

25



CITY OF SACRAMENTO

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

AUG 8 11 12 AM '85

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

CITY MANAGER'S OFFICE
RECEIVED
AUG 8 1985

August 6, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt, 15315)
2. Tentative Map (APN: 237-400-15)(P85-272)(FT)

LOCATION: 3901 Pell Drive

APPROVED
BY THE CITY COUNCIL

AUG 13 1985

OFFICE OF THE
CITY CLERK

SUMMARY

This is a request to subdivide 2.5+ acres developed with three existing commercial/warehouse structures into three parcels. Staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

BACKGROUND INFORMATION

Land divisions that are not accompanied by a request requiring review by the Planning Commission can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding Land Uses and Zoning are as follows:

North:	Vacant:	M-1SR
South:	Vacant:	M-1SR
East:	Single Family:	R-1
West:	Warehouse:	M-1SR

The subject site is zoned Light Industrial (M-1SR). It is currently developed with three commercial/warehouse structures. There is a 25 foot landscaped setback along Pell Drive per Zoning Ordinance regulations. The purpose of the map is to allow individual ownership of each building.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

City Council

-2-

August 6, 1985

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon review by the Subdivision Review Committee recommend:

Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,

Marty Van Duyn

Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

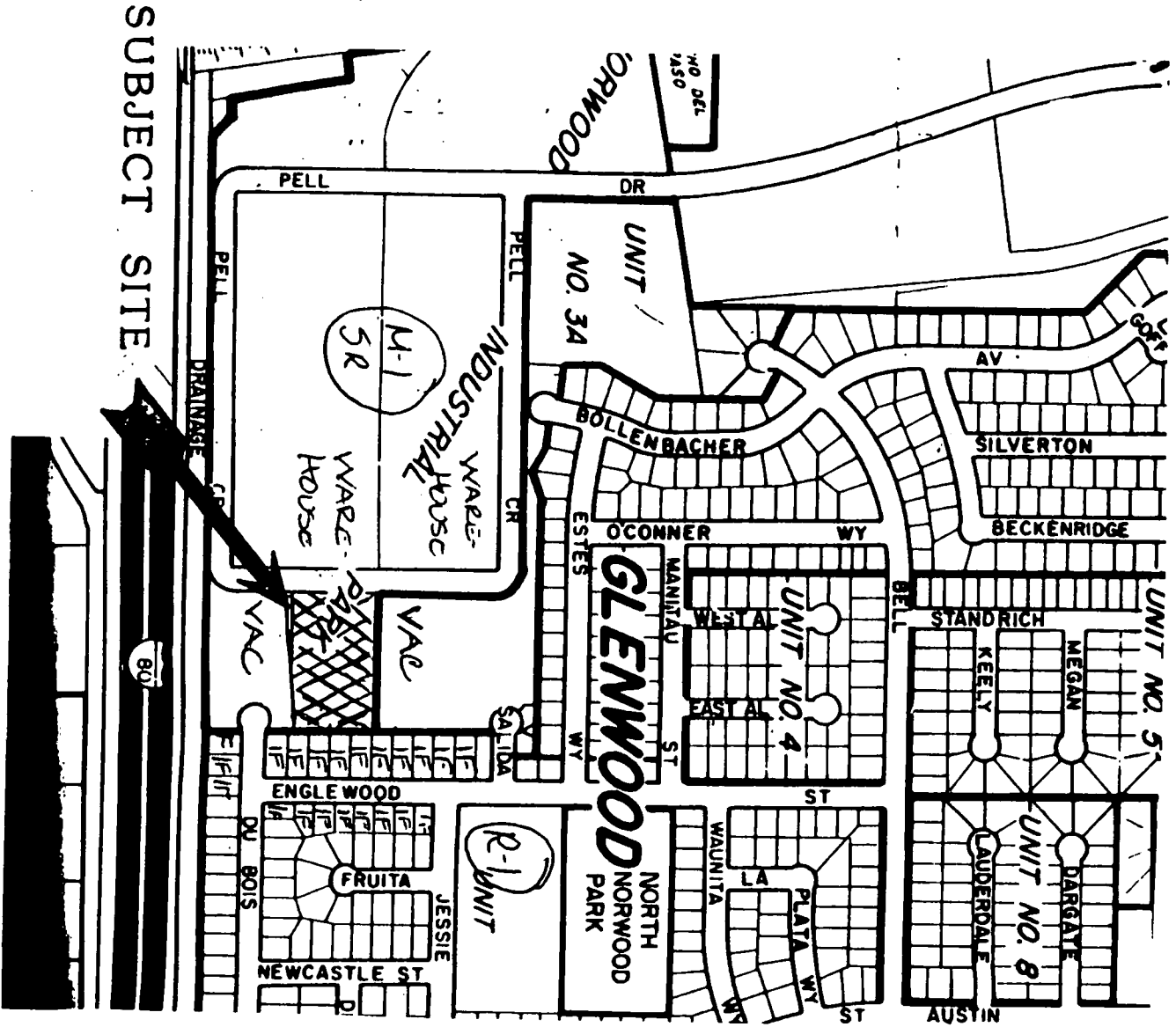
For: Solon Wiseman Jr.

