



CITY OF SACRAMENTO

38

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

September 4, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for Elder Creek Estates
Tentative Map (P-8490)

LOCATION: Southwest corner of Elder Creek Road and 63rd Street

BACKGROUND INFORMATION

The subject tentative map was approved by the City Council on March 20, 1979, and is scheduled to lapse on September 20, 1980. The applicant is requesting a 12-month extension in order to allow additional time to satisfy the final map conditions.

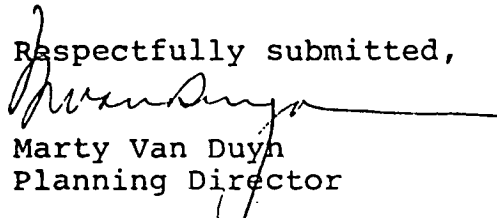
The subdivision contains 1.9 acres and consists of one single family lot, six duplex lots, and one remnant lot with a depth of 471 feet. The subject site has been subdivided in such a way as to allow further subdivision of the remnant parcel as the property to the west develops.

The original staff report is attached for the Council's information.

RECOMMENDATION

The staff recommends that the Council grant a one-time, one-year time extension for the tentative map. Said extension will lapse on September 20, 1981.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:jm
Attachments
P-8490

APPROVED
BY THE CITY COUNCIL

September 10, 1980
District No. 6

SEP 10 1980

OFFICE OF THE
CITY CLERK

City Planning Commission

AUG 18 1980

RECEIVED

RECEIVED
City Planning Commission

August 14, 1980

RECEIVED
City Planning Commission

Sacramento Planning Department
725 I Street
Sacramento, CA

Re: Elder Creek Estates

Gentlemen:

We would like to request an extension to
the tentative map which was approved on March 20, 1979.

Enclosed are the 300 foot radius map and
ownership rolls.

Thank you very much.

Sincerely,

J. R. FERGUSON & ASSOCIATES, INC.

Bob Johnson

Bob Johnson, Vice President

RJJ/bhc
Enc.

P-8490

J. R. Ferguson & Associates, Inc. Real Estate Exchanging, Development, and Investments

2580 Sierra Boulevard, Suite E • Sacramento, CA 95825 • (916) 486-1061





CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
MAR 15 1979

APPROVED BY CITY
COUNCIL 3-20-79

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

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

ETHAN BROWNING, JR.
PLANNING DIRECTOR

March 14, 1979

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Tentative Map (P-8490)
2. Subdivision Modification to create a lot with a depth greater than 160 feet

LOCATION: Southwest corner of Elder Creek Road and 63rd Street

SUMMARY

This is a proposal to develop a 1.9 acre site into six single-family lots and one remnant parcel. The Planning staff and Planning Commission recommends that the project be approved subject to conditions.

BACKGROUND INFORMATION

The subject site is located on the southwest corner of Elder Creek Road and 63rd Street. It is located in an area that contains mixed residential land uses. There is a mobile home park to the east, single family to the south, and vacant property to the north and west.

The applicant is proposing to divide the site to include six single-family lots that front along 63rd Street, and one remnant deep lot with a depth of 471 feet that will front on Elder Creek Road. It appears that this is the most logical way to divide this site at this particular time. There is no way to avoid the deep lot.

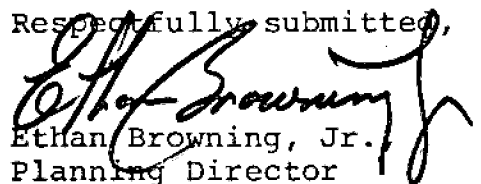
VOTE OF COMMISSION

On February 22, 1979, the Planning Commission, by a vote of 8 ayes, 1 absent, recommended approval of the project subject to conditions.

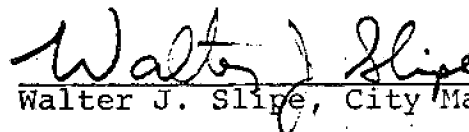
RECOMMENDATION

It is recommended that the City Council approve the project subject to the conditions listed on the attached tentative map resolution. This can be accomplished by approving the attached resolution.

