



CITY OF SACRAMENTO

16

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

MARTY VAN DUYN
PLANNING DIRECTOR

June 8, 1983

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination; and
2. Tentative Map (P83-095)

LOCATION: 3801 Norwood Avenue

APPROVED
BY THE CITY COUNCIL

JUN 14 1983

OFFICE OF THE
CITY CLERK

SUMMARY

The applicant is requesting the necessary entitlements to develop a 48 unit condominium project. The Planning Commission recommended approval of the request subject to conditions. The Commission also approved a special permit for the condominium development.

BACKGROUND INFORMATION

The subject site is located in North Norwood Community Plan area in a neighborhood of single and multiple family uses. The site is also located in the Del Paso Heights Redevelopment area.

On May 12, 1983 the Planning Commission recommended approval of this request subject to conditions. The tentative map conditions relate to necessary subdivision improvements for the proposed development. Of specific concern was the need to ensure that Mobley Avenue be properly terminated to the satisfaction of the Traffic Engineer. As proposed, this could be accomplished by abandoning a section of Mobley Avenue located on the west side of the subject site up to the intersection of Modell Way. (See attached Exhibit E in attached staff report). The Commission also approved a special permit in conjunction with the condominium development subject to conditions. These conditions related to improved site and structure design and the provision of on-site amenities to accommodate the proposed condominium units.

The project was reviewed by the Del Paso Heights Project Area Committee (PAC) and this committee recommended approval of the proposed condominium development.

VOTE OF PLANNING COMMISSION

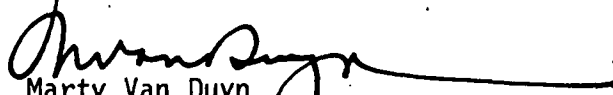
On May 12, 1983, by a vote of 7 ayes, 1 absent and 1 vacancy, the Planning Commission recommended approval of this request subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend the Council approve the project by:

1. Ratifying the Negative Declaration, and;
2. Adopting 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

MVD:SC:cp
Attachments
P83-095

June 14, 1983
District No. 2

MEETING DATE: May 12, 1983
 ITEM NO. 600 FILE NO. P- 83-095
 M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP 16
- SUBDIVISION MODIFICATION
- ENVIRONMENTAL-DET.
- OTHER _____

Recommendation LOCATION: 3801 Norwood Avenue

- Favorable w/cond.
- Unfavorable Petition Correspondence

NAME	PROPOSERS	ADDRESS
David Cooper	- 2011 Ardem Way	Sacramento, CA 95825
Jim Wyatt	- 6013 Alberta	Sacramento, CA 95804
Kish Mithaiwala (SHRA)	- 630 J Street	Sacramento, CA 95814

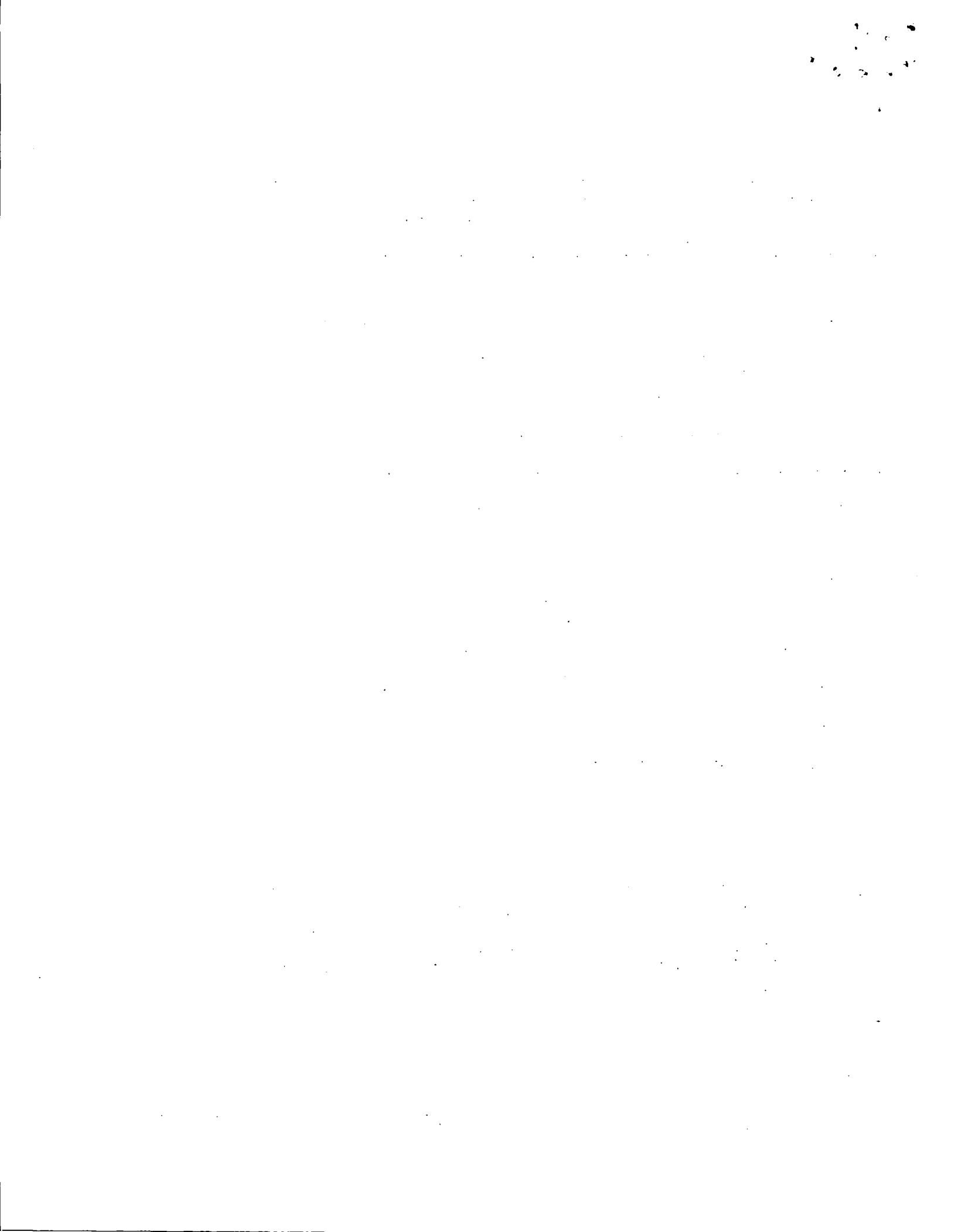
NAME	OPPOSERS	ADDRESS

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			✓
Fong	<u>absent</u>			
Holloway	✓			
Hunter	✓		✓	
Larson	✓			
Silva	✓			
Simpson	✓			
din	✓			

- 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 cond. in amended staff report & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

100



RESOLUTION No. 83-452

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR NORWOOD CONDOS

APPROVED
BY THE CITY COUNCIL

(P- 83-095)(APN: 250-331-19)

JUN 14 1983

WHEREAS, the City Council, on June 14, 1983, held a public hearing on the request for approval of a tentative map for Norwood Condos located at 3801 Norwood 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.
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 Norwood Community Plan designate the subject site for residential use(s).

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 for Norwood Avenue and termination of Mobley Avenue.
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer (may require off-site extensions).
 - 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. Dedicate sufficient right-of-way on Norwood Avenue to provide a 45-foot half-section.
 - f. Provide for the standard terminus (cul-de-sac or knuckle) of Mobley Avenue to the satisfaction of the City Traffic Engineer. Applicant shall provide a two year performance bond.

