

STEVE CURL vs. CITY OF SACRAMENTO
PLANNING COMMISSION'S APPROVAL OF A
THREE YEAR TENTATIVE MAP TIME EXTENSION
FOR PROPERTY LOCATED ON ROSE STREET NEAR
RIO LINDA BOULEVARD (P93-082)

NOTICE OF DECISION
AND
FINDINGS OF FACT

At the regular meeting of _____ the City Council heard and considered evidence regarding a three year time extension for a tentative map . Based on verbal and documentary evidence at said hearing, the Council _____ the appeal in part and _____ a 104 day tentative map time extension from July 8 to October 20, 1993, based on the following findings:

Findings of Fact

1. The proposed project, as conditioned, is based upon sound principle of land use in that the project is a residential use in the Standard Single Family Residential R-1 zone with standard size lots.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in a nuisance in that:
 - a. To achieve attractive and quality design of dwellings, each structure will be required to be reviewed and approved by the Design Review Board staff.
 - b. The proposed project will be required to submit a sewage and drainage study to the City Department of Public Works as a condition of the Tentative Map. This drainage study will determine how the proposed project will drain during storm events, and also how the drainage will tie into the existing drainage system.
 - c. The proposed project will be required to provide street improvements to tie into the Robla Study (east-west connector).
 - d. The proposed project will be required to dedicate additional street right-of-way and improvements (10-year life) to Acme Avenue, Vinci Avenue, and Neal Road to improve circulation and access.
3. The proposed subdivision, together with the provision for its design and improvement, is consistent with the City's General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1984 North Sacramento Community Plan designate the site for Rural Estates (1 du/.5-4 na) and Low Density Residential (4-15 du/na). The Community Plan designates the site Low Density Residential (4-8 du/na).

ATTEST:

MAYOR

CITY CLERK

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP TIME EXTENSION FOR 104 DAYS (FROM JULY 8, 1993 TO OCTOBER 20, 1993), FOR PROPERTY LOCATED AT ROSE STREET, NEAR RIO LINDA BOULEVARD (ASCOT ESTATES)

(P93-082) (APN: 226-0080-018, 020, 021, 038, 040 TO 045, AND 048)

WHEREAS, the City Council on October 12, 1993, held a public hearing on the appeal of the City Planning Commission's action to approve a three year tentative map time extension for property located at the above described location;

WHEREAS, the City Council on October 12, 1993, granted the appeal in part, and approved an extension of the tentative map for 104 days (from July 8, 1993 to October 20, 1993);

WHEREAS, pursuant to Senate Bill 428, adopted by the Governor of the State of California on September 13, 1993, the Ascot Estates tentative map is automatically granted a two year time extension (from October 20, 1993 to October 20, 1995) in that the map was viable on September 13, 1993;

WHEREAS, the City Planning Commission on July 8, 1993, held a public hearing on the request for approval of a tentative map time extension and approved the three year time extension with amended conditions;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental review;

WHEREAS, the City Planning staff has submitted to the City Planning Commission and City Council its report and recommendations on the proposed subdivision;

WHEREAS, the Subdivision Review Committee has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____