



CITY OF SACRAMENTO

17

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

APPROVED
BY THE CITY COUNCIL

April 2, 1981

APR 7 1981

OFFICE OF THE
CITY CLERK

As Amended

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for Glenwood Park Unit 8 (P-8603)

LOCATION: Northwest corner of Bell Avenue and Austin Street

SUMMARY

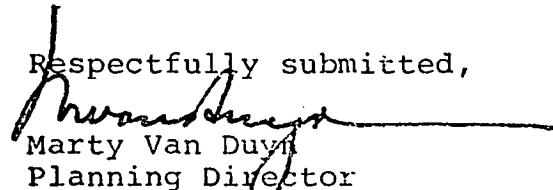
The subject tentative map was approved by the City Council on July 17, 1979 and lapsed January 17, 1981. The applicant is seeking a 12-month time extension in order to secure construction financing and complete the final map.

The subdivision consists of 51 single family residential lots on 10+ acres. North/south unit orientation is 84 percent, well within current policy guidelines.

RECOMMENDATION

Staff recommends that the City Council grant a one-time, one-year time extension for the tentative map. Said extension shall lapse on January 17, 1982.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

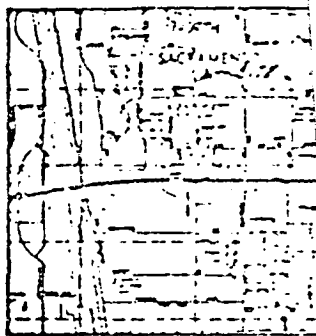
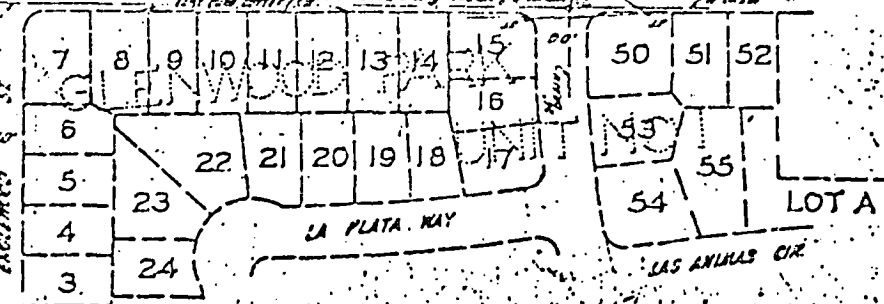
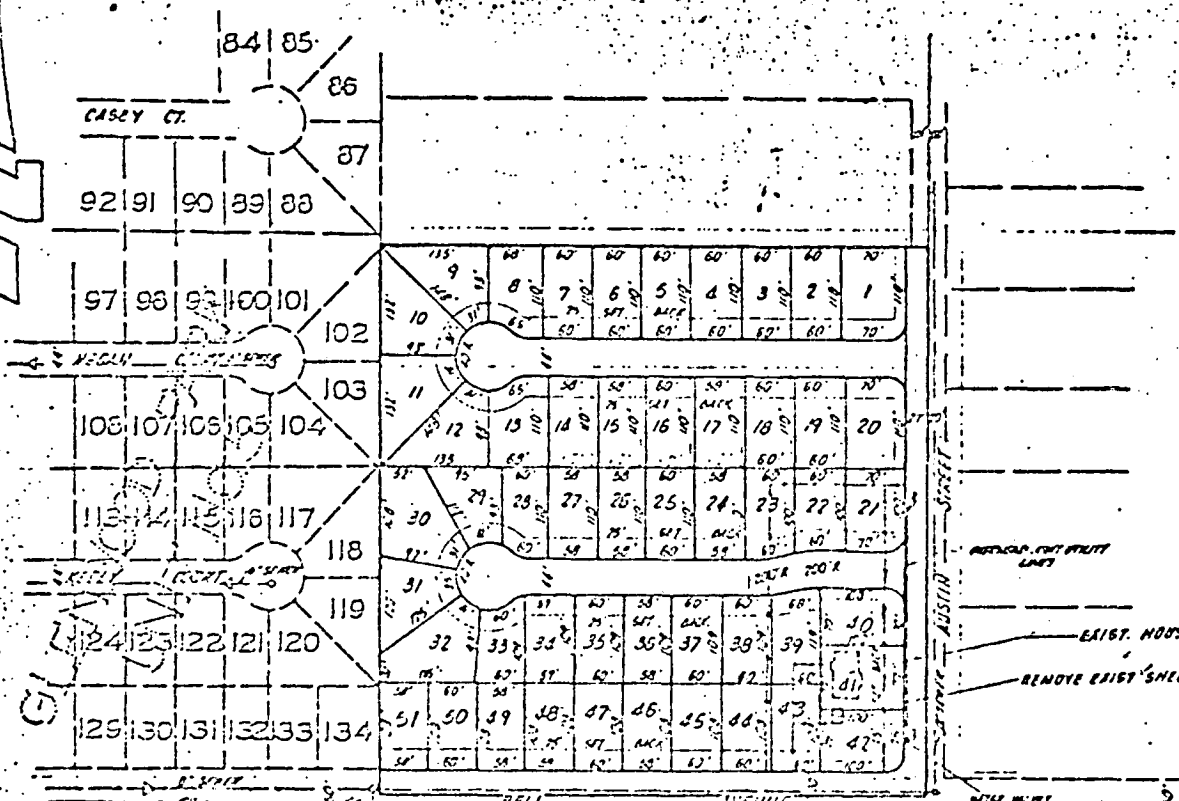
MVD:SD:bw
Attachments
P-8603

