



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

APPROVED
BY THE CITY COUNCIL

FEB 18 1986

February 12, 1986

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: Time Extension for Tentative Map (P83-413)

LOCATION: Southeast Corner of 63rd Street and 25th Avenue

SUMMARY

On February 14, 1984, the City Council approved a Tentative Map to divide the 2.3 acre site into 10 single family lots in the R-1 Zone. Prior to expiration of the map the applicant filed a request for a one year time extension. Planning staff recommended approval of the request to extend the expiration date to February 14, 1987.

BACKGROUND INFORMATION

The applicant's representative indicates that their client has not been able to record the map due to health problems but is now ready to proceed. Staff finds single family still to be an appropriate use of the site and recommend granting a time extension.

RECOMMENDATION

Planning staff recommends the City Council grant a one year time extension subject to the conditions and finding of the original approval (attached).

Respectfully submitted,


Marty Van Duyn
Planning Director

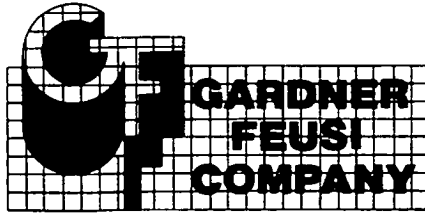
FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

AG: pkb
attachments
P83-413

February 18, 1986
District No. 6

STEVEN A. GARDNER
LS 5123



ROBERT J. FEUSI
RCE 29156

CIVIL ENGINEERING • SURVEYING • PLANNING

January 22, 1986

P83-413

Sacramento City
Planning Department
1231 "I" Street, Suite 200
Sacramento, CA 95814

Attn: Sue Demaray

Subj: Meadowlark Manor P83-413
Job No. 86-006

Dear Ms. Demaray:

We request that you consider the following subdivision for a one year tentative map extention:

Meadowlark Manor
P83-413
APN 023-161-29,34
Approval date: February 14, 1984
Expiration date: February 14, 1986
Location:
Southeast corner of 63rd Street & 25th Avenue

Due to family health problems our client, the property owner, was unable to proceed with this development as originally planned, but is ready to proceed with the processing at this time. Enclosed is a check payable to the City of Sacramento in the amount of \$170.00 to cover the cost of processing the extention and the hearing before the Planning Commission.

We sincerely appreciate your immediate action on this item. If you have any questions, please contact our office.

Sincerely,

GARDNER FEUSI COMPANY

ROBERT J. FEUSI, C.E.

RJF:ds
Encl.

P-83-413

1/12/84

P 8341

TENTATIVE SUBDIVISION MAP MEADOWLARK MANOR

A PORTION OF LOT 8 AND LOT 9 AS SHOWN ON "PLAN OF ORIGINAL ACRES NO. 1" ON 15 OF MAPS, MAP NO. 12

CITY OF SACRAMENTO, CALIFORNIA
OCTOBER, 1980
SHEET 1 OF 2

OWNER OF RECORDS ENGINEERING:
TED CURTIS AND DEBRA S. CURTIS
PO BOX 88
DUNSMITH, CA 95828

OWNER:
DANIEL-FRAN COMPANY
1500 CALIFORNIA AVE.
CARMICHAEL, CA 95828

PRESENT ZONING: R-1
PROPOSED ZONING: R-1
PROPOSED HOME RESIDENTIAL
NUMBER OF LOTS: 10
SEWER AREA: SEWERED
WATER AREA: WATERED
SCHOOL DISTRICT: SACRAMENTO UNIFIED
WATER SUPPLY: CITY OF SACRAMENTO
BORDER: CITY OF SACRAMENTO
ADJACENT PARCEL: 15-18-09-004
BARRIER: BLDG. CONDS. EARTH TRENCH
BARRIER: NAT'L G. FENCED (200' WIDE)



