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CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE
RECEIVED
OCT 27 1983

MARTY VAN DUYN
PLANNING DIRECTOR

October 26, 1983

APPROVED
BY THE CITY COUNCIL

NOV 1 1983

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: Request for Time Extension for Riverbend Condominiums - Tentative Map (P-9538)

LOCATION: South side of Captains Table Road, west of Riverside Boulevard

SUMMARY

This is a request for time extension for a 14 unit condominium complex that is scheduled to lapse on November 24, 1983. The staff recommends approval of a one-year extension.

BACKGROUND INFORMATION

The subject tentative map was approved by the City Council on November 24, 1981 and is scheduled to lapse November 24, 1983. The applicant is requesting a 12-month extension in order to allow additional time to record the final map.

The site contains .65 acre and consists of a one lot subdivision. Fourteen air space condominiums are proposed. The site is zoned R-3. The original resolution is attached for your information.

Respectfully submitted,

Howard
for Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slipe
Walter J. Slipe, City Manager

MVD:HY:cp
Attachment
P-9538

November 1, 1983
District No. 4



nubar corporation
developers • builders • realtors
(916) 447-7571
2309 "K" Street, Suite #200
Sacramento, CA 95816

Sacramento City Planning Department
927 Tenth Street (third floor)
Sacramento, CA 95815

October 7, 1983

To whome it concerns:

This letter is in application to extending a tentative map and a special permit. Nubar Corporation is the present owner of the property and map. The assessors parcel number is now 16-161-36. It was at the time of original application 15-161-03. The original tentative map application number is 9538, submitted 10/3/81.

If there are any questions please contact Deedee Kelly, or Joel Elekman at 447-7571. Thank You.

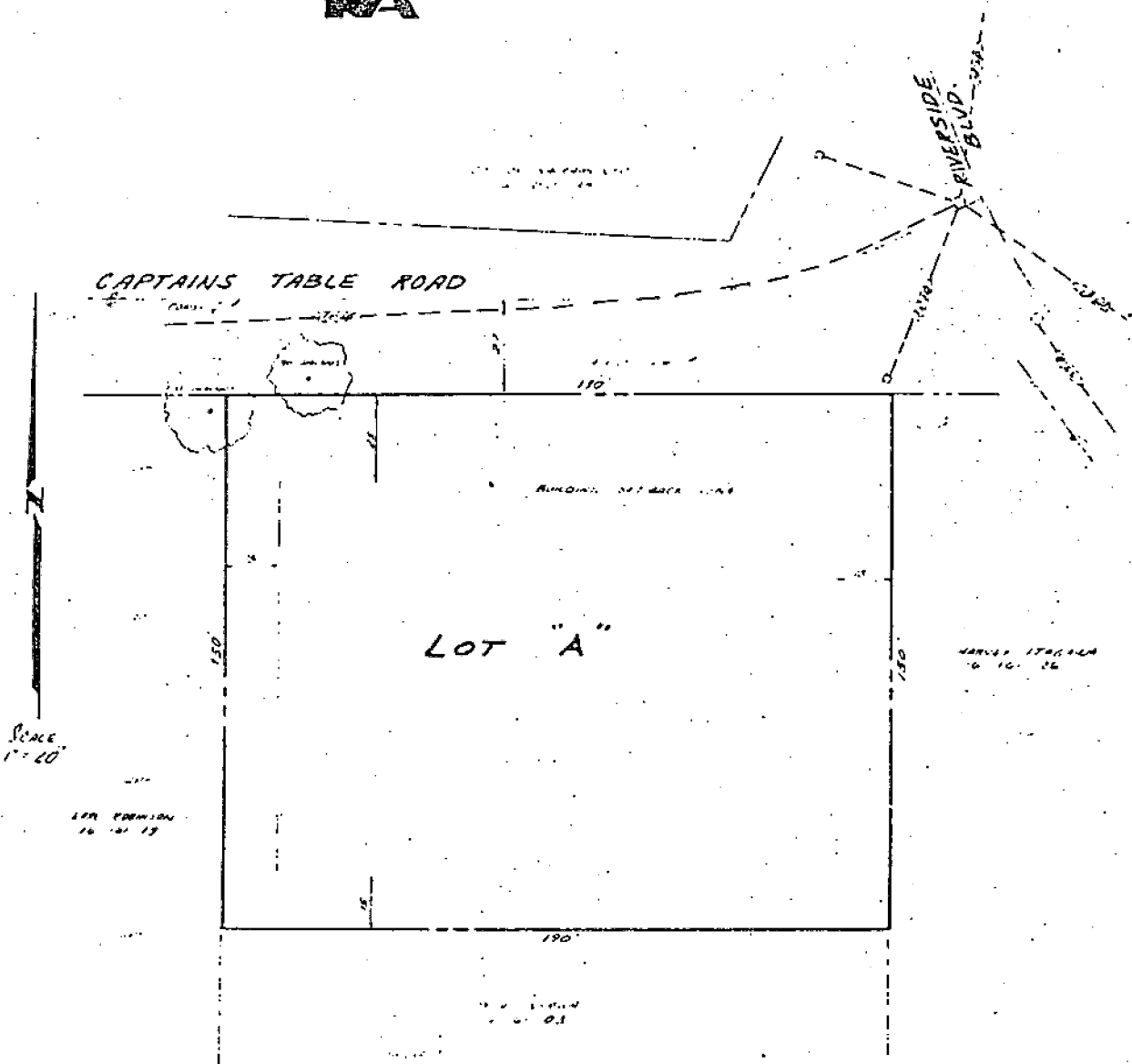
Gerry H. Dagess
Gerry Dagess,
President; Nubar Corp.

