



CITY OF SACRAMENTO

31

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

November 5, 1980

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

NOV 12 1980

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

SUBJECT: 1. Subdivision Modification to create lots substandard
in depth
2. Tentative Map (P-9119)

LOCATION: Northeast corner of Lemon Hill and Belleview Avenues

SUMMARY

The applicant is requesting the necessary entitlements to divide 8.9+ acres into seven single family lots. The Planning Commission recommended approval of the tentative map as shown on Exhibit "D" and the Subdivision Modification. A Variance to create six lots substandard in depth was also approved.

BACKGROUND INFORMATION

The applicant's original proposal (Exhibit A-A) contains seven lots, six of which are substandard in depth and area. Staff expressed concern regarding the original proposal and the applicant subsequently submitted two revised alternate plans which are illustrated on Exhibits "B" and "D." The revised plans included lots that meet the minimum area requirements; however, both revised plans contained six lots that are substandard in depth. Exhibit "B" contains lots with a depth of 84 feet, and Exhibit "D" contains lots with a depth of 79 feet.

Staff, however, suggested that the applicant revise the first design as shown on Exhibit "A." This proposal contains only six lots, however, there are only three lots that are substandard in depth. Staff believes that this design is more consistent with the standards set forth in the subdivision ordinance and it would allow more design flexibility for each single family dwelling.

The City Planning Commission recommended approval of the applicant's revised plan as shown on Exhibit "D." This includes seven lots, six of which are substandard in depth (79 feet).

VOTE OF COMMISSION

On October 9, 1980, by a vote of seven ayes, one absent, one vacancy, the Planning Commission recommended approval of the tentative map as shown on Exhibit "D" and the subdivision modification to create six lots substandard in depth.

RECOMMENDATION

The Planning Commission recommends approval of the map as shown on Exhibit "D." If the Council concurs with the Commission, the appropriate action would be to adopt the attached tentative map resolution identified as Exhibit "A-1." If the Council concurs with staff's recommendation, the appropriate action would be to adopt the tentative map resolution as indicated on Exhibit "A-2."

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:DP:bw
Attachments
P-9119

November 12, 1980
District No. 6

RESOLUTION NO. 80-753

Adopted by The Sacramento City Council on date of

NOVEMBER 12, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR CALE ESTATES (APN: 038-052-01) (P-9119)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Cale Estates, located at the northeast corner of Lemon Hill and Belleview Avenues (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 November 12, 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 Colonial 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 County of Sacramento treatment plants have a design capacity for which 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: The dimensions of the parcel make it impossible to create standard sized single family lots.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: There is no feasible way to divide the site and meet all requirements of the Subdivision Ordinance.

- 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 project will not significantly change the characteristics of the area.

- 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 intended for residential use and the proposed parcel split is consistent with this designation.

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 as indicated in Exhibit A, subject to the following conditions:
 - 1. The applicant shall provide standard subdivision improvements including a 12-foot lane on the west side of Belleview pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 - 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map; may require off-site extension and oversizing to northeast for drainage.
 - 3. The applicant shall check with the County Sanitation District and meet all requirements.
 - 4. The applicant shall construct road to 50-foot right-of-way standard along Belleview Avenue and shall provide a right-of-way study for the review and approval of the City Engineer prior to filing the final map.
 - 5. The applicant shall dedicate an additional two feet on Lemon Hill Avenue to comply with the Bikeway Master Plan.
 - 6. The applicant shall align the proposed stub street to the east with the stub street as approved as part of Belleview Estates Tentative Subdivision Map.

MAYOR

ATTEST:

CITY CLERK

P-9119

TENTATIVE SUBDIVISION MAP CALE ESTATES

CITY OF SACRAMENTO, CALIFORNIA
JAN 10 1960

OWNER/DEVELOPER

WILLIAM H. HARRIS
SACRAMENTO, CALIFORNIA

ENGINEER

JTS ENGINEERING CONSULTANTS, INC.
SACRAMENTO, CALIFORNIA

LEGAL DESCRIPTION

THE SOUTH HALF PART OF LOT 1 OF UNION HILL
MAP, ALLEYS 14 TO 16, OFFICIAL PLAT NUMBER
100, IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, OF AREA 10.407,
A PORTION OF MAP 100.

ASSESSOR'S PARCEL NUMBER

310-001-0

ZONING

ACREAGE/NUMBER OF LOTS

0.12 ACRES TOTAL
6 LOTS 320 TO 325 FT WIDE

USE

RESIDENTIAL
SINGLE-FAMILY RESIDENCE

STREET IMPROVEMENTS

SEWER: 12" DIA. AND 4" DEPTH OF
PIPE AND 4" DEPTH OF
DRAINAGE
WATER: 12" DIA. AND 4" DEPTH OF
PIPE AND 4" DEPTH OF
DRAINAGE
ELECTRIC: 12" DIA. AND 4" DEPTH OF
PIPE AND 4" DEPTH OF
DRAINAGE

UTILITIES

| | |
|-----------------|--------------------|
| SEWER | CITY OF SACRAMENTO |
| WATER | CITY OF SACRAMENTO |
| ELECTRIC | CITY OF SACRAMENTO |
| TELEPHONE | CITY OF SACRAMENTO |
| POSTAL | CITY OF SACRAMENTO |
| STREET LIGHTING | CITY OF SACRAMENTO |

