



# CITY OF SACRAMENTO

26

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

April 24, 1980

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Tentative Map (P-8905)  
2. Subdivision Modification to create deep lots and lots substandard in depth

LOCATION: North side of Silver Eagle Road at the northerly terminus of Mabel Street

### SUMMARY

The applicant is requesting the necessary entitlements to divide 13+ acres into sixty-four lots in an R-1 zone and a remnant Lot A. The Planning Commission, in concurrence with the staff, recommended approval of the project subject to conditions.

### BACKGROUND INFORMATION

The subject site is surrounded by parcels zoned R-1. The land to the south is developed with a single family residential development.

Because there are farm animals on the parcel to the east and an electrified fence along the eastern property line, a condition to place a wooden fence along said property line was recommended at the Planning Commission meeting.

The site contains three oak trees. The applicant's site design allows for the retention of the trees located on Lots 26 and 33. The City Engineer has indicated that it may be possible to save the oak tree situated in the proposed Silver Eagle Road realignment.

Given the existing utility easements across the subject site and the configuration of the parcel, staff has no objection to the creation of several lots substandard in depth and deeper than 160 feet. Additionally, the substandard in depth lots exceed the required minimum square footage specified by the zoning ordinance.

APPROVED  
BY THE CITY COUNCIL

APR 29 1980

OFFICE OF THE  
CITY CLERK

April 24, 1980

Staff and the Planning Commission recommend that remnant Lot A be conveyed to the property owners located to the south and west of the proposed lot. When Silver Eagle Road is realigned, the four existing lots fronting Silver Eagle Road will become substandard. The conveyance of Lot A will allow the above mentioned lots to remain buildable when the realignment is completed.

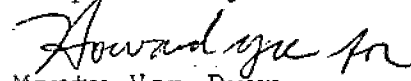
VOTE OF COMMISSION

On March 27, 1980, by a vote of nine ayes, the City Planning Commission recommended approval of the Tentative Map.

RECOMMENDATION

The staff and the Planning Commission recommend that the City Council approve the tentative map and adopt the attached resolution.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:DP:bw

April 29, 1980  
District No. 2

Attachments  
P-8905

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE March 22, 1980  
 ITEM NO. 1102 FILE NO. P-8925  
M-

- GENERAL PLAN AMENDMENT  TENTATIVE MAP   
 COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION   
 REZONING  EIR DETERMINATION   
 SPECIAL PERMIT  OTHER \_\_\_\_\_  
 VARIANCE  \_\_\_\_\_

