

RESOLUTION NO. 2006-610

Adopted by the Sacramento City Council

August 15, 2006

APPROVING THE LUTHER ESTATES UNIT #2 SUBDIVISION MODIFICATION TO CREATE LOTS WITH LESS THAN THE REQUIRED 52' WIDTH IN THE STANDARD SINGLE-FAMILY (R-1) ZONE LOCATED AT 7255 LUTHER DRIVE IN SACRAMENTO, CALIFORNIA. (P06-041) ASSESSOR'S PARCEL NUMBERS (APNS): 049-0010-038, 042, AND 085.

BACKGROUND

- A. On July 13, 2006, the City Planning Commission approved the Tentative Map and Subdivision Modification for the Luther Estates Unit #2 project (P06-041); and,
- A. On July 19, 2006, the project was called-up to be heard by the City Council by Council member Pannell; and,
- B. On August 15, 2006, the City Council heard and considered evidence in the above-mentioned matter; and,
- C. The City Council has determined that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines (Section 15332-Infill Development projects).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on verbal and documentary evidence at said hearing, the City Council approves the Luther Estates Unit #2 Subdivision Modification to create lots with less than the required 52' width in the Standard Single-family (R-1) zone.

Section 2. This approval of the Luther Estates Unit #2 Subdivision Modification is made based upon the following findings of fact:

A. FINDINGS OF FACT

- 1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or there are such special circumstances or

conditions affecting the property that it is impossible, impractical, or undesirable in this particular case to conform to the strict application of these regulations. The lotting layout makes efficient use of the property by providing lots comparable in size to the surrounding properties and maintaining appropriate density;

2. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification;
3. 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 lots are of adequate size to accommodate conventional single-family homes. The modification of planning development standards by allowing lots with less width than is typically required for standard single-family development is allowed in this instance because adequate area is provided so all required setbacks and lot coverage requirements may be adhered to; and,
4. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

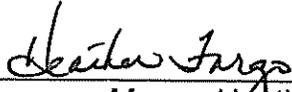
Adopted by the City of Sacramento City Council on August 15, 2006 by the following vote:

Ayes: Councilmembers Cohn, Fong, Pannell, Tretheway, and Mayor Fargo.

Noes: Councilmembers Hammond, Sheedy, and Waters

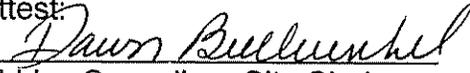
Abstain: None.

Absent: Councilmember McCarty



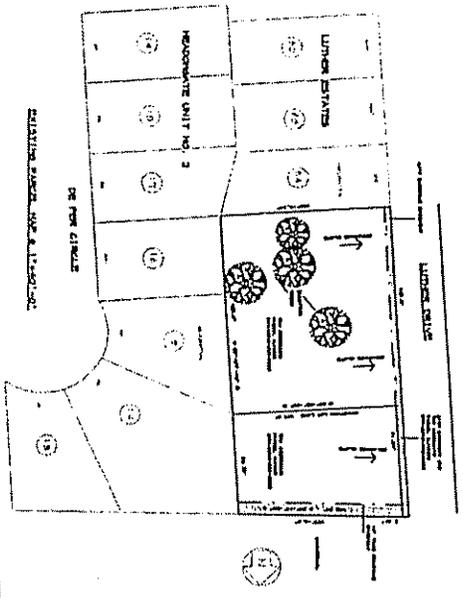
Mayor, Heather Fargo

Attest:


for Shirley Concolino, City Clerk

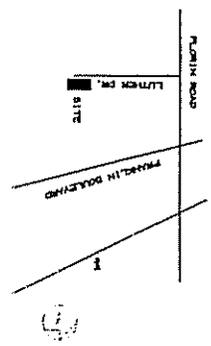
P06-041

REC'D 3-10-2006



UTILITIES IN THE STREET

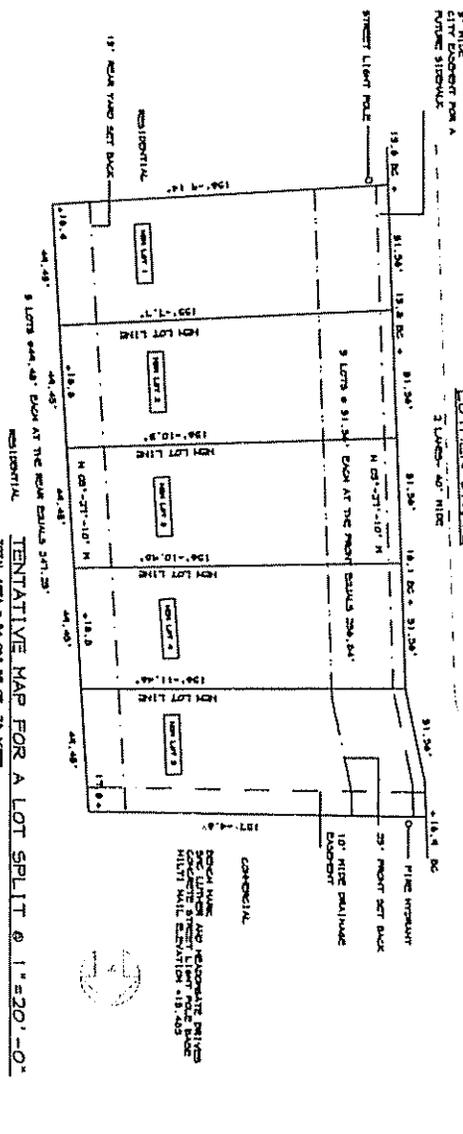
WATER (W) CITY OF SACRAMENTO
 SEWER (S) CITY OF SACRAMENTO
 GROUNDWATER (GW) COUNTY OF SACRAMENTO
 ELECTRICITY (E) S&P
 TELEPHONE (T) S&P
 GAS (G) S&P



