



# CITY OF SACRAMENTO

20

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

MARTY VAN DUYN  
PLANNING DIRECTOR

March 14, 1985

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination  
2. Tentative Map (P85-033) (APN: 031-040-12,31; 031-290-53,54,55)

LOCATION: West side of Pocket Road, 100+ feet south of Arabella Way

APPROVED  
BY THE CITY COUNCIL

MAR 19 1985

OFFICE OF THE  
CITY CLERK

## SUMMARY

The application is for a Tentative Map to divide 14+ acres into 52 lots. The Planning Commission and staff recommend approval of the Tentative Map with conditions.

## BACKGROUND INFORMATION

In 1984, a tentative map was approved for the subject site with 27 single family lots and 20 halfplex lots. That original subdivision map contained interior lots with widths of 85+ feet. The applicant is now proposing to resubdivide the site into 32 single family lots and 20 halfplex lots for a gain of 5 extra lots. All the single family lots exceed the City's minimum lot size.

## VOTE OF THE PLANNING COMMISSION

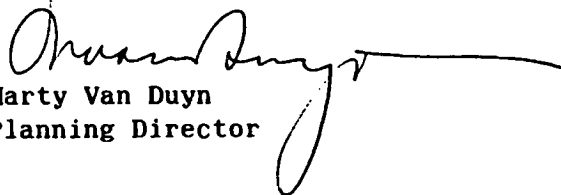
On February 14, 1985, the Commission voted seven ayes and two absent, to recommend approval of the Tentative Map.

RECOMMENDATION

The Planning Commission and staff recommend the City Council:

1. Ratify the Negative Declaration; and
2. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully Submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

AG:lao  
Attachments  
P85-033

March 19, 1985  
District No. 8



# RESOLUTION No. 85-208

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE WEST SIDE  
OF POCKET ROAD, 100+ FEET SOUTH OF ARABELLA WAY **APPROVED**  
BY THE CITY COUNCIL

(P-85-033)(APN: 031-040-12,31; 031-290-53,54,55) 1985

OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council, on March 19, 1985, held a public hearing on the request for approval of a tentative map for property located on the west side of Pocket Road, 100+ feet south of Arabella Way;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1978 South Pocket Community Plan designate the subject site for low density residential use(s).

Y

4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
  - c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
  - d. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
  - e. Pursuant to City Code Section 40.319.1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
  - f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
  - g. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
  - h. Dedicate right-of-way along Pocket Road as per study on file with the City;
  - i. Submit a survey of the trees on site for the review and approval of the City Arborist. Remove only those trees marked for removal on the approved survey map;

- j. A seepage study will be required by a registered engineer. The study shall identify and recommend solutions for ground water related problems which may occur within both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems;
- k. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high ground water conditions;
- l. Redesign the map so each lot on Pocket Road has a minimum of 70 feet of street frontage;
- m. Place the following note on the final map: "No encroachments or structures shall be allowed within 10 feet of the landside toe of the levee. No landscaping or encroachments shall be allowed within the Sacramento River levee without a State Reclamation Board permit approval";
- n. Pay Pocket Bridge fees;
- o. Minimum pad elevation +3.5 feet;
- p. Minimum gutter grade +2.0 feet;
- q. Complete the process of renaming one stub of Eider Way;
- r. The applicant shall protect and retain trees identified for preservation by insuring that the following be complied with, to the satisfaction of the City Planning Director and City Arborist, prior to the issuance of a building permit:
  - a) temporary 6-foot high chain link fences shall be placed around the drip line of the trees in areas of construction to prevent soil compaction resulting from stacked construction materials, parked equipment, and vehicles. These fences shall remain in place until landscaping begins;
  - b) grading, trenching, cutting and/or filling within the drip line of the trees designated for preservation shall not occur;
  - c) roadways and building foundations shall not extend into the trees' drip line;

- d) irrigation systems within the trees' drip line shall be prohibited;
  - e) pruning or cutting of trees, except for cleaning of dead wood, shall be prohibited.
- s. Dedicate lot A to the City for the Sacramento River Parkway.