Recommendation:  
 Favorable  
 Unfavorable  
 Petition  Correspondence

LOCATION: Side of Silver Eagle Road, at Hwy. terminus of Nishi Street

PROPOSERS

NAME

ADDRESS

Craig Estes - 936 Enterprise Dr., Suite, CA 95825

OPPOSERS

NAME

ADDRESS

Gerald Louie - 255 Silver Eagle Road, Suite

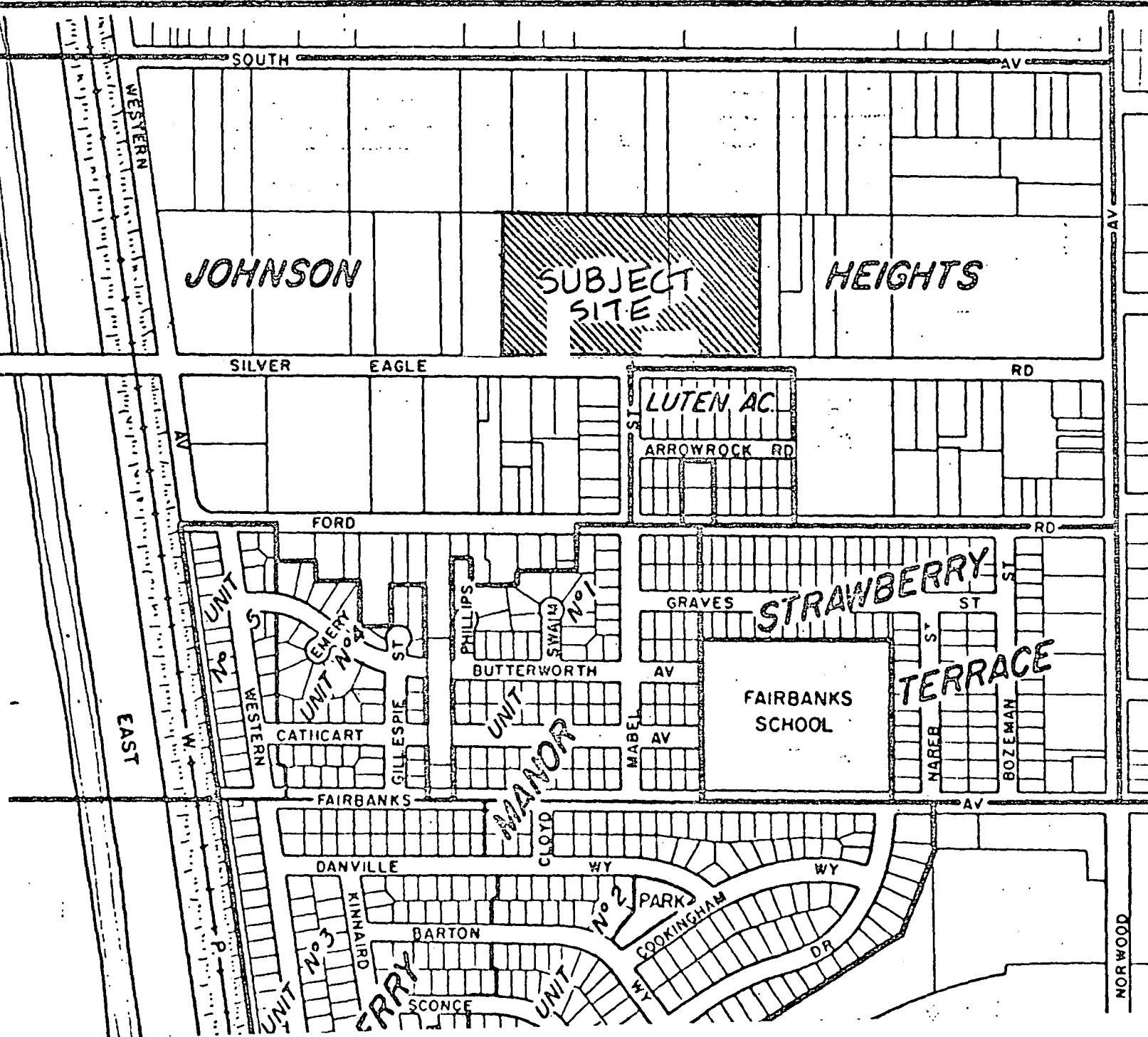
MOTION NO. \_\_\_\_\_

MOTION:

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

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

- EXHIBITS: A. Site Plan   
 B. Floor Plan   
 C. Elevation   
 D. Landscaping



P.8905

MARCH 13 1980  
27

ITEM No. 24

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Terra Engineering, 936 Enterprise Dr., Sacramento, CA 95825				
OWNER	J. R. Ferguson & Assoc., Inc., 2550 Fair Oaks Blvd., Ste. 111, Sacto.				
PLANS BY	Terra Engineering, 936 Enterprise Dr., Sacramento, CA 95825				
FILING DATE	1-2-80	50 DAY CPC ACTION DATE		REPORT BY	DP:bw
NEGATIVE DEC.	3-3-80	EIR		ASSESSOR'S PCL. NO.	250-130-30, 51-53

- APPLICATION:
1. Negative Declaration
  2. Variance/Subdivision Modification to create deep lots and lots substandard in depth
  3. Tentative Map (P-8905)

LOCATION: North side of Silver Eagle Road at the northerly terminus of Mabel Street

PROPOSAL: The applicant is seeking the necessary entitlements to divide 13+ acres into sixty-four lots in a R-1 zone and a remnant Lot A

PROJECT INFORMATION:

General Plan Designation:	Residential
North Norwood Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Two dwelling units and vacant

