



CITY OF SACRAMENTO

29

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

April 23, 1980

City Council
Sacramento, California

Honorable Members in Session

- SUBJECT: 1. Subdivision Modification to waive service connections.
2. Tentative Map (P-8941)

LOCATION: West side of University Avenue at Santa Maria Way

SUMMARY

The applicant is seeking the necessary entitlements to divide 32 vacant acres into nine residential lots, an office building lot and a park site in the University Park Planned Unit Development. The Planning Commission, in concurrence with the staff, recommended approval of the project subject to conditions.

BACKGROUND INFORMATION

On February 12, 1980, the City Council approved a tentative map (P-8862) to divide 32 acres in the University Park PUD into 139 condominium lots, an 18 acre common lot, an office building lot, and a two acre park site. The applicant is seeking to divide the residentially zoned area into nine common lots primarily for the purposes of phasing and financing the project. The applicant has indicated that the office building parcel is scheduled to develop first. Lots B, C, J and I containing the single family units along University Avenue are scheduled to develop after the office building. Lots D, E, F, G and H, containing the proposed condominium units and recreation area will develop last.

Staff has no objection to the proposed division or phasing of the project as it appears to be a logical sequence.

APPROVED
BY THE CITY COUNCIL

Condition

APR 29 1980

10 added

OFFICE OF THE
CITY CLERK

The City Water and Sewer Department recommends a waiver of the water and sewer service connections until such time as the building permits are obtained. The Department feels it is difficult to determine the size of the lines required until actual building plans are submitted.

VOTE OF THE COMMISSION

On March 27, 1980, by a vote of seven ayes, two absent, the Planning Commission recommended approval of the map subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the tentative map and subdivision modification and adopt the attached resolution.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:DP:lrl
Attachments
P-8941

April 29, 1980
District 3

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE March 27, 1980
 ITEM NO. 1301 FILE NO. P- 2941
 M-

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

Recommendation: Favorable Unfavorable
 LOCATION: W side of University Ave at North Main Way
 Petition Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