MAYOR

ATTEST:

CITY CLERK

P83-095

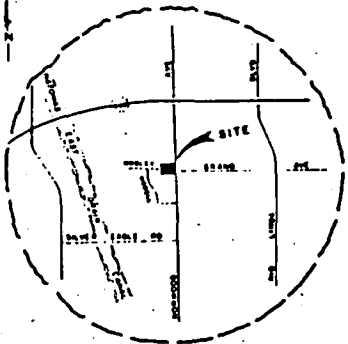
M83-095

5-12-83

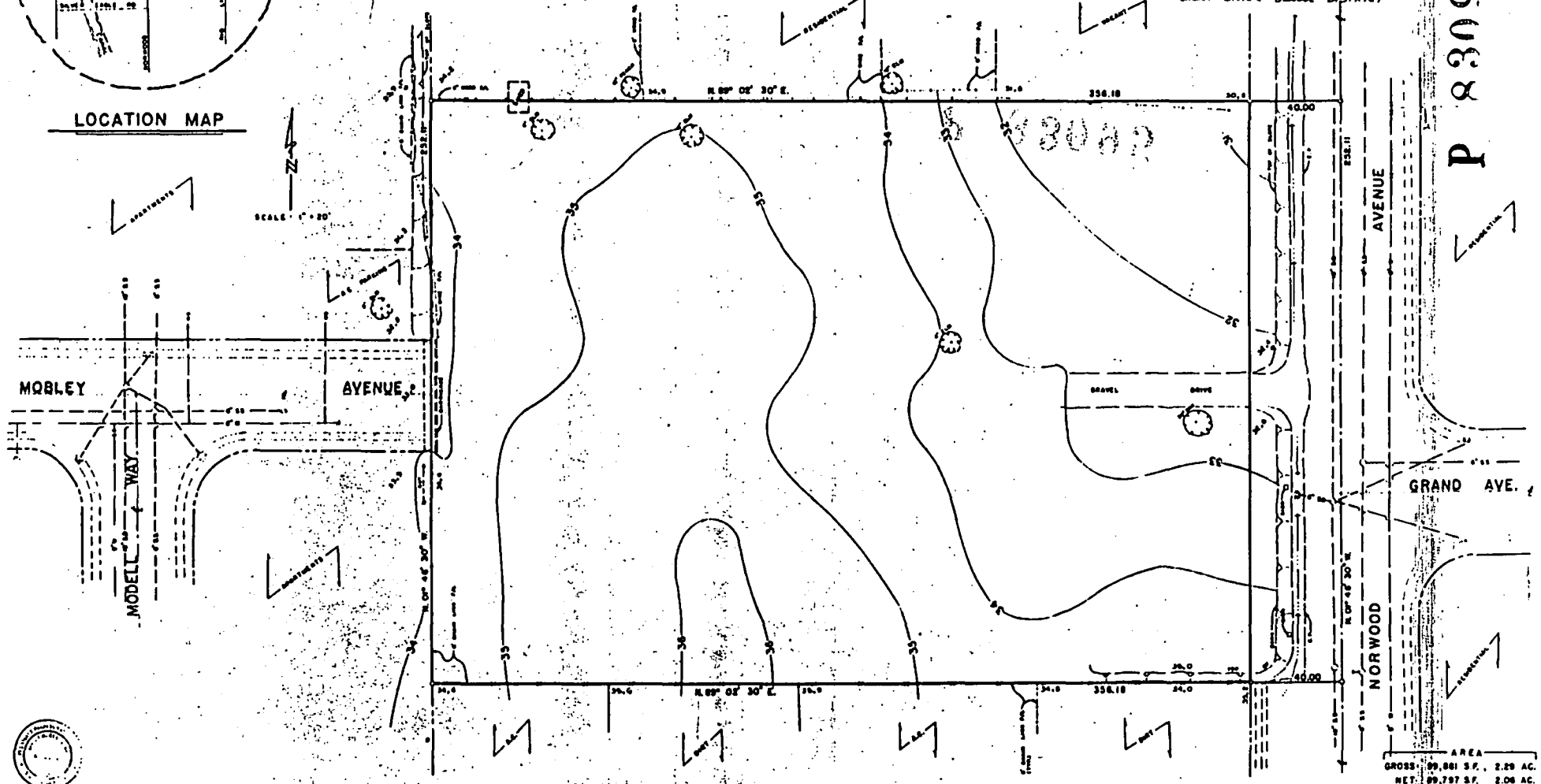
No. 6

TENTATIVE SUBDIVISION MAP

OWNER/DEVELOPER	ENGINEER	AREA	ZONING / USE	UTILITIES
COLBERTSON, RODA / WYATT 6013 ALBERTA - DAKERSFIELD, CA 95304 (805) 831-5553	COOPER, THOMAS / ASSOC. 2011 ARDEN WAY, ST. 10 SACRAMENTO, CA 95819 (916) 985-0431	GROSS: 2.29 AC. NET: 2.06 AC.	EXIST: R-3 VACANT PROP: RD-70 40 CONDO'S	STREETS - CITY OF SACRAMENTO SEWER - WATER - DRAINAGE - POWER - S M U D GAS - P G & E TELEPHONE - P T & T GRANT UNION SCHOOL DISTRICT



LOCATION MAP



AREA
GROSS 29,861 S.F. 2.29 AC.
NET 29,797 S.F. 2.06 AC.

P 23095

DRAWN BY CHECKED BY DATE 2 APR, 1983	S.R.L. D.E.C. 1" = 20' 2 APR, 1983	COOPER, THOMAS & ASSOCIATES, INC. CIVIL, SURVEYING, ENGINEERING AND LAND SURVEYORS 2011 ARDEN WAY, SUITE 10 SACRAMENTO, CA 95819	A.P.N. 250-027-06 CITY OF SACRAMENTO CALIFORNIA	TENTATIVE SUBDIVISION MAP CITY OF SACRAMENTO CALIFORNIA

16

STAFF REPORT AMENDED 5-12-83
CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

16

APPLICANT	Cooper, Thorne & Associates, Inc., 2011 Arden Way, Ste. 10, Sacto., CA 95825				
OWNER	Colbertson, Roda & Wyatt, 6013 Alberta, Bakersfield, CA 93304				
PLANS BY	Bruce E. Keith, 2011-8th Street, Ste. 1, Bakersfield, CA				
FILING DATE	3-25-83	50 DAY CPC ACTION DATE		REPORT BY:	TM:bw
NEGATIVE DEC	4-18-83	EIR		ASSESSOR'S PCL NO	250-331-19

- APPLICATION:
1. Environmental Determination
 2. Special Permit to develop 48 condominium units
 3. Subdivision Modification to waive cul-de-sac of Mobley Avenue (Withdrawn)
 4. Tentative Map

LOCATION: 3801 Norwood Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 48-unit condominium project on 2.3± vacant acres zoned Medium Density Multiple Family (R-3).