Surrounding Land Use and Zoning

North:	Residential; R-1
South:	Residential; R-1
East:	Residential; R-1
West:	Residential; R-1

Property Dimensions:	13 acres
Density of Development:	Exhibit A: 4.9 dwelling units/gross acre

North/South Orientation:	Exhibit A: 54% (34 lots)
Significant Features of Site:	Two structures (to be removed), oak trees
Topography:	Flat
Street Improvements:	To be provided
Utilities: available to Site:	Available to site
School District:	Del Paso Heights

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 27, 1980, by a vote of 6 ayes, 3 absent the Committee recommended granting the subdivision modification and approval of the map subject to the following conditions: The applicant shall:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance.

(OVER)

2. Dedicate the necessary right-of-way along Silver Eagle Road as determined by the City Engineer and construct a taper at the west end of the parcel to the satisfaction of the City Engineer.
3. Provide off-site street improvements along Assessor's Parcel Number 250-130-01.
4. Secure the approval of the City Planning Director and the City Engineer, if phasing is proposed.
5. Rename West Silver Eagle Road to Silver Eagle Road.
6. Meet the standard Traffic Engineering requirements for subdivisions.
  - a. Minimum 200' radius of street centerline for 44' right-of-way.
  - b. Minimum radius of property lines at corners is 20 feet.
  - c. Minimum right-of-way radius for cul-de-sac bulb is 40' for a 44' and 50' wide street.
  - d. For knuckles, a minimum 50' radius blister on the outside of the bend shall be provided centered on the intersection of the straight line extensions of the right-of-way lines.
  - e. Minimum intersection offset shall be 120 feet.
  - f. All street intersections shall be right angle with a centerline tangent on the side street equal to one-half the through street width plus corner radius.
7. The applicant shall not file the final map until a drainage study for the area is completed and the necessary pump stations and trunk lines are constructed.
8. Prepare a sewer study for the review and approval of the City Engineer.

STAFF EVALUATION: The subject site is located in an area developing with single family residences. Staff has the following comments:

1. The subject site surrounds four existing single family lots that are located on West Silver Eagle Road between proposed Lots 31 and 47. These lots will significantly be reduced in depth when Silver Eagle Road is widened. Staff suggests that Lot A be conveyed to these parcels in order to allow additional lot depth.
2. Staff has no problem with the creation of one deep lot (Lot 52) and (Lots 35,36,37,52) four lots substandard in depth.
3. The proposed site design allows for the retention of two of the three oaks on the site. The third oak is located within the proposed realignment of Silver Eagle Road.

STAFF RECOMMENDATION: Staff recommends that:

1. The Negative Declaration be ratified;
2. The Variance/Subdivision Modification to create a deep lot and four lots less than 100 feet in depth be granted;
3. The Tentative Map as shown on Exhibit "A" be approved, subject to the following conditions: *(CPC amended to...The Tentative Map be approved, subject to the following conditions:)*
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance.
  - b. Dedicate the necessary right-of-way along Silver Eagle Road as determined by the City Engineer and construct a taper at the west end of the parcel to the satisfaction of the City Engineer.
  - c. Provide off-site street improvements along Assessor's Parcel Number 250-130-01.
  - d. Secure the approval of the City Planning Director and the City Engineer, if phasing is proposed.
  - e. Rename West Silver Eagle Road to Silver Eagle Road.
  - f. Meet the standard Traffic Engineering requirements for subdivisions:
    1. Minimum 200' radius of street centerline for 44' right-of-way;
    2. Minimum radius of property lines at corners is 20 feet;
    3. Minimum right-of-way radius for cul-de-sac bulb is 40' for a 44' and 50' wide street;
    4. For knuckles, a minimum 50' radius blister on the outside of the bend shall be provided centered on the intersection of the straight line extensions of the right-of-way lines;
    5. Minimum intersection offset shall be 120 feet;
    6. All street intersections shall be right angle with a centerline tangent on the side street equal to one-half the through street width plus corner radius.
  - g. The applicant shall not file the final map until a drainage study for the area is completed and the necessary pump stations and trunk lines are constructed.
  - h. Prepare a sewer study for the review and approval of the City Engineer.
  - i. Convey Lot A to the parcels to the south at the time of recording the final map.  
*Planning Commission added condition*
    - j. A wooden fence be constructed along the easterly property line.
    - k. Applicant shall retain oak trees located on lots 26 & 33.

