

21



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

November 24, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Reopen the Public Hearing and Reconsider Cale Estates Subdivision,
P-9119, APN: 038-052-01

SUMMARY

On November 12, 1980, Council denied owner's Application #9119 for Cale Estates Subdivision. Council accept staff recommendation that the applicant revise the first design, Exhibit "A," which contains only six lots, three of which are sub-standard in depth. Applicant was not present at Council meeting and now JTS Engineering Consultants, Inc. has requested the hearing be reopened.

BACKGROUND

On November 14, 1980, JTS Engineering Consultants, Inc. wrote a letter requesting that the City Council reopen the public hearing for Cale Estates Subdivision. In the letter it was stated that neither Mr. Cale, property owner, nor JTS Engineering Consultants, applicant, received notice of the hearing and therefore could not present their case before Council. It is the policy of the City Clerk's office to send a hearing notice to the owner of the property, applicant and each name appearing on the certified property list.

A meeting was held with Jim Jackson and this office was advised that the public hearing should be reopened, readvertised and a new notice sent to all property owners.

RECOMMENDATION

It is recommended that:

- (1) The hearing be reopened for Council consideration on December 16, 1980.
- (2) The hearing be readvertised in a newspaper of general circulation.

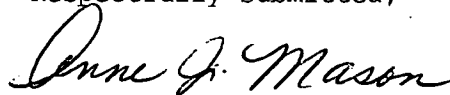
APPROVED
BY THE CITY COUNCIL

DEC 2 1980

OFFICE OF THE
CITY CLERK

- (3) All 19 property owners on the original certified mailing list, surrounding the subject property, be renoticed by mail.

Respectfully submitted,



Anne J. Mason
Deputy City Clerk

Recommendation Approved:



Walter J. Slips
City Manager

AJM:cm

Attachments: JTS Engineering letter
Planning Dept. Council Letter
Resolution 80-753

December 2, 1980
District 6

**JTS ENGINEERING
CONSULTANTS, INC.**

811 J STREET
SACRAMENTO, CA 95814
(916) 441-6708

"ENGINEERING FOR PUBLIC WORKS & INDUSTRY"

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

NOV 14 2 10 PM '80

November 14, 1980

#80-075

City Clerk
City Council
City of Sacramento
915 I Street
Sacramento, CA 95814

Re: Cale Estates Subdivision P-9119
APN 038-052-01

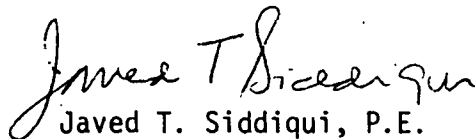
On behalf of my client, George Cale, I would like to respectfully request that this project be reheard by the Council due to the fact that the public hearing for this project was held on November 12, 1980, without our knowledge. Neither we nor Mr. Cale were notified of the hearing and, therefore, the Council did not have the opportunity to hear the basis of our request.

Kindly note that Mr. Cale will be out of town between December 2 and December 8, and we would appreciate it if the meeting could be scheduled such that he may be able to attend the hearing.

Your prompt attention to this matter will be greatly appreciated.

Thank you.

Very truly yours,



Javed T. Siddiqui, P.E.
JTS Engineering Consultants, Inc.

JTS:rd

cc: George Cale
Will Weitman



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

November 5, 1980

City Council
Sacramento, California

APPROVED

NOV 12 1980

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: 1. Subdivision Modification to create lots substandard
in depth
2. Tentative Map (P-9119)

LOCATION: Northeast corner of Lemon Hill and Belleview Avenues

SUMMARY

The applicant is requesting the necessary entitlements to divide 8.9+ acres into seven single family lots. The Planning Commission recommended approval of the tentative map as shown on Exhibit "D" and the Subdivision Modification. A Variance to create six lots substandard in depth was also approved.

BACKGROUND INFORMATION

The applicant's original proposal (Exhibit A-A) contains seven lots, six of which are substandard in depth and area. Staff expressed concern regarding the original proposal and the applicant subsequently submitted two revised alternate plans which are illustrated on Exhibits "B" and "D." The revised plans included lots that meet the minimum area requirements; however, both revised plans contained six lots that are substandard in depth. Exhibit "B" contains lots with a depth of 84 feet, and Exhibit "D" contains lots with a depth of 79 feet.

Staff, however, suggested that the applicant revise the first design as shown on Exhibit "A." This proposal contains only six lots, however, there are only three lots that are substandard in depth. Staff believes that this design is more consistent with the standards set forth in the subdivision ordinance and it would allow more design flexibility for each single family dwelling.

The City Planning Commission recommended approval of the applicant's revised plan as shown on Exhibit "D." This includes seven lots, six of which are substandard in depth (79 feet).

VOTE OF COMMISSION

On October 9, 1980, by a vote of seven ayes, one absent, one vacancy, the Planning Commission recommended approval of the tentative map as shown on Exhibit "D" and the subdivision modification to create six lots substandard in depth.

