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CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

APPROVED
BY THE CITY COUNCIL

DEC 6 1983

OFFICE OF THE
CITY CLERK

December 1, 1983

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for Hagginwood Gardens Condominium
Subdivision - Tentative Map (P-9447)(APN: 251-311-11) (FT)

LOCATION: Northwest corner of Pamela Avenue and Diamond Avenue

BACKGROUND INFORMATION

The subject Tentative Map was originally approved by the City Council on October 13, 1981. The applicant is requesting a twelve-month time extension in order to allow additional time to complete the final map.

The subdivision contains thirty, two-story condominium units located in the Townhouse, R-1A, zone. The site is due south of Arcade Creek and in an area which has a mixture of single family residences, deep lots and some multiple family development. Staff has no objection to the requested map extension.

RECOMMENDATION

The staff recommends that the City Council grant a one-time, one-year time extension for the Tentative Map. Said extension will lapse on October 13, 1984.

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slipes
For: Walter J. Slipes, City Manager

TM:lao
Attachment
P-9447

December 6, 1983
District No. 2

23

RESOLUTION No. 81-747

Adopted by The Sacramento City Council on date of

OCTOBER 13, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR HAGGINWOOD GARDENS
(APN: 251-311-11) (P-9447)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Hagginwood Gardens, located at the northwest corner of Pamela Drive and Diamond Avenue (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 October 13, 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 Hagginwood 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.

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OCT 13 1981

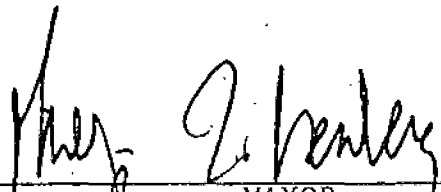
- 23
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
 - F. The 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.
 - 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 for the review and approval of the City Engineer prior to filing the final map. May require filling and sewer lift stations. Hydraulic grade line in Arcade Creek=Elev=35.2. Drainage lift station may be required.
 - 3. The applicant shall name the streets to the satisfaction of the Planning Director.


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- 4. Right-of-way study required for the review and approval of the City Traffic Engineer prior to filing the final map.
- 5. The applicant shall dedicate blishter and place standard improvements on Pamela Drive and Diamond Avenue prior to recordation of the final map. Improvements shall include a 12-foot lane on the east side of Pamela Drive and south side of Diamond Avenue.
- 6. The applicant shall extend the street improvements excluding sidewalks, offsite southerly to meet existing improvements.
- 7. The applicant shall prepare a right-of-way study and dedicate the necessary right-of-way as determined by the study prior to the filing of the final map.
- 8. The subdivider shall submit to the City an appraisal pursuant to Section 40.1304 of the Subdivision Ordinance (Parkland Dedication). Said appraisal shall be dated and submitted no more than 90 days prior to filing the final map and required fees paid prior to filing the final map with the City Council.



 MAYOR

ATTEST:



 CITY CLERK

P-9447

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OCT 13 1981

OWNER:
 MORTON & PITALO, INC.
 1000 BROADWAY, 15th FLOOR
 NEW YORK, N.Y. 10018
 TEL: (212) 691-1000
 FAX: (212) 691-1001

PROJECT:
 HARBORVIEW GARDENS
 251-311-01 TO 251-311-32
 BROOKLYN, NY

DESIGNER:
 MORTON & PITALO, INC.
 CIVIL ENGINEERING
 1000 BROADWAY, 15th FLOOR
 NEW YORK, N.Y. 10018

DATE:
 08/15/91

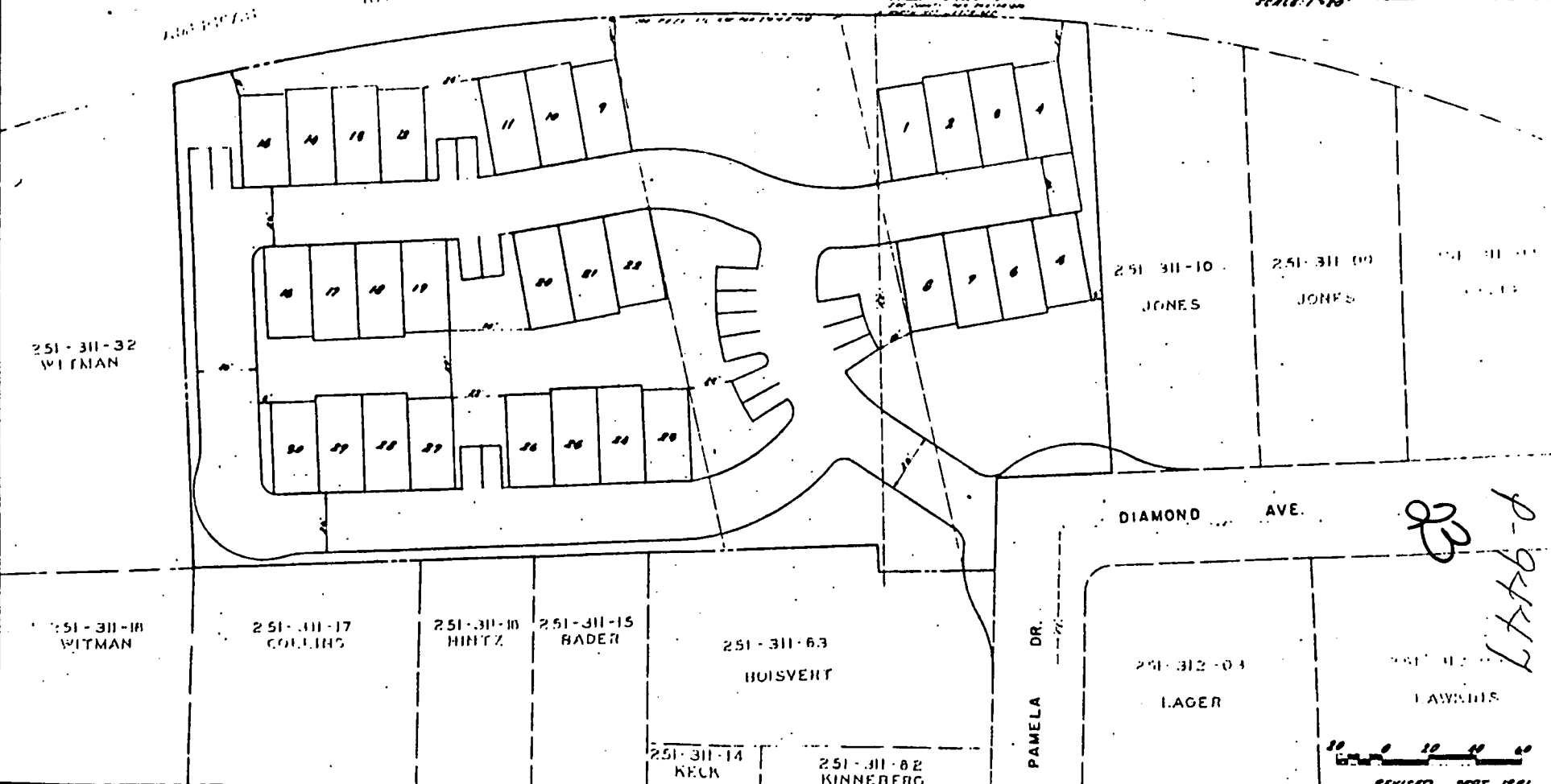
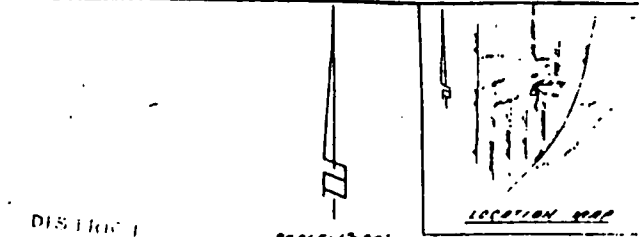
SCALE:
 1" = 20'

CITY OF BROOKLYN
 DEPARTMENT OF PLANNING
 100 NASSAU ST., 10th FLOOR
 NEW YORK, N.Y. 10038
 TEL: (718) 224-3000

PROJECT:
 HARBORVIEW GARDENS
 251-311-01 TO 251-311-32
 BROOKLYN, NY

DATE:
 08/15/91

SCALE:
 1" = 20'



MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING		MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING		TENTATIVE MAP HARBORVIEW GARDENS CITY OF BROOKLYN	
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REVISIONS: 1
 DATE: 08/15/91