



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

July 18, 1984

APPROVED
BY THE CITY COUNCIL

JUL 24 1984

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination (Exempt 15315)
 2. Tentative Map (P84-200)(FT)(APN: 015-191-61,62)
 3. Subdivision Modification to waive standard cul-de-sac improvements
 4. Subdivision Modification to waive sewer and water services to Lots B and C

LOCATION: 5081 10th Avenue

SUMMARY

The applicant is requesting tentative map approval to divide .5+ acre site developed with a single family residence into three (3) parcels. The staff and the Subdivision Review Committee recommend approval of the tentative map and the subdivision modifications.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent request requiring Planning Commission review can be reviewed by staff and transmitted directly to the City Council.

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 consists of two (2) long, narrow parcels which front on 52nd Street and end at the stub of 10th Avenue. The existing residence is located approximately 25 feet from 10th Avenue. Due to existing improvements, it is impossible to construct a standard cul-de-sac. The Subdivision Review Committee, therefore, recommends waiving this improvement.

Under normal circumstances, the applicant would be required to extend the water main down 52nd Street to connect to parcels B and C. In this particular case, however, the Sewer and Water Division has suggested an alternative acceptable

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to both the applicant and the City (See Exhibits B and C). The applicant should show an easement for water services to Parcels B and C on the final map.

In order to avoid inactive hookups, Parcels B and C should be connected to sewer and water services at the time building permits are obtained. A note referencing this requirement should be placed on the final map.

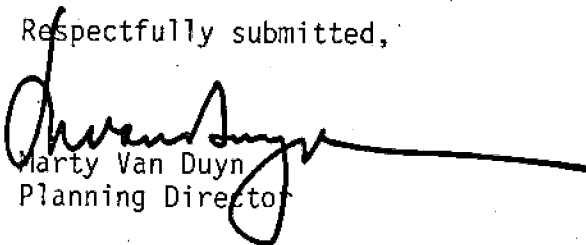
The project is exempt from Environmental review pursuant to State EIR guidelines (CEQA, Section 15315).

RECOMMENDATION

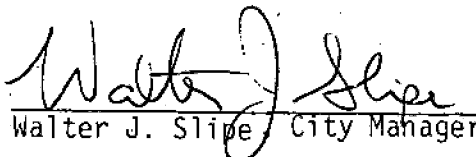
The Parcel Map Advisory Agency (Planning and Public Works Director) based upon review by the Subdivision Review Committee, recommends the following:

Adopting the attached Resolution, adopting Findings of Fact and approving the Tentative Map and Subdivision Modifications with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED


Walter J. Slipe, City Manager

MVD:SD:pkb
attachments
P84-201

July 24, 1984
District No. 5

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TENTATIVE PARCEL MAP

LOTS 76 & 77 ELWOOD (B. B. P 21)

MAY 1984 CITY OF SACRAMENTO

R.B. SURVEYS
3000 FRANKLIN BLVD.
SACRAMENTO CA. 95818



DESCRIPTION

LOTS 76 & 77 of ELWOOD

A.P.N. 015-191-61 & 62

OWNER

VARNEY JOHNSON
3081 10th AVE.
SACTO. CA.

NET & GROSS AREA

A = 10,250 SQ. FT.

B & C = 5,125 SQ. FT.

SCHOOL DISTRICT

SACTO. CITY UNIFIED

STORM DRAINAGE

CITY OF SACTO.

SANITARY SEWER

CITY OF SACTO.

WATER SUPPLY

CITY OF SACTO.

