

18



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

APPROVED  
April 2, 1981 BY THE CITY COUNCIL

APR 7 1981

OFFICE OF THE  
CITY CLERK

*As amended*

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for Glenwood Park Unit 9 (P-8659)

LOCATION: Northwest and southwest corners of Grace Avenue and  
Austin Street

SUMMARY

The subject tentative map was approved by the City Council on September 4, 1979 and lapsed on March 4, 1981. The applicant is seeking a 12-month time extension in order to secure financing for construction and completion of the final map.

The subdivision consists of 72 proposed single family lots, one existing mobile home park and two existing single family dwellings on remnant parcels B and C. The existing uses will be retained by the owners.

RECOMMENDATION

Staff recommends that the Council grant a one-time, one-year time extension on the tentative map. Said time extension shall lapse on March 4, 1982.

Respectfully submitted,

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE

CITY MANAGER

MVD:SD:bw  
Attachments  
P-8659

April 7, 1981  
District No. 2

# GLENWOOD PARK UNIT NO. 9

# PARK 9

EXHIBIT "A"



228-070-23  
228-070-24

228-070-23

228-070-33

237-022-7

VACANT

EXISTING MOBILE HOME PARK

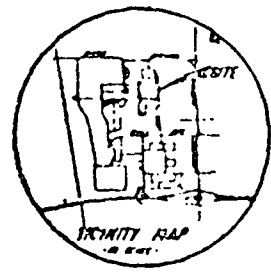
Area 8'  
All other 10' of  
Lanes

PROPOSED GLENWOOD PARK UNIT NO. 8

237-022-14

GRANT UNION SCHOOL DISTRICT  
VACANT

237-022-15



OWNER'S NAME: M. J. ...

ADDRESS: ...

OWNER'S NAME: ...

ADDRESS: ...

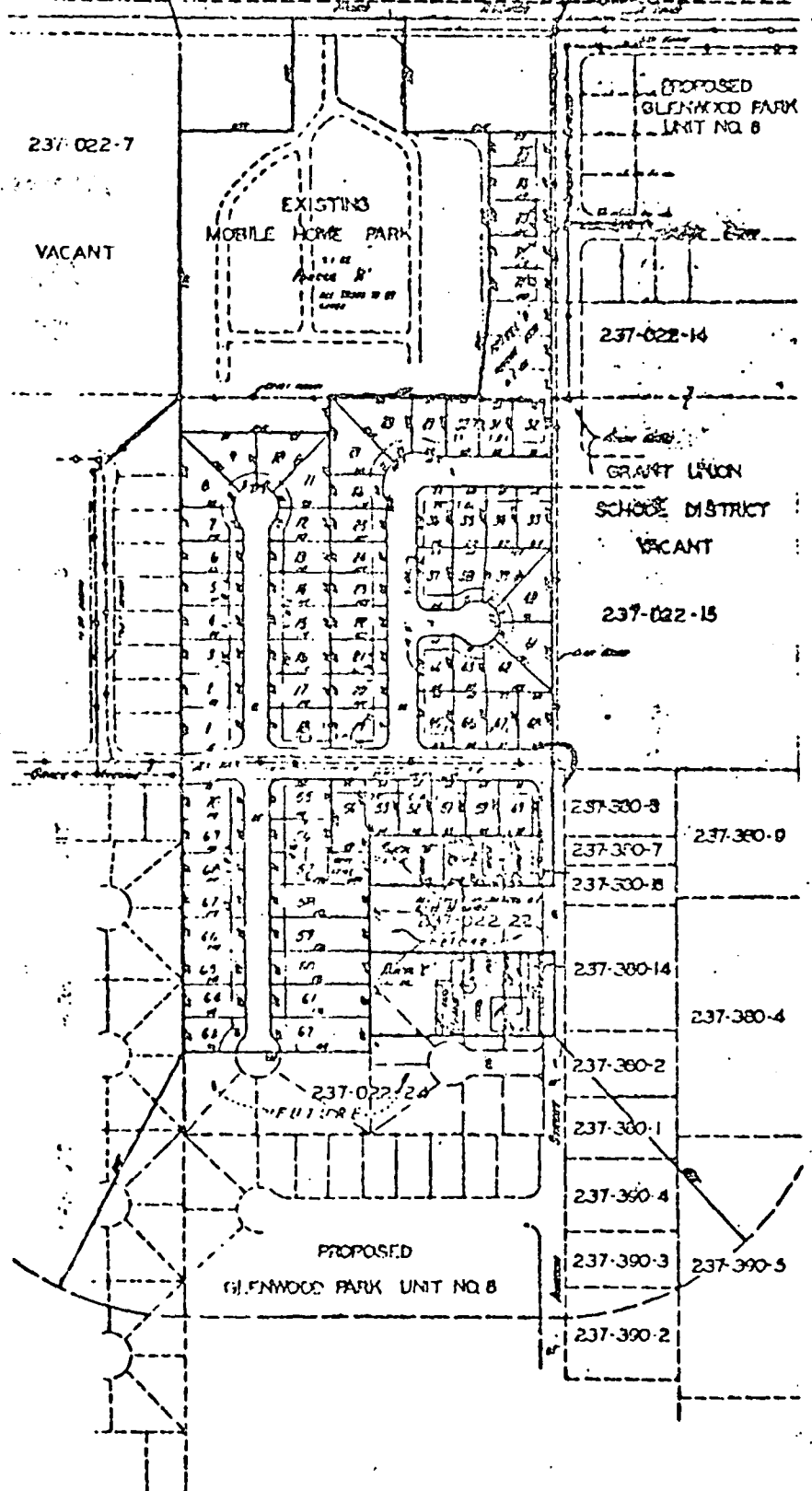
OWNER'S NAME: ...

