



CITY OF SACRAMENTO

19

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

APPROVED
BY THE CITY COUNCIL

April 1, 1981

APR 7 1981

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for Park Estates (P-8431)

LOCATION: 600 feet Southeast of Riverside Boulevard and
13th Avenue

SUMMARY

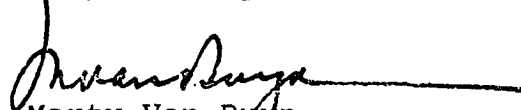
The subject Tentative Map was approved by the City Council on February 20, 1979 and lapsed on August 20, 1980. The applicant is requesting a twelve-month time extension in order to arrange financing and complete the final map.

The subdivision contains eight single family lots on a 3+ acre parcel that is triangular in shape. Two heritage Oak trees located along the edge of the proposed access road (San Mateo Way) will be retained by jogging the road alignment.

RECOMMENDATION

Staff recommends that the Council grant a one-time, one-year time extension on the Tentative Map. Said time extension shall lapse on August 20, 1981.

Respectfully submitted,

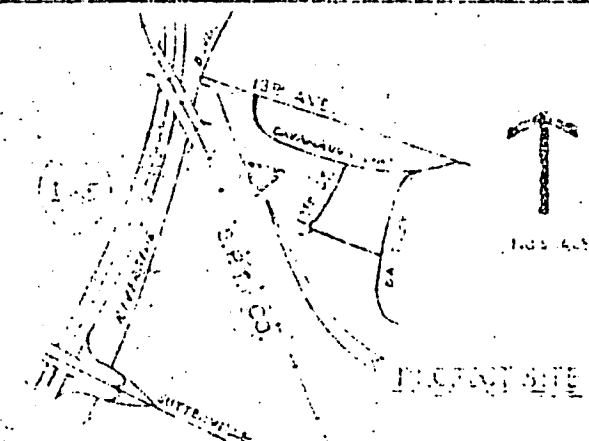
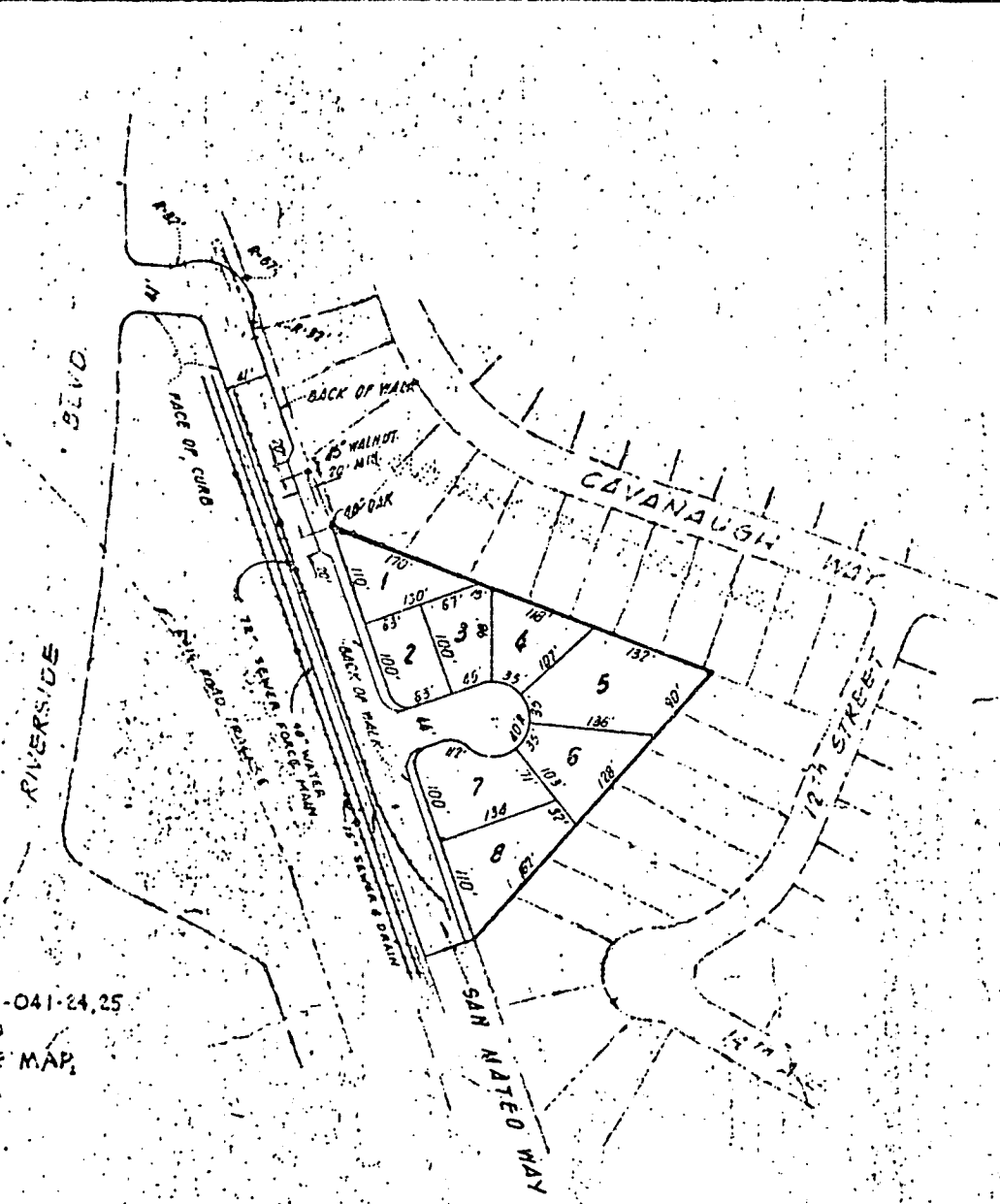

