



4.8

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

May 28, 1991

APPROVED
BY THE CITY COUNCIL

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

City Council
Sacramento, California

MAY 28 1991

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. TENTATIVE MAP TO DIVIDE ONE PARCEL INTO TWO LOTS (P91-021) (FT)

LOCATION: 2632 Traction Avenue
OWNER: Harry R. Cousins
APPLICANT: Harry R. Cousins

SUMMARY

This is a request for a tentative map to divide one developed parcel consisting of 0.296± acres into two parcels in the Multi family residential (1 unit per 2,000 sq. ft. of lot area) (R2-B) zone. The purpose of the subdivision is to allow the owner to maximize his land use option by creating another parcel for the purpose of building another duplex. Staff and the Subdivision Review Committee have reviewed the project and recommend approval of the request subject to the conditions of approval listed below.

BACKGROUND

The subject site is located at 2632 Traction Avenue between Lampasas on the south and Eleanor on the North. The site is designated Medium Density Residential (16-29 du/na in the General Plan and Residential 11-21 du/na in the North Sacramento Community Plan. The site is surrounded by medium density residential to the north, east, and south. To the west is Traction Avenue, a bike trail and Altos Avenue. The area west of Altos Avenue is designated Single Family Residential (R-1) however, there are apartments on the large lots adjacent to Altos Avenue. The property to be subdivided is zoned R2-B which permits multi-family residential uses.

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City Council
2632 Traction Avenue (P91-021)(FT)
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The applicant's request is consistent with the adopted General Plan and Zoning. Staff recommends approval of the tentative map subject to the conditions of approval listed below.

Surrounding land uses and zoning are as follows:

North:	Multi family residential; R-2B
South:	Multi family residential; R-2B
East:	Multi family residential; R-2B
West:	Multi family, Single family residential; R-1

Land divisions of four or fewer lots not accompanied by other entitlements requiring Planning Commission action can be reviewed by staff and transmitted directly to the City Council for consideration.

The Environmental Coordinator has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B) of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur.

FINANCIAL DATA

Not applicable.

POLICY MATTERS

The project is consistent with the General Plan and the North Sacramento Community Plan.

MBE/WBE EFFORTS

Not applicable.

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2632 Traction Avenue (P91-021)(FT)
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RECOMMENDATION

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

1. Ratify the Negative Declaration;
2. Adopt the attached resolution which approves the Tentative Map.

Respectfully submitted,


MARTY VAN DUYN
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

Approved:


for ROBERT P. THOMAS
Acting Director,
Planning and Development Department

Contact Person:

Will Weitman, Principal Planner
(916) 449-5604

RT:WW:DIH:ds
P91-021.ft

District No. 6
May 28, 1991

Attachments

AMENDED 5-28-91

RESOLUTION NO. 91-396

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING TENTATIVE MAP FOR PROPERTY LOCATED AT 2632 TRACTION AVENUE

(P91-021) (APN: 263-0172-016) (FT)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 Environmental Coordinator has determined that the proposed project will not have the potential to 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 and/or Planning staff 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, as follows:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
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. The City General Plan designates the site Medium Density Residential (16-29 du/na).
 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. 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. Meet all County Sanitation District requirements.
 - B. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- C. Prepare a water study to determine how a 1" domestic water service will be provided to each parcel. This may require an offsite water main extension to the satisfaction of Public Works Department.
- D. Dedicate an additional 2' of right-of-way to provide a standard 22' half street section.
- E. Pay parkland dedication fees.
- F. Access to a public way is required for parcel #2.
- * G. Place a note on the final map: The dwelling on parcel #1 shall be subject to the review and approval of the Design Review Board staff prior to issuance of a building permit.

MAYOR

ATTEST:

CITY CLERK

P91-021.CC
* amended CC 5-28-91

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

NORTH SACRAMENTO SCHOOL DISTRICT.