VICINITY MAP - NO SCALE

NOTES

- 1. LUTHER DRIVE, 3' WIDE SIDEWALK
- 2. 10' WIDE SIDEWALK
- 3. 10' WIDE SIDEWALK
- 4. 10' WIDE SIDEWALK
- 5. 10' WIDE SIDEWALK
- 6. 10' WIDE SIDEWALK
- 7. 10' WIDE SIDEWALK
- 8. 10' WIDE SIDEWALK
- 9. 10' WIDE SIDEWALK
- 10. 10' WIDE SIDEWALK
- 11. 10' WIDE SIDEWALK
- 12. 10' WIDE SIDEWALK
- 13. 10' WIDE SIDEWALK
- 14. 10' WIDE SIDEWALK
- 15. 10' WIDE SIDEWALK
- 16. 10' WIDE SIDEWALK
- 17. 10' WIDE SIDEWALK
- 18. 10' WIDE SIDEWALK
- 19. 10' WIDE SIDEWALK
- 20. 10' WIDE SIDEWALK
- 21. 10' WIDE SIDEWALK
- 22. 10' WIDE SIDEWALK
- 23. 10' WIDE SIDEWALK
- 24. 10' WIDE SIDEWALK
- 25. 10' WIDE SIDEWALK
- 26. 10' WIDE SIDEWALK
- 27. 10' WIDE SIDEWALK
- 28. 10' WIDE SIDEWALK
- 29. 10' WIDE SIDEWALK
- 30. 10' WIDE SIDEWALK
- 31. 10' WIDE SIDEWALK
- 32. 10' WIDE SIDEWALK
- 33. 10' WIDE SIDEWALK
- 34. 10' WIDE SIDEWALK
- 35. 10' WIDE SIDEWALK
- 36. 10' WIDE SIDEWALK
- 37. 10' WIDE SIDEWALK
- 38. 10' WIDE SIDEWALK
- 39. 10' WIDE SIDEWALK
- 40. 10' WIDE SIDEWALK
- 41. 10' WIDE SIDEWALK
- 42. 10' WIDE SIDEWALK
- 43. 10' WIDE SIDEWALK
- 44. 10' WIDE SIDEWALK
- 45. 10' WIDE SIDEWALK
- 46. 10' WIDE SIDEWALK
- 47. 10' WIDE SIDEWALK
- 48. 10' WIDE SIDEWALK
- 49. 10' WIDE SIDEWALK
- 50. 10' WIDE SIDEWALK
- 51. 10' WIDE SIDEWALK
- 52. 10' WIDE SIDEWALK
- 53. 10' WIDE SIDEWALK
- 54. 10' WIDE SIDEWALK
- 55. 10' WIDE SIDEWALK
- 56. 10' WIDE SIDEWALK
- 57. 10' WIDE SIDEWALK
- 58. 10' WIDE SIDEWALK
- 59. 10' WIDE SIDEWALK
- 60. 10' WIDE SIDEWALK
- 61. 10' WIDE SIDEWALK
- 62. 10' WIDE SIDEWALK
- 63. 10' WIDE SIDEWALK
- 64. 10' WIDE SIDEWALK
- 65. 10' WIDE SIDEWALK
- 66. 10' WIDE SIDEWALK
- 67. 10' WIDE SIDEWALK
- 68. 10' WIDE SIDEWALK
- 69. 10' WIDE SIDEWALK
- 70. 10' WIDE SIDEWALK
- 71. 10' WIDE SIDEWALK
- 72. 10' WIDE SIDEWALK
- 73. 10' WIDE SIDEWALK
- 74. 10' WIDE SIDEWALK
- 75. 10' WIDE SIDEWALK
- 76. 10' WIDE SIDEWALK
- 77. 10' WIDE SIDEWALK
- 78. 10' WIDE SIDEWALK
- 79. 10' WIDE SIDEWALK
- 80. 10' WIDE SIDEWALK
- 81. 10' WIDE SIDEWALK
- 82. 10' WIDE SIDEWALK
- 83. 10' WIDE SIDEWALK
- 84. 10' WIDE SIDEWALK
- 85. 10' WIDE SIDEWALK
- 86. 10' WIDE SIDEWALK
- 87. 10' WIDE SIDEWALK
- 88. 10' WIDE SIDEWALK
- 89. 10' WIDE SIDEWALK
- 90. 10' WIDE SIDEWALK
- 91. 10' WIDE SIDEWALK
- 92. 10' WIDE SIDEWALK
- 93. 10' WIDE SIDEWALK
- 94. 10' WIDE SIDEWALK
- 95. 10' WIDE SIDEWALK
- 96. 10' WIDE SIDEWALK
- 97. 10' WIDE SIDEWALK
- 98. 10' WIDE SIDEWALK
- 99. 10' WIDE SIDEWALK
- 100. 10' WIDE SIDEWALK



TENTATIVE MAP FOR A LOT SPLIT @ 1"=20'-0"

drawing description
 EXISTING & PROPOSED PARCEL MAPS
 VICINITY MAP AND NOTES

project name
 LUTHER ESTATES UNIT 2
 1233 LUTHER DRIVE
 SACRAMENTO, CA



PECORA ASSOCIATES
 Architects and Planning
 7739 Delta Bend Drive
 Sacramento, CA 95831-4480
 (916) 374-1328 (916) 422-2044 FAX

PROJECT NAME	1233	SHEET NO.	1
DATE	3/2/06		
PROJECT NO.			
SCALE	1/2"=10'		
DATE	1/27/06		