



CITY OF SACRAMENTO

17

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

MARTY VAN DUYN
PLANNING DIRECTOR

November 2, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 15105);
2. Tentative Map (P-9119)

LOCATION: Northeast corner of Lemon Hill and Belleview Avenues

SUMMARY

This is a request to develop a 1.16 acre site into seven single family lots. The staff has no objection to the request and, therefore, recommends approval.

BACKGROUND INFORMATION

The subject tentative map was originally approved by the City Council on November 12, 1980. To date, the final map has not been recorded; and the applicant indicated that it will not be possible to record the final map prior to its expiration on November 12, 1982. Therefore, the applicant is requesting a one-year extension of the tentative map.

Under the normal map extension procedure, the City Council cannot require parkland dedication or in-lieu fees. As you recall, the Council, in December 1981, adopted a new procedure that would basically allow a one-year extension and the ability to require parkland dedication and/or in-lieu fees. The subject request is being processed in accordance with the new procedure.

Pursuant to the Parkland Dedication Ordinance, staff has determined that .13 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the parkland dedication.

Staff also recommends that the original conditions of the tentative map be required as indicated on the attached resolution.

APPROVED
BY THE CITY COUNCIL

NOV - 9 1982

OFFICE OF THE
CITY CLERK

City Council

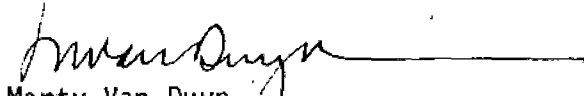
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November 2, 1982

RECOMMENDATION

Staff recommends that the City Council approve the project by adopting the attached resolution.

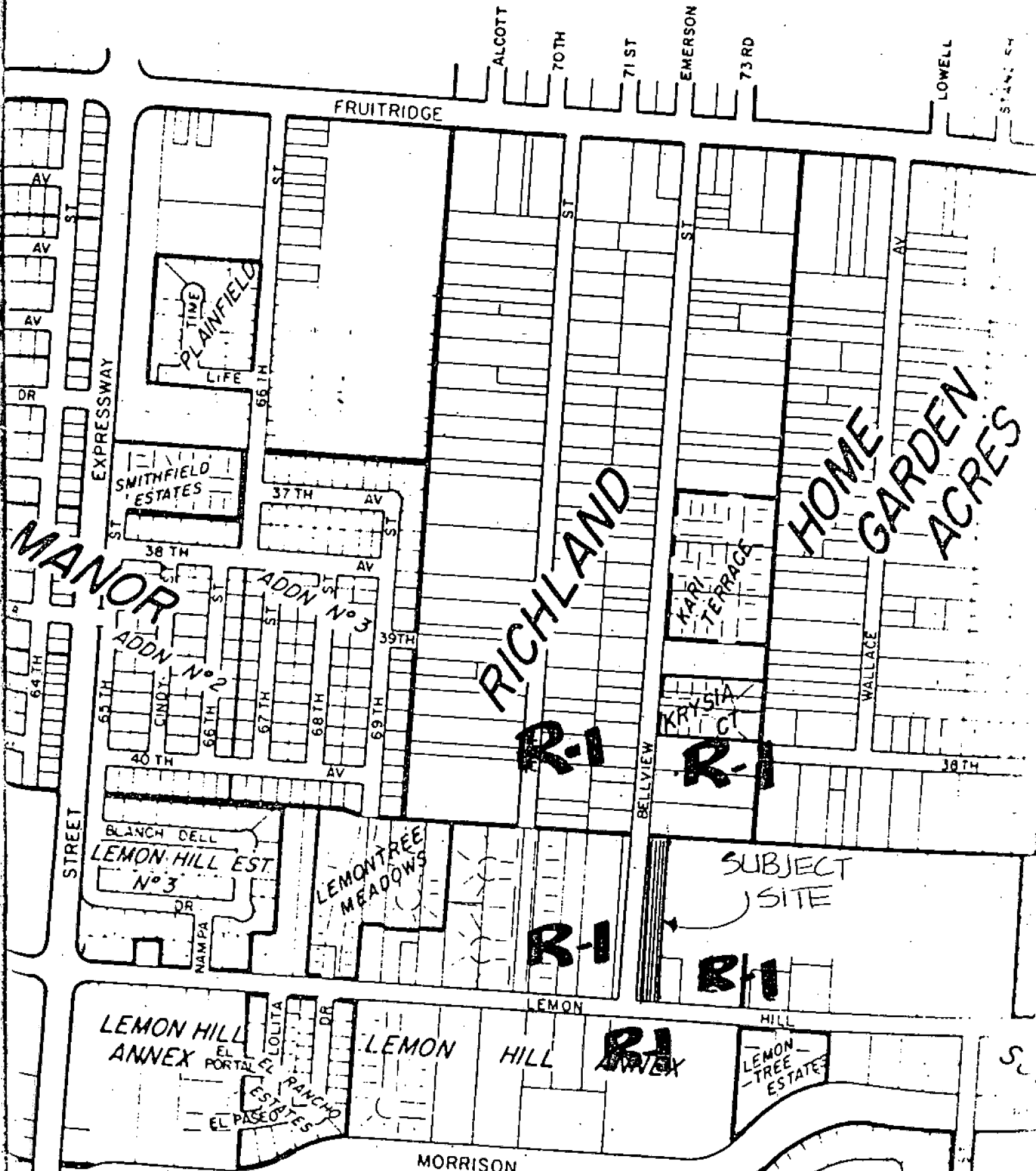
Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P-9119