WATER SUPPLY
CITY OF SACRAMENTO

SEWAGE DISPOSAL
CITY OF SACRAMENTO

PARCEL SIZES
AS SHOWN ON PLAT

ZONING
R-2B MULTI-FAMILY

EXISTING USE
TWO STORY DUPLEX (UNDER CONSTRUCTION)

PROPOSED USE
TWO FAMILY DWELLING
EACH PARCEL

OWNER/APPLICANT
HARRY R. COUSINS
668 TYNER WAY
INCLINE VILLAGE, NEV. 89451



Donald L. Dean
1-29-91

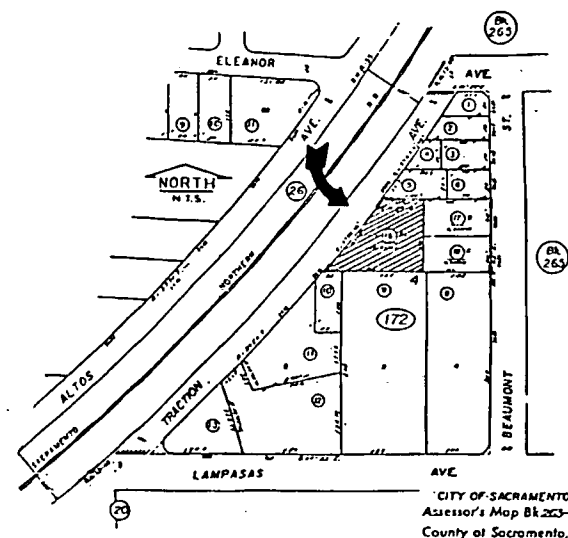


VICINITY MAP
N.T.S.

