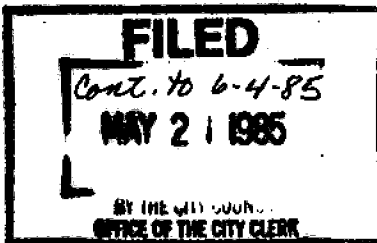
CITY OF SACRAMENTO

24

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR



APPROVED
BY THE CITY COUNCIL

JUN 4 1985

OFFICE OF THE
CITY CLERK

*with added
conditions N+O.*

May 2, 1985

City Council
Sacramento, California

SUBJECT: 1. Tentative Map (P85-075)
2. Subdivision Modification to create a lot
wide and to waive street improvements

LOCATION: 1040 Rood Avenue

SUMMARY

The application is for entitlements to subdivide a 1.8 acre site into three standard single family and a large lot for future residential development. The Planning Commission voted to recommend approval of the Tentative Map and Subdivision Modification to waive street improvements. However, the Commission also voted to recommend denial of the request to create a lot less than 52 feet in width.

An appeal of the Commission's action (attached) by a third party has been filed. The appeal cites "Impact on adjacent parcel owners and drainage changes created, location of access to Parcel A is undesirable".

BACKGROUND INFORMATION

The subject site is designated for residential use (4-8 units per acre) by the North Sacramento Community Plan. The adjacent area is developed with single family homes on large lots. The applicant's original proposal was to create three lots fronting on Rood Avenue and a flag shaped lot (Parcel A) with a substandard frontage of 44 feet on Rood Avenue. The staff's recommendation was to widen the frontage of Lot A to 52 feet thereby eliminating the need for a Subdivision Modification and providing the potential for a more buildable lot in the future. The applicant's proposal and staff's recommendation are illustrated by Exhibit A.

The Planning Commission approved staff's recommendation which the applicant also indicated was acceptable. The Commission's action has been appealed by an adjacent property owner.

FILED
MAY 5 1952
U.S. DEPT. OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

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VOTE OF THE PLANNING COMMISSION

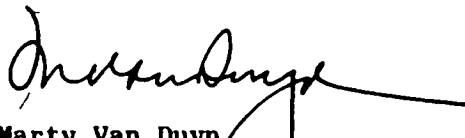
On March 28, 1985, the Planning Commission, by a vote of seven ayes, one no and one absent, recommended approval of the map as modified and with conditions.

RECOMMENDATION

The Planning Commission and staff recommend the City Council take the following action:

1. Deny the Appeal; and
2. Adopt the attached Resolution adopting Findings of Fact and approving the map as modified and with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:lao
attachments
P85-075

May 21, 1985
District No. 2

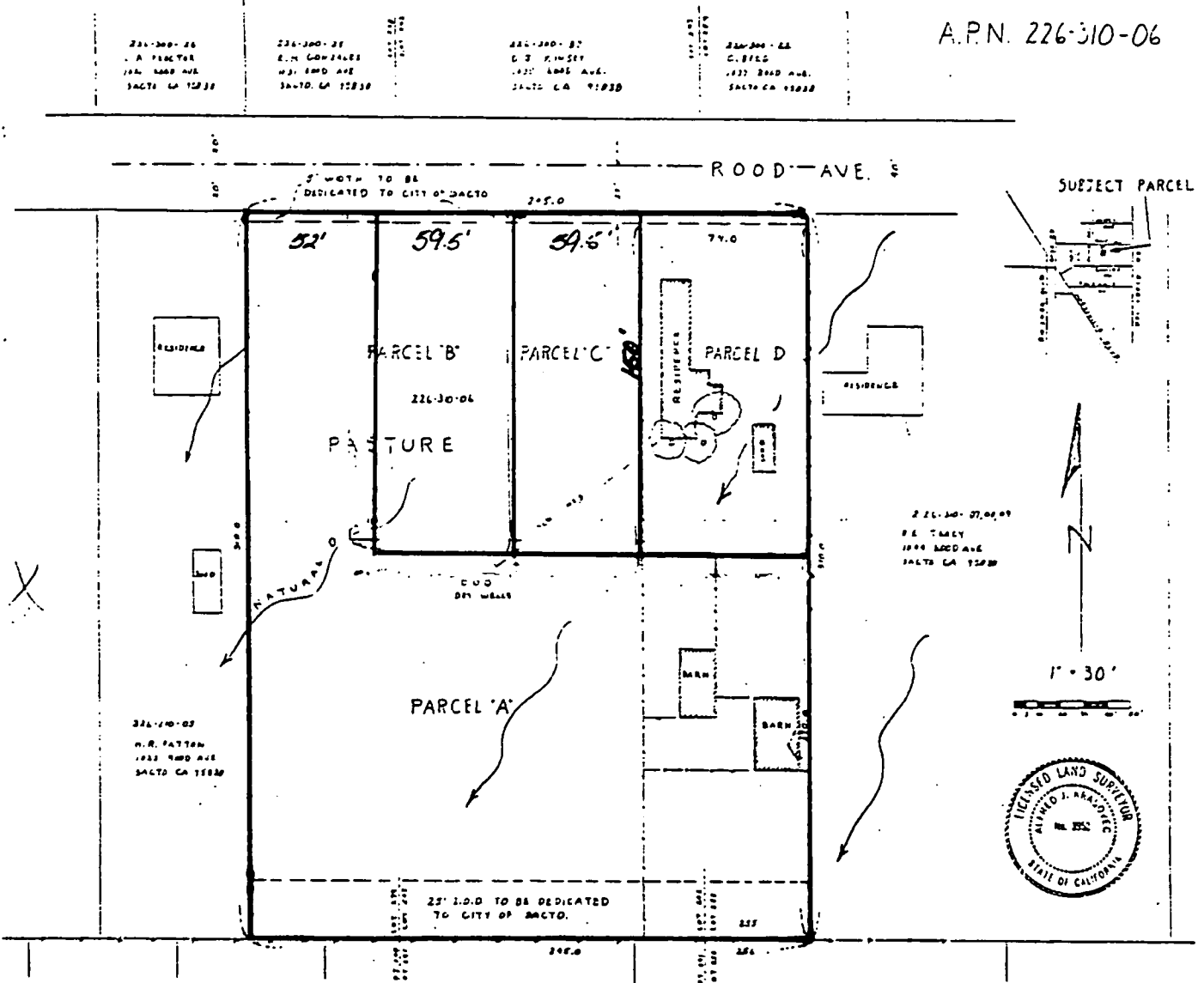
STAFF PROPOSAL

CONFIDENTIAL

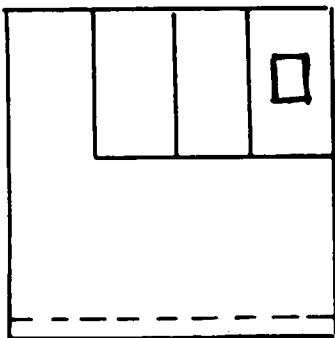
Exhibit A ~~24~~

E 1/2 LOT 239, LOT 242, PORTION LOT 255 OF ACME ACRES 14-67-27

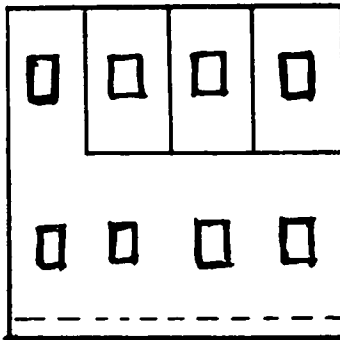
A.P.N. 226-310-06



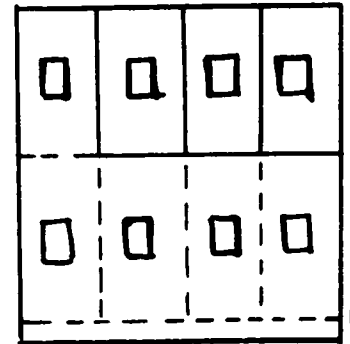
*** STAFF PROPOSAL**
 WIDENS PARCEL A FROM 44 FEET TO 52 FEET WHICH IS THE MINIMUM FOR THE R-1 ZONE.



