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RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
APR 20 2 00 PM '88

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

April 19, 1988

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

APR 26 1988

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
2. Tentative Map (P88-085)

LOCATION: 360 FEET EAST OF THE INTERSECTION OF 25th STREET AND LARAMORE WAY

SUMMARY

The application is for a Tentative Map to subdivide a 10 acre site into sixty (60) single family lots. The Planning Commission and staff recommend approval of the request.

BACKGROUND INFORMATION

The Tentative Map proposes a standard single family subdivision which is consistent with the Airport-Meadowview Community Plan and with the existing adjacent land uses.

VOTE OF THE PLANNING COMMISSION

On March 10, 1988, the Commission voted five ayes, four absent to recommend approval of the request.

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

1. Ratify the Negative Declaration;

- 2. Adopt the attached Resolution which adopts findings and approves the Tentative Map with conditions.

Respectfully submitted,



Michael M. Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:AG:rt
attachments

District No. 7
April 26, 1988

P88-085

RESOLUTION No. 88-338

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

APR 26 1988

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE INTERSECTION OF 25th STREET AND LARAMORE WAY

(P88-085) (APN: 053-0010-053)

WHEREAS, the City Council on April 26, 1988, held a public hearing on the request for approval of a tentative map for property located at the intersection of 25th Street and Laramore 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 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 herein.
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 Airport-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 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 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 and drainage study for the review and approval of the City Engineer; off-site drainage extension will be required (drainage for the existing system in Laramore Way is unacceptable).
 - c. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
 - d. Pursuant to City Code Section 40.1802 (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; (.894 ac.)
 - e. 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.
 - f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
 - g. Remove concrete, debris, and tires to a legal dump site to the satisfaction of the City/County Health Department and the City Planning Director.

- h. Provide a structural analysis study prepared by a registered engineer of pavements on existing access streets. Study shall indicate possible destruction during construction of this subdivision. Developer shall provide treatments as per study to prolong pavement life.

MAYOR

ATTEST:

CITY CLERK

P88-085

Sacramento City Planning Commission
VOTING RECORD

17

MEETING DATE
March 10, 1988
ITEM NUMBER
22A+22B
PERMIT NUMBER
P88-085

ENTITLEMENTS

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

STAFF RECOMMENDATION
 Favorable Unfavorable
William
 Correspondence
 Petition

LOCATION
350[±] E of intersection of Laramore Way
+ 25th Street

**P
R
O
P
O
S
E
R
S**

NAME	ADDRESS

**O
P
P
O
S
E
R
S**

NAME	ADDRESS

MOTION # _____
 Yes No Motion Second

GASTON	<i>absent</i>			
HOLLICK	<i>absent</i>			
HOLLOWAY	<i>absent</i>			
ISHMAFI	<input checked="" type="checkbox"/>			
NOTESTINE	<i>absent</i>			
OTTO	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
WALTON	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
RAMIREZ	<input checked="" type="checkbox"/>			
CHINN	<input checked="" type="checkbox"/>			

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

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CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Morton & Pitalo, Inc. 1430 Alhambra Boulevard, Sacramento, CA 95816				
OWNER	Kaufman Properties, 2277 Fair Oaks Boulevard, Sacramento, CA 95825				
PLANS BY	Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816				
FILING DATE	2/4/88	ENVIR. DET.	2/29/88	REPORT BY	SD/vf
ASSESSOR'S-PCL. NO.	_____				

APPLICATION: A. Negative Declaration
 B. Tentative Map (P88-085)

LOCATION: 360+ ft. east of the intersection of 25th Street and Laramore Way

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 10+ vacant acres into 60 single family lots.

PROJECT INFORMATION:

General Plan Designation:	Light Density Residential 4-15 du/ac
1984 Airport-Meadowview Community Plan Designation:	Residential 7-15 du/ac
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: Vacant; R-1
East : Job Corp; R-1-R
West : Single Family; R-1

Property Dimensions:	Irregular
Property Area:	10+ acres
Density of Development:	7.5 d. u. per acre, net
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

BACKGROUND INFORMATION: The Planning Commission approved a tentative map on the subject site in 1979; a second request was approved on December 10, 1981 (P9623); and a third tentative map was approved by the Commission on October 24, 1985 (P85-382).