November 9, 1982
District No. 6



MANOR

RICHLAND

HOME GARDEN ACRES

R-1

R-1

R-1

R-1

R-1

P.9119

MORRISON
~~AUGUST 14 80~~
OCTOBER 9, 1980

ITEM NO. 22
15

SAC

Cale's Apartments &
Real Estate Investments
P.O. Box 8033
Sacramento, Ca. 95818
443-6484 443-6410

Oct. 7, 1982

Sacramento City Planning Comm.
927 10th St., Suite 300
Sacramento, Ca. 95814

Re: Cale Estates (P-9119)

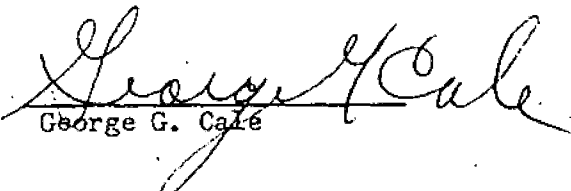
Gentlemen:

A tentative map for Cale Estates was approved by the City Council on November 12, 1980. I am hereby requesting an extension of time utilizing the alternative processing procedure.

Enclosed is one print of the tentative map, plus one reduction, a 300 foot radius map and certified property ownership list, and a check in the amount of \$170.00.

Please let me know when this will be scheduled before the City Council.

Yours truly


George G. Cale

RESOLUTION NO. 82-778

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR CALE ESTATES LOCATED AT THE
NORTHEAST CORNER OF LEMON HILL & BELLEVIEW AVENUES

(P-9119)(APN: 38-052-01)

WHEREAS, the City Council, on November 9, 1982, held a public hearing on the request for approval of a tentative map for Calle Estates located at the northeast corner of Lemon Hill & Belleview Avenues;

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 is exempt from environmental determination pursuant to CEQA, Section 15105 ;

WHEREAS, the City Planning Staff 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. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. 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 Colonial Community Plan designate the subject site for residential use(s).

APPROVED
BY THE CITY COUNCIL

NOV - 9 1982

OFFICE OF THE
CITY CLERK

3. 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.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. 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. 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.
 - b. 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.
 - c. The applicant shall check with the County Sanitation District and meet all requirements.
 - d. 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.
 - e. The applicant shall dedicate an additional two feet on Lemon Hill Avenue to comply with the Bikeway Master Plan.
 - f. 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.
 - g. 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.

