



CITY OF SACRAMENTO

19

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

July 1, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Tentative Map (P-9391)

LOCATION: 5800 Bellview Avenue

APPROVED
BY THE CITY COUNCIL

JUL - 7 1981

OFFICE OF THE
CITY CLERK

SUMMARY

This is a request to divide a 6+ acre lot into 28 single family lots located in the R-1 Zone. The staff and Planning Commission recommended approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject site is located in an area that contains single family dwellings on large lots. The applicant has assembled several lots in order to develop a single family subdivision. The proposal is consistent with the community plan and with surrounding land uses.

The proposal does not meet the 80 percent north/south policy of the General Plan. The Planning Commission and staff recommend that building plans be reviewed for certain lots to ensure solar structure orientation.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

VOTE OF COMMISSION

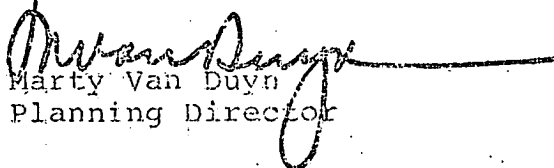
On May 28, 1981, the Planning Commission, by a vote of eight ayes, one absent, recommended approval of the request subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

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

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:jm
Attachments
P-9391

July 7, 1981
District No. 6

81-508

RESOLUTION No.

Adopted by The Sacramento City Council on date of

JULY 7, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR KARI TERRACE
(APN: 027-233-01, 02, 03) (P-9391)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Kari Terrace, located on the east side of Bellview Avenue, 1,280+ feet south of Fruitridge Road (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on July 7, 1981, 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.

APPROVED
BY THE CITY COUNCIL

JUL - 7 1981

OFFICE OF THE
CITY CLERK

- 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.

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. The applicant shall provide standard subdivision improvements 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 (offsite drain extension and oversizing required) for the review and approval of the City Engineer prior to filing the final map.
 - 3. The applicant shall dedicate and improve seven feet of right-of-way along the east side of Bellview prior to recordation of the map.

4. The applicant shall submit building plans for Lot 1 to Community Services for review and approval prior to issuance of building permits to ensure that the existing trees are retained if possible. A note shall be placed on the final map referencing this.
5. The applicant shall submit detailed site and elevation plans for Lots 5, 7, 8, 10, 11, 12, and 14 to the Planning Director prior to the issuance of building permits to ensure solar structure orientation. Such review shall provide for such items as a large percentage of southern facing glazing and eave overhangs. A note shall be placed on the final map referencing this.
6. The applicant shall pay in-lieu fees pursuant to the Parkland Dedication Ordinance prior to the filing of the final map. An appraisal of the property shall be submitted to the City within 90 days of filing the final map.
7. The existing structures shall either be removed or relocated prior to recordation of the final map.

.....

