

41 A&B



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

July 10, 1980

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

JUL 15 1980

OFFICE OF THE
CITY CLERK

*Rezoning & map
APPR.; intent to
deny appeal based
on F. of F. due
7-29-80*

Honorable Members in Session:

- SUBJECT:
1. Rezoning from A to R-1 & R-1A
 2. Tentative Map (P-9015)
 3. Subdivision Modification to create a deep lot
 4. Appeal of the Planning Commission's recommendation to deny a request for Subdivision Modification to waive frontage improvements including curbs, gutters, sidewalks and street lights on Parcels B & C

LOCATION: 4585 Norwood Avenue

SUMMARY

This is a request for entitlements necessary to divide a 10-acre site into three separate parcels and rezone proposed Parcel A to R-1A and Parcel B to R-1. The purpose of the project is to legalize a parcel split and to allow the development of a 60-unit condominium project on Parcel A. The Planning Commission recommended approval of the Rezoning, Tentative Map and Subdivision Modification to create a deep lot. The Commission also recommended denial of a Subdivision Modification to waive frontage improvements. The applicant subsequently appealed the Commission's recommendation to deny the Subdivision Modification.

BACKGROUND INFORMATION

The applicant is proposing to create three separate parcels. Parcel A is intended for 60 condominium units (see P-8964 for detailed site plan); Parcel B will accommodate existing residential units; and Parcel C is presently zoned R-3-R and there are no immediate plans for the development of this site.

Staff has no objection to the overall project as conditioned. The proposed R-1A zoning is compatible with surrounding land uses and zoning. The project is also consistent with the community plan and General Plan.

July 10, 1980

In reference to the request for Subdivision Modification to waive frontage improvements, the applicant is requesting a waiver for curbs, gutters and sidewalks for Parcels B and C. The Subdivision Review Committee, staff and Planning Commission believe that the sidewalks are essential because the site is located in an area that is experiencing a significant amount of new subdivision activity, and the existing single family subdivision to the south is developed with standard street improvements. Also, it would be difficult to require frontage improvements for Parcel B in the future because it is already developed. The City could not require improvements in the future unless the property is subdivided or an assessment district is formed.

Staff also believes that the sidewalks are necessary to connect the condominium site (Parcel A) with the subdivision to the south in order to allow adequate pedestrian circulation. Otherwise, pedestrians would have to walk along the edge of the street.

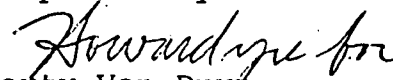
VOTE OF PLANNING COMMISSION

On June 12, 1980 the Planning Commission, by a vote of six ayes, three absent, recommended approval of the Rezoning, Tentative Map, Subdivision Modification to create a deep lot and denial of a Subdivision Modification to waive frontage improvements.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Rezoning requests, Tentative Map, and Subdivision Modification to create a deep lot, and denial of the appeal to waive frontage improvements. If the Council concurs with the recommendation, the proper action would be to adopt the attached Rezoning Ordinance, Tentative Map Resolution and deny the appeal subject to Findings of Fact due at a subsequent meeting.

Respectfully submitted,


Marty Van Duyen
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw

July 15, 1980
District No. 2

Attachments
P-9015

1. ORDINANCE NO. 4390, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT SW corner of Norwood Ave. & Grace Ave. FROM THE A Agricultural ZONE AND PLACING SAME IN THE R-1 Single Family Residential & R-1A Townhouse ZONE (FILE NO. P- 9015) (APN: 237-380-11, 12, 13, 17, 18)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the A Agricultural zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1 Single Family Residential and R-1A Townhouse zone(s).