CURRENT PROPOSAL



POTENTIAL DEVELOPMENT ON LOT A IF DEEP LOT PROVISIONS APPROVED



POTENTIAL FUTURE DEVELOPMENT PATTERN IF FUTURE STREET ACCESS PROVIDED

MEETING DATE March 28, 1985

ITEM NO. 12A FILE # 85-075

M _____

GENERAL PLAN AMENDMENT
COMMUNITY PLAN AMENDMENT
REZONING
SPECIAL PERMIT
VARIANCE

TENTATIVE MAP
 SUBDIVISION MODIFICATION
 LOT LINE ADJUSTMENT
 ENVIRONMENTAL DET.
 OTHER 24

Location: 1040 Hood Avenue

Recommendation:

Favorable w/condo
 Unfavorable
 Petition
 Correspondence

PROPOSERS

NAME

ADDRESS

Big Hoffmann - 10 Stampede Court, Sacramento 95834

OPPOSERS

NAME

ADDRESS

Hermon Whitehead - 1020 Hood Avenue, Sacramento

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 & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL *amended*
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

MOTION NO. _____

	YES	NO	MOTION	SECOND
Ferris		<input checked="" type="checkbox"/>		
Fong	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Goodin	<i>absent</i>			
Holloway	<input checked="" type="checkbox"/>			
Hunter	<input checked="" type="checkbox"/>			
Ishmael	<input checked="" type="checkbox"/>			
Ramirez	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Simpson	<input checked="" type="checkbox"/>			
Augusta	<input checked="" type="checkbox"/>			

4

NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

24

DATE: April 8, 1985

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City
Planning Commission of 3-28-85 when:
(Date)

Rezoning Application Variance Application
 Special Permit Application Sub division

was: Granted Denied by the Commission

GROUND(S) FOR APPEAL: (Explain in detail)
Impact on adjacent parcel owners and
drainage changes created. Location of access
to parcel A is undesirable

PROPERTY LOCATION: 1040 Rood Ave

PROPERTY DESCRIPTION: Residential

ASSESSOR'S PARCEL NO. 226 - 310 - 06

PROPERTY OWNER: H. OTTO + E. Hoffman

ADDRESS: 10 Stampede, Sacramento CA 95834

APPLICANT: AL KRASOUE

ADDRESS: 9 Pebble Ct. Sacramento, CA. 95831

APPELLANT: (Herman D. Whitehead) (HERMAN D Whitehead)
(SIGNATURE) PRINT NAME

ADDRESS: 6632 Coral Reef Ct. (Prop.) 1020 Rood Ave

FILING FEE: Cyrus Hts CA 95621 Sacramento, CA. 958.

by Applicant: \$105.00 RECEIPT NO. 2890

by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: _____

P-85-075

CITY OF SACRAMENTO
PAID - PL

5/82

APR 8 1985

PLANNING

5

DISTRIBUTE TO -
(4 COPIES REQUIRED): MVD
HY
WW
LO
SG - (Orig)

24

April 5, 1985

Sacramento Planning Commission
927 Tenth Street #300
Sacramento, Ca. 95814

Sacramento City Planning Commission:

The identified property owners appeal the decision of the Planning Commission on proposal P85-075 (3-28-85) passed on March 28, 1985.

These features of the plan are un-acceptable:

1. The major impact of the division is being transferred to an adjacent property owner. The access to parcel "A" which will be used for traffic is located only 8 feet from the back door of the residence on parcel 226-310-05.
2. Petitioner also stated he intends to use parcel A to construct as many duplexes on as possible.
3. Parcel A and it's access are the lowest area of the parcel being divided. The surface material located on the new parcel B, C, D would be required to elevate parcel A to reverse the drainage from South-west to North.

Modification of the surface won't alter the percolation flow which is blocked to the North by a ridge of "hard-pan". This hard-pan stratta on parcels B,C,D is only 12" below the surface. At the south perimeter of parcel A it is 3-4 feet deep. Drainage channels must be constructed along parcel lines thru this area to provide access for the percolation on parcel A to reach the ditch along Rood Ave. This ditch along parcels B and C is 2 feet below the level of the hard pan strata. The present gradient sends 75%

of the drainage onto parcels 226-310-05,25,24 and 25% into the ditch along Rood Ave.

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4. The proposal does not provide for the best utilization of Parcel A. The future subdivision of Parcel A should result in lots similar to those created by B,C,D. The location of the access at the west perimeter could result in several deep lots of 192' being created only 58 feet wide. Lots created facing the dedicated street which may never exist would be 145 feet deep. The most likely division are parcels facing the access. A cul-de-sac would require approval of sub standard size lots. We have offered several alternatives to the original plan.

5. Development of the area to standard size lots is not the trend as claimed by planning and the applicant. The rate of change in the area is now "rapid" and not gradual as claimed by the planning department.

A. No change in lot size or development has occurred to the parcels on page 226-310 (Rood, N; Claire, S; Dry Creek, E; Acme, W;) in the past 10 years. It contains only two large parcels 1.8 ac. and 3.8 ac. with potential for high density development. They comprise only 29% of the total land area occupied by 28 parcels.

B. Most of the area development has occurred on page 226-300 (Vinci Rd, N; Rood Ave, S; Dry Creek, E; Acme, W). In this area 2 parcel consolidations, ($\frac{1}{2}$, 1 acre deep lots) and 4 parcel splits have occurred in the last five years. Three houses have been destroyed and two complete renovations were completed. Fourteen new homes have been created.

C. Only one of the parcel divisions created the standard size lots described. This occurred without the opposition because several nearby parcels were unoccupied.

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The area residents within 300 feet were never notified and unaware of the action until construction started. Only three of the 14 new residences occupy standard size lots which are located on a corner and a cross street. Two occupy 1 acre deep lot parcels, 5 occupy 1/2 acre lot parcels, 2 occupy 1/3 acre deep lots, and 2 occupy 1/4 acre.

D. On map 226-29, 9 new homes and one duplex have been built on existing parcels.

6. The street traffic will increase on substandard Rood Ave. This street flows traverse traffic between Dry Creek Rd and Rio Linda / Marysville Blvd. It was not identified in the 1983 EIR report as a high volume street. A traffic count is being performed to determine the current traffic volume. The increase of traffic from several duplexes or high density housing would impact on persons with residences on this street.

7. The increased parcel density will result in a higher noise intensity from air traffic using the McClellan AFB facility. These parcels are under the route flown by the aircraft on their downwind leg of the approaches. Because of the number of training flights requiring repeated landings for practice, this air traffic volume can be significant on days with good flying weather.

Please reconsider the proposal P85-075 with the identified problems. Because the petitioner is requesting waiver of sub division requirements, there will be no perimeter fence required to isolate the change. For this reason the factors impacting the neighbors should be given more consideration.

Sincerely,

Herman D. Whitehead Jr.

8 Herman D. Whitehead Jr.

Encl.