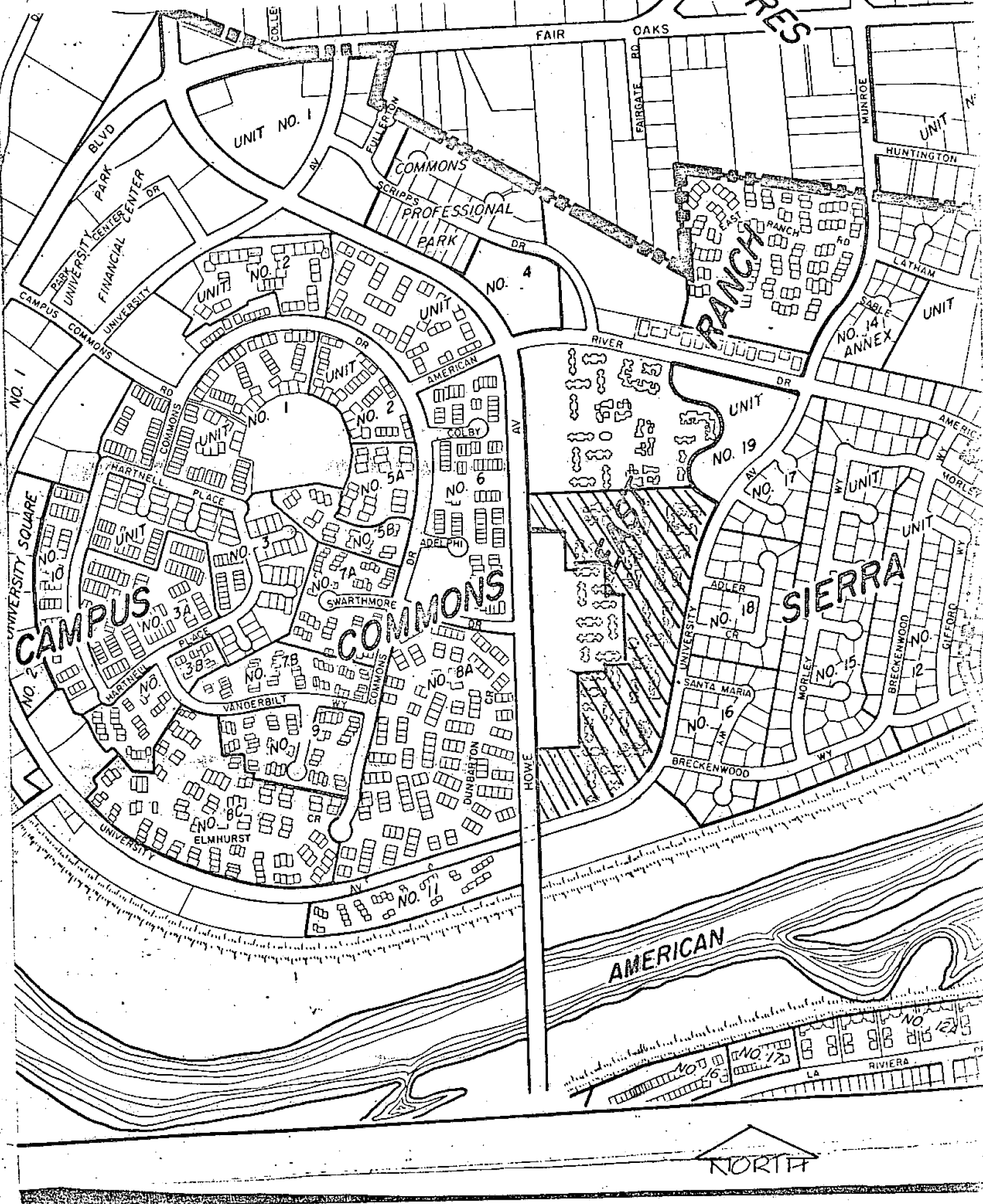
<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	✓			✓
Goodin	<i>absent</i>			
Hunter	<i>absent</i>			
Larson	✓			
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 subject to conditions & 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 PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 J Tribute Road, Sacramento, CA 95815		
OWNER	University Park, 425 University Avenue, Suite 208, Sacramento, Ca 95825		
PLANS BY	Morton & Pitalo, Inc., 1767 J Tribute Road, Sacramento, CA 95815		
FILING DATE	1-31-80	60 DAY CPC ACTION DATE	REPORT BY: DP:lrl
NEGATIVE DEC.	3-17-80	EIR	ASSESSOR'S PCL NO. 295-040-22

- APPLICATION:
1. Negative Declaration.
 2. Subdivision Modification to waive service connections.
 3. Tentative Map to divide 32 vacant acres in an R-1-A and OB zone into 9 residential lots, an office building lot and a park site in University Park PUD.

LOCATION: East side of Howe Avenue, north and west of University Avenue.

BACKGROUND INFORMATION: The subject property is part of the area considered previously as a General Plan and PUD Schematic Plan amendment application (P-8312), heard by the Commission on December 14, 1978. The site amendments were approved on an appeal to the City Council giving the applicant PUD Schematic Plan approval for development of 163 dwelling units and 100,000 square feet of office development on two parcels containing 37.5+ acres.

On February 12, 1980, the City Council approved a tentative map (P-8862) to divide 32 acres into 139 condominium lots, one 18 acre common lot, one office building lot, and a 2 acre park site.

PROJECT INFORMATION:

General Plan Designation: Residential and Office PUD
West Arden Community Plan
Designation: Campus Commons PUD
Existing Zoning of site: R-1-A and OB
Existing Land Use of site: Vacant

Surrounding Land Use and Zoning:
North: Apartments - R-3
South: Vacant and A-PC
East: Single family residential R-1
West: Campus Commons PUD

Property Area: 32 acres
Topography: Flat
Street Improvements: To be provided
Utilities: Available to site

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 27, 1980, by a vote of 5 ayes, 1 no, 3 absent, the Committee recommended granting the subdivision modification and approval of the tentative map subject to the following conditions: The applicant shall:

1. prepare a sewer and drainage study for the review and approval of the City Engineer;
2. provide standard improvements, including street lights, along Howe Avenue and University Avenue pursuant to Sec. 40.811 of the Subdivision Ordinance;

3. pay off any existing assessments prior to filing of the final map;
4. name all private streets to the satisfaction of the Planning Director;
5. provide a bus turnout at the northwest corner of the intersection of Howe Avenue and Swarthmore Drive;
6. provide signalization at the intersection of Howe Avenue and Swarthmore Drive;
7. provide two bus stops along University Avenue south of the proposed "A" Street and near the park site;
8. provide two bus shelters at the intersection of Howe Avenue and Swarthmore Drive, one in the northeast corner and one located off site in the southwest corner;
9. construct a left turn lane with added stacking distance for southbound Howe Avenue at Swarthmore Drive. The applicant shall construct a right turn lane for northbound Howe Avenue at Swarthmore Drive.