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P-9015

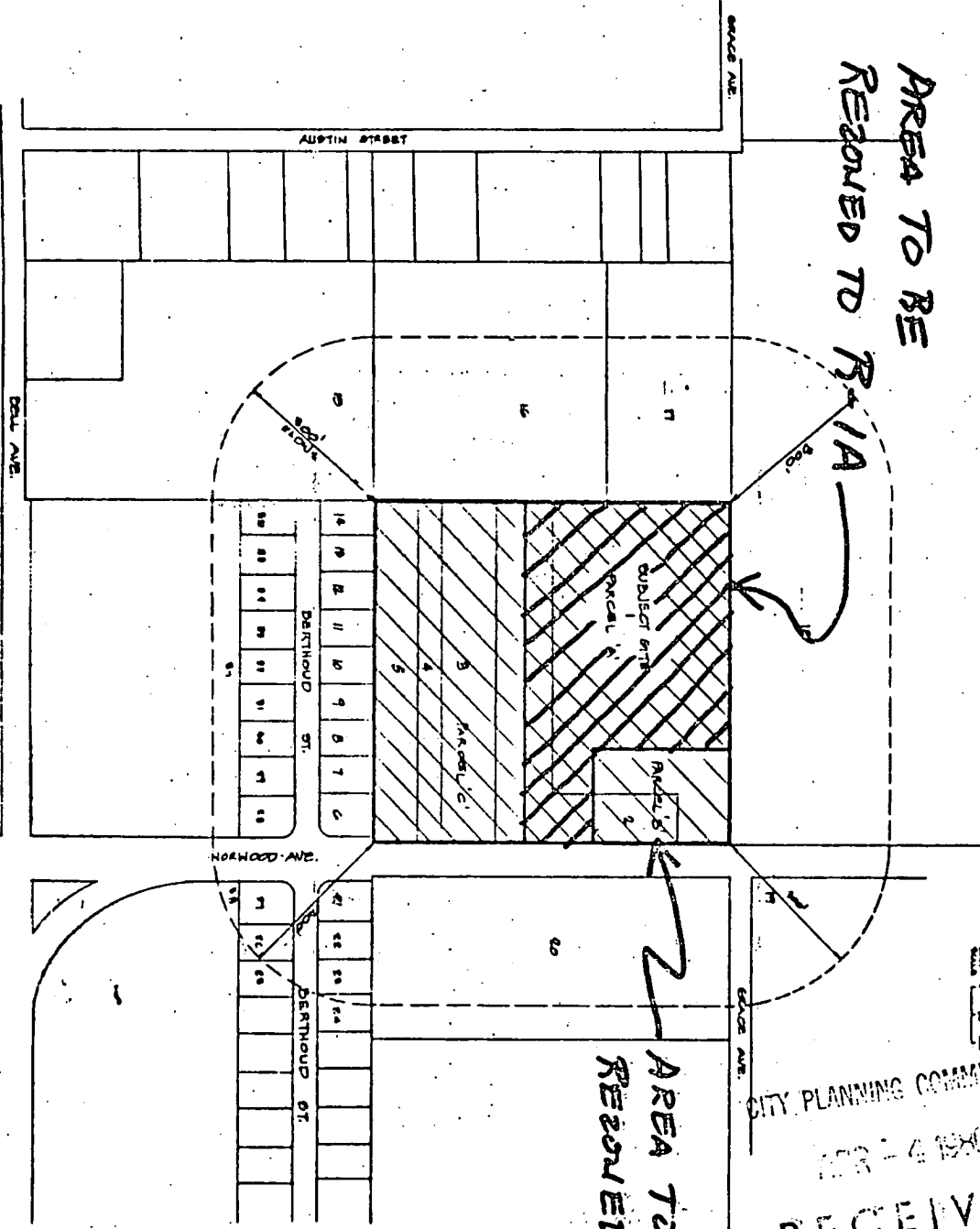
APPROVED
BY THE CITY COUNCIL

JUL 15 1980

OFFICE OF THE
CITY CLERK

PROPERTY OWNERSHIP MAP

11000



AREA TO BE REZONED TO R-1A

AREA TO BE REZONED TO R-1

CITY PLANNING COMMISSION

APR 4 1980

RECEIVED

~~P-9007~~

P-9015

CONDOMINIUM PROJECT FOR:
GLENWOOD ENTERPRISES INC.
 14000 AVENUE
 SACRAMENTO, CALIF.
 PROPERTY OWNERSHIP MAP

GENE S. PORTER, INC. ENGINEERING & ARCHITECTURE

2011 HULLMARE DRIVE, SACRAMENTO CALIF 95825

SCALE 1" = 100'

