



CITY OF SACRAMENTO

36

CITY MANAGER'S OFFICE
RECEIVED

DEC 4 1980

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 3, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Tentative Map Time Extension
2. Post Subdivision Modification to modify the lot layout for Sequoia Village Subdivision (P-8504)

LOCATION: North side of Marin Avenue, approximately 500 feet east of 73rd Street

SUMMARY

This is a request to allow a one-year time extension on an approved tentative map and to modify the street and lot design of the originally approved tentative map. The staff has no objection to the request and recommends approval.

BACKGROUND INFORMATION

The tentative map for Sequoia Village was originally approved by the City Council on March 20, 1979. The design approved by the Council is shown on Exhibit "A" which indicates a stub street to the adjacent property to the north. The map was scheduled to lapse on September 20, 1980; however, the applicant submitted a request for time extension prior to its expiration.

Subsequent to the original approval, the adjacent parcel to the north was considered for a park site. The City is presently in the process of acquiring the adjacent site for a future City park. As a result, the applicant is proposing an alternate lot design which indicates a cul-de-sac in lieu of a stub street as shown on Exhibit "B". Staff has no objection to this request because it would eliminate a dead-end stub street.

APPROVED
BY THE CITY COUNCIL

DEC 9 1980

OFFICE OF THE
CITY CLERK

RECOMMENDATION

The staff recommends that the City Council grant the one-time, one-year time extension for the tentative map and approve the post subdivision modification to allow the alternate design as shown on Exhibit "B", based on the findings of fact which are attached.

If approved, the tentative map will expire on September 20, 1981.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

MVD:HY:bw
Attachments
P-8504

December 9, 1980
District No. 6

RESOLUTION No. 80-819

Adopted by The Sacramento City Council on date of

DECEMBER 9, 1980

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR POST SUBDIVISION MODIFICATION TO
MODIFY THE LOT LAYOUT FOR SEQUOIA VILLAGE
SUBDIVISION (P-8504)

WHEREAS, the City Council conducted a public hearing on December 9, 1980, concerning the above Post Subdivision Modification. Based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

1. 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 original design of the Subdivision was based on the future development of the adjacent parcel to the north with single family; however, subsequent to the original approval of the tentative map, the adjacent parcel to the north has been proposed for a City park.

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

Fact: The adjacent site to the north has been proposed for a City park and therefore the design of the subdivision should be changed to eliminate a dead-end stub street.

3. 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 proposed modification will not significantly change the characteristics of the area.

4. 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 subject site is designated for residential uses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the Post Subdivision Modification be approved modifying the lot layout as shown on Exhibit B for Sequoia Village Subdivision.

