



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

November 29, 1983

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

DEC 6 1983

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

SUBJECT: 1. Environmental Determination
2. Tentative Map (P83-314) (APN: 237-022-25,26,27)

LOCATION: Northwest corner of Bell Avenue and Austin Street

SUMMARY

This is a request for the necessary entitlement to divide 10± acres into 51 single family residential lots. The staff and the Planning Commission recommend approval of the Tentative Map subject to conditions.

BACKGROUND INFORMATION

The subject site is a 10± acre parcel located in the R-1 zone. An existing residence is located at the southeast corner of the site. The proposed lotting pattern will create a separate parcel for this residence.

The surrounding area is comprised of standard single family development and vacant agricultural property. The proposed project is consistent with the General Plan and the 1965 North Norwood Community Plan, both designating the site for residential uses. The project is also compatible with surrounding residential land uses.

The Environmental Coordinator has determined that the project will not have a significant impact on the environment. A Negative Declaration was filed on October 12, 1983.

VOTE OF THE PLANNING COMMISSION

On October 27, 1983, the Planning Commission by a vote of six ayes, three absent, recommended approval of the project subject to conditions.

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City Council

-2-

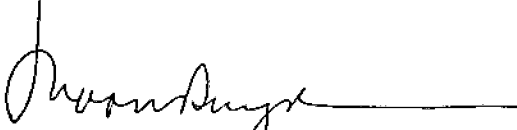
November 29, 1983

RECOMMENDATION

The staff and the Planning Commission recommend approval of the project by:

1. Ratifying the Negative Declaration; and
2. Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map with Conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

SD:lao
Attachment
P83-314
wp 1A

December 6, 1983
District No. 2

27

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE October 27, 1983
 ITEM NO. 16 FILE NO. P- 89-314
 M- _____

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

Recommendation LOCATION: Northwest corner of Bell Avenue & Austin Street

- Favorable w/cond.
- Unfavorable Petition Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Fong	<i>absent</i>			
Holloway	✓			
Hunter	✓			
Ishmael	✓			✓
Larson	✓			
Silva	<i>absent</i>			
Simpson	<i>absent</i>			
Goodin	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FINDINGS 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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RESOLUTION No. 83-967

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE NORTH-
WEST CORNER OF BELL AVENUE AND AUSTIN STREET.

APPROVED
BY THE CITY COUNCIL

(P- 83-314) (APN: 237-022-25,26,27)

DEC 6 1983

WHEREAS, the City Council, on December 6, 1983, held a public hearing on the request for approval of a tentative map for property located on the north-west corner of Bell Avenue and Austin Street;

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 therein.
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 1965 North Norwood Community Plan designate the subject site for light density residential use(s).

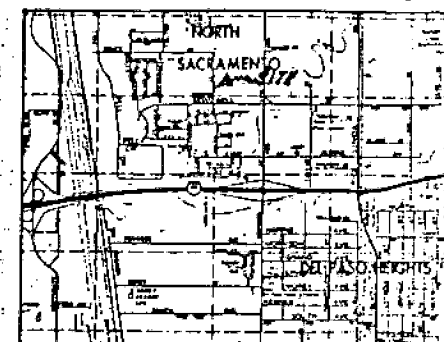
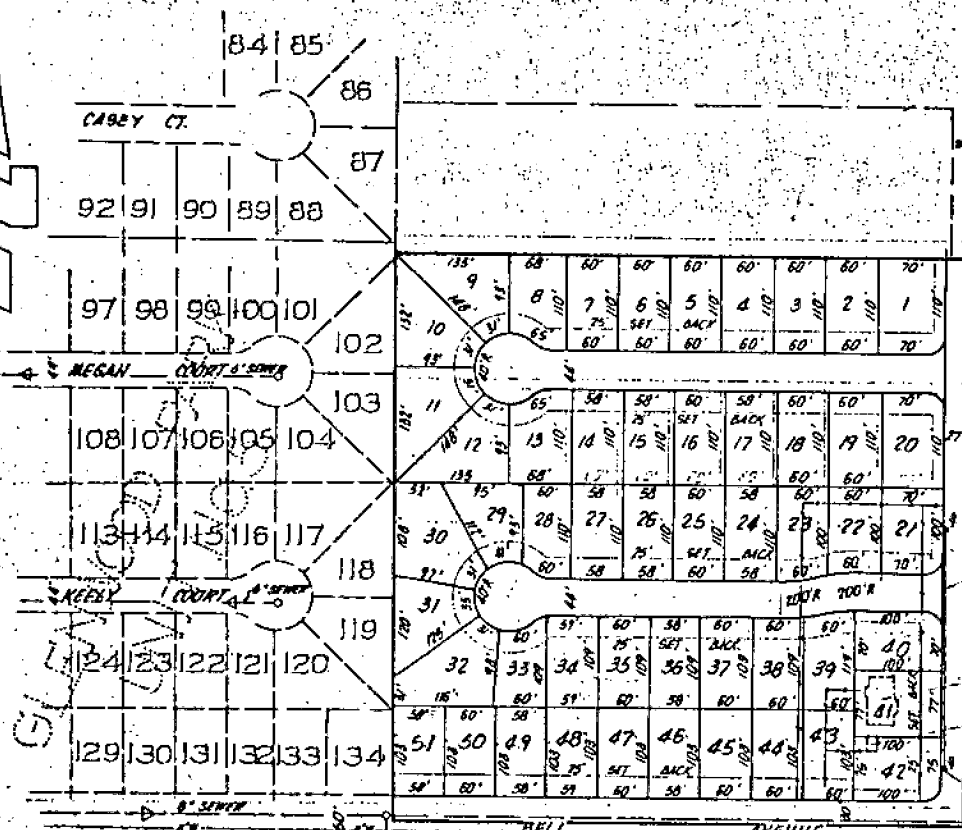
- 4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design 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 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 and drainage study for the review and approval of the City Engineer;
 - c. Name the streets to the satisfaction of the Planning Director;
 - d. 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;
 - e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director;
 - f. The applicant shall provide for a 27-foot, one-half street on the west side and a 12-foot lane and three-foot shoulder on the east side along Austin Street.