ADDRESS: ...

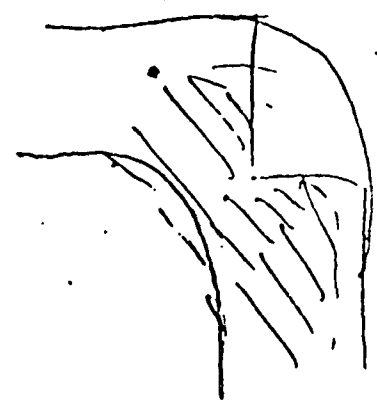
OWNER'S NAME: ...

ADDRESS: ...

A PORTION OF ... AS ... BY THE ... OF ... FILED IN ...



Bill ...



RGD ...

# RESOLUTION NO. 178-1979

Adopted by The Sacramento City Council on date of

SEP - 4 1979  
SEP - 4 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR GLENWOOD PARK, UNIT NO. 9 (APN: 237-022-09,12,16,17,21,23) (P-8659)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Glenwood Park, Unit No. 9

(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 September 4, 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 North Norwood 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 City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. 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 the particular case to conform to the strict application of these regulations.

Fact: The subject site is irregular in shape and it is impossible to avoid deep lots in this case.

- 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 configuration of the site creates the necessity for the deep lots and the modification

- 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 deep lots will be limited to single family dwellings, which will be compatible to surrounding land uses.

Fact: The granting of the variance will not change the density of the proposed development.

- 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 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 "A" subject to the following conditions:
  1. If map is filed prior to Glenwood Park #6, applicant must dedicate and improve Austin Street south of Main Avenue.
  2. Applicant shall dedicate and improve Austin Street including the round corner of lot 32, including the area along parcel D.
  3. Applicant shall dedicate and improve Main Avenue to 60-foot half section.
  4. Applicant shall dedicate a 10-foot drain easement for existing drain line.
  5. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
  6. Applicant shall provide the standard improvements as required by the Subdivision Ordinance (Section 40.811).
  7. Applicant shall dedicate and improve Austin Street across parcels B and C and the area in between, subject to the review of the City Engineer.
  8. Applicant shall provide street lights as required by the Subdivision Ordinance (Section 40.811).
  9. Applicant shall obtain, dedicate and improve the knuckle at the corner of Austin Street and Grace Avenue, subject to the review of the City Engineer.
  10. Applicant shall provide additional access along Austin Street for a second access to the mobile home park, subject to the review and approval by the City Planning Department.
  11. Applicant shall design the reverse curve on Grace Avenue with a 500-foot radius, subject to the review and approval of the City Engineer.
  12. A note shall be placed on the map indicating that parcels B and C are limited to single family dwellings until they are further subdivided as indicated by the study plan that was provided.

PHILLIP L. ISENBERG

MAYOR

ATTEST:

LORRAINE MAGANA

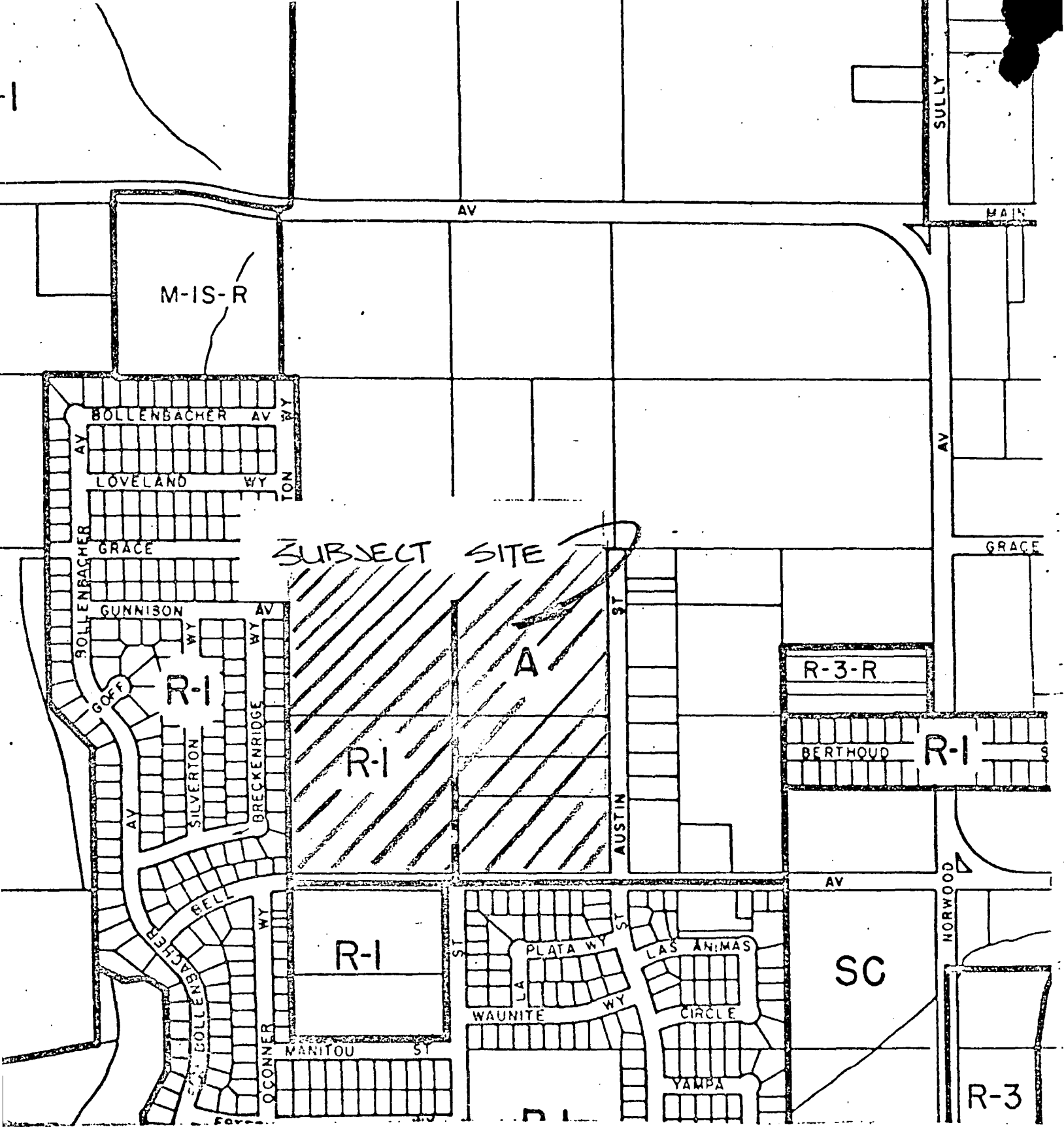
CITY CLERK

CERTIFIED AS TRUE COPY  
of Resolution No. 79-626

SEP 5 1979

Deputy

*Lorraine Magana*



LOCATION PLAN

NOT TO SCALE

P-8659





Engineering · Surveying · Planning

FROST AND BAKER, INC.

7932 Sunset Avenue; Suite B

Fair Oaks, California 95628

(916)966-8511

FEBRUARY 4, 1981

79041

CITY OF SACRAMENTO  
PLANNING DEPARTMENT  
725 - J STREET  
SACRAMENTO, CA. 95814

ATTN: HOWARD YEE

SUBJECT: GLENWOOD PARK UNIT NO. 9  
P-8659

DEAR HOWARD:

AS AGENT AND ENGINEER FOR THE ABOVE SUBJECT DEVELOPMENT, WE ARE REQUESTING AN EXTENSION TO THE TENTATIVE MAP. DUE TO ECONOMIC TIMES, THE DEVELOPER WISHES TO DELAY CONSTRUCTION.

ENCLOSED IS A CHECK FOR \$206.00 (TWO-HUNDRED AND SIX DOLLARS), A 300 FOOT RADIUS MAP, PROPERTY OWNER'S LIST, PRINTS OF THE APPROVED TENTATIVE MAP, AND A 8½" X 11" REDUCTION.

VERY TRULY YOURS,  
FROST & BAKER, INC.

RAY LOUIE



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

April 8, 1981

Hofmann Company  
P.O. Box 13349  
Sacramento, CA 95813

Gentlemen:

On April 7, 1981, the Sacramento City Council granted a time extension on the tentative map for Glenwood Park Unit #9, Northwest and southwest corners of Grace Avenue and Austin Street (P-8659).

The extension is granted one-time only and will lapse in six months on September 4, 1981.

Sincerely,

Anne J. Mason  
Deputy City Clerk

AJM:sj  
cc: Planning Department