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# CITY OF SACRAMENTO

**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
1231 "I" Street Sacramento, Ca. 95814

**APPROVED**  
BY THE CITY COUNCIL

FEB 10 1987

OFFICE OF THE  
CITY CLERK

**Administration**  
Room 300 449-5571  
**Building Inspections**  
Room 200 449-5716  
**Planning**  
Room 200 449-5604

February 3, 1987

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15315)
2. Tentative Map (P87-024, FT, APN: 021-0161-012)

LOCATION: 6311 18th Avenue

SUMMARY

This is a request to subdivide .35+ acres into two single family lots located in the Single Family (R-1) zone. The staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

BACKGROUND INFORMATION

Land divisions that are not accompanied by a request requiring Planning Commission action can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding land uses and zoning are as follows:

- North: Single Family: R-1  
 South: Single Family: R-1  
 East: Single Family: R-1  
 West: Single Family: R-1

The subject site is located in an area of single family residential uses located on a variety of lot sizes. The subject site is 117 feet wide. A residence is located on the western portion of the site. The applicant proposes to subdivide the site in two with the developed lot 52 feet wide and the new vacant lot 65 feet wide. The proposed lots meet the dimension requirements of the Subdivision Ordinance and are compatible with other lots in the area. Staff has no objection to the proposed land division.

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The applicant has indicated that a new garage is being erected on the developed parcel so that the residence will have adequate parking. The existing garage must be removed prior to map recordation. The applicant has indicated an intention to do so.

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .0149 acres of land multiplied by the per acre value established by the applicant's appraiser.

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

RECOMMENDATION

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

Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MV:SD:tc

Attachments  
P87-024

District No. 6

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# RESOLUTION No. 87-080

Adopted by The Sacramento City Council on date of

**APPROVED**  
BY THE CITY COUNCIL

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT 6311 18TH AVENUE (P87-024)(APN: 021-0161-012)

FEB 10 1987

OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council on February 10, 1987, held a public hearing on the request for approval of a tentative map for property located at 6311 18th 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 determination pursuant to CEQA, Section 15315;

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento, Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses with the 1974 General Plan and the proposed map conforms with the plan designation.

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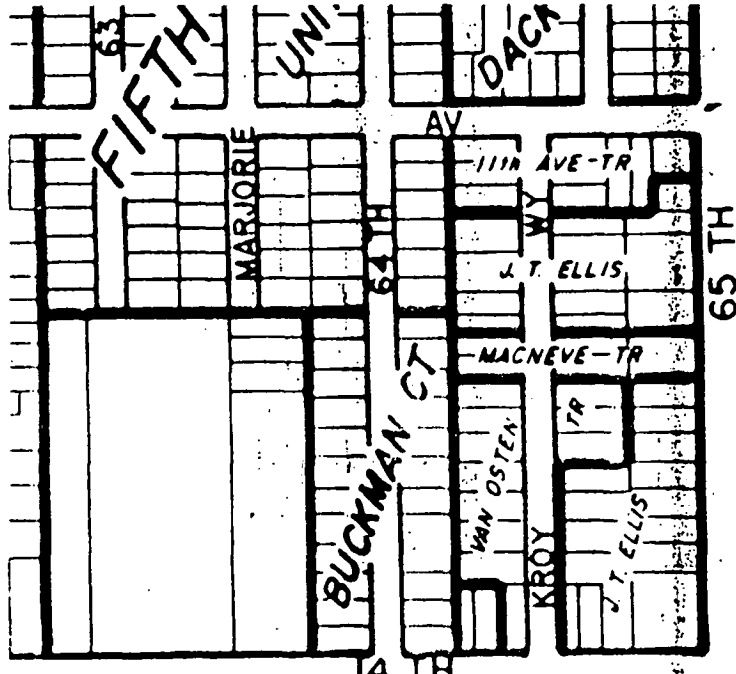
- 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
- 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- 5. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
  - a. Provide street lights pursuant to Section 40.811 of the City Code;
  - b. Place the following note on the final map: Water and sewer service connections must be paid for and installed at the time of obtaining building permits on the vacant parcel.
  - c. Pay off existing assessments, or file the necessary segregation requests for 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. Correctly label lots A and B or 1 and 2;
  - f. Locate existing sewer and water services;
  - g. Provide sewer and water services to existing residence and hook up;
  - h. Provide adequate on-site parking for existing residence;
  - i. Obtain a demolition permit and remove existing garage on eastern parcel.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

