

16



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5804

CITY MANAGER'S OFFICE
RECEIVED
NOV 16 1983

MARTY VAN DUYN
PLANNING DIRECTOR

November 15, 1983

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination (Exempt 15115)
 2. Tentative Map (P83-341)(APN: 119-220-58) (FT)
 3. Subdivision Modification to waive parkland dedication fees

LOCATION: Southwest corner of Franklin Boulevard and Brookfield Drive

SUMMARY

This is a request to divide a 30+ acre site into two separate parcels. The purpose of the division is to allow development of individual parcels. The Subdivision Review Committee and staff recommends approval of the request subject to conditions.

BACKGROUND INFORMATION

This request does not require Planning Commission review because there are no concurrent requests for rezoning, plan amendment, special permit or variance requests. Therefore, the project was transmitted directly to the City Council for consideration.

Surrounding Land Use and Zoning are as follows:

- North: Vacant and townhouses; R-2-A-R and R-3
- South: Single family; R-1
- East: Commercial and apartments; C-2 and R-3
- West: Vacant; R-1A

APPROVED
BY THE CITY COUNCIL

NOV 22 1983

OFFICE OF THE
CITY CLERK

The Environmental Coordinator has determined that the project will not have a significant effect on the environment; therefore, the project is exempt from the provisions of CEQA.

The entire site is presently zoned R-3-R, Light Density Multiple Family. Discussions with the developer indicate that they will first develop proposed parcel 2 with some type of single family dwelling. There are no immediate plans for parcel 1.



16

In reference to the request for subdivision modification to waive parkland fees, the staff has no objection to this request because the waiver is only temporary. Parcel 2 will need to be further subdivided and parkland fees will be required at that time. Parcel 1 could be developed and therefore staff has recommended a condition that would require parkland fees when the parcel develops or building permits are obtained.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and Public Works Director) based upon review by the Subdivision Review Committee recommends that the City Council approve the project by:

Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modification with Conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

For: 
Walter J. Slipe
City Manager

HY:lao
Attachment
P83-341

November 22, 1983
District D7

16

AMENDED

RESOLUTION NO. 83-928

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
 A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
 PROPERTY LOCATED ON THE SOUTHWEST CORNER OF FRANKLIN
 BOULEVARD AND BROOKFIELD DRIVE
 (P- 83-341) (APN: 119-220-58)

APPROVED
THE CITY COUNCIL
 NOV 22 1983
 OFFICE OF THE
 CITY CLERK

WHEREAS, the City Council, on November 22, 1983, held a public hearing on the request for approval of a tentative map for property located on the southwest corner of Franklin Boulevard and Brookfield Drive;

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 is exempt from environmental determination pursuant to CEQA, Section 15115 ;

WHEREAS, the Parcel Map Advisory Committee 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. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. 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 1965 Southgate Community Plan designate the subject site for Light Density Multiple Family use(s).



3. 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 Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. In the matter of the hereby approved requested subdivision modification to waive parkland fees
 - a. There are special circumstances in this case
that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the fees are being deferred until actual development occurs
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that parcel 2 will require further subdivision before development occurs
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the granting of the modification will not 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 in that the site is designated for residential uses
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:

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

- a. Place the following note on the final map: The two large Eucalyptus trees located in the northeast corner of Parcel 1 shall be retained unless prior permission for their removal is obtained from the Director of Community Services or Planning;



