



CITY OF SACRAMENTO

19

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

March 17, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Request for Time Extension for Lemon Hill Manor (P-8654)
 2. Request for Post Subdivision Modification to delete condition pertaining to vehicular access to the adjacent commercial property. (Withdrawn by applicant)

LOCATION: North side of Lemon Hill Avenue, approximately 950 feet east of Stockton Boulevard

BACKGROUND INFORMATION

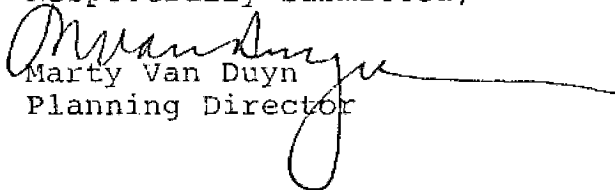
The subject tentative map was approved by the City Council on August 21, 1979 and lapsed on February 21, 1981. The applicant is seeking a 12-month extension.

The subdivision contains 44 single family lots on approximately eight acres. Currently, the applicant is working to resolve engineering problems.

RECOMMENDATION

The staff recommends that the Council grant a one-time, one-year time extension for the tentative map. Said extension will lapse on February 21, 1982.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

APPROVED
BY THE CITY COUNCIL

MAR 24 1981

OFFICE OF THE
CITY CLERK

MVD:DP:bw
Attachments
P-8654

March 24, 1981
District No. 6

THE SPINK CORPORATION

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

OVER FIFTY YEARS OF SERVICE

March 17, 1981

CITY PLANNING COMMISSION
MAR 17 1981
RECEIVED

Sacramento City Council
915 I Street, City Hall
Sacramento, California 95814

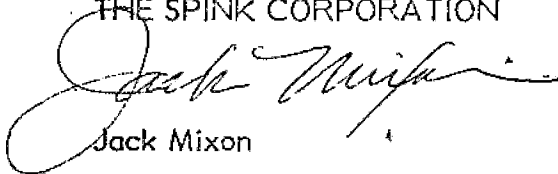
Members in Session:

Please accept this letter on behalf of our client, Tom Martin and Associates as a request for the withdrawal of the post subdivision modification request for Lemon Hill Manor (P8654).

We ask that the request for a one year extension of the tentative map remain on the agenda for the City Council meeting on March 24, 1981.

Respectfully submitted,

THE SPINK CORPORATION



Jack Mixon

JM:tr

CC: Diana Parker, Planning Department

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

Robert E. Young, P.E., S.E., M.E.
Theodore J. D'Amico, P.E.
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David C. Littlefield, P.E.
John A. Greenwood, L.S.

Joseph E. Spink, C.E. (1809-1959)

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THE SPINK CORPORATION

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

OVER FIFTY YEARS OF SERVICE

January 20, 1981

Mr. Marty Van Duyn
City Planning Department
725 "J" Street
Sacramento, California 95814

Dear Marty:

On behalf of our client, Tom Martin, we are requesting a one year extension of the Tentative Map (P-8654) of Lemon Hill Manor along with a Post Subdivision Modification to delete the previous conditions pertaining to vehicular access to the adjacent commercial property on the west boundary of our project.

The conditions (per City Resolution No. 79-579), we are asking to be deleted, are numbers 3, 4, and a portion of condition 6 pertaining to the four foot high masonry wall along the western property line.

We are requesting the one year extension and post subdivision modification to allow additional time to resolve engineering problems as well as problems arising from the supposed condemnation of property necessary to meet the conditions of the tentative map. If the Post Modification is granted, this would resolve the engineering problems and the project could be completed within the time extension requested.

I would like to meet with you or members of your staff prior to the final staff report being completed to allow me to discuss with you the unforeseen problems that have developed during the last seventeen months because of the previously approved conditions.

