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McCormick

Company

4741 Pell Drive
Suite 8
Sacramento
CA 95838
916 / 922-7744

April 28, 1986

City of Sacramento
City Council
915 I Street
Sacramento, California

Re: (P 86-076) (APN: 237-022-25,26,27)

Dear Council Members:

As owner of record and applicant for the Tentative Map Approval I have read the Ammended Resolution for the property located at the Northwest corner of Austin Street and Bell Avenue, more specifically items 6 (i), (j), (k) and (l) and discussed the conditions with the adjacent property owners.

I agree to the conditions setforth in said Ammended Resolution.

Respectfully Submitted,

D. D. McCormick
President
McCormick Company

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CITY OF SACRAMENTO

APPROVED
BY THE CITY COUNCIL

APR 29 1986

OFFICE OF THE
CITY CLERK

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

FILED
APR 15 1986
Cont. to 4-22-86
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

FILED
APR 22 1986
Cont. to 4-29-86
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

April 8, 1986

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
 2. Tentative Map (P86-076)

LOCATION: Northwest corner of Austin Street and Bell Avenue

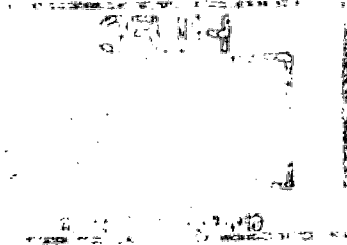
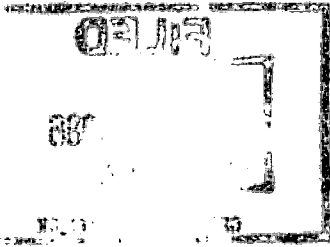
SUMMARY

The tentative map proposes the subdivision of a 10 acre site into 51 standard single family lots. The Planning Commission and staff recommend approval of the map with conditions.

BACKGROUND INFORMATION

The tentative map is a resubmittal of a map previously approved but never recorded. The land division proposes standard single family lots and is consistent with the North Sacramento Community Plan.

At the Planning Commission hearing, several persons spoke in opposition to the tentative map. Their concerns were that the development will add more traffic onto Austin Street and that the developer should be required to provide off-site improvements on Austin Street north of their site to complete improvements to Grace. The Public Works Department does not feel that off-site improvements should be an obligation of the project due to its size and density. There were other concerns expressed (see attached letter from the Meadows Development Association); however, they were not issues that could be addressed under the requested entitlement. The Planning Commission recommended approval of the map with the conditions recommended by Public Works and Planning staff.



April 8, 1986

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VOTE OF THE PLANNING COMMISSION

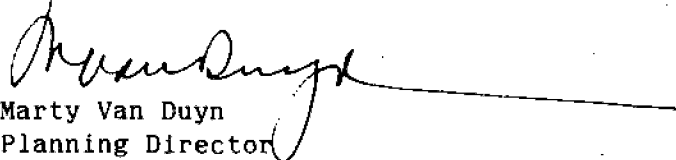
On March 13, 1986, the Commission voted eight ayes (one vacant), to recommend approval of the map.

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:lao
attachments
P86-076

April 15, 1986
District No. 2

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CITY PLANNING DEPARTMENT

MAR 10 1986

RECEIVED

TO: Will Weitman, Senior Planner
SACRAMENTO CITY PLANNING DEPARTMENT
1231 "I" Street, Suite 200
Sacramento, California 95814

FROM: The Meadows Development Association
c/o Marti Cecil
6 Marilyn Circle
Sacramento, California 95838

SUBJECT: P-86-076 -- Tentative Subdivision Map to divide
10 acres into 51 single-family lots,
Northwest Corner of Austin Street and
Bell Avenue

DATE: March 10, 1986

We understand that on March 13, 1986, the City Planning Commission will be considering a Tentative Subdivision Map to divide ten acres into 51 single-family lots located at the northwest corner of Austin Street and Bell Avenue.

Our Association feels that there are numerous issues with respect to this above-entitled project that must be dealt with to insure that the quality of our community is accentuated, our property values are enhanced, and we are protected from a continuing increase in rental-prone developments.

Of utmost concern are the "boiler plate" conditions set out by the Subdivision Review Committee. We feel that in order to direct an upward, appreciating momentum in the residential developments to come (including the subject site), high standards must be required of developers. We have experienced a steady reduction in building quality with various developments involving the construction of smaller units, multiple-family (duplex) units being erected on corner lots, and poor exterior materials being used. If this project is approved under the current conditions, not only would it be unacceptable, but it could establish a poor precedent for builders to come. We trust the Staff will recognize the need to require more of builders than the mere basic standards set forth by the City.

The following list has been prepared for your review and consideration in making your final proposals to the Commission on this proposed development.

