

27



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

April 8, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for Krysia Court
Subdivision (P-8615)

LOCATION: East Side of Belleview, Approximately 1,000 Feet
North of Lemon Hill Avenue

SUMMARY

The subject tentative map was approved by the City Council on July 31, 1979 and lapsed on January 31, 1981. The applicant is requesting a 12 month time extension in order to allow additional time to record the final map.

The subdivision consists of 13 single family lots on a 2.5 acre site. The site is located in the R-1 zone and in an area that contains large single family lots.

Because of recent ordinance and policy changes relative to park-land dedication and energy programs, the Council expresses a concern with approving map extensions for 12 months.

The Council indicated a general policy to allow a maximum of 6 months extensions.

RECOMMENDATION

Staff recommends that the City Council grant the time extension for 6 months. Said extension would therefore lapse on July 31, 1981.

By the City Council
Office of the City Clerk

Cont 40
4-28-81

APR 14 1981

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:mm
Attachments
P-8615

April 14, 1981
District No. 6



RAYMOND VAIL AND ASSOCIATES

1410 ETHAN WAY • SACRAMENTO, CALIFORNIA 95825 (916) 929-3323
MAIL ADDRESS P.O. BOX 13815, SACRAMENTO, CALIFORNIA 95813

ENGINEERS
PLANNERS
SURVEYORS

December 22, 1980

Sacramento City Planning Commission
725 "J" Street
Sacramento, CA 95814

Kryisia Court Tentative Subdivision Map
P-8615

Members of the Commission:

On behalf of our Client, we are requesting an extension of the tentative map referenced above, which was approved on July 31, 1979, and is scheduled to expire in January 1981. We have attached a check for the amount of \$206 to cover the application fee.

Thank you for your consideration and cooperation in this matter. Should there be any questions regarding this application, please feel free to contact me.

Very truly yours,

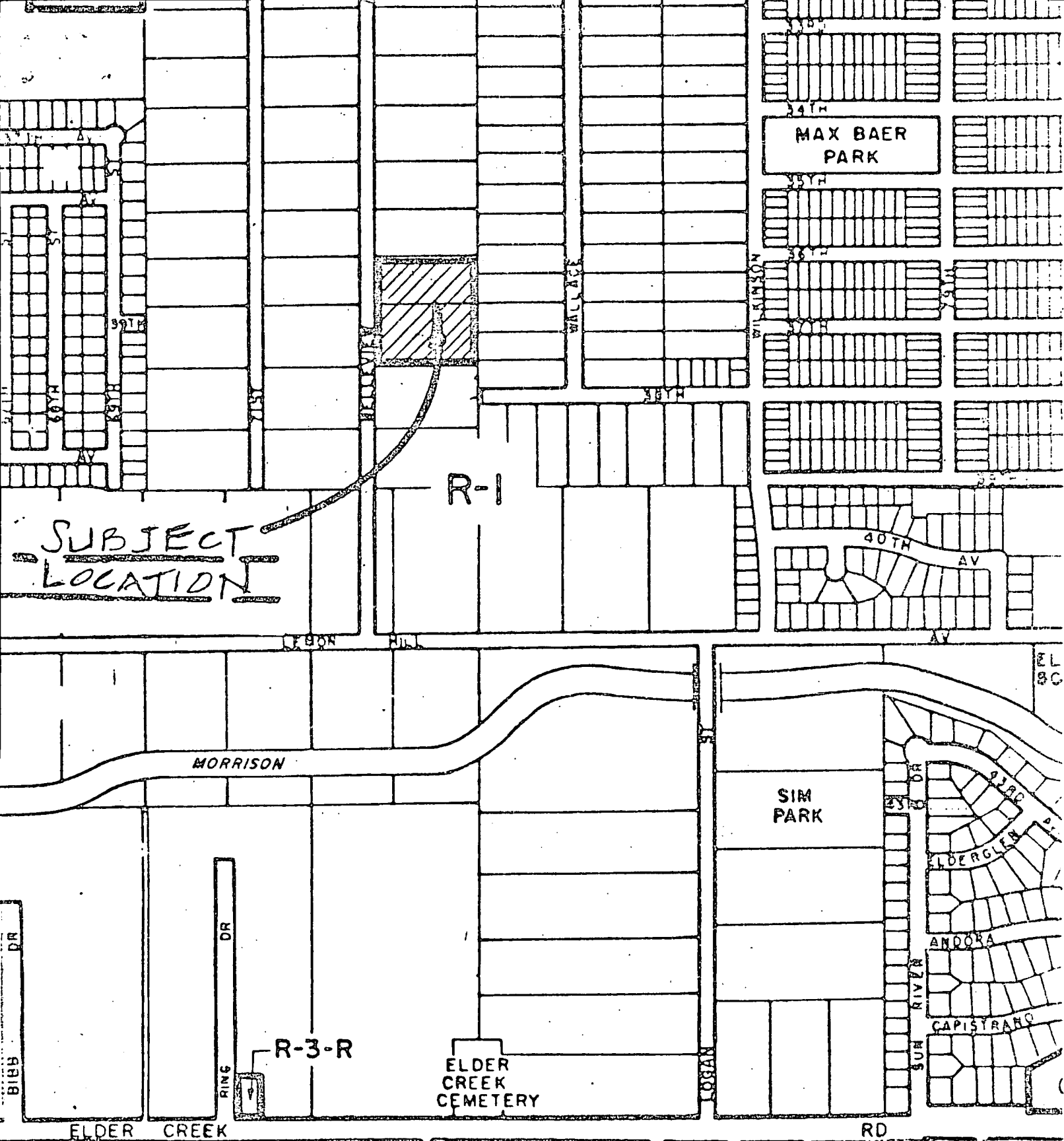
Roy E. Brewer, Director
Community and Environmental
Planning