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

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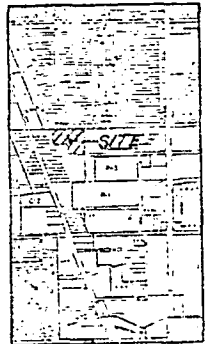
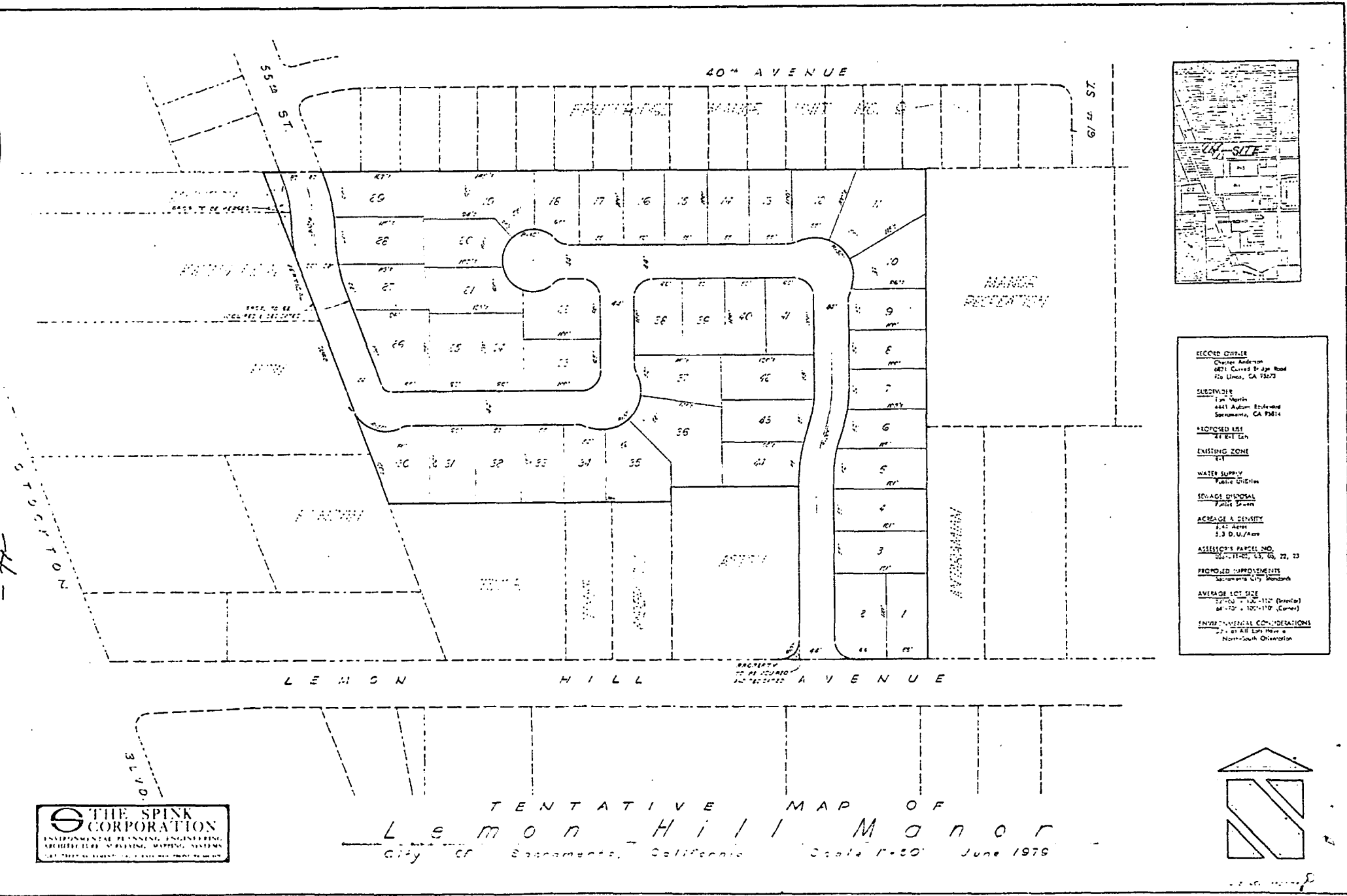
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Joseph E. Spink, C.E. (1889-1959)