MAYOR \_\_\_\_\_

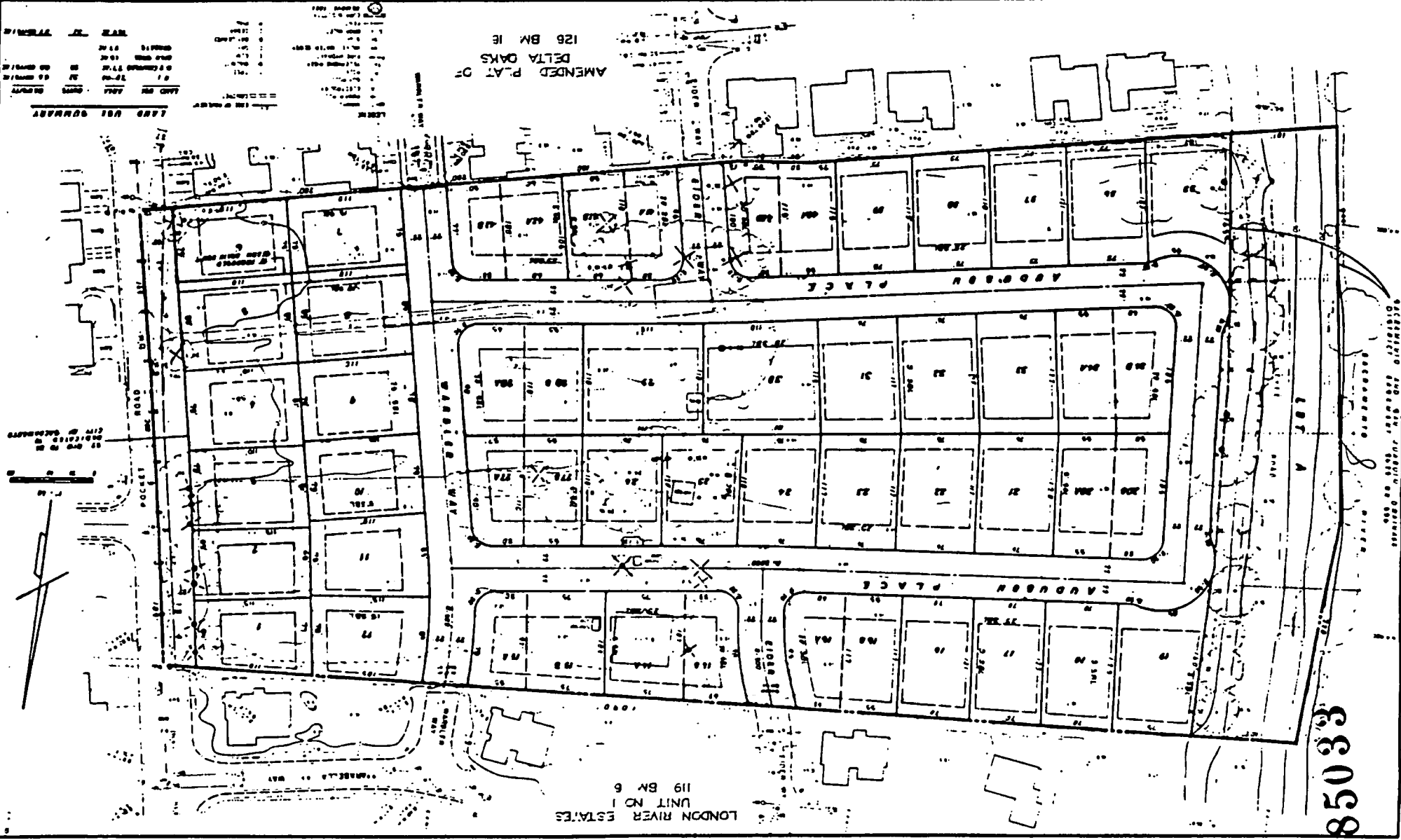
ATTEST:

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

P85-033

02

7 1 2	REVISIONS NO. DATE BY 1 10/10/50 J.S.	TITLE LONDON RIVER ESTATES	SHEET NO. 7	TOTAL SHEETS 10	DATE 10/10/50	DRAWN BY J.S.	CHECKED BY J.S.	SCALE 1" = 100'	PROJECT NO. 100-100-100	CLIENT LONDON RIVER ESTATES	ARCHITECT HADDOX & ASSOCIATES, INC.	ADDRESS 100-100-100	CITY NEW YORK	STATE N.Y.	COUNTY NASSAU	ZONING R-10	LEGAL REFERENCE 100-100-100
	REVISIONS NO. DATE BY 1 10/10/50 J.S.																



