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# CITY OF SACRAMENTO

CITY MANAGER'S OFFICE

**RECEIVED**

CITY PLANNING DEPARTMENT JAN 4 1980

915 "I" STREET  
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5804

ETHAN BROWNING, JR.  
PLANNING DIRECTOR

January 4, 1980

*ED Browning*

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Request for Post Subdivision Modification to eliminate a stub street and create one additional lot for Camellia Gardens Subdivision (P-7857)

SUMMARY

This is a request to change the street pattern of Camellia Gardens Subdivision in order to allow the development of a City park site on an adjacent parcel. The Planning staff recommends approval of the request.

BACKGROUND INFORMATION

The above referenced subdivision contains 82 single family lots and it was approved by the City Council on September 13, 1977. The Council also approved a one-year time extension for the subdivision on May 8, 1979.

The subdivision was designed and approved with a 54-foot street that is located along the northerly boundary of the site and stubs to the adjacent property to the east. Subsequent to the approval of this street design, the Department of Community Services proposed a City park for the adjacent site which contains two acres. The proposal for the park site, however, would create a stub street for the subject subdivision. Since the subdivision has not been constructed, the applicant is requesting to redesign the map in order to eliminate the stub street and create an additional lot as shown on Exhibit "A."

The proposed revision has been reviewed by the City Engineering Department, Traffic Engineering Division and Planning Department. There was no objection to the request.

**FILED**

By the City Council  
Office of the City Clerk

*Cont 40*  
*1-29-80*  
JAN 8 1979

January 4, 1980

STAFF RECOMMENDATION

Staff recommends that the request for Post Subdivision Modification be approved.

Respectfully submitted,

*Ethan Browning, Jr.*  
for Ethan Browning, Jr.,  
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:

*Walter J. Slize*  
Walter J. Slize, City Manager

January 8, 1980  
District No. 6

EBj:HY:bw

Attachments  
P-7857

MURRAY SMITH & ASSOCIATES, ENGINEERING  
AMHERST GROVE  
3020 EXPLORER DRIVE  
SACRAMENTO, CA 95827  
916-361-0444

CITY PLANNING COMMISSION

DEC 5 - 1979

RECEIVED



November 27, 1979

City of Sacramento  
Planning Department  
City Hall  
Sacramento, Ca 95814

Attention: Howard Yee

Reference: Camellia Gardens  
(P-7857)

Our File : 79150

Gentlemen:

As discussed with your Mr. Howard Yee, it is our understanding that a subdivision modification is required for the elimination of the stub street and a creation of a new lot for the subject subdivision map. As you are aware, the elimination of this street is at the request of the Sacramento City Parks Department, which has acquired the adjacent Mendoza property for a park site. Please consider this letter a formal request for the subdivision modification to create one additional lot at the Camellia Gardens subdivision. Mr. Yee has indicated that the modification should come before the City Council within a period of 30 days. Enclosed are three prints of the revised tentative map showing the new lot, lot no. 84.

If additional information is required or the aforementioned time schedule is insufficient, please contact our office.

Very truly yours,

MURRAY SMITH & ASSOCIATES  
ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "Edward R. Gillum". The signature is fluid and cursive, written over the printed name.

Edward R. Gillum,  
Project Engineer

ERG:jd

Encl.

P-7857

ADD 11 1971

Sheet No.

# CAMELLIA GARDENS

A PORTION OF NORTHWEST 1/4 OF SECTION 36, T8N, R5E, MDBM  
CITY OF SACRAMENTO, CALIFORNIA  
MADE 1971  
PREPARED BY HENRY LATHI & ASSOCIATES

## EXHIBIT A

1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.  
 2. ALL CORNERS SHALL BE ROUNDED UNLESS OTHERWISE NOTED.  
 3. ALL DISTANCES SHALL BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE.  
 4. ALL DISTANCES SHALL BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE.  
 5. ALL DISTANCES SHALL BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE.  
 6. ALL DISTANCES SHALL BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE.  
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 8. ALL DISTANCES SHALL BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE.  
 9. ALL DISTANCES SHALL BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE.  
 10. ALL DISTANCES SHALL BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE.

