



CITY OF SACRAMENTO

31

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 448-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

July 13, 1983

APPROVED  
BY THE CITY COUNCIL

JUL 19 1983

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for time extension for 14 halfplex lots in Greenhaven  
Units 9 and 10; Tentative Map (P-9421)(APN: 030-154-33;  
030-060-45; 030-061-01,17,23,26,27)

LOCATION: Various corner lots on Westlite, Southlite, and Northlite Circles  
in the North Pocket Community

BACKGROUND INFORMATION

The subject tentative map was approved by the City Council on July 21, 1981 and is scheduled to lapse July 21, 1983. The applicant is requesting a 12-month extension in order to allow additional time to complete the final map.

The subject sites consist of 7 corner lots that contain existing duplexes within a single family subdivision. The applicant proposes to convert the existing duplexes into 14 halfplex units. Staff has no objection to the map extension.

RECOMMENDATION

The staff recommends that the Council grant a one-time, one-year time extension for the tentative map. Said extension will lapse on July 21, 1984.

Respectfully submitted,

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

*Walter J. Slipes Jr.*  
Walter J. Slipes, City Manager

MVD: TM:cp  
Attachments  
P-9421

July 19, 1983  
District No. 8

L & P LAND AND DEVELOPMENT, INC.

6355 RIVERSIDE BOULEVARD, SUITE A  
SACRAMENTO, CALIFORNIA 95831  
(916) 422-3756

31

CITY PLANNING DEPARTMENT

JUN 22 1983

RECEIVED

June 20, 1983

JUN 22 1983

PLANNING

City Council  
C/O City Planning Department  
927 Tenth Street, Suite 300  
Sacramento, CA 95814

Regarding: Tentative Map Extension P-~~940~~ 9421

Members in Session:

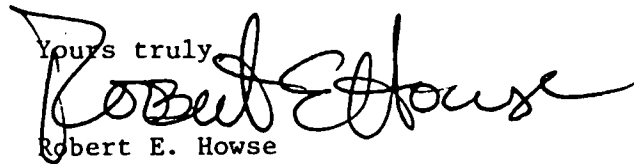
On July 21, 1981 the Council approved a request for a Tentative Map and other entitlements for converting seven existing duplexes into half-plexes.

This letter requests extension of the Tentative Map to July 21, 1984. The reason for the extension is that the necessary reconstruction work can only proceed as our tenants voluntarily vacate their unit. To date, two of the seven have been converted.

A \$170.00 processing fee, Certified Property Ownership List, and Map are enclosed.

Thank you for your consideration in this matter.

Yours truly,



Robert E. Howse  
for

L & P Land and Development, Inc.

Encls. noted  
REH/ec

# RESOLUTION No. 81-547

Adopted by The Sacramento City Council on date of

JULY 21, 1981

CERTIFIED AS TRUE COPY  
of Resolution No. 81-547

AUG 20 1981

DATE CERTIFIED  
*[Signature]*  
CITY CLERK, CITY OF SACRAMENTO

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR TENTATIVE MAP FOR GREENHAVEN UNITS  
7, 9, and 10 (APN: 030-~~54~~33; 030-~~60~~45; 030-  
~~61~~-01, 17, 23, 26, and 37) (P-9421)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Greenhaven Units 7, 9, and 10, located on various corner lots as shown on attached exhibit (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 July 21, 1981 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 North Pocket 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.

RESOLUTION No. 81-547  
JUL 21 1981

- 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 condition:

Separate sewer and water service shall be provided to each dwelling unit prior to recordation of the final map. Such service shall be indicated on the final map.