DATE: APR 1980

2

LEGAL DESCRIPTIONS

SUBJECT SITE

Lot 6 of Rio Linda Subdivision No. 8, as shown on the map recorded in the Sacramento County Recorder's Office in Book 18 of Maps, Map No. 2.

PARCEL "A"

The North 383.00 feet of Lot 6 of Rio Linda Subdivision No. 8, as shown on the map recorded in the Sacramento County Recorder's Office in Book 18 of Maps, Map No. 2, excepting therefrom, the North 255 feet of the East 200 feet of said Lot 6, said measurements being taken from the centerline of the abutting streets.

PARCEL "B"

The North 255.00 feet of Lot 6 of Rio Linda Subdivision No. 8, as shown on the map recorded in the Sacramento County Recorder's Office in Book 18 of Maps, Map No. 2, excepting therefrom, the North 383 feet of the West 460 feet of said Lot 6, said measurements being taken from the centerline of the abutting streets. (Portions of 237-380-17 and 18.)

PARCEL "C"

The South 278.00 feet of Lot 6 of Rio Linda Subdivision No. 8, as shown on the map recorded in the Sacramento County Recorder's Office in Book 18 of Maps, Map No. 2, excepting therefrom, the North 383 feet of said Lot 6, said measurements being taken from the centerline of the abutting streets. (Portions of 237-380-11, 12, 13, 17 and 18.)

CITY PLANNING COMMISSION

198-4190

RECEIVED

~~P 0007~~
P-9015

RESOLUTION NO. 80-462

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR PROPERTY LOCATED AT 4585 NORWOOD AVENUE
(P-9015) (APN: 237-380-11,12,13,17,18)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at 4585 Norwood Avenue (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 15, 1980 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 designate 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.

APPROVED
BY THE CITY COUNCIL

JUL 15 1980

OFFICE OF THE
CITY CLERK

G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

H. In the matter of the requested subdivision modification, the Council determines as follows:

a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The proposed deep lot contains existing dwellings.

b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: It is difficult to avoid a deep lot because of the location of existing dwellings and streets.

c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: The granting of 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.

Fact: The North Norwood Community Plan and 1974 General Plan designate the site for residential.

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 and Subdivision Modification be approved subject to the following conditions:
 - 1. Applicant shall locate existing water and sewer services located on Parcel B.
 - 2. Applicant shall dedicate and improve a 45-foot half-section for Norwood Avenue.
 - 3. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
 - 4. Applicant shall provide the standard subdivision improvements along Norwood Avenue, including street lights, as per the City of Sacramento Subdivision Ordinance (Section 40.811).

MAYOR

ATTEST:

CITY CLERK

bw

P-9015

GENE S. PORTER, INC.

ENGINEERING • ARCHITECTURE

2041 HALLMARK DRIVE, SACRAMENTO, CALIF. 95825

(916) 927-1746

(916) 927-1844

GENE S. PORTER, CIVIL ENGINEER

WILLIAM L. JOYCE, ARCHITECT

CITY PLANNING DEPARTMENT

2 May 1980

RECEIVED

City Planning Department
City of Sacramento
725 'J' Street
Sacramento, California 95814

Subject: Parcel Map (P-9015)
4585 Norwood Avenue
Sacramento, CA

Attention: Tom Miller, Assistant Planner

Gentlemen:

Please refer to Item 9, P-9015, of the April 23, 1980 Synopsis of the Subdivision Review Committee and Parcel Map Advisory Committee meeting dealing with the Tentative Parcel Map for APN 237-380-11, 12, 13, 17 and 18.

