



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

CITY MANAGER'S OFFICE
RECEIVED
FEB 16 1984

APPROVED
BY THE CITY COUNCIL

FEB 21 1984

OFFICE OF THE
CITY CLERK

February 16, 1984

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination (Exempt 15315)
 2. Subdivision Modification to waive standard improvements along North B Street
 3. Tentative Map (P84-004) (APN: 002-010-05) (FT)

LOCATION: West side of 12th Street, approximately 500+['] south of North B Street

SUMMARY

The applicant is requesting the necessary entitlements to divide an 8+ acre site into two parcels. The purpose of the division is for sale of parcel A. The staff and Subdivision Review Committee recommend the project be approved subject to conditions.

BACKGROUND INFORMATION

This tentative map does not require Planning Commission review since there are no concurrent requests for rezoning, special permit or plan amendment. This project is, therefore, being transmitted directly to the City Council for consideration.

Surrounding land use and zoning are as follows:

- North: Metal yard; M-2
- South: Southern Pacific; M-2
- East: Industrial; M-2
- West: Southern Pacific; M-2

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

The purpose of the land division is to sell parcel A to the operators of Levin Metal Yards which is located adjacent and to the north of parcel A. The metal company has leased parcel A from the Southern Pacific Railroad for several years and is now proposing to purchase the property.

Since parcel A and the parcel to the north are under different ownership and the two parcels cannot be merged, staff and the City Traffic Engineer recommended that the applicant provide for a reciprocal access easement between the two parcels. The City Public Works Director recommended that the applicant enter into an agreement to dedicate the necessary right-of-way for North B Street prior to recordation of the final map.

The Subdivision Review Committee recommended approval of the parcel map and the Subdivision Modification to waive standard improvements along North B Street.

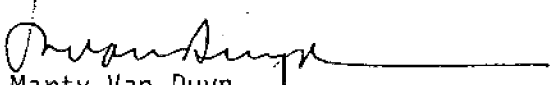
The Public Works Department recommended waiver of the street improvements because of the uncertainty of the railroad levee location adjacent to North B Street and further study will be necessary as per the agreement with the applicant to dedicate right-of-way for North B Street.

RECOMMENDATION

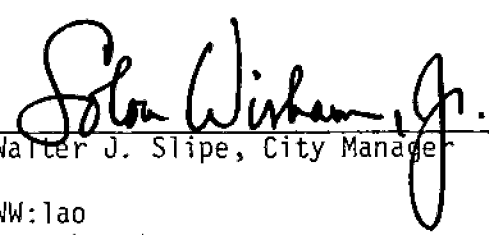
The Parcel Map Advisory Agency (Planning Director and City Engineer) based upon review by the Subdivision Review Committee, recommends that the City Council approve the project by:

Adopting the attached Resolution adopting Findings of Fact, approving the Tentative Map and Subdivision Modification with Conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

Recommendation Approved:


for: Walter J. Slupe, City Manager

WW:lao
attachments
P84-004

February 21, 1984
District No. 1

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED
BY THE CITY COUNCIL

FEB 21 1984

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED IN A PORTION OF BLOCKS BOUNDED BY
10TH AND 12TH STREETS AND A AND NORTH B STREETS
(P-84-004)(APN: 002-010-05)

WHEREAS, the City Council, on February 21, 1984, held a public hearing
on the request for approval of a tentative map for property located in a portion
of blocks bounded by 10th and 12th Streets and A and North B Streets;

WHEREAS, all governmental and utility agencies affected by the development of the
proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed
project is exempt from environmental determination pursuant to CEQA, Section
15315 ;

WHEREAS, the Parcel Map Advisory Committee has submitted to the City Council its
report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in
relation to feasible future passive or natural heating and cooling opportunities;
and

WHEREAS, the City Council has considered the effects that approval of the proposed
subdivision would have on the housing needs of the Sacramento Metropolitan area
and balances these needs against the public service needs of City residents and
available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. None of the conditions described in Government Code Section 66474,
subsections (a) through (g) inclusive, exist with respect to the proposed
subdivision.
2. The proposed subdivision, together with the provisions for its design and
improvement, is consistent with the City General Plan, and Chapter 40 of the
City Code, which is a Specific Plan of the City. The City General Plan
designates the subject site for industrial use.

