



4.3

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

February 20, 1990

APPROVED
BY THE CITY COUNCIL

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

FEB 20 1990

PLANNING
916-449-5604

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination- Negative Declaration
2. Tentative Map (P89-368) (FT) (APN:029-510-01 to 35)

LOCATION: 5871 to 5925 Gloria Drive

SUMMARY

This is a request to divide the commonly held lot owned by the Sportland Court Homeowners Association into two parcels. Owners of Parcels 1 to 11 will retain ownership of Phase I Common area of the Sportland Courts Condominiums totaling 1.1 acres. The Phase II area, proposed for lots 12 to 34, has not been constructed and is proposed to be sold. A total of 2.9± vacant acre exist on the south half of the 4.01± acre site. Zoning is Single Family Alternatives (R-1A) Zone. A separate application for a 40 unit condominium proposal has been submitted by a prospective purchaser of Phase II (P89-394).

BACKGROUND

Land divisions of 4 or fewer lots for residential development not accompanied by a request requiring Planning Commission Action can be reviewed by staff and transmitted directly to the City Council for consideration:

Surrounding land uses and zoning are as follows:

North:	Single Family; R-1 & R-1A
South:	Apartment; R-3
East:	Shopping Center; C-1
West:	Single Family; R-1A

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5871 to 5925 Gloria Drive (P89-368) (FT)
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The subject site is bordered by residential uses to the north, south, and west with a shopping center to the east. Previous approvals occurred in 1979 to establish a 34 unit condominium project on 4 acres. Phase II area is vacant with a subsequent map and special permit approved in 1986 for 40 units on 2.6± acres (P86-264). The tentative map was not recorded so permits have expired.

Several technical issues require resolve due to the establishment of a homeowner's association which owns title to the common area on the total 4.1± acre parcel. Each homeowner-member of the association must sign on the final map approving the division of 2.6± acres from the original 4.1± acre lot. The C.C. & R's will require an amendment to delete the Phase II portion. The north half of the site has no common recreational facilities. They were to be provided as part of Phase II. Staff recommends a continuing use clause when the special permit for the south 2.6± acres is reviewed which provides for Phase I residents use of recreational facilities on Phase II.

ENVIRONMENTAL DETERMINATION

The City Environmental Review Coordinator has prepared a Negative Declaration for the proposed project. (Refer to Attachment A for Initial Study Discussion)

FINANCIAL DATA

Not applicable.

POLICY MATTERS

Not applicable.

MBE/WBE EFFORTS

Not applicable.

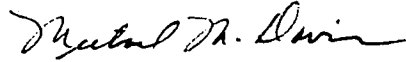
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RECOMMENDATION

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

1. Ratify the Negative Declaration
2. Approve the Tentative Map by adopting the attached Resolution and Findings of Fact.

Respectfully submitted,



MICHAEL M. DAVIS,
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

February 20, 1990
District No. 8

Contact Person:

Art Gee, Principal Planner
449-5604

Attachments

RESOLUTION NO. 90-145

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL

FEB 20 1990

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND TENTATIVE MAP FOR PROPERTY LOCATED AT THE EAST SIDE GLORIA DRIVE AT THE TERMINUS OF ROSA DEL RIO WAY (5871 TO 5925 GLORIA DRIVE)

(P89-368) (APN: 029-510-01 to 35)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the East Side Gloria Drive at the Terminus of Rosa del Rio Way;

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 subdivisions;

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.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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. (Refer to Attachment A for Initial Study Discussion and Negative Declaration)
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 1988 Pocket Community Plan designate the subject site for Residential use.
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 the filing of the final map unless a different time for compliance is specifically noted:
 - a. Pay off existing assessments, or file the necessary segregation requests and fees to segregate assessments;
 - 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; pay any unpaid park fees.

