



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

February 18, 1982

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Subdivision Modification to create three lots less than 100 feet in depth.
 3. Subdivision Modification to create one lot more than 160 feet in depth.
 4. Tentative Map (P-9632)

APPROVED
BY THE CITY COUNCIL

FEB 23 1982

OFFICE OF THE
CITY CLERK

LOCATION: 4032 Dayton Street

SUMMARY:

This is a request for necessary entitlements to divide 1.5+ acres into four lots. The Commission also approved a variance to allow substandard lots. The staff and Planning Commission recommend approval of the request.

BACKGROUND INFORMATION:

The subject site consists of a large, rectangular-shaped parcel currently developed with one single family residence. Due to the narrow street frontage of this parcel and the existing residence, it is impossible to subdivide the parcel and still meet the minimum depth requirement of 100 feet. The staff has no objection to this subdivision modification because of these site characteristics and the proposed lots still comply with the City's minimum width and area requirements. The remaining parcel (Parcel 4) consists of an irregular-shaped parcel that is over 160 feet in depth and is bounded by Barbara Street to the east and the terminus of Nash Street to the west. Staff does not oppose this subdivision modification to create this deep lot as the lot will eventually be further subdivided once Barbara Street is improved and dedicated.

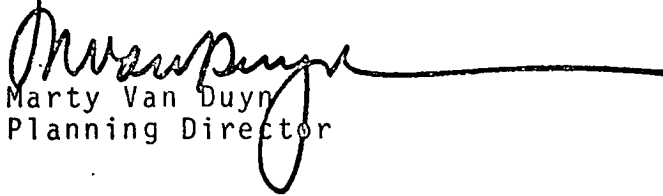
VOTE OF COMMISSION

On January 14, 1982, the Planning Commission by a vote of seven ayes, and two absent recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the subdivision modifications and tentative map by adopting the attached resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:WW:cp
Attachments
P-9632

February 23, 1982
District No. 2

RESOLUTION No. 82-119

Adopted by The Sacramento City Council on date of

February 23, 1982

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR
A PORTION OF SECTION 25, RANCHO DEL PASO
(APN: 238-192-23)(P-9632)

APPROVED
BY THE CITY COUNCIL

FEB 23 1982

OFFICE OF THE
CITY CLERK

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for a portion of Section 25, Rancho Del Paso, located at 4032 Dayton Street, (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on February 23, 1982, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the 1965 Del Paso Heights Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing _____ of Sacramento treatment plants have a design capacity _____
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:

- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The narrow street frontage and the existing residence make it difficult to meet all requirements of the Subdivision Ordinance.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The size and diminsion of the site make it impossible to meet all requirements of the Subdivision Ordinance.

- c. That the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity.

Fact: The granting of the subdivision modifications will not change the characteristics of the area.

- 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.

Fact: The site is designated for residential uses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 - 1. Provide standard subdivision improvements pursuant to Sec. 40.811 of the Subdivision Ordinance (Standard Improvements to include a 12-foot lane on the west side of Dayton).
 - 2. Prepare a sewer and drainage study for the review and approval of the City Engineer (will require off-site extensions and oversizing).
 - 3. 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.
 - 4. The applicant shall place the following note on the final map:

Lot 4 cannot be developed until Barbara Street is dedicated and improved to City standards.

5. The applicant shall place the following note on the final map:

Building permits will not be issued for any of these properties until noise attenuation measures, which conform to the City's interior noise standard of 45 dBA, are included in the building plans.

