



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

November 4, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Subdivision Modification to waive street improvements along the western side of Western Avenue
 2. Tentative Map (P-9156)

LOCATION: Northeast corner of Morey and Western Avenues

SUMMARY

This is a request for entitlements to divide 12+ acres into 57 single family lots. The Planning Commission, in concurrence with staff, recommended approval of the map subject to conditions.

BACKGROUND INFORMATION

The subject site is located in an area that is sparsely developed with single family dwellings. The applicant has satisfactorily demonstrated that the adjacent parcels can be further developed within the standards set forth in the zoning and subdivision ordinances.

The applicant is requesting a waiver of the street improvements along the western side of Western Avenue. Staff, the Subdivision Review Committee and the Planning Commission recommend a waiver of the sidewalk only. The installation of vertical curbs, gutters and street lights along the western side of Western Avenue is reasonable as Western Avenue will be used by the inhabitants of the development. Also, this is the only chance for the City to require improvements because the property on the west side of Western Avenue is owned by Western Pacific.

VOTE OF COMMISSION

On October 9, 1980, by a vote of seven ayes, one absent, one vacancy, the City Planning Commission recommended approval of the Tentative Map and Subdivision Modification to waive street improvements along the western side of Western Avenue.

BY _____

NOV 23 1980

OFFICE OF THE
CITY CLERK

City Council

-2-

November 4, 1980

RECOMMENDATION

The staff and the Planning Commission recommend that the City Council approve the tentative map and the subdivision modification to waive sidewalks only along Western Avenue and adopt the attached resolution.

Respectfully submitted,



Marty Van Duhn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:DP:bw
Attachments
P-9156

November 12, 1980
District No. 2

RESOLUTION NO. 80-751

Adopted by The Sacramento City Council on date of

NOVEMBER 12, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR EAGLE MANOR (APN: 250-352-05, 06, 08) (P-9156)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Eagle Manor, located at the northeast corner of Morey and Western Avenues (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 November 12, 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.

NOV 13 1980

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: Given that the railroad is the sole land use on the western side of Western Avenue, it is not necessary to require sidewalks.

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

Fact: There will be no residential development along the western side of Western Avenue.

c. That the modification will not be detrimental to the public health, safety or welfare nor be injurious to other properties in the vicinity.

Fact: The lack of sidewalks along the western side of Western Avenue will not be detrimental to public safety as there will be no dwellings fronting along this side of the street.

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 site is intended for residential use and the proposed development is consistent with this designation.

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. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior filing the final map, including the following:

Morrison Avenue: 27-foot halfsection with 12-foot lane on north side.

Western Avenue: 49-foot right-of-way, 40-foot curb to curb with no sidewalk on western side.

Morey Avenue: 24-foot halfsection with 12-foot lane on south side.

- 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map; oversized drain lines will be required; the existing 21-inch drain in Morey Avenue shall be replaced.
- 3. The applicant shall name the streets to the satisfaction of the Planning Director.
- 4. The applicant shall meet the standard Traffic Engineering requirements for subdivisions as indicated by the following:

1. Minimum Radius of Street Centerline:

- | | |
|--|--|
| <input type="checkbox"/> (a.) 44' R.O.W. = 200' R | <input type="checkbox"/> (e.) 80' R.O.W. = 600' R. |
| <input type="checkbox"/> (b.) 50' R.O.W. = 250' R | <input type="checkbox"/> (f.) 90' R.O.W. = 1000' R |
| <input type="checkbox"/> (c.) 58' R.O.W. = 300' R | <input type="checkbox"/> (g.) 110' R.O.W. = 1000' R |
| <input type="checkbox"/> (d.) 54' R.O.W. = 400' R. | <input type="checkbox"/> (h.) 124' R.O.W. = 1500' R. |

- 2. Minimum Radius of Property lines at Corners = 20' R.

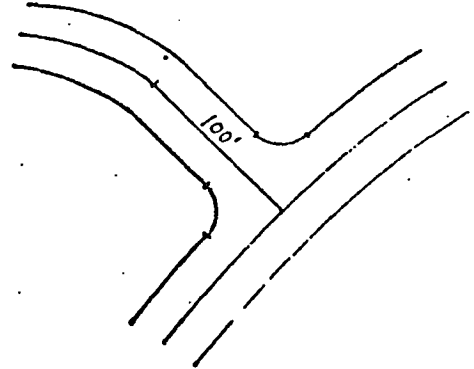
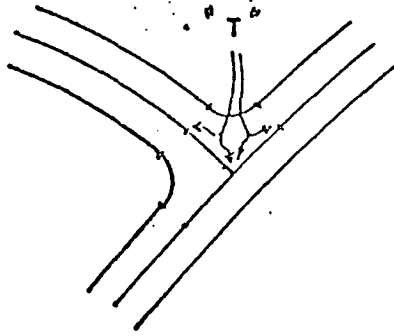
3. Minimum R.O.W. Radius for cul-de-sac bulb:

- (a.) 44' and 50' street = 40' R
- (b.) 54' street = 50' R
- (c.) 58' street = 60' R

- 4. For knuckles (sharp turns in the street), a minimum 50' Radius blister on the outside of the bend shall be provided centered on the intersection of the straight line extensions of the R.O.W. Lines.
- 5. Minimum intersection offset shall be 120'.

