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# CITY OF SACRAMENTO

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

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

CITY MANAGER'S OFFICE  
**RECEIVED**  
SEP 5 1985

September 5, 1985

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Tentative Map (P85-311) (APN: 016-054-05, 06) (PT)
  3. Subdivision Modification to create a lot in excess of 160 feet deep

**APPROVED**  
BY THE CITY COUNCIL

SEP 10 1985

OFFICE OF THE  
CITY CLERK

LOCATION: 4163, 4201 Lucas Court; 4191 Moss Drive

### SUMMARY

This is a request to adjust the common lot line between two existing parcels presently developed with residential use in the Two Family, R-2 zone. The staff and the Subdivision Review Committee recommend approval of the Tentative Map and Subdivision Modification subject to conditions.

### 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 for consideration.

Surrounding Land Uses and Zoning are as follows:

- North: one and two family; R-2
- South: single family; R-1
- East: RR; C-1
- West: single family; R-1

The subject site consists of two existing lots totaling 0.6+ acres located in the Two Family, R-2 zone. The two lots are under common ownership. A duplex is located on Parcel 1 and a single family residence is located on Parcel 2. The applicant is requesting to adjust the common lot lines to allow construction of three pools. A portion of Parcel 1 would have a depth of over 160 feet.

### ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has filed a Negative Declaration.

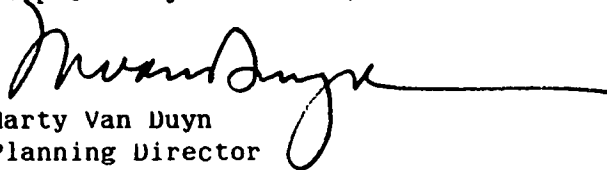
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RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Work Directors), based upon comment from the Subdivision Review Committee, recommend:

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modification subject to conditions.

Respectfully submitted,



Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:



Walter J. Slipes, City Manager

FG:pkb  
attachments  
P85-311

September 10, 1985  
District No. 8



VICINITY - LAND USE - ZONING

30

# RESOLUTION No. 85-699

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 4163, 4201 LUCAS COURT AND  
4191 MOSS DRIVE

(P 85-311) (APN: 016-054-05,06)

APPROVED  
BY THE CITY COUNCIL  
SEP 10 1985  
OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council, on September 10, 1985, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at 4163, 4201 Lucas Court and 4191 Moss Drive

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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
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. Both the City General Plan and the 1965 Sutterville Heights Community Plan designate the subject site for residential use(s).
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. In the matter of the hereby approved requested subdivision modification to create a lot in excess of 160' deep:
  - a. There are such special circumstances or conditions affecting the property to be subdivided that is it impracticable in this particular case to conform to the strict application of City Code Chapter 40 in that the lot is irregularly shaped.
  - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the applicant will satisfy all other conditions prior to filing the final map
  - 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 granting 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 uses
7. 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. Provide separate water and sewer services if necessary;
- b. Relocate water line under pool to the satisfaction of the sewer/water division;
- c. Relocate lot line to provide a minimum five foot setback area between property line and the existing structure on parcel 1;
- d. Monument new lot lines.

MAYOR \_\_\_\_\_

ATTEST:

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

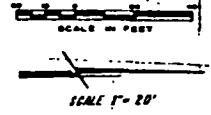
P85-311

P85-311

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EXISTING LOTS

PROPOSED LOTS



**D.R.D.B.**  
 APR. 20 14 PG 1 016-004-00  
 MAY 08 14 PG 2 016-004-00

**CHECKED AND APPROVED**  
 APR. 20 14 11:00 AM  
 MAY 08 14 1:00 PM

**TENTATIVE PARCEL MAP**

**OWNER**  
 JTS ENGINEERING CONSULTANTS, INC.  
 611 J STREET  
 SACRAMENTO, CA 95814  
 (916) 441-4700

**PREPARED BY**  
 JTS ENGINEERING CONSULTANTS, INC.  
 611 J STREET  
 SACRAMENTO, CA 95814  
 (916) 441-4700

**APPLICANT'S PARCEL NUMBER**  
 016-054-07

**APPLICANT'S ADDRESS**  
 611 J STREET

**ACRES**  
 PARCEL 1: 0.433 AC  
 PARCEL 2: 0.156 AC

**PROPOSED USE**  
 RESIDENTIAL

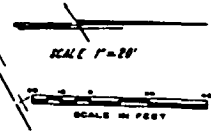
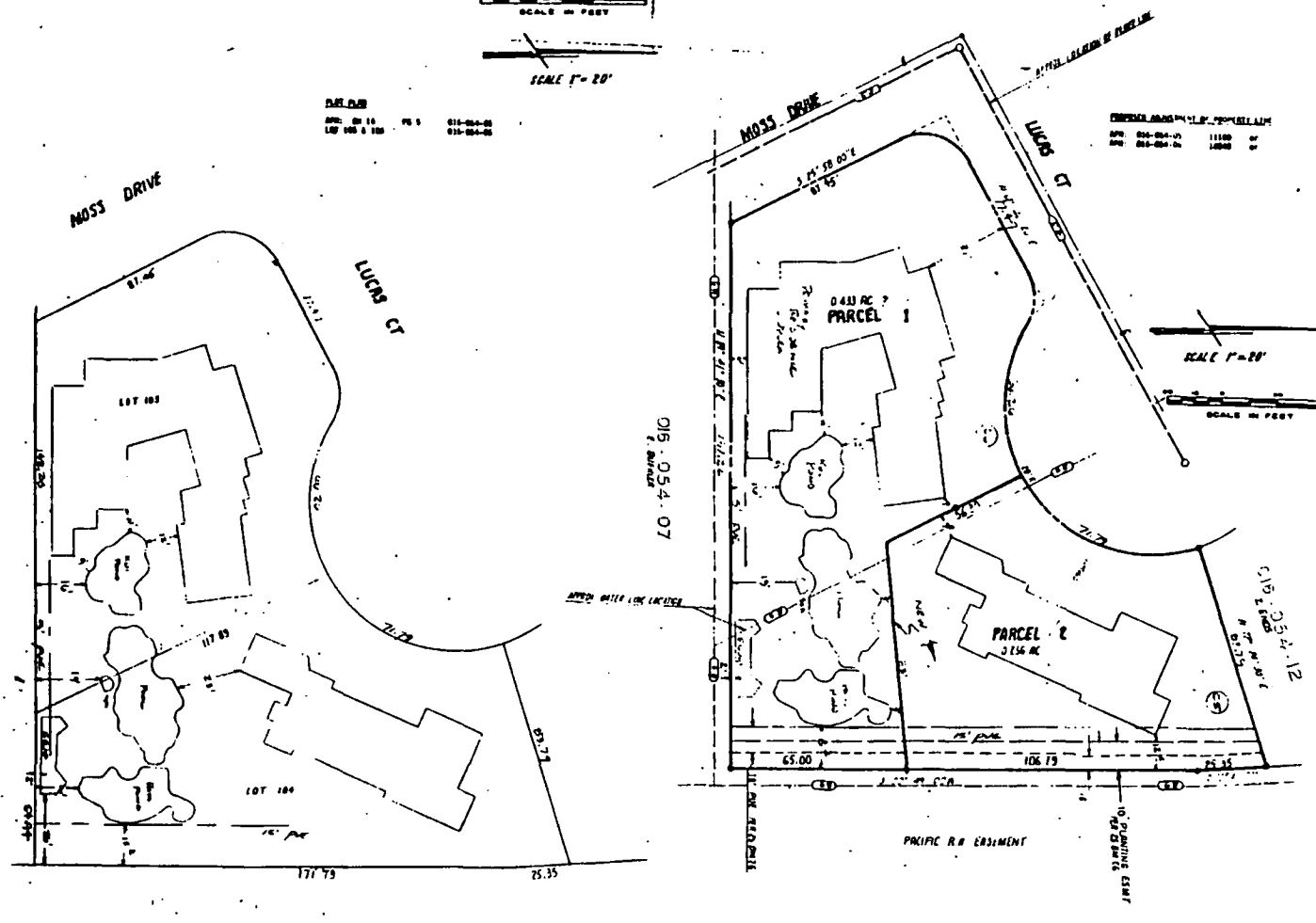
**PROPOSED ZONING**  
 RESIDENTIAL