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 North Norwood Community
Plan Designation: Multiple Family Residential
Proposed North Sacramento Land
Use Designation: Multiple Family Residential
Existing Zoning of Site: R-3
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family and Vacant; R-3
South: Multiple Family and Vacant; R-3
East: Vacant; R-3
West: Multiple Family; R-3

Parking Required: 48 spaces
Parking Provided: 86 spaces
Ratio Required: 1 parking space per unit
Ratio Provided: 1.8 parking spaces per unit
Property Dimensions: 356' x 252'
Property Area: 2.05 net acres
Density of Development: 24 units per net acre
Square Footage of Building(s):

Studio units: 400 sq. ft.
One-bedroom units: 528 sq. ft.
Two-bedroom units: 647 sq. ft.
Significant Feature of Site: Located within Del Paso Heights Redevelopment Area
Topography: Flat to sloping
Street Improvements: To be provided
Utilities: Available to site
Exterior Building Colors: Earth tones
Exterior Building Materials: Stucco
North/South structure Orientation: 67 percent

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 13, 1983, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the tentative map, but denial of the Subdivision Modification to waive the cul-de-sac of Mobley Avenue. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically stated:

1. Provide standard subdivision improvements for Norwood Avenue and termination of Mobley Avenue;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer (may require off-site extensions);
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. Dedicate sufficient right-of-way on Norwood Avenue to provide a 45-foot half-section;
6. Provide for the standard terminus (cul-de-sac or knuckle) of Mobley Avenue to the satisfaction of the City Traffic Engineer.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The subject site is designated and zoned for multiple family uses. The proposed condominium use will provide for an alternative housing type within the North Sacramento Community Plan area.
2. The subject site is also located within the Del Paso Heights Redevelopment Area. A subcommittee of the project area committee (PAC) reviewed the project on May 3, 1983 and recommended that the full committee approve the project. Staff will present the PAC's final recommendation at the Commission hearing.
3. The applicant originally included a subdivision modification request to waive the cul-de-sac of Mobley Avenue (see Exhibit 'E'). Subsequent to the Subdivision Review Committee hearing it was determined that as an acceptable alternative Mobley Avenue could be abandoned east of Modell Way and reconstructed to "knuckle" into Modell Way. Staff of the Redevelopment Agency has expressed interest in assisting in this procedure. Therefore, Planning staff recommends that the termination of Mobley Avenue be left to the approval of the City Traffic Engineer as indicated in condition 6.
4. The Planning and Community Services Departments have calculated that .42 acres of land are required for parkland dedication purposes and that fees are to be charged in-lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be dated and submitted not more than 90 days prior to the finaling of the final map with the City Council.

5. The site plan indicates massing of the units in the middle of the site with a looped drive around the perimeter. Twenty-one open spaces and 60 carport spaces are provided. No on-site recreational facilities are indicated on the site plan. Condominium developments generally include on-site amenities such as swimming pools, surfaced courts and tot lots, etc. The applicant has indicated a willingness to provide some facilities. Staff recommends that the amount and kind of recreational facilities be submitted to staff for review and approval prior to the issuance of building permits.

Staff wishes to point out that the Parkland Dedication Ordinance allows for a reduction of fees (see Item 4) for on-site recreational facilities.

6. Three unit types are provided: a 400 square foot studio unit, a 528 square foot one-bedroom unit and a 647 square foot two-bedroom unit.

These units are arranged in clusters of eight and 16 units. The individual cluster consists of a two-story, flat topped, stucco building. Design relief consists of stucco balconies, stairways and awnings on the front (interior) elevations only. No windows or other design relief is provided on the side or rear elevations.

Staff has concerns regarding the design and suggests the project be reviewed by the Design Review Board. Staff also suggests that further design considerations, such as windows and awnings on the rear and side elevations and off-setting of units be required. Not only will these changes improve the outward appearance, but they will also provide for solar access as well as overview into the parking lot areas. Staff also recommends that additional secure storage space for bicycles be provided within the carport areas.

7. The overall project attains only a 67 percent north/south unit orientation. However, only 33 percent of the units have glazing on the southern exposures.

To provide for solar access staff recommends that south facing glazing be required on the units indicated on Exhibit 'D'. This exhibit indicates side on units as well as units with the rear of the units facing south. Staff notes that this recommendation is consistent with the design modifications discussed under Item 6.

If the solar access is provided on this unit indicated in Exhibit 'A' the overall north/south orientation and solar access combined will equal 80 percent as required by the General Plan.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;
3. Approval of the Tentative Map, 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:
 - a. Provide standard subdivision improvements for Norwood Avenue and termination of Mobley Avenue;

- b. Prepare a sewer and drainage study for the review and approval of the City Engineer (may require off-site extensions);
- 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. Dedicate sufficient right-of-way on Norwood Avenue to provide a 45-foot half-section;
- f. Provide for the standard terminus (cul-de-sac or knuckle) of Mobley Avenue to the satisfaction of the City Traffic Engineer. *(CPC added: Applicant shall provide a two year performance bond.)*

