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CITY OF SACRAMENTO

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CITY CLERKS OFFICE
CITY OF SACRAMENTO

AUG 8 11 12 AM '85

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

August 7, 1985

City Council
Sacramento, California

CITY MANAGER'S OFFICE
RECEIVED
AUG 8 1985

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

Honorable Members in Session:

SUBJECT: Time Extension for Tentative Map P83-142

LOCATION: Various corner lots in the Parkway Oaks Subdivision Units 2 and 3

SUMMARY

The request is for a one-year time extension for a Tentative Map approved in 1983 for creating halfplex lots on corner parcels in the Parkway Oaks Subdivisions. Planning staff recommends approval of the request.

BACKGROUND INFORMATION

In 1983 the City Council approved a Tentative Map to develop 49 corner lots with 98 halfplex units. The corner lots were located in the Parkway Oaks Single Family Subdivision. The applicant has completed many of the units; however, is requesting a time extension to allow completion of the remaining 15 corner lots.

RECOMMENDATION

Planning staff recommends the City Council grant the time extension based on the Findings and Conditions of the original approval (attached).

Respectfully submitted,

Marty Van Duyn

Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slipes
for: Walter J. Slipes, City Manager

APPROVED
BY THE CITY COUNCIL

AUG 13 1985

OFFICE OF THE
CITY CLERK

August 13, 1985
District No. 8

AG:lao
attachments
P83-142

43-112
14

RESOLUTION No. 83 535

Adopted by The Sacramento City Council on date of

JUL 12 1983

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PARKWAY OAKS SUBDIVISION UNITS
2 & 3

(p.83-142) (APN: 031-032-19,24,29,31,42,45,47,53,55;
031;313-13; 031-314-16; 031-317-04; 031-319-05;
031-318-06,07; 031-314-29; 031-315-03,22; 031-030-02,05,07,
10,13,15,23,34,36)

CERTIFIED AS TRUE COPY
OF Resolution No. 83-535

JUL 11 1983

DATE CERTIFIED
Ann G. Mason
Assistant
CITY CLERK, CITY OF SACRAMENTO

WHEREAS, the City Council, on July 12, 1983, held a public hearing on the request for approval of a tentative map for Parkway Oaks Subdivision Units;

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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

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

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

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the Pocket Community Plan designate the subject site for residential use(s).

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4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. File the necessary segregation requests and fees to segregate existing assessments.
 - b. 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.
 - c. Locate existing sewer and water services and construct new services where required.
 - d. Construct sewer line extension where needed (76A and 71B).

R. BURNETT MILLER

MAYOR

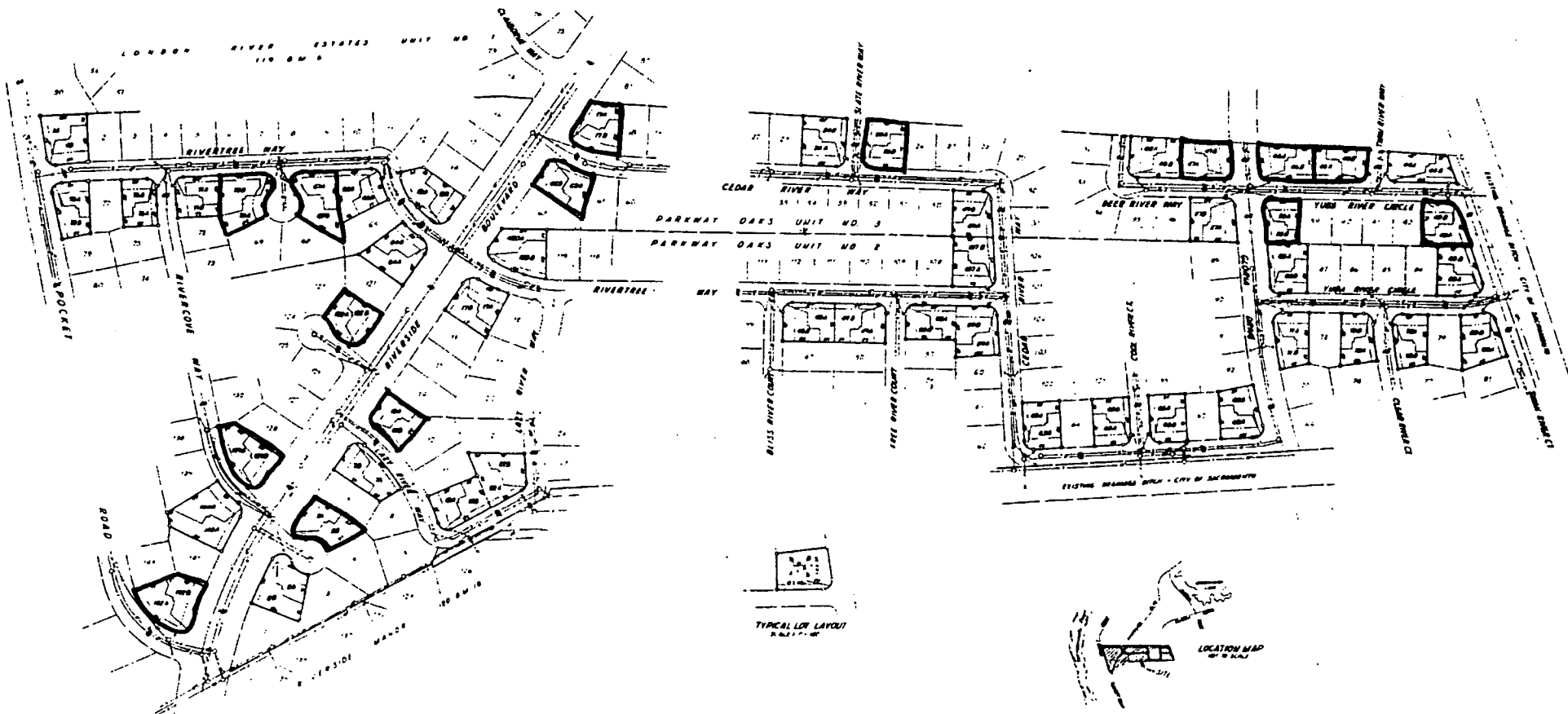
ATTEST:

LORRAINE MAGANA

CITY CLERK

OWNER	MURRAY SMITH & ASSOCIATES ONE WASHINGTON AVENUE SACRAMENTO, CALIF. 95811	EXISTING ZONING	R-1
SUBJECT	1.50 ACRE LOTS DEVELOPMENT IN 4000 RIVERVIEW DRIVE WITH A SACRAMENTO, CALIF. 95811 PHONE: 837-1700	PROPOSED ZONING	R-1.5
DESIGNER	MURRAY SMITH & ASSOCIATES ENGINEERS, INC. ONE WASHINGTON AVENUE SACRAMENTO, CALIF. 95811	REVISIONS	031-226-01 - 03, 17, 18, 19, 21, 22, 23, 24, 25, 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
APPROVED BY	AS ORDERED BY CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS	SEWER DEPARTMENT	CITY OF SACRAMENTO
EXISTING USE	WILSON	WATER SUPPLY	CITY OF SACRAMENTO
PROPOSED USE	SINGLE FAMILY ATTACHED HOUSING PUD-F-PUD-1	REQUIREMENTS	CITY OF SACRAMENTO
		FIRE PROTECTION	SACRAMENTO FIRE DEPARTMENT
		NO. OF LOTS	100
		LOT SIZE	60 SQ. FT.

TENTATIVE MAP for RESUBDIVISION of
 LOTS 2, 3, 7, 10, 13, 17, 22, 48, 49, 50, 54, 63, 65, 66,
 68, 71, 73, 78, 80, 83, 88, 107, 120, 122, 129, 140 & 142 of
PARKWAY OAKS UNIT NO. 2 (118 B.M. 2) and
 LOTS 1, 13, 17, 24, 25, 37, 88, 49 THRU 49, 64, 66, 67, 70, 71, 76 & 78 of
PARKWAY OAKS UNIT NO. 3 (118 B.M. 3)
 CITY OF SACRAMENTO, CALIFORNIA
 MAY 1988 SCALE: 1"=100'
 MURRAY SMITH AND ASSOCIATES



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L & P LAND AND DEVELOPMENT, INC.

6355 RIVERSIDE BOULEVARD, SUITE C
SACRAMENTO, CALIFORNIA 95831
(916) 422-3512

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CITY PLANNING DIVISION

JUL 8 1985

RECEIVED

July 5, 1985

City of Sacramento
1231 I Street
Sacramento, CA
Attention: Will Weitman, City Planning Dept.

Re: P83-142 Tentative Map Extension

Gentlemen;

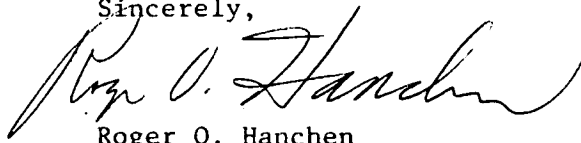
Enclosed please find a map and our check in the amount of \$170.00 as the extension fee for the tentative map for 15 corner lots in Parkway Oaks Units 2 & 3 as follows:

Parkway Oaks Unit 2 -- Lots 5, 13, 122, 129, and 142

Parkway Oaks Unit 3 -- Lots 17, 25, 38, 43, 45, 46, 47, 62, 67, and 70

I have also attached a list of residents who live within three hundred feet of these lots. If you need additional information, please call me.

Sincerely,



Roger O. Hanchen

Encls. noted
ROH/ec

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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

August 15, 1985

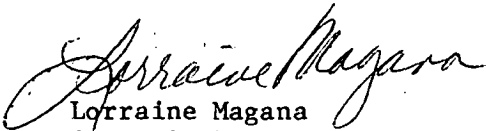
Rhodes Corp.
A Nevada Corp. dba Shea Homes
1777 Hamilton Avenue, Suite 207A
San Jose, CA 95125

Dear Gentlemen:

On August 13, 1985, the Sacramento City Council granted a time extension request. The Tentative Map is for fifteen corner lots for a subdivision known as Parkway Oaks Subdivision Unit 2 and 3 zoned Townhouse for property located on various corner lots. (P-83142)

The extension is granted one-time only, and will lapse on August 13, 1986.

Sincerely,


Lorraine Magana
City Clerk

LM/dbp/14

cc: Planning Department

Robert Howse, c/o L & P Land & Development, Inc.
6355 Riverside Blvd. Suite C
Sacramento, CA 95831