

19



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

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

NOV 1 1983

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: Request for Time Extension for Curtis Park Terrace Subdivision -
Tentative Map (P-9583)

LOCATION: South side of Wilmington Avenue at Jeffery Avenue

SUMMARY

This is a request for time extension for a 35 lot single family subdivision that is scheduled to lapse on December 22, 1983. The staff recommends approval of a one year extension.

BACKGROUND INFORMATION

The subject tentative map was approved by the City Council on December 22, 1981 and is scheduled to lapse December 22, 1983. The applicant is requesting a 12-month time extension in order to allow additional time to record the final map.

The subdivision contains 7.2 acres and consists of 35 single family lots. The site is zoned R-1. The original resolution with conditions is attached for your information.

RECOMMENDATION

The staff recommends that the Council grant a one time, one year extension for the tentative map. Said extension will lapse on December 22, 1984.

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slipes
Walter J. Slipes, City Manager

MVD:HY:cp
Attachments
P-9583

November 1, 1983
District No. 5

19
MURRAY SMITH & ASSOCIATES, ENGINEERING

AMHERST GROVE
3020 EXPLORER DRIVE
SACRAMENTO, CA 95827
916-361-0444



October 7, 1983

City of Sacramento
Planning Department
912 Tenth Street
Sacramento, Calif. 95814

Attention: Tom Miller

Subject : Curtis Park Terrace
Your File: P-9583
Our File : 79095

Gentlemen:

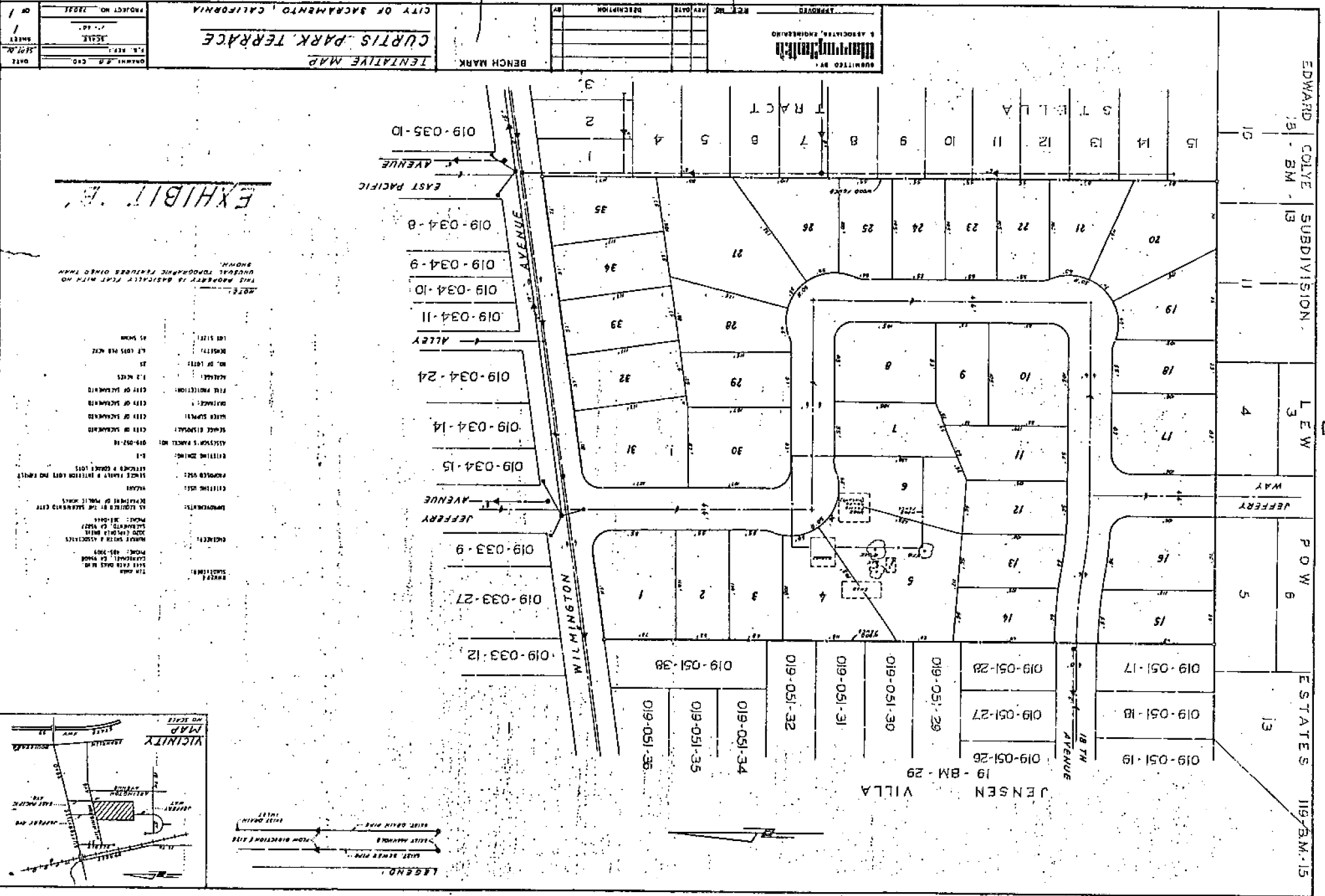
We respectfully request a continuance of the subject subdivision map for a period of one year. If you have any questions please contact our office.

