



CITY OF SACRAMENTO

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

CITY MANAGER'S OFFICE
RECEIVED
MAR 10 1982

MARTY VAN DUYN
PLANNING DIRECTOR

March 10, 1982

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

Honorable Members in Session:

MAR 16 1982

SUBJECT: 1. Environmental Determination (Exempt 15115)
2. Tentative Map (P-82-002)

OFFICE OF THE
CITY CLERK

LOCATION: 100 Cadillac Drive

SUMMARY:

This is a request to divide a 7.6 acre site into two parcels in order to allow an apartment to be converted in two phases. The staff and Subdivision Review Committee recommended approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject request does not necessitate review by the Planning Commission because there is no concurrent request for variance, rezoning, or plan amendment. The application was, therefore, transmitted directly to the City Council.

Surrounding land use and zoning are as follows:

- North: Apartment; and R-3R
- South: Apartments; and R-3
- East: Apartments, offices, and commercial; C-2R, C-1, OB-R, S-C
- West: American River; and ARP-F

The site is presently developed with a 140-unit apartment complex. On April 7, 1981, the City Council approved the conversion of this site for condominiums. The purpose of the subject map is to allow the complex to be converted in two phases. There is no objection to the request.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment, therefore, this project is exempt from the provisions of CEQA.

RECOMMENDATION:

The Parcel Map Advisory Agency (Planning Director and City Engineer) based upon review by the Subdivision Review Committee, recommends approval of the project by adopting the attached resolution adopting findings of fact, approving the tentative map with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

Recommendation Approved:


Walter J. Slibe, City Manager

MVD:HY:cp
Attachments
P-82-012

March 16, 1982
District No. 3

RESOLUTION No. 82-181

Adopted by The Sacramento City Council on date APPROVED
BY THE CITY COUNCIL

March 16, 1982

MAR 16 1982

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR CADILLAC DRIVE OFFICE OF THE
APARTMENTS (APN: 295-020-12)(P-82-002) CITY CLERK

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for Cadillac Drive Apartments located at 100 Cadillac Drive,

(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 March 16, 1982, 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 Campus Commons PUD Schematic Plan in that the plans designate the subject site for residential uses.
- 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, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat pursuant to CEQA, Section
- 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. 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:

The Tentative Map be approved subject to the following conditions:

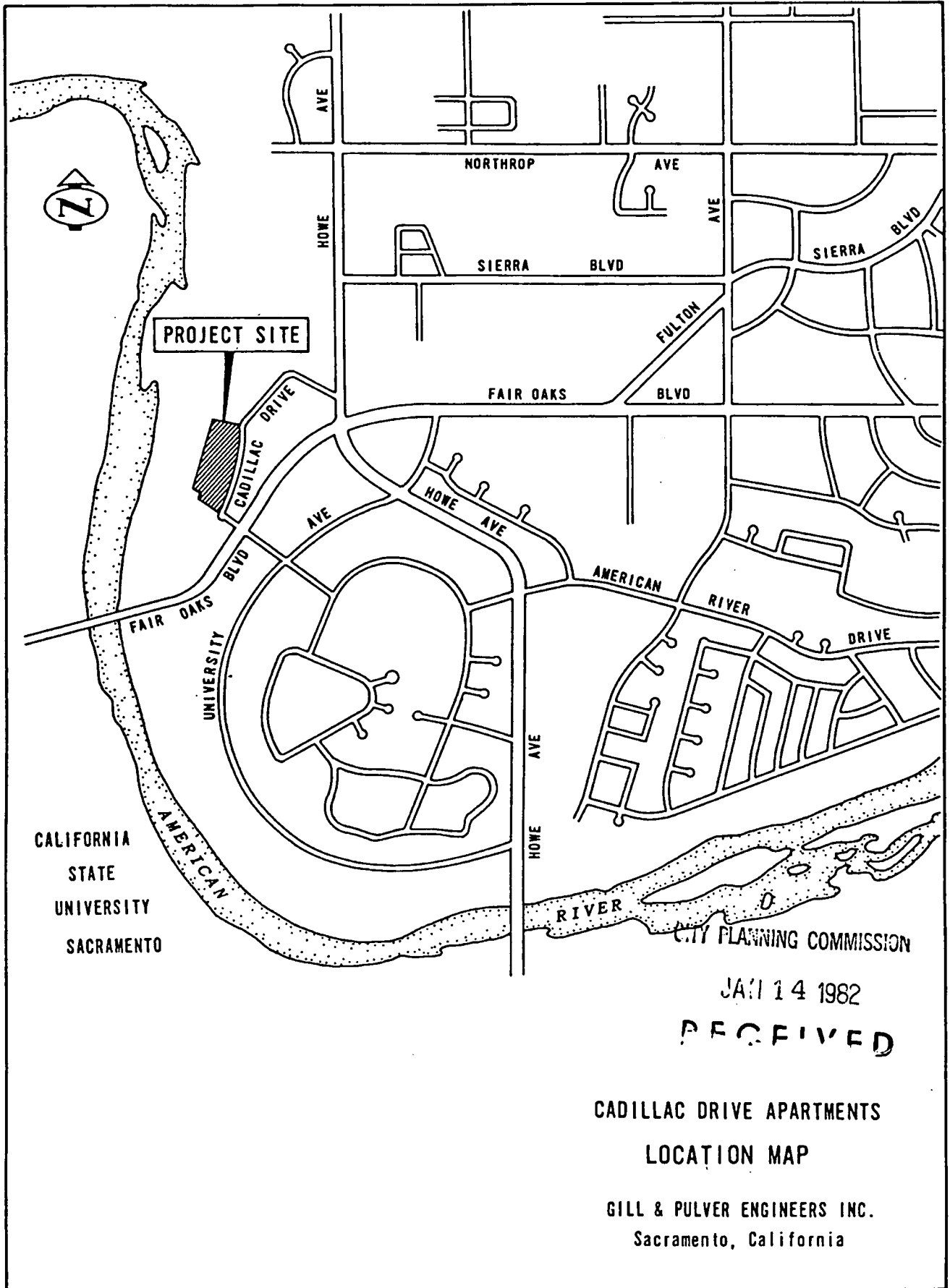
1. Prepare a utility study for the review and approval of the City Engineer. Must provide reciprocal access, water, sewer, drainage and flowage easements as determined by the study.
2. The applicant shall submit a tentative map which includes the location of the buildings for the review and approval of the Building Department prior to filing of the final map.
3. Place the following note on the final map: A document recorded in Book 7511-19 on Page 581 documents the right-of-way granted to SMUD and PG & E.
4. Provide for reciprocal access and rights of use of the recreation facilities on both parcels.