MAYOR

APPROVED
BY THE CITY COUNCIL

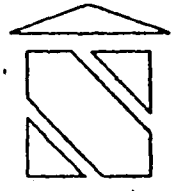
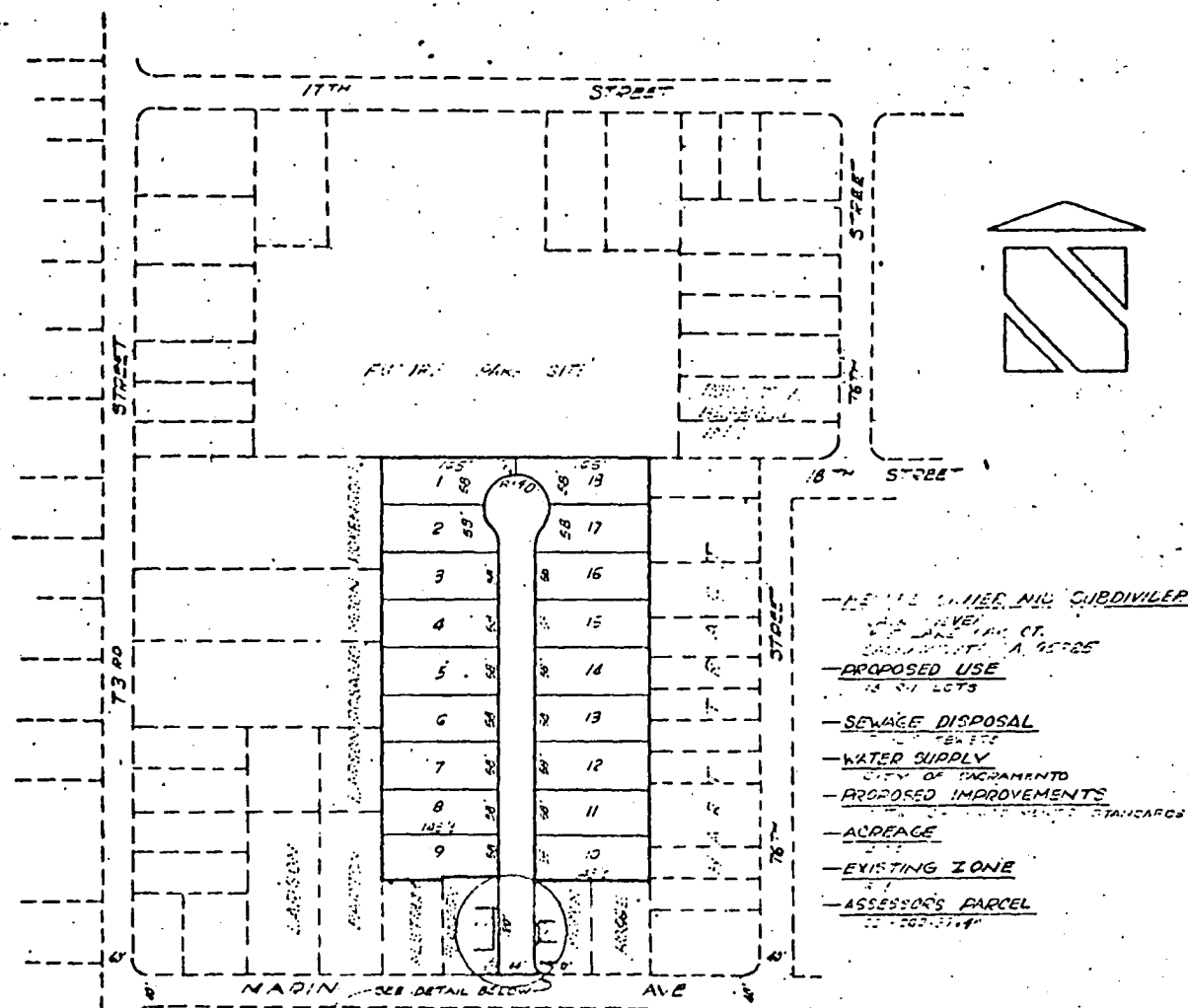
DEC 9 1980

OFFICE OF THE
CITY CLERK

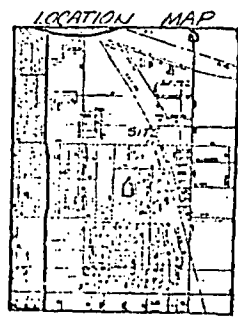
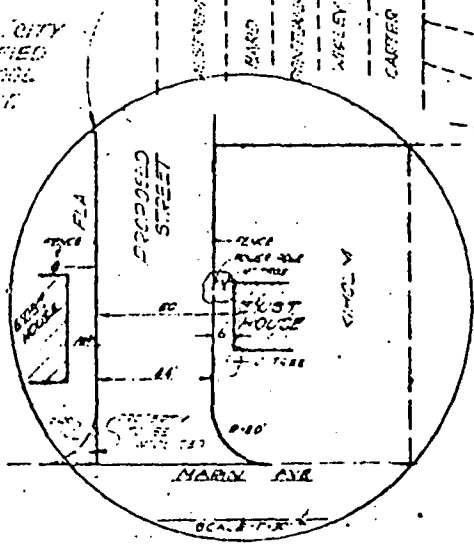
ATTEST:

CITY CLERK

Exhibit B



- PLANNED UNITED, INC. SUBDIVIDER
- PROPOSED USE
- SEWAGE DISPOSAL
- WATER SUPPLY
- PROPOSED IMPROVEMENTS
- ACREAGE
- EXISTING ZONE
- ASSESSOR'S PARCEL

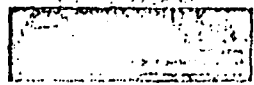


REVISED

Sequoia Village

City of Sacramento California

1955 Scale 1"=100'



THE SPINK CORPORATION

720 F STREET • P.O. BOX 2511 • SACRAMENTO, CA 95811 • (916) 444-8170

OVER FIFTY YEARS OF SERVICE

July-11, 1980

Sacramento City Council
City Hall, Room 308
Sacramento, CA 95814

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 SEQUOIA VILLAGE P# 8504, that was submitted on 1-19-79 and that was approved by the Planning Commission on 2-22-79 and approved by the City Council on 3-20-79. The current approval expires on SEPT. 20, 1980

Respectfully submitted,

Gregory W. Poush

The Spink Corporation

/is

ENGINEERING • ARCHITECTURE • PLANNING • SURVEYING • AERIAL PHOTOGRAPHY • PHOTOGRAMMETRY

Robert E. Young, P.E., S.E., M.E.
Theodore J. D'Amico, P.E.
Robert C. Hall, P.E.
James W. Edwards, L.S.
Edward R. Baird, P.E.

Gerald S. Smith, P.E.
Francis T. Koo, A.I.A., A.I.P.
Quentin W. Holmes
Robert A. Mello, L.S.

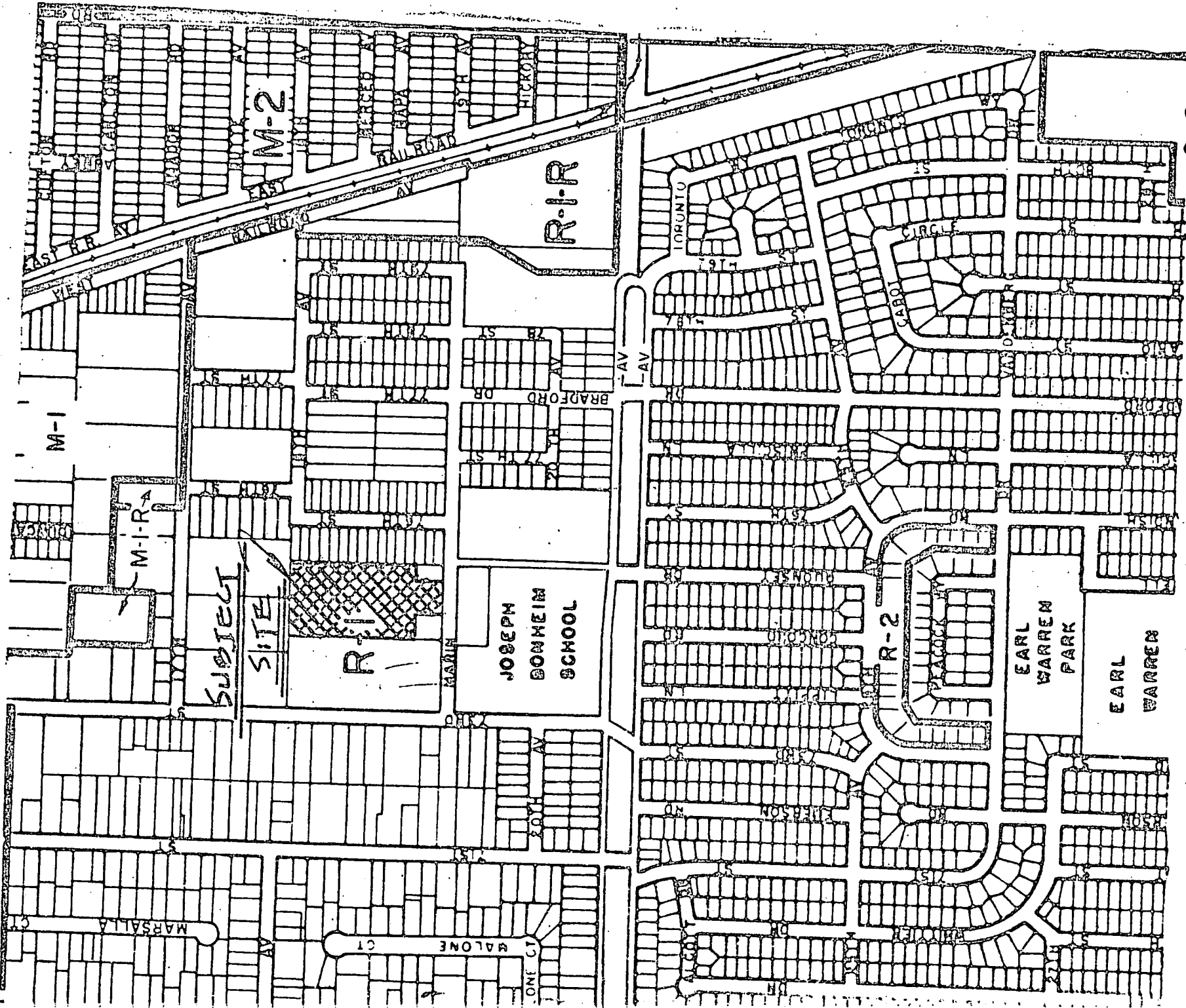
Robert D. Ness, L.S.
Ronald W. Smith, P.E.
Ted A. Smith, P.E.