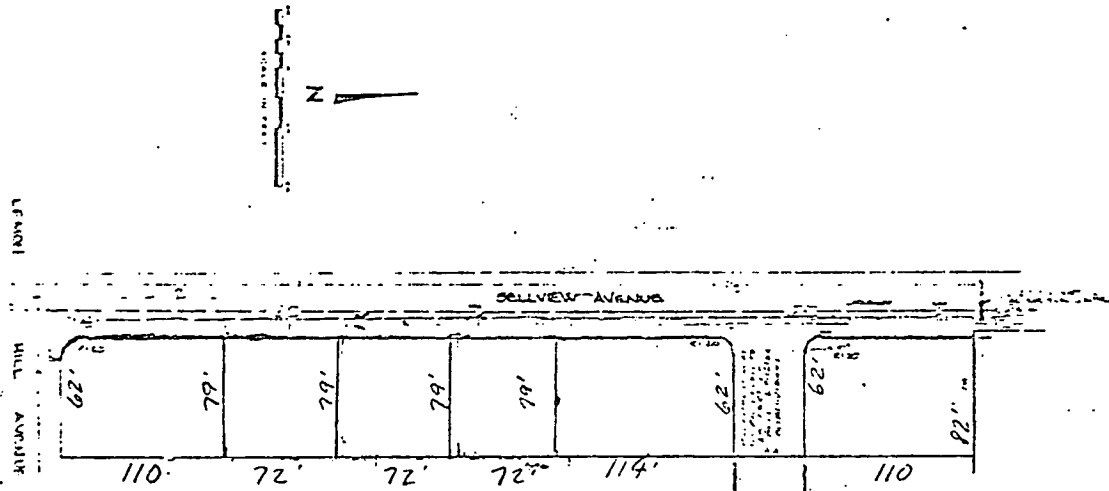
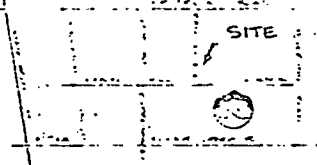


EXHIBIT "A" 6-LOTS
(STAFFS PROPOSAL)



VICINITY MAP

LEGEND

- 1. LOT BOUNDARIES
- 2. LOT DIMENSIONS
- 3. LOT AREA
- 4. LOT NUMBER
- 5. LOT AREA PERCENTAGE
- 6. LOT AREA PERCENTAGE
- 7. LOT AREA PERCENTAGE
- 8. LOT AREA PERCENTAGE
- 9. LOT AREA PERCENTAGE
- 10. LOT AREA PERCENTAGE

EXHIBIT "A"
 6-LOTS
 (STAFFS PROPOSAL)

P. 2119

| | | | | | |
|---|---------------------------------------|-----------------|----------------|--|---|
| N.A. JTS ENGINEERING CONSULTANTS, INC. 111 J STREET SACRAMENTO, CALIFORNIA 95811 | SCALE 1" = 40' | DATE 1/10/60 | SHEET NO. 1 | PROJECT CALE ESTATES SELLVIEW AVENUE SAN JOSE, CALIFORNIA | CITY OF SACRAMENTO COUNTY OF SACRAMENTO STATE OF CALIFORNIA |
| | DRAWN BY CHECKED BY APPROVED BY | DATE 1/10/60 | SHEET NO. 1 | PROJECT CALE ESTATES SELLVIEW AVENUE SAN JOSE, CALIFORNIA | CITY OF SACRAMENTO COUNTY OF SACRAMENTO STATE OF CALIFORNIA |

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

NOVEMBER 12, 1980.

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR CALE ESTATES (APN: 038-052-01) (P-9119)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Cale Estates, located at the northeast corner of Lemon Hill and Belleview Avenues (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 November 12, 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 Colonial 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 County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.

-2-

- 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 parcel configuration, it is impossible to create all lots standard in depth.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: There is no feasible way to divide the site and meet all requirements of the Subdivision Ordinance.

- 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 project will not significantly alter the characteristics of the area.

- 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 residential uses.

-3-

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 as indicated in Exhibit D, subject to the following conditions:
 1. The applicant shall provide standard subdivision improvements including a 12-foot lane on the west side of Bellevue pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map; may require off-site extension and oversizing to northeast for drainage.
 3. The applicant shall check with the County Sanitation District and meet all requirements.
 4. The applicant shall construct road to 50-foot right-of-way standard along Bellevue Avenue and shall provide a right-of-way study for the review and approval of the City Engineer prior to filing the final map.
 5. The applicant shall dedicate an additional two feet on Lemon Hill Avenue to comply with the Bikeway Master Plan.
 6. The applicant shall align the proposed stub street to the east with the stub street as approved as part of Bellevue Estates Tentative Subdivision Map.

MAYOR

ATTEST:

CITY CLERK

P-9119

EXHIBIT "D" CALE ESTATES

CITY OF SACRAMENTO,
AUGUST 1980

COUNTY OF SACRAMENTO,
PREPARED BY:

CALIFORNIA
SCALE 1" = 40'