MAYOR

ATTEST:

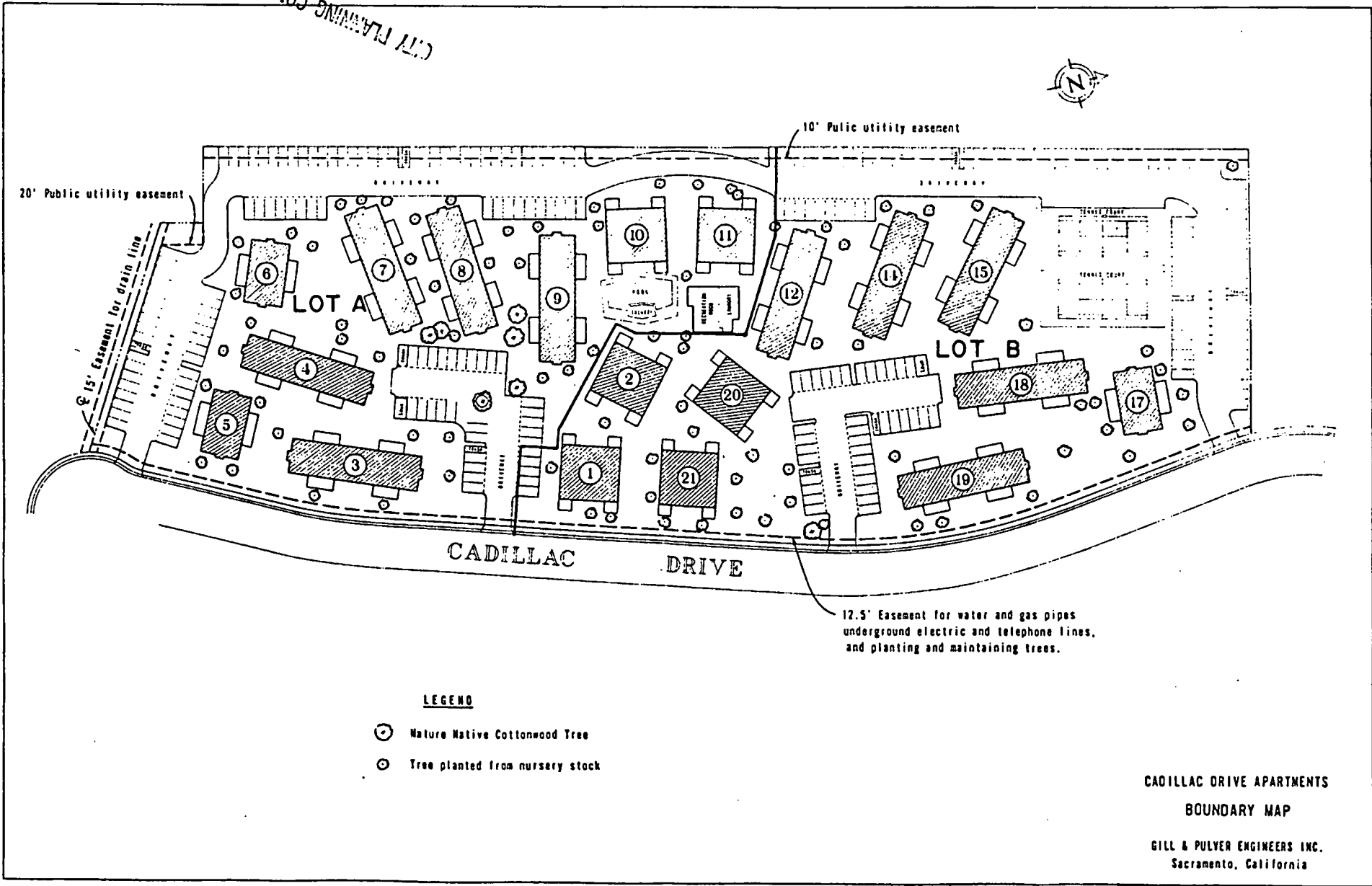
CITY CLERK

P-82-002



CITY PLANNING COMMISSION
 JAN 14 1982
 RECEIVED

P-82-002



LEGEND

- ⊙ Nature Native Cottonwood Tree
- ⊙ Tree planted from nursery stock

CADILLAC DRIVE APARTMENTS
 BOUNDARY MAP
 GILL & PULVER ENGINEERS INC.
 Sacramento, California

6

3-16-82
28



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

February 22, 1982

Virginia Terrance Investors, Ltd.
1291 East Hillside Blvd., #105
Foster City, CA 94404

On February 17, 1982, the following matter was filed with my office to set a hearing date before the City Council:

Tentative Map to divide 7.6± acres zoned R-2B-R developed with an approved 140 condominium conversion project into two parcels for phasing purposes for property located at 100 Cadillac Drive (P-82002)

This hearing has been set for March 16, 1982, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.

Sincerely,


Lorraine Magana
City Clerk

LM/mm

cc: Gill and Pulver Engineers, Inc.
P-82002 Mailing List (13)

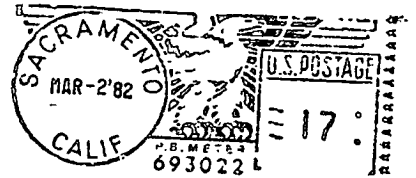


OFFICE OF THE CITY CLERK
915 I STREET SACRAMENTO CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 448-8428