P 85033

100-100-100



CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

20

APPLICANT	Charles Gordon Co. Inc., #2 Sandhill Court, Sacramento 95831	
OWNER	Estate of L. Garcia, 1115 Alhambra Bl., Sacramento 95816	
PLANS BY	Haddox & Assoc., 1220 H Street #103, Sacramento 95814	
FILING DATE	50 DAY CPC ACTION DATE	REPORT BY: SC:j1
NEGATIVE DEC 1-28-85	EIR	ASSESSOR'S PCL NO. 31-040-12 & 31 - 290-53

54 & 55

APPLICATION:                   A. Negative Declaration  
   B. Tentative Map (Sub Ord)

LOCATION:                       West side of Pocket Road approximately 100' so. of Arabella Way

PROPOSAL:                   The applicant is requesting the necessary entitlements to resubdivide 14+ acres into 52 lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 So. Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1 & R-1A
Existing Land Use of Site:	Single Family Residential

Surrounding Land Use and Zoning:

North: Single Family; R-1 & R-1A  
 South: Single Family; R-1  
 East: Single Family; R-1  
 West: Sacramento River; A

Parking Required:	1 space per dwelling unit
Parking Provided:	1+ space per unit
Property Dimensions:	Irregular
Property Area:	14+ acres
Density of Development:	4.6 du per net acre
Square Footage of Lot:	Varied
Significant Features of Site:	Existing farm house & trees
Topography:	Flat to sloping
Street Improvements:	To be provided
Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 30, 1985, by a vote of 6 ayes and 3 absent recommended approval of the tentative map subject to the attached conditions.

BACKGROUND INFORMATION:

On June 14, 1984, the Planning Commission recommended approval of a Plan Amendment, rezone and tentative map to develop the site with 27 single family lots and 20 halfplex lots (total 47 lots). A special permit was also approved for the halfplex units on corner lots.

APPLC. NO. P85-033

MEETING DATE February 14, 1985

CPC ITEM NO. 22

9

PROJECT EVALUATION: Staff has the following comments regarding this request:

- A. The subject site is located in the South Pocket Community Plan area on the east side of the Sacramento River. The property on the north and south sides of the site are developed with single family uses. The site has been approved for the development of 27 single family dwellings and 20 halfplex units on the corner lots. As originally approved the tentative map provided interior lots along Audubon Place with a minimum width of 85 ft. The minimum lot width allowed under the Subdivision Regulations is 52 feet. As proposed, the resubdivision will reduce the width of some interior lots, on Audubon Place, to a minimum width of 70 feet. This modification of the original plan will mean an increase of five lots for the 14 acre site. As proposed, the resubdivision will not increase the density above that allowed in the zone and is also consistent with the South Pocket Community Plan designation. Staff, therefore supports the applicant's request.
- B. As proposed, six of the lots front onto Pocket Road. In an effort to eliminate backout access on major streets, the City's policy has been to require circular driveways on lots fronting on major streets. Although Pocket Road is a major street, the portion of Pocket Road on which the subject site is located is only a collector street. The property surrounding the subject site is developed with single family units with backout driveways along this section of Pocket Road. Staff is, therefore, recommending the six lots fronting on Pocket Road be developed in the same manner as the surrounding properties with backout driveways on Pocket Road.
- C. The site presently contains a number of mature trees. In an effort to preserve as many of the trees as possible, the City Arborist has worked with the applicant to determine which of the trees to retain. A note has also been placed on the tentative map to restrict removal or distruction of any trees that have been indicated for preservation on the tree survey for this site. The site also contains an old farm house with accessory structures. These structures will be removed in the process of development of the site. The applicant has submitted a study on the structures and they were determined to have no historical or architecural significance.
- D. Due to recent discoveries of significant archaeological specimens in this area, a note has been placed on the tentative map requiring the applicant to discontinue construction in the event that skeletal remains or artifacts are unearthed during development of the site. The environmental coordinator has also filed a conditional negative declaration referencing this requirement.
- E. The Planning and Community Services Departments have determined that .775 acres of land are required for parkland dedication purposes and that dedication and/or fees will be charged in lieu of the required dedication. The subdivision shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to the filing the final map.