MAYOR

ATTEST:

CITY CLERK

P-9632

MEETING DATE February 14, 1982
 ITEM NO. 220 FILE NO. P- 4032
B-

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

Recommendation:

LOCATION: 4032 Dayton Street

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPONENTS</u>	<u>ADDRESS</u>

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Fong	<i>absent</i>			
Goodin	✓			
Holloway	<i>absent</i>			
Hunter	✓			✓
Larson	✓			
Murphy	✓			
Silva	✓			
Simpson	✓			

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

MEETING DATE November 11, 1992
 ITEM NO. 230 FILE NO. P-4632
14-

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

Recommendation:
 Favorable
 Unfavorable

LOCATION: 11032 Sington Street

Petition Correspondence

PROPOSENTS	
NAME	ADDRESS

OPPOSENTS	
NAME	ADDRESS

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Fong	<i>absent</i>			
Goodin	✓			
Holloway	<i>absent</i>			
Hunter	✓			✓
Larson	✓			
Muraki	✓			
Silva	✓			
Simpson	✓			

MOTION:

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

MEETING DATE September 11, 1982
 ITEM NO. 238 FILE NO. P-4632
 H-

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

Recommendation: Favorable
 Unfavorable
 LOCATION: 4032 Dayton Street
 Petition Correspondence

PROPOSERS	
NAME	ADDRESS

OPPOSERS	
NAME	ADDRESS

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Fong	<i>absent</i>			
Goodin	✓			
Holloway	<i>absent</i>			
Hunter	✓			✓
Larson	✓			
Muraki	✓			
Silva	✓			
Simpson	✓			

- MOTION:
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

MEETING DATE February 13, 1992
 ITEM NO. 230 FILE NO. P-4632
 M-

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

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: 4032 Dayton Street

<u>NAME</u>	<u>PROponents</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPponents</u>	<u>ADDRESS</u>

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Fong	<i>absent</i>			
Goodin	✓			
Hollway	<i>absent</i>			
Hunter	✓			✓
Larson	✓			
Rumley	✓			
Silva	✓			
Simpson	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL *subject to cond. in staff report* & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Ken Nash, 4044 Dayton Street, Sacramento, CA 95838		
OWNER	Ken Nash, 4044 Dayton Street, Sacramento, CA 9583-		
PLANS BY	Allied Engineering, P.O. Box 2077, Citrus Heights, CA 95610		
FILING DATE	12-3-81	.50 DAY CPC ACTION DATE	REPORT BY: TM:bw
Conditional NEGATIVE DEC.	1-4-82	EIR	ASSESSOR'S PCL. NO. 238-192-23

- APPLICATION:
1. Negative Declaration
 2. Variance/Subdivision Modification to create three parcels substandard in depth
 3. Subdivision Modification to create a parcel deeper than 160 feet
 4. Tentative Map (P-9632)

LOCATION: 4032 Dayton Street

PROPOSAL: The applicant is requesting the necessary entitlements to divide a 1.5+ acre parcel into four lots, three of which are substandard in depth.

PROJECT INFORMATION

1974 General Plan Designation: Residential
 1965 Del Paso Heights Community
 Plan Designation: Light Density Residential
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Single Family Residence and vacant

Surrounding Land Use and Zoning:

North: Single Family; R-1
 South: Multiple Family; R-3
 East: Single Family and vacant; R-1
 West: School; R-1

Property Dimensions: 330' x 226'
 Property Area: 1.5+ acre
 Density of Development: 2.7 lots per acre
 Topography: Flat to sloping
 Street Improvements: To be provided (existing pavement)
 Utilities: Available to site

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On Decmeber 30, 1981, by a vote of seven ayes, one absent and one abstention, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifical-ly stated.

1. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance (Standard Improvements to include a 12-foot lane on the west side of Dayton).

APPLC. NO. P-9632

MEETING DATE January 14, 1982

CPC ITEM NO. 23

2. Prepare a sewer and drainage study for the review and approval of the City Engineer (will require offsite extensions and over-sizing).
3. 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.
4. The applicant shall place the following note on the final map: Lot 4 cannot be developed until Barbara Street is dedicated and improved to City standards.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of a large, rectangular-shaped parcel currently developed with one single family residence. Due to the narrow street frontage of this parcel and the existing residence, it is impossible to subdivide the parcel and still meet the minimum depth requirement of 100 feet. Staff does not oppose the variance/subdivision modification request because of these site characteristics and because the proposed lots still comply with the City's minimum width and area requirements.
2. Parcel 4 of the tentative map consists of an irregular-shaped parcel bounded by Barbara Street to the east and the terminus of Nash Steet to the west. Since parcel 4 is capable of further subdivision and there is concern regarding the improvement of Barbara Street, which is a private street, staff has requested that no development be permitted on this parcel until Barbara Street is dedicated and improved to City standards. The map has been conditioned to reflect this request.