6. (a.) All street intersections shall be right angle with a centerline tangent on the side street equal to one-half the through street width plus corner radius.

- (b.) On streets greater than 54' R.O.W., an additional 100' ± tangent section may be required at key intersections with major streets.



5. The applicant shall provide an acoustical study for the review and approval of the City Planning Director assessing the project for consistency with the 1975 City General Plan Noise Element and shall comply with any requirements necessary to be consistent with the Noise Element prior to issuance of any building permits.
6. The applicant shall dedicate right of access to the City along the westerly property lines of Lots 18 and 25 at the time of recordation of the final map.
7. The applicant shall acquire the necessary permit to abandon the well located on proposed Lot 57 from the County Health Department and shall abandon the well prior to filing the final map.
8. The applicant shall remove the barn situated on Lots 55 and 56 prior to filing the final map.

MAYOR

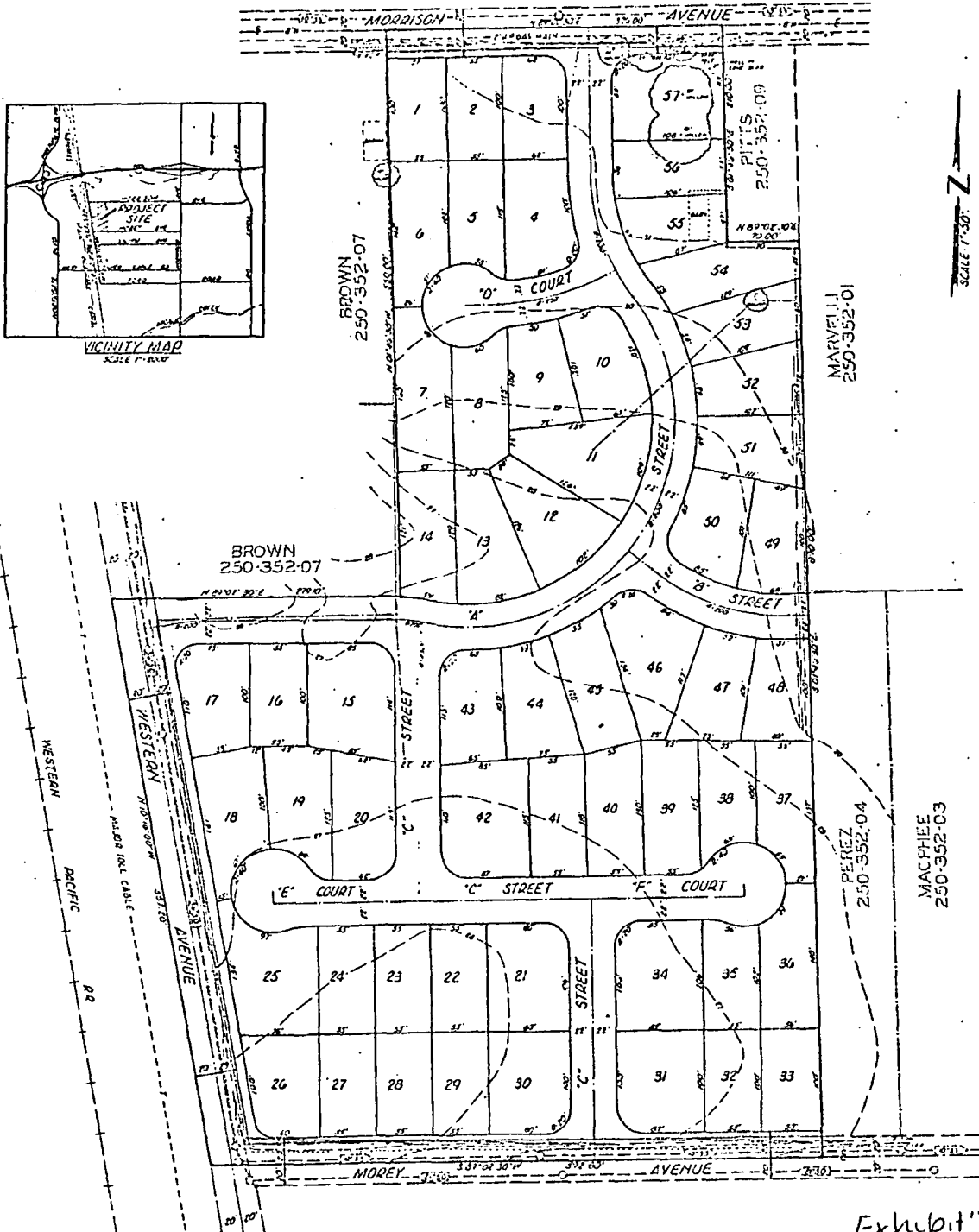
ATTEST:

CITY CLERK

P-9156

TENTATIVE MAP
EAGLE MANOR
 CITY OF SACRAMENTO, CALIFORNIA
 AUGUST 1980

"DESIGN B"