ALTERNATIVE A INITIATIVE PARCEL 24 MAP

E 1/2 LOT 239, LOT 242, PORTION LOT 255 OF ACME ACRES 14-6M-27

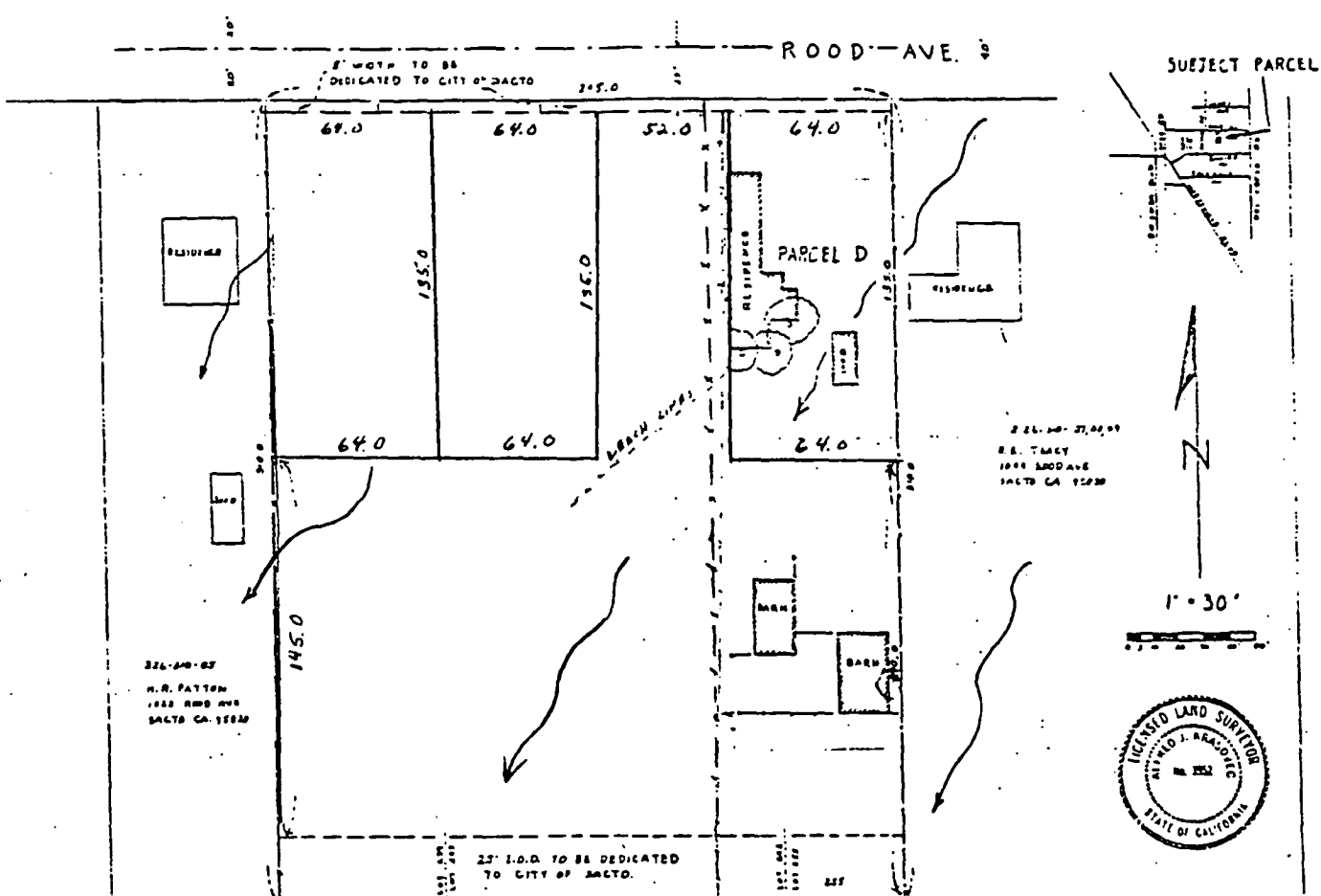
A.P.N. 226-310-06

226-300-26
A. FLETCHER
1000 1000 AVE
SACRA, CA 95208

226-300-27
E. M. GARFIELD
1000 1000 AVE
SACRA, CA 95208

226-300-27
D. D. KIMBLEY
1000 1000 AVE
SACRA, CA 95208

226-300-28
C. B. BIRD
1000 1000 AVE
SACRA, CA 95208



226-300-26
A. FLETCHER
1000 1000 AVE
SACRA, CA 95208

226-300-27
E. M. GARFIELD
1000 1000 AVE
SACRA, CA 95208

226-300-27
D. D. KIMBLEY
1000 1000 AVE
SACRA, CA 95208

226-310-22, 23
A. C. CROWE
1000 1000 AVE
SACRA, CA 95208

DATE FEB 1, 1925

SUBDIV NAME Parcel Map
OWNER Harold & Effie Ann
Simpson heirs
10 S. Fremont St
Sacto. Ca. 95204

SURVEYOR A. K. ...
Sacto. Ca. 95204

PRESENT ZONE R1
PROPOSED ZONE R1
DESIGNED USE Single Family Residential

NUMBER OF LOTS 4
AREA 1.800 Acres

SCHOOL DISTRICT
WATER Public water in street
SANITARY Sewer in street
STORM Open ditches and
level of roads
FLOOD Natural Drains

*Requires Zero Lot line Permit
for final map.*

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INITIATIVE PARCEL MAP

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E 1/2 LOT 239, LOT 242, PORTION LOT 255 OF ACME ACRES 14-67-27

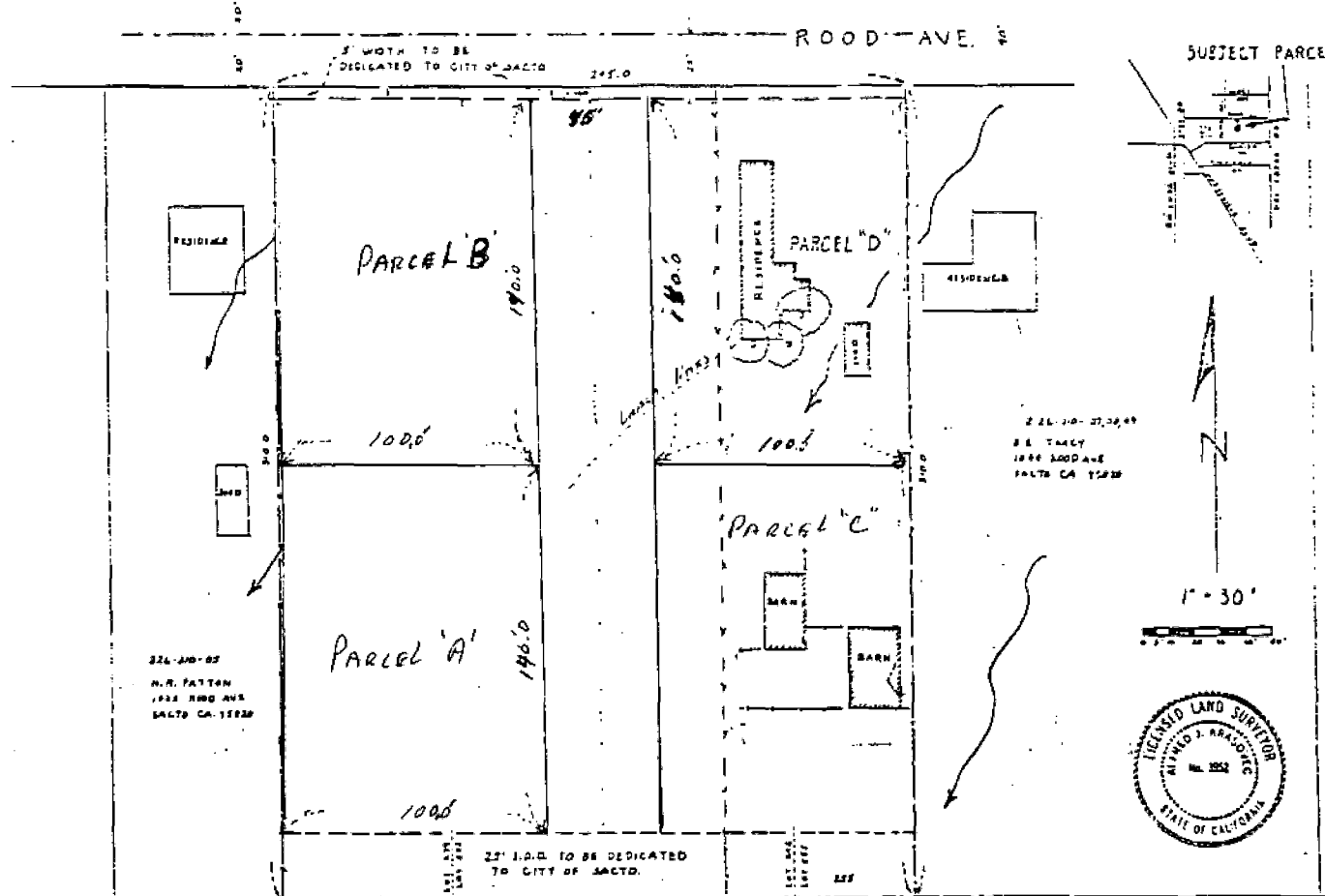
A.P.N. 226-310-06

226-310-26
A. H. TAYLOR
1844 1800 AVE.
SACramento, CA 95828

226-310-22
E. M. DOWNES
1421 1800 AVE.
SACramento, CA 95828

226-310-27
G. J. WOOD
1421 1800 AVE.
SACramento, CA 95828

226-310-28
G. J. WOOD
1421 1800 AVE.
SACramento, CA 95828



226-310-02
M. R. PATTON
1924 1800 AVE
SACramento, CA 95828

226-310-27, 28, 29
G. J. WOOD
1421 1800 AVE
SACramento, CA 95828

25th S.D.D. TO BE DEDICATED TO CITY OF SAC.