Enclosed is completed Request for Subdivision Modification requesting a concurrent modification of the requirement that the 45 foot right-of-way to be dedicated for Norwood Avenue be improved for Parcels B and C as a condition to the approval of this parcel map.

Goldie F. Garrett, the owner of these two parcels, respectfully requests that completion of these improvements for these two parcels be waived at this time for the following reasons:

1. Parcel B is being retained by Goldie Garrett as her residence. The owner is not doing any construction nor taking out a building permit.
2. Parcel C, currently zoned R3R, is not being rezoned and is not scheduled for development. Any street improvements installed at this time may have to be removed and replaced at the time the site is developed.
3. The owner is financially unable to install standard street improvements at this time.
4. It would be more reasonable to require these street improvements when future development of these parcels requires a building permit.

Miller/Planning Department
City of Sacramento
Parcel Map P-9015

Page 2
2 May 1980

In referring to Section 66411.1 of the Subdivision Map Act as amended January 1, 1980 I find that the fulfillment of reasonable off-site construction shall not be required until such time as a permit or other grant of approval for development of the parcel is issued by the local agency.

Please let us know if any additional information might be required to support this request.

Sincerely,

GENE S. PORTER, INC.



Gene S. Porter
President

GSP:wj
cc City Engineer
Attn: Richard Schmiedt
Files

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE June 12, 1980
 ITEM NO. 16a FILE NO. P- 9015
M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation: Favorable Unfavorable Petition Correspondence
 LOCATION: NW corner of Arwood Ave. & Grace Ave.

PROPOSERS

NAME

ADDRESS

George Schelcher - 2041 Hallmark Drive, Sacramento
Jim. H. Kinney - 708 10th Street, Suite 200, Sacramento
Jane Porter - 2041 Hallmark Drive, Sacramento
Allen W. Corry

OPPOSERS

NAME

ADDRESS

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND.
Augusta	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Flores	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Goodin	<input checked="" type="checkbox"/>			
Hunter	<input checked="" type="checkbox"/>			
Larson	<input checked="" type="checkbox"/>			
Muraki	<input checked="" type="checkbox"/>			
Simpson	<input checked="" type="checkbox"/>			
Silva	<input checked="" type="checkbox"/>			
Fong	<input checked="" type="checkbox"/>			

- TO APPROVE
 TO DENY
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 TO RECOMMEND APPROVAL to R-1 + R-1A & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation

SUBD.

RANCHO DEL PASO

NO.