GENERAL NOTES

GROSS AREA
11.66 ACRES

PRESENT USE
VACANT

PROPOSED USE
31 SINGLE FAMILY RESIDENTIAL LOTS

PROPOSED DENSITY
4.83 DU/AC

EXISTING TOWNS
R-1

PROPOSED ZONING
R-1

LOT SIZES
3,300 SQ FT MIN

PROPOSED IMPROVEMENTS
CITY OF SACRAMENTO

WATER SUPPLY
CITY OF SACRAMENTO

SEWER DISPOSAL
SACCO CO REGIONAL SANITATION DISTRICT

DRAINAGE
CITY OF SACRAMENTO

FIRE PROTECTION
CITY OF SACRAMENTO

SCHOOL DISTRICT
GRAFT JUNT UNION UNIFIED SCHOOL DIST

PAVEMENT DISTRICT
CITY OF SACRAMENTO PAVK DISTRICT

OWNER & GAS UTILITIES
SMUD & PG&E

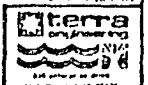
ASSESSOR'S PARCEL NUMBERS
250-352-05, 06, 100

DESCRIPTION
LOTS 15, 17, 1 A PORTION OF LOT 11 AS SHOWN ON THE PLAT OF "DARK KNOLL"

ENGINEER
TERRA ENGINEERING
636 EMILYVILLE DRIVE
SACRAMENTO, CA 95823

OWNER/DEVELOPER
J&J TECHNOLOGY ASSOCIATES
2500 SACRAMENTO BLVD NO. 6
SACRAMENTO, CA 95823

Exhibit "B"
 Applicant's
 Revised
 Proposal
 16 DUPLEX
 41 SF
 57 Lots
 73 units



Dear Sir ^{express}
I'm writing you ^{P-9156}
about the plan to build
lots with curbs and
sidewalks on Marey
and western Ave in
the Del Paso Area.

There's acres of land
with curbs and gutters
in the N.E. area.

It doesn't make sense
to build lots in there,
when there is all the
lots they want if they
want to build already
in.

CITY PLANNING COMMISSION

SEP 19 1980

RECEIVED

Joe Lavalite
250 W. El Camino
Sacramento, Calif. 95837



SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE: October 9, 1980
 ITEM NO. 116 FILE NO. P-4156
M-

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

Recommendation:

LOCATION: SP. 10000000 of Hwy 9 - Westwood Ave.

- Favorable Unfavorable Petition Correspondence

PROPOSERS		
NAME	ADDRESS	

OPPOSERS		
NAME	ADDRESS	

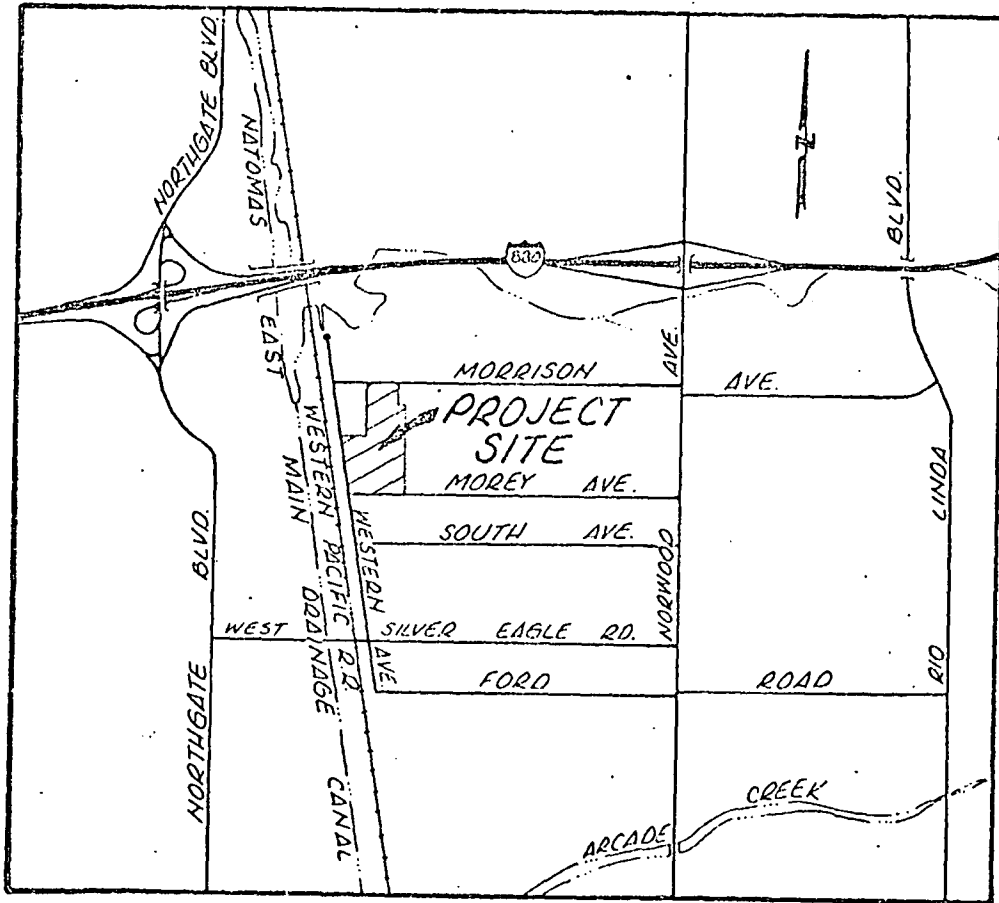
MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	/			
Goodin	/			
Hunter	/			
Larson	/	/		
Muraki	/			
Simpson	/			/
Silva	/		/	
Tong	/			