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Will Weitman, Senior Planner
Sacramento City Planning Department
Re: P-86-076
March 10, 1986
Page Two

1. Continuity of Street Improvements.

Clearly, the addition of 51 new units will bring a substantial increase in not only vehicular traffic, but pedestrian activity as well. We feel that now is the time to install the street improvements on both the east and west sides of Austin Street between Bell Avenue and Grace Way, a thoroughfare used fairly heavily. We do not wish to fall into the pattern established by the County of rural and suburban conditions along residential streets. Our goal is to promote safe areas for residents to walk and children to play. Without sidewalks and gutter easements, children are forced to walk along a narrow, undefined street. Many of the residents along Austin Street have fences only a few feet back from the paved road and the area remaining is overgrown. There is no safe place for pedestrians to travel right now. We feel the City, in conjunction with the developer, should address this problem and complete the entire length of Austin Street from Bell Avenue to the end of the improvements made by Hoffman at Grace Way.

2. Compatibility with Newer Existing Subdivisions.

In an effort to continue an upward trend toward the development of both commercial and residential projects in our community, we are compelled to be actively involved by requesting specific conditions to any proposed project. These items are strongly suggested to accomplish this effort.

a) Multiple-Family Units

Rental units have posed a problem with regard to maintenance and upkeep in the North Sacramento area. In keeping with the prudent decision made by the City Council restricting all corner lots to single-family homes for a project located at Taylor and Bell, we wish to see a similar restriction recorded on the map and in the deeds to sell corner lot parcels in this proposed subdivision. If this is not required, we encourage, at least, that any duplex units be conditioned for owner-occupied status. This will help to eliminate the tendency toward a faster turn-over of occupancy.

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[Handwritten marks]

Will Weitman, Senior Planner
Sacramento City Planning Department
Re: P-86-076
March 10, 1986
Page Three

b) Size

It is our understanding that the builder, McCormick, is the same builder who has received approval for developing the lots north of Grace Way and south of Main Avenue. Regarding this development, we are informed that it is his intention to construct units of significantly less square footage than that of The Meadows subdivision directly adjacent to this approved site. We, therefore, can only assume that the units of the subject site will be similar in size. For your reference, the square footage of The Meadows final phase units are: 1,088, 1,309, 1,323, 1,541, and 1,897 (a two-story unit). Past experience has shown that smaller units (often priced for first time buyers) become rental units as new families outgrow these smaller homes yet retain their initial investment property as a rental (either as income property specifically, or because they cannot sell). We believe that larger units designed with growing families in mind will offer buyers more potential leading to a more stable, less transient-oriented neighborhood.

c) Color and Exterior Materials

While differences in design are welcomed and can be an asset to the community, a condition for specific exterior materials and colors used is highly recommended. Exterior building materials should include two or more types. Exclusive use of either wood siding or stucco should be avoided. Colors of the structures should be of earthtones similar to that used in the Hoffman tract. The inclusion of wood trim and/or tile trim is recommended to further enhance the units' appearance.

Also, if feasible, brick fireplaces should be encouraged. Use of prefabricated metal fireplaces should be conditional, specifying that such prefabricated units be incorporated into the overall exterior design and scheme of the unit.

d) Staggered Setbacks

South Natomas broke from the tradition of the standard 25 foot setback for its newer subdivisions with excellent results. They have begun to eliminate the rigid,

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Will Weitman, Senior Planner
Sacramento City Planning Department
Re: P-86-076
March 10, 1986
Page Four

boxy appearance of so many of the neighborhoods today. We would like to see the applicant include this set back variation in his plan as well.

These suggestions are made to the Staff for consideration and to inform the Commission and applicant of our desire to be involved with the direction being taken by developers in our area. We would like to see this community improve with the years and avoid the experience of so many areas of Sacramento as they watch their neighborhoods decline with age and over develop without control.

Members of our Association will be in attendance at the Hearing on March 13, 1986. Our spokesperson, Marti Cecil, and those other members in attendance will be happy to discuss these issues in further detail.

Thank you for your time in reviewing and considering the above concerns and suggestions. We hope that you will take them into consideration and that they might be shared by the Staff as you prepare your report to the Commission.

THE MEADOWS DEVELOPMENT ASSOCIATION

- Bob and Marti Cecil
6 Maple Circle 927-5700
- Robert J. Kean
4672 Kelton Way 927-3413
- Larry & Betty Wilson
2 Bluffgate Court
- Hermie & Iris Untaian - 74 Marlyja Circle 924-9453
- David & Joan Dean - 4672 - Kelton Way 927-3413
- Dick & Loren Forman
157 Gunnison Ave
- Edmund J. Ferry-Tones
115 Bluffgate Ave 925-3776
- Green Forman
157 Gunnison Ave
- SARAH J. JONES
SACRAMENTO, CA 95838
- Suzanne Jones 95 Thackeria Cir
925.6373

SACRAMENTO CITY PLANNING COMMISSION

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MEETING DATE March 13, 1986
 ITEM NO. 19B FILE P 86-076
 M: _____