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- c. Final Map shall be signed by property owners of all 35 parcels since parcel 35 is owned jointly by lots 1 through 34. Existing C.C. & R's and articles of incorporation shall be modified and approved by the City Engineer Attorney and Planning Director for lots 1 through 11 and the remaining common area.
- d. Final map shall conform to the requirements of State. Department of Real Estate regarding splitting a commonly owned parcel and modifying C.C. & R's for homeowner's association.
- e. Final map shall note that a joint use easement for recreational facilities provided on Parcel 2 for use of Parcel 1 is required under P-8697. If present owners forfeit the common recreation facilities on Phase II, this requirement is null and void.
- f. 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 for the property should be reviewed. 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.
- g. Driveways shall be 10' from property lines.

MAYOR

ATTEST:

CITY CLERK

P89-368

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

LEGAL DESCRIPTION
FOR
SOUTH LAND VILLAGE CONDOMINIUMS
SPECIAL PERMIT

Lots 1 through 34, inclusive, as shown on the Official Map of "Sportland Courts", recorded in the Office of the Sacramento County Recorder on October 10, 1980, in Book 142 of Maps, Map No. 7 and a portion of Lot A as shown on that certain "Plat of Sportland Courts", recorded on October 10, 1980 in Book 142 of Maps, Map No. 7.

The property is also shown as Parcel 2 of the proposed tentative parcel map for Sportland Courts, previously submitted to the City of Sacramento (P89 - 368).

APN: 029-0510-012 through 035

11/2/89
89142.des

P-89-368

P-89-368

TENTATIVE PARCEL MAP
SPORTLAND COURTS
SACRAMENTO CALIFORNIA

OWNER/DEVELOPER:
MARK P. OWENS
6633 PALM DRIVE PH. 761-2311
CARMICHAEL CA. 95608
ENGINEER:
NEWTON ASSOCIATES
P.O. BOX 160278
SACRAMENTO CA 95816 PH 483-9860

