



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

June 23, 1982

CITY MANAGER'S OFFICE
RECEIVED
JUN 23 1982

APPROVED
BY THE CITY COUNCIL

JUL 6 1982

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15115);
2. Subdivision Modification to waive water and sewer service;
3. Subdivision Modification to waive street lights; and
4. Tentative Map to divide a .25 acre parcel into two lots (P82-131)(FT)

LOCATION: 909 49th Street

SUMMARY

The applicant is requesting the necessary entitlements to subdivide a .25 acre parcel into two lots. The purpose of the split is to locate the existing dwelling on a separate lot and allow the future development of the front portion of the lot. The Subdivision Review Committee recommended this request be denied since adequate access and parking would not be available to proposed Parcel #2.

BACKGROUND INFORMATION

This tentative map does not require review by the Planning Commission since there are no requests for rezoning, special permit or plan amendment. The project is, therefore, being transmitted directly to the City Council for consideration.

Surrounding land use and zoning are as follows:

- North: Residential; and R-1
- South: Residential; and R-1
- East : Residential; and R-1
- West : Residential; and R-1

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment; therefore, this project is exempt from the provisions of CEQA.

This site is located in East Sacramento in a residential neighborhood. There is an existing single family dwelling on the site which fronts 49th Street. This street is substandard in width and is unimproved. Since 49th Street is only 20

feet wide, parking and turnaround space are unavailable. Adequate access to the existing structure is available on 48th Street; however, this access would be eliminated with the proposed parcel split.

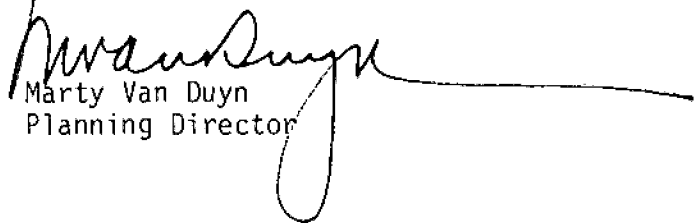
In addition to the substandard width, 49th Street is also a dead-end street or alley which is surfaced with broken asphalt and gravel. Due to these concerns, the Subdivision Review Committee indicated that a parcel split involving access from 49th Street would not be advisable. The Committee also expressed concern that this type of subdivision may set precedence for further subdivision of land with only alley frontage.

The project was reviewed by the East Sacramento Improvement Association. They indicated, in a telephone conversation, no objection to the project providing the site is not used for parking.

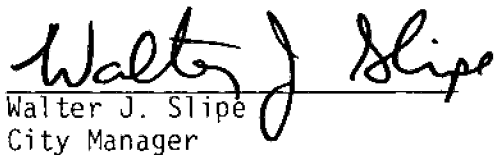
RECOMMENDATION

Staff recommends the proposed subdivision modifications and tentative map be denied based on the attached findings of fact.

Respectfully submitted,


Marty Van Duyn
Planning Director

Recommend Approval:


Walter J. Slipe
City Manager

MVD:SC:cp
Attachments
P82-131

July 6, 1982
~~June 29, 1982~~
District No. 3

In the matter of the request for Subdivision)
Modifications and Tentative Map to divide a)
.25 acre parcel into two separate lots in the)
R-1 zone located at 908 49th Street (P82-131))

NOTICE OF DECISION

AND

FINDINGS OF FACT

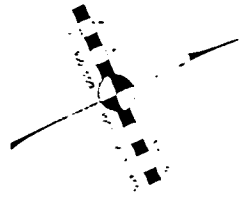
At its regular meeting of July 6, 1982, the City Council heard and considered evidence in the above-entitled matter. Based upon the oral and documentary evidence at such hearing, the Council denied the request based on the following finding:

The proposed map is not consistent with the General Plan or with Chapter 40 of the City Code in that adequate access to each proposed parcel is not available. This proposed subdivision will create a lot fronting a substandard street with inadequate parking space or turnaround area.