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

Location: Northwest corner of Austin Street & Bell Avenue

Recommendation:
 Favorable w/conds.
 Unfavorable Petition Correspondence

PROPOSERS

NAME ADDRESS
Don McCommick - P.O. Box 13349, Sacramento, CA 95813

OPPOSERS

NAME ADDRESS
Marty Ceril - 6 Marilyn Circle, Sacramento, CA
Austin - 216 Keeley Court, Sacramento, CA

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	✓		✓	
Goodin	✓			
Holloway	✓			✓
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 _____

AMENDED

RESOLUTION No. 86-303

Adopted by The Sacramento City Council on date of

APPROVED BY THE CITY COUNCIL

APR 29 1986

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING OF THE A TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF AUSTIN STREET AND BELL AVENUE

(P 86-076) (APN: 237-022-25,26,27)

WHEREAS, the City Council, on April 15, 1986, held a public hearing on the request for approval of a tentative map for property located at the northwest corner of Austin Street and Bell 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.

-2-

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 North Sacramento Community Plan designate the subject site for residential use(s). The project is also found consistent with the City's Interim Discretionary Land Use Policy since the project is consistent with both the General Plan and North Sacramento Community Plan.
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, including a 27' half section on the west side of Austin Street and a 12' lane and 3' shoulder on the east side;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - c. Name the streets to the satisfaction of the Planning Director;
 - d. 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;
 - e. 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;
 - f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.

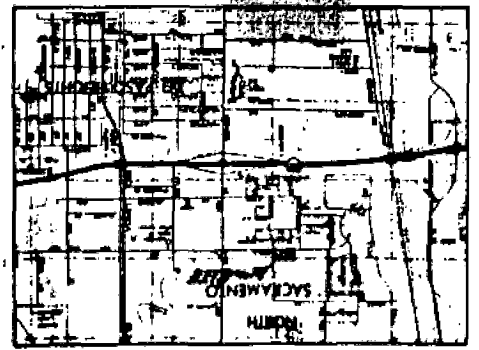
- g. **Submit a soils test prepared by a registered engineer to be used in street design;**
- h. **Abandon existing water well to Sacramento County Health Department standards;**
- i. **Provide minimum tangent sections in reverse curve of southern cul-de-sac to the satisfaction of the Traffic Engineer.**
- j. Record note on final map that duplex units are not permitted on corner lots.
- k. Setbacks of structures shall have staggered setbacks to be approved by the Planning Director prior to issuance of building permits. Setbacks shall average approximately 25 feet.
- l. Applicant shall extend Austin Street improvements to include the parcel to the north if right-of-way for the improvements can be obtained without cost to the applicant.

MAYOR

ATTEST:

CITY CLERK

P86-076



ASSESSOR'S PARCEL NO. 272 027-25, 26, & 27

OWNER:
 RAYMOND & LINDA M. HOOVER
 2740 LINCOLN BLVD.
 SAN LUIS OBISPO, CA 95070
 422-0576

DESIGNER:
 GEMER F. SMITH
 157 LANIER AVENUE
 SACRAMENTO, CA 95815
 (916) 531-9192

ENGINEER:
 FROST & BAKER, INC.
 7932 SUNSET AVENUE, SUITE B
 FAIR OAKS, CA 95628
 956-8511

EXISTING UTILITIES:
 M-1
 PROPOSED UTILITIES:
 M-1
 NUMBER OF LOTS: 51

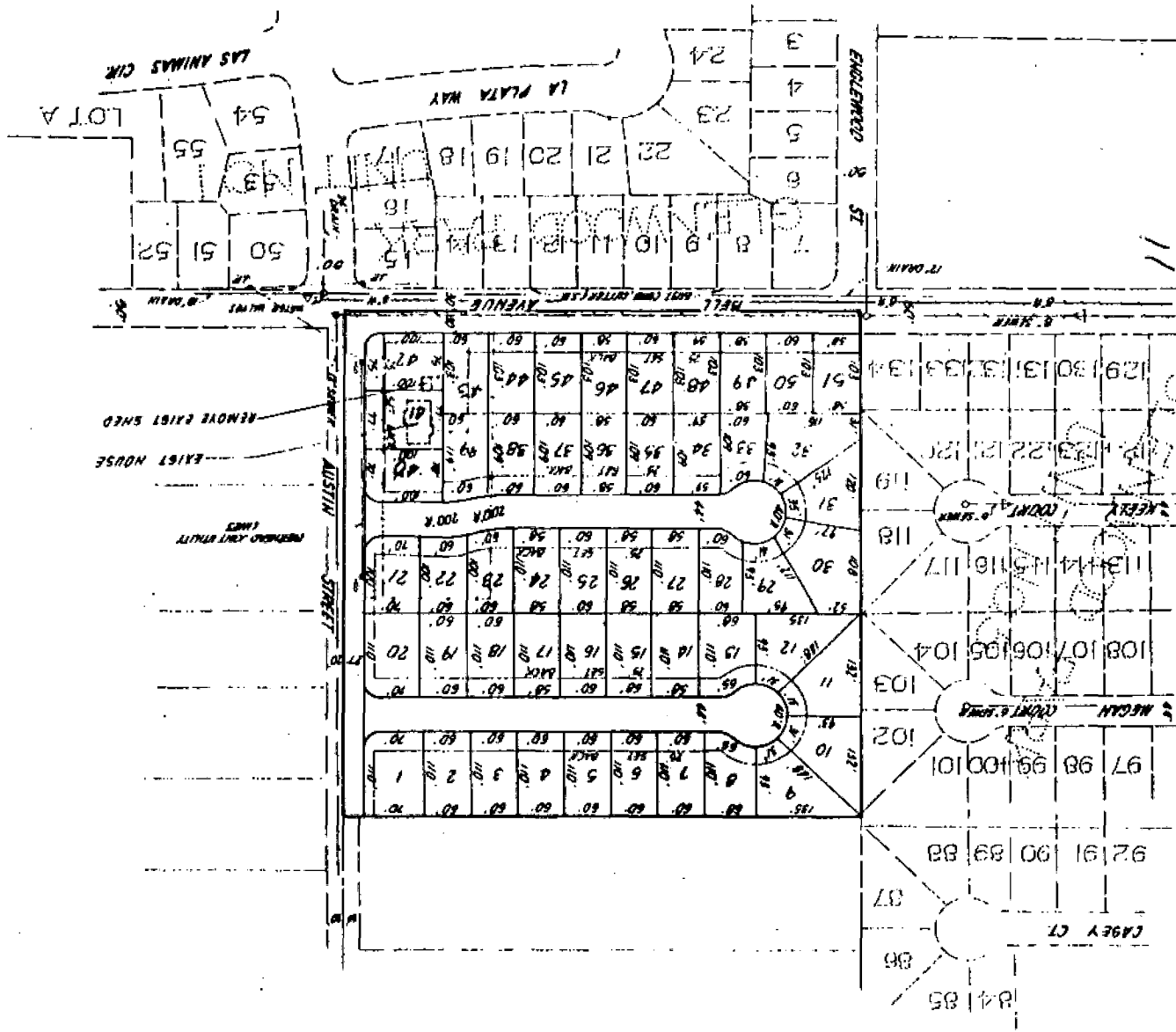
NOTE:
 THIS SITE IS RELATIVELY FLAT, NO SIGN OF DRAINAGE PROBLEMS EXIST

TENTATIVE MAP
 GLENWOOD PARK UNIT NO. 8
 LOT 12 - PLAT OF RIO LINDA
 SUBDIVISION NO. 8, FILED IN BK 18 OF MAPS
 PAGE NO. 2
 CITY OF SACRAMENTO, CALIF.
 SCALE: 1" = 100'
 APRIL 1979

F&B
 Engineering - Surveying - Planning
 FROST AND BAKER, INC.
 7932 SUNSET AVE. SUITE B
 FAIR OAKS, CA. 95628
 (916) 956-8011

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P86076



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RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHWEST
CORNER OF AUSTIN STREET AND BELL AVENUE

(P 86-076) (APN: 237-022-25,26,27)

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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.

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 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - c. Name the streets to the satisfaction of the Planning Director;
 - d. 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;
 - e. 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;
 - f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.

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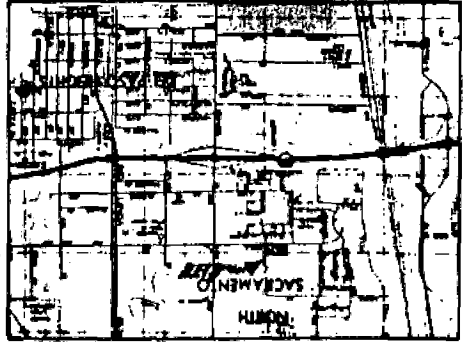
- g. Submit a soils test prepared by a registered engineer to be used in street design;
- h. Abandon existing water well to Sacramento County Health Department standards;
- i. Provide minimum tangent sections in reverse curve of southern cul-de-sac to the satisfaction of the Traffic Engineer.

MAYOR

ATTEST:

CITY CLERK

P86-076



VICINITY MAP
NO SCALE

ASSESSOR'S PARCEL NO. 227 027-25, 26, & 27

(UNB32)

