



CITY OF SACRAMENTO

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

CITY MANAGER'S OFFICE
RECEIVED
MAY 4 1983

MARTY VAN DUYN
PLANNING DIRECTOR

May 3, 1983

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 15115)
2. Tentative Map (P83-088)

LOCATION: 420 - 480 North 3rd Street

SUMMARY

This is a request for a tentative map to create a one lot condominium office/warehouse project on a 4.4 acre site located in the M-2 zone. The purpose of the tentative map is to allow the sale of individual units within the complex. The staff and Subdivision Review Committee recommended approval of the request as submitted.

BACKGROUND INFORMATION

The subject tentative map does not necessitate review by the Planning Commission because there are no concurrent requests for rezoning, special permit, variance, or plan amendments. The project is therefore being transmitted directly to the City Council for consideration.

Surrounding Land Use and Zoning are as follows:

- North: Office and Warehousing; and M-2
- South: Office and Warehousing; and M-2
- East: Office and Warehousing; and M-2
- West: Office and Warehousing; and M-2

The subject site is presently developed with a single story, 82,800 square foot office/warehouse complex. The tentative map will allow the owner to sell individual spaces within the complex. There is no objection to the request as submitted. There will be no physical changes to the site.

APPROVED
BY THE CITY COUNCIL

MAY 10 1983

OFFICE OF THE
CITY CLERK

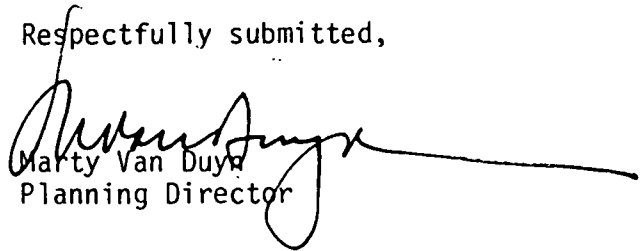
The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment; therefore, this project is exempt from the provisions of CEQA.

RECOMMENDATION


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

Adopting the attached resolution adopting findings of fact, approving the tentative map as submitted.

Respectfully submitted,


Marty Van Duyk
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipes, City Manager

MVD:HY:lao
Attachments
P83-088

May 10, 1983
District 1

RESOLUTION No. 83-355

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR RIVERBEND BUSINESS CENTER CONDOMINIUMS PARK

(P-83-088)(APN: 001-182-09,11)

WHEREAS, the City Council, on May 10, 1983, held a public hearing on the request for approval of a tentative map for Riverbend Business Center Condominiums;

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

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 Industrial Park Community Plan designate the subject site for Industrial use(s).

APPROVED BY THE CITY COUNCIL

MAY 10 1983

OFFICE OF THE CITY CLERK

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 as submitted.

MAYOR

ATTEST:

CITY CLERK

P83-088

May 16, 1983

W. R. Grace Development Corp.
P. O. Box 2480
Newport Beach, CA 92663

Dear Gentlemen:

On May 10, 1983, the Sacramento City Council took the following action(s) for property located at 420-480 North Third Street: (P-83088)

Adopted a Resolution adopting findings of Fact and approving a Tentative Map to create a one lot condominium office/warehouse project on 4.4± developed acres located in the Heavy Industrial (M-2) zone.

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

Sincerely,

Lorraine Magana
City Clerk

LM/jmb/15
Enclosure

cc: Planning Department
KASL Consulting Engineers, Inc.
4200 North Freeway Blvd. #18, Sacramento, 95834