ASSESSOR'S PARCEL NUMBERS
229-510-02-01 ADJUNCTION 229-510-02-02
229-510-02-11

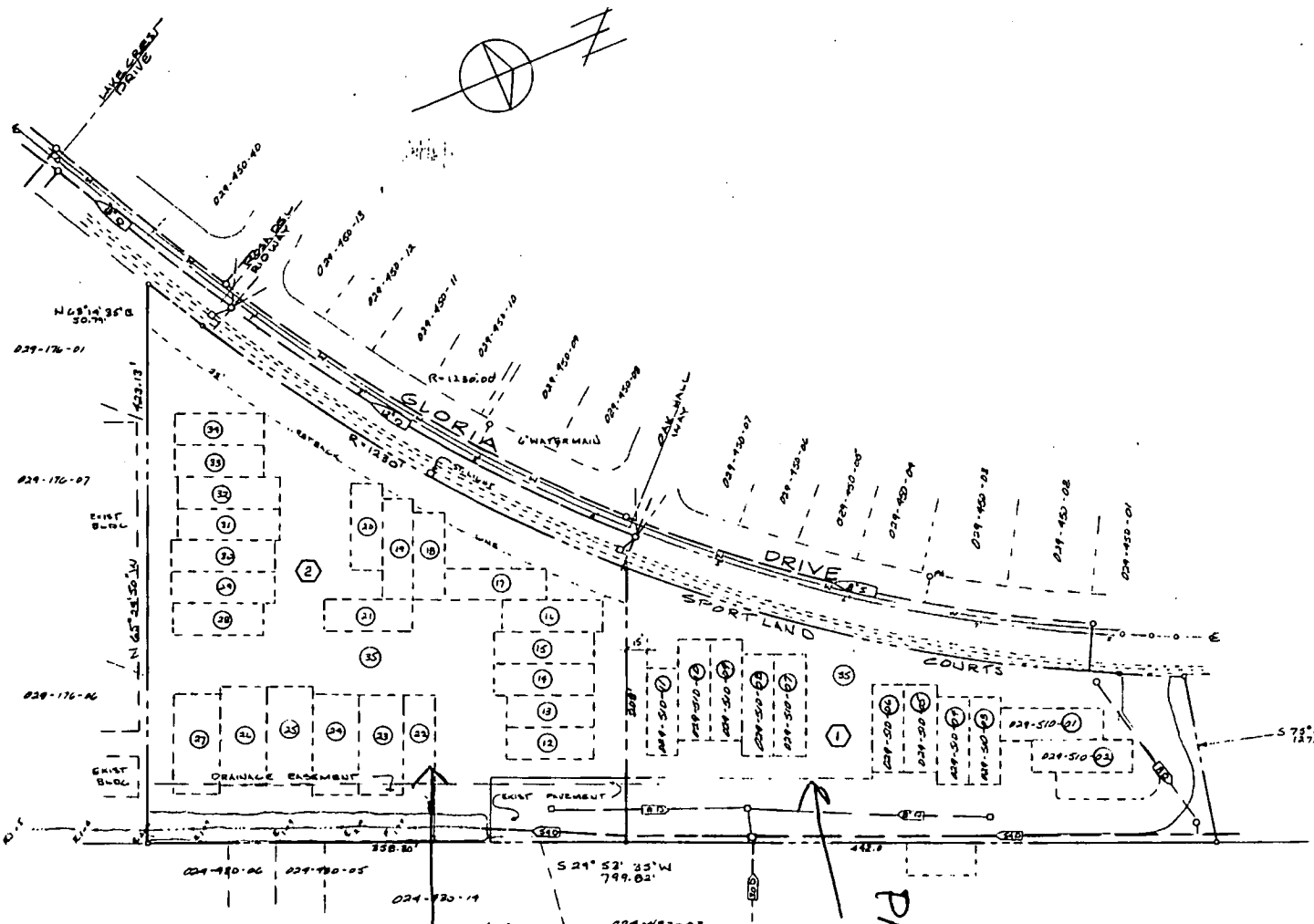
ACREAGE
PRESENT USE VACANT 2.69 ACRES
TOTAL 4.01 ACRES

PROPOSED USE
VACANT

ZONING
PRESENT R-1A
PROPOSED R-1A

SEWER CITY OF SACRAMENTO
WATER CITY OF SACRAMENTO
DRAINAGE CITY OF SACRAMENTO
POWER S. M. L. D.
TELEPHONE PACIFIC TELEPHONE
STREET IMPROVEMENTS EXISTING

PROJECT NO.	
DATE	
SCALE	1" = 40'
BY	1
CHECKED	
DATE	
PROJECT	PARCEL MAP SPORTLAND COURTS
CLIENT	GLORIA DRIVE CITY OF SACRAMENTO
ENGINEER	NEWTON ASSOCIATES ARCHITECTURE & ENGINEERING P.O. BOX 160278 SACRAMENTO, CA 95816

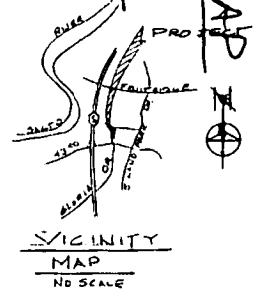


LEGEND
 (1) EXIST LOT WITHIN PROJECT AREA/NO UNIT
 (2) EXIST LOT/UNIT REMAINDER SPORTLAND COURTS
 (3) LOT NO. PROPOSED PARCEL SPLIT
 (4) LOT NO. 1-11 + 35 COMMON AREA