MOTION:

- 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 _____ & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

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



VICINITY MAP

SCALE: 1" = 2000'

P-9156

CITY PLANNING COMMISSION

915 "I" STREET : SACRAMENTO, CALIFORNIA 95814

APPLICANT	Terra Engineering, 936 Enterprise Dr., Sacramento, Ca 95825		
OWNER	J. R. Ferguson & Associates, 2580 Sierra Blvd., E, Sacto., Ca 95825		
PLANS BY	Terra Engineering, 936 Enterprise Dr., Sacramento, Ca 95825		
FILING DATE	8-21-80	50 DAY CPC ACTION DATE	11-1-80
		REPORT BY:	DP:f
NEGATIVE DEC.	9-15-80	EIR	ASSESSOR'S PCL. NO. 250-352-05,06,08

- APPLICATION:
1. Negative Declaration
 2. Subdivision Modification to waive street improvements along the western side of Western Avenue
 3. Tentative Map

LOCATION: Northeast corner of Morey and Western Avenues

PROPOSAL: The applicant is seeking the necessary entitlements to divide 12+ vacant acres into 57 single family lots to be known as Eagle Manor

PROJECT INFORMATION:

General Plan Designation:	Residential
North Norwood Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family Residential; A
South:	Single Family Residential, vacant; R-1
East:	Single Family Residential, Agricultural; R-1
West:	Single Family Residential, vacant, Western Pacific RR; R-1 and WPRR

Property Area:	11.68 acres
Density of Development:	4.8 du/gross ac; 6 du/gross ac (with duplex units)
North/South Lot Orientation:	85% (48 lots)
Square Footage of Building:	950-1,250 sq. ft.; one and two story
Topography:	Flat
Street Improvements:	To be provided
Utilities:	Available to site
School District:	Del Paso Heights

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 10, 1980 by a vote of eight ayes, 1 abstention, the Subdivision Review Committee recommended that a waiver for the sidewalk only along the western side of Western Avenue be granted and that the tentative map be approved subject to the following conditions:

- a. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map, including the following:

Morrison Avenue:	27 foot halfsection with 12-foot lane on north side.
Western Avenue:	49 foot right-of-way, 40 feet curb to curb with no sidewalk on western side.
Morey Avenue:	24 foot halfsection with 12 feet lane on south side.

- b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map; oversized drain lines will be required; the existing 21-inch drain in Morey Avenue shall be replaced.
- c. The applicant shall name the street to the satisfaction of the Planning Director.
- d. The applicant shall meet the standard Traffic Engineering requirements for subdivisions.
- e. The applicant shall provide an acoustical study for the review and approval of the City Planning Director assessing the project for consistency with the 1975 City General Plan Noise Element and shall comply with any requirements necessary to be consistent with the Noise Element prior to issuance of any building permits.

STAFF EVALUATION: The subject site is located in an R-1 zoned area containing single family dwellings and undeveloped land. A portion of the latter is used for growing produce and raising farm animals. The applicant is seeking to divide the irregularly shaped parcel into 57 lots.

Staff has the following comments regarding the site design:

1. Staff originally had some concern regarding probable driveway angles and the impacts on traffic circulation for proposed lots 45 and 46 as shown on Exhibit "A". The applicant has subsequently revised the map to address staff's concern. (See Exhibit "B").
2. The Subdivision Review Committee recommended granting of a waiver for the sidewalk only along the western side of Western Avenue. Staff concurs with the Committee's recommendation that the installation of vertical curbs, gutters and street lights along the western side of Western Avenue is reasonable as Western Avenue will be utilized by the inhabitants of the development. Also, this is the only chance for the City to require improvements because the properties on the west side of Western Avenue are owned by Western Pacific.
3. The site design allows for further development of the parcels to the west and the east in a manner consistent with the requirements of the Zoning and Subdivision Ordinances.
4. To address possible noise impacts created as a result of traffic along the elevated railroad track that lies to the west of the subject site, a Negative Declaration has been filed requiring the applicant to file an acoustical study with the City addressing the issue prior to obtaining building permits.
5. Both the Del Paso Heights School District and Regional Transit have reviewed the proposed project and have no comments or requirements.
6. The City arborist has inspected the trees on-site and has not recommended that they be saved.