ARCHITECT: **STEVEN F. SMITH**
167 CANTERBURY AVENUE
DALLAS, TEXAS 75205
(214) 354-9292

ENGINEER: **THE HORMANN COMPANY**
P.O. BOX 1339
SACRAMENTO, CA 95811
920-1888

EXISTING UTILITIES:
820 MILL AVENUE
SACRAMENTO, CA 95811
927-8746

ENGINEER: **FROST & BAKER, INC.**
2418 DAVIS, CA 95828
928-8211

PROPOSED UTILITIES: R-1

NUMBER OF LOTS: 51

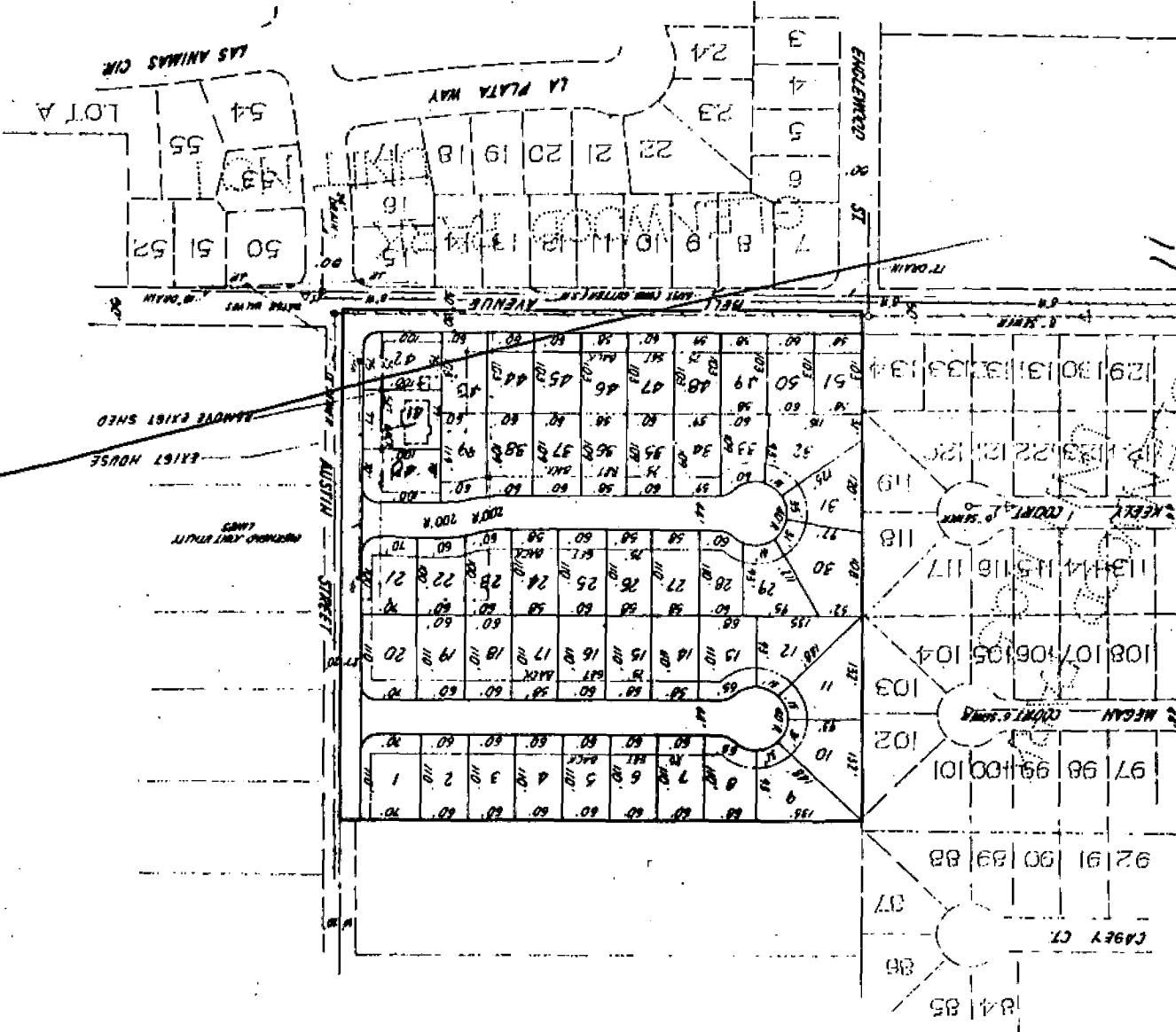
NOTE: THIS SITE IS RELATIVELY FLAT, NO SIGN OF DRAINAGE PROBLEMS EXIST.

TENTATIVE MAP
GLENWOOD PARK UNIT NO. 8
LOT 12, "PLAT OF RIO LINDA"
SUBDIVISION NO. 8, FILED IN BK. 18 OF MAPS
PAGE NO. 2
CITY OF SACRAMENTO, CALIF.
SCALE: 1" = 100'
APRIL 1979

F&B
Engineering - Surveying - Planning
18161868-0511

FROST AND BAKER, INC.
1922 SUNSET AVE. SUITE B
FAIR OAKS, CA 95628

076076



CITY PLANNING COMMISSION

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

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APPLICANT	Frost & Baker, Inc. - 7932 Sunset Avenue, Ste. B, Fair Oaks, CA 95628		
OWNER	Hofman Construction - P.O. Box 13349, Sacramento, CA 95813		
PLANS BY	Frost & Baker, Inc. - 7932 Sunset Avenue, Ste. B, Fair Oaks, CA 95628		
FILING DATE	2-6-86	ENVIR. DET.	3-3-86
ASSESSOR'S-PCL. NO.	237-022-25,26,27		
REPORT BY	SD:sg		

APPLICATION: A. Negative Declaration
B. Tentative Map (P86-076)

LOCATION: Northwest corner of Austin Street and Bell Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 10+ acres into 51 single family lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento Community
Plan Designation: Residential 4 to 8 du/ac.
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; A
South: Residential; R-1
East: One family; A
West: Vacant; R-1

Property Dimensions: 660' x 660'
Property Area: 10+ acres
Density of Development: 6.4 d.u. per acre net.
Topography: Flat
Street Improvements: Available to site
Utilities: Available to site

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 the attached conditions.

