

24



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

March 25, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension, Tentative Map (P-8536)

LOCATION: North side of Fowler Avenue, approximately 400 feet
east of Stockton Boulevard

SUMMARY


The subject tentative map was approved by the City Council on May 22, 1979 and lapsed on November 22, 1980. The applicant is seeking a 12-month extension in order to allow additional time to complete the map.

The subdivision contains four lots. One has an existing single family residence. The other three parcels are proposed for a total of 190 apartments to be developed in three phases.

RECOMMENDATION

The staff recommends that the City Council adopt a one-time, one-year time extension for the tentative map. Said extension shall lapse on November 22, 1981.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:SD:bw
Attachments
P-8536

March 31, 1981
District No. 6

APPROVED
BY THE CITY COUNCIL

MAR 31 1981

OFFICE OF THE
CITY CLERK

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP TO DIVIDE 7+ ACRES INTO FOUR R-3-R LOTS, LOCATED ALONG THE NORTH SIDE OF FOWLER AVENUE, APPROXIMATELY 400 FEET EAST OF STOCKTON BOULEVARD. (P-8536) (APN: 040-031-04,05,20)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for 7+ acres into four R-3-R lots

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on May 22, 1979, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Lindale-Florin Community Plan in that both plans designated the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
 1. Applicant shall provide the standard subdivision improvements as per the City of Sacramento Subdivision Ordinance (Section 40.611), including street improvements along Fowler Avenue for lots 2, 3 and 4.
 2. Applicant shall rename Fowler Court.
 3. Applicant shall relocate lot line between lots 1 and 3 to provide more street frontage for parcel 1, subject to review of the Planning Director and Traffic Engineer (this has been accomplished in the revised map).
 4. Applicant shall verify that the unit on parcel 4 has separate sewer and water. If not, applicant shall install separate water and sewer services. If there are existing lines and they run across parcel 3, the applicant shall provide easements for the water and sewer line prior to filing of final map.
 5. Applicant shall provide an additional sewer line for this development, subject to the review of the County Public Works Department (Water Quality Division).

MAYOR

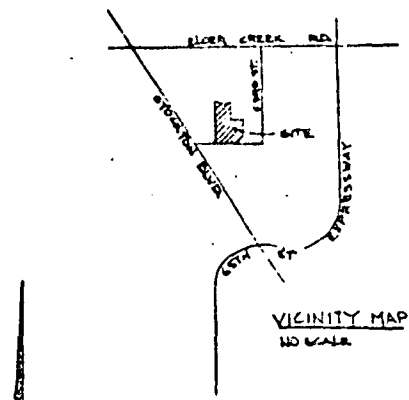
ATTEST:

CITY CLERK

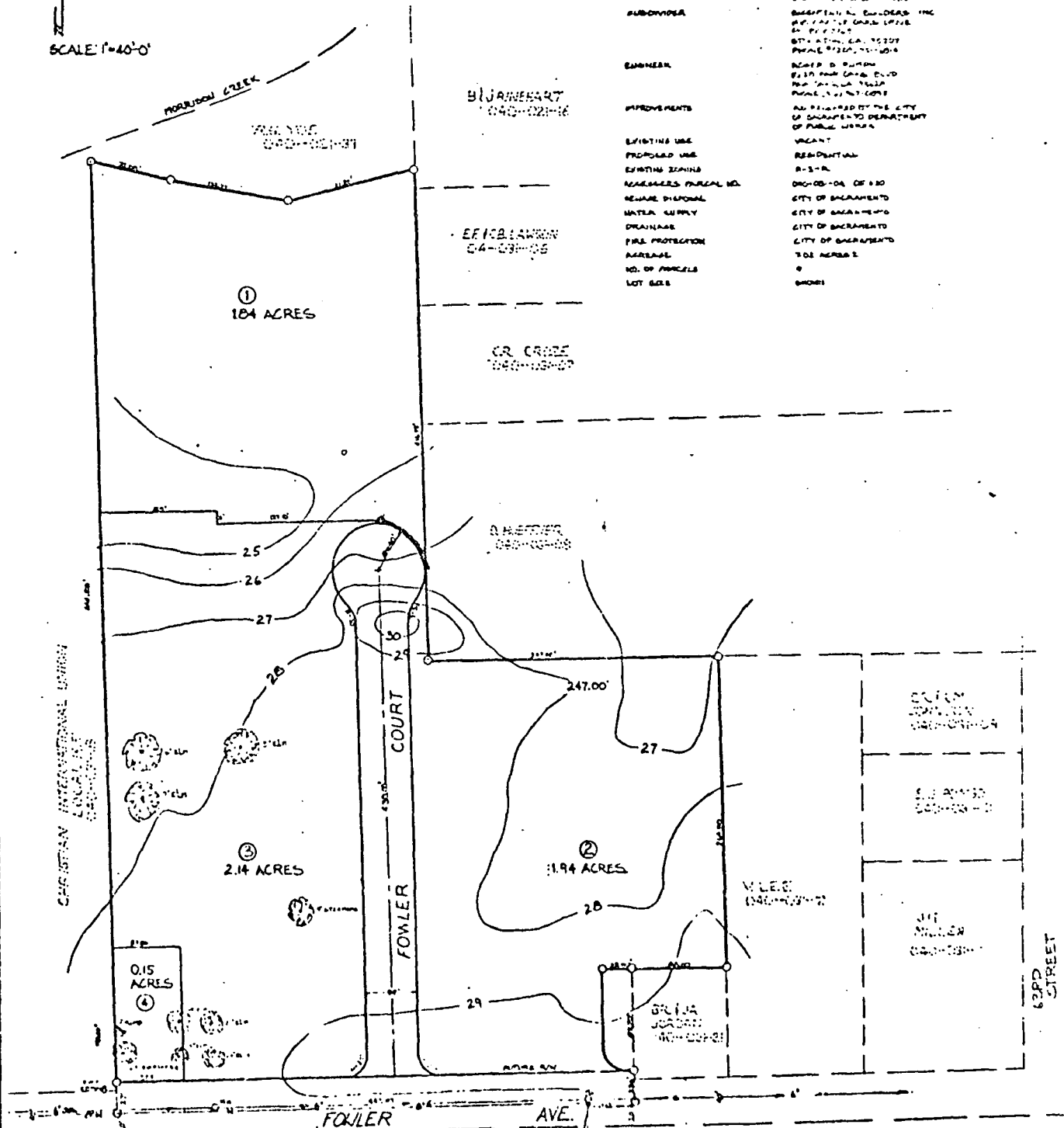
P-8536

EXHIBIT G

TENTATIVE PARCEL MAP
 A PORTION OF LOTS 6 & 7 "AMENDED PLAT
 LAKE HOUSE ACRES OR BROOKE REALTY COS'
 SUBDIVISION N° 125" (RECORDED) IN BOOK 9 OF MAPS, MAP N°
 CITY OF SACRAMENTO, CALIFORNIA
 FEBRUARY 1978



SCALE: 1"=40'-0"



OWNER	B. J. JAMES ET AL (040-021-16)
SUBDIVISION	AMENDED PLAT "LAKE HOUSE ACRES OR BROOKE REALTY COS' SUBDIVISION N° 125" (RECORDED) IN BOOK 9 OF MAPS, MAP N° CITY OF SACRAMENTO, CALIFORNIA
ENGINEER	WALTER D. BROWN, 2410 PARK DRIVE, SUITE 100, SACRAMENTO, CALIFORNIA 95811
IMPROVEMENTS	AS SHOWN ON THE CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS VACANT RESIDENTIAL R-3-R. 040-03-04 OF 130 CITY OF SACRAMENTO CITY OF SACRAMENTO CITY OF SACRAMENTO CITY OF SACRAMENTO T&E NUMBER 0
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
EXISTING ZONING	R-3-R
ACRES/SECTION PARCEL NO.	040-03-04 OF 130
SEWER DISPOSAL	CITY OF SACRAMENTO
WATER SUPPLY	CITY OF SACRAMENTO
DRAINAGE	CITY OF SACRAMENTO
FIRE PROTECTION	CITY OF SACRAMENTO
ACREAGE	T&E NUMBER 0
NO. OF PARCELS	0
LOT SIZE	0

FRANKSON INC. (040-032-16)

J. N. MACK (040-031-09)

J. E. SELIGSON (040-030-15)

E. J. LINN (040-030-12)

CAPITAL MOBILE ESTATES (040-032-04)

ROGER D. RUMPH, R.C.E.
(CEN CAL ENGINEERING)
10128 FAIR OAKS BLVD.
FAIR OAKS, CALIF. 95628
916-966-7493

October 13, 1980

City of Sacramento, Planning Commission
City Hall
Sacramento, CA

RE: Tentative Map Application No. P-8536
A.P. #040-031-04, 05, 20

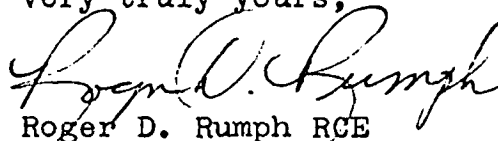
Gentlemen:

The tentative map entitled "A Portion of Lots 6 & 7 'Amended Plat Lake House Acres or Brooke Realty Co's Subdivision No. 125' " approved by the City Council on May 22, 1979, will expire on November 22, 1980. On behalf of the current owner, Patrick A. Halligan, et al and acting as his agent, I hereby request a one (1) year extension of said tentative map.

The applicant has been unable to file the final map within the approved period for the following reasons:

- 1.) Delay encountered in negotiating acceptable financing for the project.
- 2.) Delay due to a change in fee owner.
- 3.) Delay due to necessary plan changes.

Very truly yours,


Roger D. Rumph RCE
Agent

RDR:cj

100FT. SMUD EASEMENT

MORRISON CREEK

R-1

MOBILE HOME PARK

UNION HALL UNDER CONSTRUCTION

C-2

VACANT

R-3R

R-1

R-1

R-1

R-1

VACANT

IF

IF

IF

IF

63rd St

POWLER AVE.

R-1

C-2

R-1

MOBILE HOME PARK

SACRAMENTO CITY BOUNDARY