STAFF EVALUATION: The applicant is seeking to divide the site into 9 residential common lots, an office building site, and a park site, in order to develop the project in basically three phases. Also, the division is necessary for financing purposes. The office building lot is scheduled to develop first. Lots B, C, J, and I, containing the proposed single family units along University Avenue will follow the construction of the office building. Lots D, F, G, H and E, containing the proposed condominium units and recreation area, will develop last.

Staff has no objection with the proposed division or phasing of the project. It appears to be a logical sequence.

The Police Department's no vote was to voice a general concern regarding the site development plan for the residential units (re: P-8862). The Department feels that the site design of the condominium units with open space areas between the buildings can be an invitation to crime.

STAFF RECOMMENDATION: Staff recommends that:

1. The Negative Declaration be ratified.
2. The tentative map be approved subject to the following conditions: The applicant shall:
 - a. Prepare a sewer and drainage study for the review and approval of the City Engineer.
 - b. Provide standard improvements, including street lights, along Howe Avenue and University Avenue pursuant to Sec. 40.811 of the Subdivision Ordinance.
 - c. Pay off any existing assessments prior to filing of the final map.
 - d. Name all private streets to the satisfaction of the Planning Director.
 - e. Provide a bus turnout at the northwest corner of the intersection of Howe Avenue and Swarthmore Drive.
 - f. Provide signalization at the intersection of Howe Avenue and Swarthmore Drive.
 - g. Provide two bus stops along University Avenue south of the proposed "A" Street, and near the park site.
 - h. Provide two bus shelters at the intersection of Howe Avenue and Swarthmore Drive, one in the northeast corner and one located off site in the southwest corner.
 - i. Construct a left turn lane with added stacking distance for southbound Howe Avenue at Swarthmore Drive. The applicant shall construct a right turn lane for northbound Howe Avenue at Swarthmore Drive.

RESOLUTION NO. 80-284

Adopted by The Sacramento City Council on date of
APRIL 29, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR UNIVERSITY PARK (P-8941) (APN: 295-040-22)

OFFICE OF THE
CITY CLERK

APR 29 1980

APPROVED
BY THE CITY COUNCIL

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for University Park, located on the west side of University Avenue at Santa Maria Way (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 April 29, 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 West Arden Community Plan in that both plans designate the subject site for residential and office 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: Given that the street improvements are already existing and that it is difficult to determine the size of the lines that will be required to serve the site, it is impractical to provide service connections at this time.

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

Fact: The division of the property does not involve financial benefit through the waiver of service connections in that the connections will be provided when the site is developed.

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: Since the services will be obtained at the time of securing building permits, the modification does not constitute a hazard to public health, safety or welfare.

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 designated for residential and office uses.

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 prepare a sewer and drainage study for the review and approval of the City Engineer.
 - 2. The applicant shall provide standard improvements, including street lights, along Howe Avenue and University Avenue pursuant to Section 40.811 of the Subdivision Ordinance.
 - 3. The applicant shall pay off any existing assessments prior to filing the final map.
 - 4. The applicant shall name all private streets to the satisfaction of the Planning Director.
 - 5. The applicant shall provide a bus turnout at the northwest corner of the intersection of Howe Avenue and Swarthmore Drive.
 - 6. The applicant shall provide signalization at the intersection of Howe Avenue and Swarthmore Drive.
 - 7. The applicant shall provide two bus stops along University Avenue south of the proposed "A" Street and near the park site.
 - 8. The applicant shall provide two bus shelters at the intersection of Howe Avenue and Swarthmore Drive, one in the northeast corner and one located off-site in the southwest corner.
 - 9. The applicant shall construct a left turn lane with added stacking distance for southbound Howe Avenue at Swarthmore Drive.
 - 10. That the applicant shall prepare and deliver a grant deed of Lot A to the City within 60 days of this approval. Said deed shall be retained by the City to be recorded at the time of filing the final map.