Walter J. Slipe, City Manager

SD: pkb
attachments
P85-272

August 13, 1985
District No. 2

VICINITY - LAND USE - ZONING



SUBJECT SITE

D85-272

RESOLUTION No. 85-611

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 3901 PELL
DRIVE

APPROVED
BY THE CITY COUNCIL

(85-272) (APN: 237-400-15)

AUG 13 1985

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on August 13, 1985, held a public hearing on the request for approval of a tentative map for property located at 3901 Pell Drive;

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 Agency 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. Both the City General Plan and the 1984 North Sacramento Community Plan designate the subject site for industrial use(s).

- 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 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. 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. Provide standard sewer and water improvements pursuant to Section 40.811 of the City Code;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer; and
 - c. Record on the final map reciprocal access and utility easements to the satisfaction of the Traffic Engineer and Public Works Department.

MAYOR

ATTEST:

CITY CLERK

P85-272

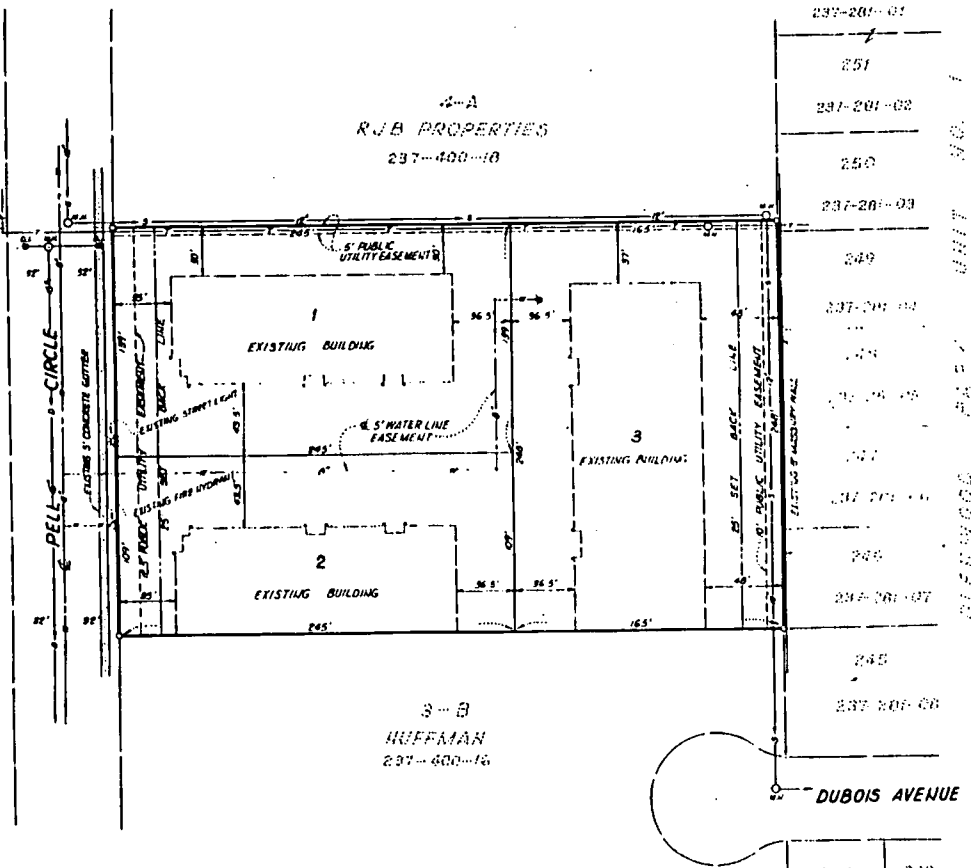
TENTATIVE PARCEL MAP
PARCEL 3A OF 48 P.M. 36
 (A POR. OF LOT 3, NORWOOD INDUSTRIAL PARK, 102 B.U. 17)
 CITY OF SACRAMENTO, CALIFORNIA
 JUNE 1985 SCALE: 1" = 50'
 MURRAY SMITH AND ASSOCIATES