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 24, 1988, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings:

Land Use - The subject site is designated for 4 to 15 residential units per acre in the General Plan. It is designated Residential, 7 to 15 units per net acre in the 1984 Airport-Meadowview Community Plan. The site is

surrounded by single family development to the north and west, the Job Corp site to the east and vacant residentially zoned property to the south. The applicant is proposing 7.5 units per net acre.

Parkland Dedication - The Planning Division and Community Services Department have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .894 acres of land multiplied by the per acre value established by the applicant's appraiser.

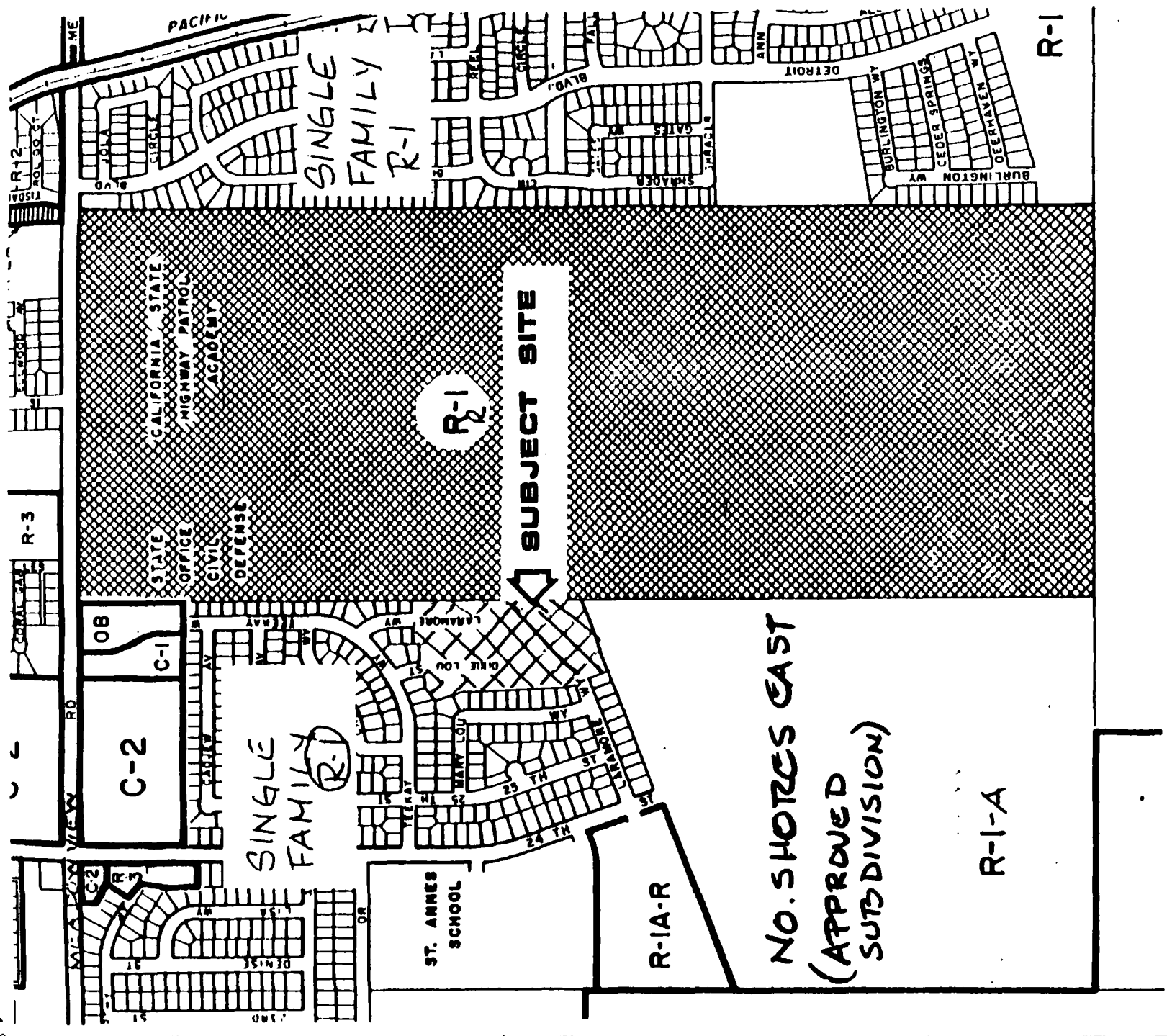
ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends:

- A. Ratification of the Negative Declaration.
- B. Approval of the Tentative Map, subject to the following conditions which must be satisfied prior to filing the final map unless a different time for compliance is specifically noted:
 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 2. Prepare a sewer and drainage study for the review and approval of the City Engineer; off-site drainage extension will be required (drainage for the existing system in Laramore Way is unacceptable.)
 3. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
 4. Pursuant to City Code Section 40.1802 (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; (.894 ac.)
 5. 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.
 6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform building Code.