TENTATIVE MAP

APN 263-172-016

PLAT PREPARED BY
DOW DEAN, REC 26939
JANUARY 1991



CITY OF SACRAMENTO
Assessor's Map Bk 263-Pg. 17
County of Sacramento, Calif

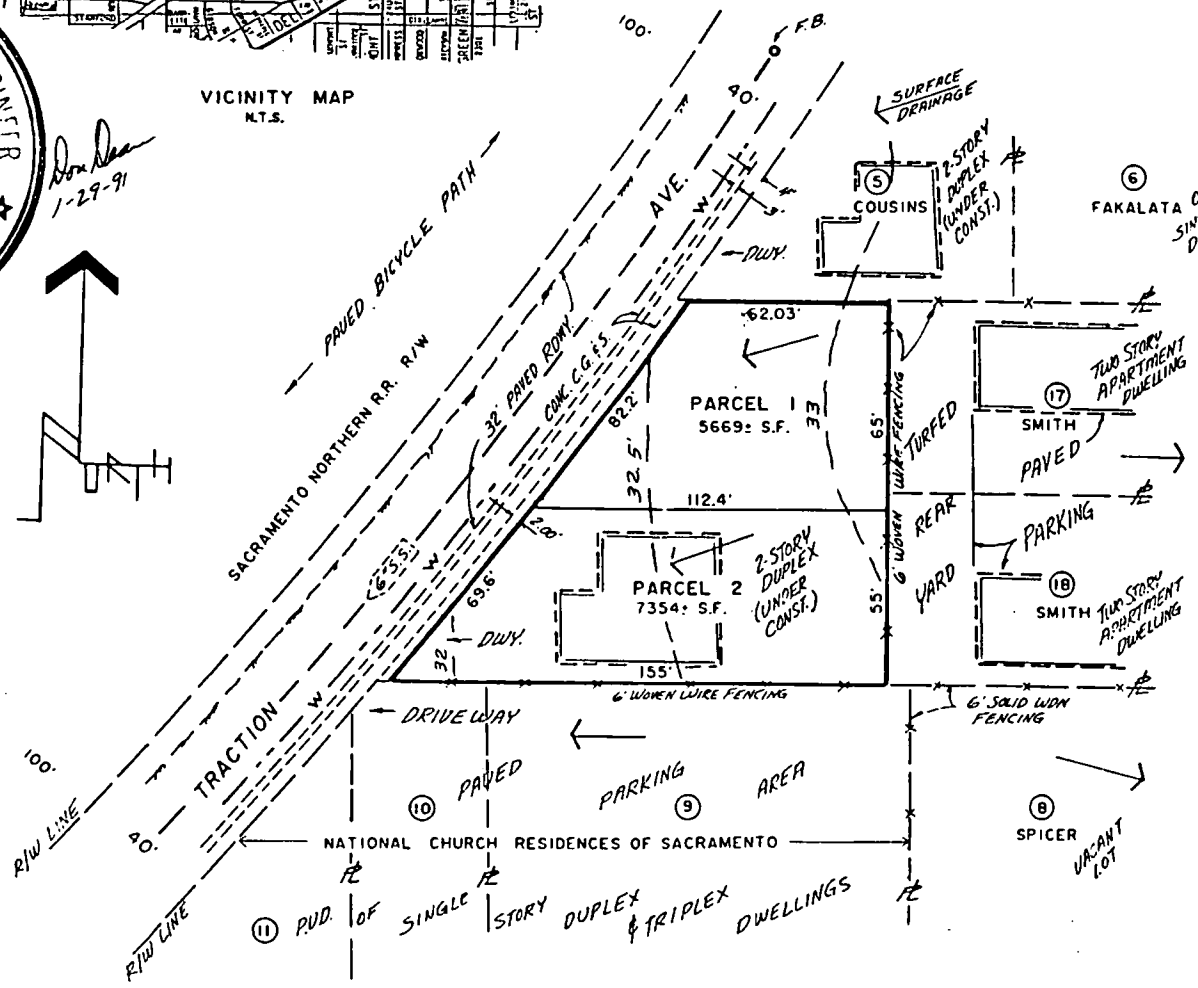
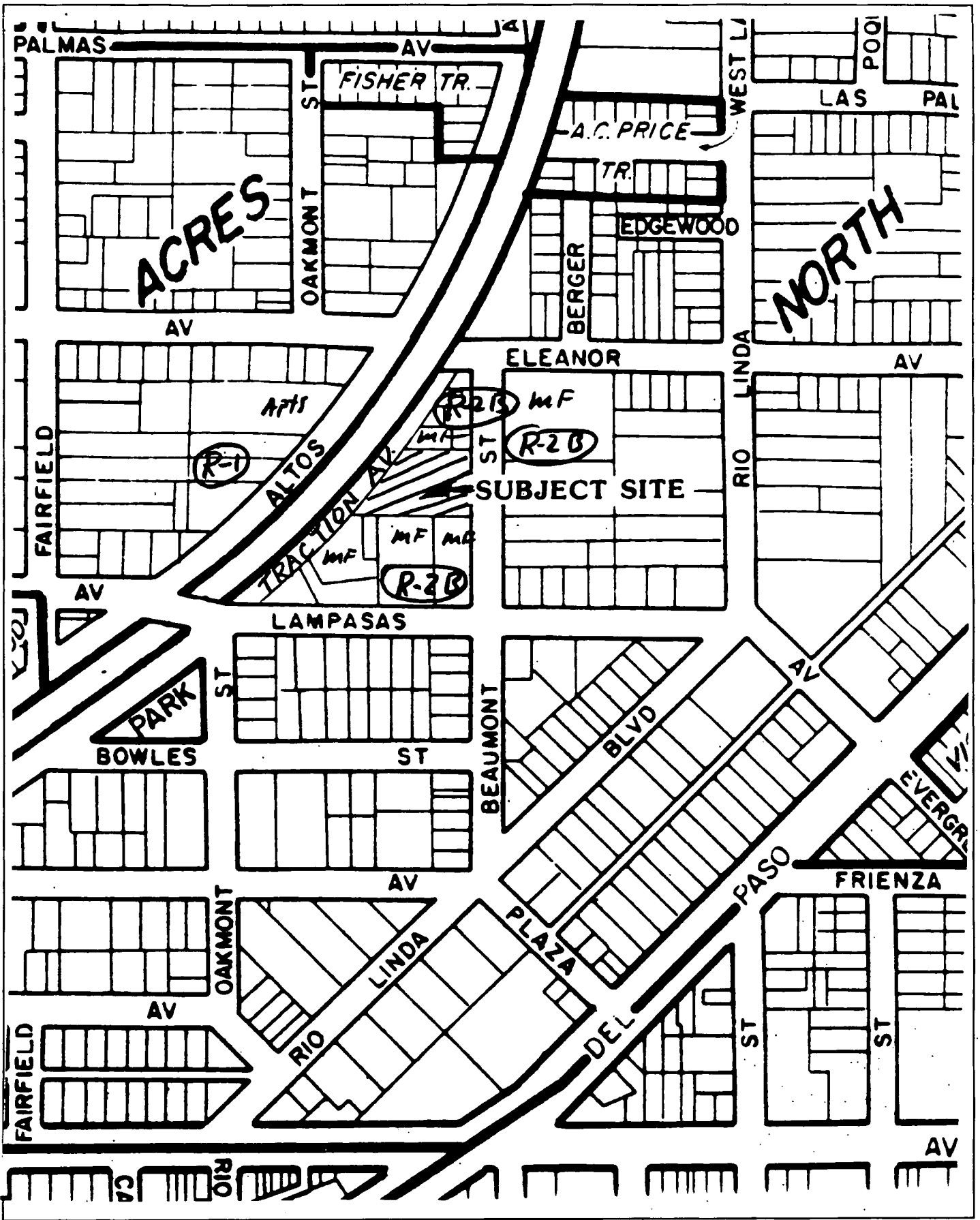
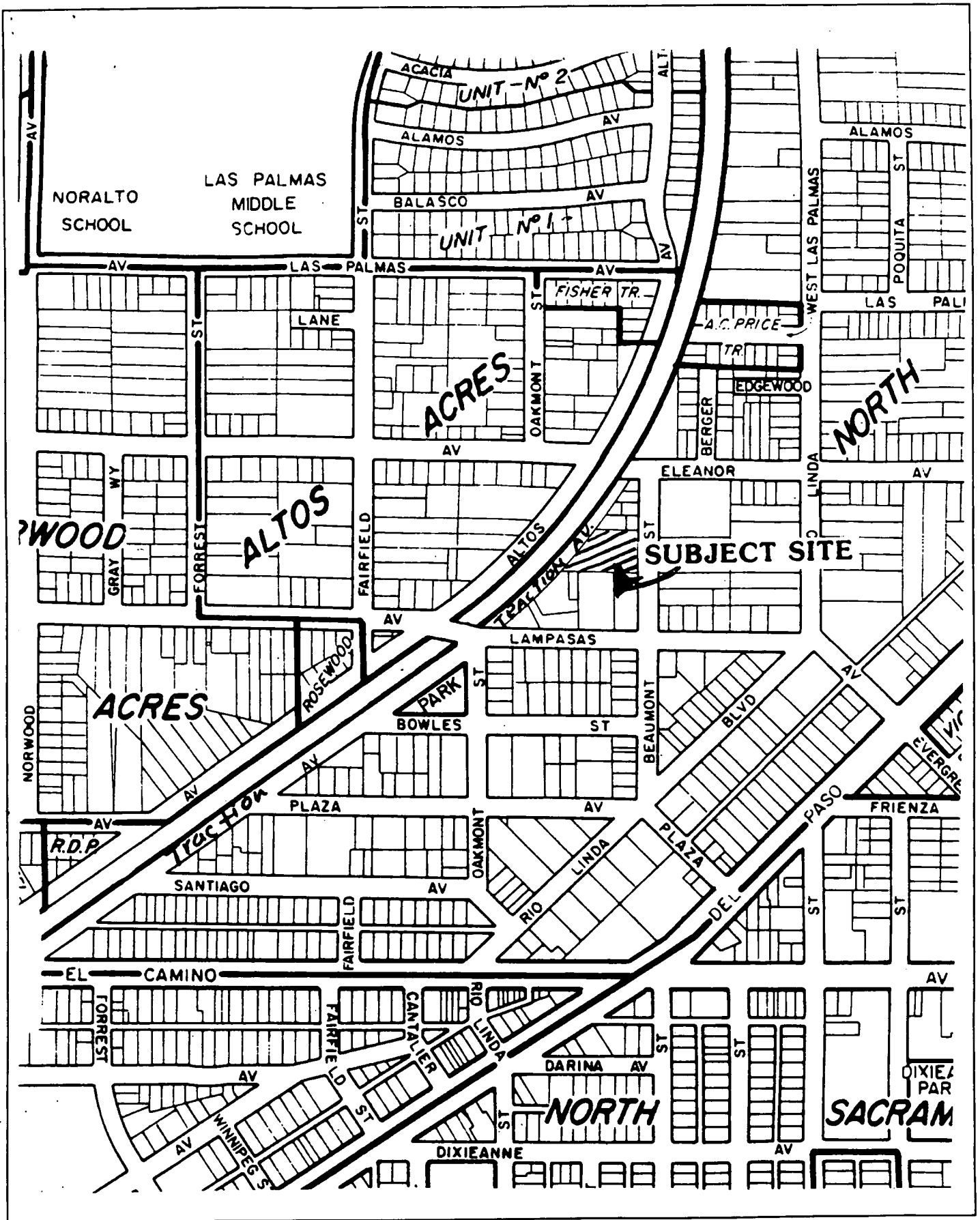