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

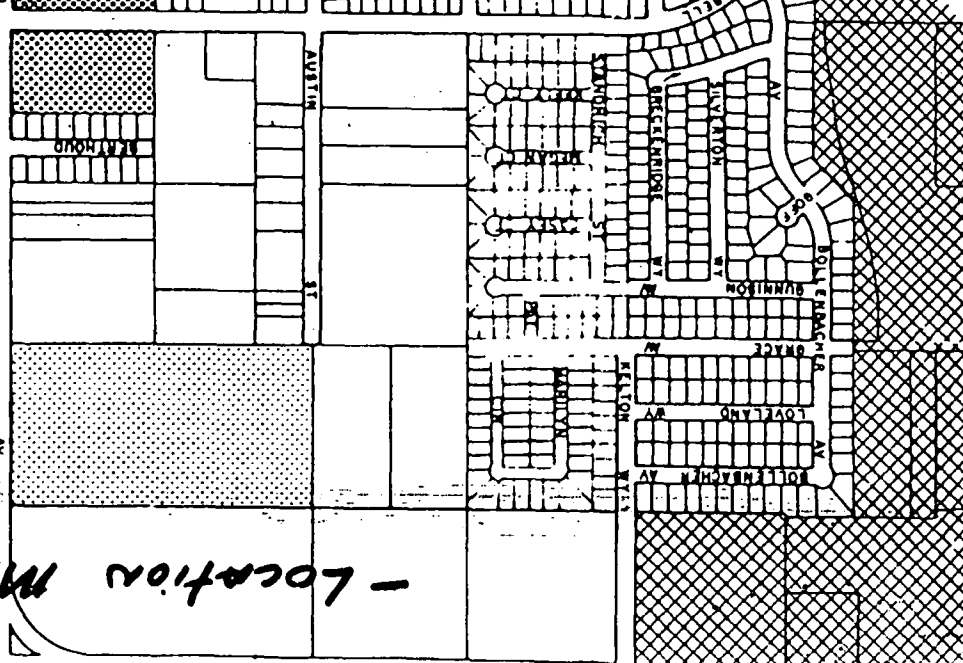
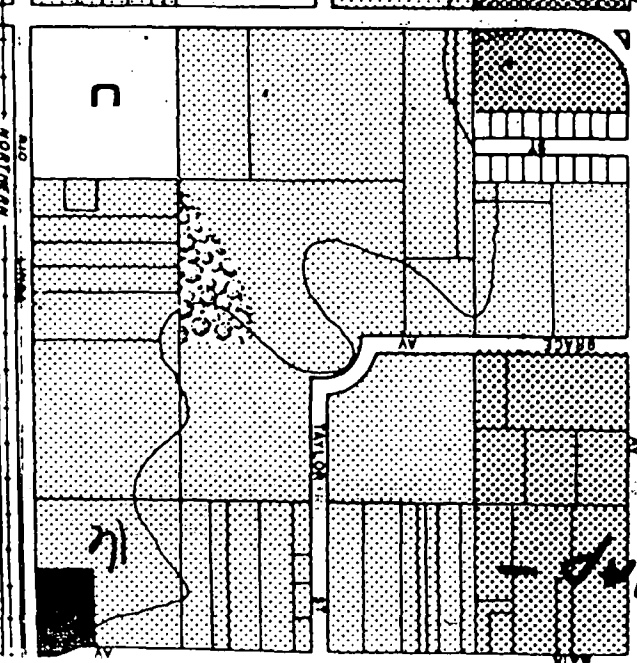
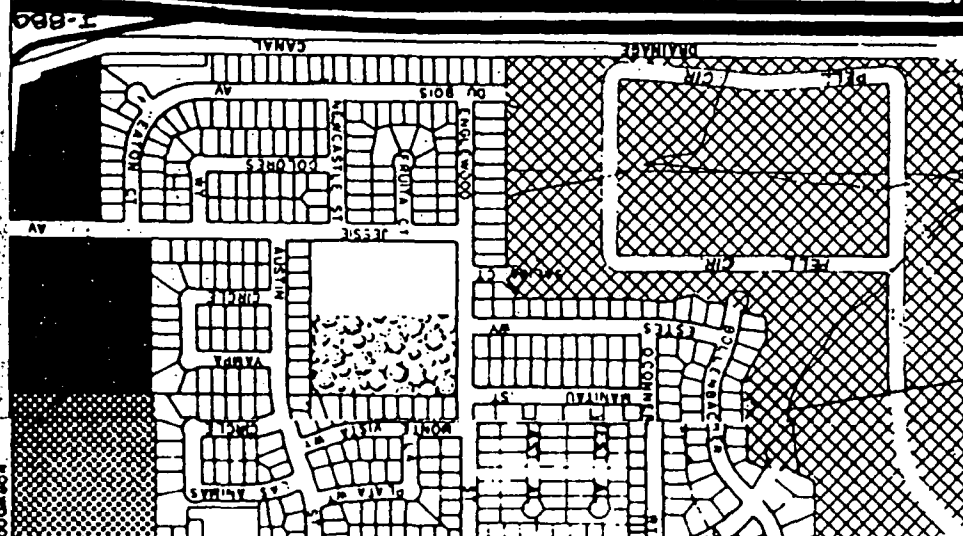
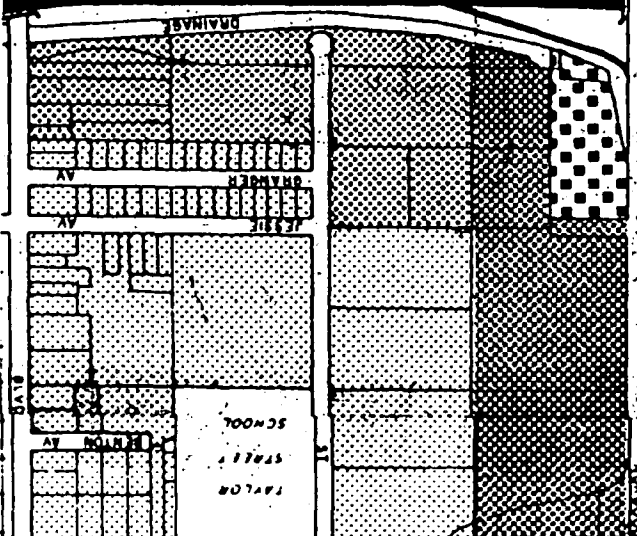
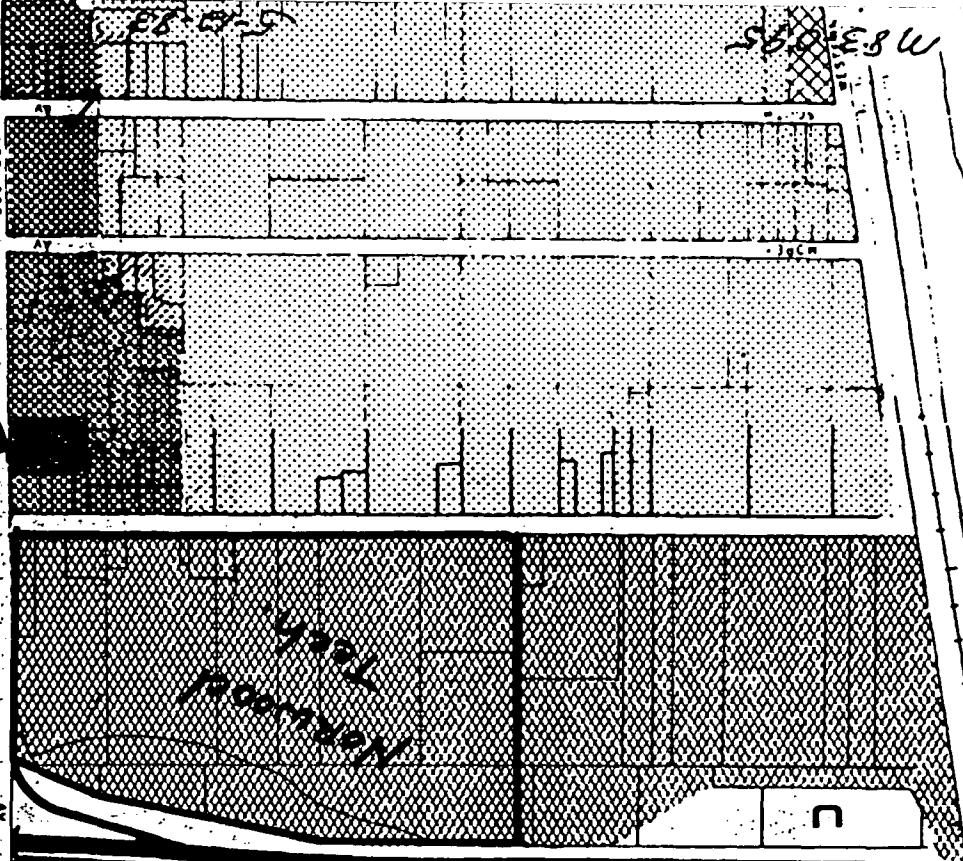
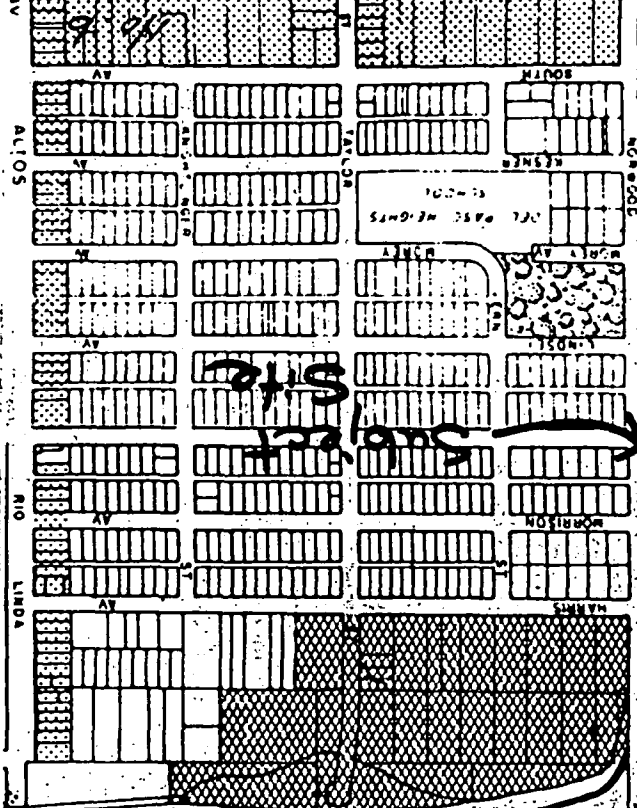
Special Permit - Conditions

- a. The applicant shall submit revised plans for review and approval of the Planning Director prior to the issuance of building permits for each of the following conditions:
 - 1) on-site recreational facilities, such as a swimming pool, tot lot, or surfaced court area shall be provided;
 - 2) storage bike lockers shall be included within the carport areas for each unit;
 - 3) a detailed landscape plan shall be submitted which includes the following elements:
 - extensive plantings of deciduous trees which are not less than five-gallon specimens;
 - berming and sodding of the front yard setbacks;
 - landscaping of the interior setback areas exclusive of the paved parking areas;
 - ✓ - use of deciduous trees adjacent to southern exposures to provide for energy conservation;
 - trash enclosures designed out of materials compatible to the structures and screened by landscaping;
 - compliance with the City's 50 percent shading requirement of surfaced parking areas.
- b. Subject to review and approval of the Design Review/Preservation Board. The Board shall consider additional windows, awnings and other design enhancements in the rear and sides of the units to provide design relief and solar access.