RECOMMENDATION

The Planning Commission recommends approval of the map as shown on Exhibit "D." If the Council concurs with the Commission, the appropriate action would be to adopt the attached tentative map resolution identified as Exhibit "A-1." If the Council concurs with staff's recommendation, the appropriate action would be to adopt the tentative map resolution as indicated on Exhibit "A-2."

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:DP:bw
Attachments
P-9119

November 12, 1980
District No. 6

RESOLUTION NO. 80-753

Adopted by The Sacramento City Council on date of

NOVEMBER 12, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR CALE ESTATES (APN: 038-052-01) (P-9119)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Cale Estates, located at the northeast corner of Lemon Hill and Bellevue Avenues (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 November 12, 1980, 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 Colonial 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 County of Sacramento treatment plants have a design capacity for which 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.
- H. 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 the particular case to conform to the strict application of these regulations.

Fact: The dimensions of the parcel make it impossible to create standard sized single family lots.

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

Fact: There is no feasible way to divide the site and meet all requirements of the Subdivision Ordinance.

- 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 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 site is intended for residential use and the proposed parcel split is consistent with this designation.

-3-

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 as indicated in Exhibit A, subject to the following conditions:
 - 1. The applicant shall provide standard subdivision improvements including a 12-foot lane on the west side of Belleview pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 - 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map; may require off-site extension and oversizing to northeast for drainage.
 - 3. The applicant shall check with the County Sanitation District and meet all requirements.
 - 4. The applicant shall construct road to 50-foot right-of-way standard along Belleview Avenue and shall provide a right-of-way study for the review and approval of the City Engineer prior to filing the final map.
 - 5. The applicant shall dedicate an additional two feet on Lemon Hill Avenue to comply with the Bikeway Master Plan.
 - 6. The applicant shall align the proposed stub street to the east with the stub street as approved as part of Belleview Estates Tentative Subdivision Map.

MAYOR

ATTEST:

CITY CLERK

P-9119

TENTATIVE SUBDIVISION MAP

CALE ESTATES

CITY OF SACRAMENTO, CALIFORNIA

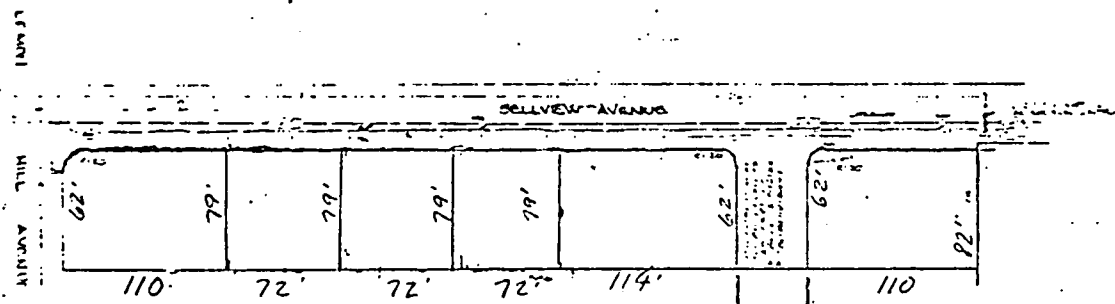
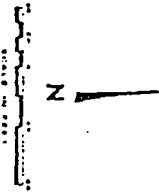
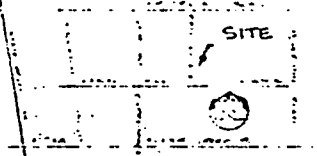


EXHIBIT "A" 6-LOTS
(STAFFS PROPOSAL)

ALL INFORMATION ON THIS MAP IS BASED ON THE RECORDS OF THE COUNTY OF SACRAMENTO, CALIFORNIA. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES BETWEEN THE RECORDS AND THE ACTUAL PROPERTY. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES BETWEEN THE RECORDS AND THE ACTUAL PROPERTY.

LEGEND

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...	...



VICINITY MAP

OWNER / DEVELOPER
 ...

ENGINEER
 ...

LEGAL DESCRIPTION
 ...

ASSESSOR'S PARCEL NUMBER
 ...

ZONING

ACREAGE / NUMBER OF LOTS
 ...

USE
 ...

STREET IMPROVEMENTS
 ...

UTILITIES
 ...

JTS ENGINEERING CONSULTANTS, INC. 814 J STREET SACRAMENTO, CALIFORNIA 95811	SCALE 1" = 40'	DATE ...	SHEET NO. ...
	PROJECT ...	LOCATION ...	DRAWN BY ...

**JTS ENGINEERING
CONSULTANTS, INC.**

811 J STREET
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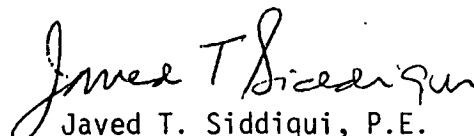
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