Findings - Variance

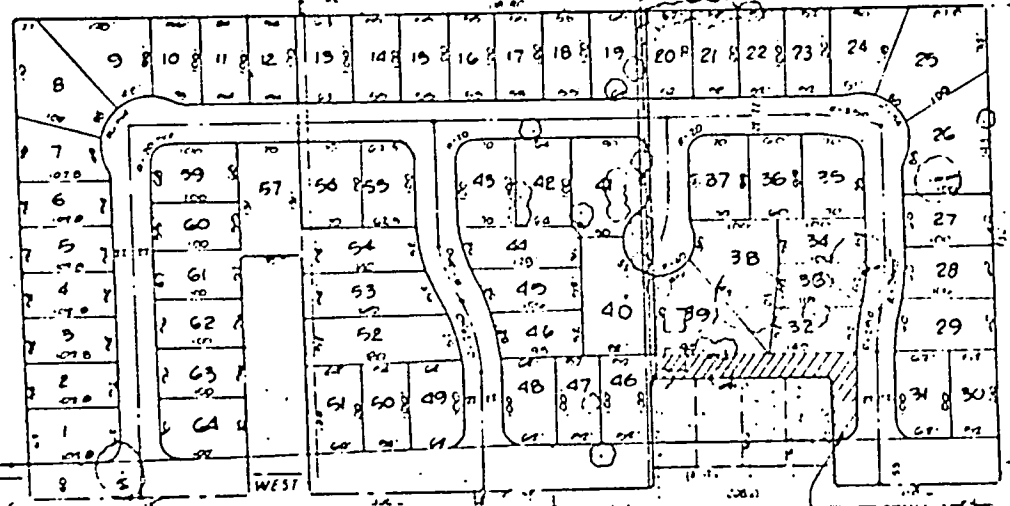
1. The granting of the variance does not constitute a special privilege in that: there are other substandard in depth lots in the area.
2. The variance will not constitute a use variance in that the single family dwellings are permitted in the R-1 zone.
3. The project will not be injurious to public welfare or to property in the vicinity because it will not significantly alter the characteristics of the area.
4. The variance is in harmony with the General Plan in that the area is designated for single family dwellings.



P-8905

# TENTATIVE MAP SILVER EAGLE ESTATES CITY OF SACRAMENTO, CA. DECEMBER 1979

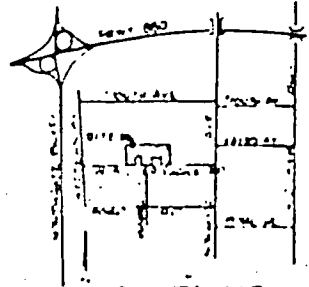
3-27-80



## GENERAL NOTES

- GROSS AREA  
30.1 A.
- PRESENT USE
- PROPOSED USE
- PROPOSED DENSITY  
49 U.D.U.
- EXISTING ZONING
- PROPOSED ZONING
- LOT SIZES
- PROPOSED IMPROVEMENTS
- WATER SUPPLY
- WASTE DISPOSAL
- DRAINAGE
- FIRE PROTECTION
- SCHOOL DISTRICT
- PARK DISTRICT
- POWER & GAS UTILITIES
- ASSESSOR'S PARCEL NO.  
250-130-30, S. 521.53
- DESCRIPTION  
City of Sacramento, California
- ENGINEER  
J. A. [unclear]
- OWNER & SUBDIVIDER  
J. A. [unclear]  
2530 [unclear]

Scale: 1" = 10'



VICINITY MAP



## RESOLUTION NO.

Adopted by The Sacramento City Council on date of  
APRIL 29, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP  
FOR SILVER EAGLE ESTATES (P-8905) (APN: 250-130-30,  
51 and 53)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Silver Eagle Estates, located on the north side of Silver Eagle Road at the northerly terminus of Mabel Street (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 April 29, 1980, 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 Norwood 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. 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.

