

CONTINUED  
TO 2/23/99



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NEIGHBORHOODS, PLANNING,  
AND DEVELOPMENT  
SERVICES DEPARTMENT

**CITY OF SACRAMENTO**  
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February 3, 1999

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: P97-102 - Astoria Estates Tentative Map Time Extension**

Appeal of the Planning Commission's approval of a Tentative Map Time Extension (of P91-206) for a three year time extension for a subdivision of 1.8± partially developed acres into 11 single family lots.

**LOCATION & COUNCIL DISTRICT: 3621 Astoria Street, Council District 2**

**RECOMMENDATION: Staff recommends the City Council deny the appeal and support the Planning Commission's decision to approve the Tentative Map Time Extension (to October 6, 2000).**

**CONTACT PERSON: Scot Mende, Senior Planner  
Don Smith, Associate Planner, 264-8289**

**FOR COUNCIL MEETING OF: February 9, 1999**

**SUMMARY/ COMMENTS:**

On December 17, 1998, The Planning Commission approved the Tentative Map Time Extension and Special Permit for the Astoria Estates Subdivision. Neighbors were late in appealing the Special Permit portion of the entitlements but were within the allowed appeal period for the Tentative Map Time Extension. Because of this, only the appeal of the Tentative Map Time Extension may be considered.

The appellant disagrees with the Planning Commission's decision to approve the Tentative Map Time Extension. The appeal primarily asserts the following:

- The density of the development is too high;
- two story units are not appropriate in the neighborhood;
- the new street would be unsafe from a traffic safety standpoint; and,
- stormwater runoff would be a problem.

The complete appeal and items listed is attached.

Items specific to the Special Permit (e.g. housing density and design) may not be considered with this