PROPOSED USE

RESIDENTIAL

ZONING

R-1

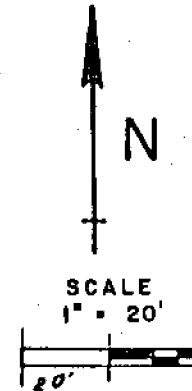
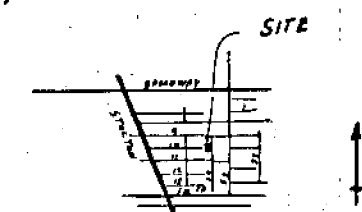
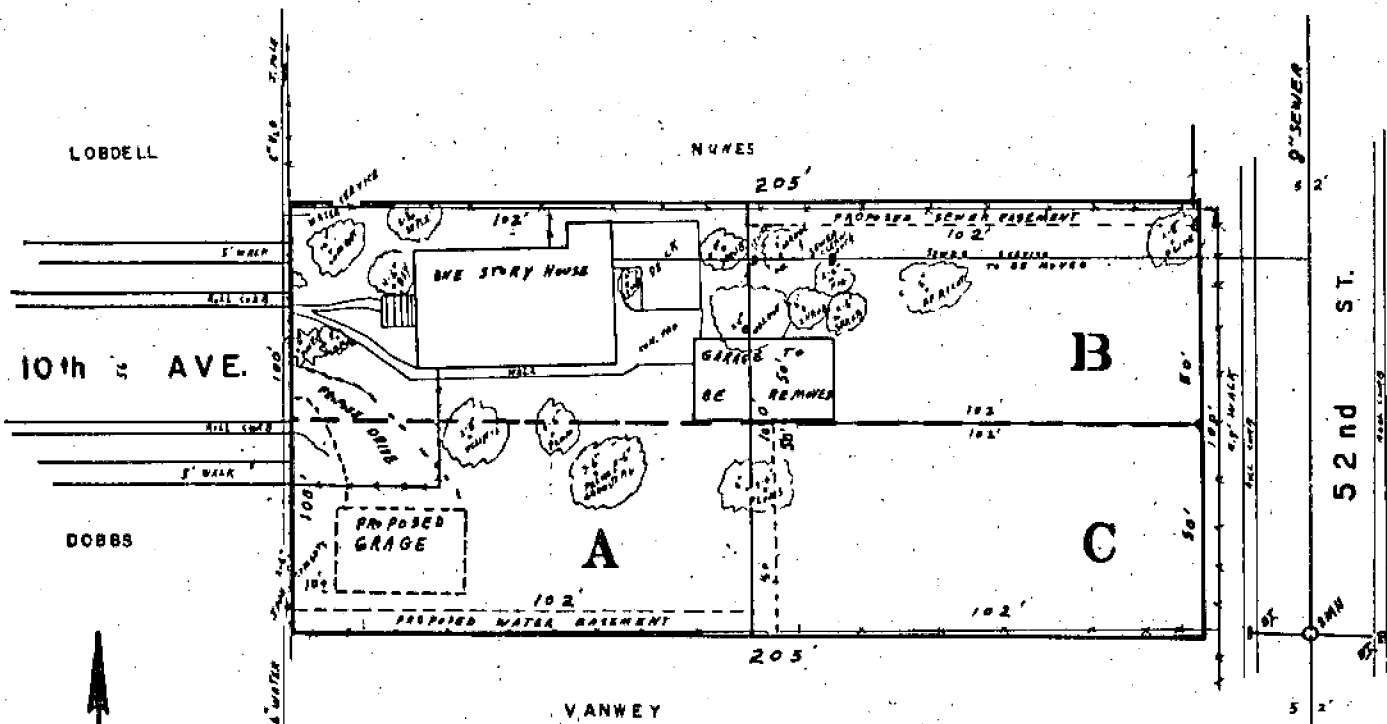


EXHIBIT A

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CITY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS
DIVISION OF WATER AND SEWERS927 10TH STREET
SUITE #201SACRAMENTO, CA 95814-2796
TELEPHONE (916) 449-5271ROBERT C. BITTEN
Deputy Director Of Public Works

July 2, 1984

MEMORANDUM

TO: Susan Desmarais, Associate Planner

FROM: Harry G. Behrens, Supervising Engineer

SUBJECT: 5801-10th Avenue, Resubdivision

After the June 27, 1984 meeting of the Subdivision Review Committee, we reviewed possible alternatives for water service to this property under conditions of the proposed subdivision. At the meeting, we concluded that a main extension in 52nd Avenue was required to serve Lots B and C.

Upon studying the proposed layout and our water system more thoroughly, we concluded that a main extension in 52nd Avenue is not in the best interest of the City, since we will have a dead-end section of main to maintain indefinitely and possibly permanently. Our preferred solution is to require Lot A to provide an easement to Lots B and C so that the latter two lots can extend service lines to the water main in the easement west of Lot A. These service lines will be privately owned. This is permissible under the Plumbing Code if a recorded easement is obtained by Lots B and C.

The attached drawing shows our preferred arrangement. If you have any questions, please feel free to call me.

Harry Behrens

rg
attachment

LOBDELL

6" H₂O

WATER LINE TO LOT B
NUNES

5' EASEMENT

205'

5' WALK

ROLL CURB

ONE STORY HOUSE

PROPOSED SEWER BASEMENT
102'

SEWER SERVICE
TO BE MOVED

3" 8' OLIVE

0th 56 AVE.

ROLL CURB

5' WALK

WASTE DRIVE

GARAGE TO
BE REMOVED

B

102'

50'

102'

PROPOSED
GRAGE

A

C

50'

102'

102'

PROPOSED WATER BASEMENT

205'
Water line for Lot C

VANWEY

EXISTING 6" WATER MAIN

8" SEWER

5 2 nd ST

5 2'

DOBBS

6" WATER



SCALE
1" = 20'

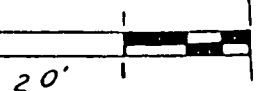


EXHIBIT C

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RESOLUTION NO. 84-651

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 5081 10TH AVENUE

APPROVED
CITY COUNCIL

JUL 24 1984

OFFICE OF THE
CITY CLERK

(P-84-200)(APN: 015-191-61,62)

WHEREAS, the City Council, on July 24, 1984, held a public hearing on the request for approval of a tentative map for property located at 5081 10th 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 Committee 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, subsections (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 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 1963 East Broadway Community Plan designate the subject site for residential use(s).