PROVIDE "ELBOW"  
& CREATE ONE  
ADDITIONAL LOT

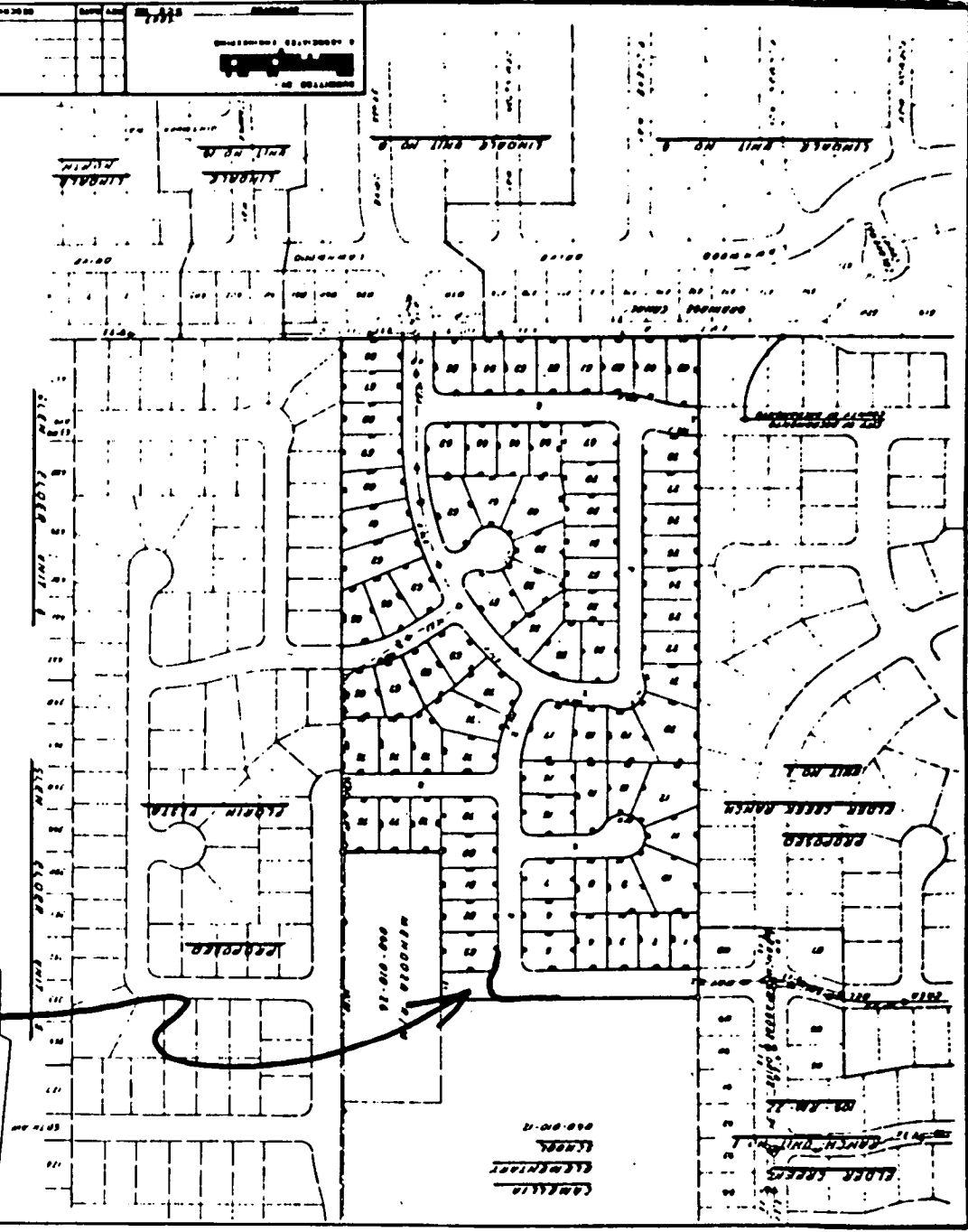
PROPOSED REVISION



CONSTRUCTION PLANS  
CAMELLIA GARDENS

BENCH MARK

NO.	DESCRIPTION	DATE	BY	REVISION



CAMELLIA  
ELEMENTARY  
SCHOOL  
00-00-16



## RESOLUTION NO.

Adopted by The Sacramento City Council on date of

APPROVING A REQUEST FOR A POST SUBDIVISION MODIFICATION  
FOR CAMELLIA GARDENS SUBDIVISION (P-7857) (APN: 040-010-23)

WHEREAS, the City Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on January 8, 1980, hereby finds and determines as follows:

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 redesign of the map would eliminate a stub street that would exist with the development of a park site on the adjacent parcel to the east.
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 development of the adjacent two-acre park site warrants the granting of the modification to allow a redesign in the street pattern.
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 granting of the modification will not change the characteristics of the area.  
  
Fact: The proposed subdivision is compatible to surrounding land uses.
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 General Plan encourages the development of additional park sites throughout the City.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento:

That the Post Subdivision Modification to redesign the tentative map for Camellia Gardens Subdivision as shown in Exhibit "A" be approved.

\_\_\_\_\_  
MAYOR

ATTEST:

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

bw

P-7857