J.T.S. ENGINEERING
CONSULTANTS

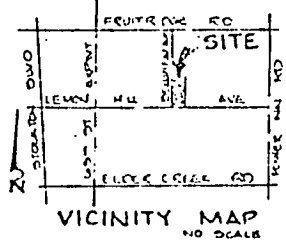
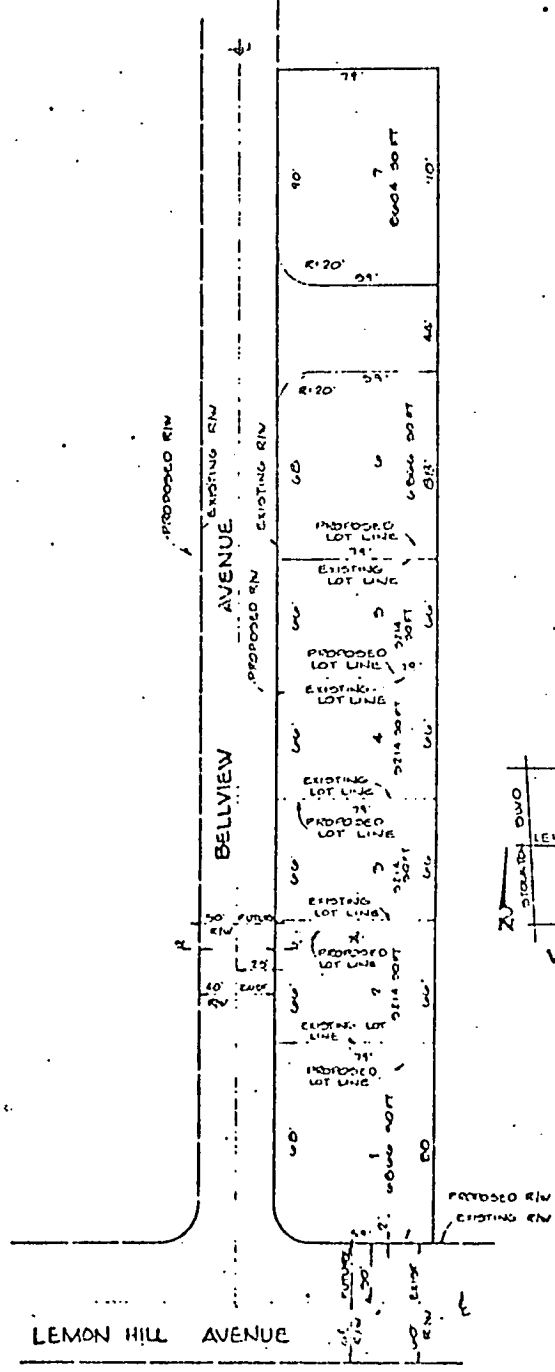


EXHIBIT "D"
CITY OF SACRAMENTO
AUGUST 1980

SACRAMENTO CITY PLANNING COMMISSION

HEARING DATE October 9, 1980
 ITEM NO. 1001 FILE NO. P-9117
M-

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

Recommendation: Favorable Unfavorable
 LOCATION: Removal of Town Hill and F.B. Hill
 Petition Correspondence

| PROPOSERS | |
|--------------------|-------------------------------------|
| NAME | ADDRESS |
| <u>Goodin</u> | <u>811 J Street, Sacramento</u> |
| <u>George Cole</u> | <u>2911 14th Street, Sacramento</u> |
| | |
| | |
| | |
| | |
| | |

| OPPOSERS | |
|----------|---------|
| NAME | ADDRESS |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

MOTION NO. _____

| | YES | NO | MOTION | 2ND |
|----------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| <u>Augusta</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>Goodin</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Hunter</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Lerson</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Naraki</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Simmon</u> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Silva</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Long</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- 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 _____

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



P.9119

MORRISON
~~AUGUST 14 80~~
 OCTOBER 9, 1980

ITEM NO. 22
 15

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

| | | | | | |
|---------------|--|------------------------|--|---------------------|------------|
| APPLICANT | JTS Engineering, 811 "J" Street, Sacramento, CA 95814 | | | | |
| OWNER | George G. Cale, 2711 14th Street, Sacramento, CA 95818 | | | | |
| PLANS BY | JTS Engineering, 811 "J" Street, Sacramento, CA 95814 | | | | |
| FILING DATE | 7-11-80 | 50 DAY CPC ACTION DATE | | REPORT BY | SD:lo |
| NEGATIVE DEC. | 8-4-80 | EIR | | ASSESSOR'S PCL. NO. | 038-052-01 |

- APPLICATION:
1. Environmental Determination
 2. Tentative Map to divide 1+ acres into seven parcels in the R-1 zone, to be known as Cale Estates
 3. Variance/Subdivision Modification creating lots less than 100 feet in depth

LOCATION: Northeast corner of Lemon Hill and Bellview Avenues

PROJECT INFORMATION:

| | |
|---|---------------------------|
| General Plan Designation: | Residential |
| 1965 Colonial Community Plan Designation: | Light Density Residential |
| Existing Zoning: | R-1 |
| Existing Land Use: | Vacant |
| Dimensions of Site: | 596' x 84', 1.16+ acres |

Surrounding Land Use and Zoning:

| | |
|--------|-----------------------------|
| North: | Residential; R-1 |
| South: | Residential; R-1 |
| East: | Residential and vacant; R-1 |
| West: | Residential and vacant; R-1 |

Density of Development: 8+ du/ac (4 single family units; 6 corner duplex units)

| | |
|----------------------|-----------------------------|
| Topography: | Flat |
| Street Improvements: | To be provided where needed |
| Utilities: | Available to Site |
| School District: | Sacramento City Unified |

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 24, 1980 the Subdivision Review Committee by a vote of 5 ayes, 1 no, 2 absent and 1 abstention recommended approval of the tentative map subject to the following conditions:

1. The applicant shall provide standard subdivision improvements, including a 12-foot lane on the west side of Bellview pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map; may require offsite extension and oversizing to northeast for drainage;

3. The applicant shall construct road to 50' right-of-way standard along Bellview Avenue, and shall provide a right-of-way study for review and approval of the City Engineer prior to filing the final map.
4. Applicant shall dedicate an additional two feet on Lemon Hill Avenue to comply with the Bikeway Master Plan;
5. Applicant shall align the proposed stub street to the east with the stub street as approved as part of Bellview Estates Tentative Subdivision Map.