PHILLIP L. ISENBERG  
MAYOR

ATTEST:  
  
LORRAINE MAGANA  
  
CITY CLERK

P 9427

**RECORD OWNER SUBDIVIDER:**  
 (1) A SUBDIVISION DEVELOPER  
 1500 W. BROADWAY, SUITE 200  
 SAN ANTONIO, TEXAS 78205  
 (2) A SUBDIVISION DEVELOPER  
 1500 W. BROADWAY, SUITE 200  
 SAN ANTONIO, TEXAS 78205

**EXISTING USE & ZONE:**  
 1. BY COMMON USE  
 2. BY ZONING MAP

**PROPOSED USE & ZONE:**  
 1. BY COMMON USE  
 2. BY ZONING MAP

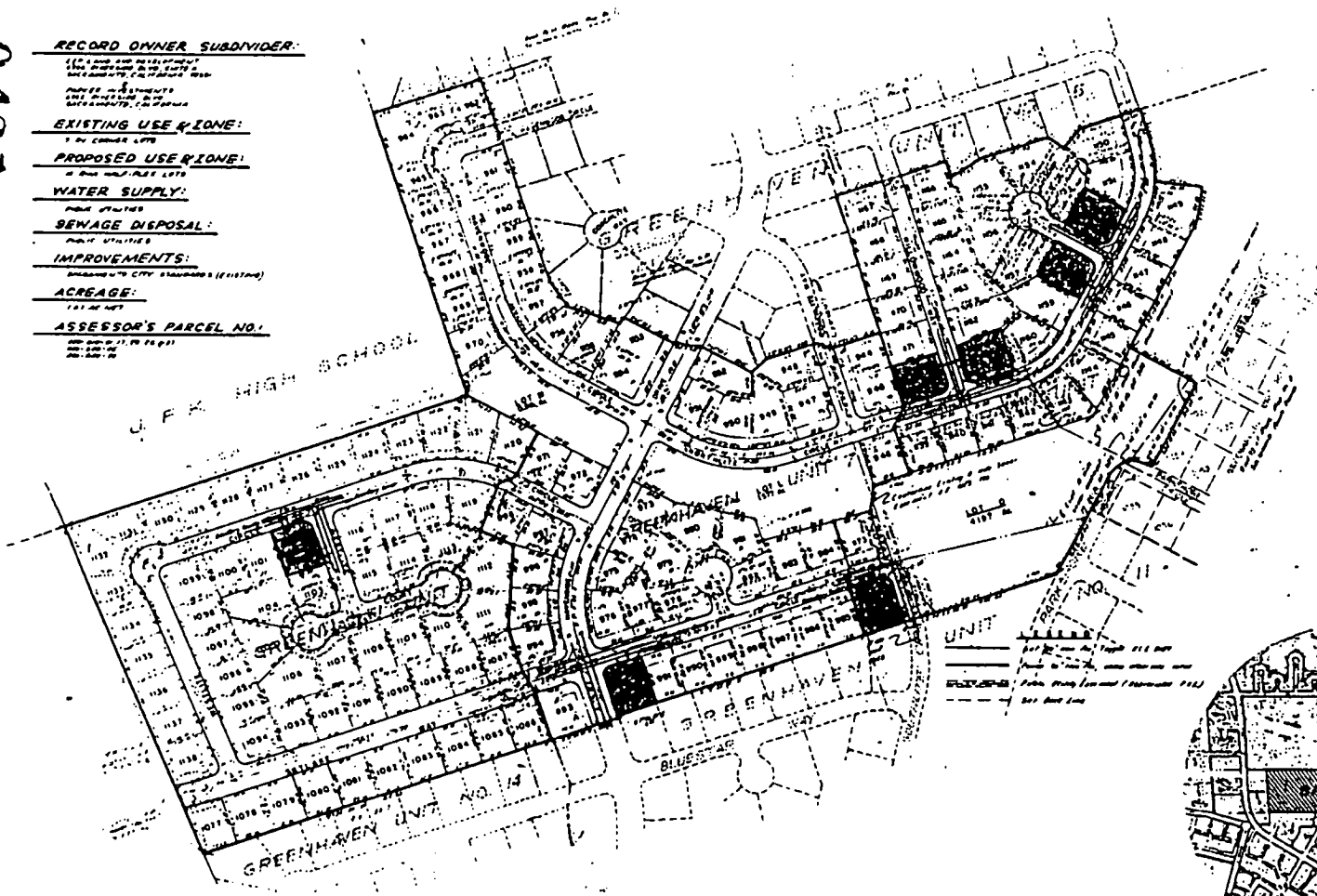
**WATER SUPPLY:**  
 FROM STREET

**SEWAGE DISPOSAL:**  
 PUBLIC UTILITIES

**IMPROVEMENTS:**  
 TO BE MADE TO CITY STANDARDS (EXISTING)

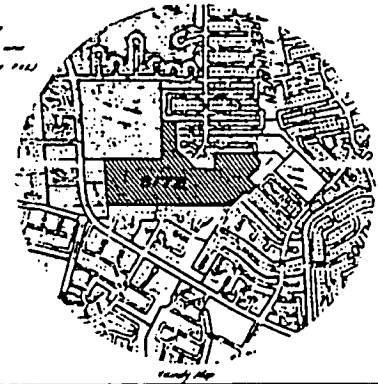
**ACREAGE:**  
 1.51 AC. (APX)

**ASSESSOR'S PARCEL NO.:**  
 000 000 000 000 000 000  
 000 000 000 000 000 000  
 000 000 000 000 000 000



ALL RIGHTS RESERVED  
 NO PART OF THIS MAP OR REZONING EXHIBIT  
 SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS  
 ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION  
 STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE  
 ENGINEER OF RECORD.

TENTATIVE MAP & REZONING EXHIBIT  
 OF LOTS: 992, 1102, 1152, 1158, 1161, 1172 & 1174  
 OF  
**Greenhaven** units 7, 9, 10  
 BEING A PORTION OF GREENHAVEN TRACT & A PORTION OF  
 GREEN STAR TRACT IN THE CITY OF  
 SAN ANTONIO, TEXAS



