



CITY OF SACRAMENTO

27

CITY PLANNING DEPARTMENT

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

MARTY VAN DUYN
PLANNING DIRECTOR

January 16, 1985

City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Request for Time Extension for North Shores East (P82-186, formerly Sunnyside Meadows P.U.D.)

LOCATION: East and west sides of southern terminus of 24th Street, south of Meadowview Road

BACKGROUND INFORMATION

The subject map was approved by the City Council on January 18, 1983. The applicant is requesting a twelve month time extension in order to coordinate improvements of the subject project with Delta Shores, a Planned Unit Development (P.U.D.) which is located adjacent to the west.

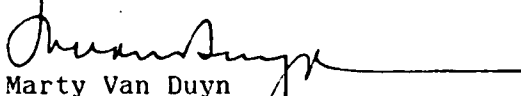
The Tentative Map consists of 147 single family detached, 146 halfplex (zero lot line) attached units, and 4 large lots for future condominium development. Subdivision Modifications were also approved waiving sewer and water services and parkland dedication requirements for the large lots. The map is conditioned to reference future responsibility for these obligations.

The applicant has requested to change the name of the subdivision to North Shores East. Staff has no objection to this request.

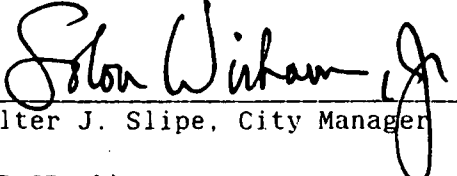
RECOMMENDATION

Staff recommends that the Council grant a one time, one year extension for the Tentative Map of North Delta East. Said extension will lapse on January 18, 1986.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


For: Walter J. Slipe, City Manager

MVD:SD:pkb
Attachments
P82-186

APPROVED
BY THE CITY COUNCIL

JAN 22 1985

OFFICE OF THE
CITY CLERK

January 22, 1985
District 7 & 8

- 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 Meadowview 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 Water 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. In the matter of the hereby approved requested subdivision modification to waive sewer and water services and parkland dedication :

- a. there are such special circumstances or conditions affecting the property to be subdivided that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that water & sewer connections and parkland dedication for Lots A, B, C & D are being deferred until future development of individual lots.
- b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the improvements and parkland dedication will be required upon development of the site
- c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the granting of the modifications will not 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 in that the site is designated for residential uses

7. 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;
- b. Prepare a sewer, water and drainage study for the review and approval of the City Engineer;
- c. Name the streets to the satisfaction of the Planning Director;
- d. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Lots A, B, C, and D. These services must be paid for and installed at the time of obtaining building permits;

- e. 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. This condition shall not apply to Lots A, B, C and D. 27
- f. 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;
- g. Sewer, water and drain study may require additional lines, oversizing, off-site extensions, new pump stations and outfalls, etc. Construction of these improvements shall be assured to the satisfaction of the City Engineer prior to filing the first phase or entire map. (Coordination with Delta Shores and Village Meadows improvements required.) Phased or incremental construction may be allowed by the City Engineer pending results of the sewer, water and drainage study.
- h. The existing sewer and drain easement shall be increased to 15 feet.
- i. The applicant shall record the phase as indicated on the schematic plan.
-
- j. Public streets shall be dedicated and improved to the satisfaction of the City Traffic Engineer:
- (1) A and B Streets shall be 100 ft. right-of-way; P Street 54 ft. right-of-way; H, L, M, C, D, E, and F, 50 ft. right-of-way.
 - (2) "P" Street shall be redesigned to provide direct access to 24th Street.
 - (3) "A" Street shall have a minimum radius of 1000 ft.
- k. The following note shall be placed on the final map:
- Parkland Dedication requirements are being deferred for Lots A, B, C and D until such time that a subdivision map or building permits are requested for these parcels.
- l. Rights of access for those through lots abutting "A" and 24th Streets shall be dedicated to the City.
- m.. A five foot pole line easement shall be located on the southern and eastern property lines for SMUD power pole purposes, subject to review and approval of the City Engineer.
- n. Realignment of "A" Street and "P" Street shall be approved by the Traffic and City Engineer.
- o. Lot "F" shall be improved to the satisfaction of the City Engineer and Director of the Department of Community Services along with first phase map recordation; or security therefore satisfactory to the City Attorney shall be posted to assure performance of this condition. Irrigation plans shall be made a part of the improvement plan.