MAYOR

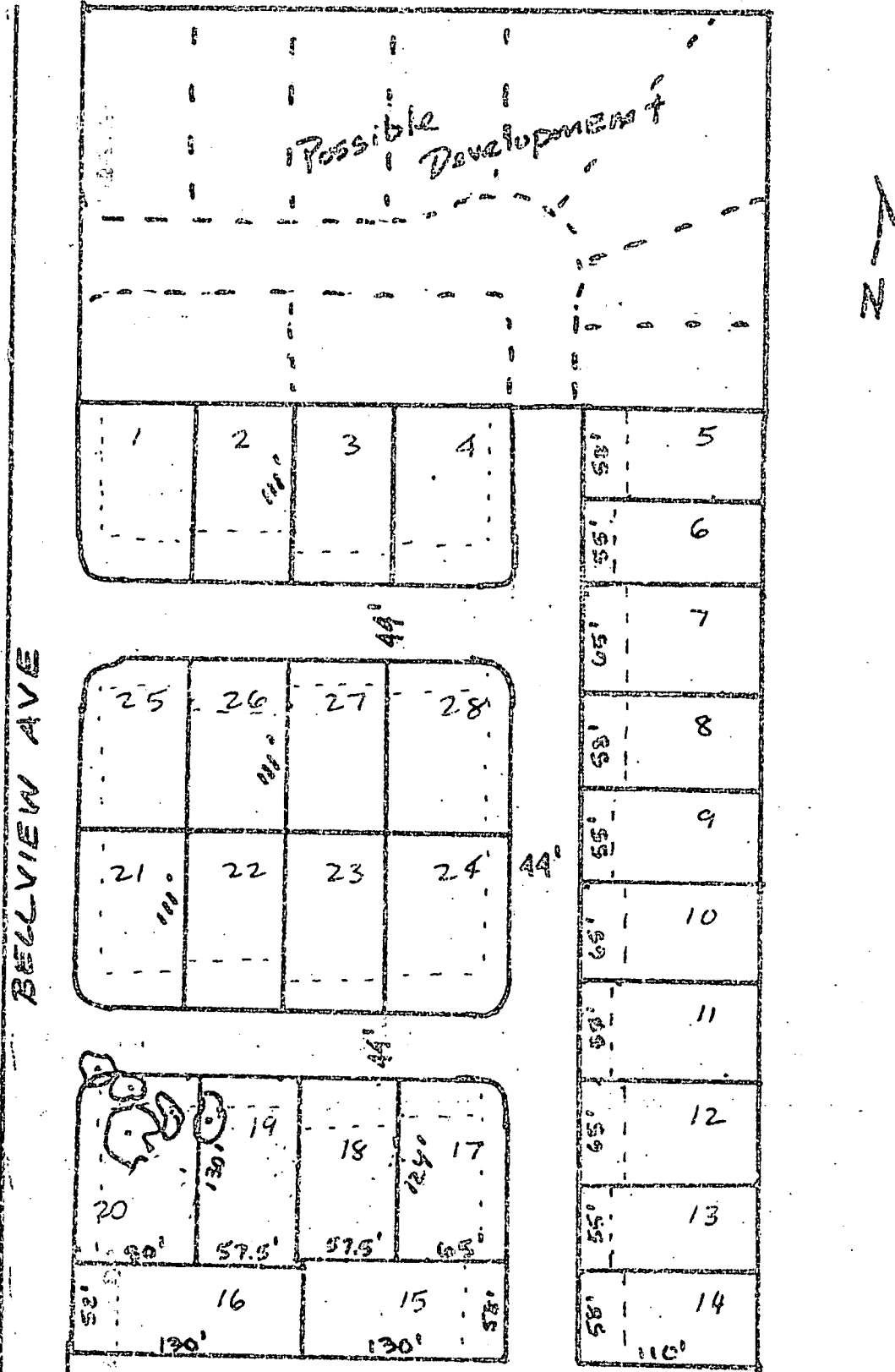
ATTEST:

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CITY CLERK

P-9391

Exhibit "A"



TENTATIVE MAP
KRYSIA COURT
(P-8615)

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE May 20, 1991
 ITEM NO. 10 FILE NO. P-9391
 R-

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

Recommendation: Favorable Unfavorable
 LOCATION: (East side) of Bellview Avenue, 1,280' south of
Freeway Exit.
 Petition Correspondence

<u>PROFONENTS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

<u>OPPONENTS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	✓			
Goodin	✓			
Holloway	✓		✓	
Hunter	✓			✓
Larson	✓			
Muraki	✓			
Silva	✓			
Simpson	✓			

- 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 subject to conditions in staff report & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Hampton Engineering, 7464 Farmgate Way, Citrus Heights, CA 95610				
OWNER	F.D.M. Company, 3485 Midas Avenue, Rocklin, CA 95610				
PLANS BY	Hampton Engineering, 7464 Farmgate Way, Citrus Heights, CA 95610				
FILING DATE	4-8-81	50 DAY CPC ACTION DATE	---	REPORT BY:	TM:kk
NEGATIVE DEC.	4-21-81	EUR	---	ASSESSOR'S PCL. NO.	027-233-01,02,03

APPLICATION: 1. Negative Declaration
2. Tentative Map (P-9391)

LOCATION: East side of Bellview Avenue, 1,280±' south of Fruitridge Road

PROPOSAL: The applicant is requesting the necessary entitlements to divide 6± acres with existing school structure into 28 single family lots in the single family R-1 zone.