April 7, 1981
District 2

P. 5143

6-11-79

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VICINITY MAP - AS SHOWN

ASSESSOR'S PARCEL NO. 017-017-25, 26, & 27

OWNER:
 RAYMOND E. FLORES & DAUGHTERS
 2120 FLEMING BLVD.
 SACRAMENTO, CA 95821
 916-927-1074

AGENT:
 ESTHER P. SMITH
 1811 CANTONWAY AVENUE
 DUBLIN, CA 94568
 (415) 916-9152

AGENT:
 JOHN T. PETTIGREW
 616 BELL AVENUE
 SACRAMENTO, CA 95818
 916-874-4444

SUBDIVISION:
 THE HYPERION COMPANY
 P.O. BOX 13198
 SACRAMENTO, CA 95818
 916-334-6444

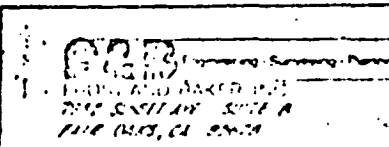
ENGINEER:
 FROST & BAUER, INC.
 7517 BURDET AVENUE, SUITE 0
 FOLSOM, CA 95630
 916-951-1111

EXHIBIT NUMBER: 147
PROPOSED LOTS: 8-8
NUMBER OF LOTS: 31

NOTE:
THIS SITE IS RELATIVELY FLAT, NO SIGN OF DRAINAGE

TENTATIVE MAP
GLENWOOD PARK UNIT
 LOT 12, PLAT OF 32
 SUBDIVISION NO 8, FILED IN BK.
 PAGE NO 2.

CITY OF SACRAMENTO, CALIF.
SCALE: 1"=100' APRIL 1979



RESOLUTION NO. 70-478

Adopted by The Sacramento City Council on date of

JUL 17 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP TO DIVIDE 10+ ACRES, INTO 51 RESIDENTIAL LOTS, LOCATED ON THE NORTHWEST CORNER OF BELL AVENUE AND AUSTIN STREET TO BE KNOWN AS GLENWOOD PARK UNIT NO. 8. (APN: 237-022-25, 26, 27) (P-8603)