7. Remove concrete, debris and tires to a legal dump site to the satisfaction of the City/County Health Department and the City Planning Director.
8. Provide a structural analysis study prepared by a registered engineer of pavements on existing access streets. Study shall indicate possible destruction during construction of this subdivision. Developer shall provide treatments as per study to prolong pavement life.

17



VICINITY - LAND USE - ZONING

P88-085

3-10-88

10

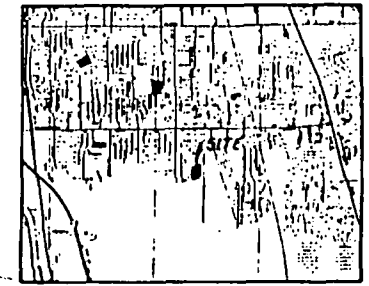
James



STATE OF CALIFORNIA
053 010 55

US OF A
053 010 58

P88085



VICINITY MAP
NO SCALE

MEADOWVIEW VILLAGE
UNIT 5

MEADOWVIEW VILLAGE
UNIT 6

SANTA FE DEVELOPMENT CORP.
053 010 60

OWNER/DEVELOPER
SANTA FE DEVELOPMENT CORP.
2277 1430 BAY BLVD, SUITE 200
SACRAMENTO, CA 95875

PREPARED BY
MORTON & PITALO, INC.
1810 ALVARADO BLVD., SUITE 200
SACRAMENTO, CA 95816

DATE
05-18-11

SHEET
10.2 of 10.0

EXISTING & PROPOSED USE
Vacant

PROPOSED LUMP SUM
Single Family Residential

EXISTING & PROPOSED ZONING
R-1

NUMBER OF LOTS
60

SEWER 1

WATER 1

STREETS 1

LANDSCAPING 1

PUBLIC UTILITIES 1

ELECTRICITY 1

S.W.D. 1

PA. & S. 1

REVISIONS 1

CITY OF SACRAMENTO

A TENTATIVE SUBDIVISION
MEADOWVIEW VILLAGE
UNITS 7, 8, & 9

DATE
JAN 19 2013
SHEET
1
OF
1

SACRAMENTO

FILE NO. B60231

NO.	DESCRIPTION	APPROVED BY

FIELD BOOK NO.	SCALE:

DRAWN BY: K. TOPPER	CHECKED BY: C.L.
DESIGNED BY: J. PITALO	P.E. NO. 16302

mip MORTON & PITALO, INC.
CIVIL ENGINEERING
PLANNING SURVEYING

ADDRESS:	
DATE:	

CITY:	
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#22

11

3/10/88

P 885-085



MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600

April 25, 1988
86-0041

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

SUBJECT: TENTATIVE SUBDIVISION MAP P88-085
MEADOWVIEW UNIT 7

Honorable City Council:

On behalf of the owner, we respectfully request that the hearing for the tentative map scheduled for April 26, 1988, be continued to May 10, 1988.

Very truly yours,

MORTON & PITALO, INC.

John E. Pitalo, P.E.

JEP/rc

cc: Dan Kaufman

*All Item 33
of the 5-10-88
agenda
B*



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

CITY CLERK

LORRAINE MAGANA
CITY CLERK

May 3, 1988

Kaufman Properties
2277 Fair Oaks Boulevard
Sacramento, CA 95825

Dear Gentleperson:

On April 26, 1988, the Sacramento City Council took the following action(s) for property located 350± ft. east of the intersection of 25th Street and Laramore Way:

Adopted a Resolution 88-338 adopting Findings of Fact and approving a Tentative Map to subdivide 10± acres in the R-1 (Standard Single Family) zone into 60 single family residential lots. (P-88085)

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

Sincerely,

Lorraine Magana
City Clerk

LM/rr/#17

Enclosure

cc: Planning Department

Morton & Pitalo, Inc., 1430 Alhambra Boulevard,
Sacramento, CA 95816