PROJECT INFORMATION:

General Plan Designation:	Residential
1965 Colonial Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant School Structure

Surrounding Land Use and Zoning

North: Vacant; R-1
South: Residential; R-1
East: Residential; R-1
West: Residential; R-1

Property Dimensions:	441' x 501'	Property Area:	6.0± acres
Street Improvements:			To be provided
Utilities:			Available to site
School District:			Sacramento Unified School District

Subdivision Review Committee Recommendation: On April 22, 1981, by a vote of 8 ayes, and 1 abstention the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. The applicant shall provide standard subdivision improvements 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 (offsite drain extension and oversizing required) for the review and approval of the City Engineer prior to filing the final map.
3. The applicant shall dedicate and improve seven feet of right-of-way along the east side of Bellview prior to recordation of the final map.

4. The applicant shall submit building plans for Lot 20 to Community Services for review and approval prior to issuance of building permits to insure that the existing trees are retained if possible. A note shall be placed on the final map referencing this.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

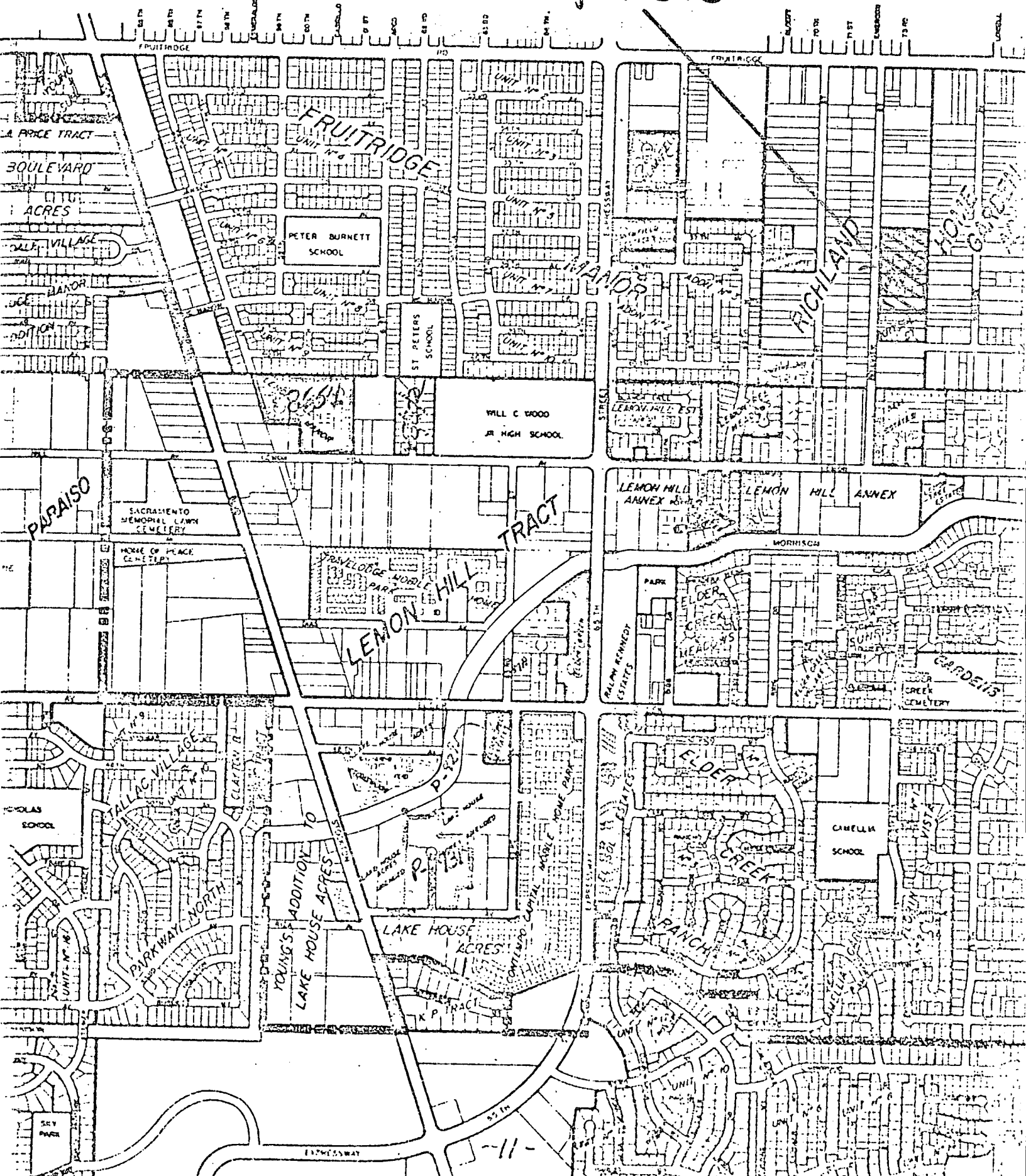
1. The Subdivision Review Committee recommends that the proposed map be redesigned in accordance with staff's alternative (see Exhibit A). Staff's alternative map design retains the same number of lots as proposed by the applicant yet provides for the future development of the parcel located due north of the subject site as well as retention of the existing Eucalyptus trees. In addition, staff recommends that the map be further redesigned to provide for a variation of lot widths and setbacks as shown on Exhibit A.
2. The tentative map, as proposed by the applicant, provides for 50 percent north/south lot orientation. Staff's alternative design provides for 57 percent north/south orientation. However, even the 57 percent north/south orientation is short of the 80 percent orientation required by the Conservation Element of the General Plan. Therefore, staff requests that the applicant submit detailed site and elevation plans for Lots 5, 7, 8, 10, 11, 12, 14 for review and approval prior to issuance of building permits. Such review shall entail that the structures are oriented to achieve reasonable solar access and shading. Building details which would be reviewed could include such items as eave overhangs, south facing glazing and other passive solar design features.