BACKGROUND INFORMATION: On July 17, 1979, the City Council approved a tentative map on the subject site (P-8603). Two subsequent applications have been approved but not recorded. The current request is identical to the three previous applications.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan. It is designated for four to eight residential units per net acre in the 1984 North Sacramento Community Plan. The site is surrounded by single family residential uses to the south and vacant, residentially designated land north, west and east.

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B. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .7599 acre multiplied by the peracre value established by the applicant's engineer.

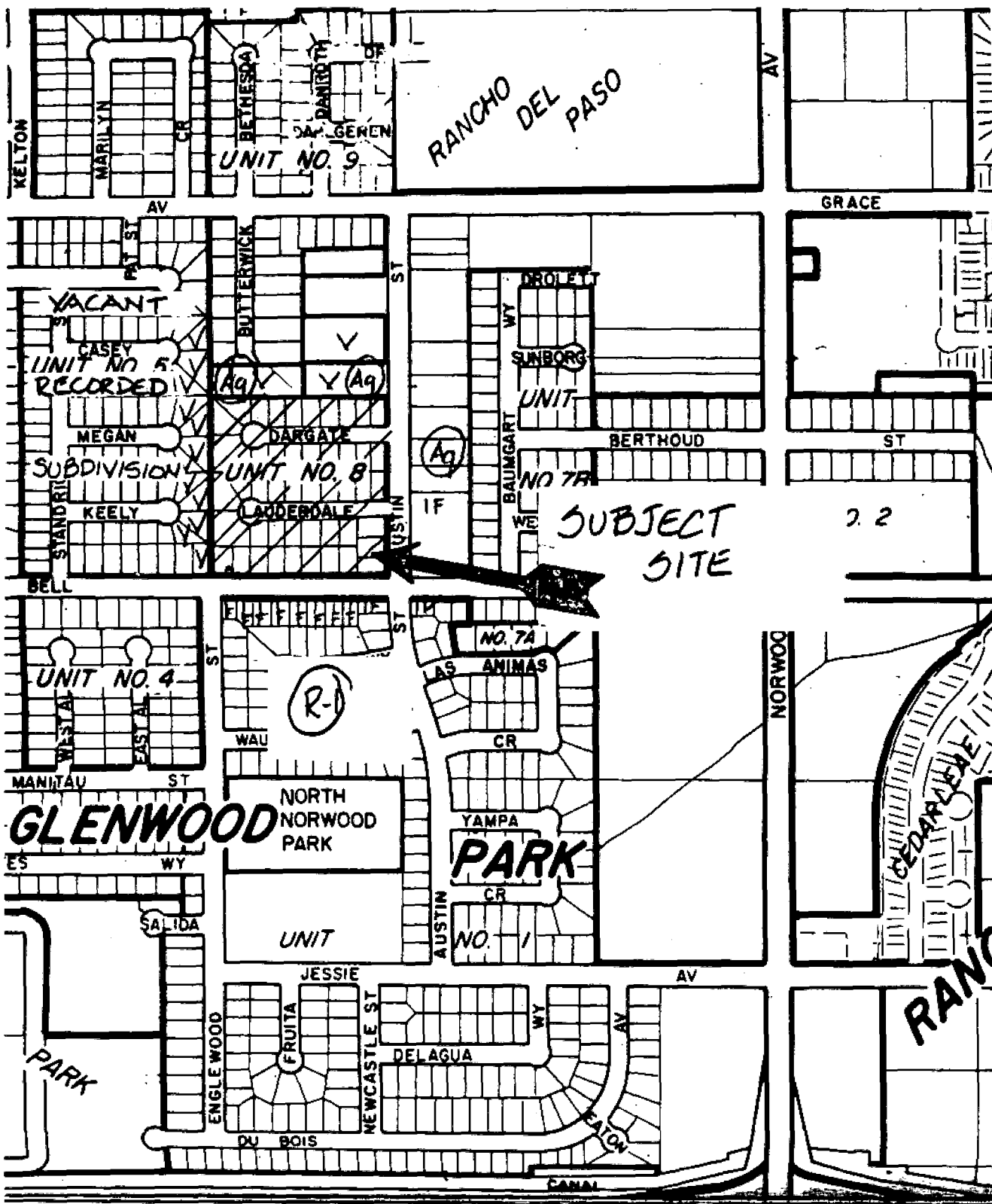
ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the Tentative Map, subject to the following conditions:

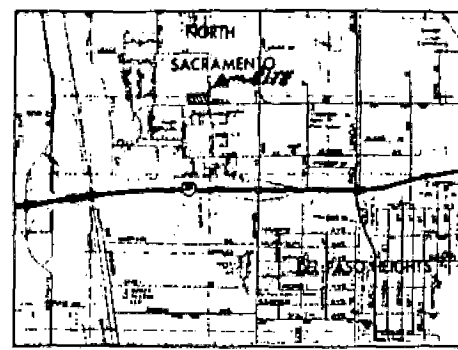
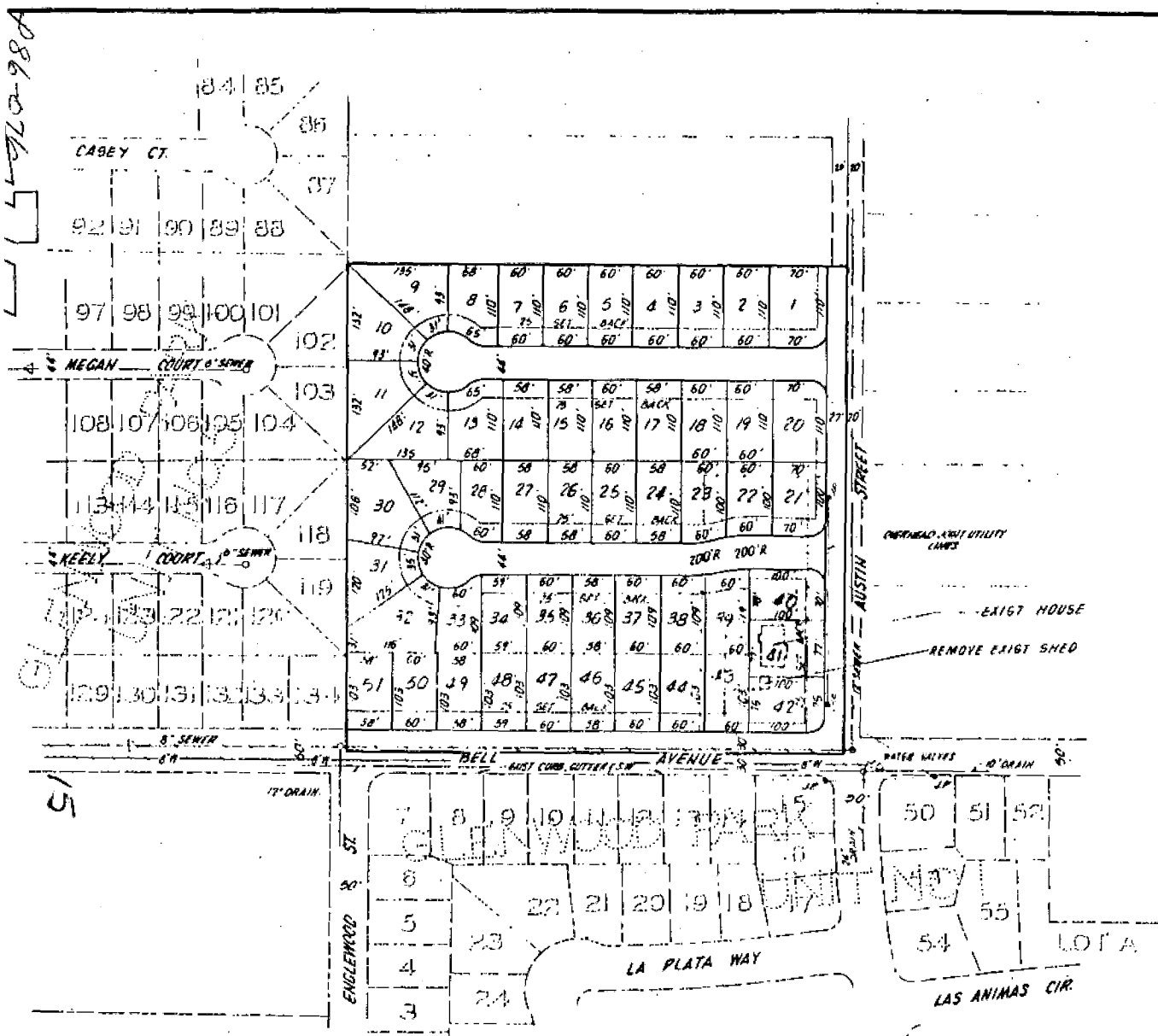
Tentative Map Conditions - The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, including a 27' half section on the west side of Austin Street and a 12' lane and 3' shoulder on the east side;
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 Director;
4. 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;
5. 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;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
7. Submit a soils test prepared by a registered engineer to be used in street design;
8. Abandon existing water well to Sacramento County Health Department standards;
9. Provide minimum tangent sections in reverse curve of southern cul-de-sac to the satisfaction of the Traffic Engineer.