Findings of Fact - Special Permit

- a. The special permit, as conditioned, is based upon sound principles of land use in that the condominium development is compatible with the adjacent single family and multiple family developments;
- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare in that adequate parking and setbacks are provided;
- c. The special permit, as conditioned, is consistent with the Land Use Element goal of the General Plan to:
 - ✓ "Provide safe, stable and attractive residential areas in which to live; functional and efficient commercial and industrial areas in which to work."

580-38W

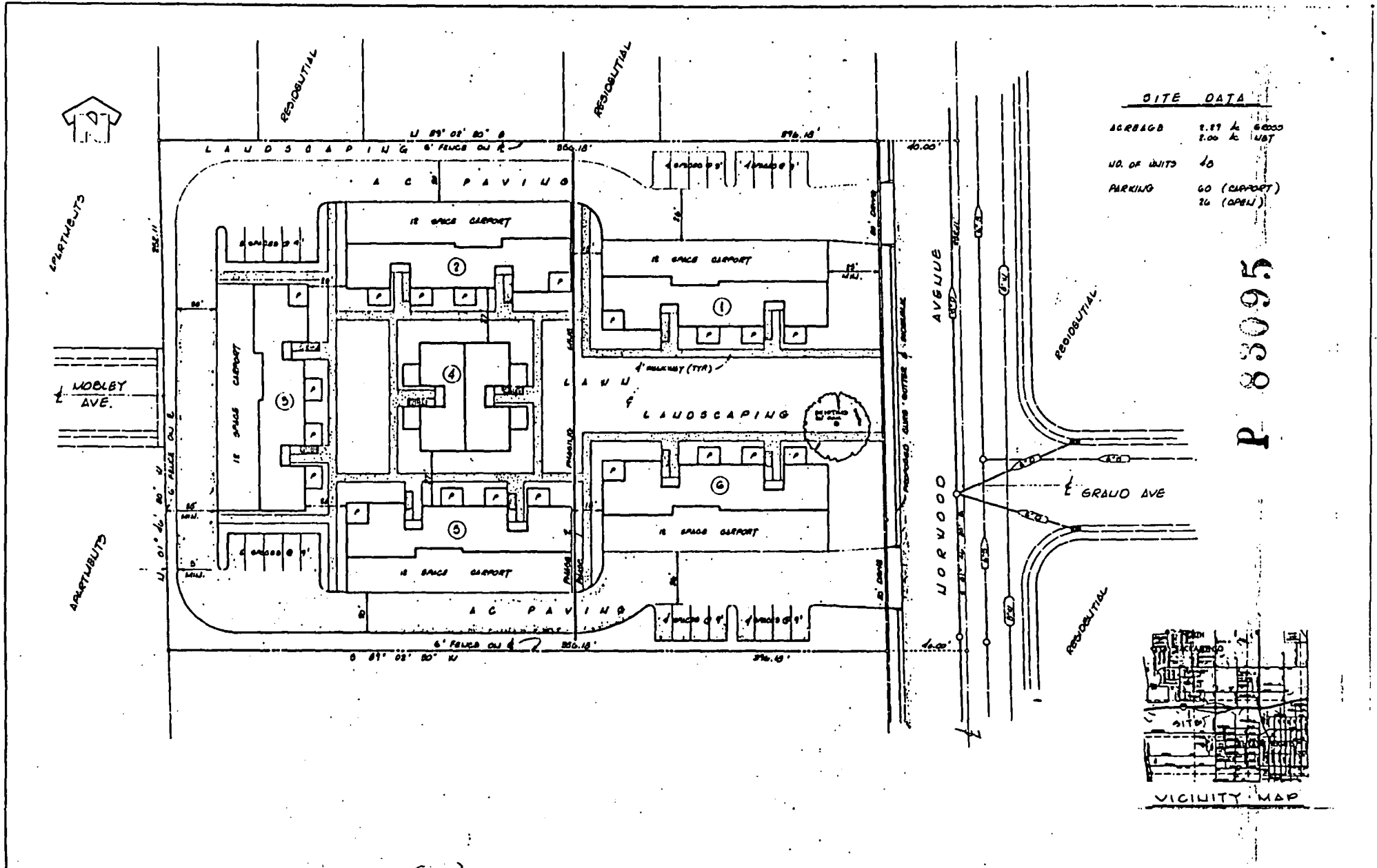


- Location map -

M83-095

5-12-83

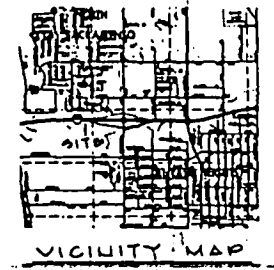
No. 6



SITE DATA

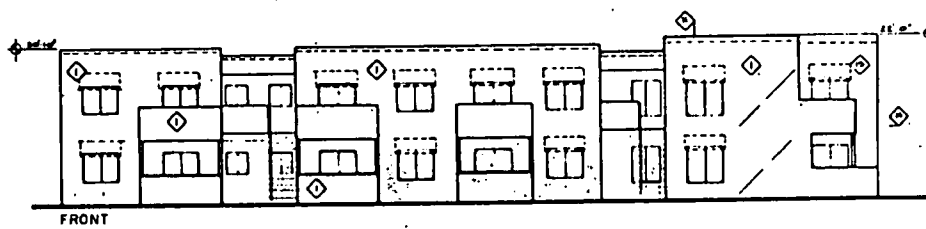
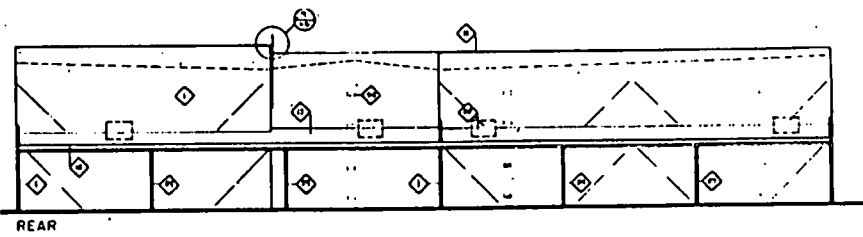
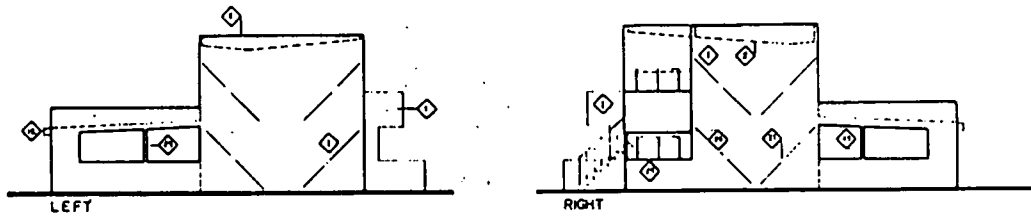
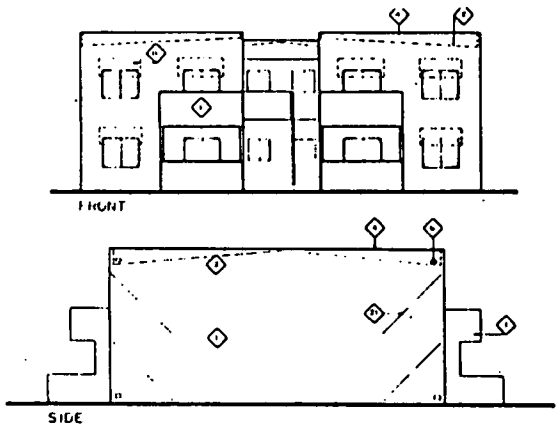
ACREAGE	2.87 A. 60000
	2.00 A. 4367
NO. OF UNITS	16
PARKING	60 (CARPORT)
	26 (OPEN)

