



CITY OF SACRAMENTO

20

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

MARTY VAN DUYN
PLANNING DIRECTOR

February 11, 1983

CITY MANAGER'S OFFICE
RECEIVED
FEB 15 1983

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

Honorable Members in Session:

FEB 22 1983

SUBJECT: 1. Environmental Determination (Exempt 15105);
2. Tentative Map (P-9276)(APN: 048-012-01 & 04)

OFFICE OF THE
CITY CLERK

LOCATION: North side of Meadowview Road, 400± feet east of Tamoshanter Way

SUMMARY

This is a request to divide a 19± acre site into 88 single family lots. The staff has no objection to the request and, therefore, recommends approval.

BACKGROUND INFORMATION

The subject tentative map was originally approved by the City Council on February 24, 1981. To date, the final map has not been recorded and the applicant indicated that it will not be possible to record the final map prior to its expiration on February 24, 1983. Therefore, the applicant is requesting a one-year extension of the tentative map.

Under the normal map extension procedure, the City Council cannot require parkland dedication or in lieu fees. As you recall, the Council, in December 1981, adopted a new procedure that would basically allow a one-year extension and the ability to require parkland dedication and/or in lieu fees. The subject request is being processed in accordance with the new procedure.

Pursuant to the Parkland Dedication Ordinance, staff has determined that 1.31 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the parkland dedication.

Staff also recommends that the original conditions of the tentative map be required as indicated on the attached resolution.

20

City Council

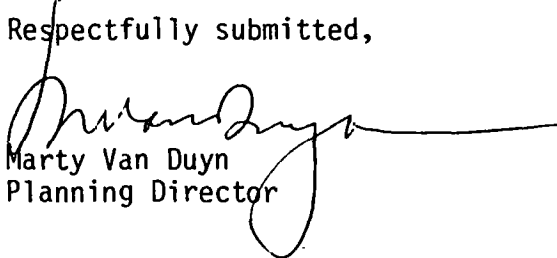
-2-

February 11, 1983

RECOMMENDATION

Staff recommends that the City Council approve the project by adopting the attached resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMEND APPROVAL:


Walter J. Slipe, City Manager

MVD:HY:cp
Attachments
P-9276

February 22, 1983
District No. 7

20



MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1767 J Tribute Rd., Sacramento, Ca 95815
916/920-2411

January 5, 1983
780032

City of Sacramento
City Council - City Hall
915 "I" Street
Sacramento, CA 95814

SUBJECT: TENTATIVE MAP EXTENSION - HOUSTON ESTATES

Members in Session:

Please accept this letter as our request for a one-year extension of approval of the tentative map for Houston Estates, P-9276, that was submitted October 4, 1980, approved by the Planning Commission in January 1981, and approved by the City Council on February 24, 1981. The current approval expires on February 24, 1983.

The extension is requested, in part, due to the following:

- 1. During the past year, the mortgage interest rate has been very high for the proposed buyers.
- 2. In unproven areas, financing for the developer is only available at extremely high interest rates and at times unavailable.

Respectfully submitted,

MORTON & PITALO, INC.

William Louie

WL/rc

AMENDED 2-22-83

RESOLUTION No. 83-133

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR HOUSTON ESTATES LOCATED ON THE
NORTH SIDE OF MEADOWVIEW ROAD, 400+ FEET EAST OF
TAMOSHANTER WAY
(P- 9276)(APN: 048-012-01 & 04)

WHEREAS, the City Council, on February 22, 1983, held a public hearing on the request for approval of a tentative map for Houston Estates located on the north side of Meadowview Road, 400+ feet east of Tamoshanter Way;

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 is exempt from environmental determination pursuant to CEQA, Section 15105;

WHEREAS, the Planning Director 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. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. 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 Meadowview Community Plan designate the subject site for residential use(s).

APPROVED
BY THE CITY COUNCIL

FEB 22 1983

OFFICE OF THE
CITY CLERK

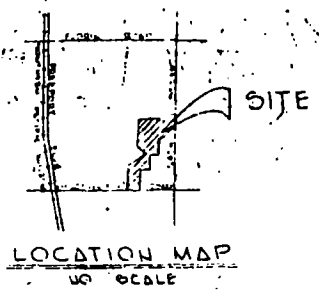
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. 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. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 - b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map with the City Council; oversizing and off-site extensions may be required.
 - c. Off-site dedication shall be acquired to improve the east-west street, west of 24th Street, to a width of 44 feet.
 - d. The applicant shall name the streets to the satisfaction of the Planning Director.
 - e. A note shall be placed on the final map: "No deep lot development allowed on Lot 68."
 - f. 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.