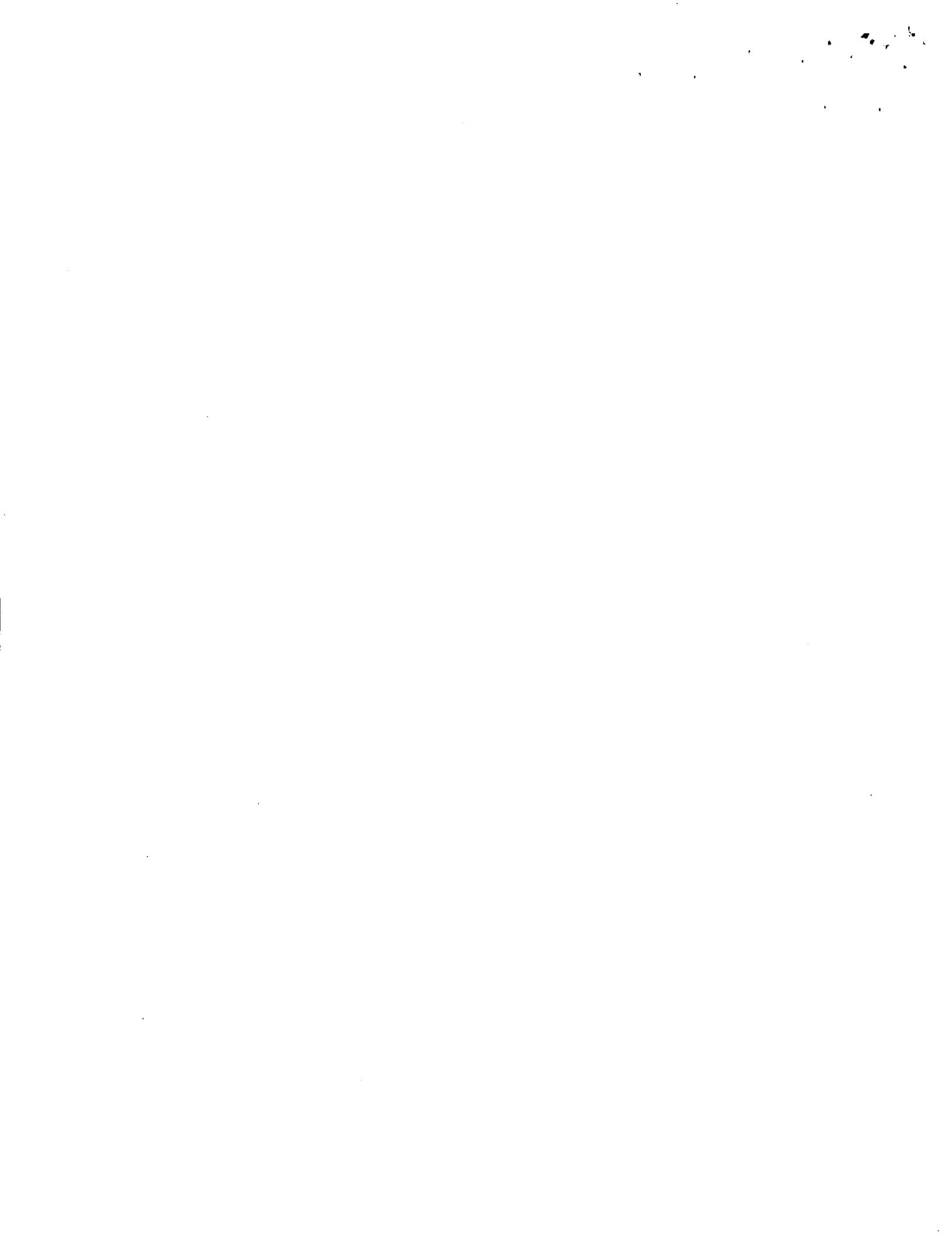
- b. Provide right-of-way for access ramp at the southeast corner of Parcel 1 at Elder Creek;
- c. Provide Irrevocable Offer of Dedication for entire street which falls along new property line (between Parcels 1 and 2);
- d. Place the following note on the final map: "Parkland Dedication or fees are deferred until such time that the subject parcels are further subdivided or building permits are applied for".