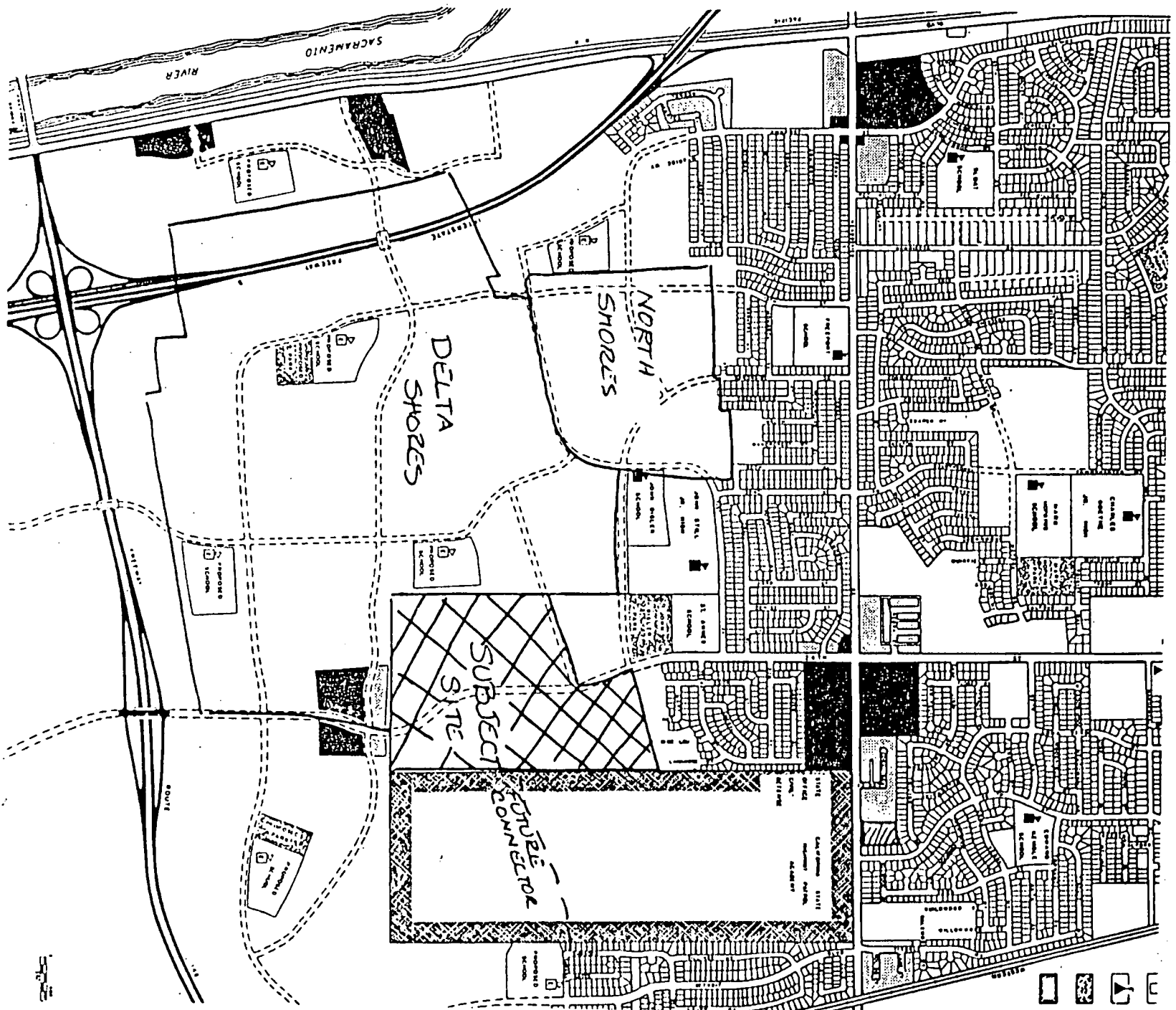
- p. Language satisfactory to the City Attorney shall be included in the Covenants, Conditions and Restrictions for all parcels (1) requiring periodic contributions to a homeowner's association which shall be exclusively responsible for the maintenance of the aforementioned landscaped areas and bikeway paths, and (b) conferring to the City the power to enforce said maintenance obligation and recover City overhead and legal costs incurred for any enforcement action(s).
- q. Applicant shall enter into an agreement with the City, satisfactory to the City Attorney, imposing an obligation on the applicant, his successor and assigns to share in maintenance costs for Lot F landscaping proportion to the ratio of (1) land included within the tentative map and retained by the applicant, compared to (2) the entire tentative map acreage.