MAYOR

ATTEST:

CITY CLERK

P-9119

EXHIBIT "D" CALE ESTATES

CITY OF SACRAMENTO,
AUGUST 1900

COUNTY OF SACRAMENTO,
PREPARED BY

CALIFORNIA
SCALE 1" = 40'

J.T.S. ENGINEERING
CONSULTANTS

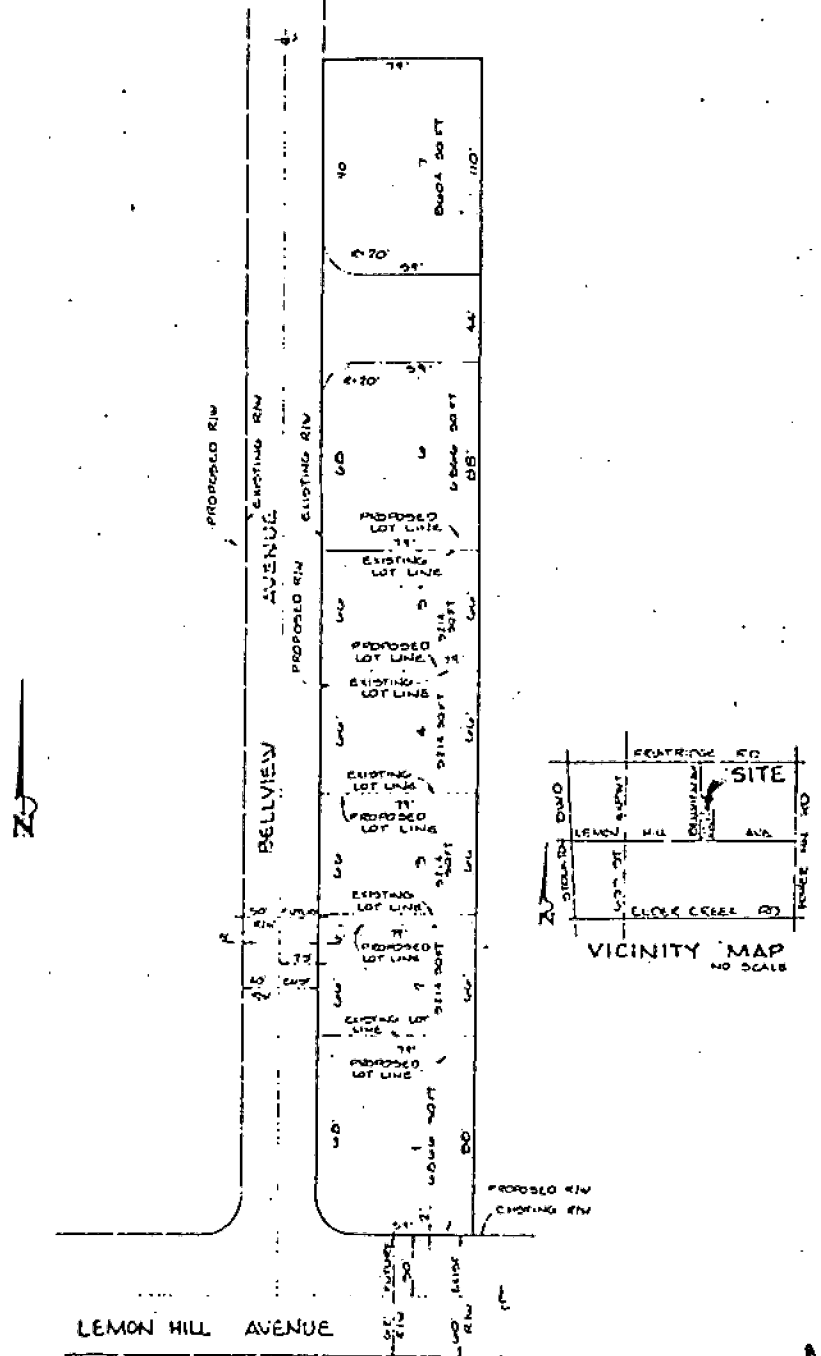


EXHIBIT "D"

RESOLUTION NO.

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 Belleview 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: Given the parcel configuration, it is impossible to create all lots standard in depth.

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 alter 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 designated for residential uses.