PROJECT BACKGROUND: Cale Estates was reviewed and approved by the Subdivision Review Committee on July 30, 1980. The ensuing staff report recommended approval of the project with only six lots instead of the proposed seven lots. The project was reheard on September 24 by the Subdivision Review Committee at the request of the applicant.

STAFF EVALUATION: Staff has the following concerns and comments with regard to the project:

1. This second request is, again, for a 7-lot subdivision. In order to create lots of sufficient area, the applicant is suggesting the centerline of Bellview Avenue be realigned 5' to the west. This will create interior lots of exactly 5,200 square feet according to the engineer's rough calculations prior to survey. (see Exhibit B)
2. Essential to this second application is the realignment of Bellview Avenue 5 feet to the west, as proposed by the applicant. Without the realignment, the 4 proposed interior lots would be substandard in area as well as depth. The applicant has not indicated any agreement with the property owner west of Bellview by which this realignment will take place.
3. The applicant has indicated to the staff that a similar curved street alignment was constructed with the development of a subdivision on Wilkinson Street and Lemon Hill Avenue. This subdivision is located two blocks to the east of the subject site. (see Exhibit C) The subdivider in this project however, developed both sides of Wilkinson Street therefore, assuring the construction of the curved street right-of-way. The curved alignment of Bellview Avenue however, is really not the issue. There will still be 6 substandard lots out of a 7-lot subdivision if the applicant's revised proposal is approved.
4. The applicant requests a variance to create 6 out of 7 lots of substandard depth. Given the configuration of the lot, staff can support a variance to create 3 substandard lots as shown on Exhibit A. This will relieve the applicant of hardship in developing the

site while creating as few substandard lots as possible. Corner lots will meet design criteria and not require a variance..

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Variance/Subdivision Modification request to create lots less than 100 feet in depth (as indicated by Exhibit A); *(CPC approved as per exhibit D.)*
3. Approval of the Tentative Map as shown on Exhibit A, subject to the following conditions: *(CPC approved as per exhibit D.)*
 - a. the applicant shall provide standard subdivision improvements including a 12-foot lane on the west side of Bellview pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
 - b. the applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map; may require offsite extension and oversizing to northeast for drainage;
 - c. the applicant shall check with the County Sanitation District and meet all requirements;
 - d. the applicant shall construct road to 50' right-of-way standard along Bellview Avenue and shall provide a right-of-way study for the review and approval of the City Engineer prior to filing the final map.
 - e. the applicant shall dedicate an additional two feet on Lemon Hill Avenue to comply with the Bikeway Master Plan;
 - f. the applicant shall align the proposed stub street to the east with the stub street as approved as part of Bellview Estates Tentative Subdivision Map.

Findings of Fact for approval of the Variance

1. The project, as shown on Exhibit A, is based on sound principles of land use planning in that the proposed subdivision is compatible in size and density with adjacent residential uses.
2. The project will not be injurious to surrounding public health, safety and welfare in that it will not pose a higher than standard density for single family residences.
3. The proposal is consistent with the 1965 Colonial Community Plan which designates the site Light Density Residential.

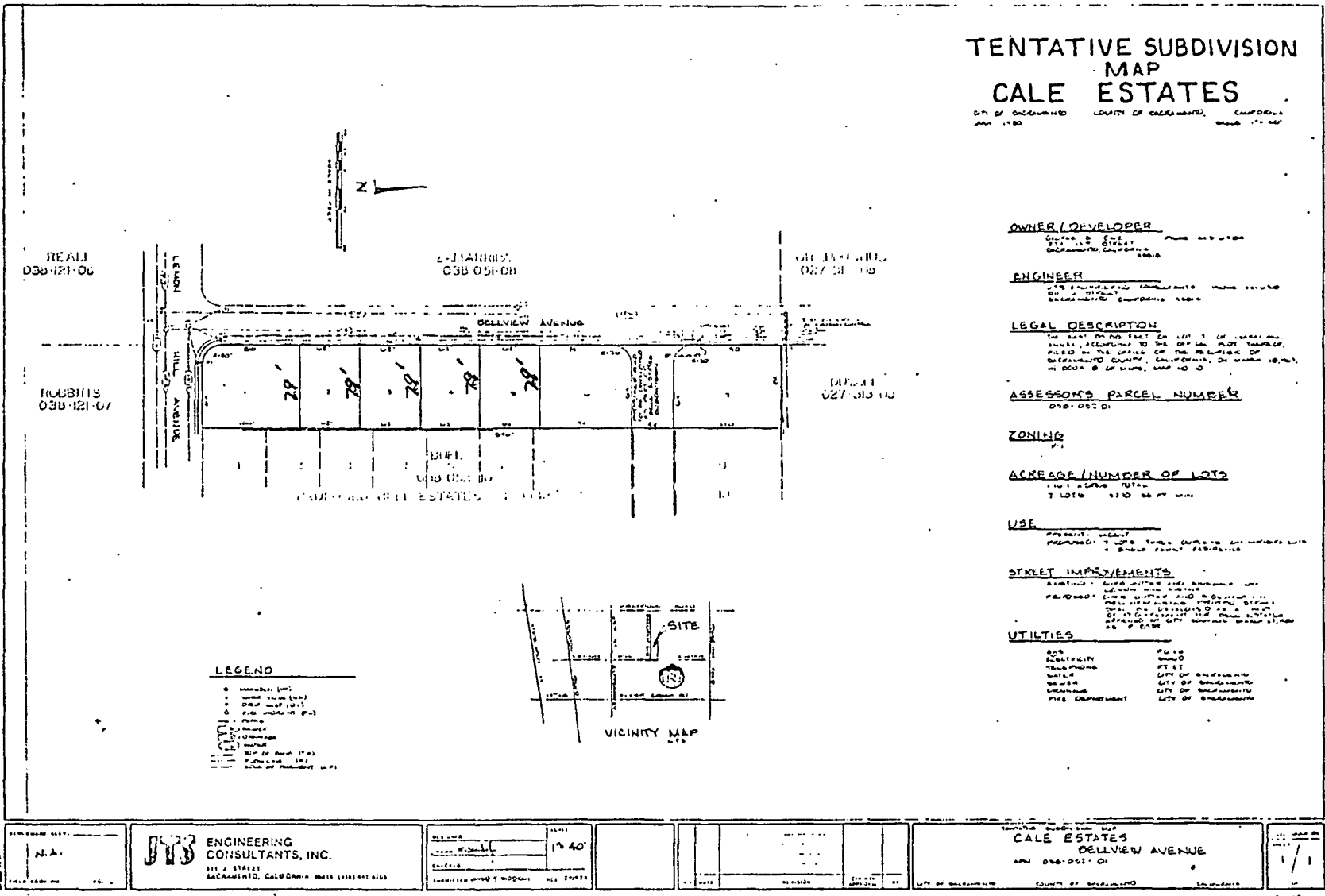
4. The Variance is not a special privilege granted to one property owner in that the lot is very narrow and it is not possible to meet the depth requirements set forth in the Subdivision Ordinance.