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:SD:jm
Attachments
P-8431

April 7, 1981
District No. 4



VICINITY MAP
1:10 SCALE

RECORD OWNER:
CATHERINE V. BENNETT
1219 30th AVE. PHONE 916-452-0017
SACRAMENTO, CA. 95815

SUBDIVIDER:
R.C. PARKS & ASSOC.
1800 TRIBUTE RD. PHONE 916-327-2018
SACRAMENTO, CA. 95815

ENGINEER:
FROST AND BAKER, INC.

FAIR OAKS, CA. 95624

EXISTING ZONING:
R-1

PROPOSED ZONING:
R-1

ACREAGE:
267 ACRES

TOTAL NUMBER OF LOTS:
8 SINGLE FAMILY
(5200 SQ. FT. MIN. SIZE, 11,300 SQ. FT. MAX. SIZE)

NOTES:
1. ASSESSOR'S PARCELS NO. 17-041-24, 25
2. E.I.R. QUESTIONNAIRE FILED
CONCURRENT WITH TENTATIVE MAP

DRAWN: J.D. CHECKED: W.C.
SUBMITTED BY: AGENT BAKER REC. NO. 26457

F&B Engineering • Surveying • Planning
FROST AND BAKER, INC.
Fair Oaks California 95624 (916) 963-1831

TENTATIVE SUBM. MAP
FOR
PARK ESTATES
AUG. 1978
SACRAMENTO CALIFORNIA

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PARK ESTATES (APN. 017-041-24) (P-8431)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Park Estates located approximately 600 feet southeast of Riverside Boulevard and 13th Avenue (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on February 6, 1979 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 Riverside-Land Park 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. In the matter of the requested Subdivision Modification, the Council determines as follows:

- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in that the particular case to conform to the strict application of these regulations.

Fact: The subject site is a triangular-shaped lot which makes it difficult to meet all requirements of the Subdivision Ordinance.

Fact: The subject site is presently landlocked.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The site is irregular in shape and it is difficult to provide lots with standard dimensions.

- c. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.

Fact: The proposed project is compatible with surrounding single family development.

Fact: The project will not significantly change the characteristics of the area.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The 1974 General Plan and Riverside-Land Park Community Plan designates the site for residential uses.

