



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

March 4, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for time extension for Cannon Residential
Park(P-8554).

LOCATION: East side of Taft Street, south of Helena Avenue

SUMMARY

The subject tentative map was approved by the City Council on
May 22, 1979 and is scheduled to expire on November 22, 1980.
The applicant is seeking a twelve month extension in order to
allow additional time to complete the final map.

The subdivision contains fifty-four single family lots on approx-
imately eleven acres. Currently, the engineering plans are being
drafted. Actual construction is anticipated to commence in the
Spring of 1981.

RECOMMENDATION

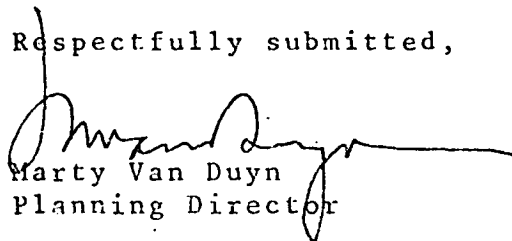
The staff recommends that the Council grant a one-time, one-year
time extension for the tentative map. Said extension will lapse
on November 22, 1981.

APPROVED
BY THE CITY COUNCIL

MAR 10 1981

OFFICE OF THE
CITY CLERK

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:DP:mm
P-8554
Attachment

March 4, 1981
District No. 2

RESOLUTION NO. 79-315

Adopted by The Sacramento City Council on date of

APRIL 22, 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR CANNON RESIDENTIAL PARK. (P-8554)
(APN: 265-274-12; 265-311-8, 12, 14)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for CANNON RESIDENTIAL PARK

(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 May 22, 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 Hagginwood 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 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. 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 existing location of Browning Drive and the configuration of the subject site makes it difficult to meet the minimum street jog of 120 feet.

- 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 redesigned map with the substandard street jog appears to be the most logical way to divide the site into single family lots.

- 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 street jog will not significantly increase the traffic generation at this intersection.

Fact: The street jog will not cause any traffic problem.

- 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: The plans designate 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 subject to the following conditions:
 - 1. The applicant shall provide a six-foot high masonry type wall along the easterly property line.
 - 2. Applicant shall locate and provide easements to the City for the existing six-inch water main that runs through proposed Lots 1, 8, 9 and 10 prior to filing of the final map.
 - 3. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer. Outfall drain capacity may not be adequate because of inadequate depth for required extension. May need a drain pump plant and outfall improvements.
 - 4. Applicant shall provide the standard improvements as required by the Subdivision Ordinance (Section 40.811).
 - 5. Applicant shall provide street lights as per the Subdivision Ordinance (Section 40.811).

MAYOR

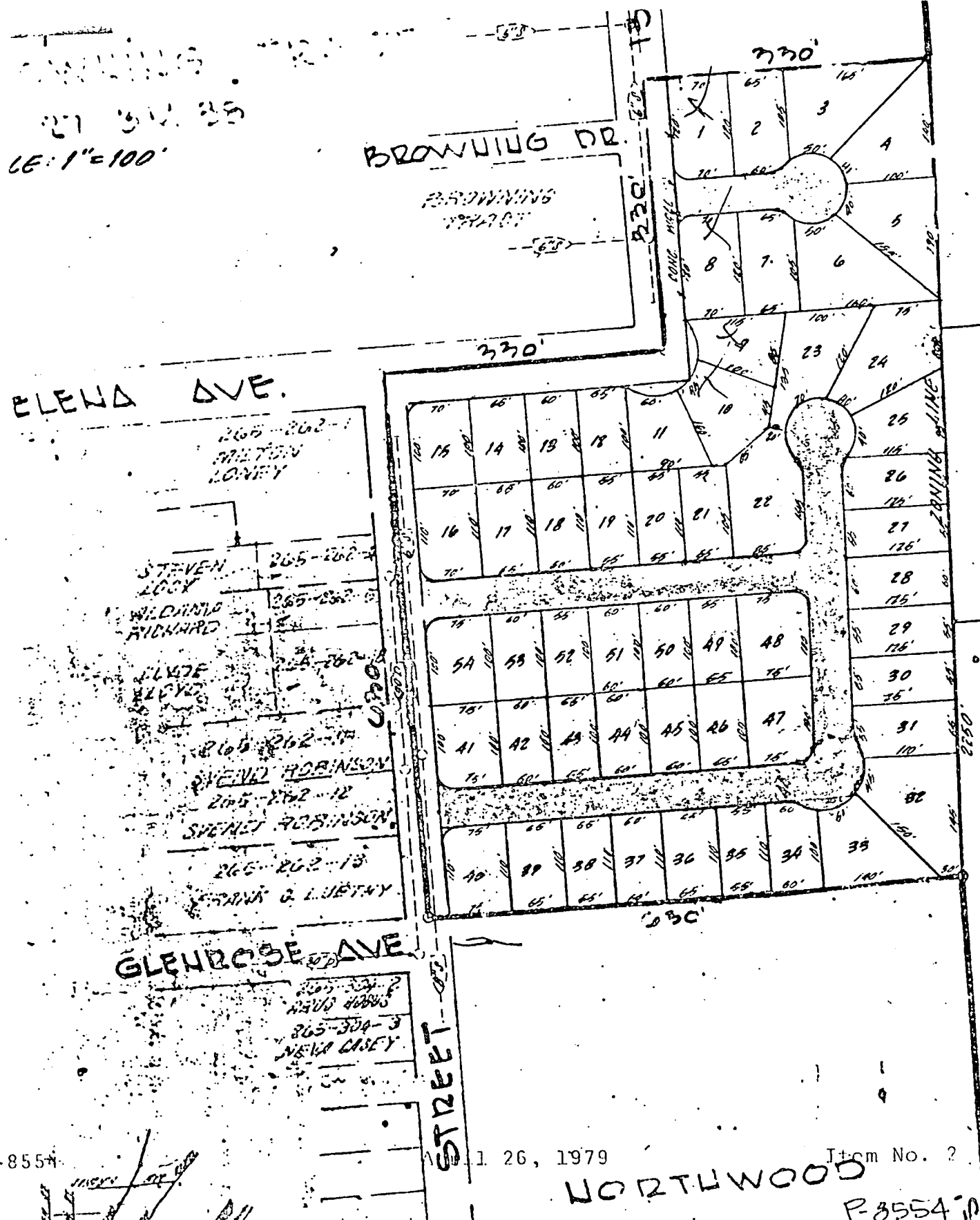
ATTEST:

CITY CLERK

jm

P-8554

EXHIBIT "B"



P-8554

1/26, 1979

Item No. 2

NORTHWOOD

P-8554-10



MORTON & PITALO, INC.
Civil Engineering - Planning - Architecture
1767 J. T. White Blvd. Sacramento, CA 95811
916/482-2811

August 29, 1980
790046

City of Sacramento
City Council - City Hall
915 "I" Street
Sacramento, CA 95814

SUBJECT: TENTATIVE MAP EXTENSION - CANNON RESIDENTIAL PARK

Members in Session:

Please accept this letter as our request for a one-year extension of approval of the tentative map for Cannon Residential Park, P #8554, which was submitted in March 1979, approved by the Planning Commission on May 22, 1979, and approved by the City Council on April 21, 1979. The current approval expires in November 1980.

Respectfully submitted,

MORTON & PITALO, INC.

Bill Louie

BL/rc

Enclosure

RECEIVED

SEP 1 1980

CITY PLANNING COMMISSION



CITY OF SACRAMENTO
RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
MAR 2 4 09 PM '81

OFFICE OF THE CITY CLERK

915 I STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 449-5426

February 25, 1981

LORRAINE MAGANA
CITY CLERK

Owner of Property:
Taylor, Lacy, Et al,
841 West Elkhorn Boulevard
Rio Linda, California

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

Tentative Map time extension for Cannon Residential Park.
Location: East side of Taft Street, south of Helena Avenue
(P-8554) (D2)

The hearing has been set for March 10, 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
Lorraine Magana
City Clerk

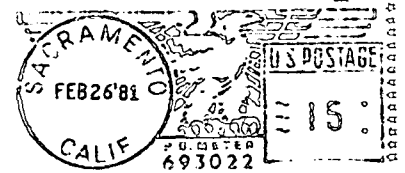
LM:am:sj

cc: Morton & Pitalo, Inc.
(P-8554) Mailing List 61



OFFICE OF THE CITY CLERK
915 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 449-6426

NO SUCH ADDRESS



12. W. & L. Mars
7000 24th St.
Sacramento, CA 95673

APN# 265-262-19

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) 449-5428

LORRAINE MAGANA
CITY CLERK

March 11, 1981

Taylor, Lacy, Et al
841 West Elkhorn Boulevard
Rio Linda, CA

Gentlemen:

On March 10, 1981, the City Council granted a time extension on the tentative map for Cannon Residential Park located on the East side of Taft Street, south of Helena Avenue (P-8554).

The extension is granted one-time only and will lapse on November 22, 1981.

Sincerely,


Lorraine Magana
City Clerk

LM:sj

cc: Morton & Pitalo, Inc.
Planning Department