6116-5

10-9-80
8-14-80

EXHIBIT A-A

#15
#228



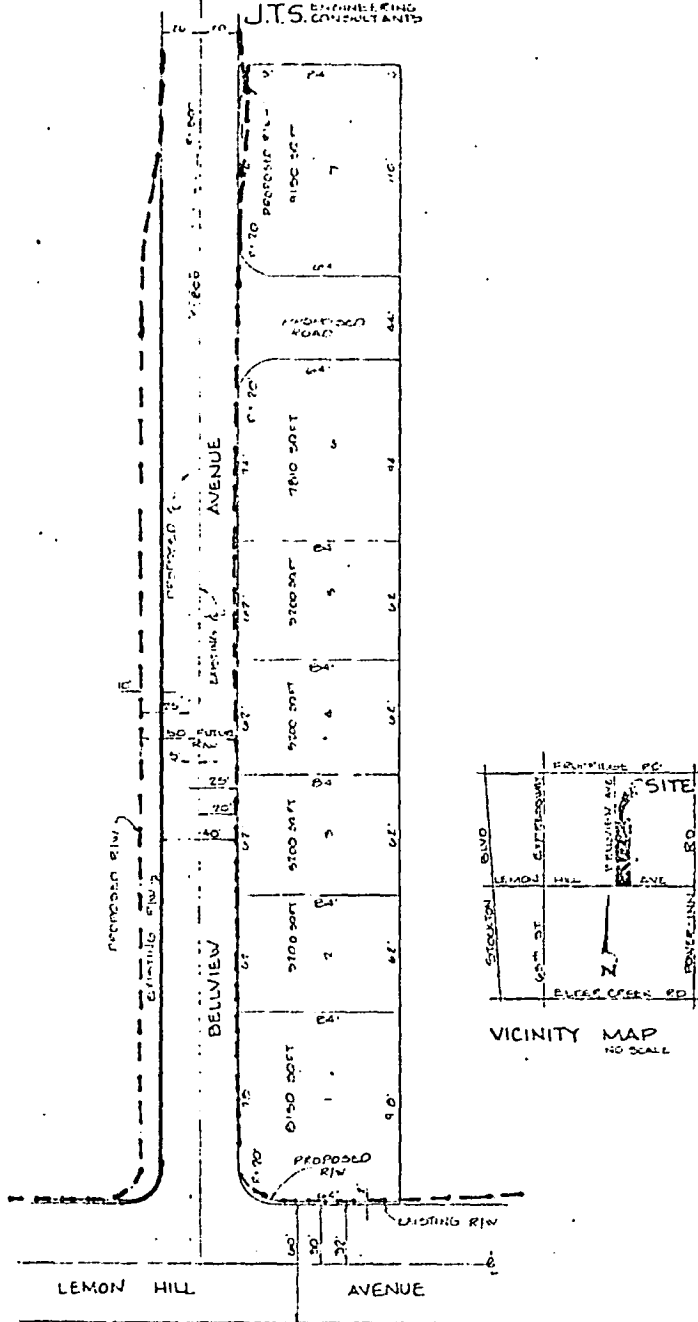
CALE ESTATES

CITY OF SACRAMENTO,
AUGUST 1980

SACRAMENTO COUNTY,
MAY 1980

CALIFORNIA
SCALE 1" = 40'