3. The requested tentative map is subject to the Parkland Dedication Ordinance requirements. It is anticipated that this ordinance will be amended prior to Council consideration of this request. Therefore, staff requests that the Commission forward their recommendation that the applicant submit the required appraisal prior to Council consideration or comply with the ordinance in effect at that time.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration.
2. Approval of the tentative map subject to the following conditions:
 - a. The applicant shall provide standard subdivision improvements 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 (offsite drain extension and oversizing required) for the review and approval of the City Engineer prior to filing the final map;
 - c. The applicant shall dedicate and improve seven feet of right-of-way along the east side of Bellview prior to recordation of the map;
 - d. The applicant shall submit building plans for Lot 1 to Community Services for review and approval prior to issuance of building permits to ensure that the existing trees are retained if possible. A note shall be placed on the final map referencing this.

- e. The applicant shall submit detailed site and elevation plans for Lots 5, 7, 8, 10, 11, 12, 14 to the Planning Director prior to the issuance of building permits to ensure solar structure orientation. Such review shall provide for such items as a large percentage of southern facing glazing and eave overhangs. A note shall be placed on the final map referencing this.
- f. The applicant shall submit an appraisal to determine the amount of in-lieu parkland fees prior to Council consideration, provided, however, if the Council amends the Parkland Dedication Ordinance to allow appraisals and determination of Parkland fees at a subsequent time, that ordinance shall govern.
- g. The existing structures shall either be removed or relocated prior to recording of the final map.

