



CITY OF SACRAMENTO

22 ~~27~~

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

April 8, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for Krysia Court
Subdivision (P-8615)

LOCATION: East Side of Belleview, Approximately 1,000 Feet
North of Lemon Hill Avenue

SUMMARY

The subject tentative map was approved by the City Council on July 31, 1979 and lapsed on January 31, 1981. The applicant is requesting a 12 month time extension in order to allow additional time to record the final map.

The subdivision consists of 13 single family lots on a 2.5 acre site. The site is located in the R-1 zone and in an area that contains large single family lots.

Because of recent ordinance and policy changes relative to park-land dedication and energy programs, the Council expresses a concern with approving map extensions for 12 months.

The Council indicated a general policy to allow a maximum of 6 months extensions.

RECOMMENDATION

Staff recommends that the City Council grant the time extension for 6 months. Said extension would therefore lapse on July 31,

FILED
1981

By the City Council
Office of the City Clerk

*Cont to
4-28-81*

APR 14 1981

Respectfully submitted,

Marty Van Duyn
Planning Director

APPROVED
BY THE CITY COUNCIL

map to

APR 28 1981

dopce

OFFICE OF THE
CITY CLERK

10-28-81

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:mm
Attachments
P-8615

April 14, 1981
District No. 6



RAYMOND VAIL AND ASSOCIATES

1410 ETHAN WAY • SACRAMENTO, CALIFORNIA 95825 (916) 929-3323
MAIL ADDRESS P.O. BOX 13815, SACRAMENTO, CALIFORNIA 95813

ENGINEERS
PLANNERS
SURVEYORS

December 22, 1980

Sacramento City Planning Commission
725 "J" Street
Sacramento, CA 95814

Krysia Court Tentative Subdivision Map
P-8615

Members of the Commission:

On behalf of our Client, we are requesting an extension of the tentative map referenced above, which was approved on July 31, 1979, and is scheduled to expire in January 1981. We have attached a check for the amount of \$206 to cover the application fee.

Thank you for your consideration and cooperation in this matter. Should there be any questions regarding this application, please feel free to contact me.