- 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 Water 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. In the matter of the hereby approved requested subdivision modification to waive standard cul-de-sac improvements and waive sewer and water service hookups to Lots B and C from 52nd Street:

- a. The City Council determines
that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 due to existing development and location of existing City services.
- b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
- c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the modification will not significantly 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 in that the site is designated for residential use.

6. 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. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels B and C. These services must be paid for and installed at the time of obtaining building permits;

- b. 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;
- c. Provide separate sewer and water service to Lot A and hook up; existing sewer service for the existing home must be reconstructed. Extend the water main down 52nd Street to serve Parcels B and C;
- d. Remove existing garage;
- e. Provide a 10-foot SMUD PUC along the south edge of Lots A and C.
- f. Provide a 10' wide water line easement to Parcels B and C as indicated on Exhibit C. Indicate easement on the final map.

MAYOR

ATTEST:

CITY CLERK

P84-200

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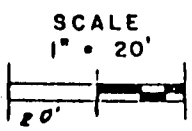
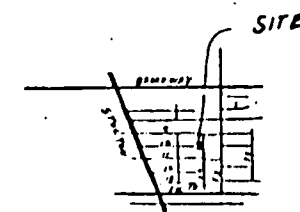
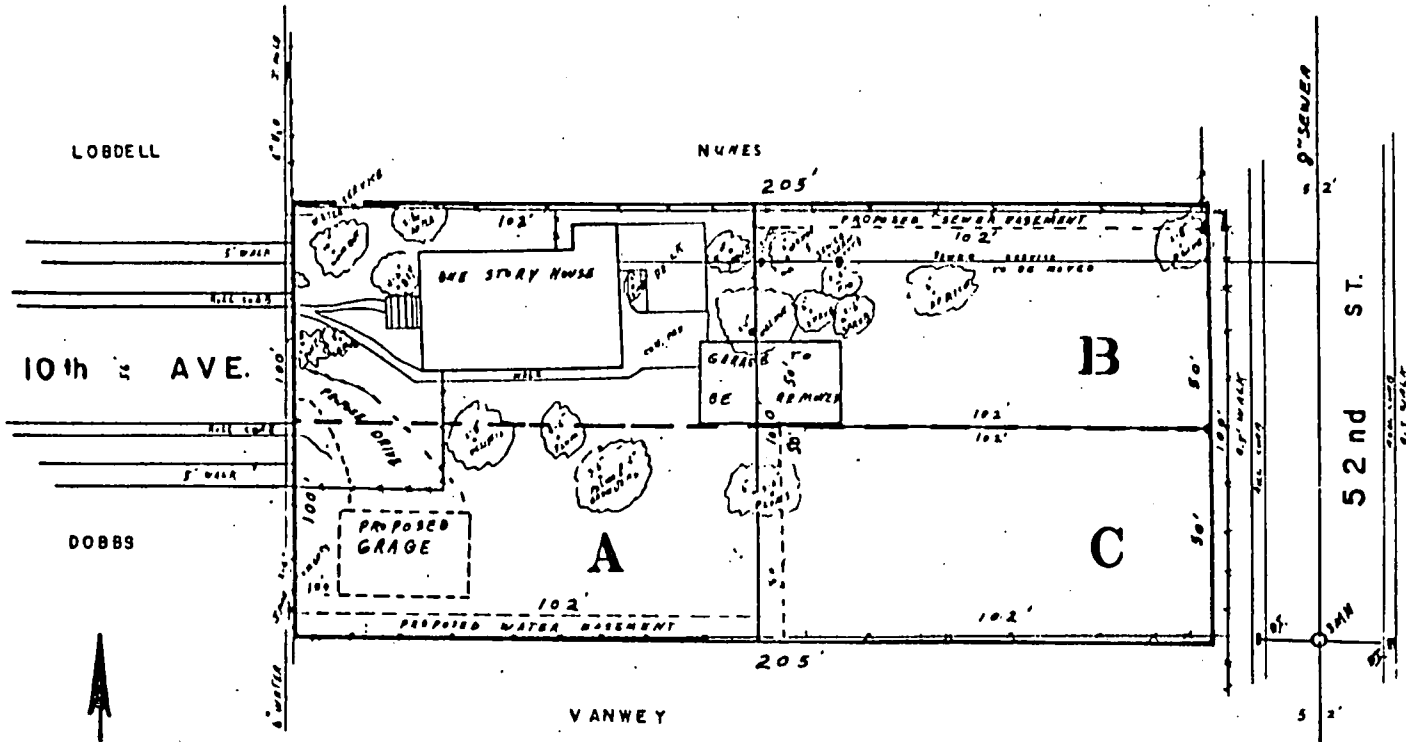
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