ENVIRONMENTAL DETERMINATION: The environmental coordinator has reviewed the proposed project and has posted a negative declaration conditioned on the following:

- A. The applicant shall protect and retain 4 oaks trees identified for preservation by insuring that the following be complied with, to the satisfaction of the City Planning Director and City Arborist, prior to the issuance of a building permit.
  - Temporary 6-foot high chain-link fences shall be placed around the drip line of the trees in areas of construction to prevent soil compaction resulting from stacked construction materials, parked equipment, and vehicles. These fences shall remain in placed until landscaping begins.
  - Grading, trenching, cutting, and/or filling within the drip line of the trees designated for preservation shall not occur.
  - Roadways and building foundations shall not extend into the trees' drip line.
  - Irrigation systems within the trees' drip line shall be prohibited.
  - Pruning or cutting of trees, except for cleaning of dead wood, shall be prohibited.
- B. If unusual amounts of bone, shell, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist will be consulted to develop, if necessary, further mitigation measures before construction continues.

STAFF RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration with mitigation measures;
- B. Recommend approval of the tentative map subject to the following conditions:

Conditions - tentative map: The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;

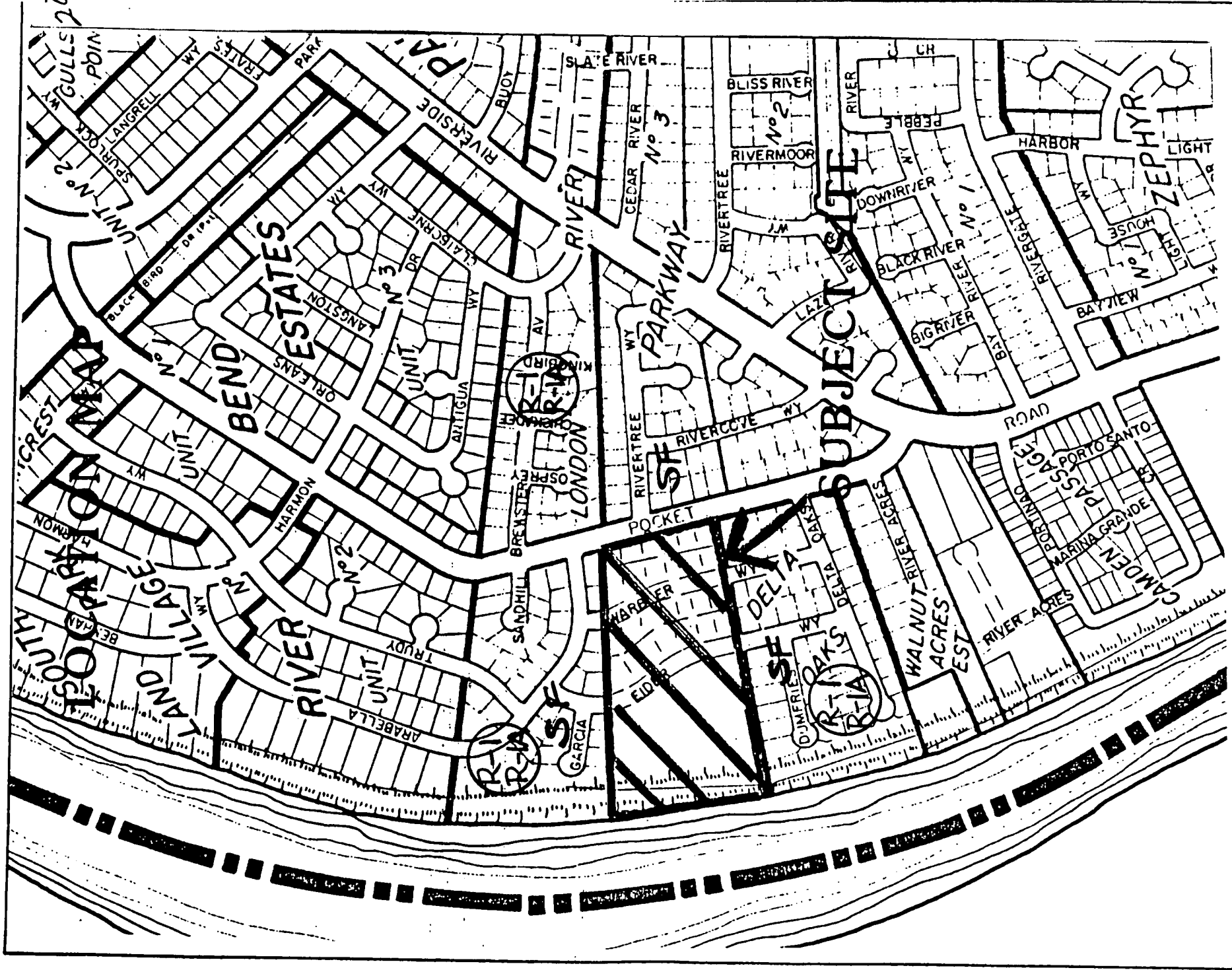
5. Pursuant to City Code Section 40.319.1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
7. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
8. Dedicate right-of-way along Pocket Road as per study on file with the City;
9. Submit a survey of the trees on site for the review and approval of the City Arborist. Remove only those trees marked for removal on the approved survey map;
10. A seepage study will be required by a registered engineer. The study shall identify and recommend solutions for ground water related problems which may occur within both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems;
11. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high ground water conditions;
12. Redesign the map so each lot on Pocket Road has a minimum of 70 feet of street frontage;
13. Place the following note on the final map: "No encroachments or structures shall be allowed within 10 feet of the landside toe of the levee. No landscaping or encroachments shall be allowed within the Sacramento River levee without a State Reclamation Board permit approval";
14. Pay Pocket Bridge fees;
15. Minimum pad elevation +3.5 feet;
16. Minimum gutter grade +2.0 feet;
17. Complete the process of renaming one stub of Eider Way;