Fact: The project is consistent with the policies of the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

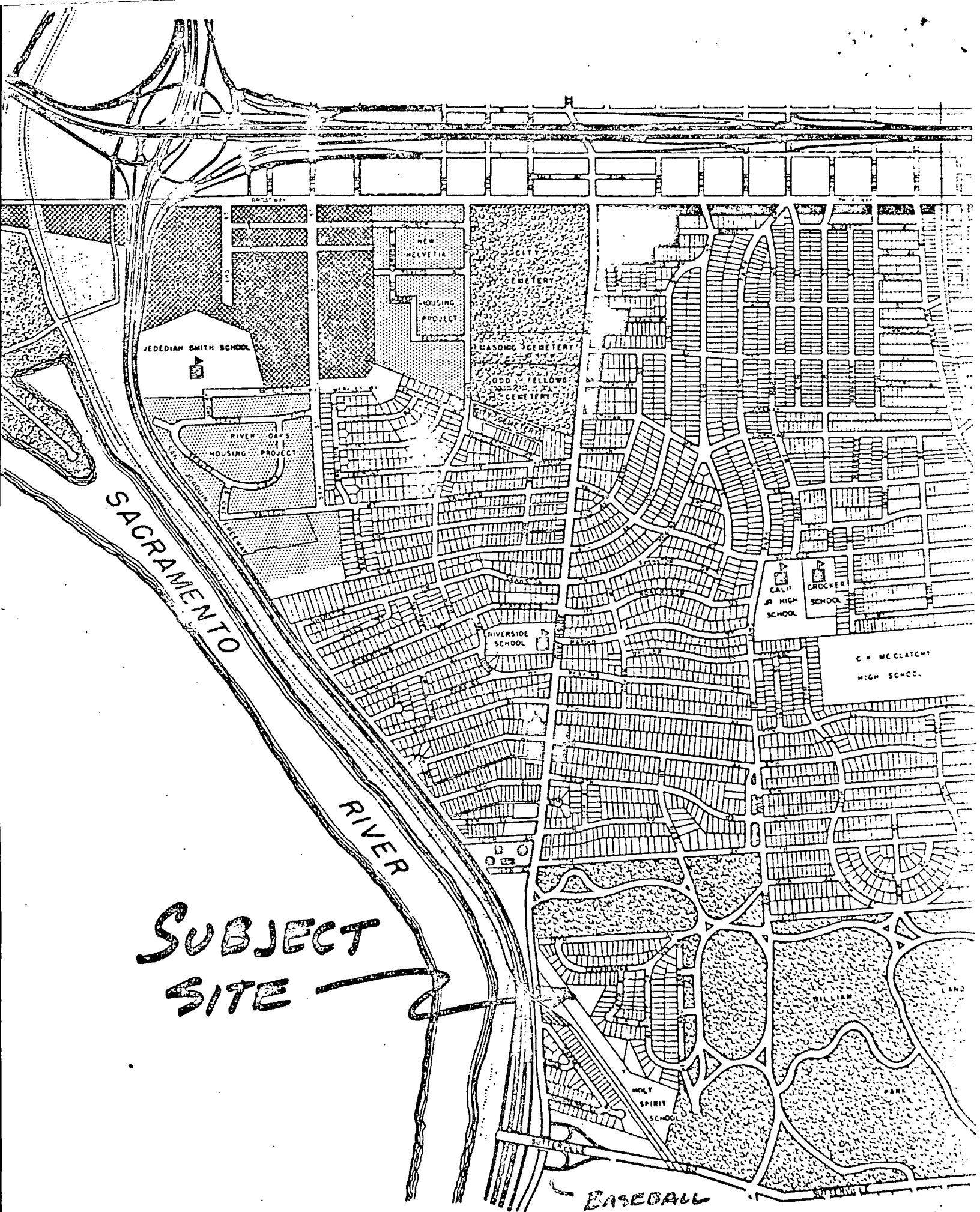
- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 - E 1. Provide standard subdivision improvements as specified in Section 40.811 of the Subdivision Ordinance.
 - E 2. Improve San Mateo Way from Riverside Boulevard to subject site with 36 feet from curb to curb and sidewalks on easterly side.
 - E 3. Prepare a sewer and drainage study for review and approval of the City Engineer.

