



CITY OF SACRAMENTO

30

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

September 4, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for Lemon Tree Meadows
Tentative Map (P-8482)

LOCATION: North side of Lemon Hill Avenue, approximately 900
feet east of 65th Expressway

BACKGROUND INFORMATION

The subject tentative map was approved by the City Council on March 13, 1979, and is scheduled to lapse on September 13, 1980. The applicant is requesting a 12-month extension in order to allow additional time for the completion of drainage facilities to serve the subject site.

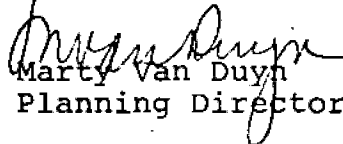
The subdivision contains six acres and consists of 33 single family lots. The site presently has three existing homes on Lots A, B, and C. The remaining portion is vacant. The surrounding area is characterized by new single family development.

The original staff report is attached for the Council's information.

RECOMMENDATION

The staff recommends that the Council grant a one-time, one-year time extension for the tentative map. Said extension will lapse on September 13, 1981.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:HY:jm
Attachments
P-8482

APPROVED
BY THE CITY COUNCIL

September 10, 1980
District No. 6

SEP 10 1980

OFFICE OF THE
CITY CLERK



MORTON & PITALO, INC.

Civil Engineering, Planning, Surveying
1767 J Tribute Rd., Sacramento, Ca 95815
916/920-2411

July 18, 1980
790276

City of Sacramento
Planning Department
723 "J" Street
Sacramento, CA 95814

Attention: Diana Parker

SUBJECT: LEMONTREE MEADOWS (P-8482)

Gentlemen:

On behalf of the owner, Commonwealth Properties, we are requesting an extension of the tentative map. The improvement plans and final map have been prepared and reviewed by the City Engineering Department and are ready for approval.

The developer has not recorded the map, as he has been awaiting the completion of the drainage facilities, which have been constructed by a City assessment district. The drainage pipes have now been completed, and the developer, as previously stated, is proceeding to record the map. In addition, due to current economic conditions, the recordation has been withheld until this time.

Very truly yours,

MORTON & PITALO, INC.

John E. Pitalo, P.E.

JEP/rc

cc: Commonwealth Properties

\$ 170
+ 36

206



MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1767 J Tribute Rd., Sacramento, Ca 95816
916/920-2411

July 2, 1980
790276

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

SUBJECT: TENTATIVE MAP EXTENSION

Members in Session:

Please accept this letter as our request for a one-year extension of approval of the tentative map for Lemontree Meadows, P #8482, that was submitted on December 1978, and that was approved by the Planning Commission on February 5, 1979, and approved by the City Council on March 13, 1979. The current approval expires on September 13, 1980.