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. In the matter of the hereby approved requested subdivision modification to waive standard improvements :
 - a. There are such special circumstances or conditions affecting the property to be subdivided that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that it is not feasible or desirable to provide improvements at this time since the site is being used in conjunction with the railroad levee.
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the applicant will be dedicating a majority of parcel 8 for future improvements
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that granting the modification will not significantly change the characteristics of 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 in that the site is designated for industrial uses
6. The tentative map for the proposed subdivision is hereby approved subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Street lights do not exist at the present time. The applicant shall enter into an agreement with the City to participate in any future assessment district to provide street lights when they are installed in the neighborhood.

- b. The applicant shall provide a reciprocal access easement between parcel A and the parcel (APN: 002-031-020) to the north *or Parcel B.*
- c. The applicant shall enter into an agreement with the City to dedicate the necessary right-of-way for North B Street.

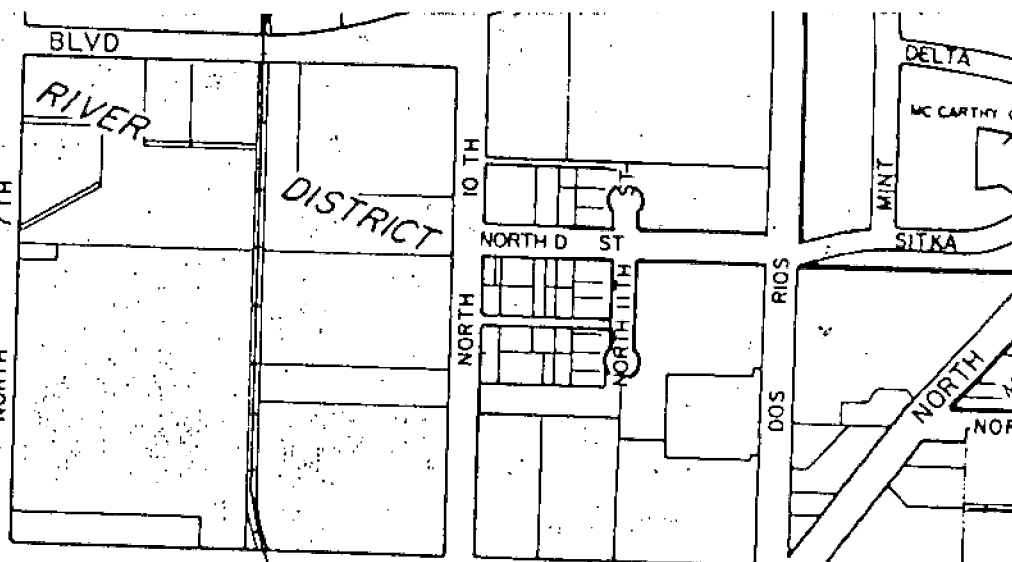
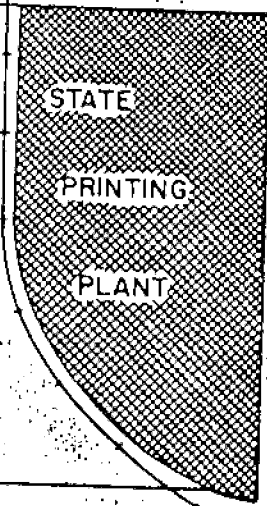
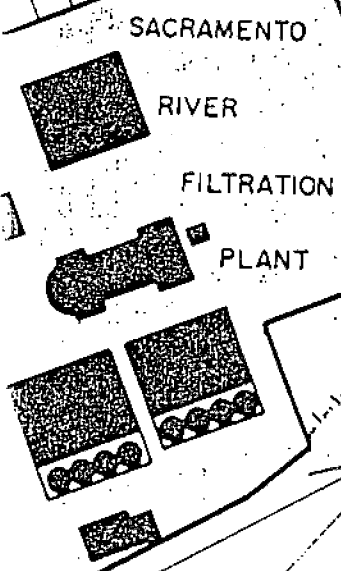
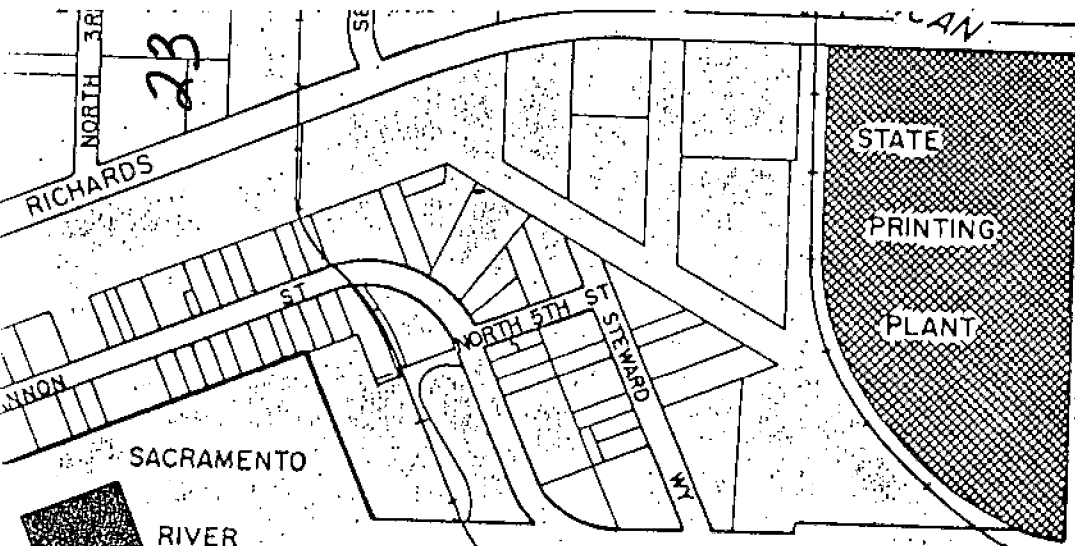
MAYOR