MAYOR

ATTEST:

CITY CLERK



AMERICAN

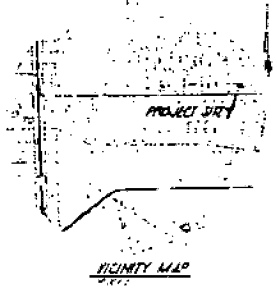
WILSON



082-131

21

22



STREET

STREET

STREET

48TH

49TH

50TH

PARCEL 1 PARCEL 2

J STREET

P 82131

BENCH MARK
DESCRIPTION

FIELD BOOK
BOOK NO. DATE
PAGE

DRAWN BY
CHECKED BY

APPROVED BY
TERESA A. ROSE, PLS

NO.	DATE	REVISION OR DESCRIPTION	APP'D.	DATE

TASK ENGINEERING INC
11280 COLIMA ROAD, SUITE 2
MANTONA, CALIFORNIA 91754
PHONE (918) 623-3308

ENGINEERS — PLANNERS — SURVEYORS

TENTATIVE PARCEL MAP
908 49TH STREET
ASSESSORS' PARCEL NO. 8-104-17

SACRAMENTO COUNTY



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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

Fred A. and Mary E. Pelzel
864 - 49th Street
Sacramento, CA 95819

June 25, 1982

On June 29, 1982, the following matter was scheduled to be heard before the City Council:

- Various requests for property located at 908-49th Street (D3) (P-82131):
- A. Tentative Map to divide .25± acres developed with one residence into two parcels in the R-1 Zone;
 - B. Subdivision Modification to waive water and sewer services to Parcel No. 1; and
 - C. Subdivision Modification to waive street lights.

This hearing has been continued to July 6, 1982 at the hour of 7:30 p.m., in the City Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(3), "No person who has once obtained a continuance of a hearing, whether by notice to the City Clerk as provided in Section 4.5(1) or by personal appearance as provided in paragraph 4.5(2) shall be granted a further continuance except by personally appearing at the Council meeting at the time at which the hearing is scheduled and by satisfying the Council that extraordinary circumstances exist which would justify such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 927 Tenth Street, Sacramento California, phone (916) 449-5604.

Sincerely,

Lorraine Magana
City Clerk

FILED
By the City Council
Office of the City Clerk
Cont 40
7-6-82
JUN 29 1982

LM/mm

cc: P-82131 Mailing List (60)
Beverly Bunn (864-49th St, 95819)

(3-85131)

Department, 927 South Street, Sacramento California, Phone (916) 649-2801. City of

JUL 5 1967



PLANNING DEVELOPMENT PERMIT

SACRAMENTO CITY
PLANNING DEPARTMENT
725 J STREET
SACRAMENTO, CA. 95814
TELEPHONE (916) 449-5604

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P 82-131

Application date 5-21-82/GM

Project Location 908-49th Street
 Assessor Parcel No. 008-104-17 Comm. Pln. East Sacramento
 Owner Fred A. & Mary E. Pelzel Phone No. 455-5423
 Address 864-49th Street, Sacramento CA 95819
 Applicant Beverly Bunn Phone No. 455-5423
 Address 864-49th Street, Sacramento CA 95819
 Signature _____ CPC Mtg. Date FT 6-9-82

REQUESTED ENTITLEMENTS

REQUESTED ENTITLEMENTS	Commission Action/Date	Council Action/Date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination: Neg. Dec. _____, Exempt _____	_____	_____	\$ _____
<input type="checkbox"/> General Plan Amend	_____	Res. _____	\$ _____
<input type="checkbox"/> Community Plan Amend	_____	Res. _____	\$ _____
<input type="checkbox"/> Rezone	_____	Ord. _____	\$ _____
<input checked="" type="checkbox"/> Tentative Map to divide .25+ acres developed with one residence into two parcels in the R-1 zone.	_____	Res. _____	\$ _____
<input type="checkbox"/> Special Permit	_____	_____	\$ _____
<input type="checkbox"/> Variance	_____	_____	\$ _____
<input type="checkbox"/> Plan Review	_____	_____	\$ _____
<input type="checkbox"/> PUD	_____	Res. _____	\$ _____
<input checked="" type="checkbox"/> Other Sub Mod to 1) waive water and sewer services _____ to parcel 1, 2) to waive street lights.	_____	_____	\$ _____