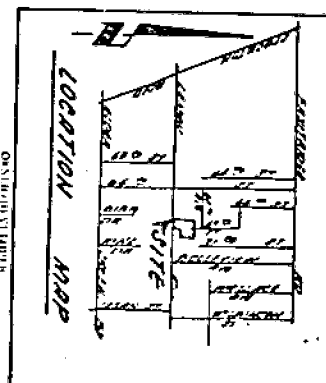
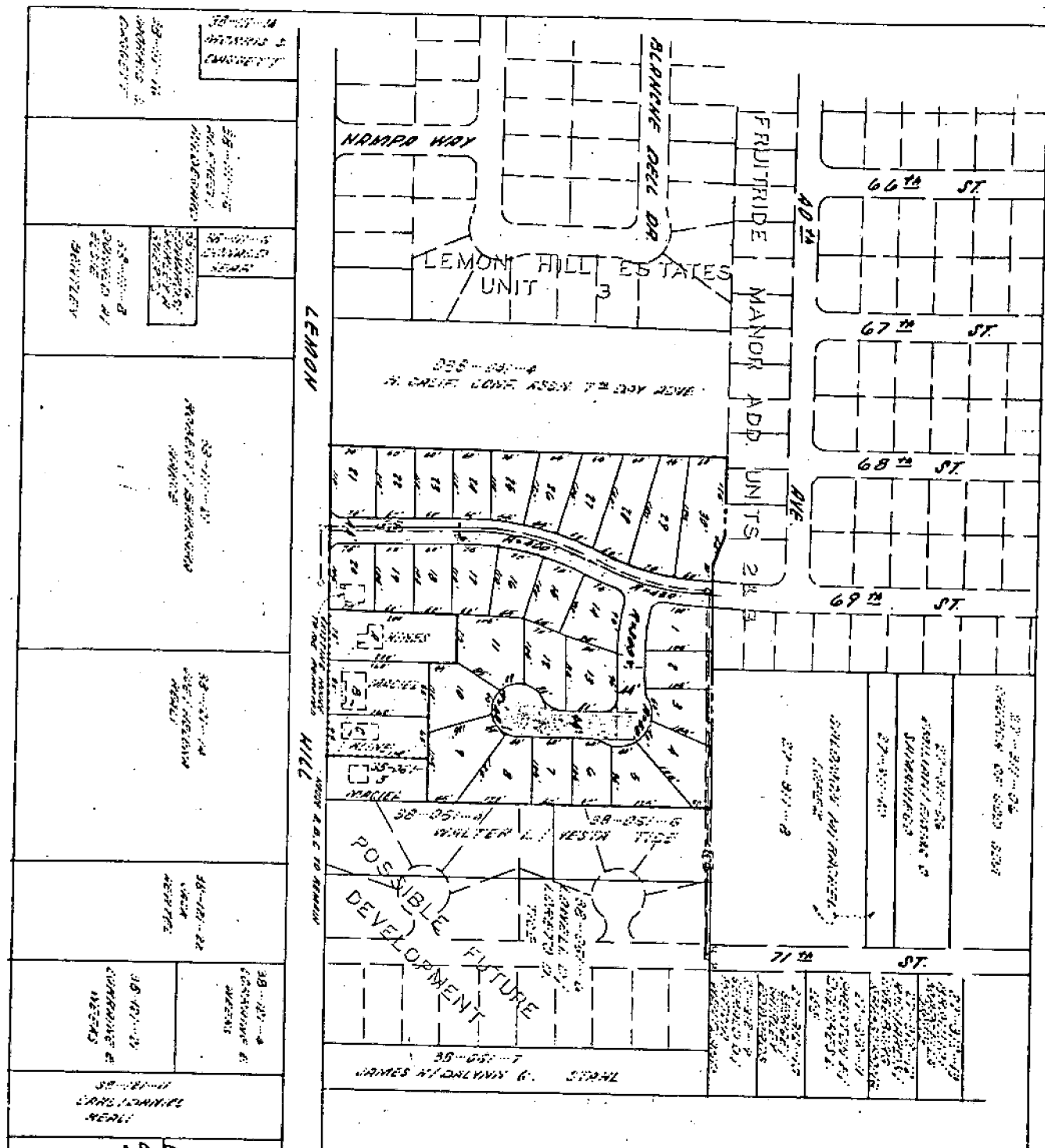
Respectfully submitted,

MORTON & PITALO, INC.

William Louie

WL/vlj

RECEIVED
AUG 6 - 1980
City Planning Commission



TENTATIVE MAP
LEMON HILL MEMORANDUM
 CITY OF SACRAMENTO CALIFORNIA
 SCALE: 1"=100'
 DATE: 12-78



- ENGINEER: MORTON & PATRICK, INC., 1717 J. TOWNE BLVD., SACRAMENTO, CA 95811, PHONE: 920-2411
- SANITARY ENGINEER: CITY OF SACRAMENTO
- BATH: CITY OF SACRAMENTO
- ELECTRICITY: SACRAMENTO MUNICIPAL UTILITY DISTRICT
- GAS: PACIFIC GAS & ELECTRIC CO.
- SCHOOL DISTRICT: CITY UNIFIED SCHOOL DISTRICT
- ZONING: R-1
- APPROVAL: 0.12 ACRES
- ASSessor's Parcel Number: 38-011-0-11
- PORTION OF 38-001-13
- PORTION OF 38-001-1-3
- NUMBER OF LOTS: 30