OFFICE OF THE
CITY CLERK

JUL 17 1979

FILED
CITY CLERK

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located on the N.E. corner of Bell Avenue and Austin Street to be known as Glenwood Park Unit No. 8 (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 July 17, 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 North Norwood 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 City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. 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 prepare a sewer and drainage study for review and approved by the City Engineer.
 - 2. Applicant shall provide the standard improvements as required by the Subdivision Ordinance (Section 40.811).
 - 3. Applicant shall pay off any existing assessments prior to filing the final map.
 - 4. Applicant shall provide street lights as required by the Subdivision Ordinance (Section 40.811).
 - 5. Along Austin Street, applicant shall provide 27' half street improvements and a 12' lane and 3' shoulder for east side, subject to the review of the Traffic Engineer.
 - 6. Applicant shall align Austin Street with the existing intersection of Austin Street on the south side of Bell Avenue to the satisfaction of the Traffic Engineer (may require off-site dedication and improvements).
 - 7. Applicant shall redesign the southern cul-de-sac with a 300' radius.

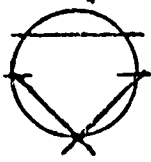
MAYOR

ATTEST:

CITY CLERK

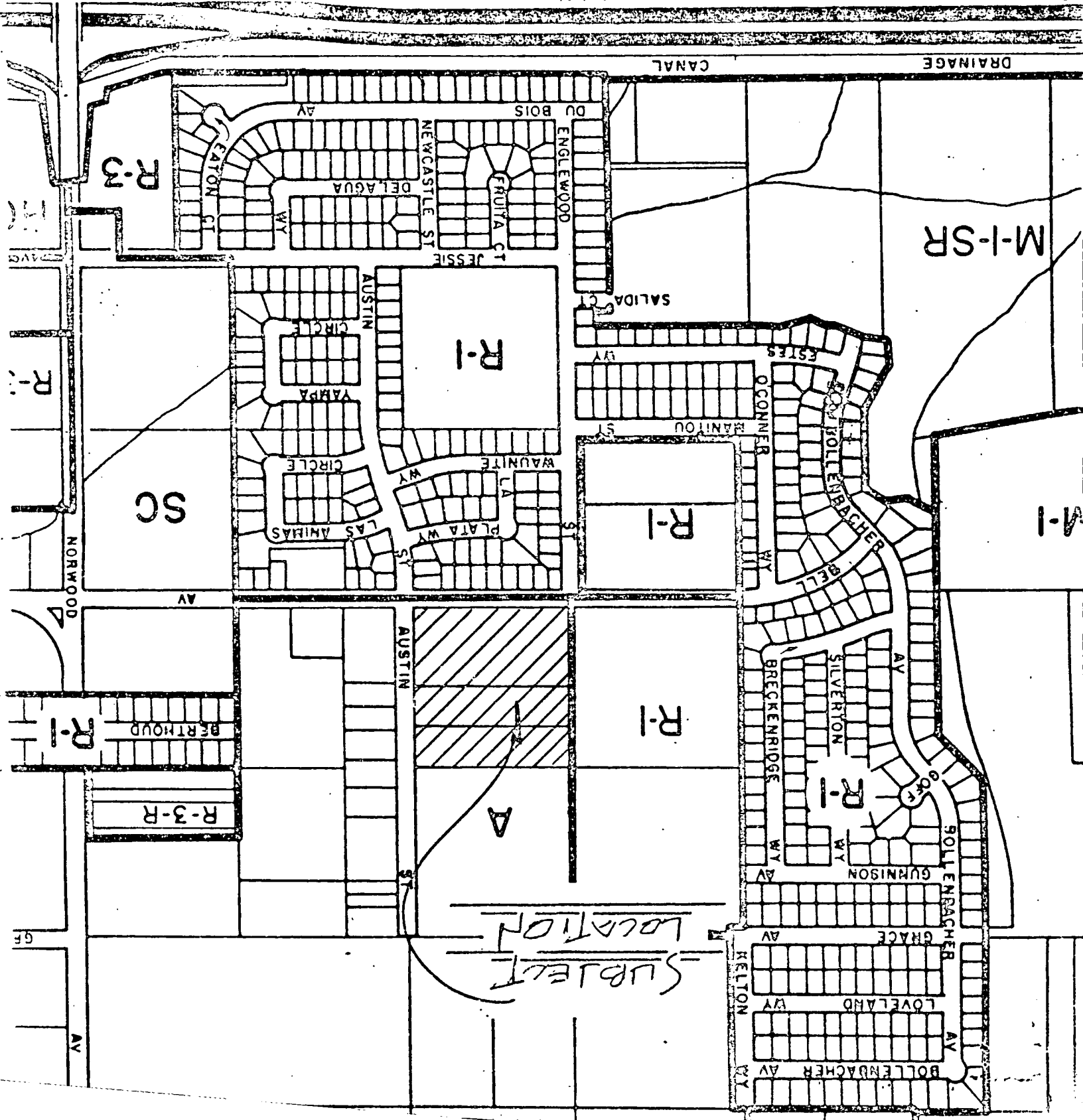
P-8603

8-8603



NOT TO SCALE

LOCATION PLAN





Engineering · Surveying · Planning

FROST AND BAKER, INC.

7932 Sunset Avenue; Suite B

Fair Oaks, California 95628

(916)966-8511

CITY PLANNING COMMISSION

DEC 11 1980

RECEIVED

CITY OF SACRAMENTO
PLANNING DEPARTMENT
915 'I' STREET
SACRAMENTO, CA. 95814

DECEMBER 9, 1980

79019

ATTN: HOWARD YEE

SUBJECT: GLENWOOD PARK UNIT #8 (P-8603)
A.P.N. - 237-022-25, 26, 27 & 28

DEAR HOWARD:

AS AGENT AND ENGINEER FOR THE ABOVE REFERENCED DEVELOPMENT, WE ARE REQUESTING AN EXTENSION TO THE TENTATIVE MAP DUE TO THE PRESENT ECONOMIC SITUATION. THE TENTATIVE MAP WAS APPROVED BY THE CITY COUNCIL ON JULY 17, 1979 AND WILL EXPIRE ON JANUARY 17, 1981.

ENCLOSED IS A CHECK FOR \$170.00 (ONE-HUNDRED SEVENTY DOLLARS), A 300 FOOT RADIUS MAP, PROPERTY OWNER'S LIST AND PRINTS OF THE APPROVED TENTATIVE MAP.

THANK YOU VERY MUCH.

VERY TRULY YOURS,
FROST & BAKER, INC.

Maria Hammond

MARIA HAMMOND



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

April 8, 1981

Mr. John Fitzgibbons, etal
410 Bell Avenue
Sacramento, CA 95838

Dear Mr. Fitzgibbons:

On April 7, 1981, the Sacramento City Council granted a time extension on the tentative map for Northwest corner of Bell Avenue and Austin Street (P-8603).

The extension is granted one-time only and will lapse in six months on July 17, 1981.

Sincerely,

Anne J. Mason
Deputy City Clerk

AJM:sj

cc: Frost & Baker, Inc.
Planning Department



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

March 24, 1981

Owner of Property:

John Fitzgibbons, et al
410 Bell Avenue
Sacramento, CA 95838

On March 23, 1981, the following matter was filed with my office to set a hearing date before the City Council.

Tentative Map Time Extension for Glenwood Park Unit #8.

Location: Northwest corner of Bell Avenue and Austin Street
(P-8603) (D2)

The hearing has been set for April 7, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

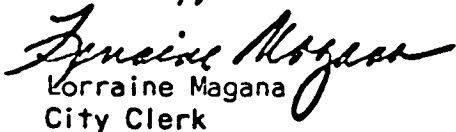
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,


Lorraine Magana
City Clerk

LM:am

cc: Frost & Baker Inc.

P-8603 Mailing List 52



OFFICE OF THE CITY CLERK
915 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 440-8428

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CITY CLERK'S OFFICE
CITY OF SACRAMENTO
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CALIF. ...

KENNEDY INV. CO.
12344 'B' FAIR OAKS BLVD.
FAIR OAKS, CA 95628
A.P.N. 237-261-24

NOTICE OF CITY COUNCIL HEARING