

24



# CITY OF SACRAMENTO

**CITY PLANNING DEPARTMENT**  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

**MARTY VAN DUYN**  
PLANNING DIRECTOR

March 10, 1982

**APPROVED**  
BY THE CITY COUNCIL

**MAR 16 1982**

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** 1. Environmental Determination  
2. Tentative Map (P-9660)

**LOCATION:** West side of 24th Street, approximately 700 feet north of Meadowview Road

**SUMMARY:**

This is a request for entitlements necessary to divide a 5+ acre site into 21 single family lots located in the R-1 zone. The staff and Planning Commission recommend approval of the project subject to conditions.

**BACKGROUND INFORMATION**

On April 10, 1979, the City Council approved an identical tentative map for this site. The map was never recorded and, therefore, expired. The applicant is requesting approval of a new tentative map for the site.

The proposed subdivision is compatible with surrounding land uses and consistent with the Community Plan.

Two Planning Commissioners voted against the project. They felt that further development of the area should be delayed until a Community Plan has been completed for the area.

**VOTE OF PLANNING COMMISSION**

On February 11, 1982, the Planning Commission by a vote of six ayes, two noes, one abstain approved the project subject to conditions.

**RECOMMENDATION:**

The staff and Planning Commission recommend that the City Council approve the project by:

City Council

-2-

March 10, 1982

1. Ratifying the Negative Declaration; and
2. Adopting the attached resolution adopting findings of fact, approving the tentative map with conditions.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:cp  
Attachments  
P-9660

March 16, 1982  
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE February 11, 1982

ITEM NO. 16 FILE NO. P-9660  
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- ENVIRONMENTAL DET.
- OTHER \_\_\_\_\_

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: W side of 24<sup>th</sup> St. 700' N of Madison Ave Road.

<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	✓			
Fong	✓			✓
Goodin	✓			
Holloway	<i>absent</i>			
Hunter		✓		
Larson		✓		
Muraki	✓			
Silva	✓		✓	
Simpson	✓			

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 cond. in staff report & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

# RESOLUTION No. 82-177

Adopted by The Sacramento City Council on date of

March 16, 1982

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR TENTATIVE MAP FOR MEADOWVALE ESTATES  
(APN: 048-012-02,03) (P-9660)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Meadowvale Estates located at west side of 24th Street, 700+ feet north of Meadowview Road,  
(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on March 16, 1982, 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 Meadowview 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.

APPROVED  
BY THE CITY COUNCIL

MAR 16 1982

OFFICE OF THE  
CITY CLERK

- 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. 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
  - 2. Prepare a sewer and drainage study for the review and approval of the City Engineer (oversized lines may be required).
  - 3. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
  - 4. Provide off-site water main extension in 24th Street to serve lots 16-21.
  - 5. Show any phasing on final map.

6. Provide a 12.5 foot PUE along all road frontages.
7. Dedicate and improve the north side of Casa Linda except street lights and sidewalk (off-site dedication is required).
8. The applicant shall submit a map designating at least 17 lots showing a structural footprint, glazing information and potential shading of adjacent lots. Said plan shall be reviewed and approved by the Planning Director prior to final map recordation.
9. The above mentioned 17 lots shall be designated on the final map. A note shall be placed on the final map indicating the building permits must receive Planning Department review and approval.

\_\_\_\_\_  
MAYOR

ATTEST:

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

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	C.G.O. Enterprises, Inc., 2701 Cottage Way, Sacramento, CA 95825		
OWNER	C.G.O. Enterprises, Inc., 2701 Cottage Way, Sacramento, CA 95825		
PLANS BY	C.G.O. Enterprises, Inc., 2701 Cottage Way, Sacramento, CA 95825		
FILING DATE	1-6-82	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	2-1-82	EIR	ASSESSOR'S PCL. NO. 048-012-02,03

APPLICATION: 1. Environmental Determination  
2. Tentative Map

LOCATION: 24th Street, north of Meadowview Road

PROPOSAL: The applicant is requesting the necessary entitlements to divide 5+ acres into 21 single family lots located in the R-1, Single Family zone, to be known as Meadowvale Estates.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Meadowview Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; R-1*
South:	Apartments; R-3
East:	Single Family; R-1
West:	Vacant; R-1*

\*approved tentative map known as Houston Estates

Property Dimensions:	Irregular
Property Area:	5+ acres
Density of Development:	4.2 du/ac gross; 5.2 du/ac net
Topography:	Flat
Street Improvements/Utilities:	To be provided
North/South lot orientation:	33 percent

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 27, 1982, by a vote of seven ayes, one absent, one abstention, the Subdivision Review Committee voted to recommend approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer (oversized lines may be required);
3. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;

APPLC. NO. P-9660

MEETING DATE February 11, 1982

CPC ITEM NO. 16

4. Provide off-site water main extension in 24th Street to serve lots 16-21;
5. Show any phasing on final map;
6. Provide a 12.5 foot PUE along all road frontages;
7. Dedicate and improve the north side of Casa Linda except street lights and sidewalk (off-site dedication is required).