**THE SPINK CORPORATION**  
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS  
 ARCHITECTURAL - SURVEYING - PLANNING - ENGINEERING



CITY OF SACRAMENTO

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

JUN 28 1 32 PM '83

MARTY VAN DUYN  
PLANNING DIRECTOR

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

June 27, 1983

HRg: 7-19-83  
FCA Date: 7-26-83

MEMORANDUM

TO: Lorraine Magana, City Clerk  
FROM: Connie Petersen  
SUBJECT: Request to Set Public Hearing

H.  
P-9421

Time extension for Tentative Map to divide 7 lots into 14 halfplex lots for property located on various corner lots on Northlite Circle, Southlite Circle and Westlite Circle. (D8)(APN: 030-054-33; 030-060-45; 030-061-01,17,23,26,37)

L & P LAND AND DEVELOPMENT, INC.

6355 RIVERSIDE BOULEVARD, SUITE A

SACRAMENTO, CALIFORNIA 95831

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CITY PLANNING DEPARTMENT

JUN 22 1983

RECEIVED

June 20, 1983

JUN 22 1983

PLANNING

City Council  
C/O City Planning Department  
927 Tenth Street, Suite 300  
Sacramento, CA 95814

Regarding: Tentative Map Extension P-~~9409~~ 9421

Members in Session:

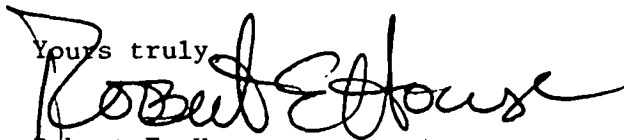
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Thank you for your consideration in this matter.

Yours truly,



Robert E. Howse

for

L & P Land and Development, Inc.

