



CITY OF SACRAMENTO

26  
35

CITY MANAGER'S OFFICE  
**RECEIVED**

FEB 15 1980 Marty Van Duyn

CITY PLANNING DEPARTMENT

915 "I" STREET  
CITY HALL - ROOM 308

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

PLANNING DIRECTOR

February 15, 1980

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-8745)

LOCATION: South side of Wilmington Avenue at Jeffery Avenue

SUMMARY

This is a request to divide a 7.2 acre site into 35 single family lots in the R-1 zone. The Planning Commission, in concurrence with staff, recommended approval of the request subject to conditions.

BACKGROUND INFORMATION

The original design of the subdivision contained 36 single family lots. This design, however, resulted in a street running into an alley as illustrated on Exhibit A of the Planning Commission report. The Subdivision Review Committee, therefore, recommended that the map be redesigned as illustrated on Exhibit B in order to eliminate the problem. There was no objection on the part of the applicant.

The staff has no objection to the redesigned map because it is compatible to surrounding land uses. Also, the project is consistent with the General Plan and Community Plan for this use.

VOTE OF COMMISSION

On September 13, 1979, the Planning Commission by a vote of seven ayes, two absent, recommended approval of the Tentative Map subject to conditions.

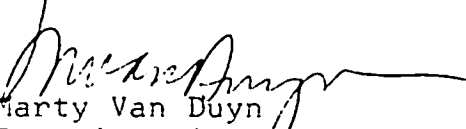
**FILED**  
BY THE CITY COUNCIL  
CONT. TO 2-26-80  
FEB 19 1980  
OFFICE OF THE  
CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL  
FEB 26 1980  
OFFICE OF THE  
CITY CLERK

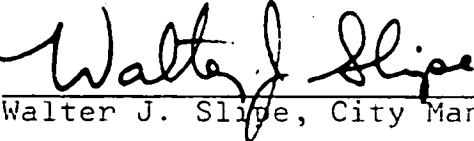
RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Tentative Map subject to conditions and adopt the attached Tentative Map Resolution.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR TRANSMITTAL TO COUNCIL:

  
Walter J. Slive, City Manager

MVD:HY:jm  
Attachments  
P-8745

February 19, 1980  
District No. 5

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE September 13, 1979  
 ITEM NO. 20 FILE NO. P-8745  
 M-

REZONING  TENTATIVE MAP   
 SPECIAL PERMIT  EIR DETERMINATION   
 VARIANCE  EXT. OF PERMIT   
 SUBD. MOD.  OTHER

Recommendation:

LOCATION: A side of Wilmington Ave.  
bet. Jeffrey & East Pacific Avenues

Favorable (EIR/EA)  
 Unfavorable  Petition  Correspondence

PROPOSERS		
NAME	ADDRESS	

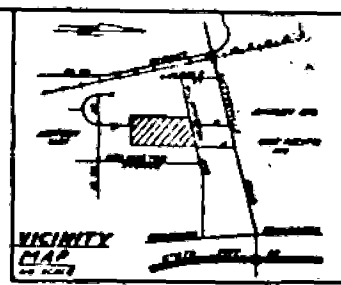
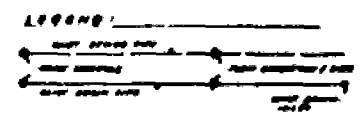
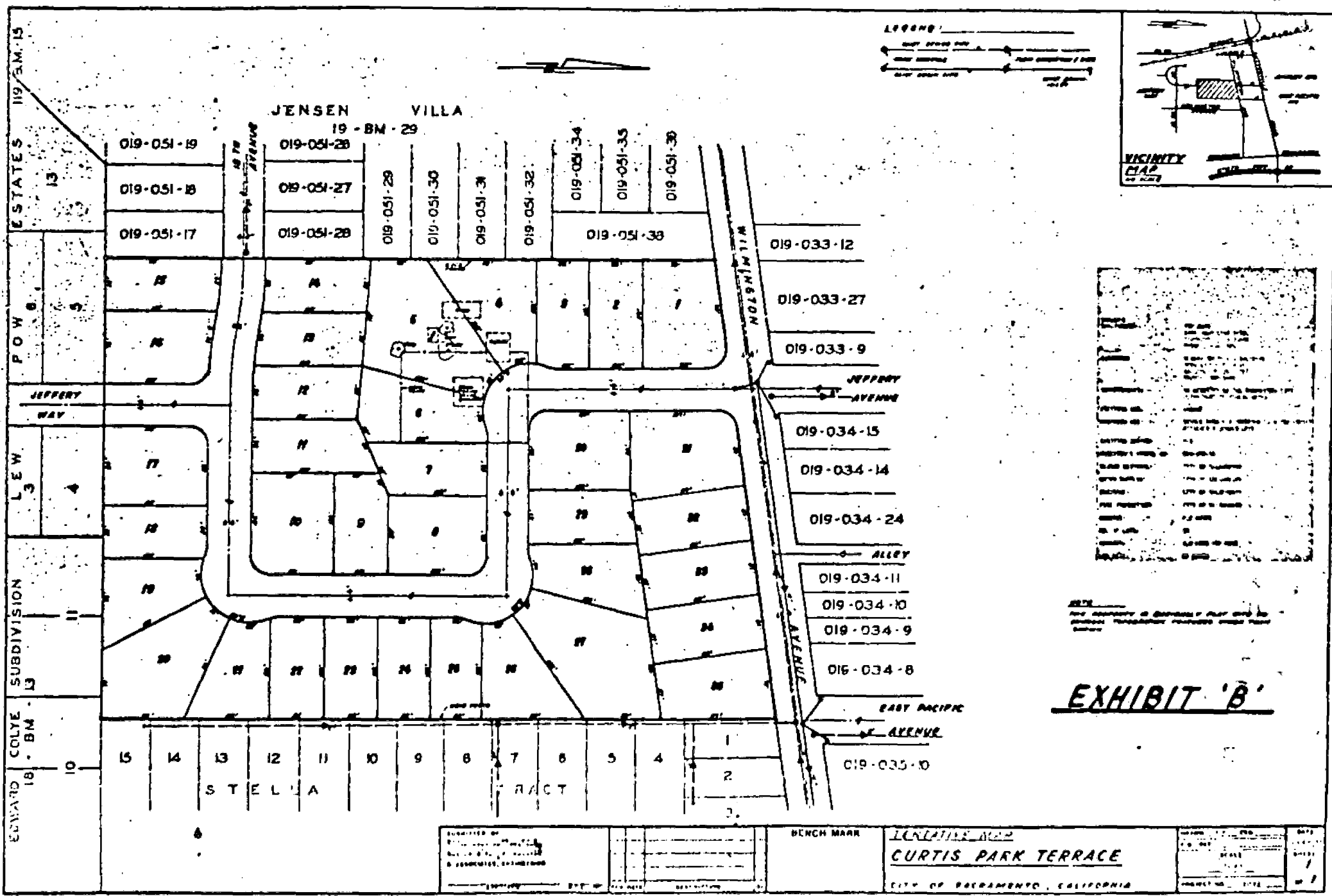
OPPOSERS		
NAME	ADDRESS	

MOTION NO. \_\_\_\_\_

- 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 APPROVAL subject to conditions & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

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

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



NO.	DESCRIPTION	ACREAGE
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**NOTE**  
This plat is subject to all other maps and records on file in the office of the County Recorder, Sacramento County, California.

**EXHIBIT 'B'**

Submitted by  
 [Signature]  
 [Name]  
 [Address]

BENCH MARK  
 CREATIVE MAP  
**CURTIS PARK TERRACE**  
 CITY OF SACRAMENTO, CALIFORNIA

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Murray Smith & Associates, 3030 Explorer Dr., Sacto., CA 95827				
OWNER	John & Verna Banks, 925 "L" Street, Sacramento, CA 95814				
PLANS BY	Murray Smith & Associates, 3030 Explorer Drive, Sacto., CA 95827				
FILING DATE	8-10-79	50 DAY CPC ACTION DATE		REPORT BY	HY:bw
NEGATIVE DEC.		EIR		ASSESSOR'S PCL. NO.	019-052-16

APPLICATION: 1. Environmental Impact Determination  
2. Tentative Map (P-8745)

LOCATION: South side of Wilmington Avenue at Jeffery Avenue

PROPOSAL: This is a proposal to divide a 7.2 acre site into 36 single family lots in the R-1 zone.