REB:bc1

Enclosure

cc: Mel Hardman, w/attachment

CITY OF SACRAMENTO
PAID-PL
DEC 22 1980
PLANNING



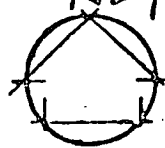
LOCATION PLAN

EXHIBIT A

NOT TO SCALE

P. 8615

ITEM # 9

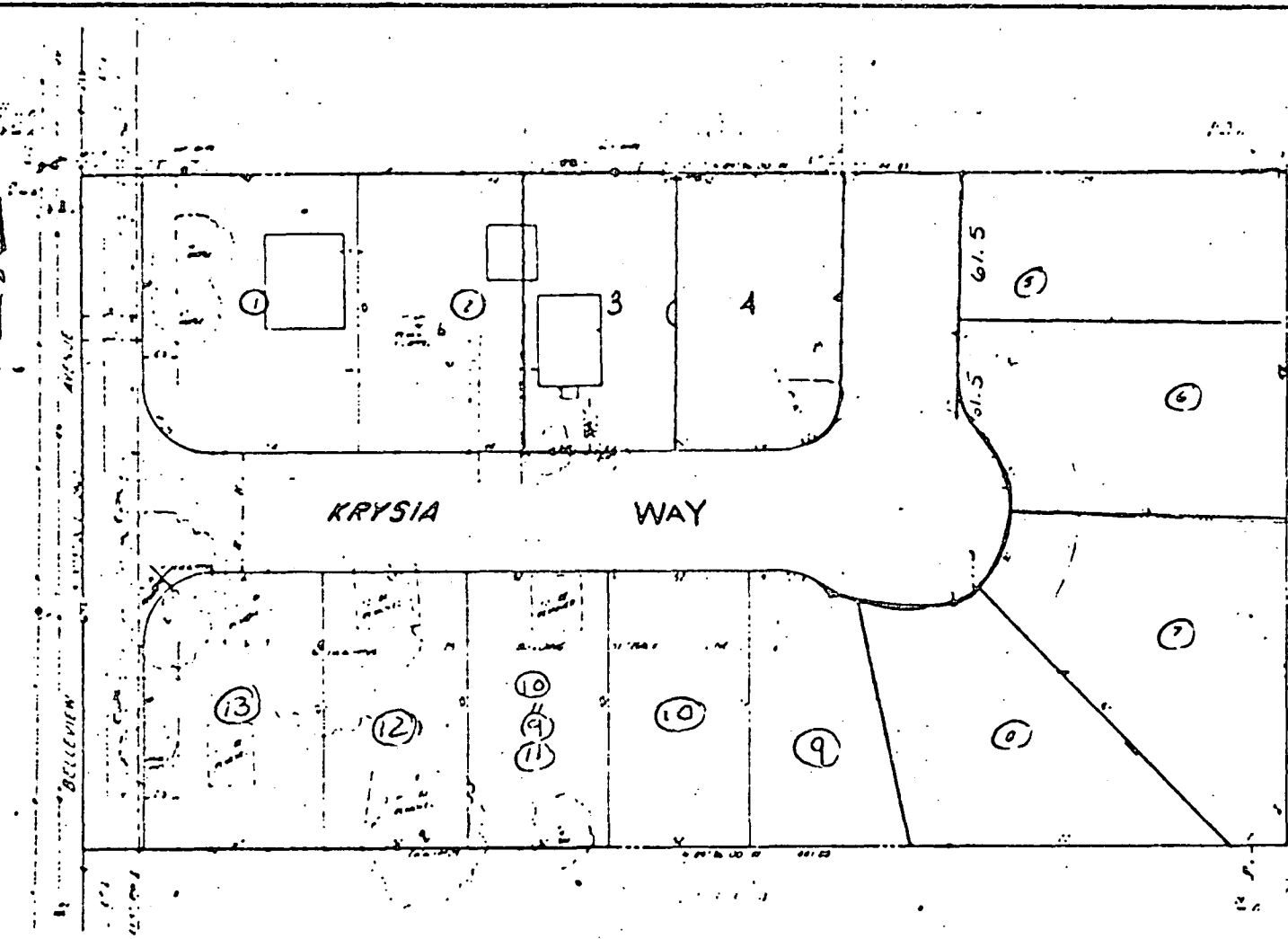


JUNE 14, 1979

P-5615.

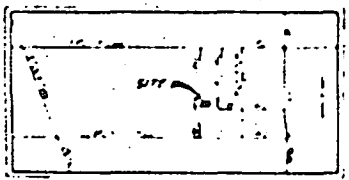
JUNE 14, 1979

ITEM 9



NOTES

- RECORD OFFICE AND RECORDS SECTION, SACRAMENTO, CALIFORNIA
- EXEMPT FROM THE RECORDS ACT
- PROPOSED USE: [illegible]
- PROPOSED USE: [illegible]
- PROPOSED USE: [illegible]
- PROPOSED USE: [illegible]
- ASSESSOR'S MAP NO. [illegible]
- APPEAR [illegible]
- IMPROVEMENTS [illegible]
- SMALL DISTRICT [illegible]
- WATER SUPPLY [illegible]
- SEWERAGE [illegible]
- FIRE PROTECTION [illegible]
- SMALL DISTRICT [illegible]
- MODELS OF LOTS [illegible]
- TYPICAL LOT SIZES [illegible]
- DATE OF MAP [illegible]



VICINITY MAP

TENTATIVE MAP
 FOR
 KRYZIA COURT
 CITY OF SACRAMENTO, CALIFORNIA
 APPLICANT'S PROPOSAL

EXHIBIT B

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 KRYSIA COURT SUBDIVISION (APN: 027-313-01, 02, & 03) (P-8615)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located on the east side of Belleview Drive, approximately 1,000 feet north of Lemon Hill Avenue to be known as Krysia Court Subdivision (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 July 31, 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 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. 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 width of the site and location of the stub street to the north makes it impractical to create standard depth lots for this site.

- 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 stub street as shown on the adjacent approved subdivision to the north determines the location and design of the street layout for the subject site.

- 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 is compatible with surrounding land uses which are also single family.

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: Both the Community Plan and General Plan designates the site for residential uses.

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 shown on Exhibit B subject to the following conditions:
 - 1. Applicant shall prepare a sewer and drainage study for review and approval.
 - 2. Off-site right-of-way will be required for drain line extension; also oversized drain line required.
 - 3. Applicant shall provide the standard subdivision improvements as required by the City Subdivision Ordinance (Section 40.811).
 - 4. Applicant shall provide street lights as required by the City Subdivision Ordinance (Section 40.811).
 - 5. Applicant shall provide the standard water mains and fire hydrants as required by the City Subdivision Ordinance (Section 40.811).
 - 6. Applicant shall name all streets to the satisfaction of the City Planning Director.
 - 7. Applicant shall dedicate a 27-foot right-of-way for a half-street along Belleview Avenue.

MAYOR

ATTEST:

CITY CLERK