226-310-26
A. H. TAYLOR
1844 1800 AVE
SACramento, CA 95828

226-310-22
E. M. DOWNES
1421 1800 AVE
SACramento, CA 95828

226-310-27
G. J. WOOD
1421 1800 AVE
SACramento, CA 95828

226-310-28, 29
G. J. WOOD
1421 1800 AVE
SACramento, CA 95828

DATE: FEB 1, 1987

SUBDIVISION NAME	Parcel Map	SCHOOL DISTRICT	Area
OWNER	Harriet D. Hoffman Dorcas Hoffman 18 Stampede CP SACramento, CA 95828	WATER	Public Water in Street
SURVEYOR	A. Krawiec 4 Park Dr. SACramento, CA 95828	SEWER	Sanitary in Street
PRESENT ZONE	R1	STORM	Open ditches on side of roads
PRESENT USE	Residence & Farm	FLOOD	Natural Drains
PROPOSED ZONE	R1		
PROPOSED USE	Single Family Residential		
NUMBER OF LOTS	4		
AREA	1.866 Acre Cont. 1.7725 Acre Net		

Alternative C

INITIATIVE PARCEL MAP

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E 1/2 LOT 239, LOT 242, PORTION LOT 255 OF ACME ACRES 14-87-27

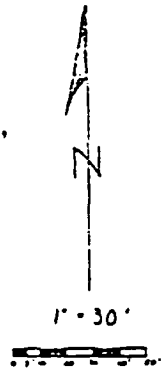
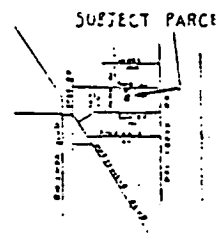
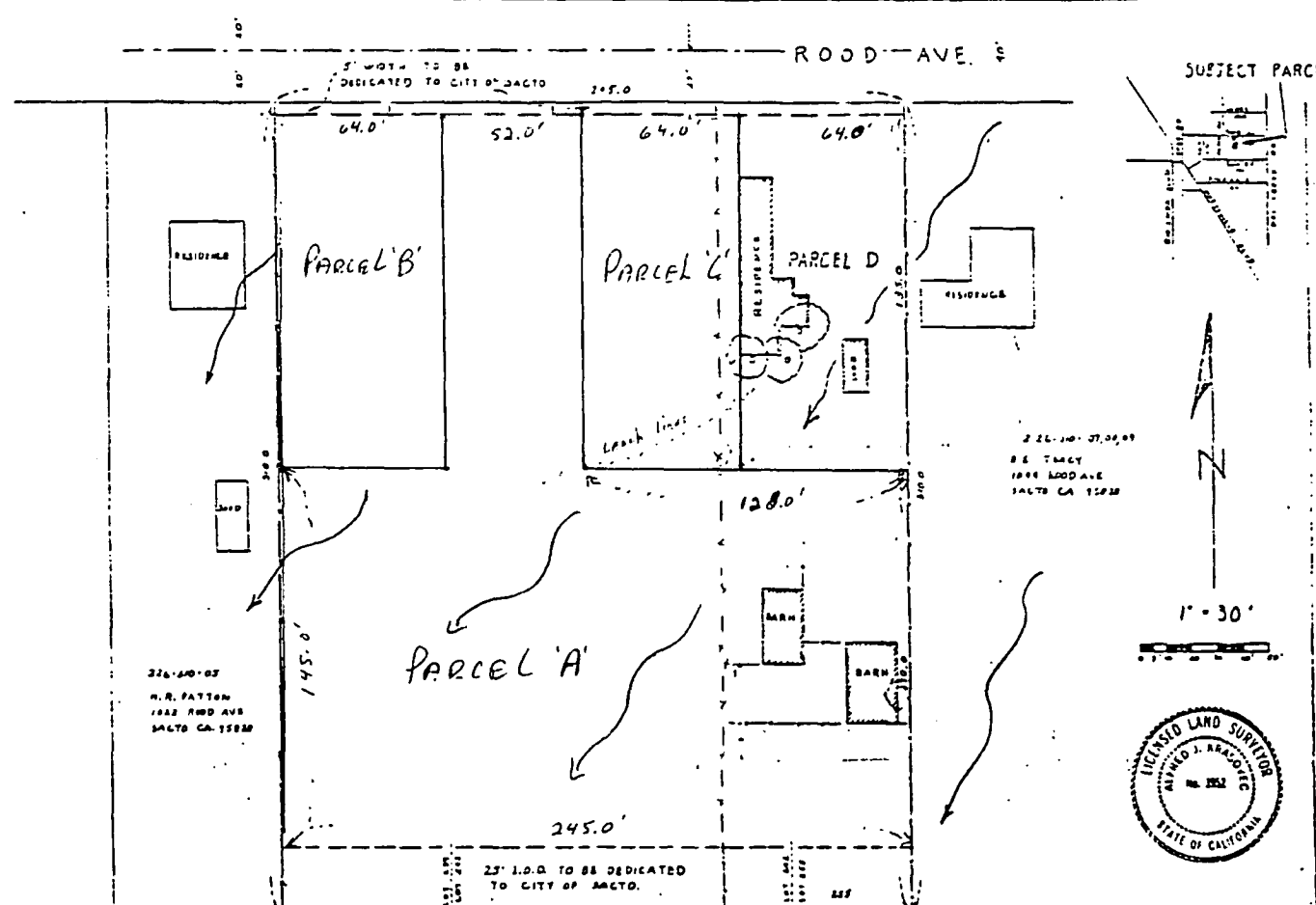
A.P.N. 226-310-06

226-310-26
A. PATTON
1822 RHOOD AVE
SACRAMENTO CA 95833

226-310-27
E. M. GONZALES
1822 RHOOD AVE
SACRAMENTO CA 95833

226-310-28
G. T. GUNTER
1822 RHOOD AVE
SACRAMENTO CA 95833

226-310-29
C. B. CROWE
1822 RHOOD AVE
SACRAMENTO CA 95833



226-310-26
A. PATTON
1822 RHOOD AVE
SACRAMENTO CA 95833

226-310-27
E. M. GONZALES
1822 RHOOD AVE
SACRAMENTO CA 95833

226-310-28
G. T. GUNTER
1822 RHOOD AVE
SACRAMENTO CA 95833

226-310-29
C. B. CROWE
1822 RHOOD AVE
SACRAMENTO CA 95833

DATE FEB 1, 1985

SUBDIVISION NAME	Parcel Map	SCHOOL DISTRICT	Rabio
OWNER	Robert G. Hoffman Elfrance Hoffman 18 Elmwood Ct Sacramento, CA 95834	WATER	Public water in Street
SURVEYOR	A. Kraemer 4 Adams Ct. Sacramento, CA 95834	SANITARY	Sanitary in Street
PRESIDENT ZONE	R1	STORM	Open ditches and Inlet of roads
PRESIDENT USE	Residential Single-Family	SEWER	Natural Drainage
PROPOSED ZONE	R1		
PROPOSED USE	Single Family Residence		
NUMBER OF LOTS	4		
AREA	1.726 Acres Containing 1.726 Acres Net		

Requires zero lot line Permit for final map.

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DIVISION
PUBLIC WORKS OFFICE
SACRAMENTO

11 59 AM '85
NOTICE OF DECISION

Appeal of Herman Whitehead vs City of)
Sacramento Planning Commission's Approval)
of a Tentative Map (P85-075) to divide)
a 1.8 acre parcel into four lots and)
Subdivision Modifications to create a lot)
in excess of 160 feet in depth and to)
waive street improvements for property)
located at 1040 Rood Avenue)

AND

FINDINGS OF FACT

At its regular meeting of June 4, 1985, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council denied the appeal based on the following findings:

1. It is impracticable and undesirable to conform to strict application of City Code Chapter 40 in that full street improvements do not exist areawide and due to the street patterns in the area almost all existing lots are in excess of 160 feet.
2. The modification will not be detrimental to public health, safety or welfare, or injurious to other properties in the vicinity in that the applicant agrees to participate in a future assessment district to provides street improvements on a more comprehensive basis. Further the applicant will need to submit a drainage study to the Public Works Department for approval and complete necessary work specified prior to recordation of the map.
3. The Tentative Map and Modifications are consistent with the General Plan and the 1984 North Sacramento Community Plan which designate the site for residential use(s).