RETURNED
TO
SENDER
INSUFFICIENT ADDRESS
Marked as returned

Edgmont Professional Ltd.
77 Cadillac Drive
Sacramento, CA 95825
APN: 295-020-05

PRESENTED
FIRST CLASS



RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
MAR 8 9 21 AM '82

NOTICE OF CITY COUNCIL HEARING



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

March 17, 1982

Virginia Terrance Investors, Ltd.
1291 East Hillside Blvd., #105
Foster City, CA 94404

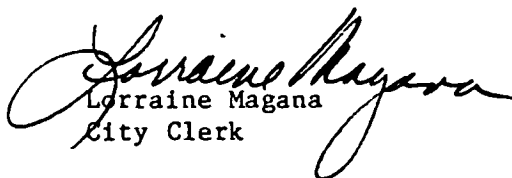
Dear Gentlemen:

On March 16, 1982, the Sacramento City Council took the following action(s) for property located at 100 Cadillac Drive (P-82002):

Adopted a Resolution adopting findings of Fact and approving a Tentative Map to divide 7.6 acres zoned R-2B-R developed with an approved 140 condominium conversion project into two parcels for phasing purposes, subject to stated conditions.

Enclosed, for your records, is a fully certified copy of above referenced resolution.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/28
Enclosure

cc: Planning Department
Gill and Pulver Engineers, Inc.
1300 Ethan Way, Suite 675
Sacramento, 95825