STAFF RECOMMENDATION: Staff recommends that:

1. The Negative Declaration be ratified.
2. The Subdivision Modification to waive curbs, gutters, and street lights along the western side of Western Avenue be denied.
3. The Subdivision Modification to waive sidewalks along the western side of Western Avenue be approved.
4. The tentative map as shown on Exhibit "B" be approved subject to the following conditions:

- a. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map, including the following:

Morrison Avenue: 27 foot halfsection with 12-foot lane on north side.

Western Avenue: 49 foot right-of-way, 40 foot curb to curb with no sidewalk on western side.

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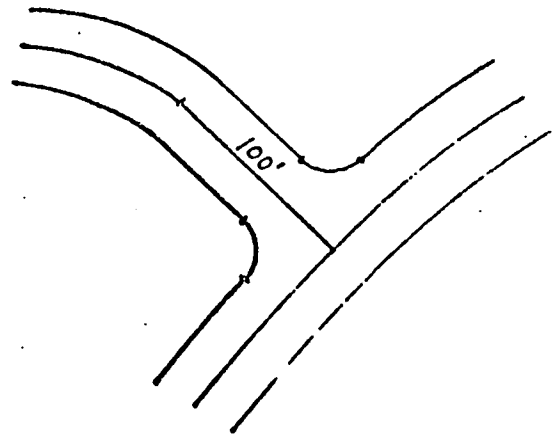
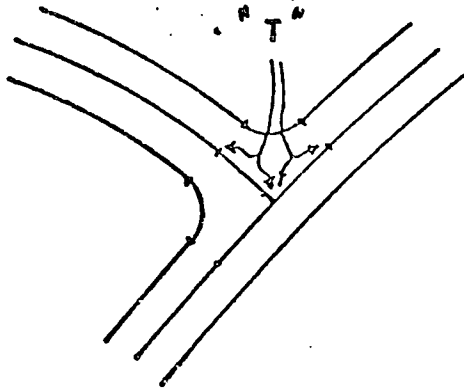
- | | |
|--|--|
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| <input type="checkbox"/> (c.) 58' R.O.W. = 300' R | <input type="checkbox"/> (g.) 110' R.O.W. = 1000' R |
| <input type="checkbox"/> (d.) 54' R.O.W. = 400' R. | <input type="checkbox"/> (h.) 124' R.O.W. = 1500' R. |

2. Minimum Radius of Property lines at Corners = 20' R.

3. Minimum R.O.W. Radius for cul-de-sac bulb:

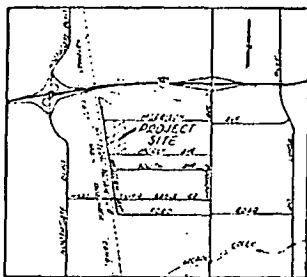
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- (c.) 58' street = 60' R

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- 5. Minimum intersection offset shall be 120'.
- 6. (a.) All street intersections shall be right angle with a centerline tangent on the side street equal to one-half the through street width plus corner radius.
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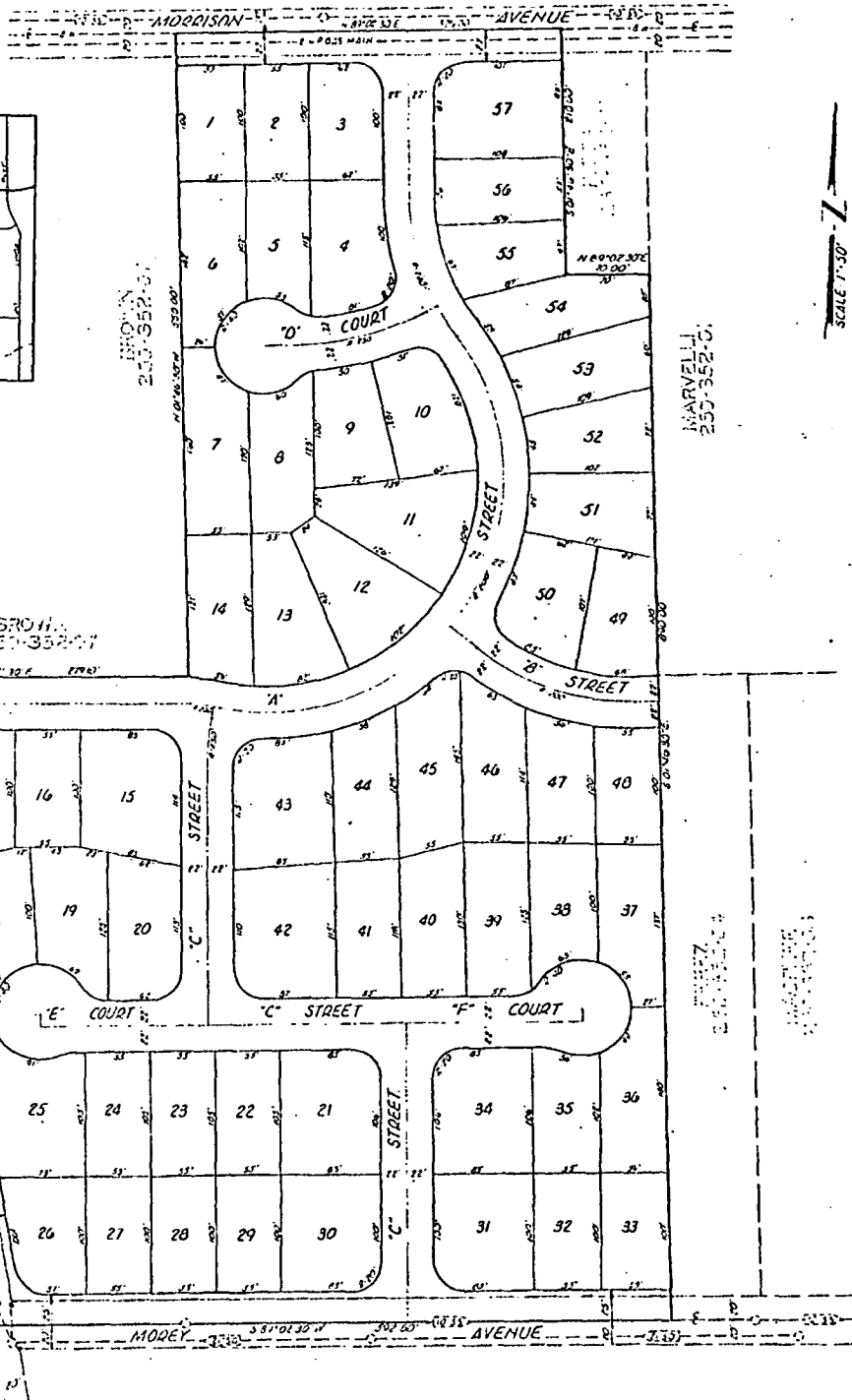