MAYOR

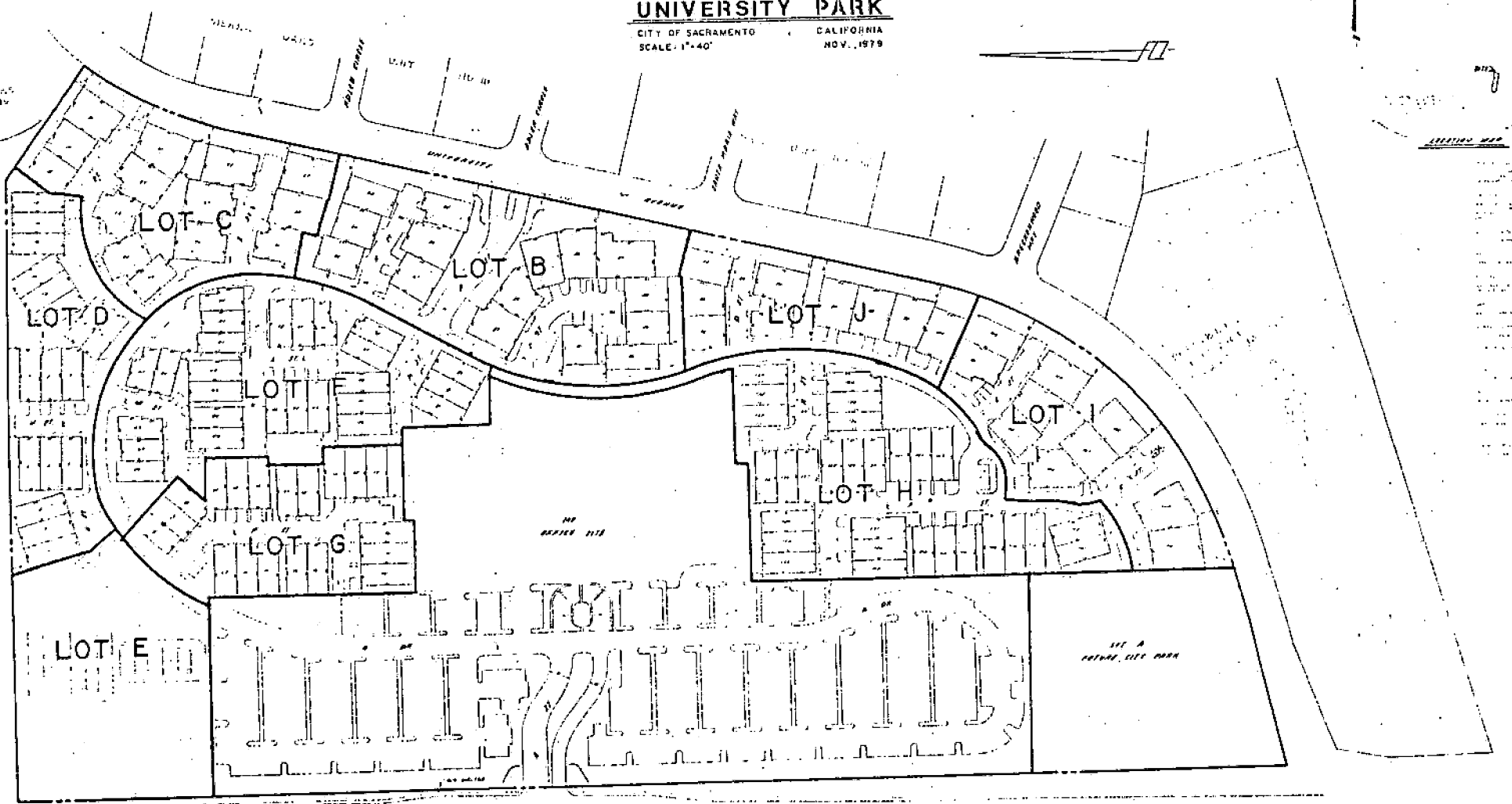
ATTEST:

CITY CLERK

P-8941

TENTATIVE MAP
UNIVERSITY PARK

CITY OF SACRAMENTO CALIFORNIA
SCALE: 1"=40' NOV., 1979



0-88941

3-27-80

11/13

P-8941

29

5. Various requests for property located on the north side of Lemon Hill Avenue, approximately 725 feet east of 65th Street. (P-8920) (D6)
 - a. Tentative Map to divide 6+ acres into 32 single family lots
 - b. Subdivision Modification to waive required 120-foot street centerline offset
 - c. Subdivision Modification to create two lots less than 100 feet deep

6. Various requests for property located on the north side of Lemon Hill Avenue, approximately 100 feet east of Belleview Avenue. (P-8932) (D6)
 - a. Tentative Map to divide 6+ acres into 19 residential lots
 - b. Subdivision Modification to create lots deeper than 160 feet

7. Various requests for property located on the west side of Sacramento Boulevard, approximately 400 feet north of Fruitridge Road. (P-8938) (D5)
 - a. Amend Fruitridge Community Plan from Light Density Residential to Shopping or Commercial
 - b. Rezone from R-1 to C-2-R
 - c. Parcel Map to create one parcel from two parcels
 - d. Subdivision Modification to waive service connections

8. Various requests for property located on the west side of University Avenue at Santa Maria Way. (P-8941) (D3)
 - a. Tentative Map to divide 32+ acres into nine common lots
 - b. Subdivision Modification to waive service connections

9. Various requests for property located at 7006 Lemon Hill Avenue. (P-8961) (D6)
 - a. Tentative Map to divide 4+ acres into four lots
 - b. Subdivision Modification to create a deep, flag-shaped lot
 - c. Subdivision Modification to waive service connections to three lots

10. Various requests for property located at the northwest corner of San Juan Road and Truxel Road. (P-8966) (D1)
 - a. Rezone from A to R-1A-R(PUD)
 - b. Tentative Map to divide 20+ acres into an airspace condominium lot

Hrb: 4-29-80

FA: 5-8-80

cc: VAN DUYN
CARSTENS
MIRIAM
TANIMOTO
YES

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE March 27, 1980

ITEM NO. 1302 FILE NO. P- 8941
M-

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

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: W side of University Ave at Monte Maria Way

<u>PROPOSERS</u>		
<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>OPPONENTS</u>		
<u>NAME</u>	<u>OPPONENTS</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	✓			✓
Goodin	<i>absent</i>			
Hunter	<i>absent</i>			
Larson	✓			
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 *subject to conditions* & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

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

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: RL

- Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from _____ to _____
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)

Other ED

Assessors Parcel No. 295 - 040 - 22 Address N side of University Ave. at Santa Maria Way

Request(s) 1.) Environmental Determination 2.) Tentative Map to divide 10+ ac.
into 9 common lots 3.) Subdivision Modification to waive service connections

Owner(s) University Park - 425 University Ave., Ste. 208, Sacto. 95825 Phone No. _____

Applicant Morton & Pitalo, Inc. - 1767-J Tribute Road, Sacto. 95815 Phone No. 920-2411

Signature Lois Green (Morton & Pitalo) Filing Fee 430.00 Receipt No. 5108

C.P.C. Meeting Date March 13, 1980; cont'd. to 3-27

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved _____ Approved w/Conditions _____ Approved Based on Find. of Fact Due _____

Rec. Approval Sub.Modification Rec. Approval w/Conditions Tentative Map Denied _____

Findings of Fact Approved _____

Copy Sent to Applicant _____

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____

Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ is/are:

Approved _____ Denied _____ Approved w/Conditions _____

By: _____

SEC. TO PLANNING COMMISSION

NOTE: 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 ground 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.

Sent to Applicant: _____

DATE

P No 8941



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-6428

LORRAINE MAGANA
CITY CLERK

April 30, 1980

University Park
425 University Avenue, Suite 208
Sacramento, CA 95825

Gentlemen:

On April 29, 1980, the City Council adopted the enclosed certified resolution adopting Findings of Fact, approving a request for Subdivision Modification and Tentative Map for University Park (P-8941).

Sincerely,

Lorraine Magana
City Clerk

LM:sj
Encl.

cc: Morton & Pitalo, Inc.

Item No. 29