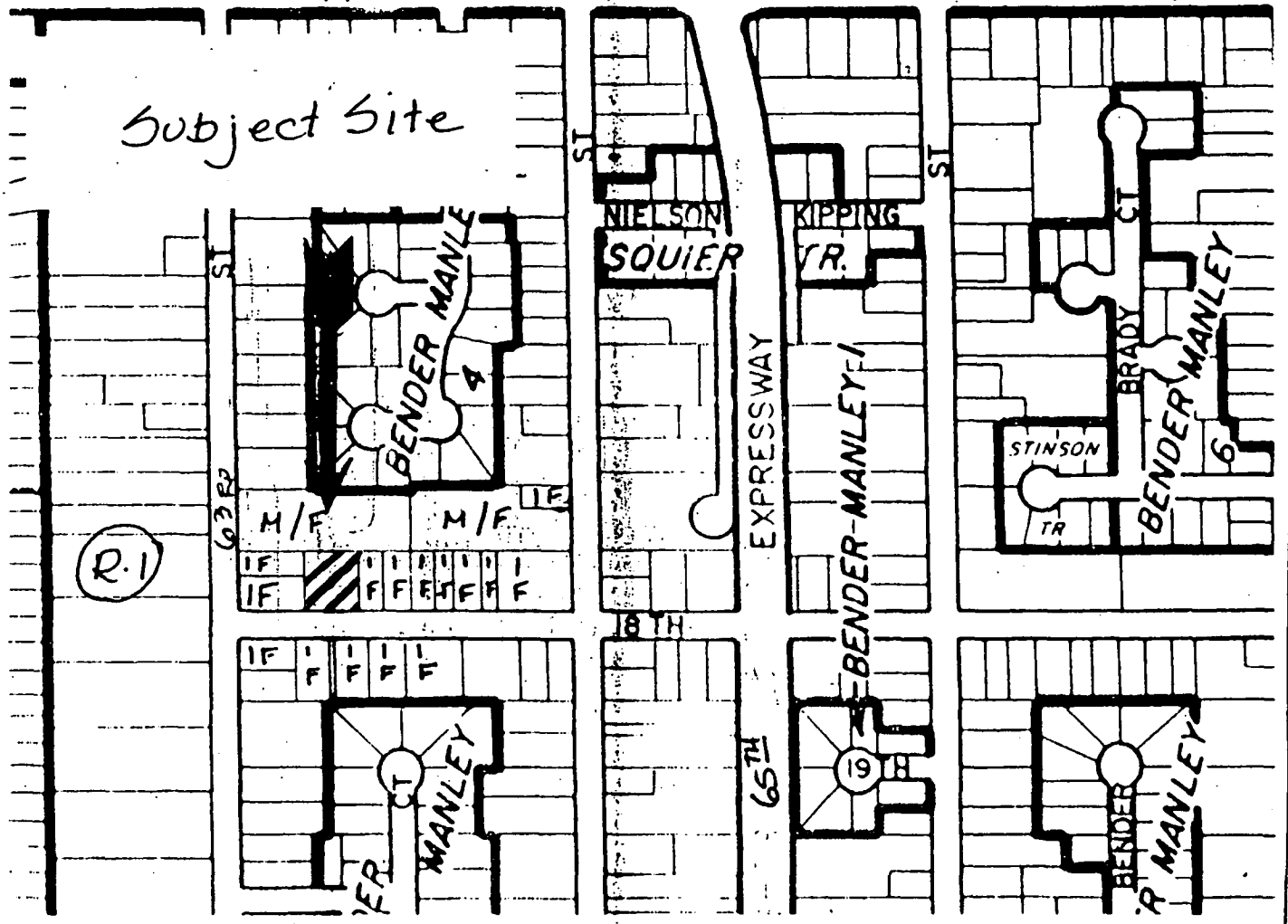
P87-024



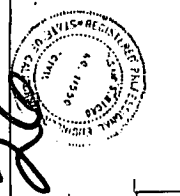
HIRAM W. JOHNSON

SENIOR HIGH SCHOOL