NOTE:
EXIST MAP - SPORTLAND COURTS 34 LOTS COMMON LOT

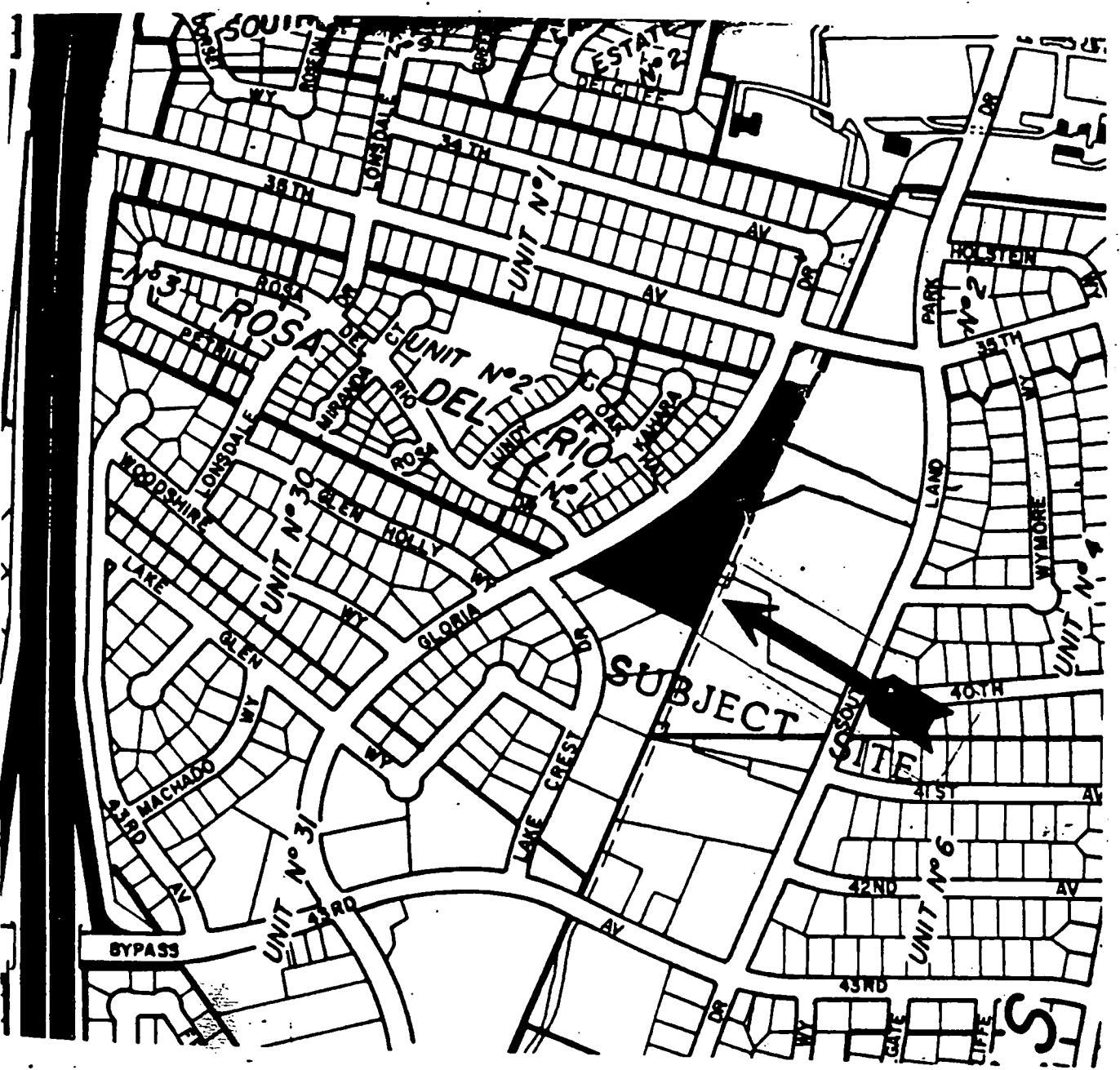
PARCEL 1
PARCEL 2

TENTATIVE MAP EXHIBIT B



SCALE 1" = 40'