P 83095



	COOPER, THOMAS & ASSOCIATES, INC. CIVIL ENGINEERS AND LAND SURVEYORS 281 AND 1001 1/2 AVENUE BERKELEY, CA 94710-1001	PREPARED UNDER THE CLOSE PLAN ACT DAVID P. COOPER	PRELIMINARY SITE PLAN HORWOOD CONDOMINIUMS CITY OF SACRAMENTO CALIFORNIA	1
	1" = 40' MARCH 1983	eto	16	1

0783-095

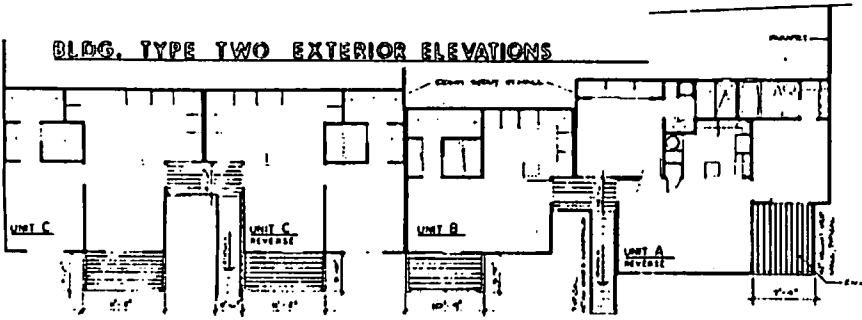


BLDG. TYPE TWO EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

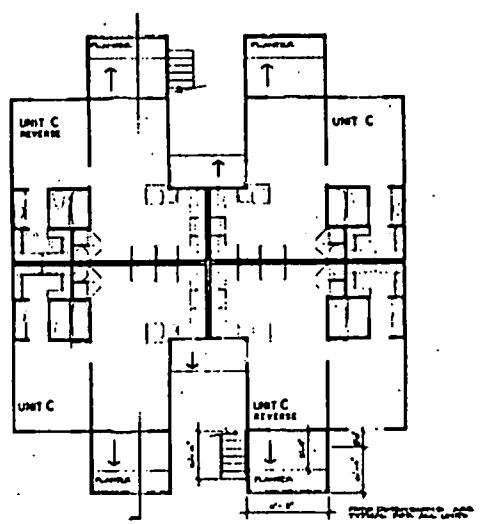
1/8" = 1'-0"

5-13-83



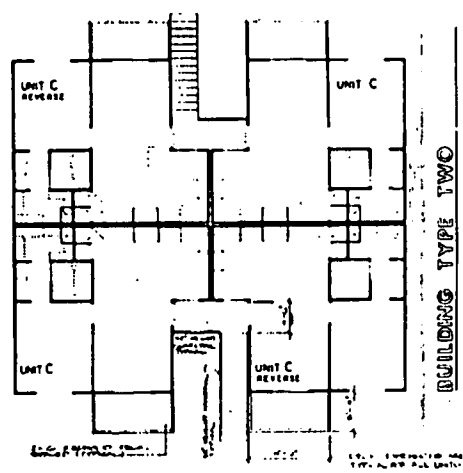
SECOND FLOOR PLAN

1/8" = 1'-0"



FIRST FLOOR PLAN

1/8" = 1'-0"



SECOND FLOOR PLAN 1/8" = 1'-0"

No. 6

FIRST FLOOR PLAN

1/8" = 1'-0"

EXHIBIT 66038

BRUCE E. KEITH AIA

DATE: MARCH 27, 83
DRAWN BY: JOHANN GREGG
CHECKED BY: MARY GREGG

NICORAWORTHY - CONDONS

C-1031 AMERICAN INSTITUTE OF ARCHITECTS 3411 14th STREET SUITE 110 BAYFIELD CA 94022-1101

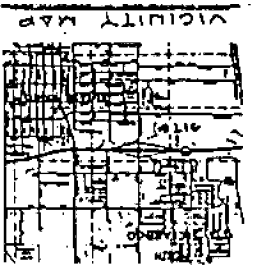
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PRELIMINARY SITE PLAN
 HORWOOD CONDOMINIUMS
 CITY OF SACRAMENTO
 CALIFORNIA

DATE: 5-12-83
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

GENERAL NOTES & ASSOCIATES, INC.
 1000 P STREET, SUITE 100, SACRAMENTO, CA 95811
 (916) 441-1111

Additional Windows Required for Solar Access



P 88095

SITE DATA

TERACE	2.17 A. 6000	200 sq. FT.
UN. OR BATHS	40	
PARKING	60 (GARAGE)	20 (OPEN)

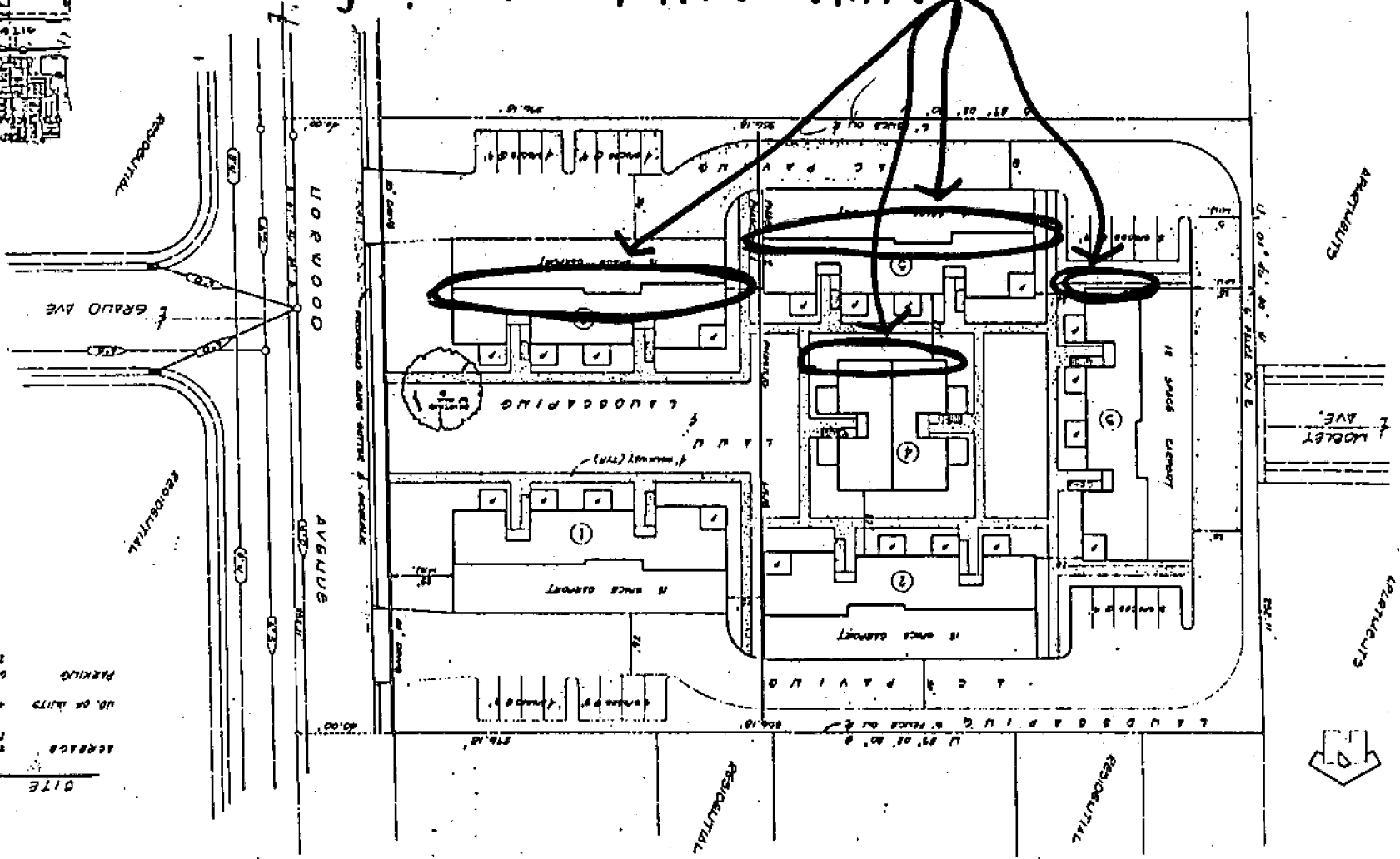
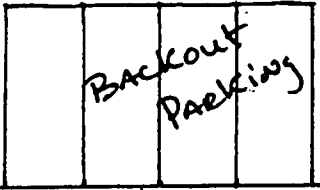
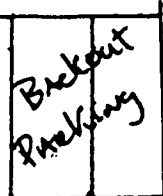
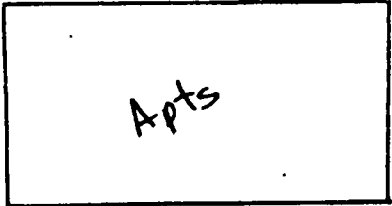
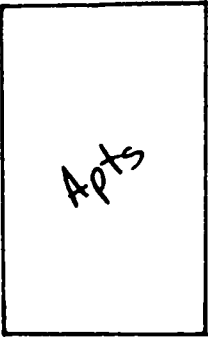