MAYOR

ATTEST:

CITY CLERK

P85-075

AMENDED BY STAFF

RESOLUTION No. 85-422

Adopted by The Sacramento City Council on date of

JUN 4 1985

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT 1040 ROOD AVENUE

(P-85-075)(APN: 226-310-06)

WHEREAS, the City Council, on May 21, 1985, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at 1040 Rood 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 will not 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 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 balanced 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 therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

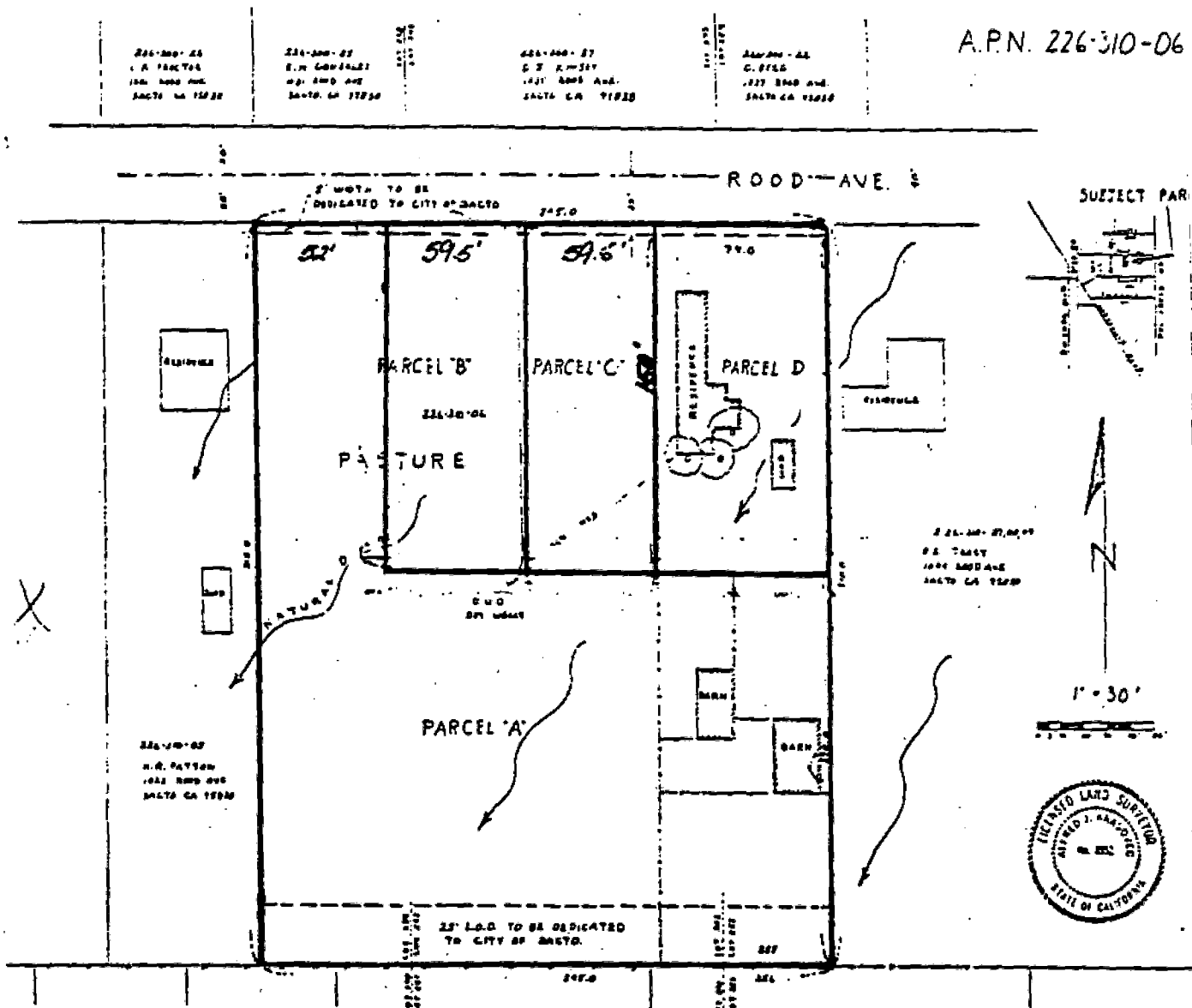
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1984 North Sacramento Community Plan designate the subject site for residential (4-8 du/ac) 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 Water 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 waive street improvements :
 - 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 full improvements do not exist in the area
 - 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 applicant agrees to participate in a future assessment district
 - 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 improvements will be provided at a later date on a more comprehensive basis
 - 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 use(s)
7. The tentative map for the proposed subdivision is hereby approved subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:

- a. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- b. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A, B and C. These services must be paid for and installed at the time of obtaining building permits;
- c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- d. 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;
- e. *Applicant shall agree, in a form satisfactory to the City Attorney, to construct the improvements as defined in Sacramento City Code Section 40.811 at such time as required by the Director of Public Works. Such agreement shall be recorded at the time of the recording of the final map.*
- f. Dedicate Rood Avenue to a 25-foot halfsection;
- g. Final map cannot be filed until easements, drainage and lot grading are complete;
- h. Abandon existing septic system to Sacramento County Health Department standards;
- i. Provide sewer and water services to Parcel D;
- j. Abandon any non-usable water wells to the satisfaction of the City Health Department;
- k. Redesign the map so that Parcel A has 52 feet of street frontage; Parcels B, C and D are 150 feet deep;
- l. Remove or relocate to Parcel D the accessory structures which are now on Parcel A;
- m. Place the following note on the final map: Any development of Parcel A which is in excess of the units shall be responsible for additional parkland dedication fees.

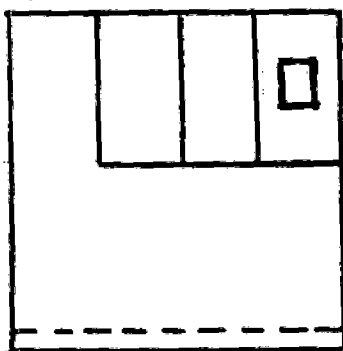
TENTATIVE MAP

E 1/2 LOT 239, LOT 242, PORTION LOT 255 OF ACME ACRES 14-87-2

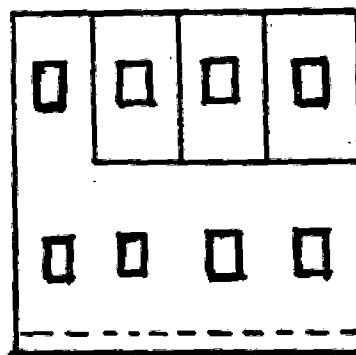
A.P.N. 226-310-06



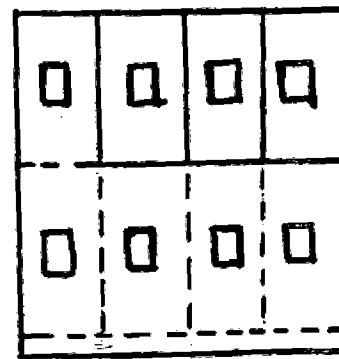
* STAFF PROPOSAL *
 WIDENS PARCEL A FROM 44 FEET TO
 52 FEET WHICH IS THE MINIMUM FOR THE
 R-1 ZONE.



CURRENT
 PROPOSAL



POTENTIAL DEVELOPMENT
 ON LOT A IF DEEP LOT
 PROVISIONS APPROVED



POTENTIAL FUTURE
 DEVELOPMENT PATTERNS
 IF FUTURE STREET
 ACCESS PROVIDED

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT 1040 ROOD AVENUE

(P-85-075)(APN: 226-310-06)

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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;

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 balanced 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 therein.
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 1984 North Sacramento Community Plan designate the subject site for residential (4-8 du/ac) 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 Water 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 waive street improvements :
 - 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 full improvements do not exist in the area.
 - 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 applicant agrees to participate in a future assessment district.
 - 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 improvements will be provided at a later date on a more comprehensive basis.
 - 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 use(s).
7. The tentative map for the proposed subdivision is hereby approved subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:

- a. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- b. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A, B and C. These services must be paid for and installed at the time of obtaining building permits;
- c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- d. 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;
- e. *Applicant shall agree, in a form satisfactory to the City Attorney, to construct the improvements as defined in Sacramento City Code Section 40.811 at such time as required by the Director of Public Works. Such agreement shall be recorded at the time of the recording of the final map.*
- f. Dedicate Rood Avenue to a 25-foot halfsection;
- g. Final map cannot be filed until easements, drainage and lot grading are complete;
- h. Abandon existing septic system to Sacramento County Health Department standards;
- i. Provide sewer and water services to Parcel D;
- j. Abandon any non-usable water wells to the satisfaction of the City Health Department;
- k. Redesign the map so that Parcel A has 52 feet of street frontage; Parcels B, C and D are 150 feet deep;
- l. Remove or relocate to Parcel D the accessory structures which are now on Parcel A;
- m. Place the following note on the final map: Any development of Parcel A which is in excess of the units shall be responsible for additional parkland dedication fees.