8

ROBLA

RANCHO DEL PASO

UNIT NO. 9

UNIT NO. 8

SUBJECT SITE

BERTHOUD UNIT

NO 2

DEL

PLATA WY, WAUNITA WY

LAS ANIMAS CR

TAYLOR STREET SCHOOL

SHERRY DAN BENTON AV TERRACE

PIREDALE AV

PIREDALE AV

IRVING AV

EXCHANGE ST

SANTA ANA AV

MAIN AV

GRACE AV

AUSTIN ST

ST

SULLY

AV

TAYLOR ST

ST

AUSTIN

NORWOOD

ST

BLVD

LINDA RIO

R N S

ROSE

PARK

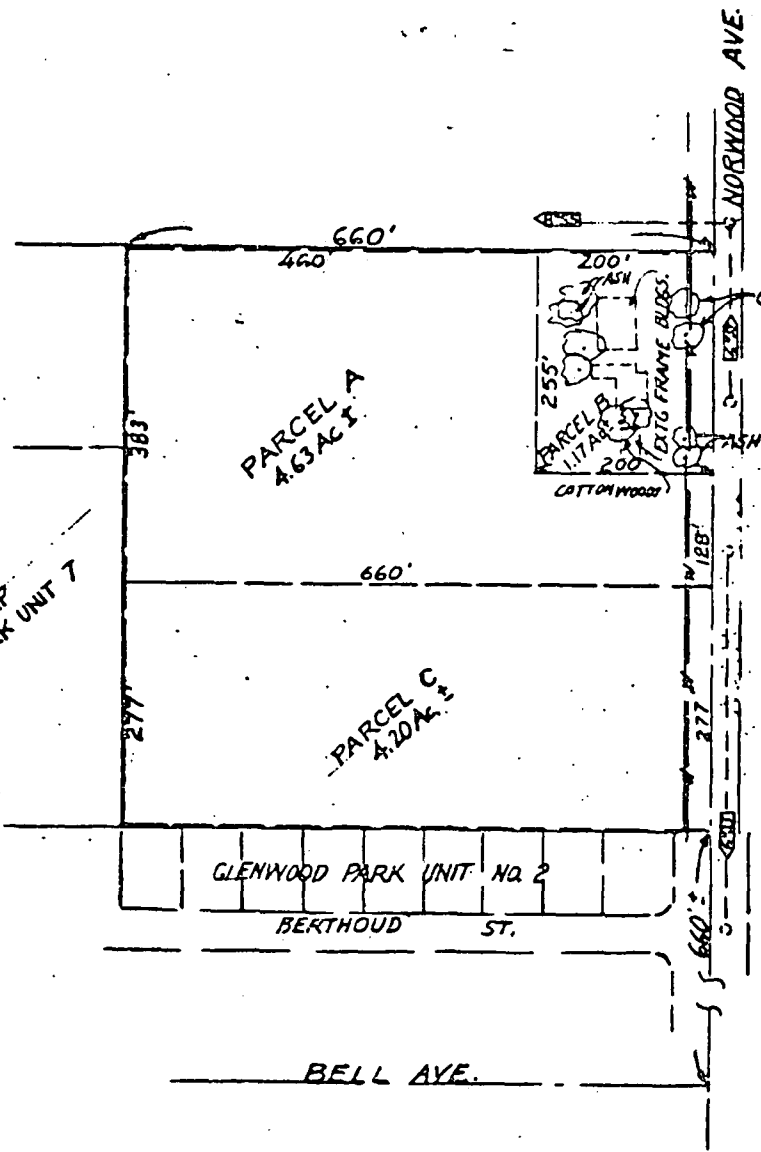
SECT

P. 9015

JUNE 12, 80

ITEM NO. 16

TENTATIVE MAP
GLENWOOD PARK UNIT 7



NORWOOD AVE.

GLENWOOD PARK UNIT No. 2

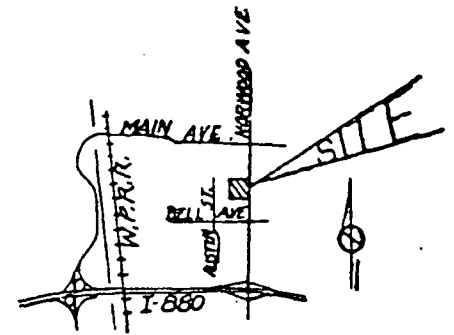
BERTHOUD ST.

BELL AVE.

ORIENTA PLAIN



TOTAL NO. OF PARCELS = 3
TOTAL AREA = 10 AC ±



VICINITY MAP

TENTATIVE PARCEL MAP
LOT 6th FLAT OF RIO LINDA SUBDIVISION #8
CITY OF SACRAMENTO, CALIFORNIA
JANUARY, 1980 1" = 100'

OWNER: GOLDIE GARRETT
4585 NORWOOD AVE.
SACRAMENTO, CA.

ENGINEER: HAMPTON ENGINEERING INC.
7464 FARMGATE WAY
CITRUS HEIGHTS, CA. 95610
(916) 961-8741

APN. 237-380-11,12,13,17 & 18

GENE S. PORTER, INC.