Subject Site

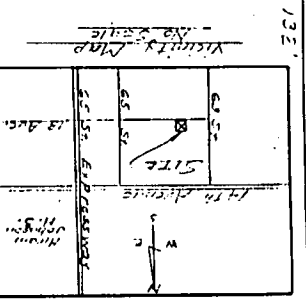
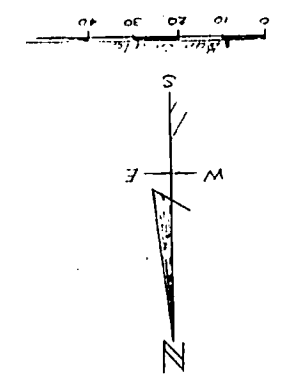
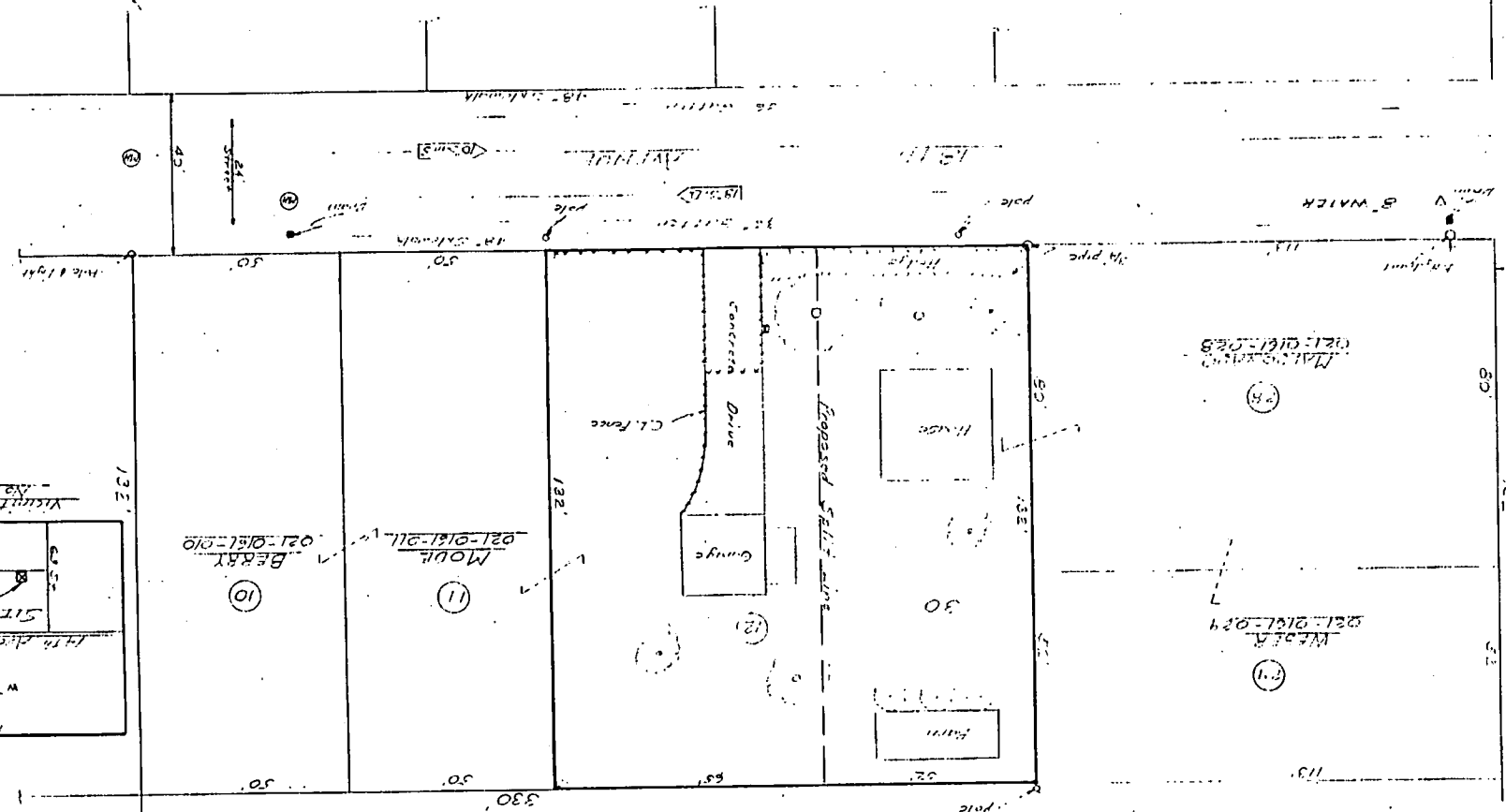