J.T.S. ENGINEERING
CONSULTANTS



APPLICANTS REVISED PROPOSAL
7-Lots

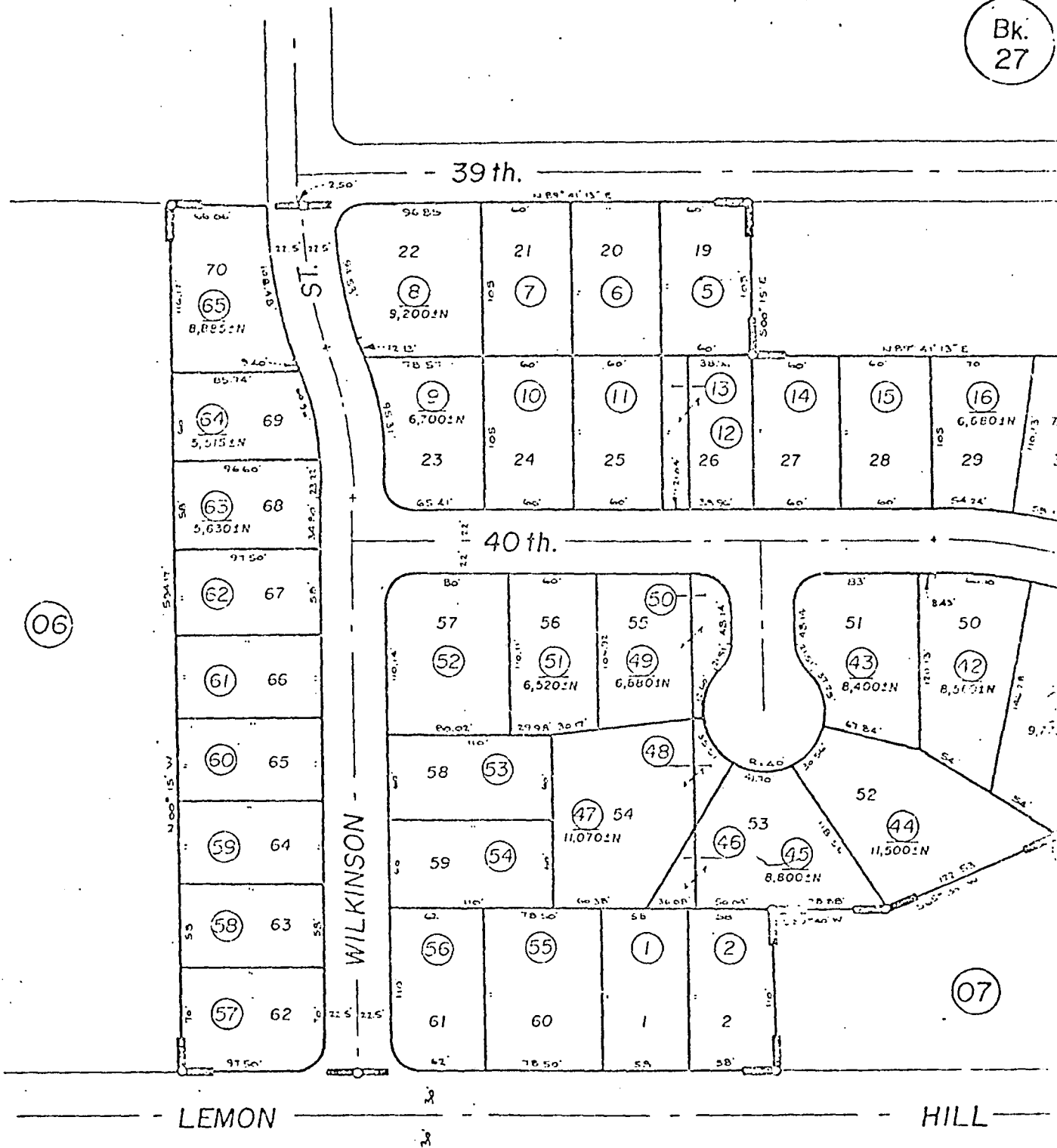
EXHIBIT B^{01 03}

P-9119

OCTOBER 9, 1980

Item 15

Bk. 27



14

EXHIBIT 'C'

Lemon Hill Estates ~~...~~ Pg. 9 (7-7-72)

OCTOBER 9, 1980

Item 15

P-9119

EXHIBIT "D" CALE ESTATES

CITY OF SACRAMENTO,
AUGUST 1980

COUNTY OF SACRAMENTO,
PREPARED BY

CALIFORNIA
SCALE 1" = 40'