## PROJECT INFORMATION

General Plan Designation: Residential  
Fruitridge Community Plan Designation: Light Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant

### Surrounding Land Use and Zoning:

North: Single Family; and R-1  
South: Single Family; and R-1  
East: Single Family; and R-1  
West: Single Family; and R-1

Property Dimensions: 476' x 660' (approx.) Area: 7.22 ac.  
Density of Development: 5 units/acre (gross)  
North/South Lots: 25 lots (69%)  
Topography: Flat  
Street Improvements: To be provided  
Existing Utilities: Available to site  
School District: Sacramento Unified School District

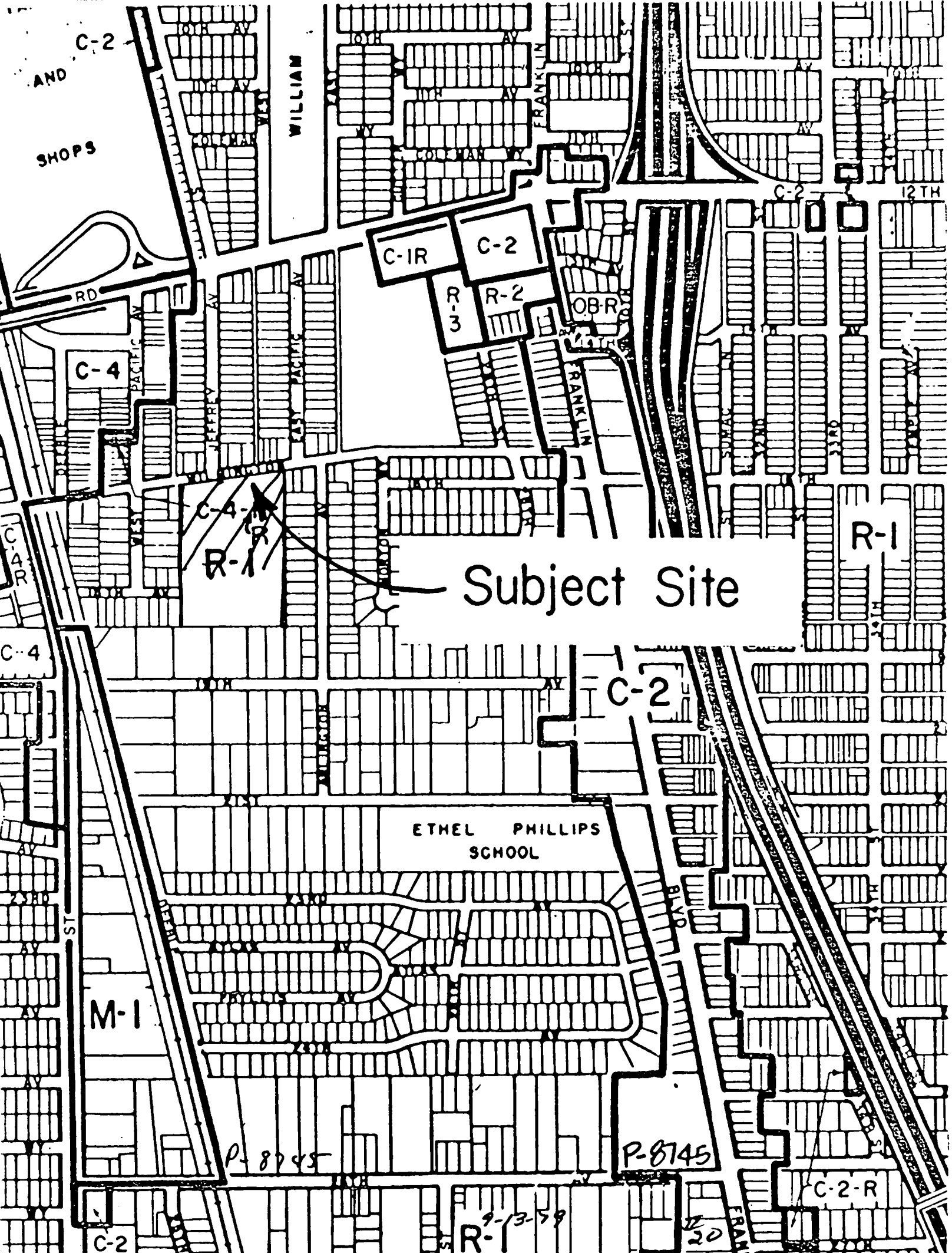
SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 29, 1979, the Committee, by a vote of 8 ayes, 1 abstention, recommended approval of the tentative map subject to the following conditions:

1. The applicant shall file necessary segregation request and fee for segregation of existing assessments.
2. Provide standard subdivision improvements as per Sec. 40.811 of the Subdivision Ordinance.
3. Prepare a sewer and drainage study for review and approval by the City Engineer.
4. Name all streets to the satisfaction of the Planning Director.
5. Redesign the map to eliminate the intersection of the east/west street with the alley between Jeffery Avenue and E. Pacific Avenue.

STAFF EVALUATION: The subject site is surrounded by single-family subdivisions on all sides. The applicant's proposal is compatible with the existing subdivisions and staff therefore has no objection to the proposed land use of the site. There is however, one minor problem relative to street design which was discussed at the Subdivision Review Committee meeting. The north/south street (abutting lots 27 to 35) is designed to meet an existing alley which will create a traffic conflict. The Subdivision Review Committee recommended that the map be redesigned to eliminate this intersection. This can easily be accomplished by eliminating the portion of the north/south street that abuts parcels 5 and 6 and providing a north/south street that connects the proposed cul-de-sac street and Jeffery Avenue. This would create a four-way intersection at Jeffery and Wilmington; however, it is the best solution. The applicant has no objection to the redesign.

STAFF RECOMMENDATION: Staff recommends:

1. The Negative Declaration be ratified.
2. Approval of the Tentative Map, as shown on Exhibit "A", subject to the following conditions:
  - a. the applicant shall file necessary segregation request and fee for segregation of existing assessments;
  - b. provide standard subdivision improvements as per Sect. 40.811 of the Subdivision Ordinance;
  - c. prepare a sewer and drainage study for review and approval by the City Engineer;
  - d. name all streets to the satisfaction of the Planning Director;
  - e. redesign the map to eliminate the intersection of the east/west street with the alley between Jeffery Avenue and E. Pacific Avenue.



AND  
SHOPS

C-2

WILLIAM

FRANKLIN

12 TH

C-IR

C-2

R-3

R-2

OBR

C-4

PACIFIC AV

C-4  
R-1

Subject Site

R-1

C-4 R

C-4

C-2

ETHEL PHILLIPS  
SCHOOL

ST

M-1

BLVD

P-8745

P-8745

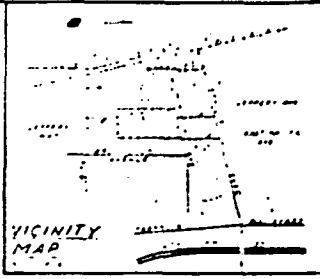
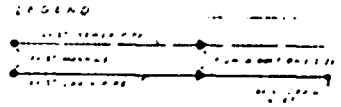
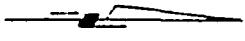
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9-13-59  
R-1