H. 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 the particular case to conform to the strict application of these regulations.

Fact: Given the existing utility easements and the configuration of the overall site, it is impractical to subdivide the property in a different manner.

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 division of the property does not involve financial benefit through the modifications in that the design is subject to the physical constraints of the site.

c. That the modification will not be detrimental to the public health, safety or welfare nor be injurious to other properties in the vicinity.

Fact: The deep and substandard lots will be limited to single family dwellings which will be compatible to surrounding land uses.

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 site is designated for single family dwellings.

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. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance.
  2. Dedicate the necessary right-of-way along Silver Eagle Road as determined by the Silver Eagle Road Realignment Study and construct a taper at the west end of the parcel to the satisfaction of the City Engineer.
  3. Provide off-site street improvements along Assessor's Parcel Number 250-130-01.
  4. Secure the approval of the City Planning Director and the City Engineer, if phasing is proposed.
  5. Rename West Silver Eagle Road to Silver Eagle Road.
  6. Meet the standard Traffic Engineering requirements for subdivisions:
    - a. Minimum 200' radius of street center line for 44' right-of-way;
    - b. Minimum radius of property lines at corners is 20 feet;
    - c. Minimum right-of-way radius for cul-de-sac bulb is 40' for a 44' and 50' wide street;
    - d. For knuckles, a minimum 50' radius blister on the outside of the bend shall be provided centered on the intersection of the straight line extensions of the right-of-way lines;
    - e. Minimum intersection offset shall be 120 feet;
    - f. All street intersections shall be right angle with a center line tangent on the side street equal to one-half the through street width plus corner radius.
  7. The applicant shall not file the final map until a drainage study for the area is completed and the necessary pump stations and trunk lines are constructed.
  8. Prepare a sewer study for the review and approval of the City Engineer.
  9. Convey Lot A to the parcels to the south at the time of recording the final map.
  10. A wooden fence be constructed along the easterly property line.
  11. Applicant shall retain oak trees located on Lots 26 and 33.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P-8905

~~80-261~~  
RESOLUTION NO. 80-251

Adopted by The Sacramento City Council on date of  
APRIL 29, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP  
FOR SILVER EAGLE ESTATES (P-8905) (APN: 250-130-30,  
51 and 53)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Silver Eagle Estates, located on the north side of Silver Eagle Road at the northerly terminus of Mabel Street (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 April 29, 1980, 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 Norwood 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. 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.

H. 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 the particular case to conform to the strict application of these regulations.

Fact: Given the existing utility easements and the configuration of the overall site, it is impractical to subdivide the property in a different manner.

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 division of the property does not involve financial benefit through the modifications in that the design is subject to the physical constraints of the site.

c. That the modification will not be detrimental to the public health, safety or welfare nor be injurious to other properties in the vicinity.

Fact: The deep and substandard lots will be limited to single family dwellings which will be compatible to surrounding land uses.

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 site is designated for single family dwellings.

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. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance.
  - 2. Dedicate the necessary right-of-way along Silver Eagle Road as determined by the Silver Eagle Road Realignment Study and construct a taper at the west end of the parcel to the satisfaction of the City Engineer.
  - 3. Provide off-site street improvements along Assessor's Parcel Number 250-130-01.
  - 4. Secure the approval of the City Planning Director and the City Engineer, if phasing is proposed.
  - 5. Rename West Silver Eagle Road to Silver Eagle Road.
  - 6. Meet the standard Traffic Engineering requirements for subdivisions:
    - a. Minimum 200' radius of street center line for 44' right-of-way;
    - b. Minimum radius of property lines at corners is 20 feet;
    - c. Minimum right-of-way radius for cul-de-sac bulb is 40' for a 44' and 50' wide street;
    - d. For knuckles, a minimum 50' radius blister on the outside of the bend shall be provided centered on the intersection of the straight line extensions of the right-of-way lines;
    - e. Minimum intersection offset shall be 120 feet;
    - f. All street intersections shall be right angle with a center line tangent on the side street equal to one-half the through street width plus corner radius.
  - 7. The applicant shall not file the final map until a drainage study for the area is completed and the necessary drainage facilities are constructed.
  - 8. Prepare a sewer study for the review and approval of the City Engineer.
  - 9. Convey Lot A to the parcels to the south at the time of recording the final map.
  - 10. A wooden fence be constructed along the easterly property line.
  - 11. Applicant shall retain oak trees located on Lots 26 and 33.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P-8905

