

10

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA  
**APPROVED**  
BY THE CITY COUNCIL

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

February 22, 1988

City Council  
Sacramento, California

MAR 3 1988

OFFICE OF THE  
CITY CLERK

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

Honorable Members in Session:

SUBJECT: One Year Time Extension for Tentative Map (P86-062)

LOCATION: East Side of Bellview Avenue, between Fruitridge Road and Lemon Hill Avenue

SUMMARY

On April 15, 1986, the City Council approved a Tentative Map to subdivide 6+ vacant acres into 31 residential lots. The map approval will lapse on April 15, 1988 and the applicant is requesting a one year time extension. Planning staff recommends a one time, one year time extension to expire April 15, 1989.

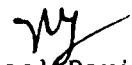
BACKGROUND INFORMATION

The Tentative Map approved in 1986 would subdivide the 6+ acre parcel into 31 single family residential lots. The original design utilized two cul-de-sacs trending east from Bellview Avenue. The applicant recently requested to create a loop road design. The design would result in the same number of lots as previously approved. Members of the Subdivision Review Committee therefore, approved the revision.

RECOMMENDATION

Planning staff recommends the City Council approve the time extension request subject to the previously approved conditions.

Respectfully submitted,

  
Michael Davis  
Director of Planning and Development

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MD:MVD:SD:rt  
attachments

March 1, 1988  
District No. 6

P86-062



10

# RESOLUTION No. 86-271

Adopted by The Sacramento City Council on date of

APR 15 1986

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE EAST SIDE  
OF BELLVIEW AVENUE BETWEEN FRUITRIDGE ROAD AND LEMON  
HILL AVENUE

(P 86-062 ) (APN: 027-233-01,02,03)

DATE CERTIFIED  
APR 18 1986  
Deputy City Clerk City of Sacramento

CERTIFIED AS TRUE COPY  
of Resolution No. 86-271

WHEREAS, the City Council, on April 15, 1986, held a public hearing on the request for approval of a tentative map for property located on the east side of Bellview Avenue between Fruitridge Road and Lemon Hill 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 balances 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.

X 2



3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses in the 1974 General Plan and the proposed residential use conforms with the Plan designation.
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 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. 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;
  - 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;
  - d. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
  - e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
  - f. Meet all County Sanitation District requirements;









MEETING DATE March 13, 1986  
ITEM NO. 78 A FILE # P 86-062  
M \_\_\_\_\_

- GENERAL PLAN AMENDMENT  TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  LOT LINE ADJUSTMENT
- SPECIAL PERMIT  ENVIRONMENTAL DET.
- VARIANCE  OTHER \_\_\_\_\_

Location: East side of Bellinow Avenue between Fruitridge Road & Lemah Hill Avenue

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

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

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

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Augusta	✓		✓	
Ferris	✓			
Fong	<u>absent</u>			
Goodin	✓			
Holloway	<u>absent</u>			
Ramirez	✓			✓
Simpson	✓			
Ishmael	✓			

- MOTION**
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
  - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETIN
  - OTHER \_\_\_\_\_

# CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b>	Hampton Engineering, 7533 Westgate Drive, Citrus Heights, CA 95610		
<b>OWNER</b>	Frank Moore, 340 SE 54th Ave., Ocala, FL 32671		
<b>PLANS BY</b>	Hampton Engineering, 7533 Westgate Drive, Citrus Heights, CA 95610		
<b>FILING DATE</b>	1-24-86	<b>ENVIR. DET.</b>	Neg Dec 2/17/86
<b>ASSESSOR'S-PCL. NO.</b>	027-233-01.02.03		
<b>REPORT BY</b>	SD:bw		

**APPLICATION:** A. Negative Declaration  
 B. Tentative Map (P86-062)

**LOCATION:** East side of Bellview, between Fruitridge Road and Lemon Hill Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlement to subdivide 6± vacant acres into 31 single family lots.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1965 Colonial 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; R-1  
 South: Single Family; R-1  
 East: Single Family; R-1  
 West: Single Family; R-1

Property Dimensions:	600' x 441'
Property Area:	6± acres
Density of Development:	6.5 du/ac net
Topography:	Flat
Street Improvements/Utilities:	To be provided

**BACKGROUND INFORMATION:** On July 7, 1981, the City Council approved a tentative map to subdivide the subject site into 28 single family lots. The map was never recorded and has since expired.