Staff does not oppose the requested subdivision modification to create this deep lot as the lot will eventually be further subdivided once Barbara Street is improved and dedicated.

3. The Planning and Community Services Departments have determined that .178 acres are required for parkland dedication purposes and that fees will be charged in lieu of the required dedication. These fees will be utilized to purchase parkland within the general area. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be dated and submitted no more than 90 days prior to filing the final map. Fees are to be paid prior to filing the final map.
4. This parcel map request was reviewed by the Sacramento Area Council of Governments' Airport Land Use Commission, and the following comments were received:

ALUC Staff Comments: The proposed project is located well inside the 65dB CNEL noise contour established by the Airport Land Use Commission (ALUC) Planning Boundary Map for McClellan AFB. It is also located within the 70 Ldn (day-night average sound level) noise contour established by the Air Force.

There is no ALUC adopted Comprehensive Land Use Plan (CLUP) for McClellan; however, the ALUC Policy Plan (June 1975) has determined that the locating of new residential land uses in areas up to 85dB CNEL should be avoided.

The California State Department of Aeronautics has established airport noise limitations for residential uses. The current level is 70dB CNEL (January 1, 1981) and after January 1, 1986, the level will be 65dB CNEL.

The Air Installation Compatible Use Zone (AICUZ) Report prepared by McClellan AFB in May 1975 established Compatible Use Districts (CUDs) surrounding the airfield. The proposed project is located in CUD 12, which has a Ldn noise rating of 70-75dB. McClellan has determined that single family residential uses are undesirable in this area.

Upon further discussion with staff of the Airport Land Use Commission, it was determined that the proposed land division is acceptable given certain noise mitigation measures, which are reflected in the tentative map conditions.

5. Environmental Determination: Due to the location of the subject site within the 70-75 dB noise contour level of McClellan AFB, the Environmental Coordinator has issued a conditional Negative Declaration with the following mitigation measure:

"The Tentative Map shall include a condition that future residential dwelling units on these lots will conform to the City's interior noise standard of 45 dBA. Building permits will not be issued until noise attenuation measures are included in the building plans."

STAFF RECOMMENDATION: Staff recommends the following actions:

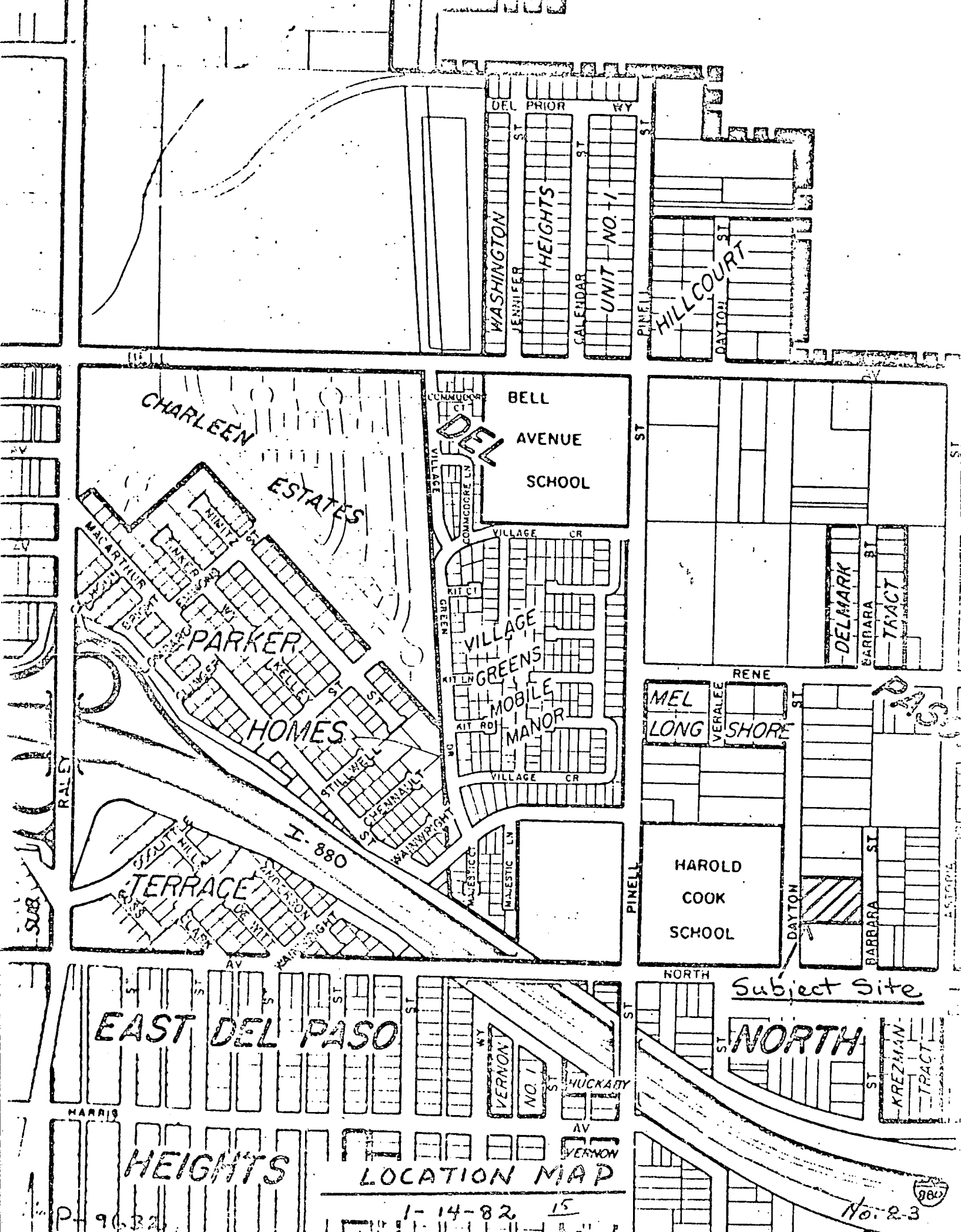
1. Ratification of the Negative Declaration;
2. Approval of the Variance/Subdivision Modification to create three parcels substandard in depth based upon Findings of Fact which follow;
3. Approval of the Subdivision Modification to create a parcel greater than 160 feet deep;
4. Approval of the Tentative Map subject to the following conditions.

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. Provide standard subdivision improvements pursuant to Sec. 40.811 of the Subdivision Ordinance (Standard Improvements to include a 12-foot lane on the west side of Dayton).
2. Prepare a sewer and drainage study for the review and approval of the City Engineer (will require off-site extensions and oversizing).
3. 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.
4. The applicant shall place the following note on the final map: Lot 4 cannot be developed until Barbara Street is dedicated and improved to City standards.
5. The applicant shall place the following note on the final map:
"Building permits will not be issued for any of these properties until noise attenuation measures, which conform to the City's interior noise standard of 45 dBA, are included in the building plans."

Findings of Fact - Variance

- a. The granting of the variance does not constitute a special privilege in that the subject site is narrow in width and cannot be subdivided in strict accordance with subdivision requirements;
- b. The variance does not constitute a use variance in that single family dwellings are permitted in the R-1 zone;
- c. The project is not injurious to the public welfare or to property in the vicinity in that the proposed lots still comply with minimum lot area and width requirements;
- d. The variance is in harmony with the General Plan in that the area is designated for single family dwellings.