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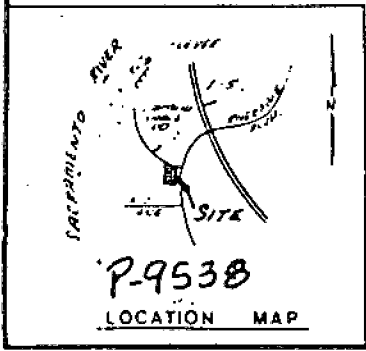
TENTATIVE MAP RIVERBEND CONDOMINIUMS



CNA ENGINEERING INC.
CIVIL ENGINEERING LAND SURVEYS PLANNING STRUCTURAL DESIGN



1" = 20'
BAR SCALE



OWNER EDWARD M. AND JANE 1825 1825 ST. SACRAMENTO, CA 95814	ENGINEER CNA ENGINEERING 2330 VALLEY RD SACRAMENTO, CA 95821	PARCEL NO. 16 - 181 (C.A.) 36	
EXISTING USE VACANT	PROPOSED USE A CONDOMINIUM PROJECT	SEWER DISPOSAL CITY OF SAC	WATER CITY OF SAC
SCHOOL DISTRICT CITY OF SACRAMENTO DIST	FIRE DISTRICT CITY OF SACRAMENTO	PARK DISTRICT CITY OF SACRAMENTO	ELECTRICAL S.M.C.O.

10/22/81.

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No. 12

28
CERTIFIED AS TRUE COPY
of Resolution No. 81-877

NOV 30 1981

DATE *June Mason*
ASSISTANT CITY CLERK, CITY OF SACRAMENTO

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RESOLUTION No. 81-877

Adopted by The Sacramento City Council on date of

NOVEMBER 24, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP RIVERBEND CONDOMINIUMS
(APN: 16-161-03) (P-9538)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Riverbend Condominiums at south side of Captains Pable Road, west of Riverside Boulevard

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on November 24, 1981 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 Sutterville Heights 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.

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:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements to Section 40.811 of the City Code (may require offsite water extension);
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Name the streets to the satisfaction of the Planning Department;

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4. Pursuant to City Code Section 40.1203 (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;
5. Right-of-way study and dedication required for Captains Table Road. The required dedication will be determined by the right-of-way study; and
6. Bonds, private contract and engineering fees for improvements required.

PHILLIP L. ISENBERG

MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

P-9538

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November 4, 1983

EDWARDS MILANE ASSOCIATES
1025 19th Street
Sacramento, CA 95814

Dear Sir or Madam:

On November 1, 1983, the Sacramento City Council granted a time extension request. The Tentative Map is to divide 0.7± acres into 14 airspace condominium lots and 1 common lot in Light Density Multiple Family zone for condominium development for property located at south side of Captains Table Road, west of Riverside Boulevard (P-9538)

The extension is granted one-time only, and will lapse on November 24, 1984.

Sincerely,


Lorraine Magana
City Clerk

LM/sml/18

cc: Planning Department

CNA ENGINEERING
2550 Valley Road, Suite 5
Sacramento, CA 95823