EXHIBIT A
TENTATIVE MAP



LAND USE & ZONING MAP



VICINITY MAP

RESOLUTION NO. 91-396 as amended

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

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MAY 28 1991
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A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING TENTATIVE MAP FOR PROPERTY LOCATED AT 2632 TRACTION AVENUE

(P91-021) (FT) (APN: 263-0172-16)

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MAYOR

ATTEST:

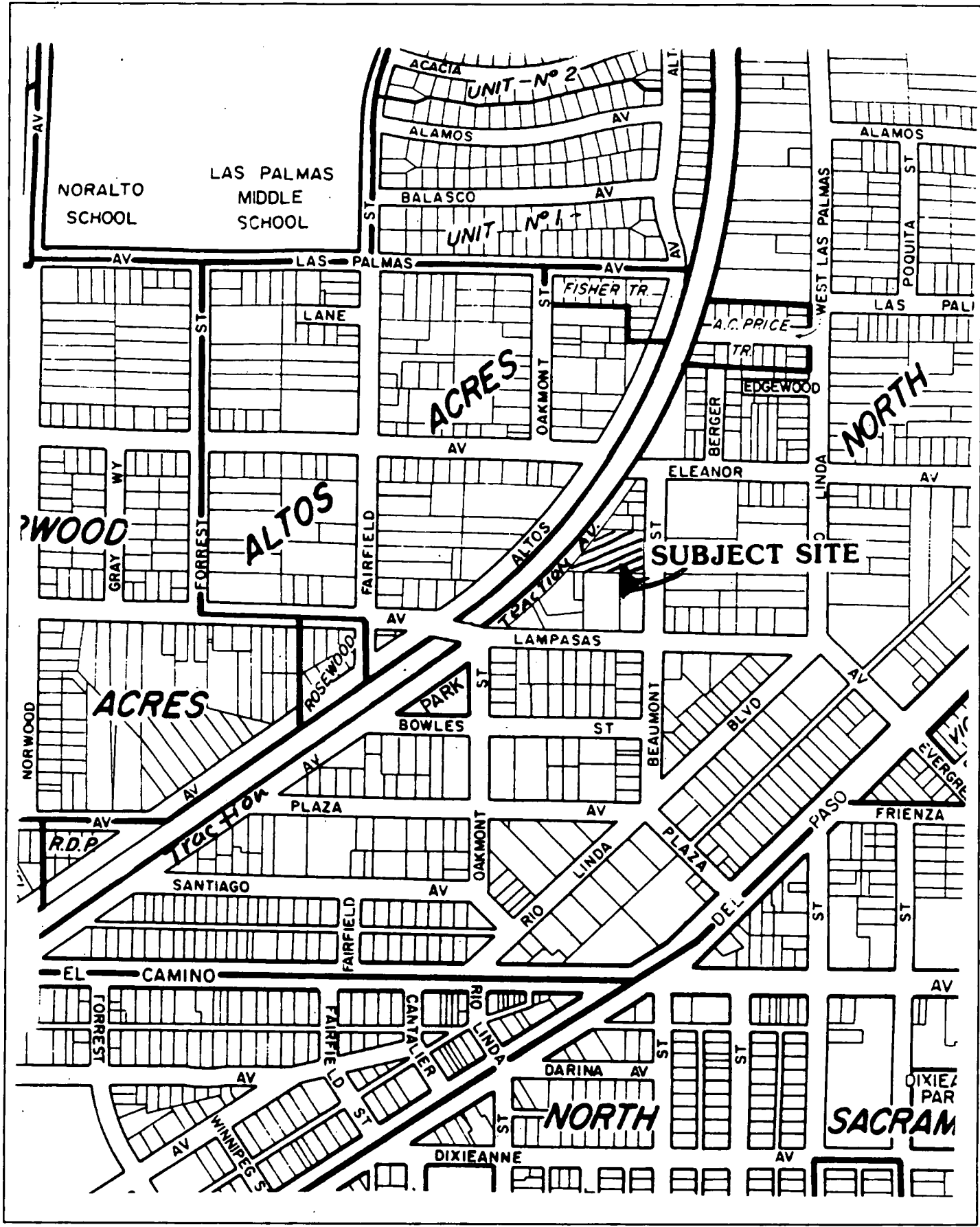
CITY CLERK

P91-021.CC

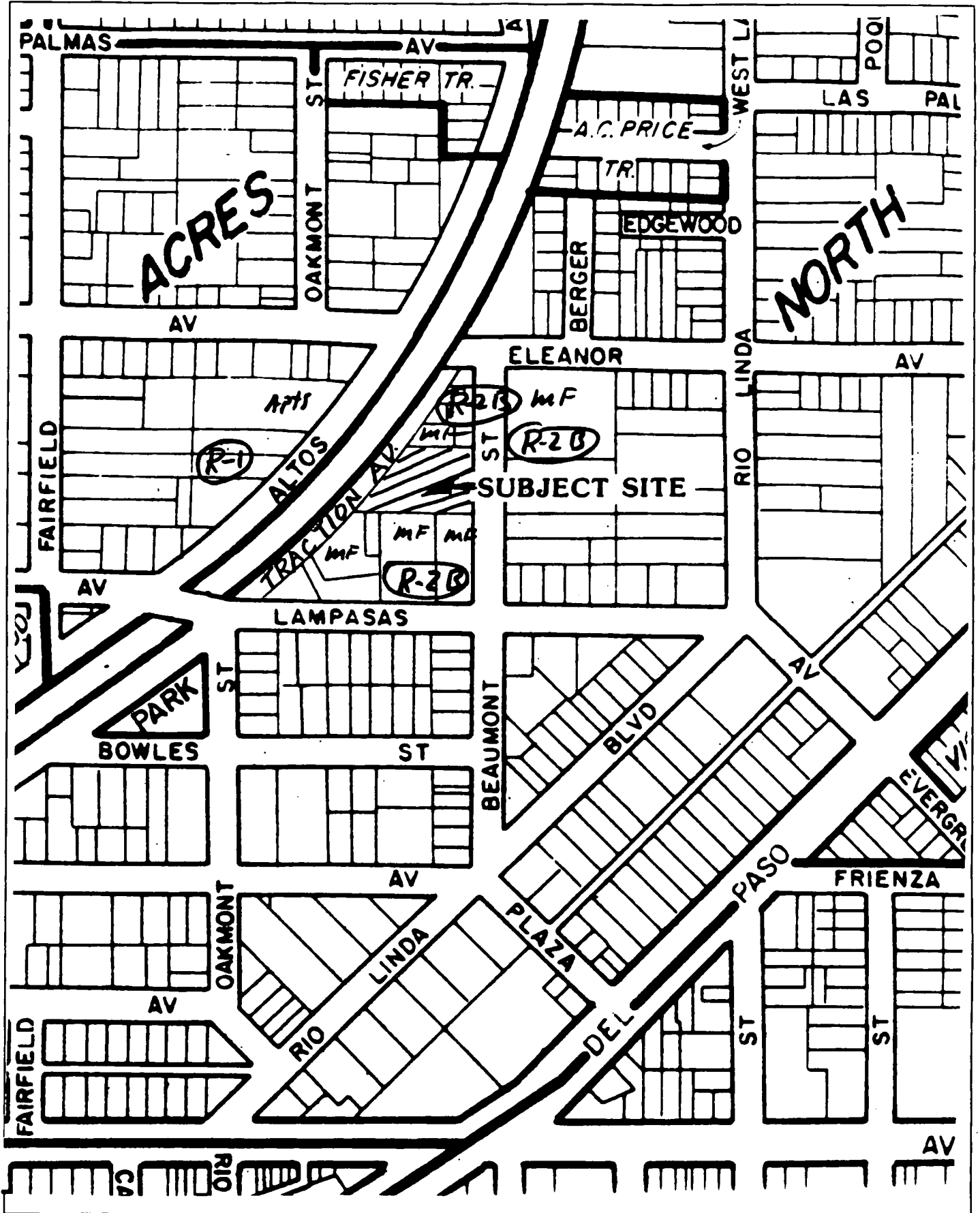
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VICINITY MAP



LAND USE & ZONING MAP



NORTH SACRAMENTO SCHOOL DISTRICT.