MAYOR

ATTEST:

CITY CLERK

P-9276



OWNER & DEVELOPER
 JAMES R. LITTLE COMPANY
 P. O. Box 28100
 Sacramento, CA 95822
 PH 927-1120

ENGINEER
 MORTON & PITALA, INC.
 1527 J Street S.W.
 Sacramento, CA 95804
 PH 927-3311

CONSULTING ENGINEER
 City of Sacramento

DATE
 11/11/88

REVISIONS
 Sacramento Department of Public Works

NOTES
 Pacific Gas & Electric Company

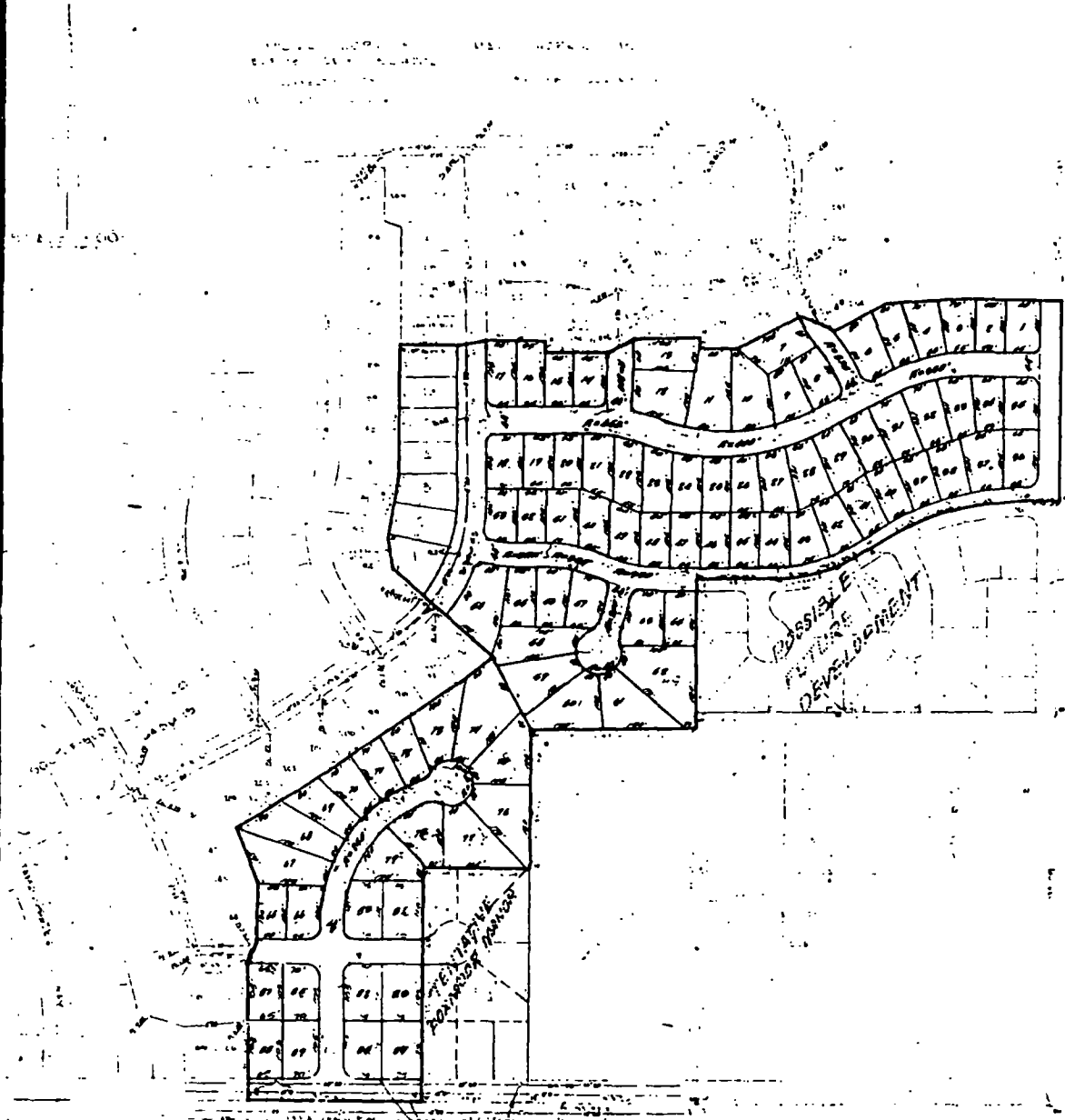
ADDITIONAL NOTES
 City of Sacramento

ADMIN
 5/4

ACADEMIC
 1/2 1/2

ASSEMBLY PLAN, 1/2 1/2
 10-118-87
 10-118-87
 10-118-87

UTILITY RIGHTS OF WAY
 1/2 1/2 1/2
 1/2 1/2 1/2
 1/2 1/2 1/2
 1/2 1/2 1/2



6

	MORTON & PITALA, INC. CIVIL ENGINEERING PLANNING SURVEYING		TENTATIVE MAP HOUSTON ESTATES PORTON & A. C. LITTLE, JR. & J. R. LITTLE, JR. CITY OF SACRAMENTO, CALIFORNIA		P. 9776 SHEET NO. 1 OF 1
	CIVIL ENGINEERING PLANNING SURVEYING		TENTATIVE MAP HOUSTON ESTATES PORTON & A. C. LITTLE, JR. & J. R. LITTLE, JR. CITY OF SACRAMENTO, CALIFORNIA		SHEET NO. 1 OF 1

February 23, 1983

William Louie
c/o Morton & Pitalo, Inc.
1767 "J" Tribute Road
Sacramento, CA 95815

Dear Mr. Louie:

On February 22, 1983, the Sacramento City Council took the following action(s) for property located on north side of Meadowview Road, 400± feet east of Tamoshanter Way. (P-9276):

Adopted Resolution 83-133 adopting
Findings of Fact and approving a Tentative
Map to divide 19± vacant acres in the
Single Family, R-1 zone into 89 single
family lots

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

Sincerely,

Lorraine Magana
City Clerk

LM/emm/20
Enclosure

cc: Planning Department