Respectfully submitted,


Ethan Browning, Jr.
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slive, City Manager

March 20, 1979
District No. 6

EBj:HY:bw

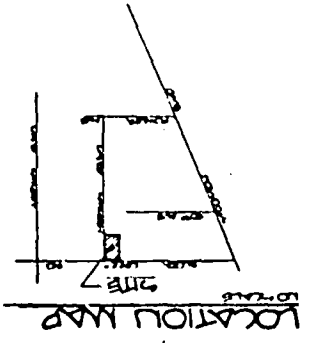
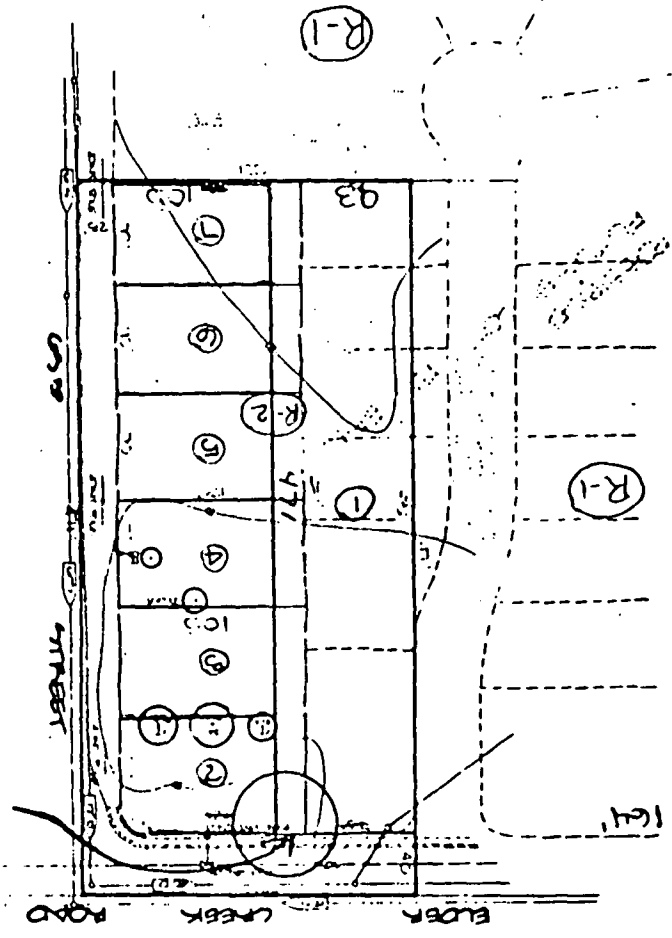
Attachment
P-8490

06484

2-22-77

4 way

MORRISON CREEK



Adjust North-south
 property line of lots
 2-6, 20 feet to the
 EAST.

MOBILE HOME
 PARK
 (R-1)

ZONING:
 R-1 - R-2
 MODIFIED R-2

DESCRIPTION:
 PORTION OF LOT 1 OF THE PARCELED PART OF LAND
 MORE OR LESS, APPROX 10 ACRES, MORE OR LESS,
 TRACT 29, SECTION 29, TOWNSHIP 12N, RANGE 12E,
 040-071-18

OWNER/DEVELOPER:
 JOHN C. ALLEN, JR.
 2000 S. BAYVIEW DRIVE
 SACRAMENTO, CA 95825

ENGINEER:
 R. J. COOPER, CIVIL ENGINEER
 2000 S. BAYVIEW DRIVE
 SACRAMENTO, CA 95825

PRESENT USE:
 VACANT

ACREAGE:
 TOTAL AREA - 120.00 SQ FT
 TOTAL NO. LOTS: 12

PUBLIC UTILITIES:
 HIGHWAY 40 - 1/2 MI. CITY OF SACRAMENTO
 WATER - CITY OF SACRAMENTO

STREET IMPROVEMENTS:
 CITY OF SACRAMENTO ENGINEERING DEPT.
 MINOR IMPROVEMENTS TO BE MADE.

SCHOOL DISTRICT:
 CITY OF SACRAMENTO

FIRE DISTRICT:
 CITY OF SACRAMENTO

RECREATION & PARK DISTRICT:
 CITY OF SACRAMENTO

Exhibit "A"

100 FT POWER LINE EASEMENT

RESOLUTION NO. 79-168

Adopted by The Sacramento City Council on date of
MAR 20 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR ELDER CREEK ESTATES (APN 040-071-14) (P-8490)

City Planning Commission

MAR 21 1979

RECEIVED

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Elder Creek Estates located at the southwest corner of Elder Creek Road and 63rd Street (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 March 20, 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 Lindale-Florin 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.
- 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. In the matter of the requested subdivision modification, the Council determines as follows:

- a. 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 that the particular case to conform to the strict application of these regulations.

Fact: The proposed deep lot is necessary in order to allow the future development of the adjacent parcel to the west with standard lot sizes

Fact: The width of the subject site precludes the design of standard lot sizes.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: At the present time, the proposed lot pattern is the only logical way to divide the site.