5-1

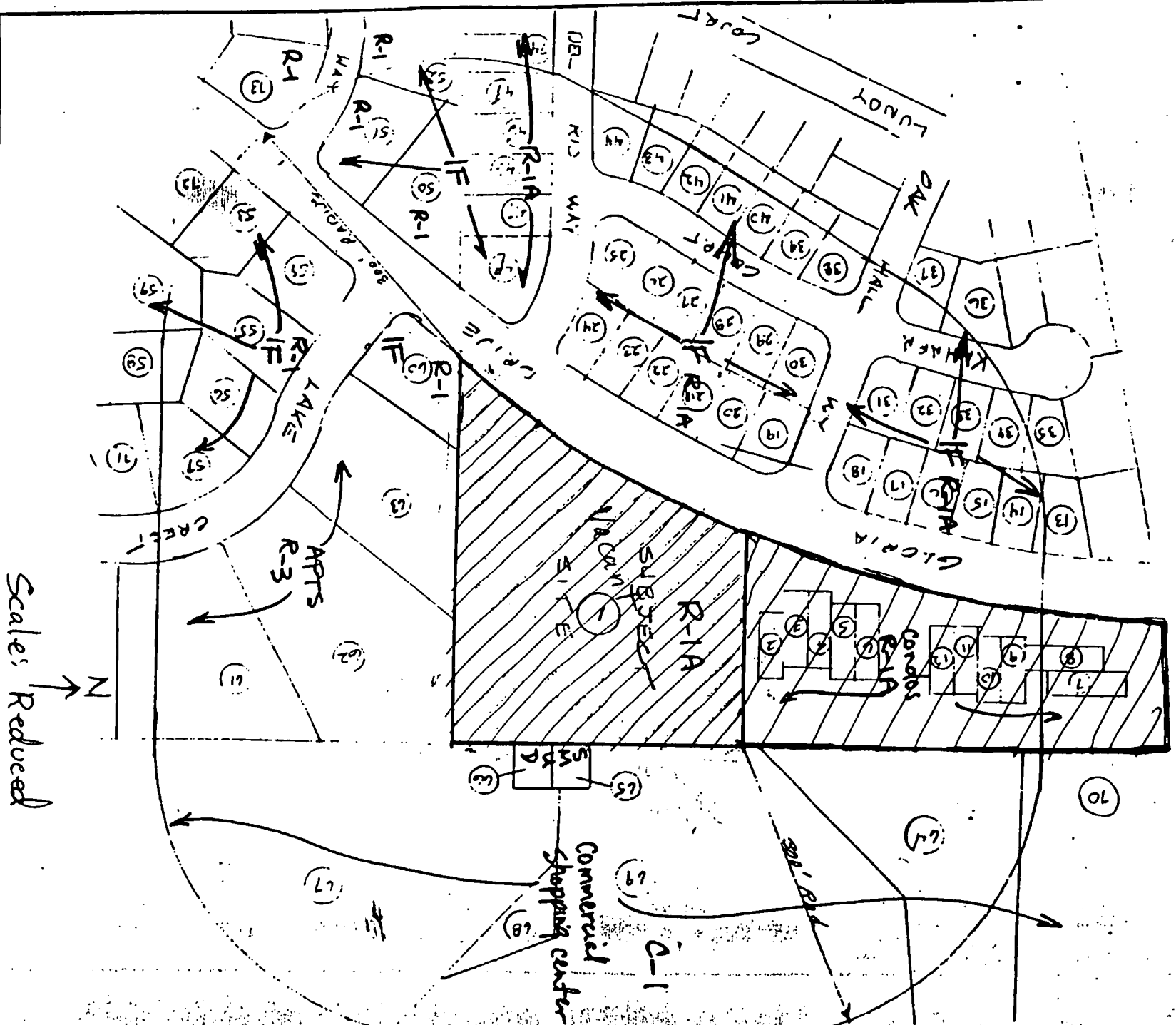


N
↑
Scale: 1" = 500'