CHARLEEN ESTATES

PARKER HOMES

TERRACE

EAST DEL PASO

HEIGHTS

DEL VILLAGE

VILLAGE GREENS

MOBILE MANOR

MALESTIC LN

VERNON NO 1

HUCKARTY

VERNON

WASHINGTON ST
JENNIFER ST
HEIGHTS
CALENDAR ST
UNIT NO. 1
PINELL ST

BELL AVENUE SCHOOL

HILLCOURT
DAYTON ST

DELMARK ST
BARBARA ST
TRACT

MEL LONG SHORE
VERALEE ST

HAROLD COOK SCHOOL

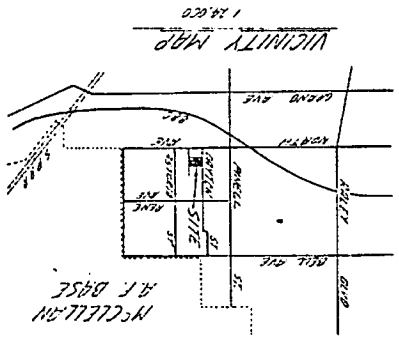
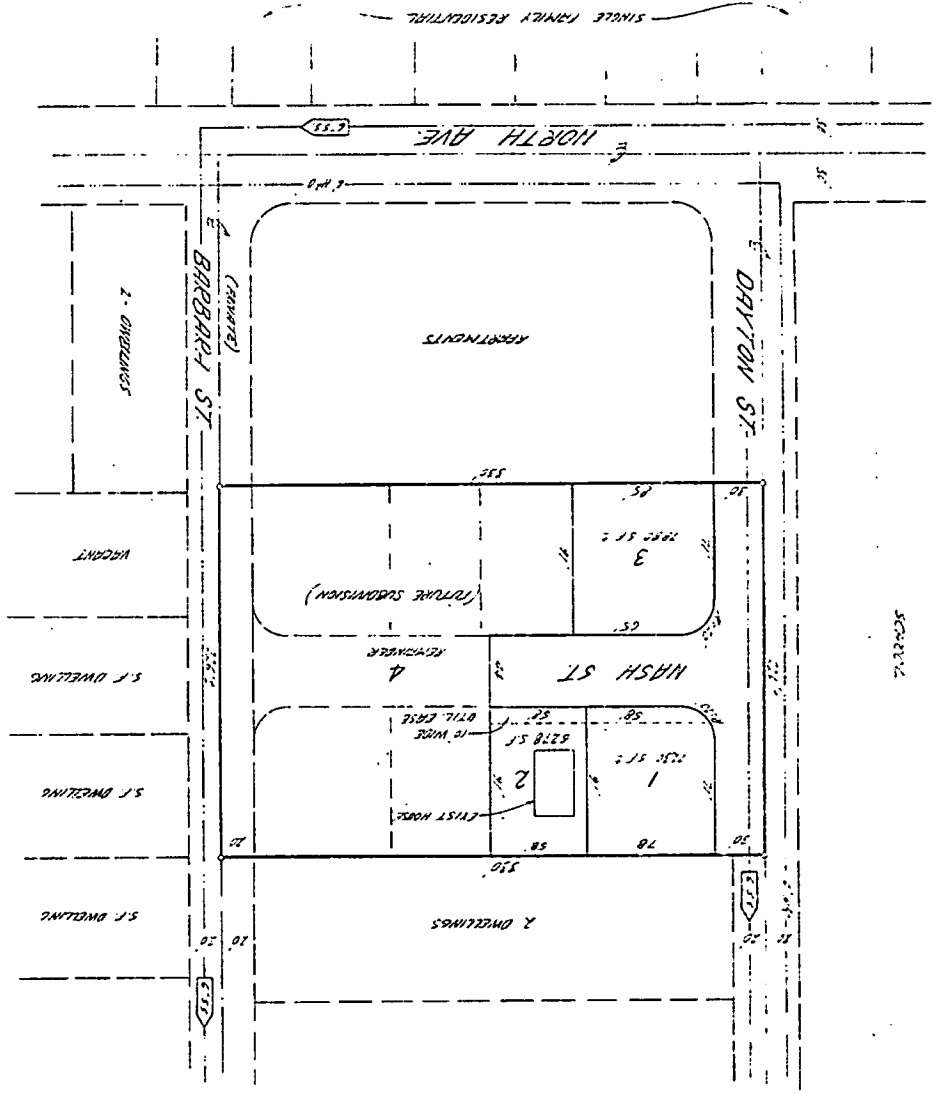
NORTH
Subject Site
KREZMAN TRACT