R. BURNETT MILLER
MAYOR

ATTEST:

LORRAINE MAGANA
CITY CLERK

VICINITY MAP



tentative map

A RESIDENTIAL PLANNED DEVELOPMENT
NORTH SHORES EAST
 CITY OF SACRAMENTO CALIFORNIA

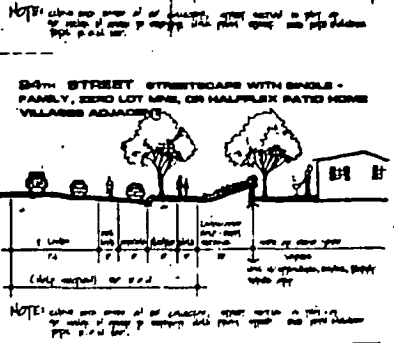
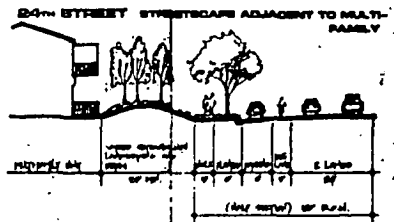
LAND USE STATISTICS

Category	Area (Acres)	Percentage
Single Family Detached	100.00	100.00%
Single Family Attached	0.00	0.00%
Multi-Family	0.00	0.00%
Multi-Family Attached	0.00	0.00%
Community Center	0.00	0.00%
Office/Professional	0.00	0.00%
Public/Community	0.00	0.00%
Industrial	0.00	0.00%
Commercial	0.00	0.00%
Other	0.00	0.00%
TOTAL	100.00	100.00%

TENTATIVE MAP NOTES

- LEGEND**
- BOUNDARIES**
- UTILITIES**
- STREETS**
- LAND USE**
- PROPOSED**
- EXISTING**
- ADJACENT**
- REQUIREMENTS**
- NOTES**