ATTEST:

CITY CLERK

P84-004

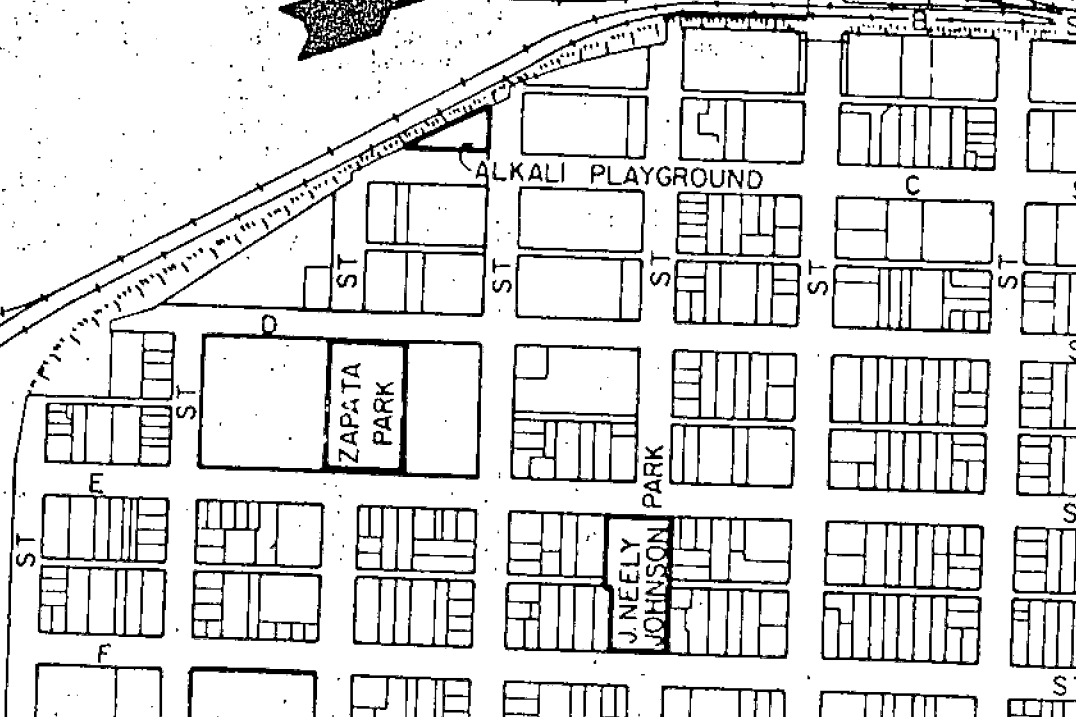
23
NORTH 3R
RICHARDS

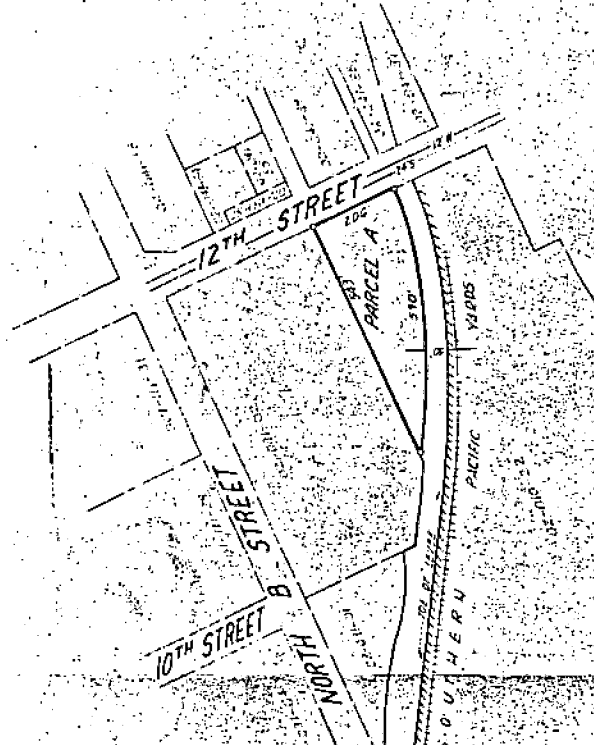


SUBJECT SITE

SOUTHERN

PACIFIC





TENTATIVE PARCEL MAP
PORTION OF BLOCKS BOUNDED
BY 10TH & 12TH STREETS AND "A"
& NORTH "B" STREETS
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
JANUARY, 1984
 DRAWN BY: SOUTHERN PACIFIC ASSOCIATES

NOTE: PARCEL LINES SHOWN HEREON ARE EXHIBITS PREPARED BY SOUTHERN PACIFIC ASSOCIATES FOR THE CITY OF SACRAMENTO AND SOUTHERN PACIFIC TRANSPORTATION COMPANY.

OWNER: SOUTHERN PACIFIC TRANSPORTATION CO.
 SOUTHERN PACIFIC RAILROAD
 SACRAMENTO, CALIF. 95814

SUBDIVIDER: LEVIN METALS CORP.
 P. O. BOX 189
 SACRAMENTO, CALIF. 95801

ENGINEER: MURRAY SMITH & ASSOCIATES
 3020 EXPLORER DRIVE
 SACRAMENTO, CALIF. 95827
 PHONE: 381-8444

IMPROVEMENTS: AS REQUIRED BY CITY OF SACRAMENTO
 DEPARTMENT OF PUBLIC WORKS

EXISTING USE: INDUSTRIAL

PROPOSED USE: INDUSTRIAL

EXISTING ZONING: M-2

ASSESSOR'S PARCEL NO.: 002-010-05

SEWAGE DISPOSAL: CITY OF SACRAMENTO

DRAINAGE: CITY OF SACRAMENTO

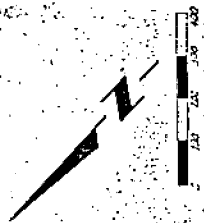
WATER SUPPLY: CITY OF SACRAMENTO

FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT

ACREAGE: PARCEL A - 1.60 ACRES

NO. OF LOTS: 2

LOT SIZE: AS SHOWN



VICINITY MAP
 NO SCALE

84-144

23

-3-

- b. The applicant shall provide a reciprocal access easement between parcel A and the parcel (APN: 002-031-020) to the north or Parcel B.
- c. The applicant shall enter into an agreement with the City to dedicate the necessary right-of-way for North B Street.

MAYOR

ATTEST:

CITY CLERK

P84-004

February 22, 1984

Southern Pacific Transportation Co.
401 I Street
Sacramento, CA 59814

Dear Gentlemen:

On February 21, 1984, the Sacramento City Council took the following action(s) for property located westerly side of 12th Street, approximately 500± feet south of North B Street:

Adopted Resolution No. 84-144 (as amended) adopting findings of fact and approving map and subdivision modification.
(P-84004)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/km/23

Enclosure

cc: Planning Department

Murray Smith and Associates