Very truly yours,

MURRAY SMITH & ASSOCIATES
ENGINEERING, INC.

Edward R. Gillum
Project Engineer

ERG:m1m

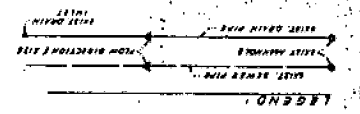
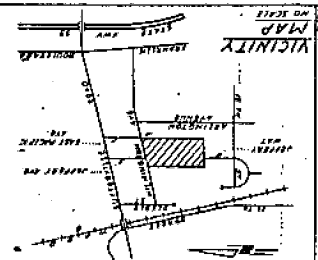


SUBMITTED BY:
 I ASSOCIATES, ENGINEERS
 1877 H STREET, SACRAMENTO, CALIFORNIA 95811

BENCH MARK
 TENTATIVE MAP
 CURTIS PARK TERRACE
 CITY OF SACRAMENTO, CALIFORNIA
 PROJECT NO. 18233
 SCALE 1" = 40'
 SHEET 1 OF 1
 DATE: 10/12/21
 ENGINEER: B. CHOI
 DRAFTER: S. CHOI

EXHIBIT B
 THIS APPROPRIATE IS BASED UPON PLAT WITH NO
 UNUSUAL TOPOGRAPHIC FEATURES OTHER THAN
 SHOWN.

- PROPERTY:**
- 19-034-11
 - 19-034-10
 - 19-034-9
 - 19-034-8
 - 19-034-24
 - 19-034-14
 - 19-034-15
 - 19-033-9
 - 19-033-27
 - 19-033-12
- ADJACENT PROPERTIES:**
- 19-051-17
 - 19-051-18
 - 19-051-19
 - 19-051-26
 - 19-051-27
 - 19-051-28
 - 19-051-29
 - 19-051-30
 - 19-051-31
 - 19-051-32
 - 19-051-34
 - 19-051-35
 - 19-051-36
 - 19-051-38



EDWARD COLYE SUBDIVISION
 15 - BM - 13
 LEW JEFFERY WAY
 POW JEFFERY WAY
 5
 ESTATES 119 - BM - 15
 13

RESOLUTION No. 81-933

Adopted by The Sacramento City Council on date of

DECEMBER 22, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP FOR CURTIS PARK TERRACE SUBDIVISION LOCATED SOUTH OF WILMINGTON AVENUE AND EAST OF ARLINGTON AVENUE (APN: 019-052-16) (P-9583)

WHEREAS, the Planning Commission has submitted to the City Council its reports and recommendations concerning the request for a Tentative Map for Curtis Land Park Terrace Subdivision located south of Wilmington Avenue and east of Arlington Avenue (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 December 15, 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 Fruitridge 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:
 1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
 2. The applicant shall 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. The applicant shall submit plans for review and approval by the Planning Director for at least three of the east/west oriented lots demonstrating that the predominant glazing faces within 22-½ degrees of true south prior to issuance of any building permits.

5. The applicant shall name the streets to the satisfaction of the Planning Director.

MAYOR

ATTEST:

CITY CLERK

P-9583
/

P-9583

ESTATES 119 B.M. 15

P.O.W. 6

LEW 3

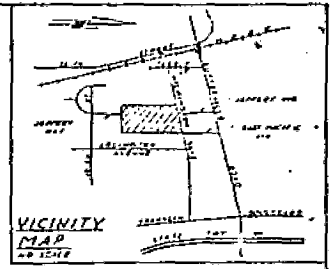
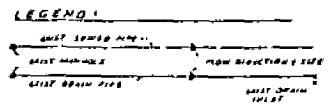
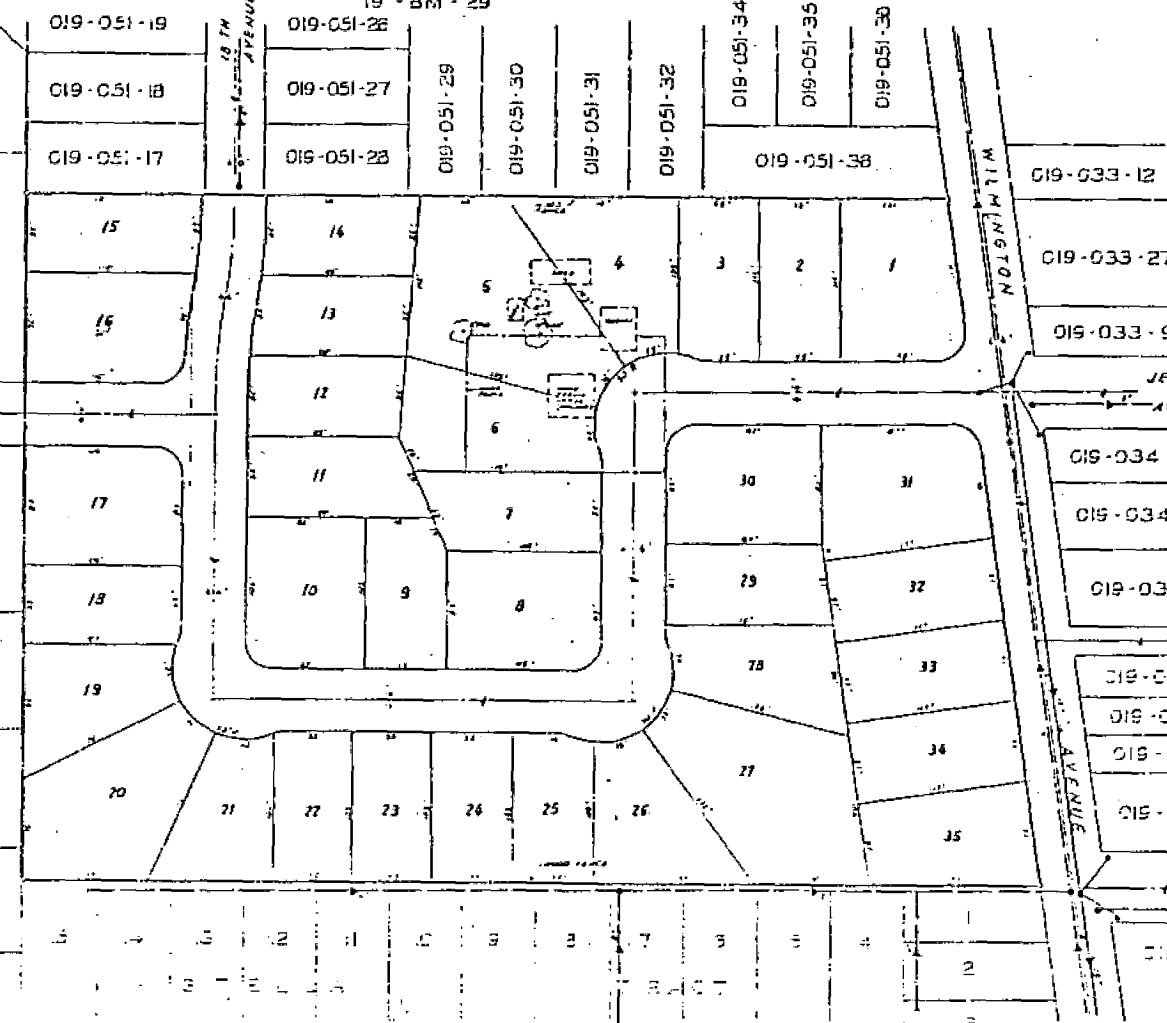
SUBDIVISION 13

180

18-21-11

JENSEN VILLA

19 - BM - 29



- OWNER: [Name]
- ADDRESS: [Address]
- APPROVED BY: [Name]
- DATE: [Date]
- SCALE: [Scale]

NOTICE: THIS PROPERTY IS BARELY FENCED AND UNLESS OTHERWISE NOTED SHALL BE OPEN TO THE PUBLIC.

EXHIBIT 'B'

Submitted by: **Blair Smith & Associates Engineering**

BENCH MARK

LEGATIVE VIAP
CURTIS PARK TERRACE

CITY OF SACRAMENTO, CALIFORNIA

DATE	12/1/11
SHEET	1
PROJECT NO.	11111

19

November 4, 1983

CAL SIERRA CONSTRUCTION
5441 Fair Oaks Boulevard
Carmichael, CA 95608

Dear Sir or Madam:

On November 1, 1983, the Sacramento City Council granted a time extension request. The Tentative Map is to divide 8± acres into 35 Single Family lots in the Single Family zone for property located at south side of Wilmington Avenue, 124±' west of Arlington Avenue (P-9583)

The extension is granted one-time only, and will lapse on December 22, 1984.

Sincerely,



Lorraine Magana
City Clerk

LM/sml/19

cc: Planning Department