Very truly yours,

Roy E. Brewer, Director
Community and Environmental
Planning

REB:bcl

Enclosure

cc: Mel Hardman, w/attachment

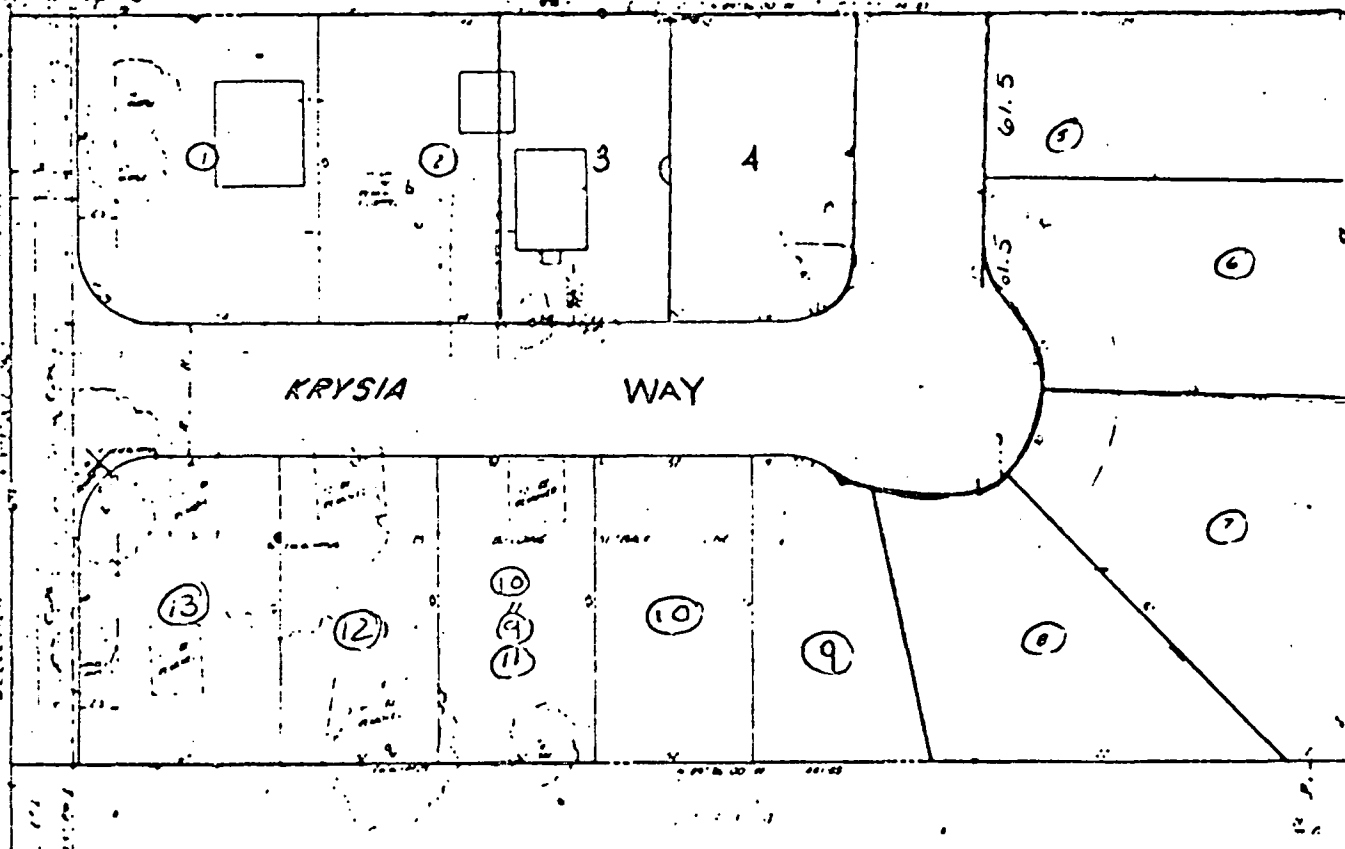
CITY OF SACRAMENTO
PAID-PL
DEC 22 1980

PLANNING

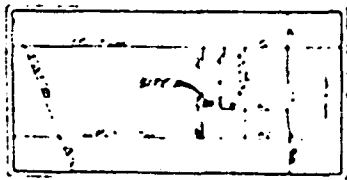
A-8615

JUNE 14, 1977

ITEM 9



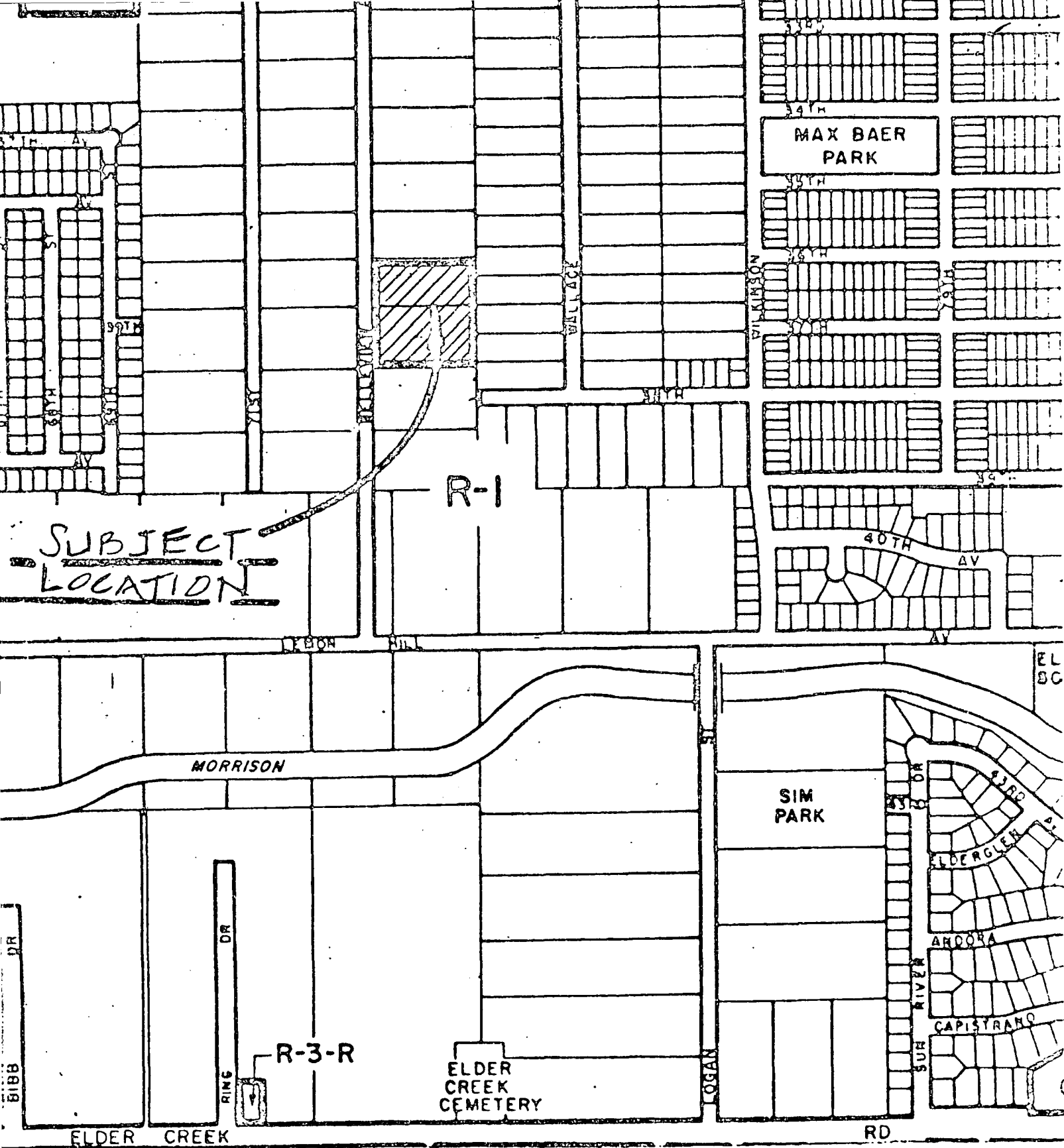
- NOTES**
- 1. ALL LOTS TO BE DEVELOPED BY THE APPLICANT
 - 2. ALL LOTS TO BE DEVELOPED BY THE APPLICANT
 - 3. ALL LOTS TO BE DEVELOPED BY THE APPLICANT
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 - 12. ALL LOTS TO BE DEVELOPED BY THE APPLICANT
 - 13. ALL LOTS TO BE DEVELOPED BY THE APPLICANT



VICINITY MAP

TENTATIVE MAP
FOR
KRYZIA COURT
CITY OF SACRAMENTO, CALIFORNIA
APPLICANT'S PROPOSAL

EXHIBIT B



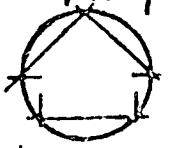
LOCATION PLAN

EXHIBIT A

NOT TO SCALE

P. 8615

ITEM # 9



JUNE 14, 1979

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR KRYSIA COURT SUBDIVISION (APN: 027-313-01,
02, & 03) (P-8615)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located on the east side of Belleview Drive, approximately 1,000 feet north of Lemon Hill Avenue to be known as Krysia Court Subdivision (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 July 31, 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 Colonial 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 County of Sacramento treatment plants have a design capacity for which 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 that the particular case to conform to the strict application of these regulations.

Fact: The width of the site and location of the stub street to the north makes it impractical to create standard depth lots for this site.

- 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 stub street as shown on the adjacent approved subdivision to the north determines the location and design of the street layout for the subject site.

- 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 project is compatible with surrounding land uses which are also single family.

Fact: The project will not significantly change the characteristics of the area.

- 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: Both the Community Plan and General 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 B subject to the following conditions:
 - 1. Applicant shall prepare a sewer and drainage study for review and approval.
 - 2. Off-site right-of-way will be required for drain line extension; also oversized drain line required.
 - 3. Applicant shall provide the standard subdivision improvements as required by the City Subdivision Ordinance (Section 40.811).
 - 4. Applicant shall provide street lights as required by the City Subdivision Ordinance (Section 40.811).
 - 5. Applicant shall provide the standard water mains and fire hydrants as required by the City Subdivision Ordinance (Section 40.811).
 - 6. Applicant shall name all streets to the satisfaction of the City Planning Director.
 - 7. Applicant shall dedicate a 27-foot right-of-way for a half-street along Belleview Avenue.

MAYOR

ATTEST:

CITY CLERK



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

March 25, 1981

Owner of Property:

Belleview Ltd.
3294 Royal Drive
Shingle Springs, CA

On March 23, 1981, the following matter was filed with my office to set a hearing date before the City Council.

Tentative Map Time Extension for Kryisia Court. Location:
East side of Belleview Drive, approximately 1,000 feet north
of Lemon Hill Avenue. (P-8615) (D6).

The hearing has been set for April 14, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

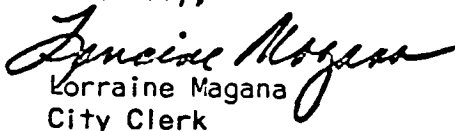
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein,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

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,


Lorraine Magana
City Clerk

LM:am

cc: RVA
P-8615 Mailing List 14

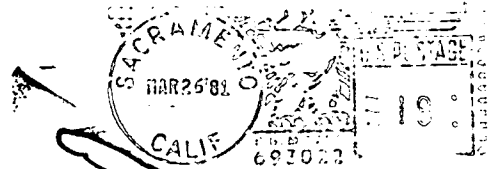


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OFFICE OF THE CITY CLERK
918 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 449-6428

VACANT LOT
ORD. EXP.
3-27-81
24/122



RETURNED
TO
SENDER
FORWARDING ORDER EXPIRED

Robert J. Brucell, et al.
5917 71st Street
Sacramento, Ca. 95824

NOTICE OF CITY COUNCIL HEARING



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 29, 1981

Belleview Ltd.
3294 Royal Drive
Shingle Springs, CA

Gentlemen:

On April 28, 1981, the Sacramento City Council granted a time extension on the tentative map for Krysia Court, East side of Belleview Drive, north of Lemon Hill Avenue (P-8615).

The extension is granted one-time only and will lapse on October 28, 1981. Furthermore, staff was requested to prepare a resolution allowing waiver of fee upon resubmittal of map and to review maps as originally approved without requiring major redesign.

Sincerely,


Lorraine Magana
City Clerk

LM:sj

cc: RVA
Planning

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CITY OF SACRAMENTO

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OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

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Lorraine Magana
City Clerk

LM:sj

cc: RVA
Planning

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