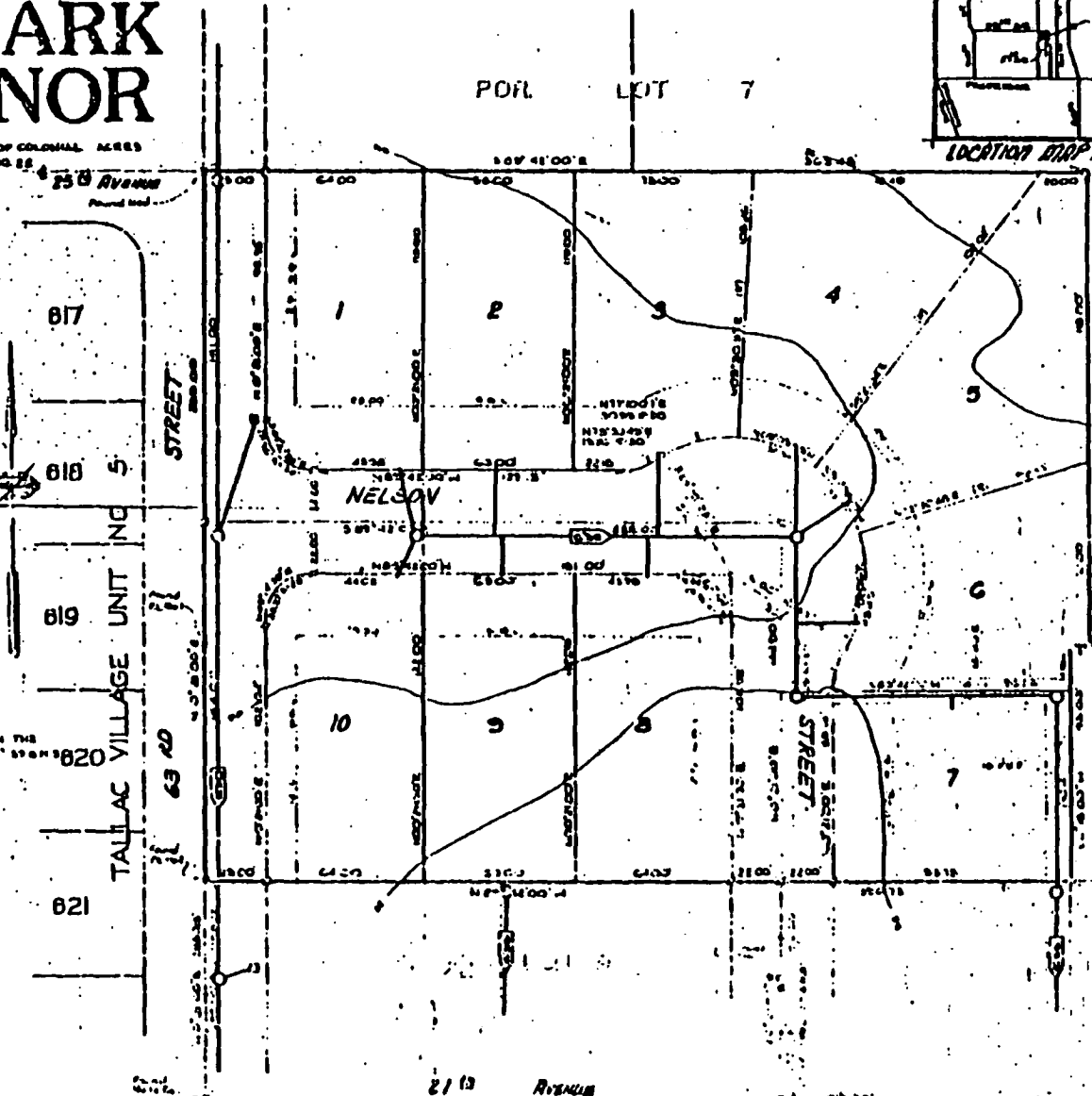
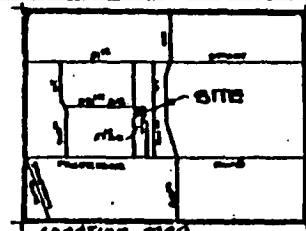
BASIS OF BEARING:

THE BASIS OF BEARING OF THIS SURVEY IS IDENTICAL WITH THE CENTER LINE OF TALLAC VILLAGE UNIT NO. 5



LEGEND:

- 3/4" LINE = 100' (1:133)
- 3/16" LINE = 10' (1:13.3)
- 3/32" LINE = 5' (1:6.65)
- FOOT = 12" (1:12)
- DIRECTION ONLY

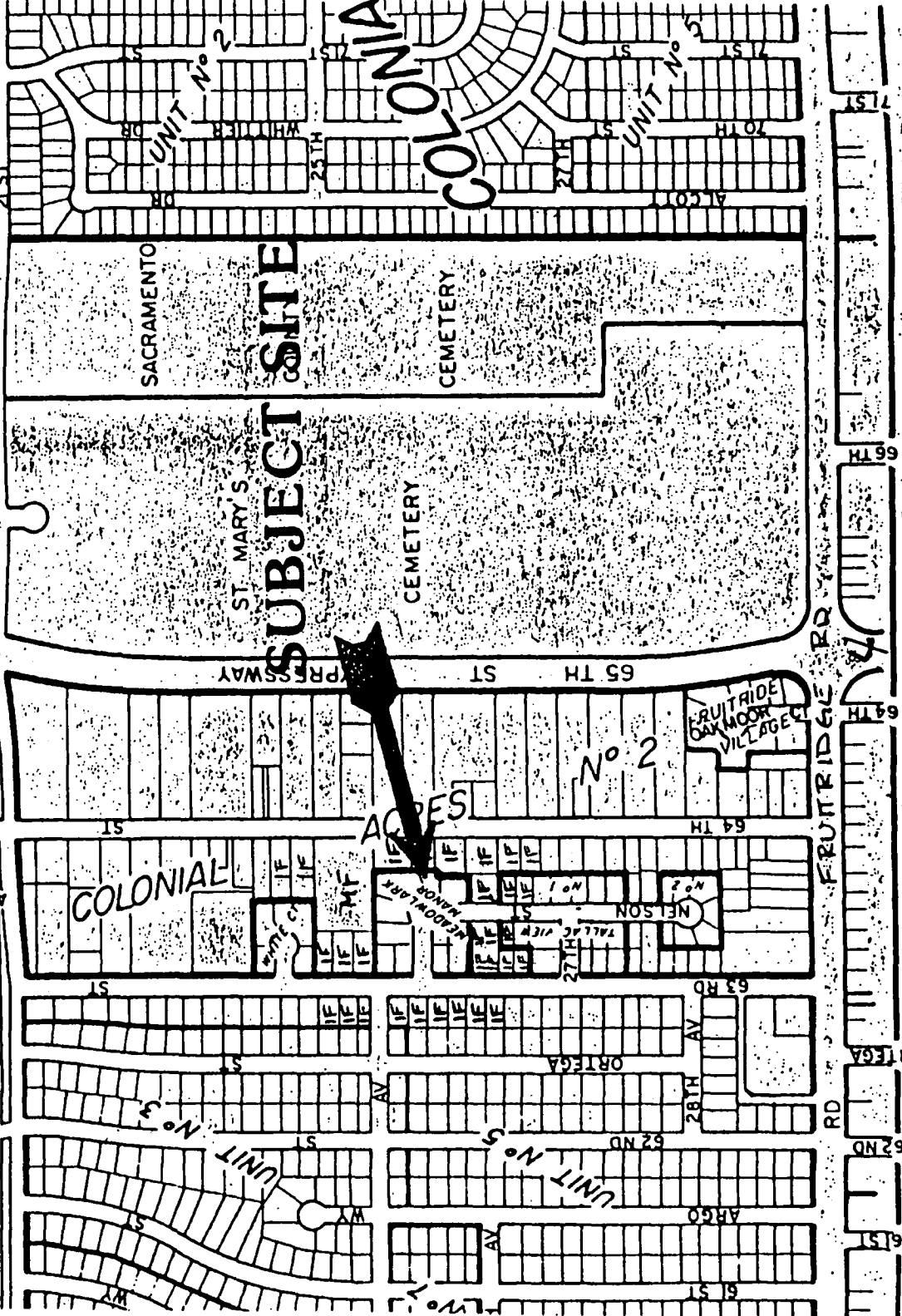
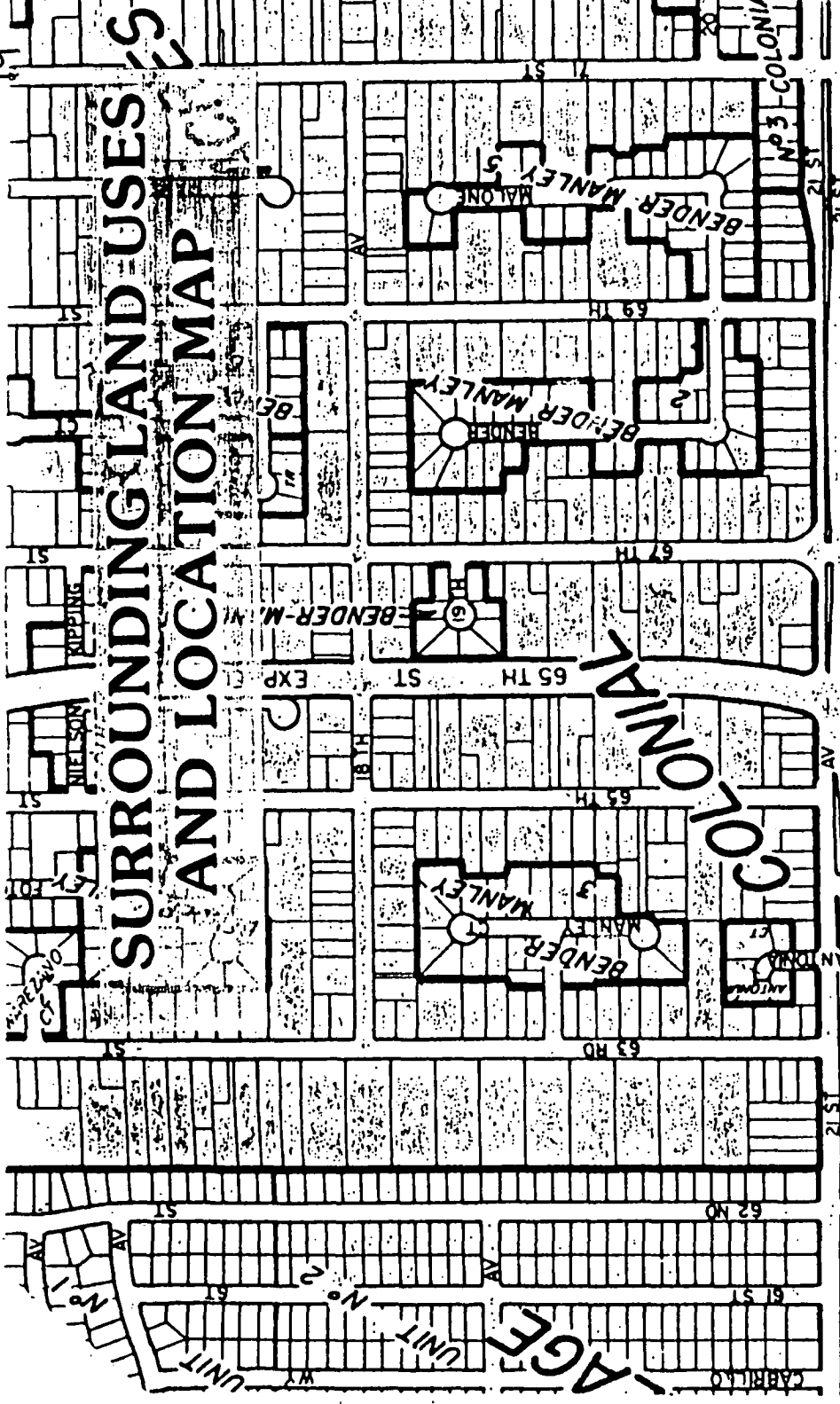