- e. The applicant shall provide an acoustical study for the review and approval of the City Planning Director assessing the project for consistency with the 1975 City General Plan Noise Element and shall comply with any requirements necessary to be consistent with the Noise Element prior to issuance of any building permits.
- f. The applicant shall dedicate right of access to the City along the westerly property lines of Lots 18 and 25 at the time of recordation of the final map.
- g. The applicant shall acquire the necessary permit to abandon the well located on proposed lot 57 from the County Health Department and shall abandon the well prior to the filing of the final map.
- h. The applicant shall remove the barn situated on lots 55 and 56 prior to filing the final map.

TENTATIVE MAP
EAGLE MANOR
 CITY OF SACRAMENTO, CALIFORNIA
 AUGUST 1980



VICINITY MAP
 SCALE 1"=100'



SCALE 1"=50'

GENERAL NOTES

- GROSS AREA
11.8 ACRES
- PRESENT USE
VACANT
- PROPOSED USE
57 SINGLE FAMILY RESIDENTIAL LOTS
- PROPOSED DENSITY
489 DU/AC
- EXISTING ZONING
R-1
- PROPOSED ZONING
R-1
- LOT SIZES
3,300 TO 5,977 SQ. FT.

- PROPOSED IMPROVEMENTS
CITY OF SACRAMENTO
- WATER SUPPLY
CITY OF SACRAMENTO
- SEWER DISPOSAL
SECTO (C) REGIONAL SANITATION DISTRICT
- DRAINAGE
CITY OF SACRAMENTO
- FIRE PROTECTION
CITY OF SACRAMENTO
- SCHOOL DISTRICT
DEL WIND HEIGHTS SCHOOL DISTRICT
- PARK DISTRICT
CITY OF SACRAMENTO PARK DISTRICT

- OWNER'S UTILITIES
SAVIO & ASSOC
- ASSESSOR'S PARCEL NUMBERS
250-332-05, 06, 100
- DESCRIPTION
LOTS 23 & 24 A PORTION OF LOT 11 AS SHOWN ON THE PLAT OF "EAGLE MANOR"
- ENGINEER
TERRA ENGINEERING
935 ENTERPRISE DRIVE
SACRAMENTO, CA 95823
- OWNER/DEVELOPER
J.R. FERRISON & ASSOCIATES
2930 SILENT HILL ROAD
SACRAMENTO, CA 95833