- 4. San Mateo Way shall intersect Riverside Boulevard at a 90 degree angle.
- 5. Name all streets to the satisfaction of the Planning Director.
- 6. Combine lots 7, 8, and 9 into two parcels.
- 7. The applicant shall reroute San Mateo Way in order to save the large tree and roots located to the north of the subject site.

MAYOR

ATTEST:

CITY CLERK



**SUBJECT
SITE** →



Engineering · Surveying · Planning

FROST AND BAKER, INC.

7932 Sunset Avenue; Suite B

Fair Oaks, California 95628

(916)966-8511

CITY OF SACRAMENTO
PLANNING DEPARTMENT
915 'I' STREET
SACRAMENTO, CA. 95814

JULY 22, 1980

ATTN: HOWARD YEE

SUBJECT: PARK ESTATES (P-8431)
APN: 017-041-24

DEAR HOWARD:

AS AGENT AND ENGINEER FOR THE ABOVE SUBJECT DEVELOPMENT, WE ARE REQUESTING AN EXTENSION TO THE TENTATIVE MAP. THE TENTATIVE MAP WAS APPROVED BY THE CITY COUNCIL ON FEBRUARY 20, 1979 AND WILL EXPIRE ON AUGUST 20, 1980.

ENCLOSED IS A CHECK FOR \$206.00 (TWO HUNDRED SIX DOLLARS), 300' RADIUS MAP, PROPERTY OWNER'S LIST, AND PRINTS OF THE APPROVED TENTATIVE MAP.
THANK YOU VERY MUCH.

VERY TRULY YOURS,
FROST & BAKER, INC.

Ray Louie
RAY LOUIE

RL/M



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

April 8, 1981

Mrs. Catherine Bennett
1299 8th Avenue
Sacramento, CA 95818

Dear Mrs. Bennett:

On April 7, 1981, the Sacramento City Council granted a time extension on the tentative map for Park Estates, southeast of Riverside Boulevard and 13th Avenue (P-8431).

The extension is granted one-time only and will lapse in six months on August 20, 1981.

Sincerely,

Anne J. Mason
Deputy City Clerk

AJM:sj

cc: Frost & Baker, Inc.
Planning Department



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

March 24, 1981

Owner of Property:

Catherine Bennett
1299 8th Avenue
Sacramento, CA 95818

On March 23, 1981, the following matter was filed with my office to set a hearing date before the City Council.

Tentative Map Time Extension for Park Estates.

Location: 600+ feet southeast of Riverside Boulevard and 13th Avenue (P-8431) (D4)

The hearing has been set for April 7, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

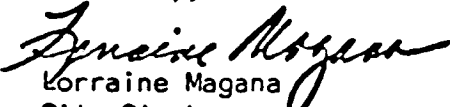
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,


Lorraine Magana
City Clerk

LM:am

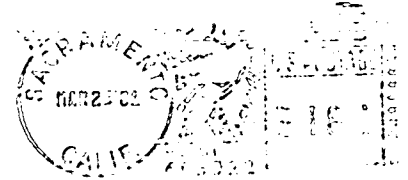
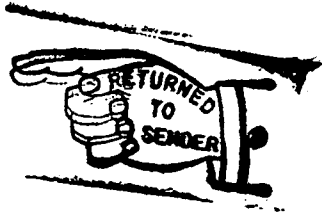
cc: Frost & Baker Inc.
P-8431 Mailing List 50



RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

MAR 27 3 15 PM '81

OFFICE OF THE CITY CLERK
916 I STREET
CITY HALL ROOM 203
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 440-6428



GARY HULBERT
1181 CAVANAUGH WAY
SACRAMENTO, CA 95822
A.P.N. 17-042-28

FORWARDING TIME EXPIRED

NOTICE OF CITY COUNCIL HEARING