H. E. McChristy, Controller
James J. Mixon
Eugene A. Pearson, P.E.
Leonard A. Rea, M.E.

Harold A. Wecker, L.S.
Donald B. Hess, A.I.A.
Michael F. Neils, E.E.
William F. Carboni, P.E.
Charles B. Seifers, P.E.

Joseph E. Spink, C.E. (1889-1959)

SACRAMENTO • ROSEVILLE • SAN FRANCISCO • REDWOOD CITY • RENO



P-8504 LOCATION PLAN

NOT TO SCALE

ITEM # 15

2-22-79

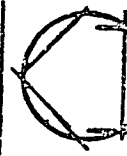
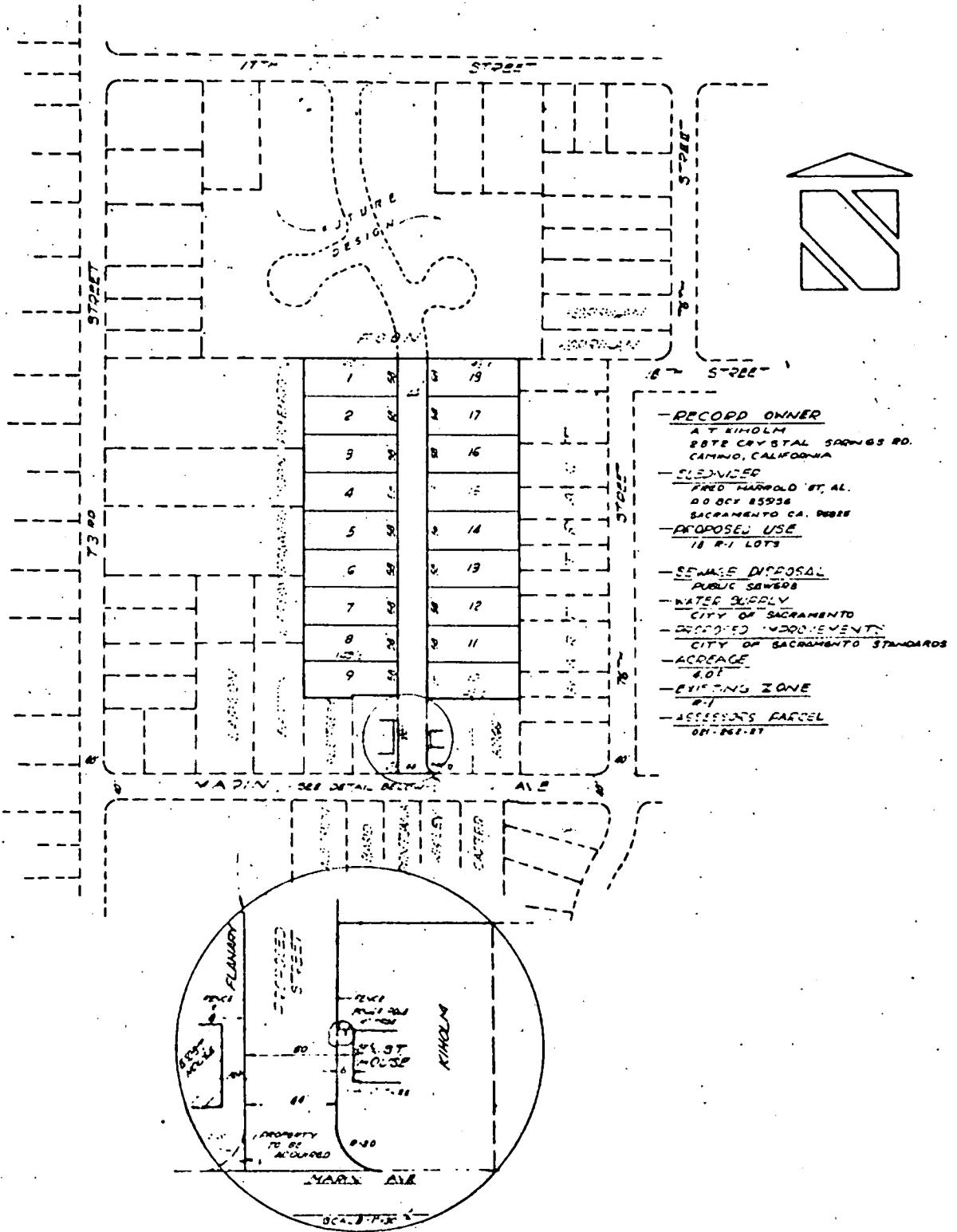


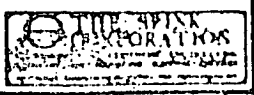
EXHIBIT "A"



- RECORD OWNER
A T KIMOLM
8878 CRYSTAL SPRINGS RD.
CAMINO, CALIFORNIA
- SERVICES
FRED HARPOLD ET AL.
400 OCE 85938
SACRAMENTO CA. 95811
- PROPOSED USE
18 R-1 LOTS
- SEWAGE DISPOSAL
PUBLIC SEWERS
- WATER SUPPLY
CITY OF SACRAMENTO
- IMPROVEMENTS
CITY OF SACRAMENTO STANDARDS
- ACCEPAGE
4.01
- EXISTING ZONE
R-1
- ASSESSOR'S PARCEL
08-181-17

Tentative Map of
Sequoia Village
 City of Sacramento California
 January 1979
 Scale 1"=100'