VICINITY - LAND USE - ZONING



**OWNER:** Dan & Sheryl (decedent's heirs)  
 2311 18th Ave., San Diego, CA 92161  
**ENGINEER:** Sam & Sheryl, 10834 No. 108th St., San Diego, CA 92120  
**REASON FOR FILING:** R-1  
**PROPOSED ZONING:** Residential  
**EXISTING ZONING:** Residential  
**APPROVALS:** Approved by  
 Planning & Zoning  
 Commission at public hearing on 12/11/84 at 7:00 p.m.  
 City of San Diego, CA  
**DATE OF FILING:** 4/10/84

**INITIAL PLANNING MAP**  
**POSITION OF LOT 30 - COLONIAL ACRES**  
 NEA SECTION 21, RANGE 3E, TOWNSHIP 31N  
 SCALE: 1" = 20'  
 SHEET 1 OF 1  
**SARL S. NORD, R.C.E. 11330 CA**  
 Surveyor, California  
 License No. 1936



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# SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: JC/12/18/86

Project Location 6311 18th Ave. **P**

Assessor Parcel No. 021-0161-012

Owners Joe Cascarano Phone No. \_\_\_\_\_

Address 6311 18th Ave., Sacramento, CA 95820

Applicant Sam Niaro Phone No. \_\_\_\_\_

Address 6724 9th Ave., Sacramento, CA 95820

Signature \_\_\_\_\_ C.P.C. Mtg. Date \_\_\_\_\_

## REQUESTED ENTITLEMENTS

## ACTION ON ENTITLEMENTS

## Filing Fees

| REQUESTED ENTITLEMENTS   | Commission date | Council date | Filing Fees |
|--|-----------------|--------------|-------------|
| <input checked="" type="checkbox"/> Environ. Determination <u>Ex 15315</u>   | _____           | _____        | \$ _____    |
| <input type="checkbox"/> General Plan Amend _____  | _____           | _____        | \$ _____    |
| <input type="checkbox"/> Community Plan Amend _____  | _____           | Res. _____   | \$ _____    |
| <input type="checkbox"/> Rezone _____  | _____           | Res. _____   | \$ _____    |
| <input checked="" type="checkbox"/> Tentative Map to subdivide one parcel into 2 parcels on 0.35+ developed acres in the Single Family Residential (R-1) zone. | _____           | Ord. _____   | \$ _____    |
| <input type="checkbox"/> Special Permit _____  | _____           | Res. _____   | \$ _____    |
| <input type="checkbox"/> Variances _____   | _____           | _____        | \$ _____    |
| <input type="checkbox"/> Plan Review _____   | _____           | _____        | \$ _____    |
| <input type="checkbox"/> PUD _____   | _____           | _____        | \$ _____    |
| <input type="checkbox"/> Other _____   | _____           | _____        | \$ _____    |

FEE TOTAL \$ \_\_\_\_\_

Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_

By: \_\_\_\_\_ Sec. to Planning Commission

RECEIPT NO. \_\_\_\_\_

By/date \_\_\_\_\_

### Key to Entitlement Actions

- R - Ratified
- Cd - Continued
- A - Approved
- AC - Approved W/conditions
- AA - Approved W/amended conditions
- D - Denied
- RD - Recommend Denial
- RA - Recommend Approval
- RAC - Recommend Approval W/conditions
- RMC - Recommend Approval W/amended conditions
- IAF - Intent to Approve based on Findings of Fact
- AFF - Approved based on Findings of Fact
- RPC - Return to Planning Commission
- CSR - Condition Indicated on attached Staff Report

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be voided in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions on rezonings, special permits and variances.

**87024**

G. - applicant receipt White - applicant permit

Yellow - department file Pink - permit book

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2.10.87

February 20, 1987

Joe Cascarano  
6311 18th Avenue  
Sacramento, CA 95820

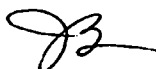
Dear Mr. Cascarano:

On February 10, 1987, the Sacramento City Council took the following action(s) for property located at 6311 18th Avenue:

Adopt Resolution (CC87-080) adopting finding of fact and approving tentative map to subdivide one parcel into two parcels on 0.35± developed acres in the Single Family Residential (R-1) zone for property located at 6311 18th Avenue. (P-87024)

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

Sincerely,



Lorraine Magana  
City Clerk

LM/mab/26

Enclosure: Resolution 87-080

cc: Planning Department  
Sam Nigro, 6724 - 9th Avenue, Sacramento, CA 95820



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