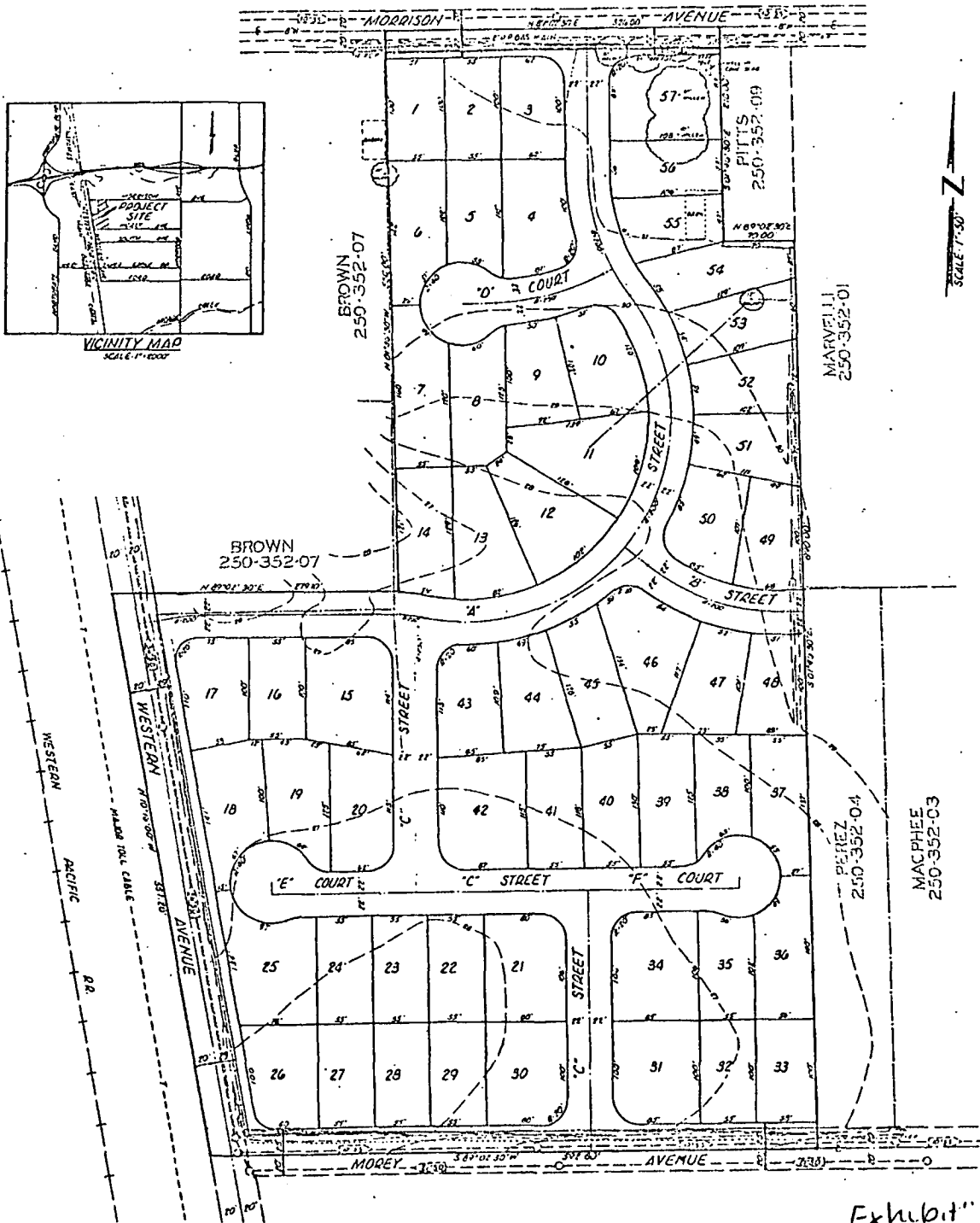
Exhibit "A"
 Applicant's
 Original
 Proposal
 15 Duplex
 42 SF

57 lots / 72 units



TENTATIVE MAP
EAGLE MANOR
 CITY OF SACRAMENTO, CALIFORNIA
 AUGUST 1980

"DESIGN B"



GENERAL NOTES

- GROSS AREA
1163 ACRES
- DESIGN USE
RESIDENT
- PROPOSED USE
57 SINGLE FAMILY RESIDENTIAL LOTS
- EXPOSED DENSITY
488 DU/AC
- EXISTING ZONING
R-1
- EXPOSED ZONING
R-1
- LOT SIZES
5,300 SQ FT MIN

- EXPOSED IMPROVEMENTS
CITY OF SACRAMENTO
- WATER SUPPLY
CITY OF SACRAMENTO
- SEWERAGE DISPOSAL
SACRAMENTO REGIONAL SANITATION DISTRICT
- SEWERAGE
CITY OF SACRAMENTO
- ERIC PROTECTION
CITY OF SACRAMENTO
- SCHOOL DISTRICT
SACRAMENTO UNIFIED SCHOOL DIST.
- AREA DISTRICT
CITY OF SACRAMENTO AREA DISTRICT

- POWER & GAS UTILITIES
SANDR & PG & E
- ASSESSOR'S PARCEL NUMBERS
250-352-05, 06, 103
- DESCRIPTION
LOTS 1, 2, 3 & A PORTION OF LOT 11 AS SHOWN ON THE PLAT OF "OUR KNOWLEDGE"
- ENGINEER
TERRA ENGINEERING
936 FANTAUSS DRIVE
SACRAMENTO, CA 95825
- OWNER/DEVELOPER
J.D. FERRELL & ASSOCIATES
2800 SHILOH BLVD. #202
SACRAMENTO, CA 95825

Exhibit "B"
 Applicant's
 Revised
 Proposal
 16 DUPLEX
 41 SF

57 lots /
 73 units



P-9150

10/9/80

J/k/m 11



CITY OF SACRAMENTO

CITY CLERK'S OFFICE
CITY OF SACRAMENTO

OCT 20 5 15 PM '80

P-9156

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

October 20, 1980

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione
SUBJECT: Request to Set Public Hearings

AND SEE BELOW
EXCEPT #8
PFP: 11-5-80 }
HRQ: 11-12-80 } PFP: 11-12-80
FCA DATE: 11-18-80 } HRQ: 11-18-80
cc: VAN DUYN
Carstens
Miller
Jee

Please schedule the following items for public hearings. All necessary support material is attached.