# SACRAMENTO CITY PLANNING COMMISSION

## APPLICATION INFORMATION

APPLICATION TAKEN BY: HY

Gen. Plan Amend. (GPA)  Comm. Plan Amend. (CPA)  Rezone (RZ) from \_\_\_\_\_ to \_\_\_\_\_  
 Special Permit (SP)  Variance(s) (V)  Tentative Map (TM)  Sbdvn. Modifications (SM)

Other ED  
Assessors Parcel No. 250 130 30,51,52,53 Address N side of Silver Eagle Road, at Nly terminous of Mable St.

Request(s) 1.) Environmental Determination 2.) Tentative Map to divide 13+ ac. into 63 lots, to be known as Silver Eagle Estates 3.) Variance/Subdivision Modification to create deep lots 4.) Variance/Subdivision Modification to create lots substandard in depth

Owner(s) J.R. Ferguson & Assoc. Inc. - 2550 Fair Oaks Blvd., Ste. 111 Phone No. 486-1061

Applicant Terra Engineering - 936 Enterprise Dr., Sacto. 95825 Phone No. 929-6984

Signature Elizabeth Schaeffle Filing Fee 1212.<sup>00</sup> Receipt No. 5090 3/10/80

C.P.C. Meeting Date March 13, 1980; cont'd. to 3-27

## ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Approved Based on Find. of Fact ~~or~~ Variances

Rec. Approval Sub. Modifications Rec. Approval w/amended Conditions Tentative Map Denied \_\_\_\_\_

Findings of Fact Approved 3-27-80

Copy Sent to Applicant \_\_\_\_\_

Recommendations and Appeals are Forwarded to City Council for Final Action.

## COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment \_\_\_\_\_ Rezoning \_\_\_\_\_ Tentative Map \_\_\_\_\_ Subd. Modification \_\_\_\_\_ Appeal \_\_\_\_\_

Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_ Return to Planning Commission \_\_\_\_\_

ENTITLEMENT(S) TO USE: \_\_\_\_\_ is/are:

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_

By: \_\_\_\_\_

SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: \_\_\_\_\_

DATE

P N<sup>o</sup> 8905



SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE March 27, 1980  
 ITEM NO. 110 FILE NO. P-8965  
M-

- GENERAL PLAN AMENDMENT  TENTATIVE MAP   
 COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION   
 REZONING  EIR DETERMINATION   
 SPECIAL PERMIT  OTHER \_\_\_\_\_  
 VARIANCE  \_\_\_\_\_

Recommendation:

- Favorable  
 Unfavorable  Petition  Correspondence

LOCATION: Side of Silver Eagle Road, at Nly Intersection of Maple Street

PROPOSERS

NAME

ADDRESS

Craig Eaton - 936 Enterprise Dr., Sacto., CA 95835

OPPOSERS

NAME

ADDRESS

Arnold Louie - 255 Silver Eagle Road, Sacto

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

MOTION:

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

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

- EXHIBITS: A. Site Plan   
 B. Floor Plan   
 C. Elevation   
 D. Landscaping



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-6426

LORRAINE MAGANA  
CITY CLERK

April 30, 1980

J.R. Ferguson & Associates, Inc.  
2550 Fair Oaks Blvd., Suite 111  
Sacramento, CA

Gentlemen:

On April 29, 1980, the City Council adopted the enclosed certified resolution adopting Findings of Fact, approving a request for Subdivision Modification and Tentative Map for Silver Eagle Estates (P-8905).

Sincerely,

Lorraine Magana  
City Clerk

LM:sj

Encl.

cc: Terra Engineering  
936 Enterprise Dr.  
Sacramento, CA 95825

Item No. 26