MAYOR

ATTEST:

CITY CLERK

E 1/2 LOT 239, LOT 242, PORTION LOT 255 OF ACME ACRES 14-57-27

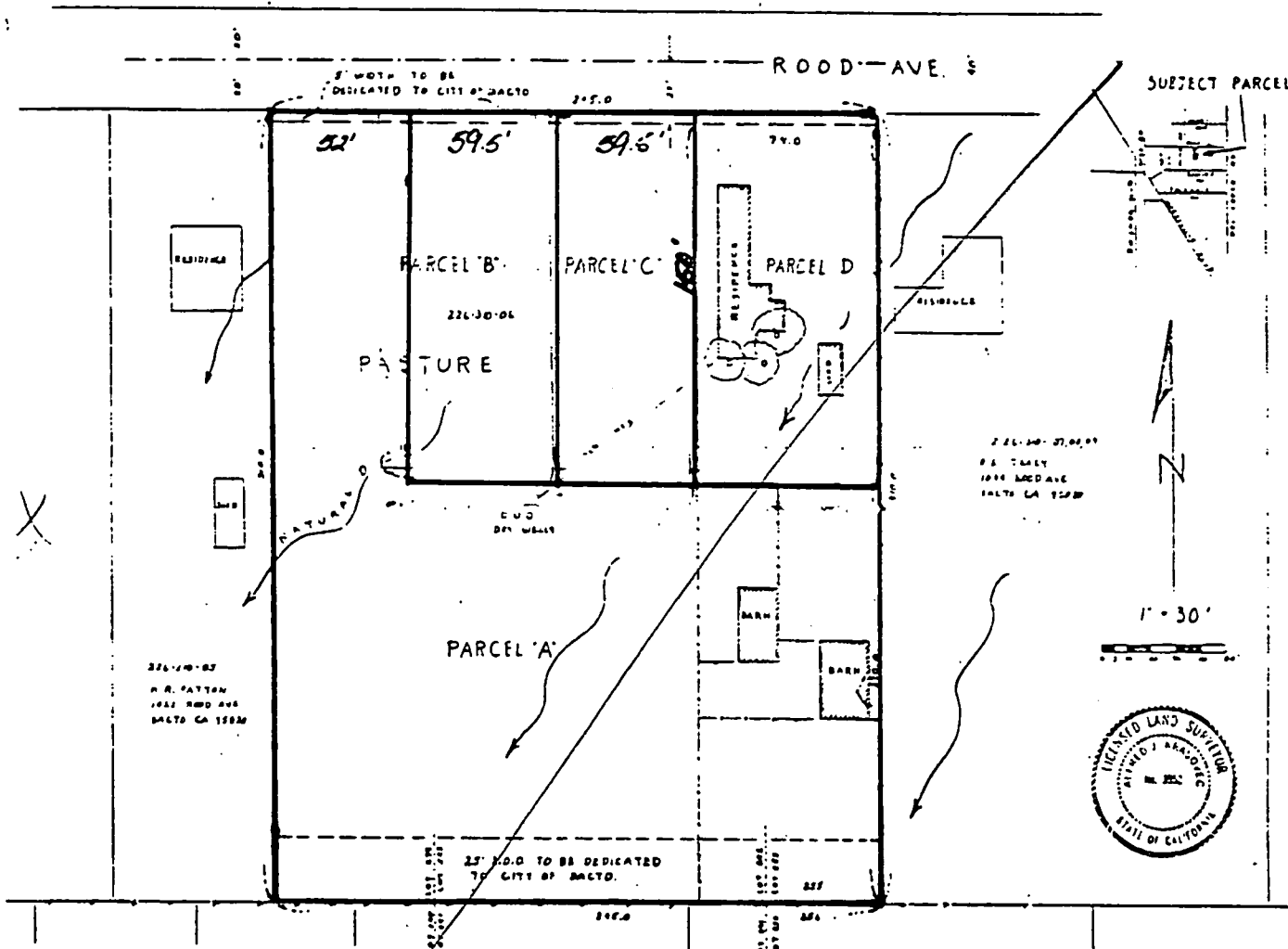
A.P.N. 226-310-06

226-309-26
L. A. FACTOR
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SALTO CA 15233

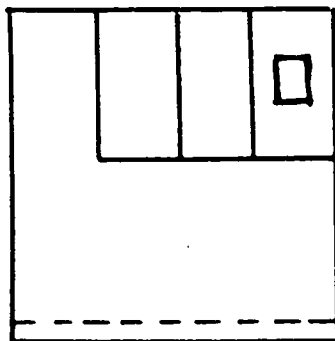
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E. M. GONZALES
1031 ROAD AVE
SALTO CA 15233

226-306-27
E. J. KIMSEY
1021 ROAD AVE
SALTO CA 15233

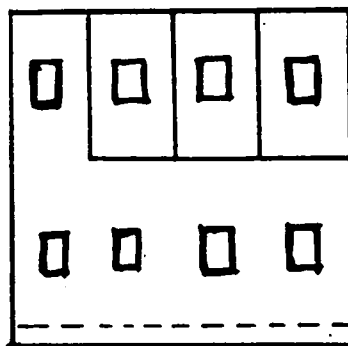
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C. B. FLECK
1037 ROAD AVE
SALTO CA 15233



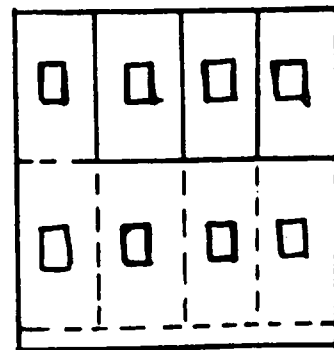
* STAFF PROPOSAL
WIDENS PARCEL A FROM 44 FEET TO
52 FEET WHICH IS THE MINIMUM FOR THE
R-1 ZONE.



CURRENT
PROPOSAL



POTENTIAL DEVELOPMENT
ON LOT A IF DEEP LOT
PROVISIONS APPROVED



POTENTIAL FUTURE
DEVELOPMENT PATTERN
IF FUTURE STREET
ACCESS PROVIDED

STAFF REPORT AMENDED 3-28-85
CITY PLANNING COMMISSION

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927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Al Krasovic, 9 Pebble Court, Sacramento, CA 95831		
OWNER	H. Otto & E. Hoffman, 10 Stampede Court, Sacramento, CA 95834		
PLANS BY	Al Krasovec, 9 Pebble Court, Sacramento, CA 95831		
FILING DATE	2-4-85	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	Ex. 15315	EIR	ASSESSOR'S PCL NO 226-310-06

- APPLICATION:
- A. Tentative Parcel Map (P85-075)
 - B. Variance to create a lot less than 52 feet wide (Sec. 3-E-19)
 - C. Subdivision Modification to create a lot less than 52 feet wide and in excess of 160 feet deep (Ch. 40.322 (a) and (c))
 - D. Subdivision Modification to defer water and sewer services to Parcels A, B & C (Withdrawn)
 - E. Subdivision Modification to waive street improvements (Ch. 40.811)

LOCATION: 1040 Rood Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1.8+ acres into three standard single family lots and a large lot for future residential development.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential, 4-8 du/ac.
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residence
Surrounding Land Use and Zoning:	
North:	Single Family; R-1
South:	Single Family; R-1
East:	Single Family; R-1
West:	Single Family; R-1
Property Dimensions:	245' x 310'
Property Area:	1.8+ acres
Density of Development:	4.6 du/gr. ac., parcels B, C & D
Significant Feature of Site:	Lack of drainage facilities
Topography:	Flat
Street Improvements:	To be provided in the future
Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 27, 1985, by a vote of 5 ayes, 4 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map and Subdivision Modifications, subject to conditions which follow.

PROJECT EVALUATION: Staff has the following comments:

- A. Land Use: The subject site is designated for residential uses in the 1974 General Plan. It is designated residential, four to eight dwelling units per acre in the 1984 North Sacramento Community Plan. The subject site is surrounded by residential development located primarily on large lots. Development is gradually occurring in the area, and these large parcels are being subdivided into standard residential lots.