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
MAR 8 1979

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 448-5604

ETHAN BROWNING, JR.
PLANNING DIRECTOR

March 8, 1979

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Tentative map for Lemon Tree Meadows (P-8482)
2. Subdivision Modification to create lots with more than the maximum 160 foot lot depth
3. Subdivision modification to reduce the required 120 foot offset between two residential streets to 90 feet

LOCATION: North side of Lemon Hill Avenue, approximately 900 feet east of 65th Expressway

SUMMARY

This is a request for entitlements necessary to develop a 6.1⁺ acre site into 33 R-1 lots. The Planning Staff and Planning Commission recommend approval of the requests.

BACKGROUND INFORMATION

The site presently has three existing homes on lots A, B, and C, the remaining area of the site is vacant. Single family development is located throughout the immediate area.

The property is located in the Colonial Community Plan area and is designated for light density residential.

VOTE OF COMMISSION

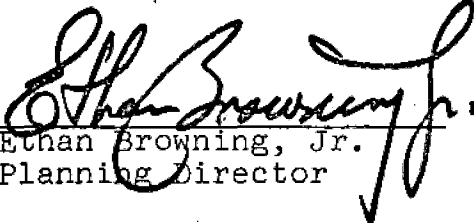
On February 8, 1979, the Commission, by a vote of 6 ayes and 3 absent, recommended approval of the requests subject to the conditions listed in the attached resolution.

March 8, 1979


RECOMMENDATION

The Planning Staff and Planning Commission recommend approval of the requests. If the City Council concurs, the proper action would be to adopt the tentative map resolution subject to the conditions contained therein.

Respectfully submitted,


Ethan Browning, Jr.
Planning Director

For Transmittal to City Council:


Walter J. Slipe
City Manager

EBj:BH:nl
Attachments
P-8482

March 13, 1979
District No. 6

84/82 etc

RESOLUTION NO. 79-143

Adopted by The Sacramento City Council on date of
MAR 13 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION TO ALLOW LOTS A, B,
C, 28, 29, AND 30 TO BE CREATED WITH A DEPTH
GREATER THAN 160 FEET, SUBDIVISION MODIFICATION
TO REDUCE THE REQUIRED 120 FOOT OFFSET BETWEEN
TWO STREETS TO BE REDUCED TO 90 FEET AND A
TENTATIVE MAP FOR LEMON TREE MEADOWS (P-8482)
(EXHIBIT A)

OFFICE OF THE
CITY CLERK

MAR 13 1979

APPROVED
BY THE CITY COUNCIL

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Lemon Tree Meadows, located on the north side of Lemon Hill Avenue, approx. 900' E of 65th St. Expressway (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 March 13, 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 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 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, to create lots with a depth greater than 160 ft., 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 a street on the adjacent property designates the location of the street in the subdivision and thus designates the depth of the proposed 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: With the existing location of a street to the north and the configuration of the site, this creates a situation that the proposed deep lots are unavoidable to create.

- 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 proposal is not injurious to the properties in the vicinity of the site in that each of the deep lots will be restricted to only one single family unit each.

- 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 proposal is not adverse to the General Plan or Community Plan in that both plans designate the site for residential uses.

H. In the matter of the requested subdivision modification to allow a 90 foot offset between two streets, 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: With an approved subdivision to the south and a stub street to the north, this is the only logical location of the street.

- 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 proposed location of a street south of the site and the configuration of the site, provides site restrictions in locating the street.

- 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 proposal is not adverse to the surrounding properties in that the General Plan and Community Plan designate the site for residential use.

- 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 proposal is not adverse to the General Plan or Community Plan in that both plans designate the site for residential use.