VICINITY - LAND USE - ZONING

86-072-1



VICINITY MAP
~ 1/4" SCALE ~

ASSESSOR'S PARCEL NO. 211 022-25, 26, & 27

OWNER:
RAYMOND E. LINDA F. ROBERTS
2940 FORTBORN BLVD
489 LINDA, CA 95621
921-9624

ESTHER F. SMITH
107 CANTERBURY AVENUE
DALY CITY, CA 94015
(415) 334-9792

JOHN T. FLETCHER
410 HILL AVENUE
SACRAMENTO, CA 95818
927-8344

SUBDIVIDER:
THE HILMANN COMPANY
P.O. BOX 13549
SACRAMENTO, CA 95815
920-1866

ENGINEER:
FROST & BAKER, INC.
7937 SUNSET AVENUE, SUITE B
FAIR OAKS, CA 95628
966-8511

EXISTING ZONING: "A"

PROPOSED ZONING: R-1

NUMBER OF LOTS: 52

NOTE:

THIS SITE IS RELATIVELY FLAT. NO SIGN OF DRAINAGE PROBLEMS EXIST.

TENTATIVE MAP
GLENWOOD PARK UNIT NO. 8
LOT 12, "PLAT OF RIG LINDA"
SUBDIVISION NO. 8, FILED IN BK. 18 OF MAPS
PAGE NO. 2.

CITY OF SACRAMENTO, CALIF.
SCALE: 1" = 100' APRIL 1979

F&B Engineering - Surveying - Planning
FROST AND BAKER, INC.
7937 SUNSET AVE. SUITE B
FAIR OAKS, CA 95628 1916/966-8511

79019

March 27, 1986

City Council
City Hall
Sacramento, CA 95814

SUBJECT: TENTATIVE MAP APPLICATION

At the March 13, 1986 meeting of the City Planning Commission, an application to subdivide ten (10) acres at the northwest corner of Austin Street and Bell Avenue was approved. The application was identical to a map approved by the City Council in 1979.

On reflection, I became concerned about that action, since my property is immediately north of the 10-acre parcel. Ted Kobey, Assistant City Attorney, has advised me that my vote on the tentative map did not constitute a conflict of interest. The Commission also discussed the developer's offer to extend street and sidewalk improvements north to completely improve the westerly side of Austin Street -- in effect, to improve the frontage of my property. The Commission discussion of this extension was not part of its recommendation to approve the tentative map, and no formal action was taken on it. However, because any extension of the improvements across my property would inure to its benefit, I am not advocating or recommending either for or against such an extension.

Lyla Ferris
LYLA FERRIS, City Planning Commission

cc: City Planning Commission
City Clerk

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SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: _____

Project Location NW cor. Austin Street & Bell Avenue **P** 86-076

Assessor Parcel No. 237-022-25,26,27

Owners Hofman Construction Phone No. _____

Address P.O. Box 13349, Sacramento, CA 95813

Applicant Frost & Baker, Inc. Phone No. _____

Address 7932 Sunset Avenue, Suite B, Fair Oaks, CA 95628

Signature _____ C.P.C. Mtg. Date 3/13/86

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

REQUESTED ENTITLEMENTS	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Neg Dec 3/3/86</u>	_____	_____	\$ _____
<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 subdivide 10± ac. into 51 single family lots in R-1 zone	<u>PA</u>	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Special Permit _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Other _____	_____	_____	\$ _____
_____	_____	_____	_____

FEE TOTAL \$ _____

Sent to Applicant: _____ Date _____

By: _____ Sec. to Planning Commission

RECEIPT NO. _____

By/date DH 2/6/86

Key to Entitlement Actions

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

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.

Gold - applicant receipt White - applicant permit Yellow - department file Pink - permit book **P86-076**

SACRAMENTO CITY PLANNING COMMISSION

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

MEETING DATE March 13, 1986
 ITEM NO. 19B FILE # 86-076
 M _____

Location: Southwest corner of Austin Street & Bell Avenue

Recommendation:
 Favorable w/conds.
 Unfavorable Petition Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>Don McCormick</u>	<u>P.O. Box 13349, Sacramento, CA 95813</u>

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>Marty Cecil</u>	<u>6 Marilyn Circle, Sacramento, CA</u>
<u>Austin</u>	<u>26 Healy Court, Sacramento, CA</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	✓		✓	
Goodin	✓			
Holloway	✓			✓
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 COMMISSION

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

MEETING DATE March 13, 1986
 ITEM NO. 19A FILE P. 86-076
 M _____

Location: Northwest corner of Austin Street & Bell Avenue

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>Don Mc Cormick</u>	<u>- P.O. Box 13349, Sacramento, CA 95813</u>

<u>OPPOSERS</u>	
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<u>Marty Cecil</u>	<u>- 6 Marilyn Circle Sacramento, CA</u>
<u>Austin</u>	<u>- 26 Keeley Court, Sacramento, CA</u>

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