ENGINEERING • ARCHITECTURE

2041 HALLMARK DRIVE, SACRAMENTO, CALIF. 95825

(916) 927 1746

(916) 927 1844

GENE S. PORTER, CIVIL ENGINEER.

WILLIAM L. JOYCE, ARCHITECT

2 May 1980

City Planning Department
City of Sacramento
725 'J' Street
Sacramento, California 95814

Subject: Parcel Map (P-9015)
4585 Norwood Avenue
Sacramento, CA

Attention: Tom Miller, Assistant Planner

Gentlemen:

Please refer to Item 9, P-9015, of the April 25, 1980 Synopsis of the Subdivision Review Committee and Parcel Map Advisory Committee meeting dealing with the tentative Parcel Map for APN 257-580-11, 12, 13, 17 and 18.

Enclosed is completed Request for Subdivision Modification requesting a concurrent modification of the requirement that the 45 foot right-of-way to be dedicated for Norwood Avenue be improved for Parcels B and C as a condition to the approval of this parcel map.

Goldie L. Garrett, the owner of these two parcels, respectfully requests that completion of these improvements for these two parcels be waived at this time for the following reasons:

1. Parcel B is being retained by Goldie Garrett as her residence. The owner is not doing any construction nor taking out a building permit.
2. Parcel C, currently zoned RSR, is not being rezoned and is not scheduled for development. Any street improvements installed at this time may have to be removed and replaced at the time the site is developed.
3. The owner is financially unable to install standard street improvements at this time.
4. It would be more reasonable to require these street improvements when future development of these parcels requires a building permit.

Miller/Planning Department
City of Sacramento
Parcel Map P-9015

Page 2
2 May 1980

In referring to Section 66411.1 of the Subdivision Map Act as amended January 1, 1980 I find that the fulfillment of reasonable off-site construction shall not be required until such time as a permit or other grant of approval for development of the parcel is issued by the local agency.

Please let us know if any additional information might be required to support this request.

Sincerely,

GENE S. PORTER, INC.


Gene S. Porter
President

GSP:wj
cc City Engineer
Attn: Richard Schmiedt
files ✓

REQUEST FOR SUBDIVISION MODIFICATION

Lot 6, "Plat of Rio Linda
Subdivision, No. 8"

Name of Map

237-380-11, 12, 13, 17 & 18

Assessor's Parcel Number

In accordance with the Provisions of Article 9 of the City of Sacramento's Subdivision Regulations, I hereby request (concurrent) (~~####~~) modification to the requirements or standards imposed by said subdivision regulations.

The requested modification is described as:

Waiver of requirement that public improvements for Parcels 'B' and 'C' be
completed prior to approval of final parcel map and in lieu thereof that
these improvements be installed at the time these two parcels are scheduled
for development. See letter attachment dated 2 May 1980.

In accordance with Section 40.904 of the City of Sacramento's Subdivision Regulations, I do irrevocably offer to the Planning Commission and City Council to extend the time limits specified under the Subdivision Map Act for reporting and acting upon the above-named tentative map. The extension shall be for such periods of time as are reasonably necessary to permit the review and consideration of the requested modification concurrently with the tentative map.

GENE S. PORTER, INC.

Gene S. Porter

~~XXXXXXXXXXXXXXXXXXXX~~ Designated Agent)
Gene S. Porter, President

4-30-80

Date

Handwritten text or markings in the top right corner.



CITY OF SACRAMENTO

4

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

July 2, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHWEST CORNER OF NORWOOD AVENUE AND GRACE AVENUE FROM THE A AGRICULTURAL ZONE AND PLACING SAME IN THE R-1 SINGLE FAMILY RESIDENTIAL AND R-1A TOWNHOUSE ZONES (P-9015)

SUMMARY

This item is presented at this time for City Council approval of its publication for legal advertisement purposes. A location map is attached for the Council's information.