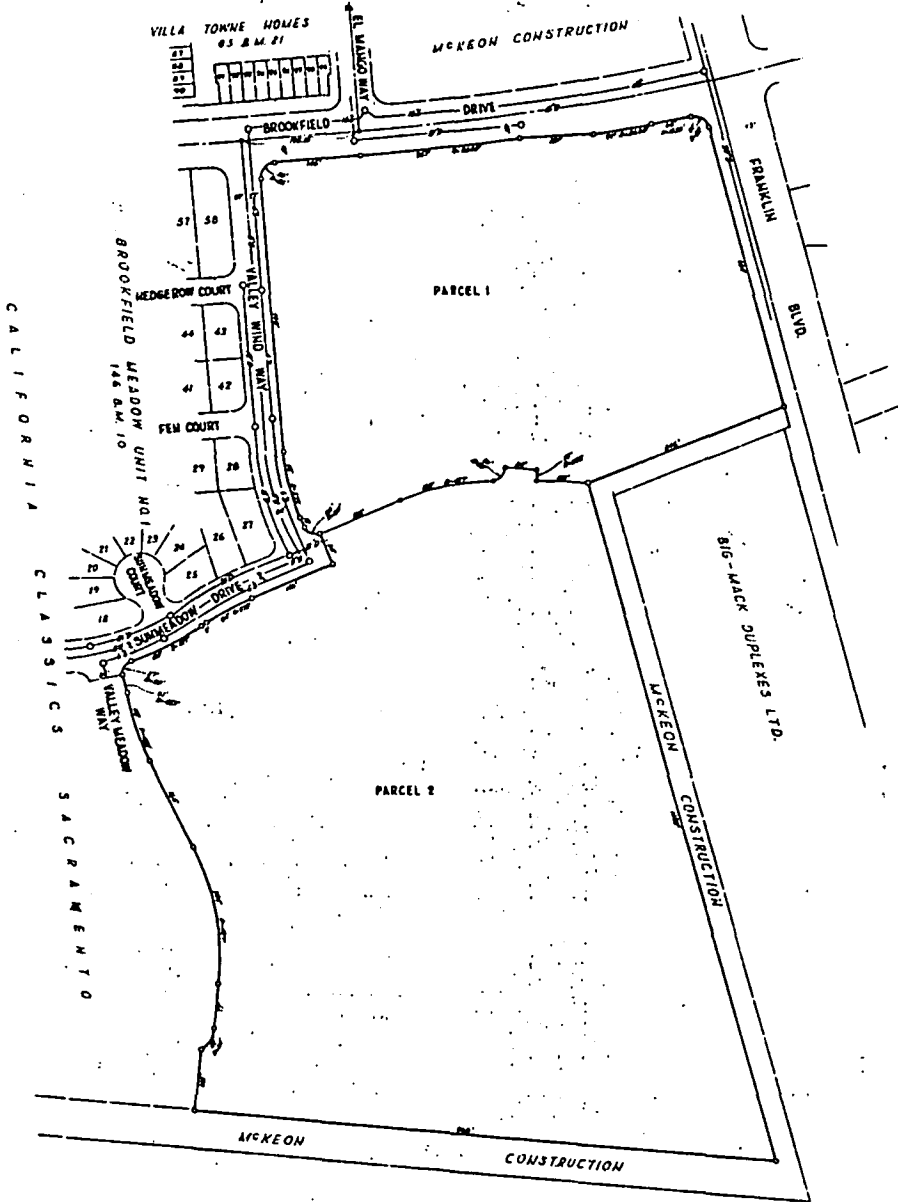
MAYOR

ATTEST:

CITY CLERK

P83-341

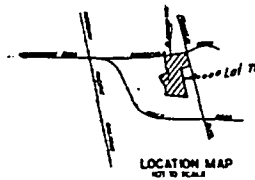




TENTATIVE PARCEL MAP
LOT 71 of
BROOKFIELD MEADOW UNIT NO. 1 (146 B.M. 12)

CITY OF SACRAMENTO, CALIFORNIA
 OCTOBER 1983 SCALE: 1" = 100'
 MURRAY SMITH AND ASSOCIATES

- OWNER: BARRETT SACRAMENTO
2125 BUTLOR DRIVE SUITE 100
SACRAMENTO, CALIF. 95825
PHONE: 488-2575
- SUBMITTER: SAME AS ABOVE
- ENGINEER: MURRAY SMITH & ASSOCIATES
ENGINEERING, INC.
3070 EXPLORER DRIVE
SACRAMENTO, CALIF. 95827
PHONE: 363-0444
- IMPROVEMENTS: AS REQUIRED BY THE CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS
- EXISTING USE: VACANT
- PROMISED USE: SINGLE FAMILY RESIDENTIAL
- EXISTING ZONING: R3 R
- ASSESSOR'S PARCEL NO: 119-230-00
- SEWER DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- IRRIIGATION: CITY OF SACRAMENTO
- FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT
- ACREAGE: 26.86 AC. NET
- NO. OF LOTS: 2
- LOT SIZE: AS SHOWN