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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 D, 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.
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 - 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

EXHIBIT "D" CALE ESTATES

CITY OF SACRAMENTO, AUGUST 1980
COUNTY OF SACRAMENTO, PREPARED BY:
CALIFORNIA, SCALE 1" = 40'
J.T.S. ENGINEERING CONSULTANTS

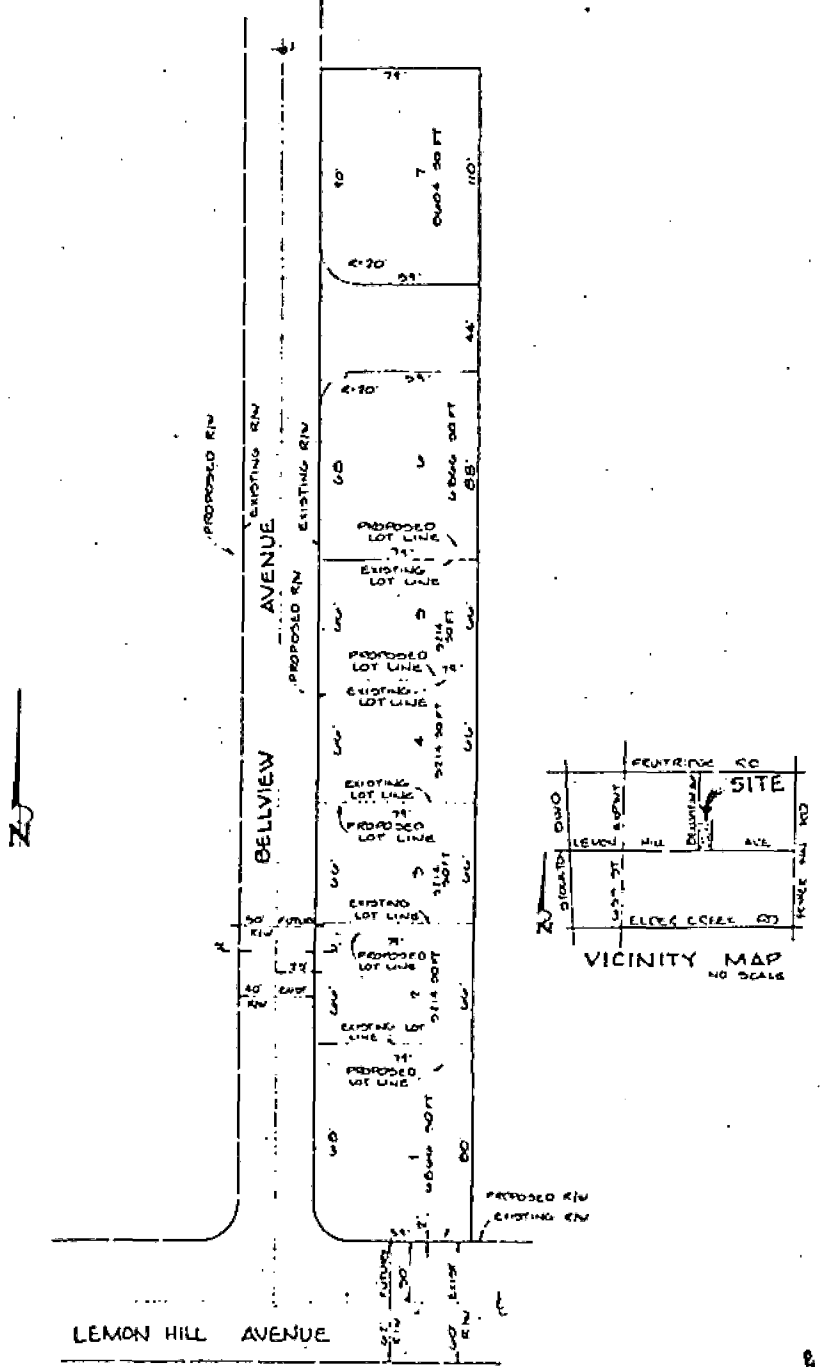


EXHIBIT "D"