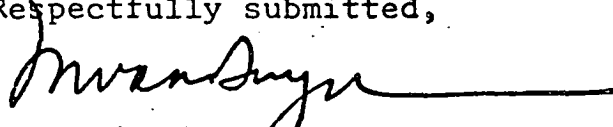
BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

jm
Attachments
P-9015

APPROVED
BY THE CITY COUNCIL

JUL - 8 1980

OFFICE OF THE
CITY CLERK

PPF 4
CONT TO
7-85-80

July 8, 1980
District No. 2

SUBD.

NO.

8

PINEDALE AV

PINEDALE AV

IRVING AV

RANCHO DEL PASO

SULLY ST

EXCHANGE ST

SANTA ANA AV

ROBLA

BLVD

R
R
N
S

ROSE

PARK

AV

SPARTAN

MUNICIPAL UNIT NO. 6
JUSTICE
CLAIMS
COBBLE DR

MAIN AV

UNIT NO. 9

RANCHO DEL PASO

AV

TAYLOR ST

SUBJECT SITE

GRACE AV

LINDA

RIO

UNIT NO. 8

AUSTIN ST

BERTHOUD

UNIT

NO 2

DEL

SECT

PLATA WY
WAUNITA

AS ANIMAS CR

NRWOOD ST

RELL

TAYLOR STREET SCHOOL

SHERRY

DAN

BENTON AV

TERRACE

P. 9015

JUNE 12, 80

ITEM NO. 16

1.

ORDINANCE NO.

, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT SW corner of Norwood Ave. & Grace Ave.

FROM THE A Agricultural ZONE

AND PLACING SAME IN THE R-1 Single Family Residential & R-1A Townhouse ZONE (FILE NO. P- 9015) (APN: 237-380-11, 12, 13, 17, 18)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the A Agricultural zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1 Single Family Residential and R-1A Townhouse zone(s).

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P-9015



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK
915 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 449-5426

JACI PAPPAS
CITY CLERK
HUBERT F. ROGERS
CHIEF DEPUTY CITY CLERK

July 16, 1980

Glenwood Enterprises, Inc.
3221 Ben Lomond
Sacramento, CA 95821

Gentlemen:

On July 15, 1980, the City Council adopted the enclosed certified resolution, 1) adopting Findings of Fact, approving request for subdivision modification and Tentative Map for property located at 4585 Norwood Avenue (P-9015).

The Council also adopted the enclosed certified ordinance Amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at SW corner of Norwood Avenue and Grace Avenue from "A" to "R-1" and "R-1A" Townhouse zone (P-9015).

Sincerely,


Lorraine Magana
City Clerk

LM:sj

Encl.