SUBMITTED BY:
Murray Smith
 & ASSOCIATES, ENGINEERING

APPROVED	E.C.F. NO.	REV	DATE	DESCRIPTION	BY

BENCH MARK

CONSTRUCTION PLANS
 COUNTY OF SACRAMENTO, CALIFORNIA
LOT 71 of
BROOKFIELD MEADOW UNIT NO. 1 (146 B.M. 12)
 TENTATIVE PARCEL MAP

DRAWN BY	CHK. BY	DATE
SCALE 1" = 100'		SHEET 1
PROJECT NO. 8202		OF 1

14880 4

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED ON THE SOUTHWEST CORNER OF FRANKLIN
BOULEVARD AND BROOKFIELD DRIVE
(P-83-341)(APN: 119-220-58)

WHEREAS, the City Council, on November 22, 1983, held a public hearing
on the request for approval of a tentative map for property located on the
southwest corner of Franklin Boulevard and Brookfield Drive ;

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 is exempt from environmental determination pursuant to CEQA, Section
15115 ;

WHEREAS, the Parcel Map Advisory Committee 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. None of the conditions described in Government Code Section 66474,
subsections (a) through (g) inclusive, exist with respect to the proposed
subdivision.
2. 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 1965 Southgate Community Plan designate the
subject site for Light Density Multiple Family use(s).

16

- 3. 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 Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
- 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- 5. In the matter of the hereby approved requested subdivision modification to waive parkland fees:

- a. There are special circumstances in this case
that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the fees are being deferred until actual development occurs
- b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that parcel 2 will require further subdivision before development occurs
- c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the granting of the modification will not 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 in that the site is designated for residential uses

- 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:

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

- a. Place the following note on the final map: The two large Eucalyptus trees located in the northeast corner of Parcel 1 shall be retained unless prior permission for their removal is obtained from the Director of Community Services or Planning;

16

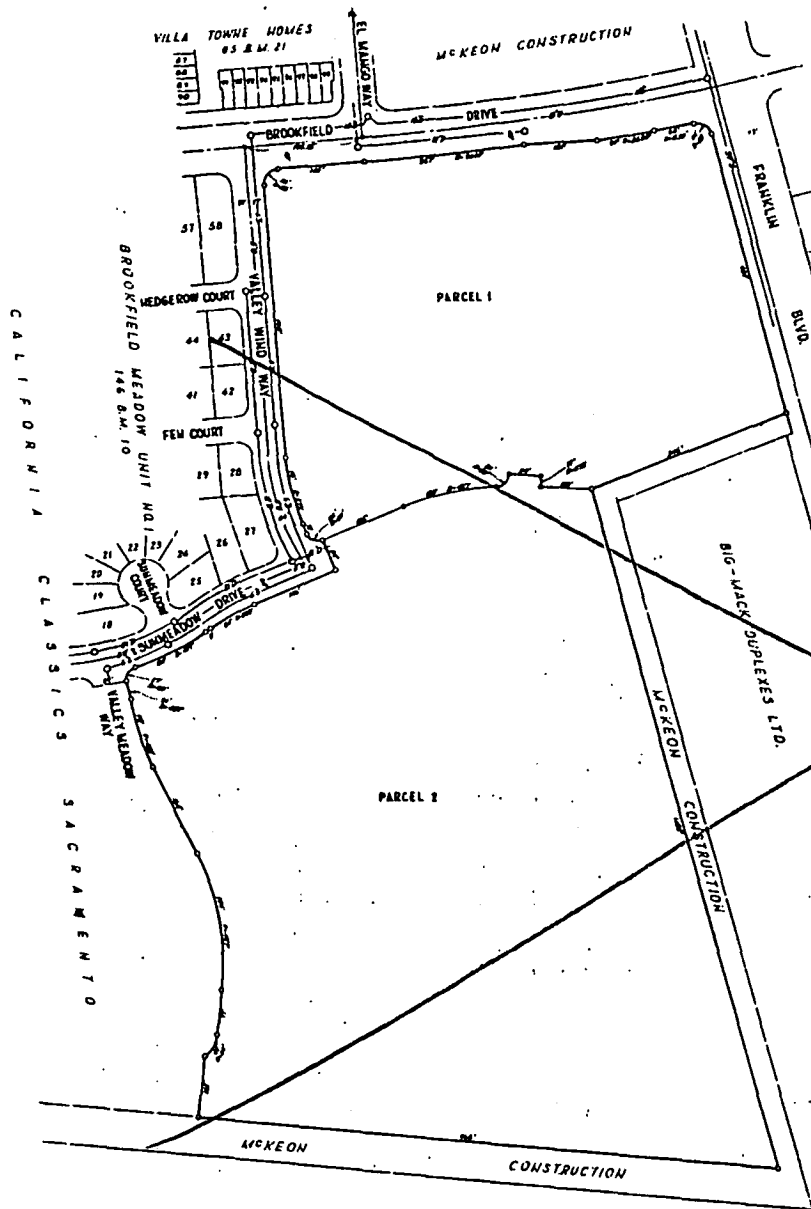
- b. Provide right-of-way for and construct access ramp at the southeast corner of Parcel 1 at Elder Creek;
- c. Provide Irrevocable Offer of Dedication for entire street which falls along new property line (between Parcels 1 and 2);
- d. Place the following note on the final map: "Parkland Dedication or fees are deferred until such time that the subject parcels are further subdivided or building permits are applied for".