J.T.S. ENGINEERING
CONSULTANTS

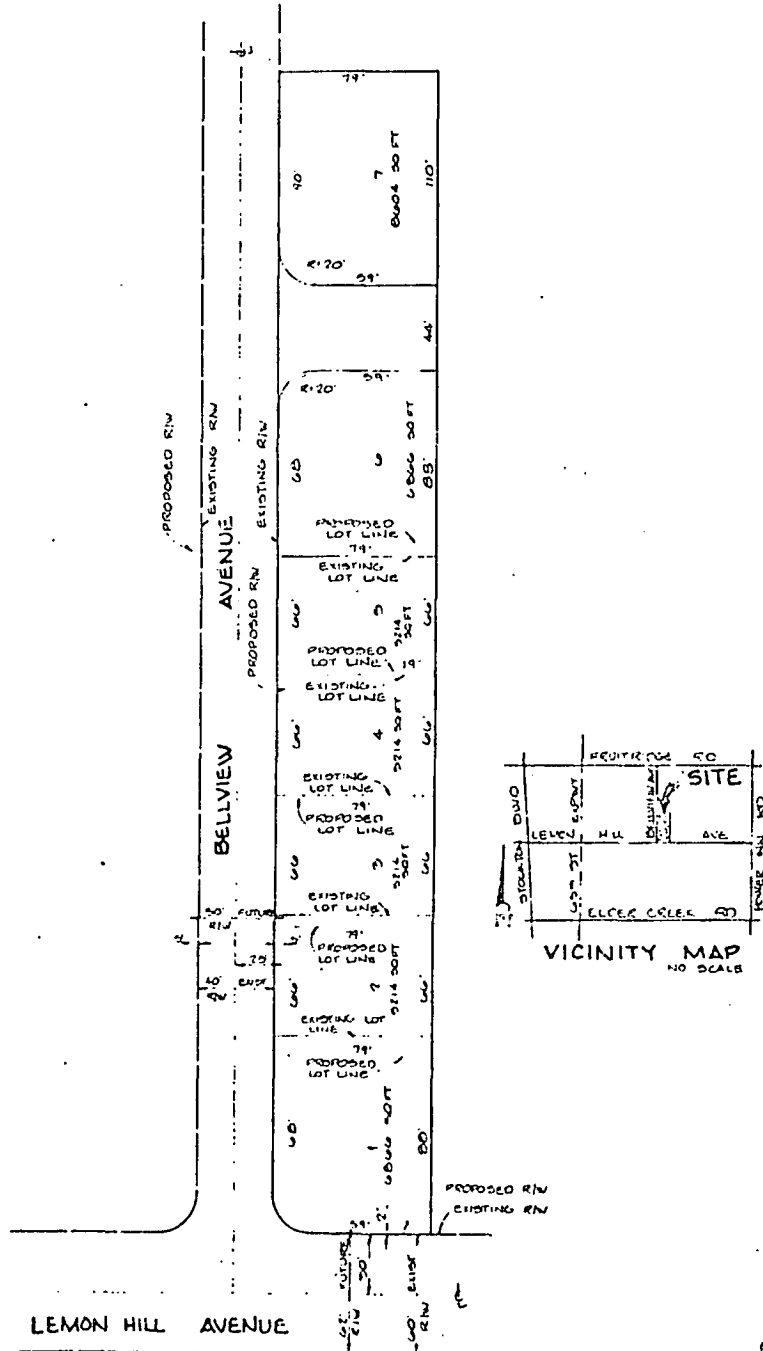
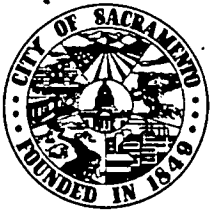


EXHIBIT "D"

P-9119



CITY OF SACRAMENTO

CITY CLERKS OFFICE
CITY OF SACRAMENTO

OCT 20 5 15 PM '80

SM
AND SEE BELOW

CITY PLANNING DEPARTMENT

725 "J" STREET SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 20, 1980

MEMORANDUM

TO: Lorraine Magana

FROM: Jan Mirrione

SUBJECT: Request to Set Public Hearings

except #8
PFP: 11-5-80 }
HRQ: 11-12-80 } FFP: 11-12-80
FCA DATE: 11-18-80 } HRQ: 11-18-80
cc: VAN Duyn
Carstens
Miller
Yee

Please schedule the following items for public hearings. All necessary support material is attached.

1. Various requests for property located at 330 Jefferson Avenue. (P-9118) (D1)
 - a. Rezone from R-2A to R-1A
 - b. Tentative Map to divide 0.3+ acre into two halfplex lots
 - c. Subdivision Modification to waive service connection.
2. Various requests for property located at the northeast corner of Lemon Hill and Belleview Avenues. (P-9119) (D5)
 - a. Tentative Map to divide 1+ acre into seven parcels
 - b. Subdivision Modification to create lots substandard in depth.
3. Various requests for property located at 1101 Frienza Avenue. (P-9153) (D2)
 - a. Tentative Map to divide 0.6+ acre into three parcels
 - b. Subdivision Modification to create lot substandard in width
 - c. Subdivision Modification to waive curbs, gutters, sidewalks, and street lights along Lexington Street.
4. Various requests for property located at the northeast corner of Morey and Western Avenues. (P-9156) (D2)
 - a. Tentative Map to divide 12+ acres into 57 single family lots
 - b. Subdivision Modification to waive sidewalks on west side of Western Avenue.

P-9169 #7
~~PFP~~ PFP: 10-28-80
HRQ: 11-5-80

5. Various requests for property located on various corner lots on Riverside Boulevard, Windward Way, Starboard Way, Steamboat Way, Gloria Drive, Riverboat Way, and Treasure Way. (P-9159) (D8)
 - a. Rezone 6+ acres from R-1 to R-1A
 - b. Tentative Map to divide 27 lots into 54 halfplex lots.

6. Various requests for property located at 556 Swanston Drive. (P-9163) (D4)
 - a. Tentative Map to divide 0.4+ acre into three parcels
 - b. Subdivision Modification to create two parcels substandard in width and area
 - c. Subdivision Modification to waive service connections to two lots.

7. Various requests for property located on the west side of Stockton Boulevard, 600+ feet south of Timberlake Way. (P-9169) (D8)
 - a. Amend Valley Hi Community Plan
 - b. Rezone from A to OB

8. An appeal of the Planning Commission's denial of a Special Permit to modify condition of original Special Permit, P-8798, to allow an illuminated accent strip in a proposed restaurant. Location: 100 Jibboom Street (P-9134) (D1)

PPF: 10-28-80
HRG: 11-5-80

HRG
11-18-80

jm

Attachments

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: RL

- Gen. Plan Amend. (GPA)
 Comm. Plan Amend. (CPA)
 Rezone (RZ) from _____ to _____
 Special Permit (SP)
 Variance (V)
 Tentative Map (TM)
 Sbdvn. Modification (SM)

Other _____

Assessors Parcel No. 038 - 052 - 01 Address n/e corner Lemon Hill/Bellview

Request(s) 1) Environmental Determination 2) Tentative map to divide 1.16+ acres into 7 lots and 3) subdivision modification to create lots less than 100' in depth.