5-A
 NORTHGATE
 PARTNERSHIP
 237-400-13

4-A
 RJB PROPERTIES
 237-400-10

2-B
 GLASER BROS.
 237-400-12

3-B
 HUFFMAN
 237-400-14

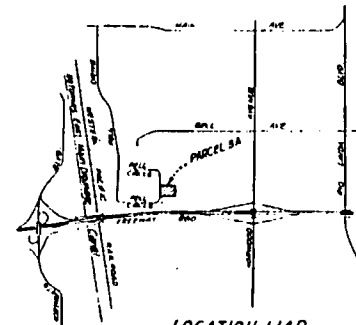


- OWNER: R.E. STEWARD & ASSOC.
 3533 F. SUNRISE BLVD.
 RANCHO CORDOVA, CALIF.
 PHONE: 635-1206
- SUBDIVIDER: SAME AS ABOVE
- ENGINEER: MURRAY SMITH & ASSOCIATES
 ENGINEERING, INC.
 3020 EXPLORER DRIVE
 SACRAMENTO, CA 95827
 PHONE: 361-0444
- IMPROVEMENTS: AS REQUIRED BY THE CITY
 OF SACRAMENTO IN PARTNER
 OF PUBLIC WORKS
- EXISTING USE: INDUSTRIAL OFFICE/WAREHOUSE
- PROPOSED USE: INDUSTRIAL OFFICE/WAREHOUSE
- EXISTING ZONING: M-1SR
- ASSESSOR'S PARCEL NO: 237-400-15
- SEWAGE DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT
- ACREAGE: 2.33 ACRES NET
- NO. OF LOTS: THREE
- LOT SIZE: AS SHOWN

NOTE: THIS PROPERTY IS FULLY DEVELOPED WITH PARKING,
 LANDSCAPING AND PUBLIC UTILITIES.

LEGEND:

- S- SEWER LINE (SEE # FLOW DIRECTION INDICATED)
- D- DRAIN LINE (" " " ")
- W- WATER LINE
- T- TELEPHONE CABLE
- O- MANHOLE



August 15, 1985

R/E Steward and Associates
3333 F Sunrise Blvd.
Rancho Cordova, CA 95670

Dear Gentlemen:

On August 13, 1985, the Sacramento City Council took the following action(s) for property located at 3901 Pell Drive:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to divide 2.4± developed acres located in the Light Industrial - Review zone into three parcels.
(P-85272)

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

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/25

Enclosure

cc: Planning Department

Murray Smith and Associates
3020 Explorer Drive
Sacramento, CA 95827