BACKGROUND INFORMATION: An identical map known as Meadowvale Estates was approved by the City Council on the subject site on April 10, 1979. A subsequent one-year time extension request was approved; however, it lapsed on October 10, 1981 without the final map being recorded.

STAFF EVALUATION: Staff has the following comments and observations with regard to this project:

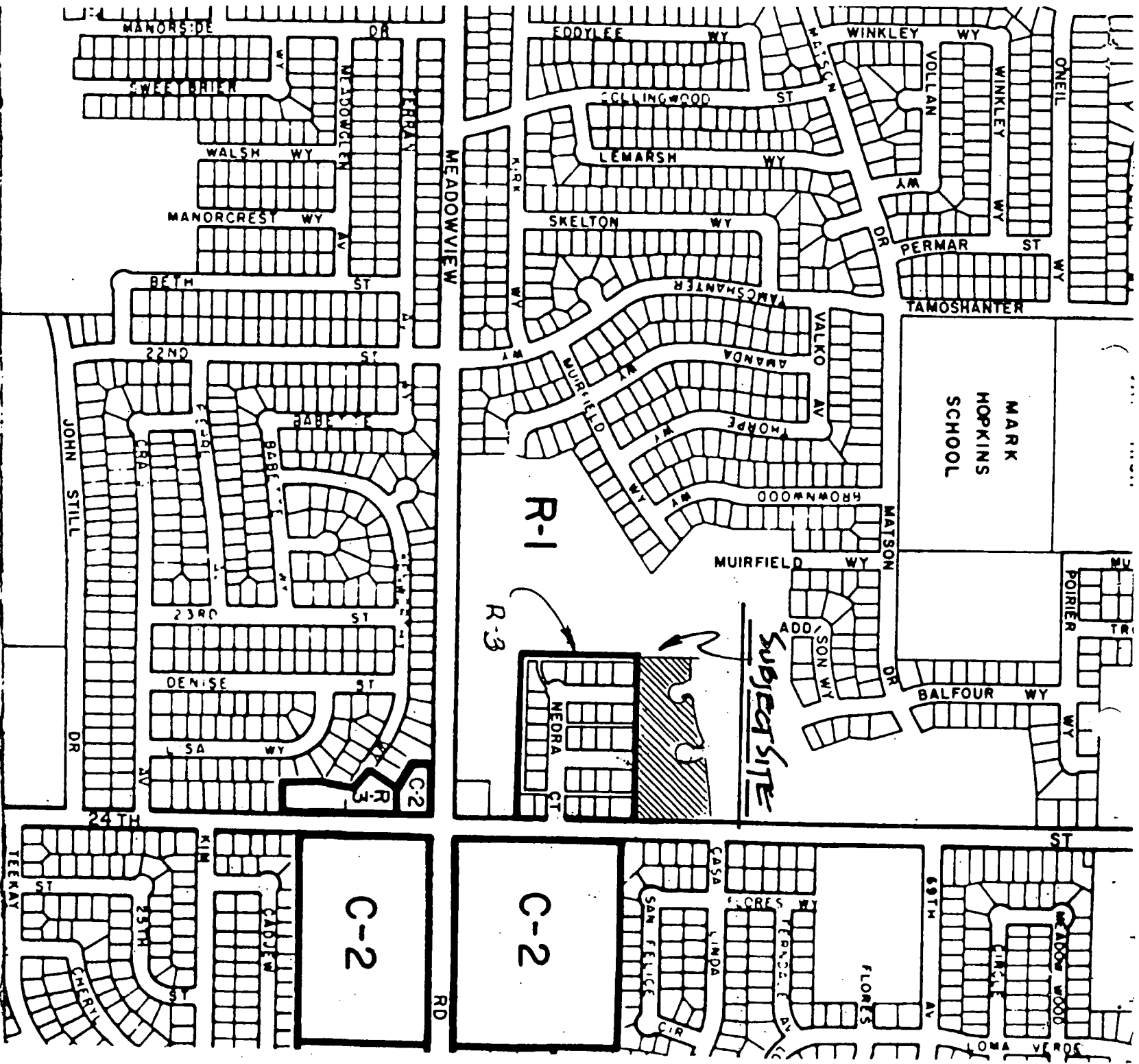
1. The lotting pattern achieves only a 33 percent north/south lot orientation. Houston Estates (P-9276) approved February 24, 1981, surrounds the site on two sides and establishes the street design. Further, the subject site is east-west oriented, making an 80 percent north/south lotting pattern difficult to achieve. Therefore, staff finds 80 percent north/south lot orientation infeasible and requests an in-lieu structural orientation program. Adequate south wall glazing is feasible on at least 19 lots (17 lots represent 80%). Staff recommends that a tentative map which designates at least 17 lots showing a structural footprint, glazing information and potential shading of adjacent lots be submitted and approved by the Planning Director prior to final map recordation. Building permits for those designated lots should be reviewed and approved by the Planning Director.
2. The Planning and Community Services Departments have determined that .313 acres of land are required for Parkland Dedication purposes based on the proposed 21 lots. Fees are to be charged in-lieu of the entire required dedication since no private recreational area is proposed. The applicant shall submit to the City an appraisal of the land to be subdivided. Such appraisal shall be dated and submitted no more than 90 days prior to filing of the final map. Fees are to be paid prior to filing the final map.
3. Staff has cautioned the applicant to show any phase lines desired on the final map. This is to avoid the necessity of a post-subdivision modification.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map, subject to the following conditions:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;