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On February 26, 1986, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions.

**PROJECT EVALUATION:** Staff has made the following findings:

- A. **Land Use:** The subject site is located in an area of single family residential development located primarily on large lots. The site is designated for residential uses in the 1974 General Plan and for Light Density Residential uses in the 1965 Colonial Community Plan.

- B. Design: The previously approved request consisted of 28 lots and a north/south trending street which stubbed at the north and south property lines. The City Traffic Engineer suggested the revision to avoid streets which will be stubbed, not extended, for an indefinite period of time. Surrounding parcels can still be developed with standard residential lots.
- C. Parkland Dedication: The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .4619 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration, based upon compliance with the following mitigation measures:

The City Arborist has determined that the applicant should attempt to preserve the on-site Eucalyptus trees in the proposed subdivision. Should removal of on-site trees be proposed, this action shall be subject to prior review and approval by the City Arborist. Appropriate mitigation measures may be required by the City Arborist at that time.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the Tentative Map, based upon the following conditions. The applicant shall satisfy each of these conditions prior to filing the final map unless a different time for compliance is specifically noted:
  1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
  2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
  3. 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;
  4. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
  5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
  6. Meet all County Sanitation District requirements;

- 7. Drain study is required; will require off-site extension and oversizing;
- 8. Dedicate 12-1/2 foot underground P.U.E. along all public ways;
- 9. Place the following note on the final map. Removal of any trees shall be reviewed and approved by the City Arborist. Appropriate mitigation measures required by the Arborist shall be complied with..

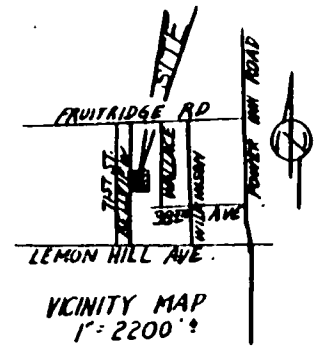
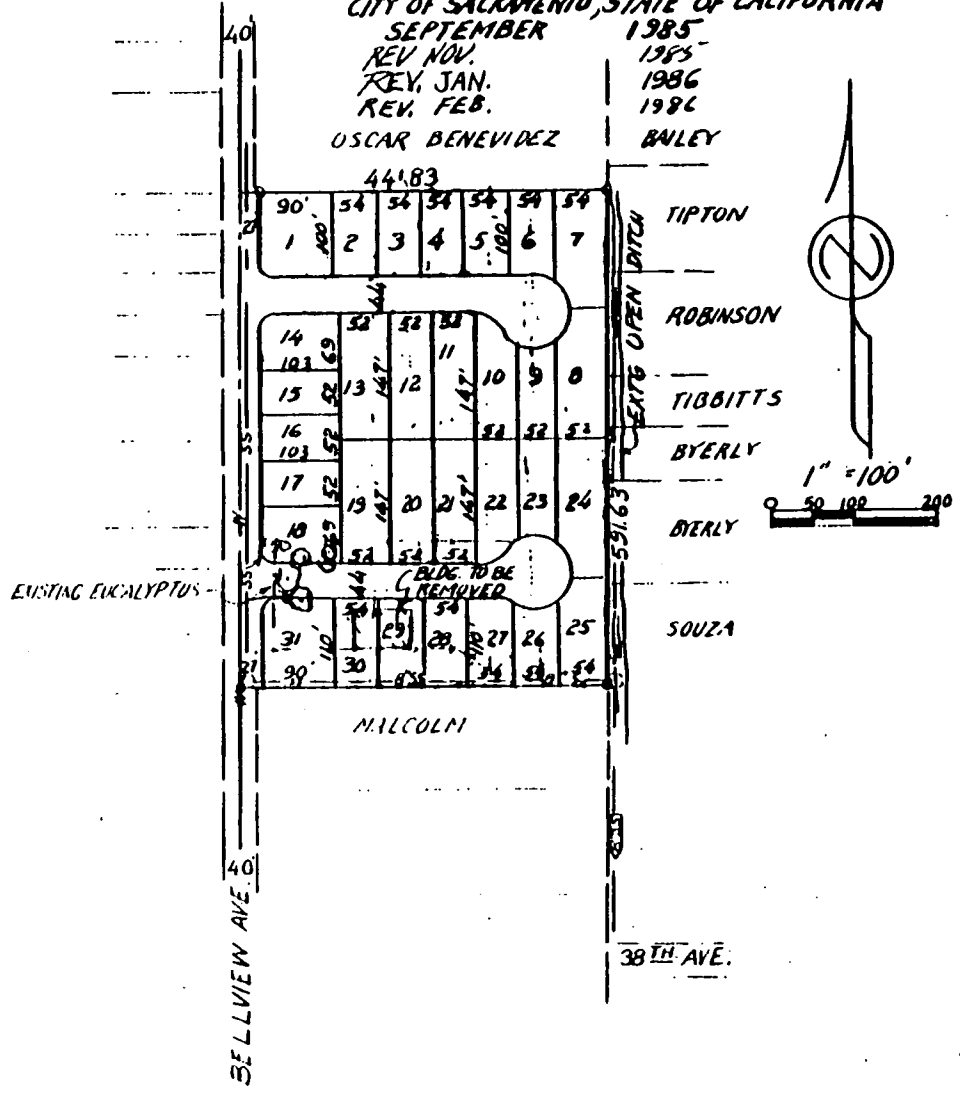