NOTIFICATION AND POSTING \$ _____

FEE TOTAL \$ _____

Permit Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

Receipt No. _____

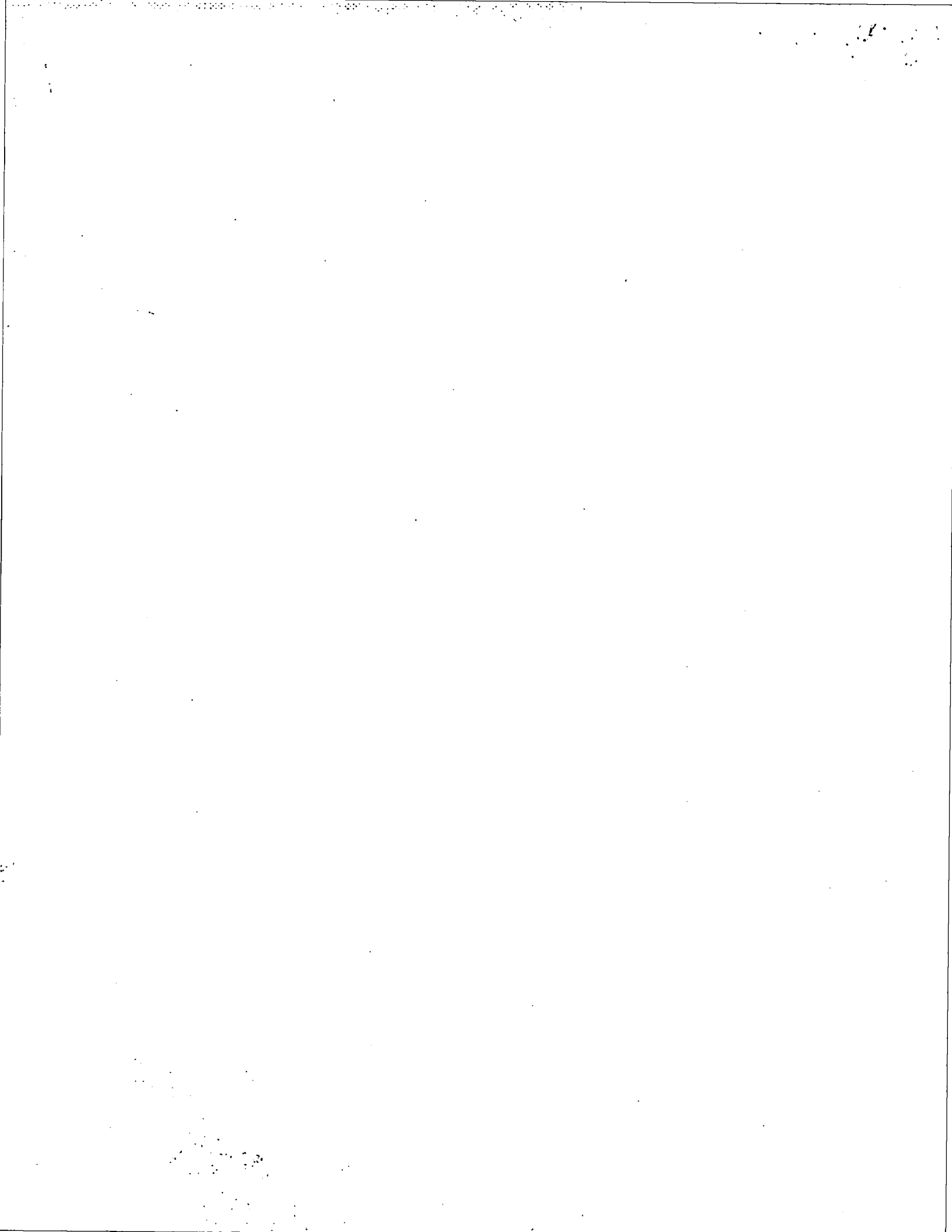
Key to Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved w/Conditions | RAC - Recommend Approval w/Conditions | CSR - Condition indicated on attached Staff Report |
| AA - Approved w/Amended Conditions | RAA - Recommend Approval w/Amended Conditions | |

NOTE: There is a ten(10) calendar day appeal period from commission action date and a thirty (30) calendar day appeal period from council action date. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any condition(s) will constitute grounds for revocation of this permit. Building permits are required in the event of any building construction. The County Assessor is notified of actions taken on rezoning, special permits and variances.

Gold- applicant Receipt White- applicant permit Green- expiration book Yellow- department file Pink- permit book

P 82-131



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July 8, 1982

Fred A. and Mary E. Pelzel
864 - 49th Street
Sacramento CA 95819

Dear Mr. and Mrs. Pelzel:

On July 6, 1982, the Sacramento City Council took the following action(s) for property located at 908 - 49th Street:

The City Council approved the lot split and approved the applicants request subject to the Findings of Fact which are due back July 20, 1982 (P82-131)

Sincerely,

Anne Mason
Assistant City Clerk

AM/mlt/27

cc: Planning Department
Beverly Bunn, 864 - 49th Street, 95819