MAYOR

ATTEST:

CITY CLERK

P83-314



VICINITY MAP
~ NO SCALE ~

ASSESSOR'S PARCEL NO. 237-022-25, 26, & 27

OWNERS:
 RAYMOND & FLORA P. ROBLES
 2740 ELMHORN BLVD.
 489 LINDA, CA 95673
 921-9674
 ESTHER P. SMITH
 1872 CANTERBURY AVENUE
 DAILY CITY, CA 94015
 (415) 334-9792
 JOHN T. FITZGIBBONS
 410 BELL AVENUE
 SACRAMENTO, CA 95818
 927-8744

SUBDIVIDER:
 THE HOFMANN COMPANY
 P.O. BOX 13348
 SACRAMENTO, CA 95813
 928-3666

ENGINEER:
 FROST & BAKER, INC.
 7932 SUNSET AVENUE, SUITE B
 FAIR OAKS, CA 95628
 956-8511

EXISTING ZONING: "A"
PROPOSED ZONING: R-1
NUMBER OF LOTS: 51

NOTE:
 THIS SITE IS RELATIVELY FLAT, NO SIGN OF DRAINAGE PROBLEMS EXIST.

TENTATIVE MAP
GLENWOOD PARK UNIT NO. 8
 LOT 12, "PLAT OF RIO LINDA"
 SUBDIVISION NO. 8, FILED IN BK. 18 OF MAPS
 PAGE NO. 2.
 CITY OF SACRAMENTO, CALIF.
 SCALE: 1" = 100' APRIL 1979

P 83314

F&B Engineering - Surveying - Planning
 FROST AND BAKER, INC.
 7932 SUNSET AVE. SUITE B
 FAIR OAKS, CA. 95628

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an

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Frost & Baker, Inc., 7932 Sunset Avenue, #B, Fair Oaks, CA 95628		
OWNER	Hofmann Construction Co., P.O. Box 13349, Sacramento, CA 95813		
PLANS BY	Frost & Baker, Inc., 7932 Sunset Avenue, #B, Fair Oaks, CA 95628		
FILING DATE	9/15/83	50 DAY CPC ACTION DATE	REPORT BY: SC:bw
NEGATIVE DEC	10/12/83	EIR	ASSESSOR'S PCL. NO. 237-022-25,26,27

APPLICATION: 1. Environmental Determination
 2. Tentative Map to resubdivide a 10± acre parcel of land into 51 single family lots in the Single Family (R-1) zone.

LOCATION: Northwest corner of Bell Avenue and Austin Street.

PROPOSAL: The applicant is requesting the necessary entitlements to create 51 single family lots for the Glenwood Park Subdivision, Unit #8.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1965 North Norwood Community Plan Designation: Light Density Residential
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Vacant and an older single family structure

Surrounding Land Use and Zoning:
 North: Vacant; A
 South: Residential; R-1
 East: Residential; A
 West: Residential; R-1

Parking Required: 51 spaces
 Parking Provided: 51 spaces
 Property Dimensions: 660' x 660'
 Property Area: 10± acres
 Density of Development: 5 units per acre
 Square Footage of Lot(s): Varied
 Square Footage of Building(s): 1,100 to 1,800 square feet
 Height of Structure(s): One and two story
 Topography: Flat to sloping
 Street Improvements/Utilities: To be provided
 Exterior Building Colors: Earth tones
 Exterior Building Materials: Stucco, brick and wood

SUBDIVISION REVIEW COMMITTEE: On October 12, 1983, by a vote of eight ayes and one absent, the Subdivision Review Committee recommended approval of the tentative map, subject to conditions. The applicant shall satisfy each of the following conditions 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;
3. Name the streets to the satisfaction of the Planning Director;
4. 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;
5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director;
6. The applicant shall provide for a 27-foot, one-half street on the west side and a 12-foot lane and three-foot shoulder on the east side along Austin Street.