LOCATION MAP

1-14-82 15

No. 23





- OWNER:** NEWBETH WASH, ET AL; 933-6112; 912-6112; SEC. 29 91828
- ENGINEER:** ALLIED ENGINEERING, SURVEYING & PLANNING; P.O. BOX 10177; 919-7523; CIV. ENGR. CO., 95410
- ASSESSORS:** 158-192-23
- ZONING:** R-1 (SINGLE FAMILY)
- GROSS AREA:** 78,580 S.F. :
- PRESENT USE:** ONE SINGLE FAMILY DWELLING
- PROPOSED USE:** THREE RESIDENTIAL LOTS & REVENUE
- WRITER:** CITY OF SAC.
- SENATOR:** CITY OF SAC.
- FILE DIST:** CITY OF SAC.
- MAP DIST:** CITY OF SAC.
- MARK DIST:** CITY OF SAC.
- SCHOOL DIST:** ROBLA ELEM. & GRANT HIGH

TENTATIVE PARCEL MAP
 BEING A PORTION OF SEC. 25, RANCHO DEL PASO, IN THE CITY OF SACRAMENTO, CA

NOVEMBER, 1981
 SCALE 1" = 50'
 ALLIED ENGINEERING, SURVEYING & PLANNING
 9000 R
 CREEK HEIGHTS

Allied Engineering, Surveying & Planning

DONALD E. FALLON
REGISTERED CIVIL ENGINEER

EDWARD P. NORRIS
LICENSED LAND SURVEYOR

DONALD L. CELLI
REGISTERED CIVIL ENGINEER

AUBURN OAKS PLAZA
8421 AUBURN BLVD., SUITE 140
CITRUS HEIGHTS, CA 95610
(P.O. BOX 2077, CITRUS HEIGHTS, CA 95611-2077)
(916) 726-3375 (916) 969-7533

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
AUBURN OFFICE
2880 THIRD STREET
CITY CENTER
AUBURN, CA 95603
TEL. 885-1122
FEB 08 8 14 AM '82

February 5, 1982

Lorraine Magana
City Clerk, Room 203
915 I Street
Sacramento, CA 95814

RE: P-9632

Dear Lorriane,

We are requesting that the City Council Hearing on our application for various requests for property at 4032 Dayton Street be continued from the February 16 meeting to the February 23 meeting. *AKL*

Thank you for your attention to this matter.