WATER SUPPLY
CITY OF SACRAMENTO

SEWAGE DISPOSAL
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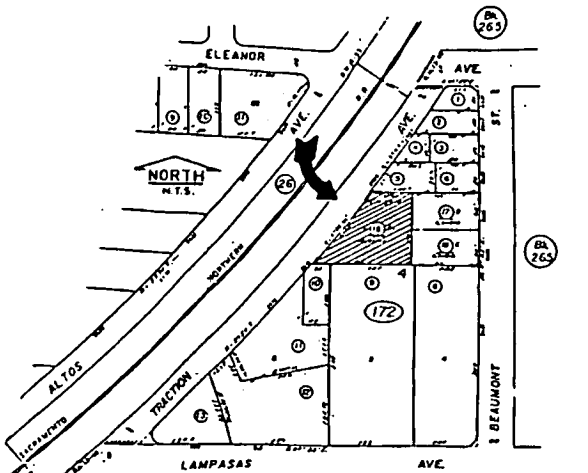
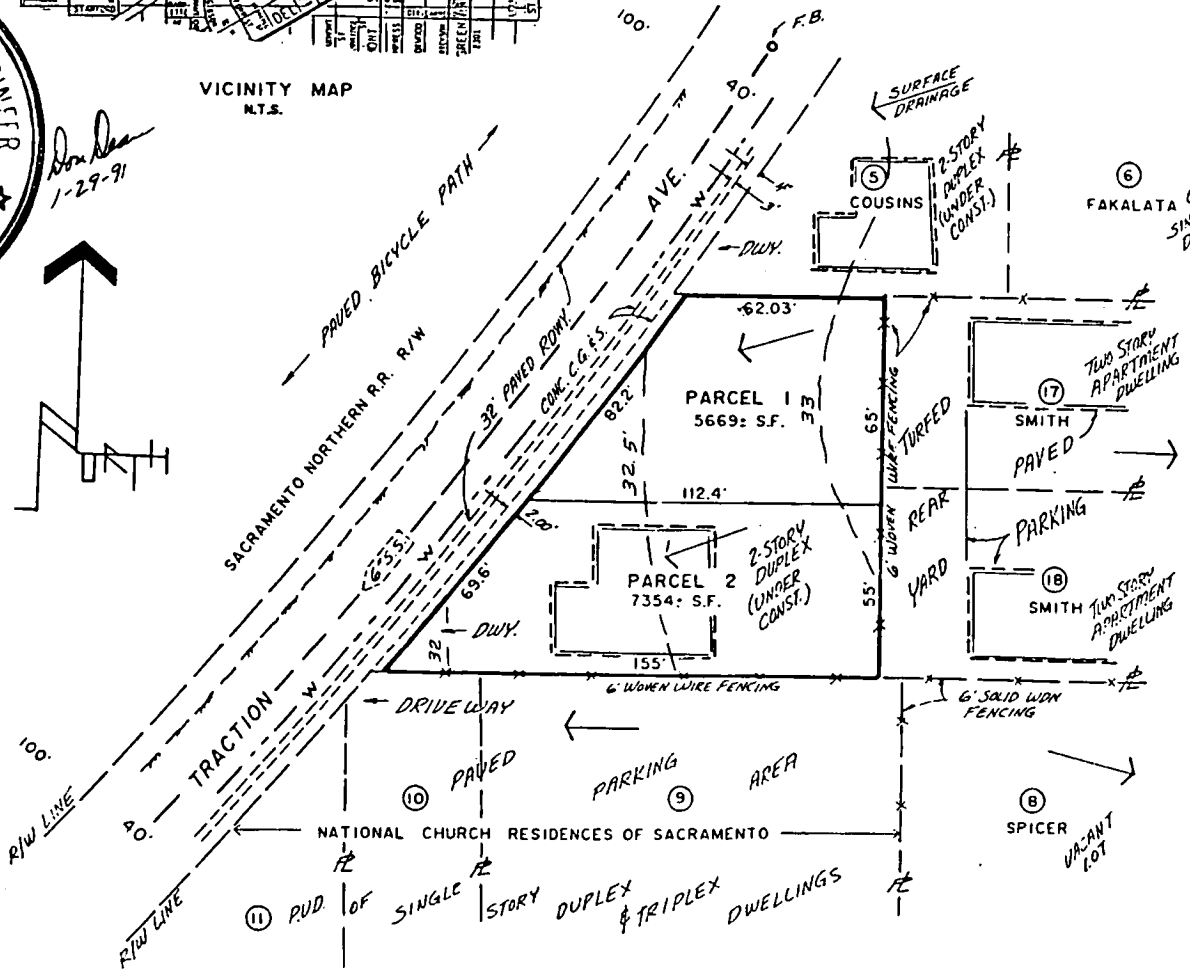
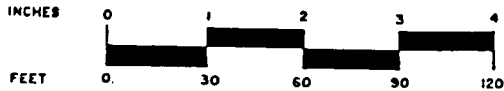
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PLAT PREPARED BY
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