**PROPOSED IMPROVEMENTS**  
 UTILITY PROPERTY IMPROVEMENTS

|              |          |
|--------------|----------|
| UTILITY      | 303-4266 |
| PACIFIC BELL | 888-8888 |
| SWED         | 812-3333 |
| WATCO        | 849-2277 |
| SEWER        | 849-2277 |
| DRAINAGE     | 849-2277 |
| FILE         | 849-2277 |

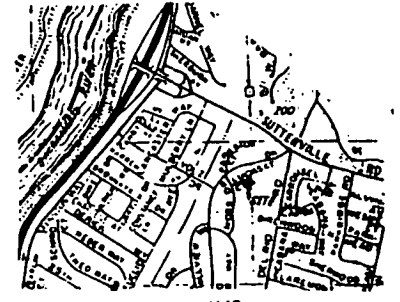
**LEGAL DESCRIPTION**  
 LOTS 184 & 185 OF SOUTHWIND PARK TERRACE ACCORDING TO THE OFFICIAL PLAN THEREOF, FILED IN THE OFFICE OF THE RECORDERS OF SACRAMENTO COUNTY, CALIFORNIA, IN BOOK 85 OF MAPS, AS PAGE 2.

**LEGAL INTEREST** SACRAMENTO CITY UNIFIED SCHOOL DISTRICT  
**DEED INTEREST** DEBORAH PARR



PACIFIC R.R. EASEMENT

**NOTE**  
 THE INFORMATION REGARDING BOUNDARIES, POLES, FENCES, ETC. HAS BEEN PROVIDED TO JTS ENGINEERING BY THE OWNER



LOCATION MAP

|                        |   |   |                                 |  |   |                            |
|------------------------|---|---|---------------------------------|--|---|----------------------------|
| BENCHMARK ELEV.<br>N/A | <b>JTS ENGINEERING CONSULTANTS, INC.</b><br>611 J STREET<br>SACRAMENTO, CALIFORNIA 95814 (916) 441-4700 | DESIGNED _____<br>DRAWN _____<br>CHECKED _____<br>SUBMITTED _____ | SCALE<br>1" = 20'<br>DATE _____ | NO. _____<br>DATE _____<br>REVISION _____<br>COUNTY APPROVAL _____ | <b>TENTATIVE PARCEL MAP</b><br>4163,4201 LUCAS CT.<br>CITY OF SACRAMENTO CALIFORNIA | DATE 04/20/14<br>SHEET 1/1 |
|                        |   | FIELD BOOK NO. _____ PG. _____                                    | SUBMITTED _____                 | NO. _____<br>DATE _____<br>REVISION _____<br>COUNTY APPROVAL _____ | CITY OF SACRAMENTO CALIFORNIA   | DATE 04/20/14<br>SHEET 1/1 |

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# CITY OF SACRAMENTO

LORRAINE MAGANA  
CITY CLERK

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

August 28, 1985

Sun G. Wong  
4191 Moss Drive  
Sacramento, CA 95822

On August 16, 1985, the following matter was filed with my office to set a hearing date before the City Council:

- P-85311 - Various requests for property located at 4163, 4201 Lucas Court/4191 Moss Drive. (D8) (APN: 016-054-05,06) (FT)
- A. Tentative Parcel Map to resubdivide .6± acres developed with residences located in the Two-Family, R-2 zone into two parcels.
  - B. Subdivision Modification to create a lot in excess of 160' deep.

This hearing has been set for September 10, 1985, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 1231 "I" Street, Sacramento, California, Room 200, phone 449-5604.

Sincerely,

Janice Beaman  
Deputy City Clerk

JB/dbp

cc: MAILING LIST P-85311 (40)  
JTS Engineering



September 23, 1985

Sun G. Wong  
4191 Moss Drive  
Sacramento, CA 95822

Dear Mr. Wong:

On September 10, 1985, the Sacramento City Council took the following action(s) for property located at 4163, 4201 Lucas Court/4191 Moss Drive:

Adopted Resolution 85-699 adopting Findings of Fact approving Tentative Parcel Map and to resubdivide .6± acres developed with residences located in the Two-Family zone into two parcels; Subdivision Modification to create a lot in excess of 160' deep. (P-85311)

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

Sincerely,

Lorraine Magana  
City Clerk

LM/dbp/36

Enclosure

cc: Planning Department

JTS Engineering  
811-J Street  
Sacramento, CA 95814