4584 CCR-0-79
 JCS VA 11-79

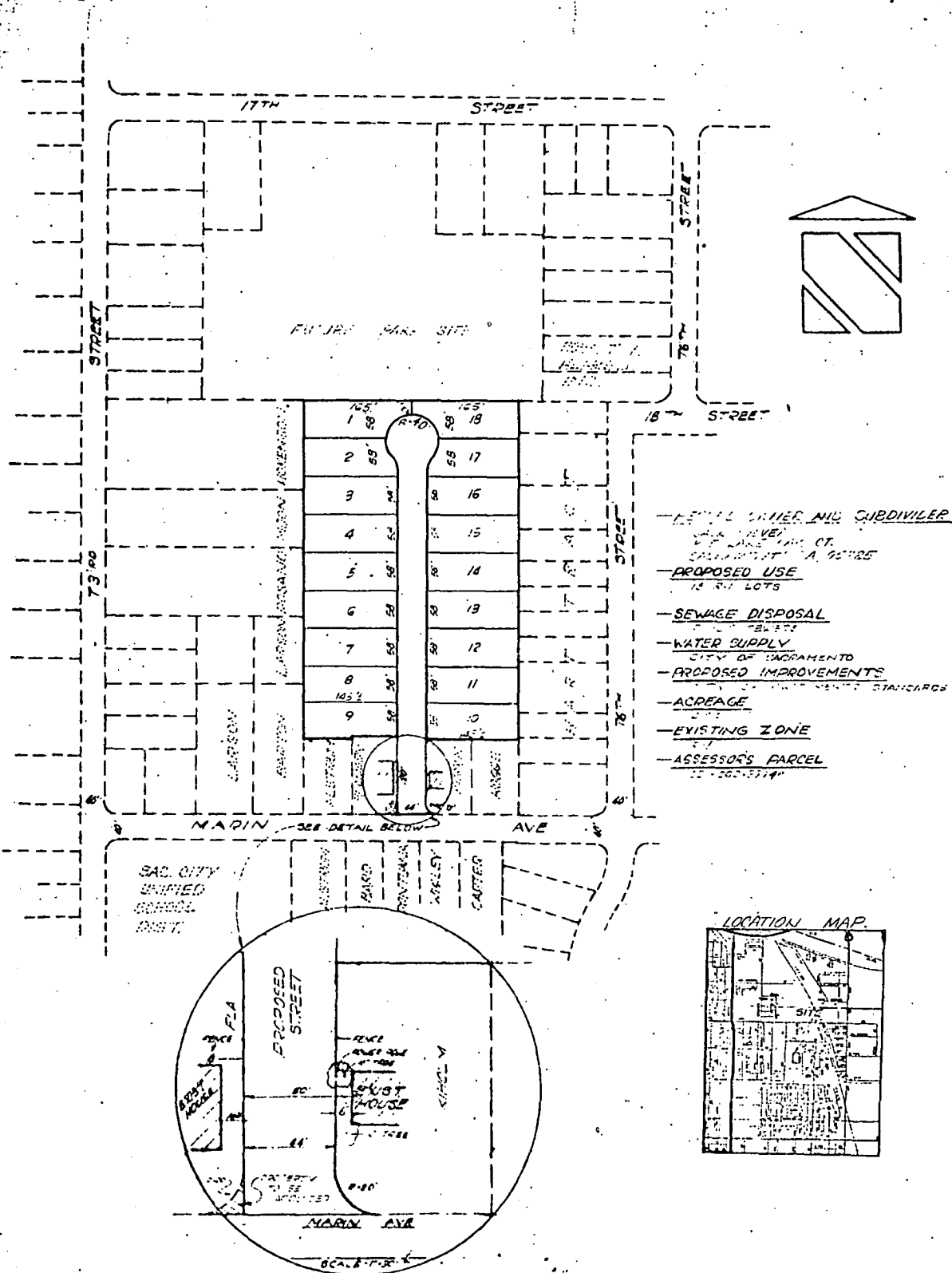


R-8504

2-22-79

Item 15

Exhibit B

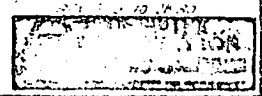


Sequoia Village

City of Sacramento California

July 1951 Scale 1"=100'

P-8504



RESOLUTION NO. 79-172

Adopted by The Sacramento City Council on date of

MAR 20 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR SEQUOIA VILLAGE SUBDIVISION
(APN 021-262-27) (P-8504)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Sequoia Village Subdivision, located on the north side of Marin Avenue, approximately 500 feet east of 73rd 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 March 20, 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 designated 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.

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 as shown on Exhibit "A" and subject to the following conditions:
 - 1. Applicant shall provide street lights as per the City of Sacramento Subdivision Ordinance (Sec. 40.833);
 - 2. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer;
 - 3. Applicant shall dedicate and improve both round corners on Marin Avenue;
 - 4. Applicant shall provide the standard subdivision improvements as per the City of Sacramento Subdivision Ordinance (Sec. 40.811);
 - 5. Applicant shall pay off the existing assessments that are on the subject property prior to recordation of the final map.