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FRAN

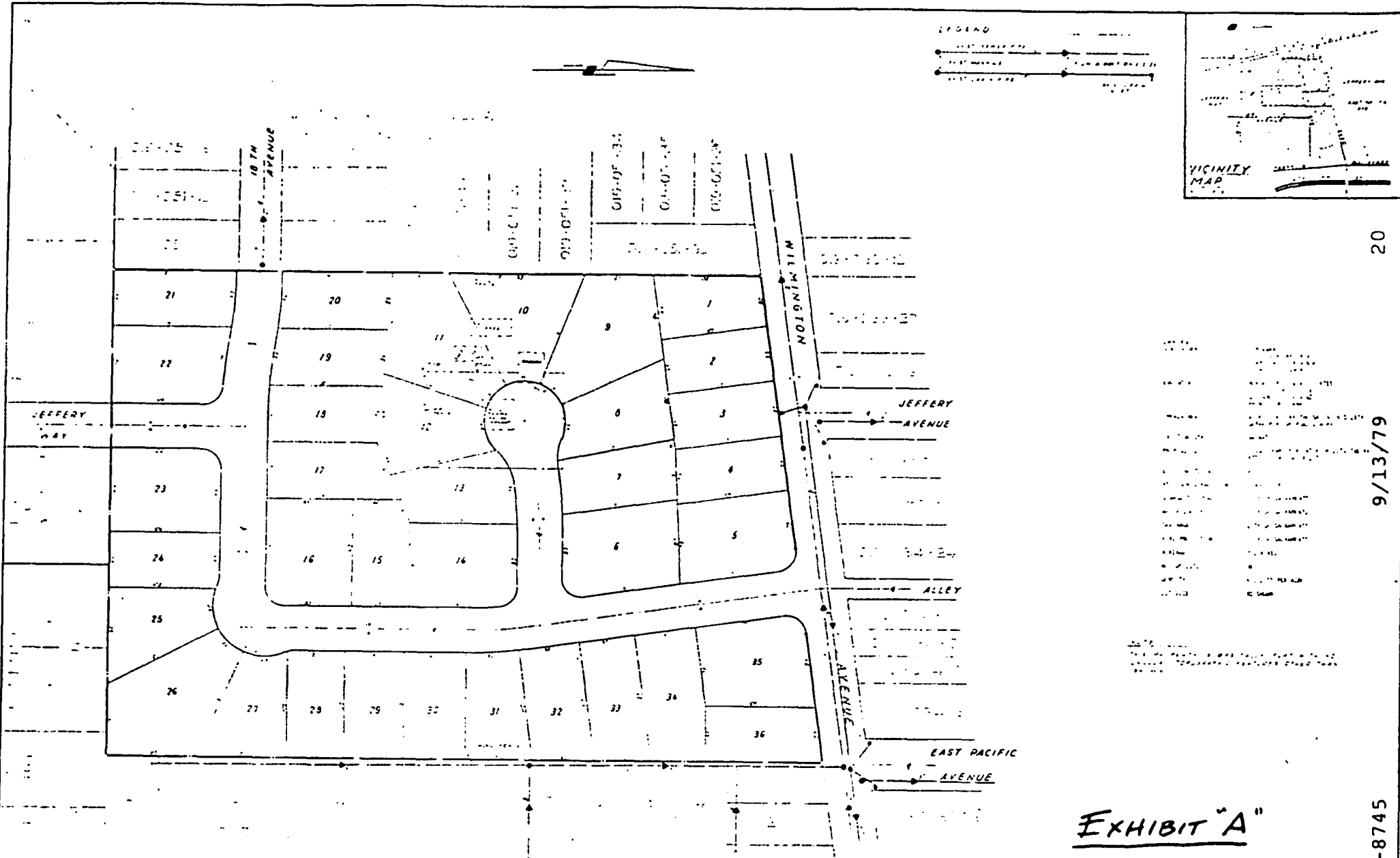


VICINITY MAP

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9/13/79

P-8745



**EXHIBIT "A"**

	<p>BENCH MARK</p>	<p>CURTIS PARK TERRACE</p>	<p>CITY OF BIRMINGHAM, ALABAMA</p>	<p>DATE: 9/13/79</p> <p>SCALE: AS SHOWN</p>
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# RESOLUTION NO. 80-109

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR TENTATIVE MAP FOR CURTIS PARK TERRACE (P-8745)  
(APN: 019-052-16)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Curtis Park Terrace, located on the south side of Wilmington Avenue at Jeffery Avenue (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 \_\_\_\_\_ 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 Fruitridge Community Plan in that both plans designated 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.

**FILED**  
BY THE CITY COUNCIL

CONT. TO 2-26-80  
FEB 19 1980

OFFICE OF THE  
CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL

FEB 26 1980

OFFICE OF THE  
CITY CLERK

- 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.