Exhibit B



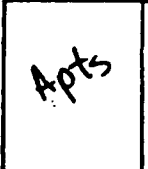


Subject Site

MOBLEY AVE

PROPOSED STREET ABANDONMENT

MODELL WAY



Parking

June 21, 1983

Roda & Wyatt Colbertson
6013 Alberta
Bakersfield, CA 93304

Dear Gentlemen:

On June 14, 1983, the Sacramento City Council took the following action for property located at 3801 Norwood Avenue:

Adopted Resolution 83-452 adopting
Findings of Fact and approving a Tentative
Map to create 48 airspace lots and 1
common lot.

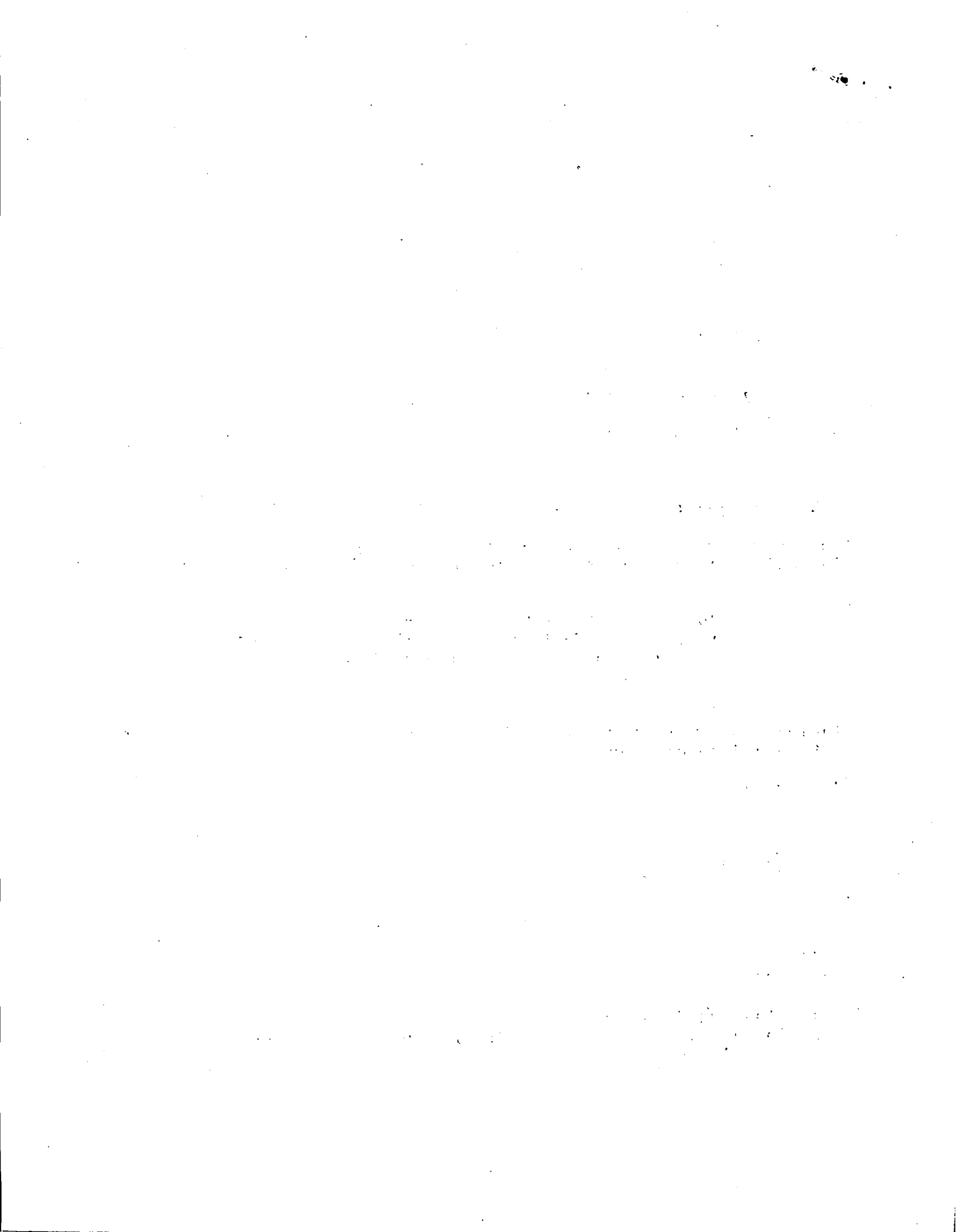
Enclosed, for your records, is a fully certified copy of above referenced resolution.

Sincerely,

Lorraine Magana
City Clerk

LM/jmb/16
Enclosure

cc: Planning Department
Cooper Thorne & Associates, Inc. 2011 Arden Way #10,
95825





CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

916 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

June 21, 1983

Roda & Wyatt Colbertson
6013 Alberta
Bakersfield, CA 93304

Dear Gentlemen:

On June 14, 1983, the Sacramento City Council took the following action for property located at 3801 Norwood Avenue:

Adopted Resolution 83-452 adopting
Findings of Fact and approving a Tentative
Map to create 48 airspace lots and 1
common lot. (P-83095)

Enclosed, for your records, is a fully certified copy of above referenced resolution.

Sincerely,


Lorraine Magana
City Clerk

LM/jmb/16
Enclosure

cc: Planning Department
Cooper Thorne & Associates, Inc. 2011 Arden Way #10,
95825

RESOLUTION No. 83-452

Adopted by The Sacramento City Council on date of

JUN 14 1983

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR NORWOOD CONDOS**

(P- 83-095)(APN: 250-331-19)

Assistant

Dee
D/E CERTIFIED
CITY CLERK
CITY OF SACRAMENTO

JUN 22 1983

CERTIFIED AS TRUE COPY
of Resolution No. 83-452

WHEREAS, the City Council, on June 14, 1983, held a public hearing on the request for approval of a tentative map for Norwood Condos located at 3801 Norwood 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.
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 Norwood Community Plan designate the subject site for residential use(s).