SEE MAP NO 4 Subject Site



P.9391

May 28, 1981

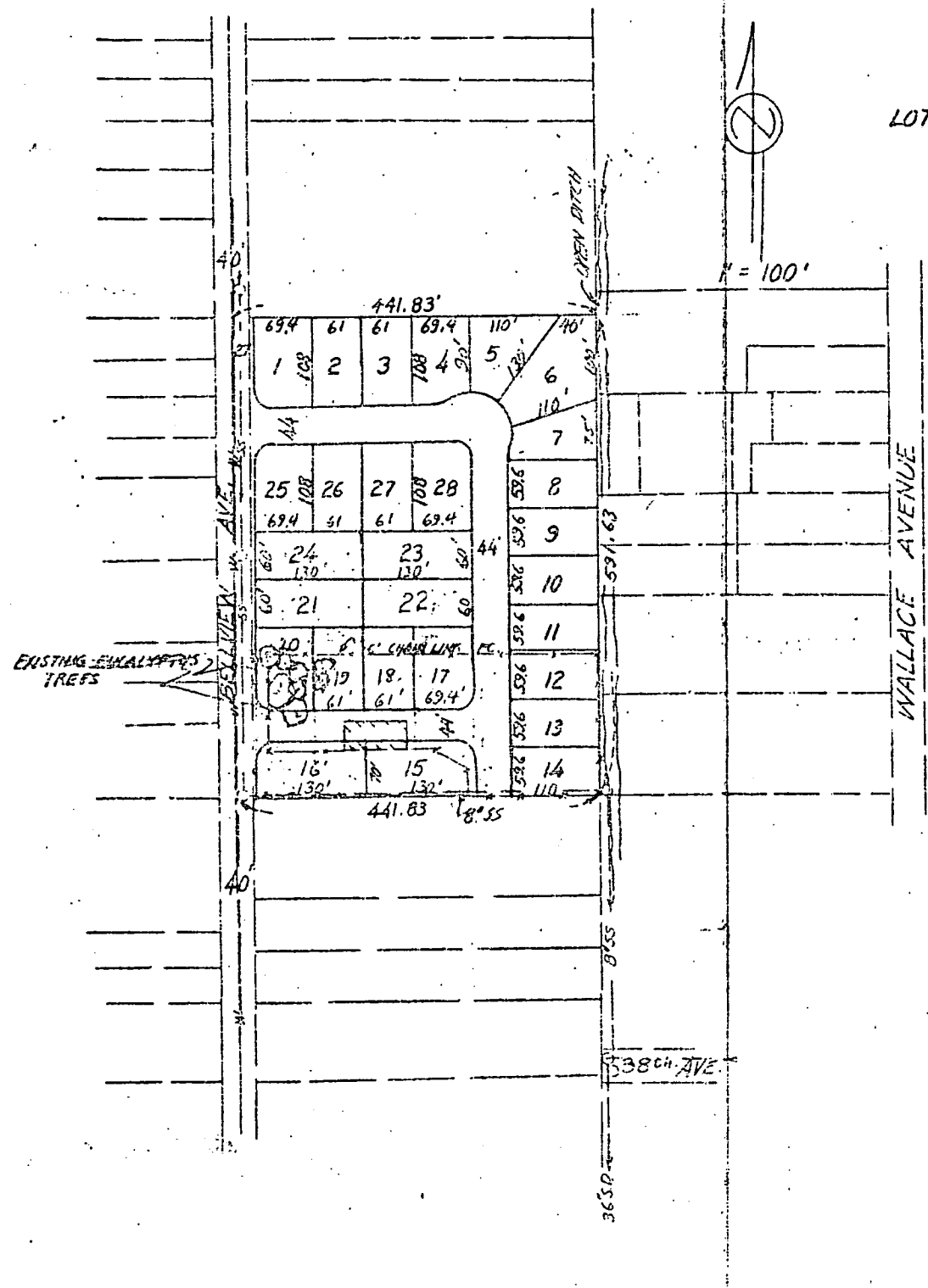
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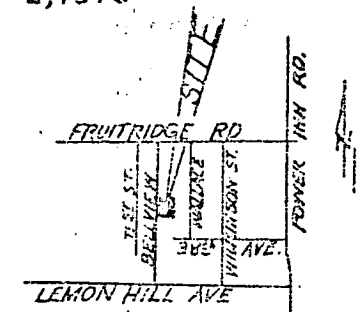
Nov 28, 1981