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6-7-79



RECORD OWNER
 Charles Anderson
 3871 Curved Sycamore Road
 Rio Linda, CA 94573

SUBDIVISOR
 Tom Martin
 4441 Auburn Boulevard
 Sacramento, CA 95814

PROPOSED USE
 49 R-1 Gen

EXISTING ZONE
 R-1

WATER SUPPLY
 Public Utilities

SEWAGE DISPOSAL
 Public Sewer

ACREAGE & DENSITY
 2.42 Acres
 2.0 D.U./Acre

ASSessor'S PARCEL NO.
 00-017402, 03, 04, 22, 23

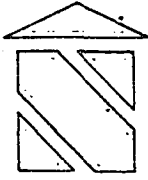
PROPOSED IMPROVEMENTS
 Sacramento City Standards

AVERAGE LOT SIZE
 27'-0" x 120'-110" (Average)
 64'-0" x 100'-110" (Corner)

ENVIRONMENTAL CONSIDERATIONS
 27' x 67' All Elevation's
 North-South Orientation

THE SPINK CORPORATION
 PROFESSIONAL PLANNING, ENGINEERING,
 ARCHITECTURE, SURVEYING, MAPPING, SYSTEMS
 2425 STREET 45, SACRAMENTO, CALIFORNIA 95811

TENTATIVE MAP OF
L e m o n H i l l M a n o r
 City of Sacramento, California Scale 1"=50' June 1979



RESOLUTION NO. 7010

Adopted by The Sacramento City Council on date of

AUG 21 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP TO BE KNOWN AS LEMON HILL
MANOR (P-8654. (APN: 038-011-02,05,06,22,&23)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Lemon Hill Manor, located on the north side of Lemon Hill Avenue, approximately 950 feet east of Stockton Boulevard (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 August 21, 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 subject to the following conditions:
 1. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
 2. Applicant shall provide the standard subdivision improvements (including street lights) as required by the Subdivision Ordinance (Section 40.811).
 3. A note shall be placed on the map that no vehicle access will be allowed from the proposed street on the west to the commercial site.
 4. Applicant shall dedicate the right-of-access along the western edge of the proposed street.
 5. Applicant shall design 55th Street with a 50-foot right-of-way next to commercial area and increase reverse curve radius to 300 feet subject to the review of the Traffic Engineer.
 6. Applicant shall construct a minimum four-foot high masonry wall along the western property line of the site and a six-foot high masonry wall along the western edge of Lot 30. Design of the wall is subject to the review and approval of the Planning Director.

PHILLIP L. ICENBERG

MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

P-8654

CERTIFIED AS TRUE COPY
of Resolution No. 79-579

418 22 133
 Lorraine Magana
 Deputy City Clerk

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OVER FIFTY YEARS OF SERVICE

MAR 17 12 50 PM '81

March 17, 1981

Sacramento City Council
915 I Street, City Hall
Sacramento, California 95814

Members in Session:

Please accept this letter on behalf of our client, Tom Martin and Associates as a request for the withdrawal of the post subdivision modification request for Lemon Hill Manor (P8654).

We ask that the request for a one year extension of the tentative map remain on the agenda for the City Council meeting on March 24, 1981.

Respectfully submitted,

THE SPINK CORPORATION



Jack Mixon

JM:tr

CC: Diana Parker, Planning Department

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THE SPINK CORPORATION
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OVER FIFTY YEARS OF SERVICE
MAR 9 3 35 PM '81

March 5 1981

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

Members in Session:

Please accept this letter on behalf of our client Tom Martin
& Associates as a request for a continuance of
Lemon Hill Manor P- 8654

to the March 24, 1981 Sacramento City Council
meeting date rather than the March 10, 1981 meeting
date previously scheduled.