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 conditions:
 - 1. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer (applicant will be required to provide oversized drain line, unless line is constructed under Richland Assessment District, prior to filing of final map).
 - 2. Applicant shall provide the standard subdivision improvements as specified in Section 40.811 of the Subdivision Ordinance.
 - 3. Applicant shall name all streets to the satisfaction of the City Planning Director.
 - 4. Applicant shall place a note on the final map that all lots with a depth over 160 feet shall be allowed only one single family home.
 - 5. Applicant shall adjust the north/south street ten feet to the west, to provide a 90 foot offset between two proposed streets (applicant has revised the tentative map to reflect this condition).
- C. The Subdivision Modification to allow deep lots for Lots 28, 29, 30, A, B and C be approved subject to the following conditions:
 - 1. A note shall be placed on the final map that only one single family home shall be allowed per lot.
 - 2. Lot A shall be either redrawn on the final map to allow only the maximum lot depth of 160 feet or a condition shall be placed on the map that only one single family home shall be allowed for this lot.
- D. The Subdivision Modification to allow a 90 foot offset between two streets, instead of the required 120 feet, be approved.

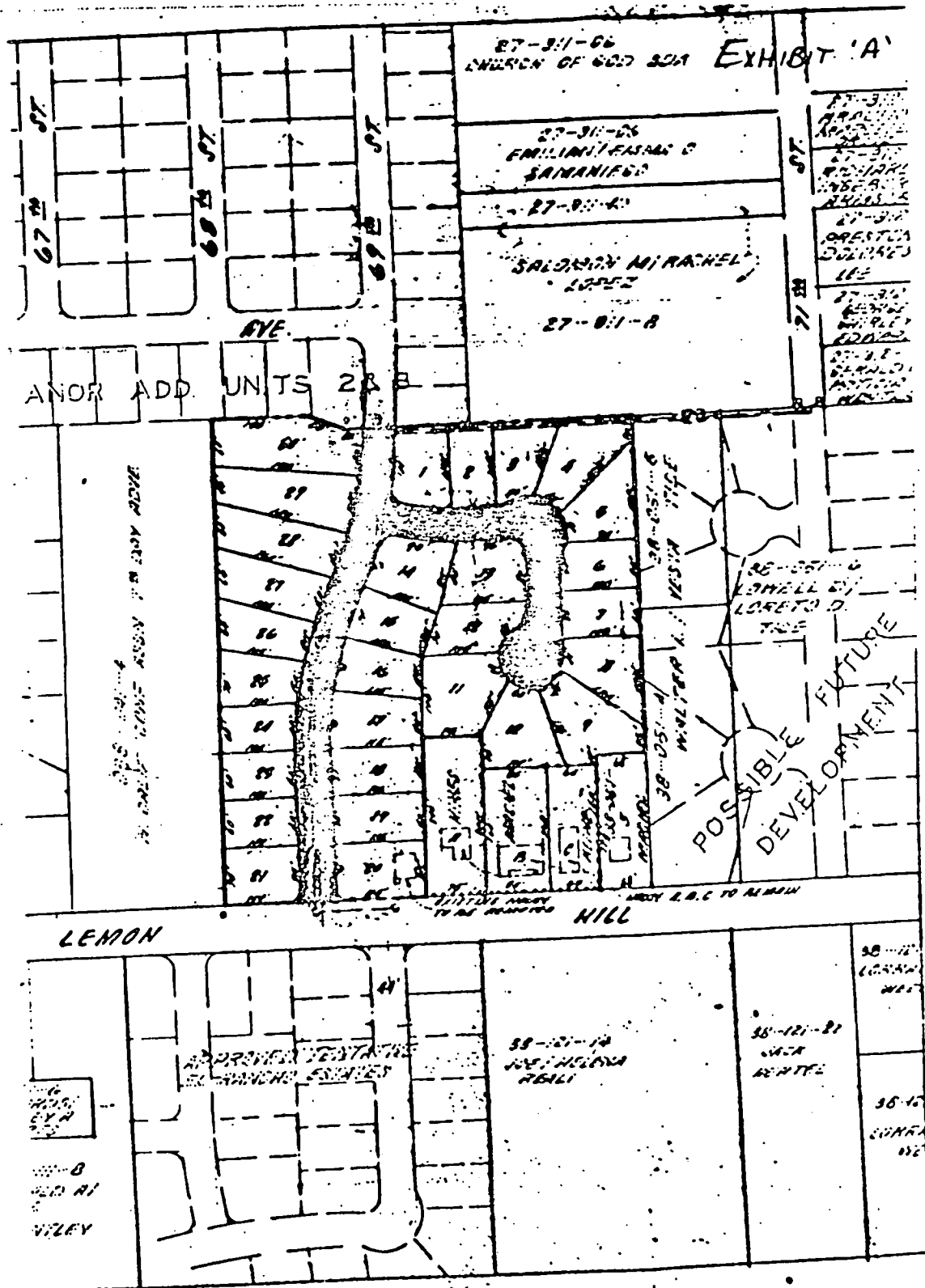
MAYOR

ATTEST:

CITY CLERK

jm

P-8482



P8482

2-8-79

ITEM # 18



CITY OF SACRAMENTO

30

P-8482

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

AUG 25 12 30 PM '80

jm

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

August 20, 1980

HR9: 9-10-80
FCA DATE: 9-23-80

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione *jm*
SUBJECT: Request to Set Public Hearings

cc: Van Duyn
Carter
Miller
Gee

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

1. Tentative Map time extension for Lemon Tree Meadows.
Location: North side of Lemon Hill Avenue, approximately 900 feet east of 65th Street Expressway. (P-8482) (D6)