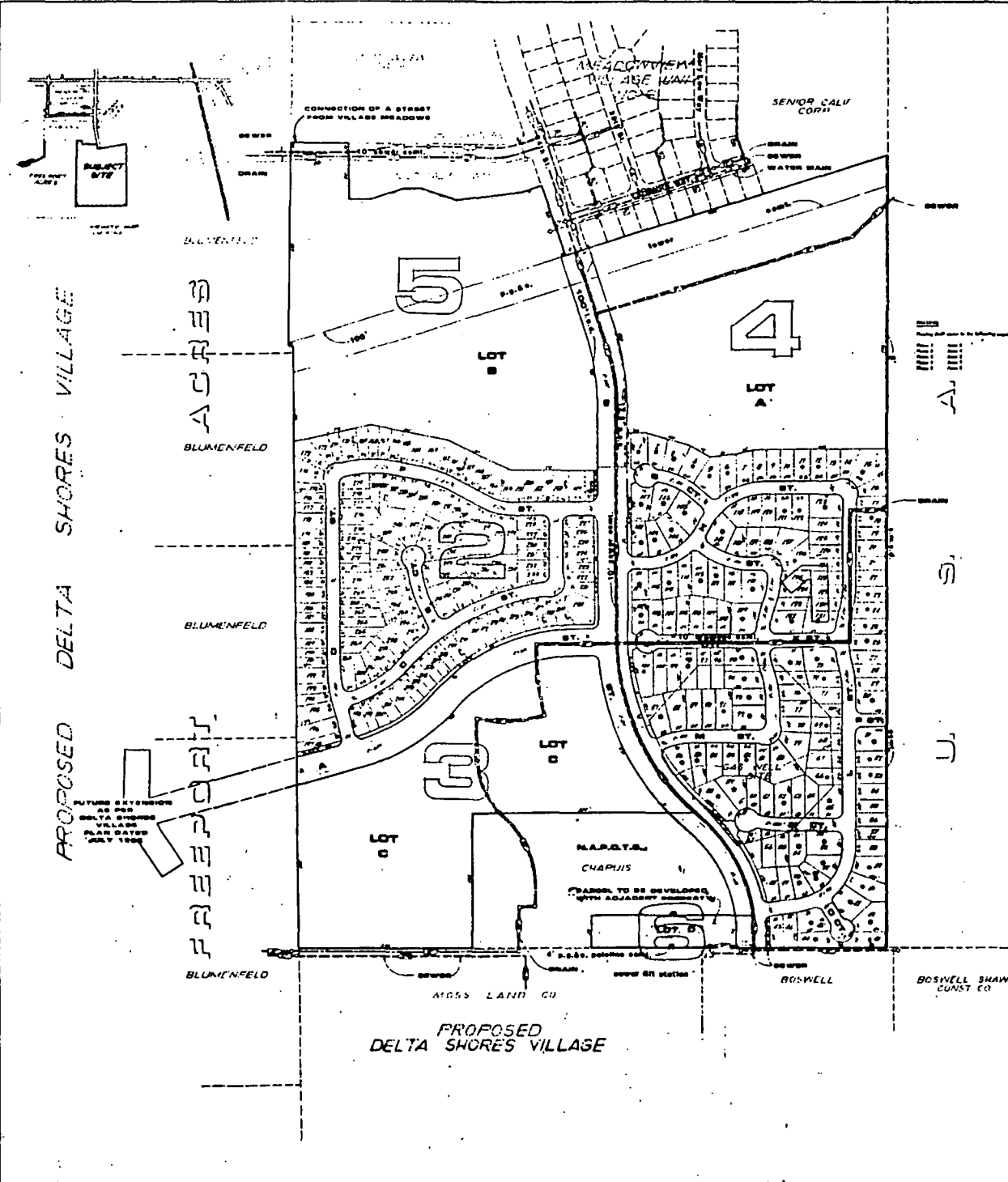
TYPICAL LOT/BUILDING ENVELOPES FOR MULTI-FAMILY AREAS



14 1982

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62



PROPOSED DELTA SHORES VILLAGE

ACRES

BLUMENFELD

BLUMENFELD

PROPOSED DELTA SHORES VILLAGE

BOSWELL SHAW



CITY OF SACRAMENTO

RECEIVED

CITY CLERKS OFFICE
CITY OF SACRAMENTO

DEC 20 2 48 PM '84

P-82186
27

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 19, 1984

HAQ: 1-15-85
FCA Date: 1-22-85

MEMORANDUM

TO: Lorraine Magana, City Clerk
FROM: Leslie Oldridge
SUBJECT: Request to Set Public Hearings

Cont 1-22-85
Improper publication

1. P82-186 Extension of Tentative Subdivision Map to subdivide 106+ vacant acres and develop a Planned Unit Development known as Sunnyside Meadows consisting of 642 condominium - townhouse units, 147 single family detached units and 146 halfplex (zero lot line) attached units in the Townhouse - Planned Unit Development (R-1A-PUD) zone for property located on the East and West sides of southern terminus of 24th Street. (D-7 & 8) (APN: 053-010-59,60,61)
2. P82-187 Extension of Tentative Subdivision Map to subdivide 109+ vacant acres to develop a Planned Unit Development known as Village Meadows consisting of 578 townhouse-condominium units, 150 single family and 206 halfplex (zero lot line) units in the Townhouse - Planned Unit Development (R-1A-PUD) zone for property located on the western terminus of John Still Drive and eastern terminus of Amherst Street. (D8) (APN: 052-010-39,53,54)

Daily Recorder lost - published 1-9-85
6 day notice

SACRAMENTO CITY PLANNING DEPARTMENT

IX

Application Information

Application taken by/date: _____

Project Location E & W sides of Southern terminus of 24th Street

PP 82186

Assessor Parcel No. 053-010-59,60,61

Owners Santa Fe Development Corporation

Phone No. _____

Address P.O. Box 22549, Sacramento, CA 95822

Applicant Raymond Vail and Assoc.

Phone No. _____

Address 1410 Ethan Way, Sacramento, CA 95825

Signature _____ C.P.C. Mtg. Date _____

REQUESTED ENTITLEMENTS

Environ. Determination _____

General Plan Amend _____

Community Plan Amend _____

Rezone _____

~~Tentative Map~~ EXTENSION OF TENTATIVE SUBDIVISION MAP to subdivide 106+ vac. ac. and develop a PUD known as Sunnyside Meadows consisting of 642 condominium-townhouse units, 147 single family detach units and

~~Special Permit~~ 146 halfplex (zero lot line) attached units in the Townhouse-Planned Unit Development (R-1A-PUD) zone.

Variances _____

Plan Review _____

PUD _____

Other _____

ACTION ON ENTITLEMENTS

Commission date _____ Council date _____ Filing Fees _____

_____ Res. _____ \$ _____

_____ Res. _____ \$ _____

_____ Res. _____ \$ _____

_____ Ord. _____ \$ _____

_____ Res. _____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

FEE TOTAL \$ _____

RECEIPT NO. _____

By/date _____

Sent to Applicant: _____ Date _____

By: _____ Sec. to Planning Commission

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.

PP 82186

Gold - applicant receipt White - applicant permit

Yellow - department file

Pink - permit book

#27
1-22-1985

January 24, 1985

Santa Fe Development Corporation
P.O. Box 22549
Sacramento, CA 95822

Dear Gentlemen:

On January 22, 1985, the Sacramento City Council granted a time extension request. The Tentative Map is to subdivide 106± acres and to develop a Planned Unit Development known as Sunnyside Meadows consisting of 642 condominium - townhouse units for property located at on the east and west sides of the southern terminus of 24th Street. (P-82186)

The extension is granted one-time only, and will lapse on January 18, 1986.

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/27

cc: Planning Department

Raymond Vail and Associates
1410 Ethan Way
Sacramento, CA 95825