Respectfully submitted,

James J. Nifon
THE SPINK CORPORATION

cont to
3-24-81
MAR 10 1981

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|-----------------------------------|--------------------------------|-----------------------|-----------------------------|----------------------------|
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CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

March 5, 1981

MEMORANDUM

TO: Lorraine Magana, City Clerk

FROM: Howard Yee, *HY* Principal Planner

SUBJECT: Hearing items scheduled for March 10, 1981
Council meeting

The following applications were erroneously scheduled for the City Council meeting of March 10, 1981. The Planning staff requests that these items be withdrawn.

P-7949 Tentative Map Time Extension for Piedmont Station.
Location: Southwest corner Mack Road and Center Parkway
District No. 8

P-8516 Tentative Map Time Extension for Meadowvale Estates.
Location: West side of 24th Street, 750+ feet north of
Meadowview Road
District No. 8

Also, I would like to inform you that the applicant will be submitting a letter ~~withdrawing~~^{*} the following item scheduled for the March 10, 1981 Council meeting:

P-8654 Tentative Map Time Extension and Post Subdivision Modification for Lemon Hill Manor.
Location: North side Lemon Hill Avenue, 950+ feet east of
Stockton Boulevard
District No. 6

HY:jm

* ... Requesting continuance of ...



CITY OF SACRAMENTO

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OFFICE OF THE CITY CLERK

915 I STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 449-5426

March 6, 1981

LORRAINE MAGANA
CITY CLERK

Owner of Property:

Mr. Chester Anderson
6821 Curved Bridge Road
Rio Linda, CA

On February 23, 1981, the following matter was filed with my office to set a hearing date before the City Council on March 10, 1981, and has been continued at applicant's request.

Various requests for property located on the north side of Lemon Hill Avenue, 950+ feet east of Stockton Boulevard. (P-8654) (D6).

- a. Tentative Map time extension for Lemon Hill Manor
- b. Post Subdivision Modification to eliminate conditions of the Tentative Map relative to access from the commercial property to the west and to modify the condition pertaining to required masonry wall.

The hearing has been set for March 24, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

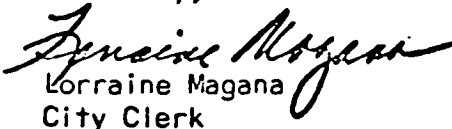
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,


Lorraine Magana
City Clerk

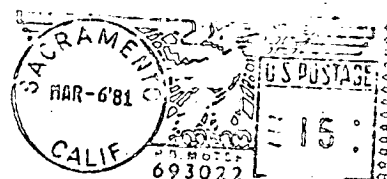
LM:am :sj

cc: Spink Corp.

(P-8654) Mailing List 92



OFFICE OF THE CITY CLERK
 915 I STREET SACRAMENTO, CALIFORNIA 95814
 CITY HALL ROOM 203 TELEPHONE (916) 440-6420



MAC: 25X 27074411 03/07/81

..... 027 282 09

.....
 John & Amelia Maci
 3825 Faberge Way
 Sacramento, CA 95826
 APN: 027-282-09

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 NOT DELIVERABLE AS ADDRESSEE
 UNABLE TO FORWARD

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NOTICE OF CITY COUNCIL HEARING



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

March 25, 1981

Mr. Chester Anderson
6821 Curved Bridge Road
Rio Linda, CA

Dear Mr. Anderson:

On March 24, 1981, the Sacramento City Council granted a time extension on the tentative map for property located on the north side of Lemon Hill Avenue, east of Stockton Boulevard (P-8654).

The extension is granted one-time only and will lapse on February 21, 1982.

Sincerely,


Lorraine Magana
City Clerk

LM:sj
cc: Planning

19