Sincerely,

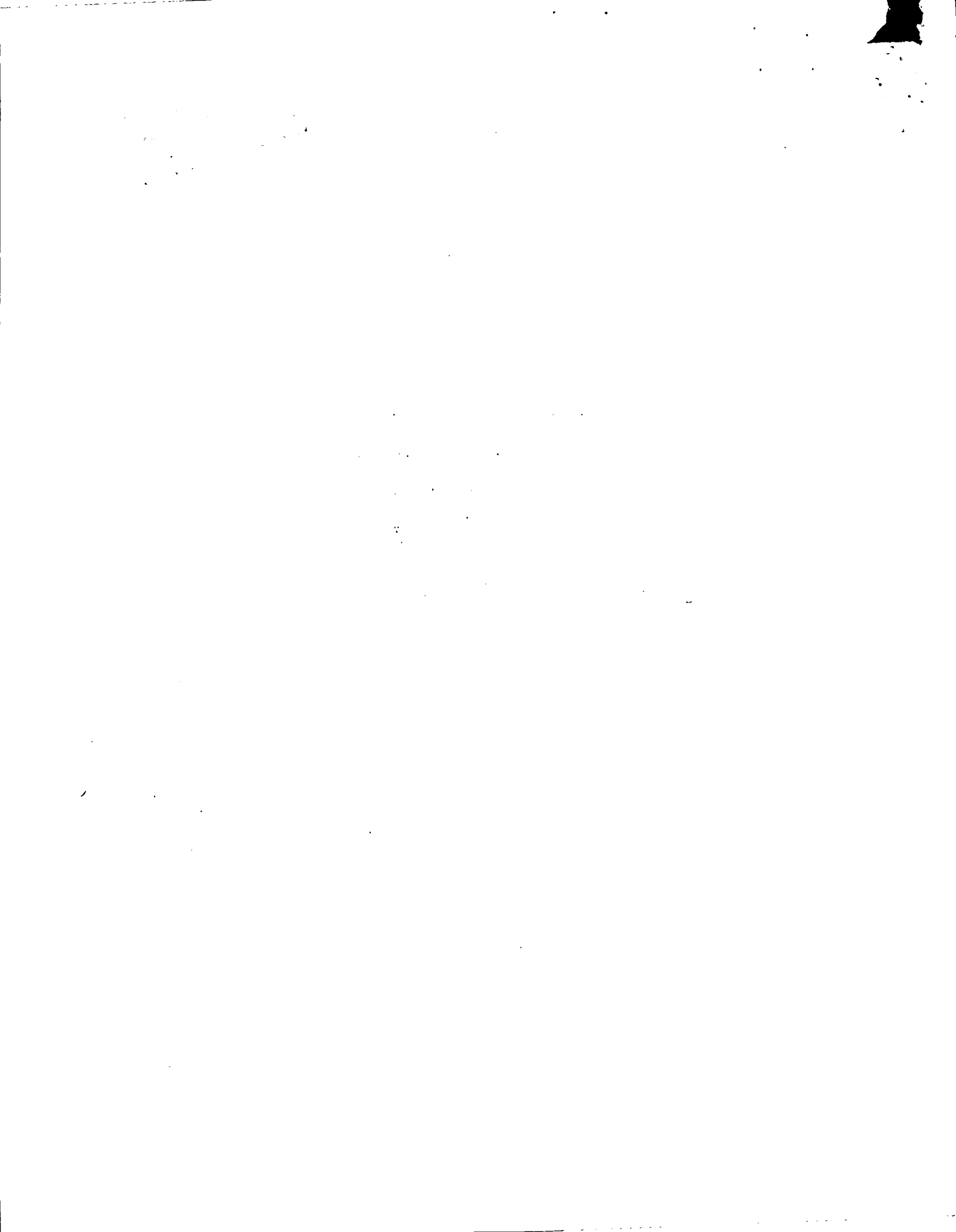
Nadya

Nadya Andrews, A.I.C.P.

NA/ap

cc: Ken Nash

*Mike -
Renotice*





CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

February 24, 1982

Kenneth Nash
4044 Dayton Street
Sacramento, CA 95838

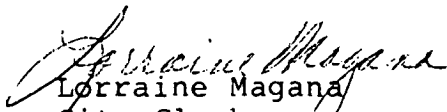
Dear Mr. Nash:

On February 23, 1982, the Sacramento City Council adopted a resolution adopting Findings of Fact and approving the following for property located at 4032 Dayton Street (P-9632):

- A. Tentative Map to divide 2± acres into four parcels;
- B. Subdivision Modification to create three parcels substandard in depth;
- C. Subdivision Modification to create a parcel deeper than 160 feet.

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

Sincerely,


Lorraine Magana
City Clerk

LM/mm/16
Enclosure

cc: Planning Department
Allied Engineering