VICINITY MAP

P-89-368

Item

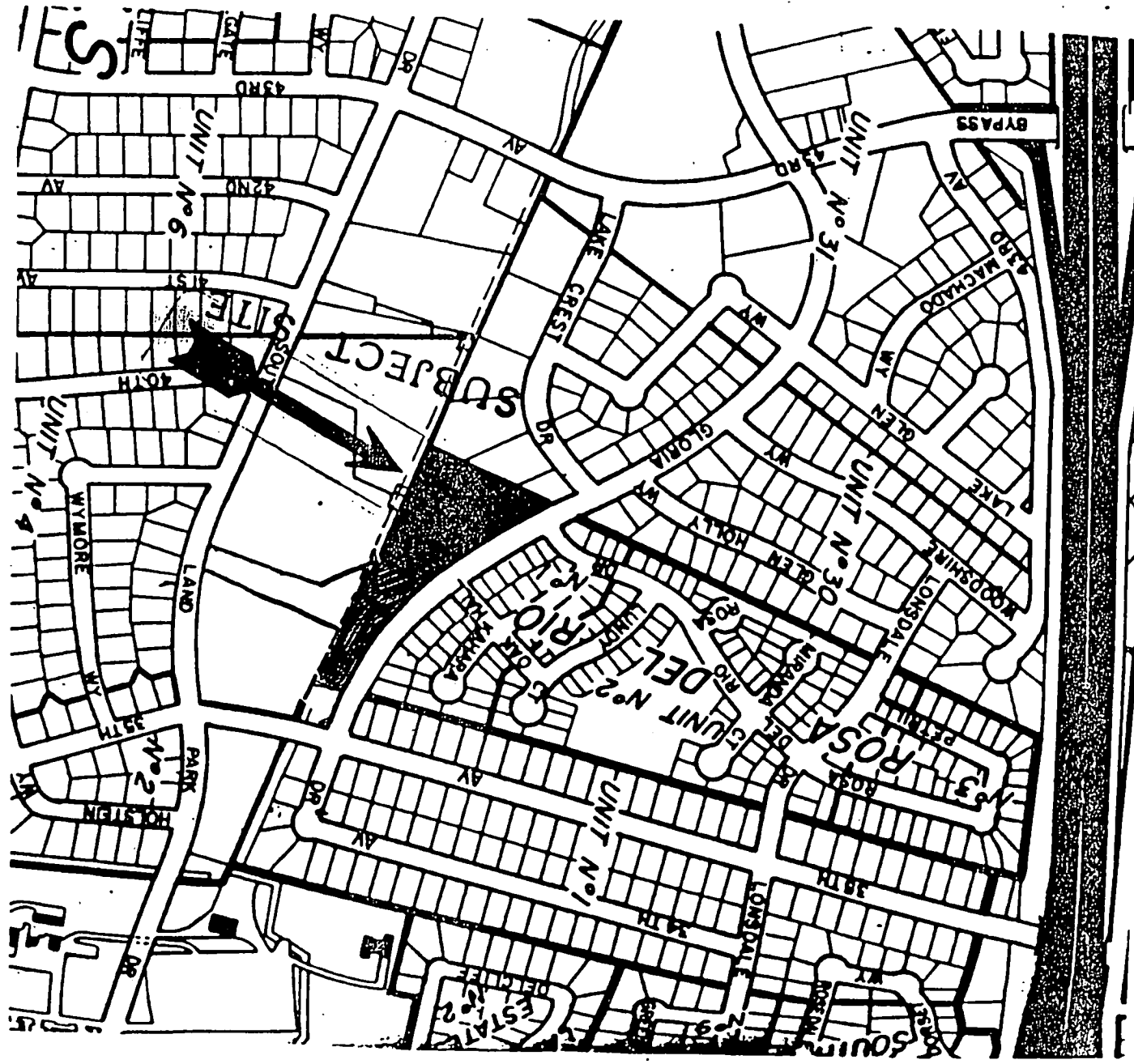


Scales Reduced

LAND USE & ZONING MAP

P-89-368

IFRM



I-5