TENTATIVE MAP

11
19

No. 33

SURROUNDING LAND USES AND LOCATION MAP



1/12/84

CERTIFIED AS TRUE COPY
of Resolution No. 84-120

FEB 17 1984

DATE CERTIFIED
[Signature]
Assistant City Clerk, City of Sacramento

RESOLUTION No. 84-120

Adopted by The Sacramento City Council on date of
FEB 14 1984

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED ON THE SOUTHEAST CORNER OF 63RD
STREET AND 25TH AVENUE
(P-83-413)(APN: 023-161-29,34)

WHEREAS, the City Council, on February 14, 1984, held a public hearing on the request for approval of a subdivision modification and tentative map for property located on the southeast corner of 63rd Street and 25th Avenue

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 City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

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 balanced these needs against the public service needs of City residents and available fiscal and environmental resources.

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.
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 1965 Colonial Community Plan designate the subject site for light density residential use(s).
- 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 Water 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. In the matter of the hereby approved requested subdivision modification to allow two substandard depth lots:
 - a. There are special circumstances in this case
that; it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the dimensions of the site make it difficult to meet all standards of the subdivision ordinance.
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the proposed substandard depth lots are large enough to accommodate dwellings.
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the granting of the modification will not alter the characteristics of this subdivision
 - 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 in that the site is designated for residential uses
- 7. 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer; and
- c. 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.

ANNE RUDIN

MAYOR

ATTEST:

ANNE J. MASON

Assistant CITY CLERK

P83-413

February 21, 1986

Tino Cuevas and Oscar C. Kienzle
7995 California Avenue
Fair Oaks, CA 95628

Dear Gentlemen:

On February 18, 1986, the Sacramento City Council granted a time extension request. The Tentative Map is to divide two lots into ten lots in the Single Family, R-1 zone for Meadowlark Manor for property located on the southeast corner of 63rd Street and 25th Avenue. (P-83413)

The extension is granted one-time only, and will lapse on 2-14-87.

Sincerely,

Lorraine Magana
City Clerk

LM/lh/#19

cc: Planning Department, Art Gee
Gardner Feusi Co., 2532 Garfield Avenue, Carmichael, CA 95608

February 21, 1986

Robert Nance and Tino Cuevas
7995 California Avenue
Fair Oaks, CA 95628

Dear Gentlemen:

On February 18, 1986, the Sacramento City Council granted a time extension request. The Tentative Map is to divide 6 \pm acres into 32 lots in the Single Family, R-1 zone for El Rancho Estates for property located on the south side of Lemon Hill Avenue, approximately 725 feet east of 65th Street. (P-83412)

The extension is granted one-time only, and will lapse on 3-06-87.

Sincerely,

Lorraine Magana
City Clerk

LM/1h/#20

art Oee

cc: Planning Department
Gardner Feusi Co., 2532 Garfield Avenue, Carmichael, CA 95608