Encls. noted  
REH/ec

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE May 26, 1983  
 ITEM NO. 22 FILE NO. P- 9421  
 M- \_\_\_\_\_

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

Recommendation LOCATION: Various corner lots on Westlite, Southlite & Northlite Circles

- Favorable where  
 Unfavorable  Petition  Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	✓			
Holloway	✓			
Hunter	✓		✓	
Larson	✓			
Silva	✓			
Simpson	✓			✓
Goodin	✓			

- 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 \_\_\_\_\_ & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_





PLANNING DEVELOPMENT PERMIT

SACRAMENTO CITY PLANNING DEPARTMENT 725 J STREET SACRAMENTO, CA. 95814 TELEPHONE (916) 449-5604

P No 9421

Application date

Project Location Various lots in Greenvhaven #7,9,10
Assessor Parcel No. 030-54-33; 030-60-54; 030-61,01,17,23,26,37
Owner Parker Investments
Address 6355 Riverside Blvd., Ste. A, Sacto., CA
Applicant Robert E. Howse
Address 6385 Riverside Blvd. Ste. A., Sacto., CA
Signature [Handwritten Signature] CPC Mtg. Date 6-11-81; 5/26/83

Table with 4 columns: REQUESTED ENTITLEMENTS, Commission Action/Date, Council Action/Date, Filing Fees. Includes items like Environ. Determination, General Plan Amend, North Pocket, Rezone 2+ ac, Tentative Map, Special Permit, etc.

NOTIFICATION AND POSTING \$ 36.00

FEE TOTAL \$1,266.00

Receipt No. 0156

By/date 6/4/81

Permit Sent to Applicant: June 27, 1983 Date By: [Signature] Sec. to Planning Commission

- Key to Actions: R - Ratified, Cd - Continued, A - Approved, AC - Approved w/Conditions, AA - Approved w/Amended Conditions, D - Denied, RD - Recommend Denial, RA - Recommend Approval, RAC - Recommend Approval w/Conditions, RAA - Recommend Approval w/Amended Conditions, IAF - Intent to Approve based on Findings of Fact, AFF - Approved based on Findings of Fact, RPC - Return to Planning Commission, CSR - Condition indicated on attached Staff Report

NOTE: There is a ten (10) calendar day appeal period from commission action date and a thirty (30) calendar day appeal period from council action date. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance.

Gold- applicant Receipt White- applicant permit Green- expiration book Yellow- department file Pink- permit book

P No 9421



# 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

Parker Investments  
6355 Riverside Boulevard, Suite A  
Sacramento, CA 95825

July 7, 1983

On June 28, 1983, the following matter was filed with my office to set a hearing date before the City Council:

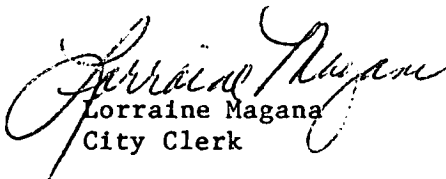
Time extension for Tentative Map to divide 7 lots into 14 halfplex lots for property located on various corner lots of Northlite Circle, Southlite Circle, and Westlite Circle. (D8) (APN: 030-054-33; 030-060-45; 030-061-01,17,23,26,37) (P-9421).

This hearing has been set for July 19, 1983, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

Sincerely,

  
Lorraine Magana  
City Clerk

LM/sml

cc: (79) (P-9421)  
Robert E. Howse

July 20, 1983

Parker Investments  
6355 Riverside Boulevard, Suite A  
Sacramento, CA 95825

Dear Gentlemen:

On July 19, 1983, the Sacramento City Council considered the following:

Time extension for Tentative Map to divide  
7 lots into 14 halfplex lots for property  
located on various corner lots of  
Northlite Circle, Southlite Circle, and  
Westlite Circle.

The City Counsel approved a one-time, one-year extension and  
the map will lapse on July 21, 1984.

Sincerely,

Lorraine Magana  
City Clerk

LM/km/31  
Enclosure

cc: Planning Department  
Robert E. Howse