Owner(s) George G. Cale Phone No. _____

Applicant JTS Engineering Phone No. 441-6708

Signature [Signature] Filing Fee \$375 + \$200 + \$36 = \$611 Receipt No. 5316-11

C.P.C. Meeting Date 8/14/80 (cont'd. to 8-28-80); cont'd. to 9-25

ACTION ON ENTITLEMENT TO USE

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

Approved _____ Approved w/Conditions _____ ^{Variance} Approved Based on Find. of Fact Due 10-23-80

Rec. Approval TM & SM -subject to amended conds. & exhibit D Rec. Approval w/Conditions _____ Denied _____

Findings of Fact Approved _____

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 _____

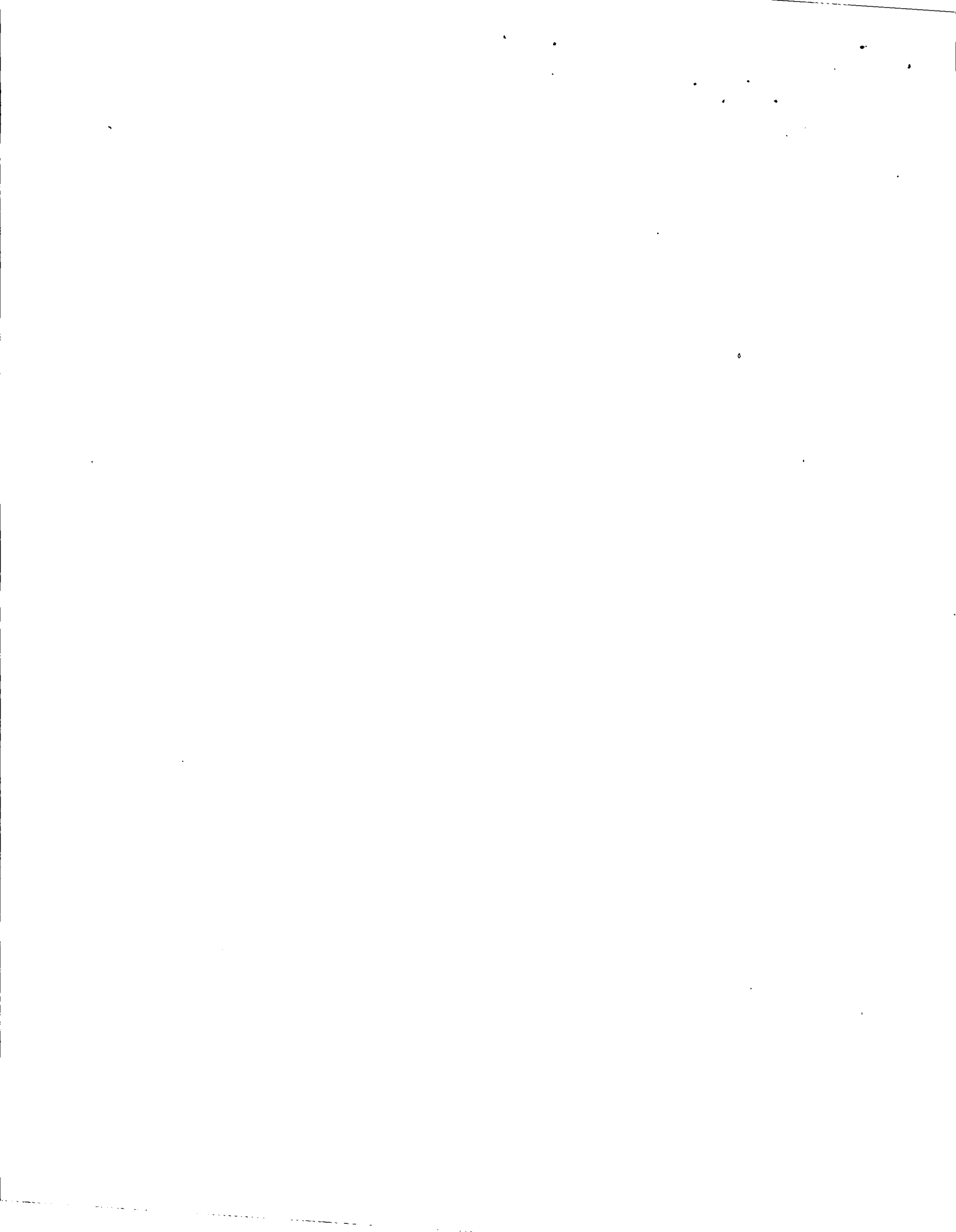
ENTITLEMENT(S) TO USE: _____ is/are:

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



SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE October 7, 1999
 ITEM NO. 1502 FILE NO. P-9117

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

Recommendation: Favorable Unfavorable
 LOCATION: NE corner of 14th Street & Bellvue St.
 Petition Correspondence

| NAME | PROponents | ADDRESS |
|--------------------|-------------------------|-------------------|
| <u>Jared Adair</u> | <u>811 J Street</u> | <u>Sacramento</u> |
| <u>George Cole</u> | <u>2711 14th Street</u> | <u>Sacramento</u> |
| | | |
| | | |
| | | |

| NAME | OPponents | ADDRESS |
|------|-----------|---------|
| | | |
| | | |
| | | |
| | | |
| | | |

MOTION NO. _____

| | YES | NO | MOTION | 2ND |
|---------|-----|----|--------|-----|
| Augusta | ✓ | | ✓ | |
| Goodin | ✓ | | | ✓ |
| Hunter | ✓ | | | |
| Larson | ✓ | | | |
| Muraki | ✓ | | | |
| Shannon | ✓ | | | |
| Silva | ✓ | | | |
| Tong | ✓ | | | |

- 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 of the above & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____
 - OTHER _____

EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation