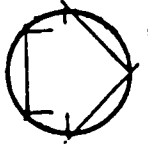
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer (oversized lines may be required);
- c. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- d. Provide off-site water main extension in 24th Street to serve lots 16-21;
- e. Show any phasing on final map;
- f. Provide a 12.5 foot PUE along all road frontages;
- g. Dedicate and improve the north side of Casa Linda except street lights and sidewalk (off-site dedication is required);
- h. The applicant shall submit a map designating at least 17 lots showing a structural footprint, glazing information and potential shading of adjacent lots. Said plan shall be reviewed and approved by the Planning Director prior to final map recordation;
- i. The above mentioned 17 lots shall be designated on the final map. A note shall be placed on the final map indicating the building permits must receive Planning Department review and approval.



P. 9660

LOCATION PLAN

NOT TO SCALE



2/11/82

No. 16



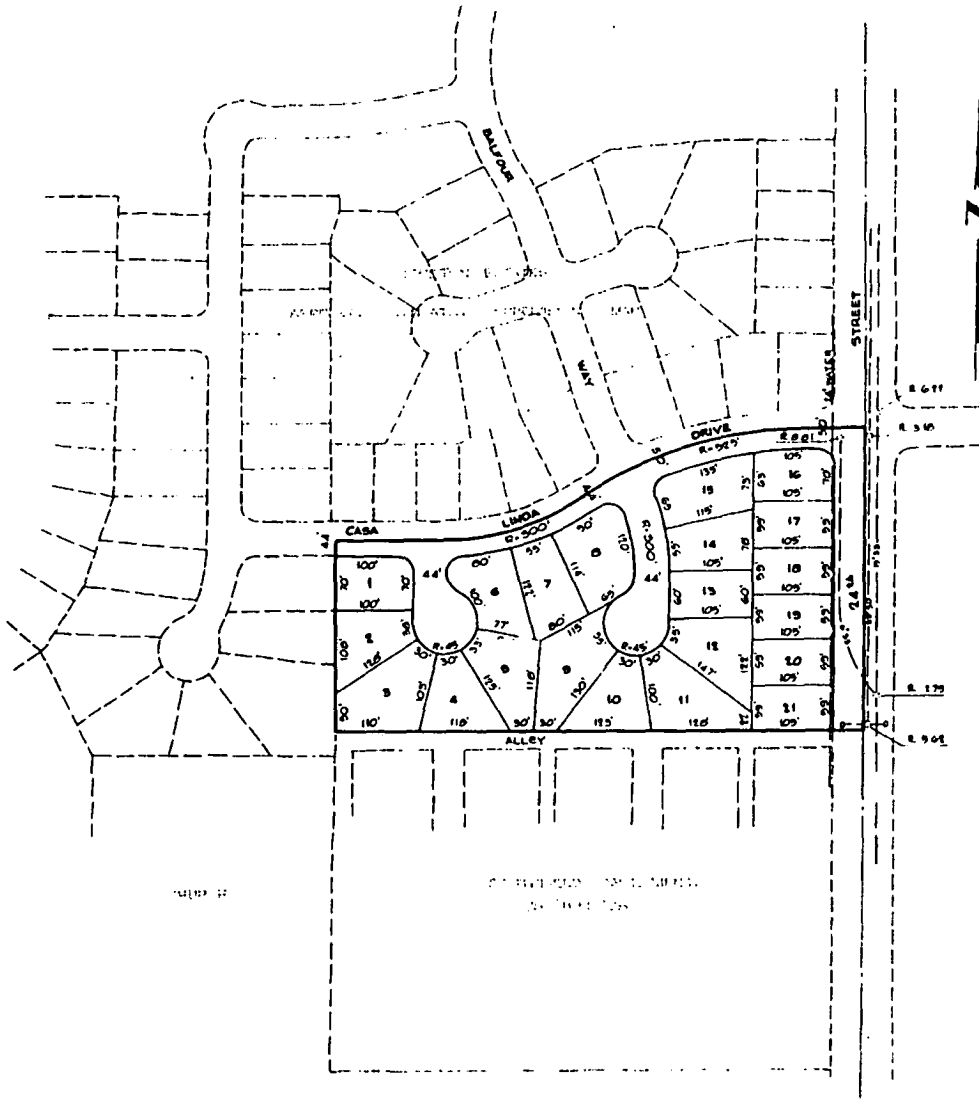
TENTATIVE MAP  
MEADOWVALE ESTATES

CITY OF SACRAMENTO

FEBRUARY, 1979

SCALE: 1"=100'

MOLDENHAUER BENNETT & CO.



RECORD OWNER

C.G.D. ENTERPRISES, INC.  
2701 COTTAGE WAY  
SACRAMENTO  
487-8606  
DEVELOPER

*SAME AS  
ABOVE*

CIVIL ENGINEER

MOLDENHAUER BENNETT AND COMPANY  
303 ENTERPRISE DRIVE  
SACRAMENTO, CALIFORNIA  
PHONE: 920-3515  
R.C.E. 29169

ASSESSOR'S PARCEL NO.

048-012-07.03

ZONING

R-1

AREA

4.50 ACRES ±

NUMBER OF LOTS

21

BUILDING SETBACKS

FRONT YARD: 25'  
REAR YARD: 25'  
SIDE YARD (CORNER LOT): 12.5'  
SIDE YARD (INTERIOR LOT): 5'

ELECTRICITY

SACRAMENTO MUNICIPAL UTILITY DISTRICT

GAS

PACIFIC GAS AND ELECTRIC CO

SANITARY SEWER

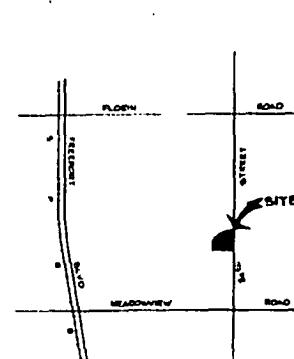
CITY OF SACRAMENTO

SCHOOL DISTRICT

CITY UNIFIED SCHOOL DISTRICT

WATER

CITY OF SACRAMENTO



VICINITY MAP  
NOT TO SCALE



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK

March 17, 1982

CGO Enterprises  
2701 Cottage Way  
Sacramento, CA 95825

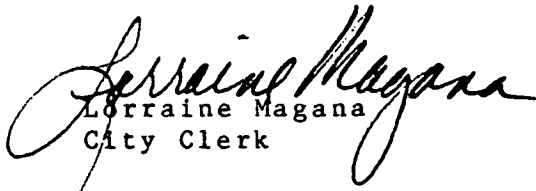
Dear Gentlemen:

On March 16, 1982, the Sacramento City Council took the following action(s) for property located on the west side of 24th Avenue, 700± feet north of Meadowview Road (P-9660):

Adopted a Resolution adopting findings of Fact and approving a Tentative Map to divide 5± acres into 21 single family lots in the R-1 Zone.

Enclosed, for your records, is a fully certified copy of above referenced resolution.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm/24  
Enclosure

cc: Planning Department