Item 10

-12-



TENTATIVE MAP
KARI TERRACE
 LOTS 37, 38 & 39 "PLAT OF RICHLAND"
 10 BM 2
 CITY OF SACRAMENTO
 STATE OF CALIFORNIA
 NOVEMBER, 1978
 REV. JAN. 2, 1979



VICINITY MAP
 1" = 2200'

OWNER SUBDIVIDER:
 F.D.M. COMPANY
 3485 MIDAS AVE.
 ROCKLIN CA. 95677
 Ph. 916-624-1107

ENGINEER
 HAMPTON ENGINEERING
 7464 FARMGATE WAY
 CITRUS HEIGHTS, CA. 95610
 Ph. 961-8741 RCE 11312

NOTES:
 BUILDING SETBACK LINES SHALL
 CONFORM TO CITY REQUIREMENTS
 TOTAL NO. OF LOTS = 28
 AREA OF AVERAGE LOT = 6500 SF.
 AREA = 5.747 AC. 4.87 D.U. / AC.
 A.P.N. 027-233-01, 02 & 03

SACRAMENTO AREA ECONOMIC OPPORTUNITY COUNCIL

920 - 20th Street
Sacramento, California 95814
(916) 448-9541

O. W. Clanton

PRESIDENT



October 5, 1981

Sacramento City Council
700 "I" Street
Sacramento, CA 95814

Re: Resolution No. 81-508

7/7/81
P-9391

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
OCT 7 3 32 PM '81

Honorable Council Members:

The Sacramento Area Economic Opportunity Council, Inc. wishes to make known its objections to the requirement that the existing structures shall either be removed or relocated as described in Item 7, Page 5 of Resolution No. 81-508 (APN: 027-233-01,02,03) (P-9391), a resolution adopting findings of fact, approving a request for tentative map for Kari Terrace.

Objection is made on the basis that these existing structures, and their use, are for community purposes, therefore, being beneficial and enhancing to the proposed total sub-division plan and that SAEOC is willing to continue a ground lease or negotiate for the purchase of the lots included in the ground lease, (Lots 15, 16, 17, 18, 19, and 20 of tentative map) with the owner.

Sincerely,

O. W. Clanton
SAEOC Board President

OWC/cs

cc: Frank Moore
William F. Parker, Executive Director

WILLIAM F. PARKER
EXECUTIVE DIRECTOR



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

815 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

October 19, 1981

O. W. Clanton
SAEOC Board President
Sacramento Area Economic
Opportunity Council
920 - 20th Street
Sacramento, CA 95814

Dear Mr. Clanton:

We are in receipt of your letter dated October 5, 1981 stating your objection to Resolution 81-508, P-9391, adopted at the July 7, 1981 Council meeting.

A copy of your letter is being forwarded to Howard Yee, City Planning Department; the original letter will be placed in the July 7th Council meeting folder.

Sincerely,

Anne Mason

Anne Mason
Assistant City Clerk

AM/lg

cc: Frank Moore, Owner, FDM Company
W. F. Parker, Executive Director,
Sacramento Area Economic Opportunity Council
Planning Department



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

July 8, 1981

FDM Company
3485 Midas Avenue
Rocklin, CA 95677

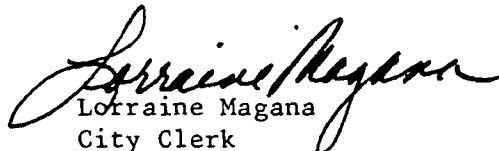
Gentlemen:

On July 7, 1981, the City Uouncil approved the following for property located on the East side of Bellview Avenue, south of Fruitridge Road (P-9391):

Tentative Map to divide 6+ acres containing a school structure to be removed, into 28 single family lots in the "R-1" Single Family Zone, to be known as Kari Terrace.

The enclosed copy of certified resolution applies to the above subject matter.

Sincerely,


Lorraine Magana
City Clerk

LM:sj
Encl.

cc: Hampton Engineer, Inc.
Planning

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