



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT  
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CITY MANAGER'S OFFICE  
**RECEIVED**  
DEC 21 1981

MARTY VAN DUYN  
PLANNING DIRECTOR

December 18, 1981

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15073)
2. Ordinance establishing an alternative processing procedure for certain new tentative Subdivision Map Applications (M-627)

SUMMARY

The attached Ordinance would allow the City Council the authority to approve certain Tentative Maps for one additional year and the ability to require additional conditions. It is an alternative procedure to the current map extension procedure. The staff recommends approval of the Emergency Ordinance.

BACKGROUND INFORMATION

Approved Subdivision Maps are valid for 18 months following approval by the City Council. The City Council may grant a time extension up to 1 year following a public hearing. In March and April of this year, the Council considered numerous requests for map extensions; however, the Council was reluctant to approve the extensions because the City Attorney's office indicated that additional conditions could not be added to a request for extension. The Council wanted to require parkland fees pursuant to the newly adopted Parkland Ordinance. Therefore, the Council only approved map extensions for 6 months and indicated a desire to not approve any more map extension requests because they could not require parkland fees.

Subsequently, the City Council on October 6, 1981, directed staff to devise a mechanism whereby an applicant with a tentative map pending on the effective date of the Parkland Dedication Ordinance requirement and who wants an extension of his/her map could get either an extension or an entitlement similar to an extension if he/she paid in-lieu park fees. The attached Ordinance will allow the Council the authority to basically extend a previously approved Tentative Map for one additional year.

**APPROVED**  
BY THE CITY COUNCIL

DEC 29 1981

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CITY CLERK

This procedure will be similar to the current map extension procedure which basically requires a request in writing by the applicant and necessary support information. The request is reviewed by staff and a report is prepared for City Council consideration. It takes approximately 30 days to complete.


RECOMMENDATION

Staff recommends that the City Council approve the alternative processing procedure by adopting the attached Ordinance.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

Recommendation Approved:

  
Walter J. Slipe  
City Manager

MVD:HY:1o  
Attachment  
M-627

December 29, 1981  
All Districts

# ORDINANCE NO. 81-120

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

December 29, 1981

AN ORDINANCE ESTABLISHING AN ALTERNATIVE  
PROCESSING PROCEDURE FOR CERTAIN NEW  
TENTATIVE SUBDIVISION MAP APPLICATIONS AND  
DECLARING SAID ORDINANCE TO BE AN EMERGENCY  
MEASURE TO TAKE EFFECT IMMEDIATELY (M-627)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

**APPROVED**  
BY THE CITY COUNCIL

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SECTION 1.

A. New tentative map applications which meet all of the criteria specified in B of this section shall, in the sole discretion of the applicant, be processed in accordance with either (1) all applicable provisions of Chapter 40 of the City Code; or (2) the procedure specified in Section 2 of this Ordinance, and all applicable provisions of Chapter 40 of the City Code to the extent such provisions are consistent with Section 2 of this Ordinance.

B. Criteria:

(1) The application requests approval of a map in substantial conformity with a previously approved tentative map and all amendments, conditions, modifications and provisions to such map made or required by the City Council; and,

(2) Such previously approved tentative map was approved by the City Council prior to April 6, 1981; and,

(3) On or before the effective date of this Ordinance, such previously approved tentative map had not expired pursuant to Section 40.501 or 40.603 of the City Code, or the subdivider submitted a timely application for a time extension in accordance with Section 40.504 or 40.605 of the City Code; and,

(4) The design of such previously approved tentative map is consistent with all applicable provisions of the General Plan, specific plans, the Subdivision Map Act and any other laws in effect or which will be in effect on the date of City Council hearing to consider the application.

SECTION 2.

A. The applicant shall submit a written request to the Planning Director indicating his or her election for tentative map processing pursuant to the alternative procedure authorized by this Ordinance, and pay a fee in an amount equal to that specified by resolution of the City Council for subdivision time extensions.

B. Upon certification by the Planning Director that the application satisfies all of the criteria described in Section 1B of this Ordinance, the Director shall schedule a public hearing before the City Council to consider whether to approve, conditionally approve, or disapprove the tentative map.

C. If the City Council votes to approve the tentative map, such map shall be subject to:

(1) All amendments, conditions, modifications, and provisions imposed by the City Council on the previously approved tentative map; and,

(2) Any additional conditions required by General Plan, specific plan(s), the Subdivision Map Act or any other applicable law in effect on the date of hearing; and,

D. If the City Council votes to approve the tentative map, the City Council may impose conditions not imposed on the previously approved tentative map; provided, however, that any such condition may be imposed only if:

(1) authorized by the General Plan, specific plan(s), the Subdivision Map Act or any other applicable law in effect at the date of the hearing; and,

(2) the condition does not necessitate a change in the design of the subdivision.

SECTION 3

This ordinance is hereby declared to be an emergency measure to take effect immediately. The facts constituting the emergency are as follows:

The City Council enacted an ordinance requiring the dedication of land and/or the payment of an in-lieu fee as a condition of certain tentative subdivision maps. Tentative maps approved prior to April 6, 1981 are not subject to this ordinance.

Numerous applications for time extensions for the filing of maps approved prior to April 6, 1981 are currently pending. The Subdivision Map Act precludes the City from conditioning these time extensions or compliance with the recently enacted Parkland Dedication Ordinance.

In order to insure that parkland is acquired for tentatively approved residential subdivisions for which a final map had not been filed prior to April 6, 1981 and to insure expeditious processing of such maps, it is in the public interest that this ordinance take effect immediately.

ENACTED:

EFFECTIVE:

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MAYOR

ATTEST:

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CITY CLERK

M-627