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- B. The applicant proposes to subdivide the subject site into three standard residential parcels and a fourth, flag-shaped lot for future development. Street frontage of Parcel A is proposed to be 44 feet. The density of the three standard parcels is 4.6 units per acre. Potential development yield of the flag-shaped lot can be as much as nine units. Considering a potential overall density of 6.9 units per acre, the proposed project is compatible with the North Sacramento Community Plan designation of four to eight units per acre. The proposed project is also compatible with the General Plan designation, existing zoning and surrounding land uses.
- C. Design: To facilitate future development of the flag-shaped parcel, the applicant has agreed to place an irrevocable offer of dedication for a future street across the southern 25 feet of the subject site. Staff requests that width of Parcel A be increased to 52 feet along Rood Avenue. This will result in a standard width parcel should the City exercise the I.O.D. in the future and Parcel A is subdivided into single family lots. Staff, therefore, does not support the request to create a lot less than 52 feet wide.
- D. Staff supports the request to create Parcel A in excess of 160 feet deep. Its flag-shaped configuration allows for more efficient future development. In addition, the potential of creating four deep lots is eliminated. Parcels B, C and D should be increased to 150 feet deep in order to avoid future deep lots in the rear.
- E. In order to avoid inactive sewer and water services which are subject to vandalism, the Subdivision Review Committee recommends deferring these services for Parcels A, B and C until building permits are obtained. The applicant will be required to connect the residence on Parcel D prior to final map recordation.
- F. The subject site is located in an area that has no drainage facilities or curbs, gutters or sidewalks. A subdivision modification has been requested to waive street improvements. The applicant is required to place a note on the final map referencing participation in any future assessment districts which will provide these facilities.
- G. There are two accessory structures located on Parcel A. These must be removed or relocated onto Parcel D prior to final map recordation.
- H. Policies: The Planning and Community Services Divisions have determined parkland dedication in-lieu fees are appropriate. Fees will be based upon .1341 acres of land multiplied by the acre value established by the applicant's appraiser. The figure was determined based upon a maximum yield of nine units on the entire site. Should Parcel A yield more than six units, the applicant will be responsible for additional fees.

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

RECOMMENDATION: Staff recommends:

- A. Approval of the Tentative Map, subject to conditions which follow;

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- B. Denial of the Variance to create a lot less than 52 feet wide, based upon Findings of Fact which follow;
- C. Denial of the Subdivision Modification to create a lot less than 52 feet wide; approval of the Subdivision Modification to create a lot in excess of 160 feet deep;
- D. Approval of the Subdivision Modification to waive street improvements.

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. Prepare a sewer and drainage study for the review and approval of the City Engineer;
2. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A, B and C. These services must be paid for and installed at the time of obtaining building permits;
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
4. 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;
5. Applicant shall sign an agreement with the City to participate in future assessment district proceedings to construct street improvements. A note shall be placed on the final map referencing the agreement;
6. Dedicate Rood Avenue to a 25-foot halfsection;
7. Final map cannot be filed until easements, drainage and lot grading are complete;
8. Abandon existing septic system to Sacramento County Health Department standards;
9. Provide sewer and water services to Parcel D;
10. Abandon any non-usable water wells to the satisfaction of the City Health Department;
11. Redesign the map so that Parcel A has 52 feet of street frontage; ~~Parcels B, C and D are 150 feet deep~~; *(CPC amended to allow Parcels B, C & D to remain 135' deep)*

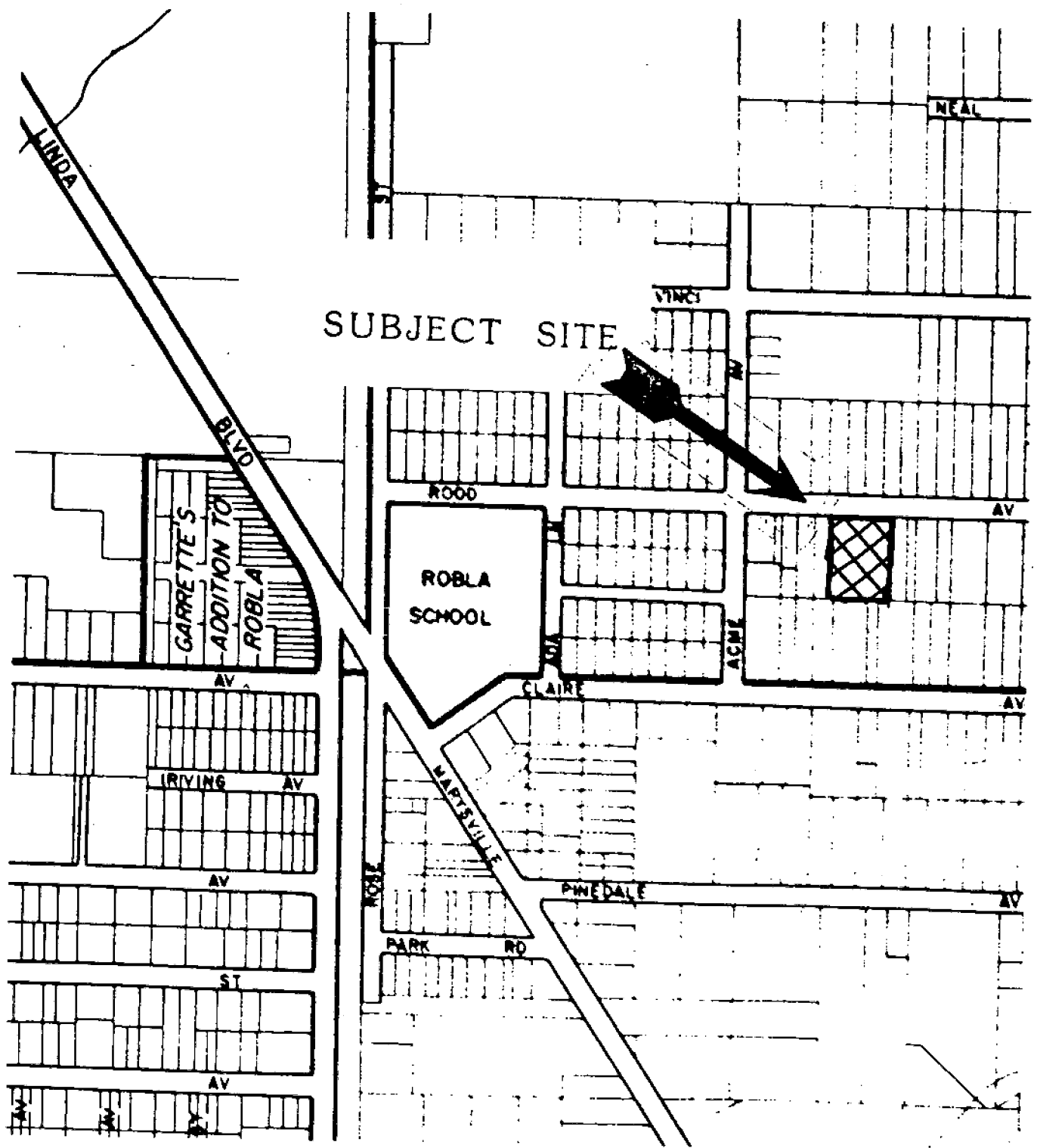
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12. Remove or relocate to Parcel D the accessory structures which are now on Parcel A;
13. Place the following note on the final map: Any development of Parcel A which is in excess of the units shall be responsible for additional parkland dedication fees.

Findings of Fact - Denial of Variance

1. Granting the variance would be injurious to public welfare and property in the vicinity of the applicant, in that should the City exercise the irrevocable offer of dedication, a parcel of substandard width will result along the Rood Avenue frontage.
2. Granting the variance constitutes a special privilege extended an individual property owner, in that there is sufficient width to create standard width parcels.