2. Tentative Map time extension for Elder Creek Estates.
Location: Southwest corner of Elder Creek Road and 63rd Street. (P-8490) (D6)
3. Tentative Map time extension for Lake Crest Village, Unit #4.
Location: South of Greenhaven 17 and west of Delta Park Hills Subdivisions. (P-8499) (D1)

jm

Attachments

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 (V)
 Tentative Map (TM)
 Sbdvn. Modification (SM)

Other FID
Assessors Parcel No. 038-041-08, 09, 14, 15 & por. of N side of Lemon Hill Ave., approx.
038-051-01 & 02 Address 900' E of 65th Expressway

Request(s) 1) Environmental Impact Determination; 2) Tentative Map to divide 6+ ac
in R-1 zone into 30 single family lots 3) Variance/Subdivision Modification to
create lots more than 160' in depth

Owner(s) Veach, Martin, Hines, Maciel & Kline
Tarbox & Assoc. - 7600 Franklin Blvd. #370, Sacto. Phone No. _____

Applicant Morton & Pitalo, Inc. - 1767-J Tribute Road, Sacto. Phone No. 920-2411

Signature *William Lewis* Filing Fee \$75 + 465 + 180 = Receipt No. # 4541

C.P.C. Meeting Date February 8, 1979

ACTION ON ENTITLEMENT TO USE

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

Approved _____ Approved w/Conditions V Approved Based on Find. of Fact Due _____

Rec. Approval _____ Rec. Approval w/Conditions TM/SM(2) Denied _____

Findings of Fact Approved _____

Copy Sent to Applicant 2-23-79

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 No 8482



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

September 11, 1980

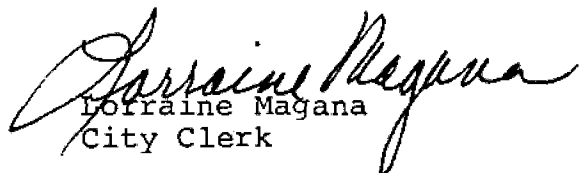
Morton & Pitalo, Inc.
1767 J Tribute Road
Sacramento, CA 95815
ATTN: John E. Pitalo

Dear Mr. Pitalo:

On September 10, 1980, the Sacramento City Council granted a time extension on the tentative map for Lemon Tree Meadows (P-8482).

The extension is granted one-time only, and will lapse on September 13, 1981.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/30

cc: Veach, Martin, Hines, Maciel, Kline & Tarbox & Assoc.
Planning Department