P86-062

X 10

TENTATIVE MAP  
 KARI TERRACE  
 LOTS 37, 38 & 39 "PLAN OF RICHLAND"  
 10 CM 2

CITY OF SACRAMENTO, STATE OF CALIFORNIA  
 SEPTEMBER 1985  
 REV. NOV. 1985  
 REV. JAN. 1986  
 REV. FEB. 1986  
 OSCAR BENEVIDEZ BAILEY



OWNER: FRANK MOORE  
 340 S.E. 54th AVE.  
 OCALA, FL 32671  
 ENGINEER: HAMPTON ENGINEERING  
 7533 WESTGATE DR.  
 CITRUS HEIGHTS, CA. 95628  
 (916) 961-8741

- NOTES:
1. BUILDING SETBACK LINES SHALL CONFORM TO CITY REQUIREMENTS
  2. 31 LOTS PROPOSED ON 6 ACRES
  3. AVERAGE LOT SIZE 5500+ SF.
  4. WATER, SEWER & STORM DRAIN BY CITY OF SACRAMENTO
  5. PRESENT USE: VACANT
  6. ZONING R-1
  7. SCHOOL DISTRICT: SACRAMENTO 4

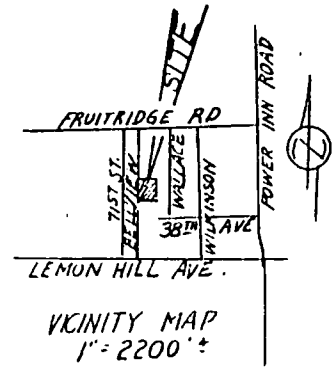
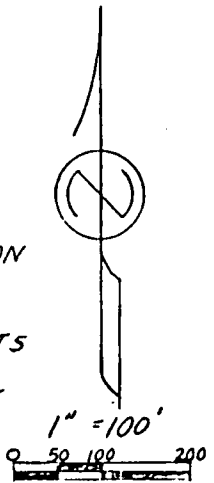
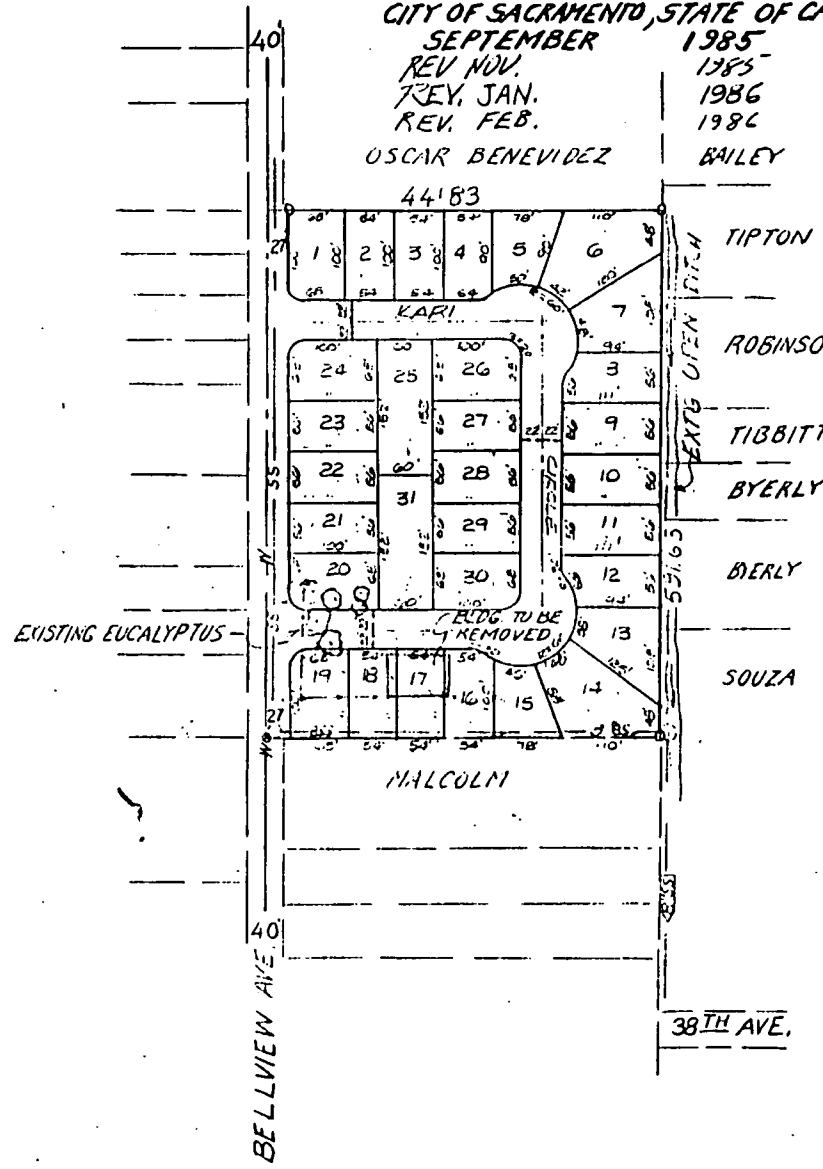
APN 027-233-01,02,03

ORIGINAL APPROVAL 10

P86-062

# TENTATIVE MAP KARI TERRACE LOTS 37, 38 & 39 PLAT OF NICHLAND 10 BM 2

CITY OF SACRAMENTO, STATE OF CALIFORNIA  
SEPTEMBER 1985  
REV NOV. 1985  
REV. JAN. 1986  
REV. FEB. 1986  
OSCAR BENEVIDEZ BAILEY



OWNER: FRANK MOORE  
4425 N.E. FIRST ST  
OCALA, FL 32671

ENGINEER: HAMPTON ENGINEERING  
7533 WESTGATE DR.  
CITRUS HEIGHTS, CA 95610  
(916) 961-8741

ALLIED/LANGDON ENG.  
PO BOX 4077  
CITRUS HEIGHTS, CA 95610

- NOTES:
1. BUILDING SETBACK LINES SHALL CONFORM TO CITY REQUIREMENTS
  2. 31 LOTS PROPOSED ON 6 ACRES
  3. AVERAGE LOT SIZE 5500+ SF
  4. WATER, SEWER & STORM DRAIN BY CITY OF SACRAMENTO
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  6. ZONING R-1
  7. SCHOOL DISTRICT: SACRAMENTO

DECEMBER, 1987



APN 027-233-01,02,03

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P-86062

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RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

FEB 5 9 02 AM '88

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

February 2, 1988

BUILDING INSPECTIONS  
916-449-5716

**MEMORANDUM**

PLANNING  
916-449-5604

TO: Lorraine Magana, City Clerk  
FROM: Roxanne Twilling  
SUBJECT: Request to Set Public Hearing

PFP DATE: none

HEARING DATE: 3-1-88

FINAL COUNCIL ACTION DATE: 3-15-88

**P86-062**

Tentative Map Time Extension to subdivide 6+ vacant acres into 31 single family lots in the Standard Single Family (R-1) zone; located at the east side of Bellview, between Fruitridge and Lemon Hill Avenue (D6) APN: 027-0233-001-003



MEETING DATE March 13, 1986  
 ITEM NO. 18A FILE P 86-062  
 M \_\_\_\_\_

- GENERAL PLAN AMENDMENT  TENTATIVE MAP  
 COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION  
 REZONING  LOT LINE ADJUSTMENT  
 SPECIAL PERMIT  ENVIRONMENTAL DET.  
 VARIANCE  OTHER \_\_\_\_\_

Location: East side of Bellview Avenue between Fruitridge Road & Lomax Hill Avenue

Recommendation:

- Favorable  
 Unfavorable  
 Petition  
 Correspondence

PROPOSERS		
NAME	ADDRESS	

OPPOSERS		
NAME	ADDRESS	

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Augusta	✓		✓	
Ferris	✓			
Fong	<u>absent</u>			
Goodin	✓			
Holloway	<u>absent</u>			
Ramirez	✓			✓
Simpson	✓			
Ishmael	✓			

- MOTION**
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
  - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

# SACRAMENTO CITY PLANNING DIVISION

### Application Information

Application taken by/date: \_\_\_\_\_

Project Location East side of Bellview between Fruitridge Road and Lemon Hill Avenue

Assessor Parcel No. 027-0233-001-003

Owners Frank Moore Phone No. \_\_\_\_\_

Address 340 SE 54th avenue Ocala, Florida 95610

Applicant Allied Langdon Engineering Phone No. \_\_\_\_\_

Address P.O. Box 2077 Citrus Heights, CA 95610

### REQUESTED ENTITLEMENTS

### ACTION ON ENTITLEMENTS

- Environ. Determination \_\_\_\_\_
- General Plan Amend \_\_\_\_\_

Commission date \_\_\_\_\_ Council date \_\_\_\_\_

- Community Plan Amend \_\_\_\_\_

\_\_\_\_\_

Res. \_\_\_\_\_

- Rezone \_\_\_\_\_

\_\_\_\_\_

Res. \_\_\_\_\_

- Tentative Map Extension to subdivide 6+ vacant acres into 31 single family lots in the Standard Single Family (R-1) zone.

\_\_\_\_\_

Ord. \_\_\_\_\_

- Special Permit \_\_\_\_\_

\_\_\_\_\_

Res. \_\_\_\_\_

- Variance \_\_\_\_\_

\_\_\_\_\_

- Plan Review \_\_\_\_\_

\_\_\_\_\_

- PUD \_\_\_\_\_

\_\_\_\_\_

- Lot Line Adjustment \_\_\_\_\_

\_\_\_\_\_

- Other \_\_\_\_\_

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Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_

By: \_\_\_\_\_ Sec. to Planning Commission

### Key to Entitlement Actions

- R — Ratified
- D — Denied based on Findings of Fact
- RMC — Recommend Approval W/amended conditions
- A — Approved
- RD — Recommend Denial
- IAF — Intent to Approve based on Findings of Fact
- AC — Approved W/conditions
- RA — Recommend Approval
- AFF — Approved based on Findings of Fact
- AA — Approved W/amended conditions
- RAC — Recommend Approval W/conditions
- PDAC — Planning Director Approved with Conditions

### EXPIRATION

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of one year unless a building permit is obtained within the variance term.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established the Special Permit shall be deemed to have expired.

TENTATIVE MAP: Failure to record a final map within 2 years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

NOTE: 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.

P 86-062

W

March 3, 1988

Allied Langdon Engineering  
P.O. Box 2077  
Citrus Heights CA 95610

Dear Gentlemen:

On March 1, 1988, the Sacramento City Council granted a time extension request. The Tentative Map is to subdivide 6± vacant acres into 31 single family lots in the Standard Single Family (R-1) zone for property located at the east side of Bellview, between Fruitridge Road and Lemon Hill Avenue. (P-86062)

The extension is granted one-time only, and will lapse on 03-01-89.

Sincerely,

Lorraine Magana  
City Clerk

LM/mls/10

cc: Planning Department  
Frank Moore, 340 SE 54th Ave., Ocala, Florida 32671

