

P-9132



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

September 17, 1980

MR: ~~_____~~ 10-14-80

cc: Van Duyn
Carstene
Miller
Yee

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione *jm*
SUBJECT: Request to Set Public Hearing

Please schedule the following for public hearing. All necessary support material is attached.

The Planning Commission recommended denial of Tentative Map to divide 5+ acres into 67 lots. (P-9132) (D1)
Location: West side of Northgate Boulevard, 100+ feet south of Turnstone Drive.

An appeal was received of the Planning Commission's denial of other entitlements for this project as follows: Appeal of Planning Commission's denial of Rezoning from R-3(PUD) to R-1A(PUD) and Special Permit to develop 66 townhouse units.

jm

Attachments



CITY OF SACRAMENTO

P-9132
RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
SEP 10 4 10 PM '80 *lm*

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

September 8, 1980

FFP: 9-23-80
HR: 9-30-80
FCA DATE: 10-14-80

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione *jm*
SUBJECT: Request to Set Public Hearings

cc: Van Duyn
Cartano
Miller
yee.

Please schedule the following items for public hearings. All necessary support material is attached.

1. Various requests for property located at the northwest corner of Woodbine Avenue and Yreka Avenue. (P-9062) (D7)
 - a. Tentative Map to divide 0.4+ acres into three lots
 - b. Subdivision Modification for two substandard lots and to create lots with substandard street frontage.

The Planning Commission recommended denial of:

- c. Subdivision Modification to waive street improvements.

2. Tentative Map to resubdivide 33+ acres into 96 single family lots and 50 halfplex lots. Location: South side of Windbridge Drive, 500+ feet west of South Land Park Drive. (P-9131) (D8)

Cancel appeal for journal newsletter

3. The Planning Commission recommended denial of the following item: Tentative Map to divide 5+ acres into 67 lots. Location: West side of Northgate Boulevard, 100+ feet south of Turnstone Drive. (P-9132) (D1)

4. Various requests for property located at 7659 River Ranch Way. (P-9137) (D8)
 - a. Rezone 0.3+ acre from R-1 to R-1A
 - b. Tentative Map to divide 0.3+ acre into two lots
 - c. Subdivision Modification to waive service connections.

jm

Attachments

*An appeal of the Planning Commission's denial of a Special Permit to develop 66 townhouse units was received for this item also. The appeal is attached for P-9132.



CITY OF SACRAMENTO

P-9132
RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
SEP 10 4 10 PM '80 *lm*

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

September 8, 1980

7FP: 9-23-80
HR: 9-30-80
FCA DATE: 10-14-80

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione *jm*
SUBJECT: Request to Set Public Hearings

cc: Van Duyn
Cartano
Miller
yes.

Please schedule the following items for public hearings. All necessary support material is attached.

1. Various requests for property located at the northwest corner of Woodbine Avenue and Yreka Avenue. (P-9062) (D7)

- a. Tentative Map to divide 0.4+ acres into three lots
- b. Subdivision Modification for two substandard lots and to create lots with substandard street frontage.

The Planning Commission recommended denial of:

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2. Tentative Map to resubdivide 33+ acres into 96 single family lots and 50 halfplex lots. Location: South side of Windbridge Drive, 500+ feet west of South Land Park Drive. (P-9131) (D8)

Cancel appeal for journal new letter

3. The Planning Commission recommended denial of the following item:

Tentative Map to divide 5+ acres into 67 lots. Location: West side of Northgate Boulevard, 100+ feet south of Turnstone Drive. (P-9132) (D1)

4. Various requests for property located at 7659 River Ranch Way. (P-9137) (D8)

- a. Rezone 0.3+ acre from R-1 to R-1A
- b. Tentative Map to divide 0.3+ acre into two lots
- c. Subdivision Modification to waive service connections.

jm

Attachments

*An appeal of the Planning Commission's denial of a Special Permit to develop 66 townhouse units was received for this item also. The appeal is attached for P-9132.

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: WW

Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from R-3 (PUD) to R-1A (PUD)
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)

Other _____

Assessors Parcel No. 250 - 390 - 33 Address W side Northgate Blvd., @ Patio Ave.

Request(s) 1) Environmental Determination; 2) Tentative Map to create 66 units and Lot A (open space); 3) Special Permit to develop 66 townhouse units; 4) Rezone, R-3 (PUD) to R-1A (PUD)

Owner(s) Gehan Homes, 3000 Alamo Drive, Vacaville, CA 95688 Phone No. _____

Applicant MORTON & PIPATO, 1767 "J" Tribute Road, Sacto, CA Phone No. 920-2411

Signature [Signature] Filing Fee 26004 Receipt No. 5347 8/22/80 D+

C.P.C. Meeting Date August 28, 1980

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved _____ Approved w/Conditions _____ Approved Based on Find. of Fact Due _____

Rec. Approval _____ Rec. Approval w/Conditions _____ Denied _____

Findings of Fact Approved _____

Copy Sent to Applicant _____

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____

Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ is/are:

Approved _____ Denied _____ Approved w/Conditions _____

By: _____

SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: _____ DATE _____

P No 9132

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE August 28, 1980
 ITEM NO. 12c FILE NO. P-9132
 M- _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation:

- Favorable
 Unfavorable Petition Correspondence

LOCATION: West side Northgate Blvd, south of Junstone Drive.

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

<u>OPPOSERS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	<u>absent</u>			
Goodin	<u>absent</u>			
Hunter	✓			
Larson	✓			✓
Muraki	✓			
Simpson	✓			
Silva	✓		✓	
Fong	✓			

MOTION:

- TO APPROVE
 TO DENY
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 TO RECOMMEND ~~TO APPROVE~~ Denial & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation
 D. Landscaping

NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

DATE: September 3, 1980

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning

Commission of August 28, 1980 when:
(Date)

Rezoning Application Variance Application
 Special Permit Application _____

was: Granted, Denied by the Commission

GROUND'S FOR APPEAL: _____

1. There is a demand for low to medium priced townhomes with a private yard.
2. There is not a demand for rental apartments at this location.

PROPERTY LOCATION: West side of Northgate Blvd., 100 ft. south of Turnstone Dr.

PROPERTY DESCRIPTION: Lot A, Sunset Meadows Unit No. 1, recorded in Book 131
of Maps, Map No. 6.

ASSESSOR'S PARCEL NO. 250 - 390 - 33

PROPERTY OWNER: Gehan Homes

ADDRESS: P.O. Box 566, Vacaville, CA 95688

APPLICANT: Gehan Homes

ADDRESS: P.O. Box 566, Vacaville, CA 95688

APPELLANT: 
(SIGNATURE)

ADDRESS: Morton & Pitalo, Inc. - 1767 "J" Tribute Road - Sacramento, CA

FILING FEE: \$60.00. Receipt No. 5373 95815

FORWARDED TO CITY ^{CLERK} ~~COUNCIL~~ ON DATE OF: 9-10-80 CITY PLANNING COMMISSION:

P- 9132

(4 COPIES REQUIRED)
SEP 4 1980
RECEIVED

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE August 28, 1980
 ITEM NO. 12c FILE NO. P- 9132
 M- _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation: Favorable Unfavorable
 LOCATION: West side Northgate Blvd., south of Juniper Drive.
 Petition Correspondence

<u>NAME</u>	<u>PROPONENTS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPONENTS</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	<u>absent</u>			
Goodin	<u>absent</u>			
Hunter	✓			
Larson	✓			✓
Muraki	✓			
Simpson	✓			
Silva	✓		✓	
Fong	✓			

- MOTION:
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 - TO RECOMMEND Denial & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation
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