cc: Gene Porter, Inc.
Item No. 41A & 41B

80-462

41 A&B

RESOLUTION NO. 80-462

Adopted by The Sacramento City Council on date of

JUL 15 1980

CITY CLERK

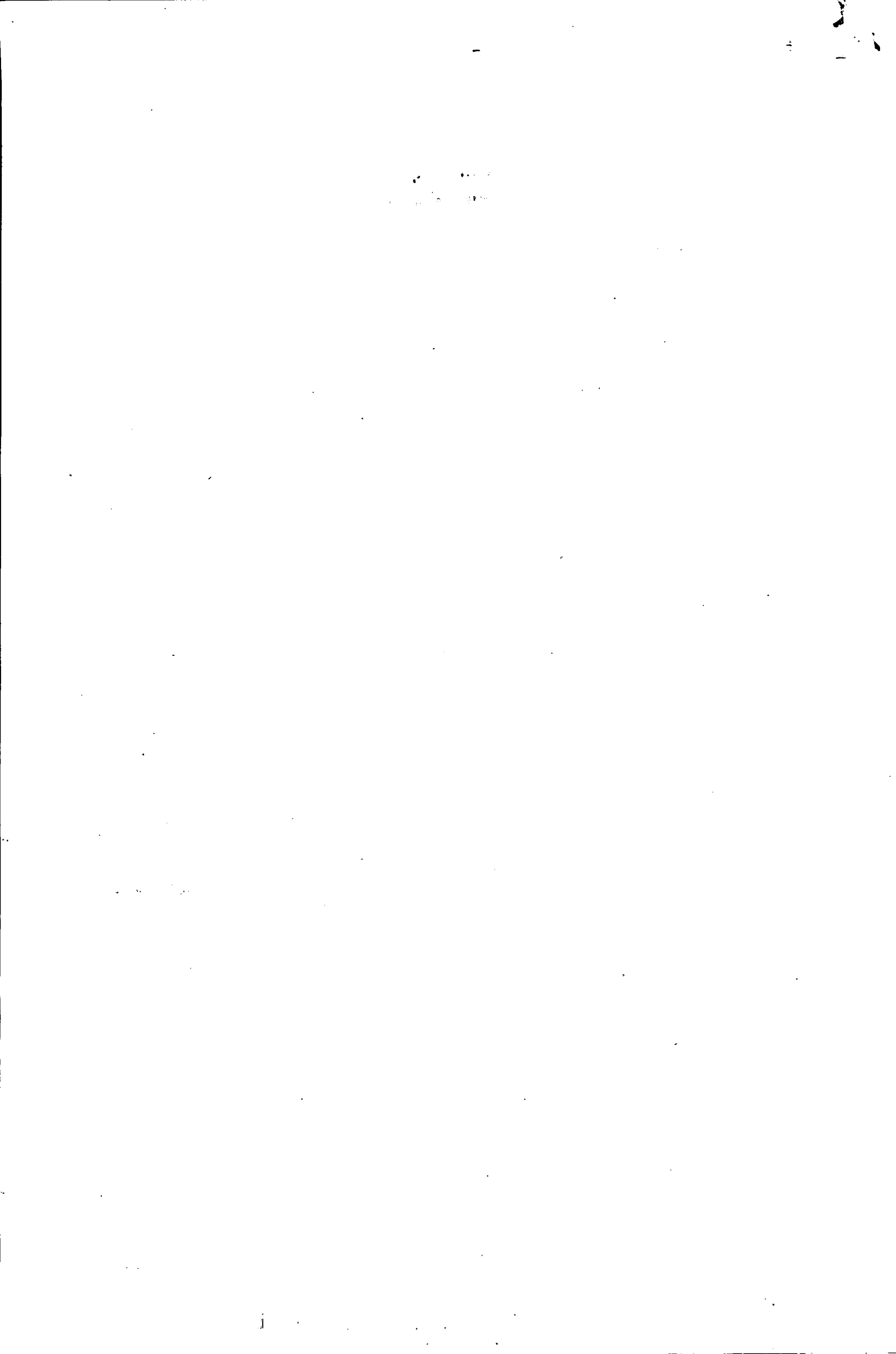
JUL 15 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT 4585 NORWOOD AVENUE (P-9015) (APN: 237-380-11,12,13,17,18)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at 4585 Norwood Avenue (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 15, 1980 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 designate 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.



- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. In the matter of the requested subdivision modification, the Council determines as follows:
- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The proposed deep lot contains existing dwellings.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: It is difficult to avoid a deep lot because of the location of existing dwellings and streets.

- c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: The granting of 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.

Fact: The North Norwood Community Plan and 1974 General Plan designate the site for residential.

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 and Subdivision Modification be approved subject to the following conditions:
 - 1. Applicant shall locate existing water and sewer services located on Parcel B.
 - 2. Applicant shall dedicate and improve a 45-foot half-section for Norwood Avenue.
 - 3. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
 - 4. Applicant shall provide the standard subdivision improvements along Norwood Avenue, including street lights, as per the City of Sacramento Subdivision Ordinance (Section 40.811).

MAYOR

ATTEST:

CITY CLERK

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P-9015