STAFF EVALUATION: Staff has the following comments regarding this request:

1. This map was originally approved in July of 1979 and was resubmitted and approved in September of 1981 because the map expired. This request is identical to the original application, and the conditions of approval are the same as those under which the project was previously approved.
2. The Planning and Community Services Departments have calculated that .756 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be submitted and dated within 90 days of the filing of the final map with the City Council.

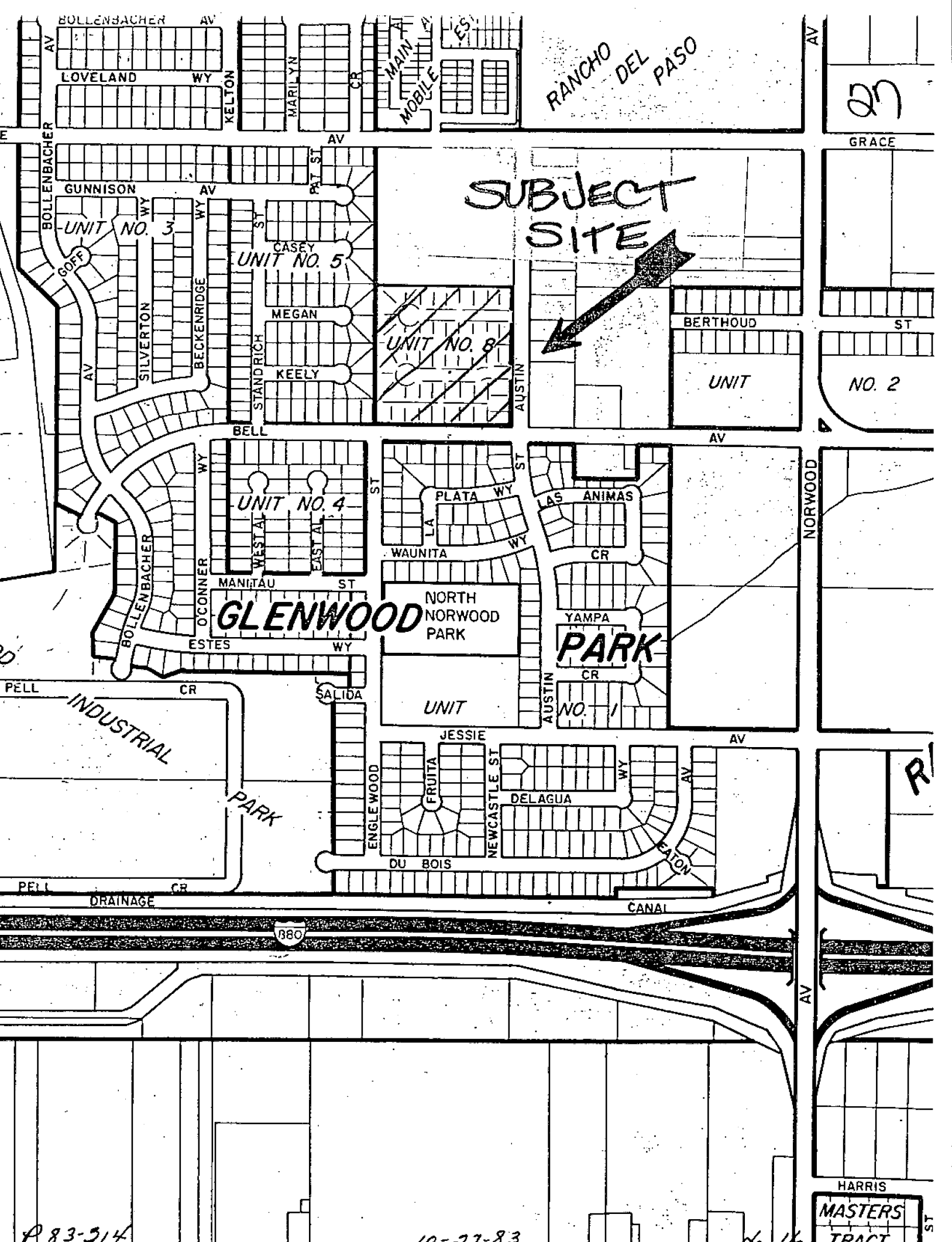
STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map, subject to the following conditions. The applicant shall satisfy each of the following conditions prior to filing 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;
 - c. Name the streets to the satisfaction of the Planning Director;
 - d. 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;
 - e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director;
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RANCHO DEL PASO

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SUBJECT SITE



GLENWOOD

PARK

INDUSTRIAL

PARK

880

HARRIS

MASTERS TRACT

P 83-514

10-27-83