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VICINITY MAP

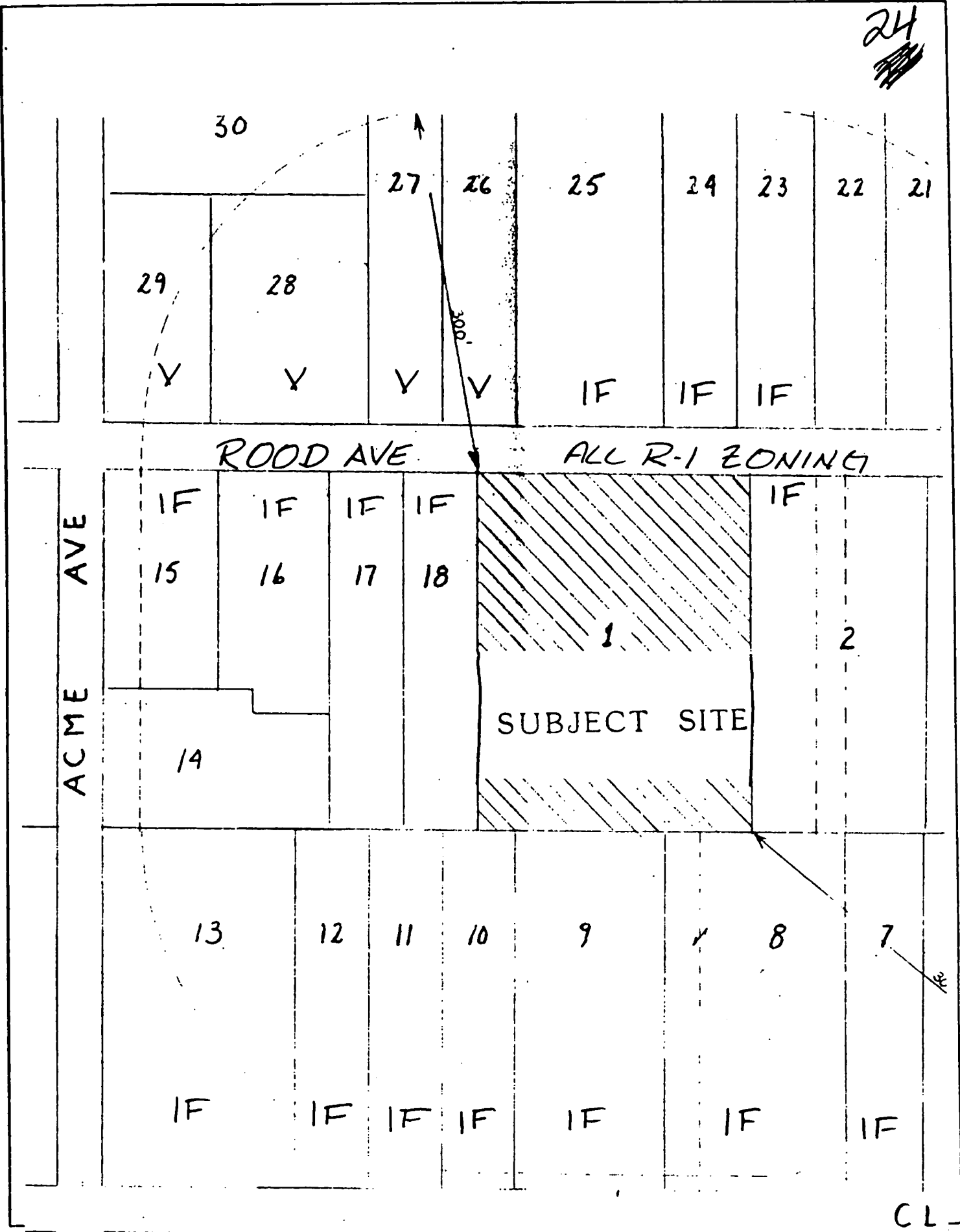
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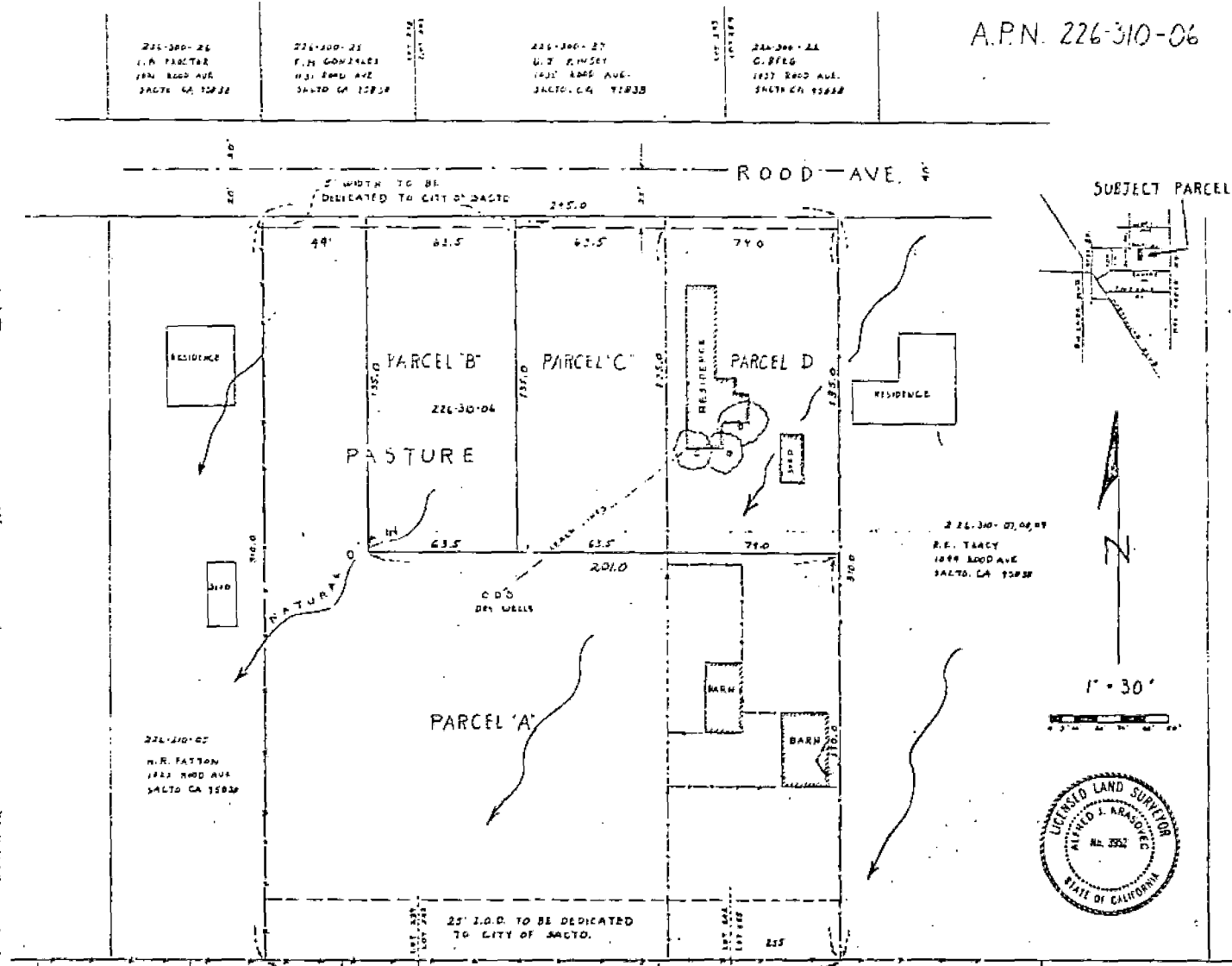


LAND USE & ZONING MAP

INITIATIVE PARCEL ²⁴ MAP

E 1/2 LOT 239, LOT 242, PORTION LOT 255 OF ACME ACRES 14-BM-27

A.P.N. 226-310-06



DATE FEB 1, 1967

SUBDIV NAME	Parcel Map	SCHOL DISTRICT	Public
OWNER	Nancy G. Hoffman Elizabeth Hoffman 16 Stimpson Ct Sacramento, CA 95834	WATER	Public Water in Street
SURVEYOR	A. Krasovec 9 Public Ct. Sacramento, CA 95834	SANITARY	Street in Street
PRESENT ZONE	R1	STORM	Open ditches and trick of roads
PRESENT USE	Residence & Pasture	FLOOD	Natural Drains
PROPOSED ZONE	R1		
PROPOSED USE	Single Family Residence		
NUMBER OF LOTS	4		
AREA	1,066 Acre Gross 1,776 Acre Net		

June 5, 1985

Herman D. Whitehead
6632 Coral Reef Court
Citrus Heights, CA 95621

Dear Mr Whitehead:

On June 4, 1985, the Sacramento City Council heard your appeal from City Planning Commission regarding the approval of various requests for property located at 1040 Rood Avenue. (P-85075)

The Council adopted, by motion, its intent to deny your appeal contingent on Findings of Fact.

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/24

cc: Planning Department

H. Otto & E. Hoffman
10 Stampede
Sacramento, CA 95834

Al Krasovic
9 Pebble Court
Sacramento, CA 95831