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 for Norwood Avenue and termination of Mobley Avenue.
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer (may require off-site extensions).
 - 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. Dedicate sufficient right-of-way on Norwood Avenue to provide a 45-foot half-section.
 - f. Provide for the standard terminus (cul-de-sac or knuckle) of Mobley Avenue to the satisfaction of the City Traffic Engineer. Applicant shall provide a two year performance bond.

R. BURNETT MILLER

MAYOR

ATTEST:

LORRAINE MAGANA

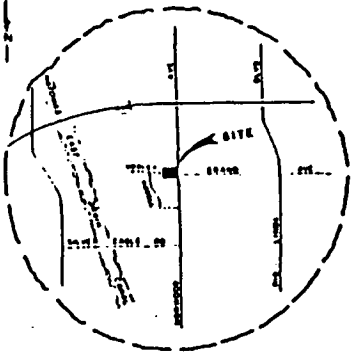
CITY CLERK

P83-095

1783-095

5-12-83

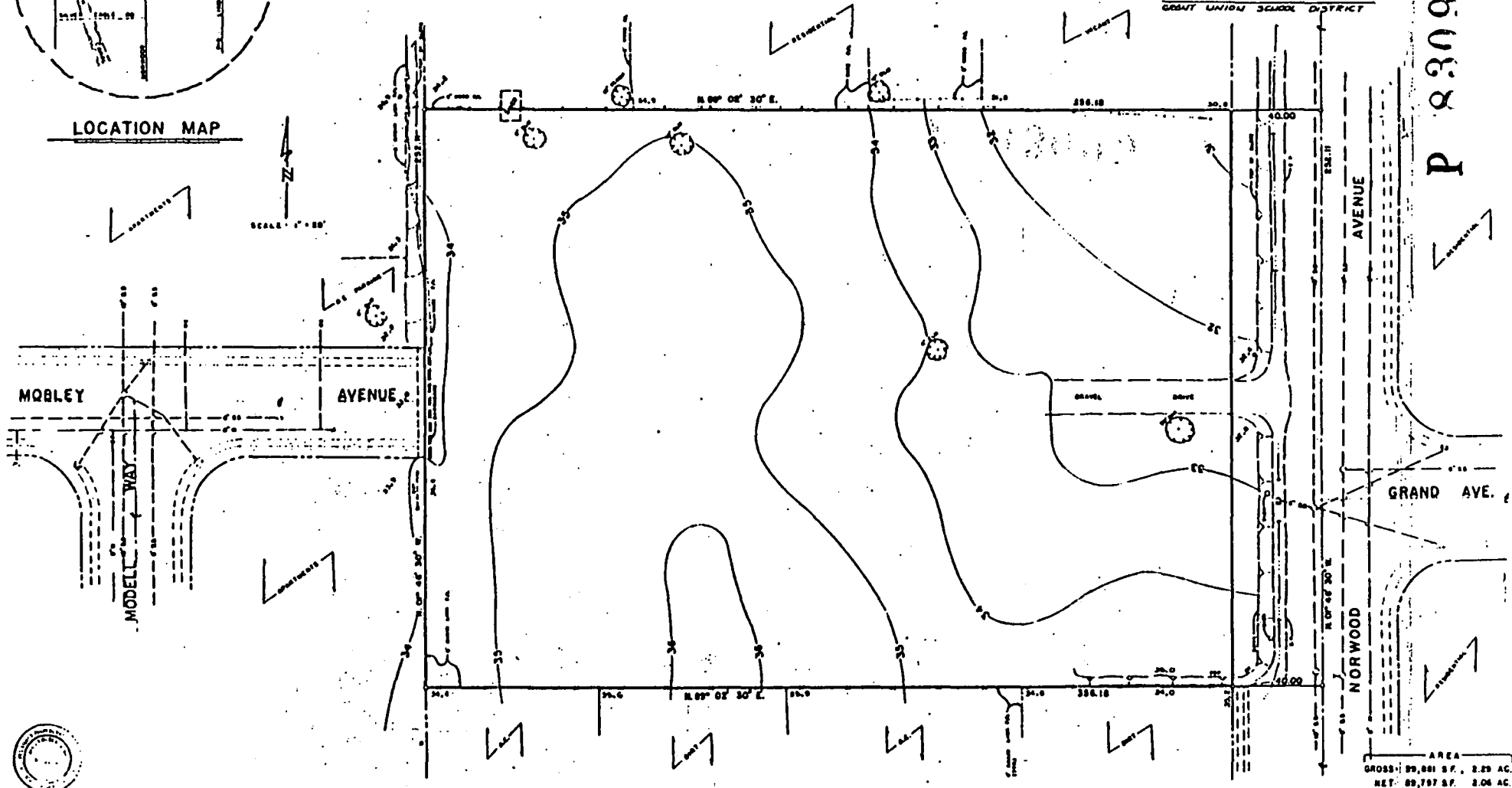
No. 6



LOCATION MAP

TENTATIVE SUBDIVISION MAP

OWNER/DEVELOPER	ENGINEER	AREA	ZONING / USE	UTILITIES
COLBERTSON, RODA / WYATT 6013 ALBERTA BAKERSFIELD, CA 93304 (805) 831-5553	COOPER, THOMAS & ASSOC. 8011 ARDEN WAY, ST. 10 SACRAMENTO, CA 95810 (916) 915-0431	GROSS: 2.29 AC. NET: 2.06 AC.	EXIST: R-3 VACANT PROR: RD-70 40 COUDO'S.	STREETS - CITY OF SACRAMENTO SEWER - CITY OF SACRAMENTO WATER - CITY OF SACRAMENTO DRAINAGE - CITY OF SACRAMENTO POWER - S M U D GAS - P O F F TELEPHONE - P T T GREAT UNION SCHOOL DISTRICT



P 23005

AREA
GROSS: 29,881 S.F. 2.29 AC.
NET: 29,797 S.F. 2.06 AC.



OWNER	R.O.L.
ENGINEER	D.L.C.
DATE	JAN. 1983

COOPER, THOMAS & ASSOCIATES, INC.
Civil, Surveying, Planning and Land Surveying
3015 ARDEN WAY, SUITE 10
SACRAMENTO, CA 95810

cta

DESIGNED UNDER THE SUPERVISION OF
David L. Cooper
DAVID L. COOPER
C.E. 10471
1115 ... 21170 ... Lic. 22/170

A.P.N. 250-027-06

TENTATIVE SUBDIVISION MAP

CITY OF SACRAMENTO CALIFORNIA





CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

Roda and Wyatt Colbertson
6013 Alberta
Bakersfield, CA 93304

June 2, 1983

On May 24, 1983, the following matter was filed with my office to set a hearing date before the City Council:

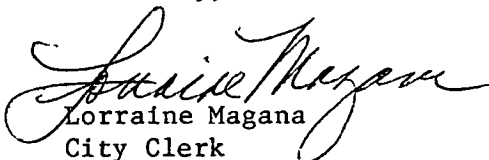
Tentative Map to create 48 airspace lots and 1 common lot for property located at 3801 Norwood Avenue. (D2) (APN: 250-331-19) (P-83095).

This hearing has been set for June 14, 1983, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

Sincerely,


Lorraine Magana
City Clerk

LM/sml

cc: (39) (P-83095)
Cooper Thorne & Associates, Inc.