1. Various requests for property located at 330 Jefferson Avenue. (P-9118) (D1)
 - a. Rezone from R-2A to R-1A
 - b. Tentative Map to divide 0.3+ acre into two halfplex lots
 - c. Subdivision Modification to waive service connection.
2. Various requests for property located at the northeast corner of Lemon Hill and Belleview Avenues. (P-9119) (D6)
 - a. Tentative Map to divide 1+ acre into seven parcels
 - b. Subdivision Modification to create lots substandard in depth.
3. Various requests for property located at 1101 Frienza Avenue. (P-9153) (D2)
 - a. Tentative Map to divide 0.6+ acre into three parcels
 - b. Subdivision Modification to create lot substandard in width
 - c. Subdivision Modification to waive curbs, gutters, sidewalks, and street lights along Lexington Street.
4. Various requests for property located at the northeast corner of Morey and Western Avenues. (P-9156) (D2)
 - a. Tentative Map to divide 12+ acres into 57 single family lots
 - b. Subdivision Modification to waive sidewalks on west side of Western Avenue.

P-9169 #7
PFP: 10-28-80
HRQ: 11-5-80

5. Various requests for property located on various corner lots on Riverside Boulevard, Windward Way, Starboard Way, Steamboat Way, Gloria Drive, Riverboat Way, and Treasure Way. (P-9159) (D8)
 - a. Rezone 6+ acres from R-1 to R-1A
 - b. Tentative Map to divide 27 lots into 54 halfplex lots.

6. Various requests for property located at 556 Swanston Drive. (P-9163) (D4)
 - a. Tentative Map to divide 0.4+ acre into three parcels
 - b. Subdivision Modification to create two parcels substandard in width and area
 - c. Subdivision Modification to waive service connections to two lots.

7. Various requests for property located on the west side of Stockton Boulevard, 600+ feet south of Timberlake Way. (P-9169) (D8)
 - a. Amend Valley Hi Community Plan
 - b. Rezone from A to OB

] PFP: 10-28-80
HRG: 11-5-80

8. An appeal of the Planning Commission's denial of a Special Permit to modify condition of original Special Permit, P-8798, to allow an illuminated accent strip in a proposed restaurant. Location: 100 Jibboom Street (P-9134) (D1)

] HRG
11-18-80

jm

Attachments

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: _____

Project Location No of Morey, E of Western, So of Morrison **P No** 9156

Assessor Parcel No. 250-352-05, 06, 08

Owners J. R. Ferguson & Associates Phone No. 486-1061

Address 2580 Sierra Boulevard, No. E, Sacramento, CA 95825

Applicant Terra Engineering Phone No. 929-6984

Address 936 Enterprise Drive, Sacramento, CA 95825

Signature *[Handwritten Signature]* C.P.C. Mtg. Date 9-25-80

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

10-9-80
Filing
Fees

<input checked="" type="checkbox"/> Environ. Determination _____	_____	_____	\$ 90
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$ _____
() _____	_____	Res. _____	_____
<input type="checkbox"/> Rezone _____	_____	_____	\$ _____
_____	_____	Ord. _____	_____
<input checked="" type="checkbox"/> Tentative Map to divide 12+ vacant ac in R-1 zone into 57 single-family lots to be known as Eagle Manor	RAC 10-9-80	_____	\$ 893
_____	_____	Res. _____	_____
<input type="checkbox"/> Special Permit _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
_____	_____	_____	_____
<input checked="" type="checkbox"/> Other Posting Subdivision Modification to waive curbs, gutters, sidewalks & street lights on W side of Western Ave. (sidewalks only)	RA 10-9-80	_____	\$ 36

FEE TOTAL \$ 1019⁰⁰
RECEIPT NO. 5387
By/date 11/12/80

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE October 9, 1980

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

ITEM NO. 11.01 FILE NO. P- 9156
R-

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: The corner of Tracy Ave. & Washington St.

<u>NAME</u>	<u>PROponents</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPponents</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Goodin	✓			
Hunter	✓			
Larson	<i>absent</i>			
Muraki	✓			
Simpson	✓			/
Silva	✓		/	
Fong	✓			

- MOTION:
- 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 _____ & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

November 13, 1980

J.R. Ferguson and Associates
2580 Sierra Blvd, Suite E
Sacramento, CA 95825

Gentlemen:

On November 12, 1980, the City Council approved the following for property located at northeast corner of Morey and Western Avenues (P-9156):

- A. Adopted Resolution adopting Findings of Fact and approving a Tentative map to divide 12 \pm acres into 57 single family lots; and approving a Subdivision Modification to waive sidewalks on west side of Western Avenue.

For your records, we are enclosing one fully certified copy of said Resolution.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/28
Encl.

cc: Planning Dept
Terra Engineering