PHILLIP L. ISENBERG

MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

bw

CERTIFIED AS TRUE COPY
of Resolution No. 79-172

P-8504

MAR 21 1979

Lorraine Magana

36



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED

DEC 4 1980

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 3, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Tentative Map Time Extension
 2. Post Subdivision Modification to modify the lot layout for Sequoia Village Subdivision (P-8504)

LOCATION: North side of Marin Avenue, approximately 500 feet east of 73rd Street

SUMMARY

This is a request to allow a one-year time extension on an approved tentative map and to modify the street and lot design of the originally approved tentative map. The staff has no objection to the request and recommends approval.

BACKGROUND INFORMATION

The tentative map for Sequoia Village was originally approved by the City Council on March 20, 1979. The design approved by the Council is shown on Exhibit "A" which indicates a stub street to the adjacent property to the north. The map was scheduled to lapse on September 20, 1980; however, the applicant submitted a request for time extension prior to its expiration.

Subsequent to the original approval, the adjacent parcel to the north was considered for a park site. The City is presently in the process of acquiring the adjacent site for a future City park. As a result, the applicant is proposing an alternate lot design which indicates a cul-de-sac in lieu of a stub street as shown on Exhibit "B". Staff has no objection to this request because it would eliminate a dead-end stub street.

RECOMMENDATION

The staff recommends that the City Council grant the one-time, one-year time extension for the tentative map and approve the post subdivision modification to allow the alternate design as shown on Exhibit "B", based on the findings of fact which are attached.

If approved, the tentative map will expire on September 20, 1981.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipes, City Manager

MVD:HY:bw
Attachments
P-8504

December 9, 1980
District No. 6



CITY OF SACRAMENTO

PLANNING DEPARTMENT
CITY OF SACRAMENTO

NOV 13 4 33 PM '80 *Jm*

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

November 17, 1980

PPP: 12-2-80
HR9: 12-9-80
FCA DATE: 12-16-80
cc: Van Duyn
Carstens
Miller
etc.

MEMORANDUM

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

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

1. Various requests for property located on the west side of Center Parkway at the terminus of Arroyo Vista Drive. (P-9133) (D8)
 - a. Tentative Map to divide 7+ acres into two airspace condominium parcels to develop 127 condominium units
 - b. Subdivision Modification to waive service connections.
2. Various requests for property located at the southwest intersection of Norwood Avenue and I-880 Freeway. (P-9180) (D2)
 - a. Amend North Norwood Community Plan from Multiple Family Residential to Shopping-Commercial
 - b. Rezone 7+ acres from HC Highway Commercial to C-2(PUD) General Commercial (Planned Unit Development) and 0.1+ acre from A Agricultural to C-2(PUD).
3. Point West Schematic Plan Amendment to increase retail designation from 30,780+ square feet to 41,580 square feet and eliminate 12,400+ square feet of offices. Location: Southwest corner Arden Way and Challenge Way. (P-9183) (D3)
4. Various requests for property located at 2915 Santa Buena Way. (P-9189) (D4)
 - a. Tentative Map to divide 0.2+ acre into two parcels
 - b. Subdivision Modification to create a lot substandard in width, depth, and size
 - c. Subdivision Modification to waive service connections to Parcel 1.

5. Tentative Map to divide 23+ acres with four existing warehouses in the Light Industrial M-1(S) Zone into five parcels. Location: Southeast corner of Pell Drive and Main Avenue. (P-9166) (D2) FT

The Fast Track ad is attached for this item. Please return six copies to Jan after hearing date has been set.

6. Various requests for property located on the north side of Marin, between 73rd and 76th Streets. (P-8504) (D6)

- a. Post Subdivision Modification to modify the site design to accommodate a park on the parcel to the north
- b. Tentative Map Time Extension for Sequoia Village.