MAYOR

ATTEST:

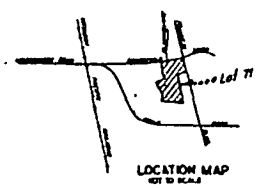
CITY CLERK

P83-341



TENTATIVE PARCEL MAP
LOT 71 of
BROOKFIELD MEADOW UNIT NO. 1 (146 B.M. 12)
 CITY OF SACRAMENTO, CALIFORNIA
 OCTOBER 1983 SCALE: 1" = 100'
 MURRAY SMITH AND ASSOCIATES

- OWNER: BARRETT SACRAMENTO
2125 HIGHTWAY DRIVE SUITE 100
SACRAMENTO, CALIF. 95825
PHONE: 486-7575
- SUBMITTER: SAME AS ABOVE
- DRAWN BY: MURRAY SMITH & ASSOCIATED
ENGINEERING, INC.
3020 EXPLORE DRIVE
SACRAMENTO, CALIF. 95827
PHONE: 361-0444
- IMPROVEMENTS: AS REQUIRED BY THE CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- EXISTING ZONING: R3 B
- APPLICATOR'S PARCEL NO.: 719-229-50
- SCHEME DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- SEWERAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT
- ACREAGE: 38.06 AC. ± NET
- NO. OF LOTS: 8
- LOT SIZE: AS SHOWN



SUBMITTED BY: Murray Smith & ASSOCIATED, ENGINEERS		BENCH MARK	CONSTRUCTION PLANS COUNTY OF SACRAMENTO, CALIFORNIA LOT 71 of BROOKFIELD MEADOW UNIT NO. 1 (146 B.M. 12)		DRAWN BY: <u>MS</u>	C.A.D. #1-8	DATE
			TENTATIVE PARCEL MAP		SCALE 1" = 100'	SHEET 1	OCTOBER 1983
APPROVED _____	REC'D. NO. _____	REV. DATE _____	DESCRIPTION _____	BY _____	PROJECT NO. 8902		

14888 10

November 29, 1983

BARRETT SACRAMENTO
2135 Butano Drive, Suite 105
Sacramento, CA 95821

Dear Sir or Madam:

On November 22, 1983, the Sacramento City Council took the following action(s) for property located at SW corner of Franklin Boulevard and Brookfield Drive (P-83341):

Adopted a resolution adopting findings of fact approving a tentative map to divide 30± vacant ac. into two parcels in the Light Density Multiple Family-Review (R-3-R) zone; and subdivision modification to defer Parkland Dedication.

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,



Lorraine Magana
City Clerk

LM/sl/16

Enclosure: **RESOLUTION CC83-928**

cc: Planning Department

MURRAY SMITH & ASSOCIATES
3020 Explorer Drive
Sacramento, CA 95827