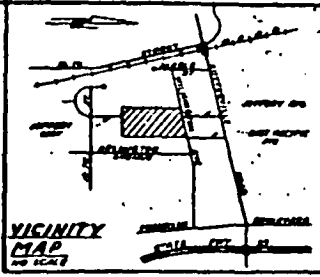
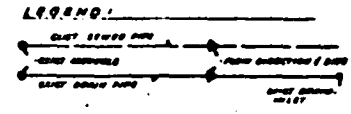
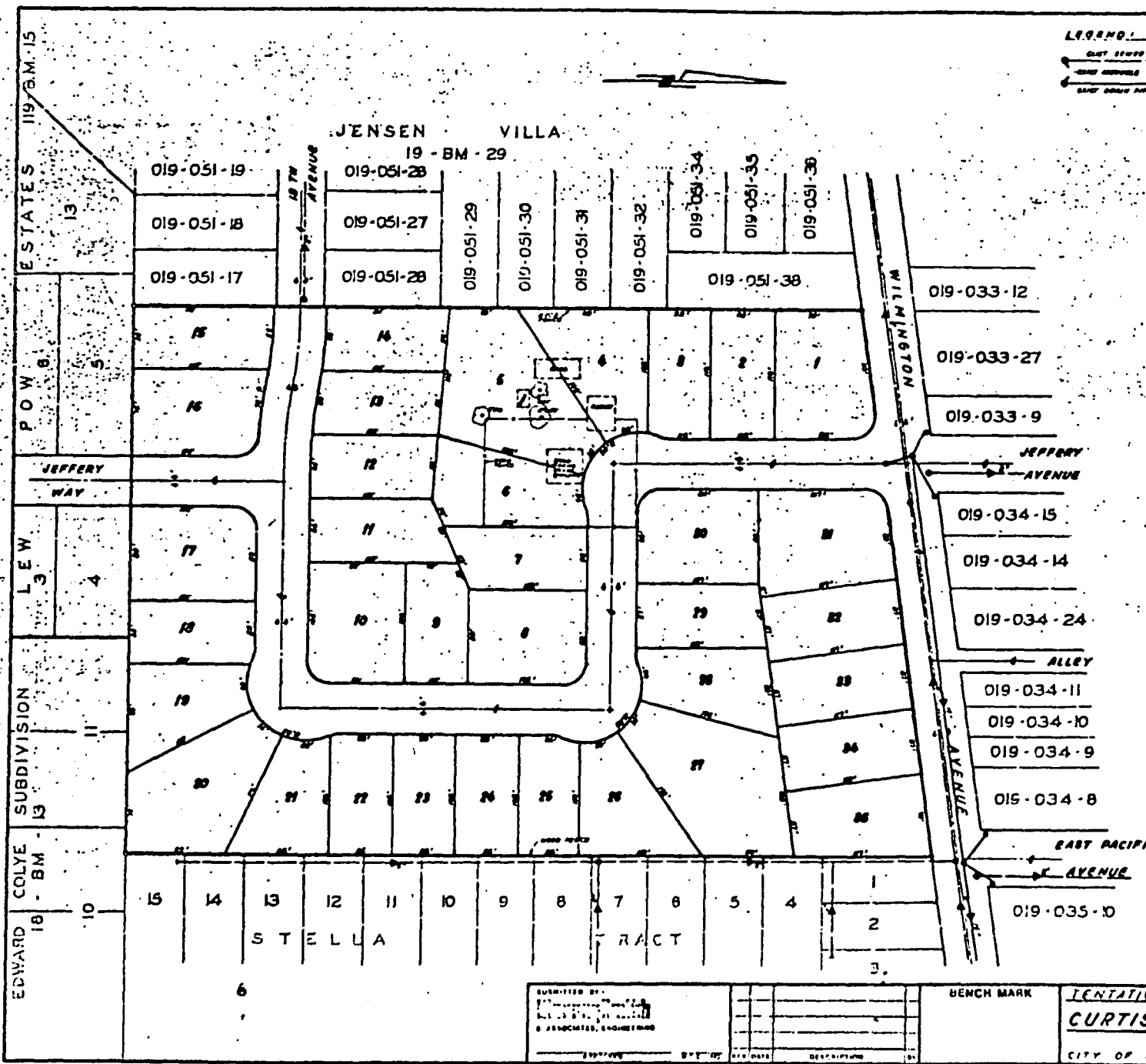
NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
1. The applicant shall file necessary segregation request and fee for segregation of existing assessments.
  2. The applicant shall provide standard subdivision improvements as per Section 40.811 of the Subdivision Ordinance.
  3. The applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
  4. The applicant shall name all streets to the satisfaction of the Planning Director.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK



PROJECT NAME	CURTIS PARK TERRACE
APPLICANT	J. C. BENTLEY
ENGINEER	J. C. BENTLEY
DATE	10/15/54
SECTION	10
REVISIONS	NO. 1
DATE	10/15/54
BY	J. C. BENTLEY
CHECKED BY	J. C. BENTLEY
DATE	10/15/54
APPROVED BY	J. C. BENTLEY
DATE	10/15/54
CITY ENGINEER	J. C. BENTLEY
DATE	10/15/54
CITY CLERK	J. C. BENTLEY
DATE	10/15/54
CITY COMMISSIONER	J. C. BENTLEY
DATE	10/15/54
CITY SUPERVISOR	J. C. BENTLEY
DATE	10/15/54

**NOTE:**  
THIS MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S POLICIES AND ORDINANCES.

**EXHIBIT 'B'**

SUBMITTED BY: J. C. BENTLEY ENGINEER	BENCH MARK	TENTATIVE MAP <b>CURTIS PARK TERRACE</b> CITY OF SACRAMENTO, CALIFORNIA	DATE 10/15/54
DESCRIPTION			



CITY OF SACRAMENTO

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

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JAN 28 9 17 AM '80

*Jim*

CITY PLANNING DEPARTMENT

915 "I" STREET  
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-6604

ETHAN BROWNING, JR.  
PLANNING DIRECTOR

January 24, 1980

*HRG: 2-19-80  
FCA DATE: 2-26-80*

MEMORANDUM

*CC: CARSTENS  
TANIMOTO  
VAN DUYN  
YEE*

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

Please schedule the following item for hearing before the City Council. All support material is attached.

Tentative Map to divide 7+ acres containing a dwelling in the Single Family R-1 zone into 36 single family lots known as Curtis Park Terrace. Loc: South side of Wilmington Avenue between Jeffery and East Pacific Avenues. (P-8745) (D 5)

*Jan Mirrione*

jm

Attachments

(5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

918 I STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 449-5438

LORRAINE MAGANA  
CITY CLERK

January 29, 1980

John and Verna Banks  
925 L Street  
Sacramento, CA 95816

Dear Mr. and Mrs. Banks:

Notice is hereby given that a hearing date of February 19, 1980 has been set in the matter of TENTATIVE MAP to divide 7<sup>+</sup> acres containing a dwelling in the Single Family R-1 zone into 36 single family lots known as Curtis Park Terrace. Location: South side of Wilmington Avenue between Jeffery and East Pacific Avenues. (P-8745)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Friday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and requesting the continuance.

Sincerely,

Lorraine Magana  
City Clerk

LM:HO'

cc: Murray Smith & Assoc.  
P-8745 Mailing List (46)  
Planning Department

P-8745 0 34 AM '80

2-19-80 HKC

LL/M Lovato  
1224 Arlington Ave.  
Sacramento, CA 95820

LOV 24 073055N1 01/30/80

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-8428

LORRAINE MAGANA  
CITY CLERK

January 29, 1980

John and Verna Banks  
925 L Street  
Sacramento, CA 95816

Dear Mr. and Mrs. Banks:

Notice is hereby given that a hearing date of February 19, 1980 has been set in the matter of TENTATIVE MAP to divide 7<sup>+</sup> acres containing a dwelling in the Single Family R-1 zone into 36 single family lots known as Curtis Park Terrace. Location: South side of Wilmington Avenue between Jeffery and East Pacific Avenues. (P-8745)

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Sincerely,

Lorraine Magana  
City Clerk

LM:HO'

cc: Murray Smith & Assoc.  
P-8745 Mailing List (46)  
Planning Department



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

February 27, 1980

John and Verna Banks  
925 L Street  
Sacramento, CA 95816

Dear Mr. and Mrs. Banks:

On February 26, 1980, the City Council adopted the enclosed certified resolution adopting Findings of Fact, approving a request for tentative map for Curtis Park Terrace. (P-8745) (APN: 019-052-16)

Sincerely,

  
Jaci Pappas  
Acting City Clerk

JP:HO'

Encl.

cc: Murray Smith & Assoc.  
Planning Department

Item No. 35