7. Resolution amending City General Plan and Colonial Community Plan by designating a 4+ vacant acre site as a neighborhood park. Location: South side of 17th Avenue, east of 73rd Street. (M-501) (D6)

Items 6 and 7 are related and the same property ownership list should be used for these.

SEE AMENDMENT 8.

Amendment to Zoning Ordinance relating to sales and lease program for qualified low and moderate income tenants and households for condominium conversion projects. (M-483) (All Districts)

9. Ordinance Amending Sections 19.312 and 19.313 of the Sacramento City Code, relating to Refuse Collectors' Fees. (M-518) (All Districts)

Items 8 and 9 must be published ⁴17 days prior to date of hearing.

jm

Attachments

November 20, 1980

Mike:

Amended verbiage for my Item No. 8, memorandum of November 17, 1980, requesting hearings be set:

8. a. Amendment to Comprehensive Zoning Ordinance relating to the sales and lease program to include a minimum of 10% and a maximum of 50% low and moderate income units in conversion projects. (M-483)
- b. Amendment to Comprehensive Zoning Ordinance relating to required findings for approval of a condominium conversion project. (M-483)



OCT 25 1980

RECEIVED

4216-76th Street

Sacramento CA 95820

October 17, 1980

City Planning Commission
915 I Street
Sacramento CA 95814

To Whom It May Concern:

I am sorry I was unable to attend your meeting last night at 5:15 P.M. regarding the purchase of property south of 17th Avenue and between 73rd and 76th Streets for a park site.

I, and my family, am not against the building of a park for neighborhood use. My thoughts, upon receipt of your notice, last Saturday, were very well expressed in an article in the Sacramento Bee the very next day (see enclosed).

When we had a neighbor down the street who didn't mind friends and neighbors congregating in his yard to drink and smoke pot, we were unable to sleep at night, even with our windows closed and them one, full block away.

Please do whatever you can to encourage our Parks department to

help those like myself who will be
neighbors to this new park. I believe
it has the capability of being closed
by means of a gate and fence ^{AT NIGHT,} as
it seems it will be bound by homes
on three sides.

Sincerely,
(Mrs.) Rosalind E. Uerra

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 EID

Assessors Parcel No. 021 - 262 - 27 Address W side of Marin Ave., approx. 500' E of 73rd St.

Request(s) 1) Environmental Impact Determination 2) Tentative Map to divide 4+ ac. in R-1 zone into 12 single family lots; 3) Variance (SUBV) to reduce a portion of the side yard setback from 12 1/2' to 5'

Owner(s) A. T. Kiholm - 2372 Crystal Springs Road, Camino, CA Phone No. _____

Applicant Spink Corp. - P.O. Box 2541, Sacramento, CA 95811 Phone No. 444-3170

Signature David M. Grichino Filing Fee \$580⁰⁰ Receipt No. 4508 ²⁻¹⁻⁷⁹

C.P.C. Meeting Date February 22, 1979

ACTION ON ENTITLEMENT TO USE

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

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

Rec. Approval _____ Rec. Approval w/Conditions TM Denied _____

Findings of Fact Approved _____

Copy Sent to Applicant 2-26-79

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: Tentative Map & Variance is/are:

Approved Variance Denied _____ Approved w/Conditions Tent. Map

By: Michael J. [Signature]
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: 2-17-79
DATE

P

8504



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

December 10, 1980

A.T. Kiholm
2872 Crystal Springs Road
Camino, CA 95809

Dear A.T. Kiholm:

On December 9, 1980, the City Council approved the following for property located on the north side of Marin, between 73rd and 76th Streets, known as Sequoia Village (P-8504):

- A. Adopted Resolution adopting Findings of Fact, approving a request for Post Subdivision Modification to modify the lot layout for Sequoia Village Subdivision.
- B. Granted a time extension on the Tentative Map for Sequoia Village Subdivision.

Please note that the extension of the Tentative Map is granted one-time only, and will lapse on September 20, 1981.

Sincerely,

Anne Mason
Deputy City Clerk

AM/mm/36
Encl.

cc: Spink Corporation
Planning Department