- c. 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 proposal will not significantly affect the properties in the vicinity of the subject site.

Fact: The applicant's proposal is compatible to the area.

- d. 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 1974 General Plan designates the site for residential uses.

Fact: The Lindale-Florin Community Plan designates the site for Multiple Family Residential uses.

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 and Subdivision Modification be approved as shown on exhibit "A" and subject to the following conditions:
 1. Applicant shall adjust the north-south property line for the six lots along 63rd Street to provide for a maximum lot depth of 105 feet.
 2. Applicant shall dedicate and improve a 27-foot right-of-way from center line of 63rd Street.
 3. Applicant shall provide the standard subdivision improvements as per the City of Sacramento Subdivision Ordinance (Sec. 40.811).
 4. The minimum lot pad elevation shall be +25.5 feet.
 5. Applicant shall provide street lights as per the City of Sacramento Subdivision Ordinance (Section 40.811).
 6. Under proposed subdivision lot #1 shall be restricted to no more than one single family or one duplex unit (this shall be noted on final map).
 7. Prior to the issuance of any building permits for housing on lot 1, the applicant shall provide to the Planning Department a site plan indicating the location of the buildings on lot 1, to insure that no houses are constructed on proposed lot lines.

PHILLIP L. ISENBERG

MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

bw

P-8490

CERTIFIED AS TRUE COPY of Resolution No. 79-168

MAR 21 1979

DATE CERTIFIED
Deputy *Lorraine Magana*



CITY OF SACRAMENTO

P-8490
RECEIVED 3/
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
AUG 25 12 30 PM '80
jm

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

August 20, 1980

HR9: 9-10-80
FCA DATE: 9-23-80

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione *jm*
SUBJECT: Request to Set Public Hearings

cc: Van Duyn
Carter
Miller
Jee

Please schedule the following items for public hearings. All necessary support material is attached.

1. Tentative Map time extension for Lemon Tree Meadows.
Location: North side of Lemon Hill Avenue, approximately 900 feet east of 65th Street Expressway. (P-8482) (D6)
2. Tentative Map time extension for Elder Creek Estates.
Location: Southwest corner of Elder Creek Road and 63rd Street.
(P-8490) (D6)
3. Tentative Map time extension for Lake Crest Village, Unit #4.
Location: South of Greenhaven 17 and west of Delta Park Hills Subdivisions. (P-8499) (D1)

jm

Attachments

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: BH

- Gen. Plan Amend. (GPA)
 Comm. Plan Amend. (CPA)
 Rezone (RZ) from _____ to _____
 Special Permit (SP)
 Variance (V)
 Tentative Map (TM)
 Sbdvn. Modification (SM)

Other EID

Assessors Parcel No. 040 - 021 - 14 Address SW corner of Elder Creek Road & 63rd Street

Request(s) 1) Environmental Determination 2) Tentative Map to divide 1.96+ ac. into 7 parcels 3) Subdivision Modification/Variance to create lot with depth greater than 160'

Owner(s) John & Ruby Alderson - 3406 American River Dr., Sacto. 95825 Phone No. _____

Applicant CV Consulting Eng. - 2400 Glendale Lane, Ste. G, Sacto. 95825 Phone No. _____

Signature [Signature] Filing Fee \$325 + 75 + 180 = \$580 Receipt No. 41548 2/16/79

C.P.C. Meeting Date February 22, 1979

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved _____ Approved w/Conditions V Approved Based on Find. of Fact Due _____

Rec. Approval _____ Rec. Approval w/Conditions TM/SM Denied _____

Findings of Fact Approved _____

Copy Sent to Applicant 2-26-79

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map X Subd. Modification X Appeal _____

Approved _____ Approved w/Conditions 3/20/79 Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: Variance/Tentative Map/Subdivision Modification is/are:
(Res. No. 79-168)

Approved _____ Denied _____ Approved w/Conditions V-2-8-79 TM/SM-3-20-79

By: [Signature]
SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: 4-17-79
DATE



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY MALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

September 11, 1980

J.R. Ferguson & Associates, Inc.
2580 Sierra Boulevard, Suite E
Sacramento, CA 95825
ATTN: Bob Johnson

Dear Mr. Johnson:

On September 10, 1980, the Sacramento City Council granted a time extension on the tentative map for Elder Creek Estates (P-8490).

The extension is granted one-time only, and will lapse on September 20, 1980.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/31

cc: P-8490 Mailing List
Planning Department