20

18. The applicant shall protect and retain trees identified for preservation by insuring that the following be complied with, to the satisfaction of the City Planning Director and City Arborist, prior to the issuance of a building permit:

- a) temporary 6-foot high chain link fences shall be placed around the drip line of the trees in areas of construction to prevent soil compaction resulting from stacked construction materials, parked equipment, and vehicles. These fences shall remain in placed until landscaping begins;
- b) grading, trenching, cutting and/or filling within the drip line of the trees designated for preservation shall not occur;
- c) roadways and building foundations shall not extend into the trees' drip line;
- d) irrigation systems within the trees' drip line shall be prohibited;
- e) pruning or cutting of trees, except for cleaning of dead wood, shall be prohibited.

19. Dedicate lot A to the City for the Sacramento River Parkway.



VICINITY - LAND USE - ZONING

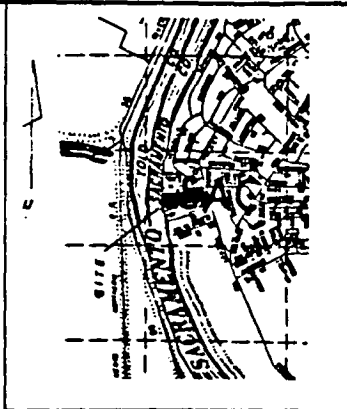
P 85033

REVISED TENTATIVE SUBDIVISION MAP

# AUDUBON PARK

A PORTION OF SWAMP LAND SURVEY NO 165

NOVEMBER 19, 1984



VICINITY MAP  
NO SCALE

OWNER: ESTATE OF LAURA C. GARCIA  
311 S. JAMES BLVD.  
SACRAMENTO, CA. 95816  
.9161

DEVELOPER: CHARLES CENTER  
220 TWENTY SEVEN  
SACRAMENTO, CA  
9167 583-5833 95831

ENGINEER: HADDOX & ASSOCIATES, INC.  
220 TWENTY SEVEN  
SACRAMENTO, CA  
9167 583-5833 95831

APN: 21-040-12  
1 21-240-53, 54, 55

EXISTING ZONING: R-1, R-1-A

PROPOSED ZONING: R-1: LOTS 1-13; 14-19; 21-26  
R-1A: LOTS 17A; 18A; 19A; 20A; 21A; 22A; 23A; 24A; 25A; 26A

PRESENT USE: SINGLE FAMILY

PROPOSED USE: SINGLE FAMILY & JACOBS LOTS

NUMBER OF LOTS: 31  
JACOBS LOTS: 13

OPEN SPACE: 11.2 ACRES

GROSS AREA: 13.9 ACRES

NET AREA: 11.2 ACRES

SCHOOL DISTRICT: CITY OF SACRAMENTO

WATER DISTRICT: CITY OF SACRAMENTO

FIRE DISTRICT: CITY OF SACRAMENTO

SEWER: CITY OF SACRAMENTO

DRAINAGE: CITY OF SACRAMENTO

LAND USE SUMMARY:

LAND USE	AREA	UNITS	DENSITY
R-1	1.0 AC	12	0.8 UNITS/AC
R-1A (TOTAL/PLEAS)	2.7 AC	20	0.9 UNITS/AC
OPEN SPACE	1.5 AC		
STREETS	2.7 AC		
	13.9 AC	12	3.7 UNITS/AC

UTILITY	REPRESENTATIVE	PHONE
UTILITY	REPRESENTATIVE	PHONE
Gas	P.G. & E.	381-6181
ELECTRICITY	S.B.P.D.	452-5211
TELEPHONE	P.T.S.T.	482-0298
WATER	CITY OF SACRAMENTO	449-5271
SEWER	CITY OF SACRAMENTO	449-5272
DRAINAGE	CITY OF SACRAMENTO	449-5281
U.S.A.		800-867-2666
FIRE	CITY OF SACRAMENTO	449-5272

REVISIONS LIST:  
- SEE SHEET 2 -  
FIELD BOOK NO. \_\_\_\_\_

**HADDOX & ASSOCIATES, INC.**  
CIVIL ENGINEERS LAND SURVEYORS  
1500 CALIFORNIA STREET, SUITE 100 SACRAMENTO, CALIFORNIA 95816

DESIGNED BY: \_\_\_\_\_ SCALE \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
TYPED BY: \_\_\_\_\_

NO.	DATE	REVISION	BY

REVISED TENTATIVE SUBDIVISION MAP  
EXHIBIT  
APN 21-040-12 & 21-240-53 54 55  
CITY OF SACRAMENTO CALIFORNIA

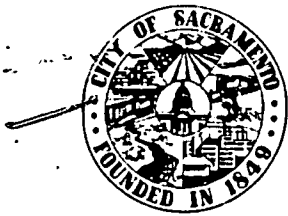
DATE: 11/19/84  
SHEET: 1 / 2  
JOB NO. 84200

15

20







# CITY OF SACRAMENTO

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

FEB 27 8 24 AM '85

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

MARTY VAN DUYN  
PLANNING DIRECTOR

February 25, 1985

PF: 3-12-85  
HR: 3-19-85  
FCA Date: 3-26-85

## MEMORANDUM

TO: Lorraine Magana, City Clerk  
FROM: Leslie Oldridge  
SUBJECT: Request to Set Public Hearings

1. P84-208 Appeal of Planning Commission's Approval of a Special Permit for a major office building consisting of 107,000+ square feet and a parking structure consisting of 95,800+ square feet (271 spaces) located on 1.2+ acres in the General Commercial, C-2 zone for property located on the south side of K Street, between 17th and 18th Streets. (D1) (APN: 006-126-01,17,18,19)
2. P84-277 Appeal of Planning Commission's Approval to Rezone 5+ acres from Agricultural, A to Garden Apartment-Review, R-2B-R zone for property located on the west side of Greenhaven Drive, approximately 500' north of Pocket Road. (D8) (APN: 031-070-49)
3. P84-229 Various requests for property located at the terminus of River Ranch Road, adjacent to I-5. (D8) (APN: 031-200-29)
  - a. Rezone 47+ vacant acres from Agricultural, A to Single Family, R-1 zone.
  - b. Tentative Map to divide 47+ vacant acres into 166 single family lots to be known as River Oaks East.
  - c. Subdivision Modification to create three lots in excess of 160' in depth.

4. P84-352 Various requests for property located at 6882 Arabella Way. (D8) (APN: 031-360-41)
- a. Tentative Map to divide 2.4+ acres into five parcels in the Single Family, R-1 and Flood, F zones.
  - b. Subdivision Modification to create lot in excess of 160'.
5. P85-033 Tentative Map to subdivide 14+ vacant acres into 32 single family and 20 halfplex residential units to be known as Audubon Park in the Single Family, R-1 and Halfplex, R-1A zones for property located on the west side of Pocket Road, 100+ south of Arabella Way. (D8) (APN: 031-040-12 & 31; 031-290-53,54,55)

PFP: 3-12-85

Arg: 3-19-85

FCA Date: 3-26-85

# SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: FG 12-28-84

Project Location West side of Pocket Rd., approx. 100 ft. S of Arabella Way P 85-033

Assessor Parcel No. 031-040-12 & 31; 031-290-53,54,55

Owners Estate of L. Garcia Phone No. \_\_\_\_\_

Address 115 Alhambra Boulevard, Sacramento, CA 95816

Applicant Charles Gordon Co. Inc., Phone No. \_\_\_\_\_

Address No. 2 Sandhill Court, Sacramento, CA 95831

Signature \_\_\_\_\_ C.P.C. Mtg. Date 2-14-85

**REQUESTED ENTITLEMENTS**

Environ. Determination Neg Dec

General Plan Amend \_\_\_\_\_

Community Plan Amend \_\_\_\_\_

( ) \_\_\_\_\_

Rezone \_\_\_\_\_

Tentative Map to subdivide 14± vac. ac. into 32 single family & 20 halfplex residential units to be known as Audubon Park in R-1 and R-1A zones.

Special Permit \_\_\_\_\_

Variances \_\_\_\_\_

Plan Review \_\_\_\_\_

PUD \_\_\_\_\_

Other \_\_\_\_\_

ACTION ON ENTITLEMENTS		Filing Fees
Commission date	Council date	
<u>2/14/85</u>	_____	\$ _____
_____	_____	\$ _____
_____	Res. _____	\$ _____
_____	_____	\$ _____
_____	Res. _____	\$ _____
_____	_____	\$ _____
_____	Ord. _____	\$ _____
<u>RAC</u>	_____	\$ _____
_____	Res. _____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

FEE TOTAL \$ \_\_\_\_\_

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

By: \_\_\_\_\_ Sec. to Planning Commission

RECEIPT NO. 4651  
By/date FG 12-28-84

**Key to Entitlement Actions**

- |                                    |   |  |
|------------------------------------|---|--|
| R - Ratified                       | D - Denied                                    | IAF - Intent to Approve based on Findings of Fact  |
| Cd - Continued                     | RD - Recommend Denial                         | AFF - Approved based on Findings of Fact           |
| A - Approved                       | RA - Recommend Approval                       | RPC - Return to Planning Commission                |
| AC - Approved W/conditions         | RAC - Recommend Approval W/conditions         | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions |  |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. 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 grounds 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.

Gold - applicant receipt    White - applicant permit    Yellow - department file    Pink - permit book

**P 85-033**

SACRAMENTO CITY PLANNING COMMISSION

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

G. DATE February 14, 1985

ITEM NO. 22 FILE P 85-033  
M \_\_\_\_\_

Location: West side of Pocket Road 100±' south of Arabella Way

Recommendation:

- Favorable *w/conds*
- Unfavorable
- Petition
- Correspondence

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

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

- MOTION**
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
  - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

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

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	<i>absent</i>			
Goodin	✓		✓	
Hunter	✓			
Ishmael	<i>absent</i>			
Ramirez	✓			
Simpson	✓			✓
Holloway	✓			

March 20, 1985

Estate of L. Garcia  
1115 Alhambra Blvd.  
Sacramento, CA 95816

Dear Gentlemen:

On March 19, 1985, the Sacramento City Council took the following action(s) for property located on the west side of Pocket Road, 100±' south of Arabella Way:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to subdivide 14± vacant acres into 32 single family and 20 halplex residential units to be known as Audubon Park in the Single Family and Halfplex zones. (P-85033)

Enclosed, for your records, is a fully certified copy of above-referenced resolution.

Sincerely,

Lorraine Magana  
City Clerk

LM/dbp/20

Enclosure

cc: Planning Department

Charles Gordon Co. Inc.  
No. 2 Sandhill Court  
Sacramento, CA 95831