



# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN  
PLANNING DIRECTOR

March 11, 1981

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-9238)

LOCATION: 205 26th Street

### SUMMARY

The applicant is requesting the necessary entitlements to combine five existing parcels and a portion of 26th Street and resubdivide into three parcels. The Planning Commission, in concurrence with staff, recommended approval of the entitlements subject to conditions.

### BACKGROUND INFORMATION

The subject site is located in the C-4 Zone. The eastern portion of the site is developed with an auto repair shop and the western portion is undeveloped. Staff has no objection to the proposal since it will result in a more logical lotting pattern and better utilization of the land than currently exists. The proposed larger parcels will allow more flexibility in design.

### VOTE OF COMMISSION

On February 12, 1981, the Planning Commission, by a vote of seven ayes, two absent, recommended approval of the project subject to conditions.

APPROVED  
BY THE CITY COUNCIL

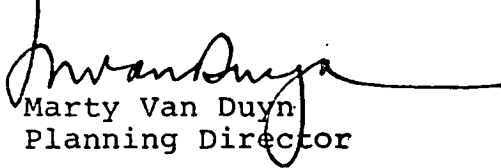
MAR 17 1981

OFFICE OF THE  
CITY CLERK

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project subject to conditions and adopt the attached Tentative Map Resolution.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:SD:jm  
Attachments  
P-9238

March 17, 1981  
District No. 1

# RESOLUTION No. 81-197

Adopted by The Sacramento City Council on date of

MARCH 17, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED  
AT 205 26th STREET (P-9238) (APN: 003-093-07, 08,  
10, and 003-095-30)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for property located at 205 26th Street

(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 17, 1981 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 Central City Community Plan in that both plans designate the subject site for Heavy Commercial 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.

APPROVED  
BY THE CITY COUNCIL

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OFFICE OF THE  
CITY CLERK

- 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 City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. 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:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
  - 1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance (bonds, private contracts and engineering fees shall be required) prior to filing the final map.
  - 2. The applicant shall process the proposed street abandonment of 26th Street through the Real Estate Division.
  - 3. Sewer and water lines shall be extended to Parcels A and B.
  - 4. The applicant shall dedicate a fire access easement 20 feet in width along the western boundary line of Parcel C.

5. The applicant shall agree to dedicate a 20-foot easement to the easterly portion of site for fire access purposes. The applicant shall enter into an agreement with the City of Sacramento to ensure such dedication for the easement prior to issuance of building permit for Parcel C.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P-9238

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE February 12, 1981  
 ITEM NO. 5a FILE NO. P- 9230  
 M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER \_\_\_\_\_

Recommendation:  Favorable  Unfavorable  
 LOCATION: 205 - 26th Street  
 Petition  Correspondence

PROPOSERS		
NAME	ADDRESS	
<u>Thomas Becker</u>	<u>2740 Arden Way</u>	

OPPOSERS		
NAME	ADDRESS	

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	2ND
Augusta	✓			✓
Goodin			<u>absent</u>	
Holloway	✓			
Hunter	✓			
Larson	✓			
Muraki	✓			
Simpson	✓			
Silva	✓			
Fong			<u>absent</u>	

- MOTION:
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL subject to amended staff & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

- EXHIBITS: A. Site Plan   
 B. Floor Plan   
 C. Elevation   
 D. Landscaping

STAFF REPORT AMENDED, FEBRUARY 12, 1981  
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Stonham & Becker, 2740 Arden Way, Sacramento, CA				
OWNER	William Castleberry & Ricky Dias, 205 - 26th Street, Sacramento, CA 95825				
PLANS BY	Stonham & Becker, architecture				
FILING DATE	11/5/80	50. DAY CPC ACTION DATE		REPORT BY:	SD:bw
NEGATIVE DEC.	12/1/80	EIR		ASSESSOR'S PCL. NO.	003-093-07, 08, 09 & 10 003-095-30

- APPLICATION:
1. Environmental Determination
  2. Tentative Map to divide 0.84+ acre into three parcels
  3. Section 65402(a) Review: proposed abandonment of the northern terminous of 26th Street

LOCATION: 205 - 26th Street

PROPOSAL: The applicant proposes to combine five existing parcels and a portion of 26th Street and resubdivide into three parcels. The entire site consists of 0.84+ acre located in the C-4 zone.

PROJECT INFORMATION

General Plan Designation: Industrial  
1980 Central City Community  
Plan Designation: Heavy Commercial  
Existing Zoning of Site: C-4  
Existing Land Use of Site: Auto repair and tire storage

Surrounding Land Use and Zoning:  
North: Railroad & refuse disposal; M-2  
South: Commercial & residential; C-4, R-4  
East: Commercial & playground; C-4, R-4  
West: Commercial & Residential; C-4

Property Dimensions: 0.84+ acre  
Topography: Flat  
Street Improvements: To be provided  
Existing Utilities

Water: Existing                      Sewer: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: At the January 21, 1981 meeting, by a vote of six ayes, two absent and one abstention, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the following conditions:

1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance (bonds, private contracts and engineering fees shall be required) prior to filing the final map.
2. The applicant shall process the proposed street abandonment of 26th Street through the Real Estate Department.
3. Sewer and water lines shall be extended to Parcels A and B.
4. The applicant shall dedicate a fire access easement 20 feet in width along the western boundary line of Parcel C.

APPLC. NO. P-9238

MEETING DATE February 12, 1981

CPC ITEM NO. 5

5. The applicant shall indicate a 20-foot wide fire access easement running east and west on Parcel C to within 80 feet of the eastern boundary line. Exact location of the easement shall be determined at the time building permits are obtained and shall be reviewed and approved by the Fire Marshal.

STAFF EVALUATION: Staff has the following comments with regard to the project:

1. The applicant is proposing to combine five lots and a portion of 26th Street and then redivide into three new lots. Staff has no objection to this proposal. There is a more logical approach to lot patterning in the area and a better utilization of the land than the current lotting pattern. The proposed parcels will be larger and more easily developed.
2. The project includes a request to abandon the unused portion of 26th Street. The right-of-way is located approximately through the middle of the property, dead-ending at the Southern Pacific railroad levee. There is no possibility of future extension to connect with another public street, and the property is not needed for public purposes. Staff supports the request to abandon a portion of 26th Street.
3. The City Engineering Division recommends approval of this abandonment but recommends a cul-de-sac be constructed along the new frontage lines to provide a turn-around. The affected City agencies have no objection to this abandonment subject to the dedication of necessary fire access easements.
4. The western portion of the site is cluttered with high stacks of used tires. These tires should be removed.

STAFF RECOMMENDATION: Staff recommends the following actions:

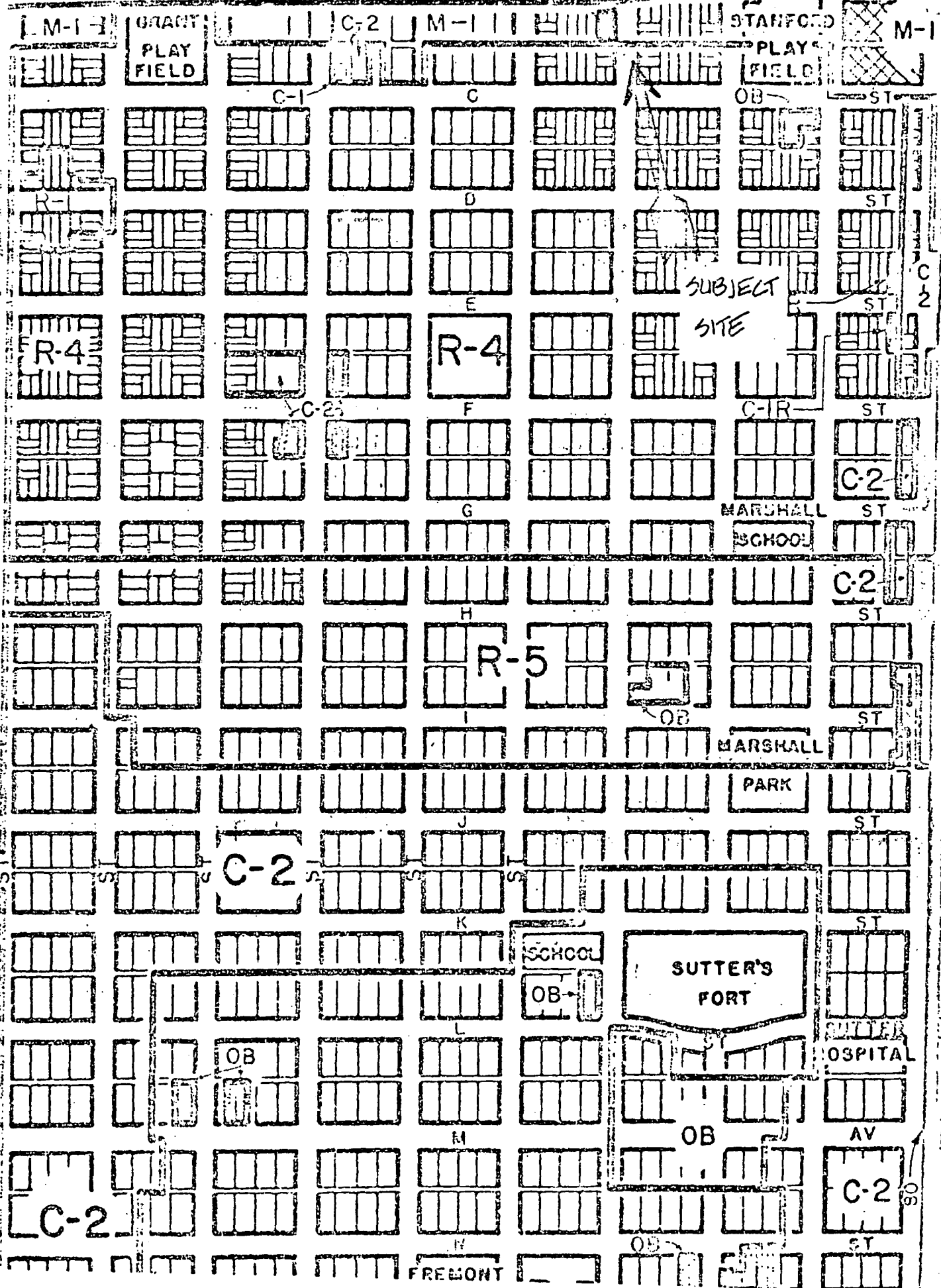
1. Ratification of the Negative Declaration.
2. Approval of the tentative map to divide 0.84+ acre into three parcels subject to the following conditions:
  - a. the applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance (bonds, private contracts and engineering fees shall be required) prior to filing the final map;
  - b. the applicant shall process the proposed street abandonment of 26th Street through the Real Estate Department;
  - c. Sewer and water lines shall be extended to Parcels A and B;
  - d. the applicant shall dedicate a fire access easement 20 feet in width along the western boundary line of Parcel C;



- e. the applicant shall indicate a 20-foot wide fire access easement running east and west on Parcel C to within 80 feet of the eastern line. Exact location of the easement shall be determined at the time building permits are obtained and shall be reviewed and approved by the Fire Marshal;
  - f. ~~the existing used tires shall be removed from the site.~~  
(Deleted by CPC 2-12-81).
3. Approval of this report indicating that the proposed street abandonment is consistent with the General Plan and the Central City Community Plan.

*CPC amended condition e to:*

- e. the applicant shall agree to dedicate a 20 foot easement to the easterly portion of site for fire access purposes. Applicant shall enter into an agreement with the City of Sacramento to ensure such dedication for the easement prior to issuance of building permit for parcel C.*



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ITEM NO. 5

**NOTES**

1. A REQUEST WILL BE FILED WITH THE CITY OF SACRAMENTO REAL ESTATE DIVISION TO ABANDON THAT PORTION OF 100<sup>TH</sup> STREET AND B STREET LYING BETWEEN THE WEST AND EAST LINES OF PARCELS A AND C AND THE 40' RADIUS ARC SHOWN HEREON.
2. A 40' RADIUS ARC WILL BE CONSTRUCTED WITHIN THE 40' RADIUS SWING ON 100<sup>TH</sup> STREET. IT WILL BE OF DESIGN AND DRAINAGE ACCEPTABLE TO THE CITY ENGINEER.

**TENTATIVE PARCEL MAP OF**

**LOTS 9, 10, 11, 12, 51, 52, A PORTION OF LOTS 53 AND 54, A PORTION OF B STREET AND A PORTION OF 26<sup>TH</sup> STREET  
NEW ERA PARK  
CITY OF SACRAMENTO, CALIFORNIA  
OCTOBER, 1980 SCALE: 1"=20'**

**SURVEYOR**

THOMAS S. TRAMER, L.S. 1967  
1604 - 21<sup>ST</sup> STREET  
SACRAMENTO, CALIFORNIA 95816  
PHONE: 916-441-7773

**RECORD OWNERS & SUBDIVIDERS**

WILLIAM W. CASTLEBARK  
40 ST. BALLBOUGH WAY  
SACRAMENTO, CALIFORNIA 95834  
PHONE: 916-447-7154  
  
BARRY E. & WILHELM M. DIAM  
1516 22<sup>ND</sup> AVENUE  
SACRAMENTO, CALIFORNIA 95816  
PHONE: 916-447-7154

**PROPOSED USE**

THREE (3) PARCELS

**EXISTING ZONING**

PRESENTLY ZONED C-4

**PROPOSED SEWAGE DISPOSAL**

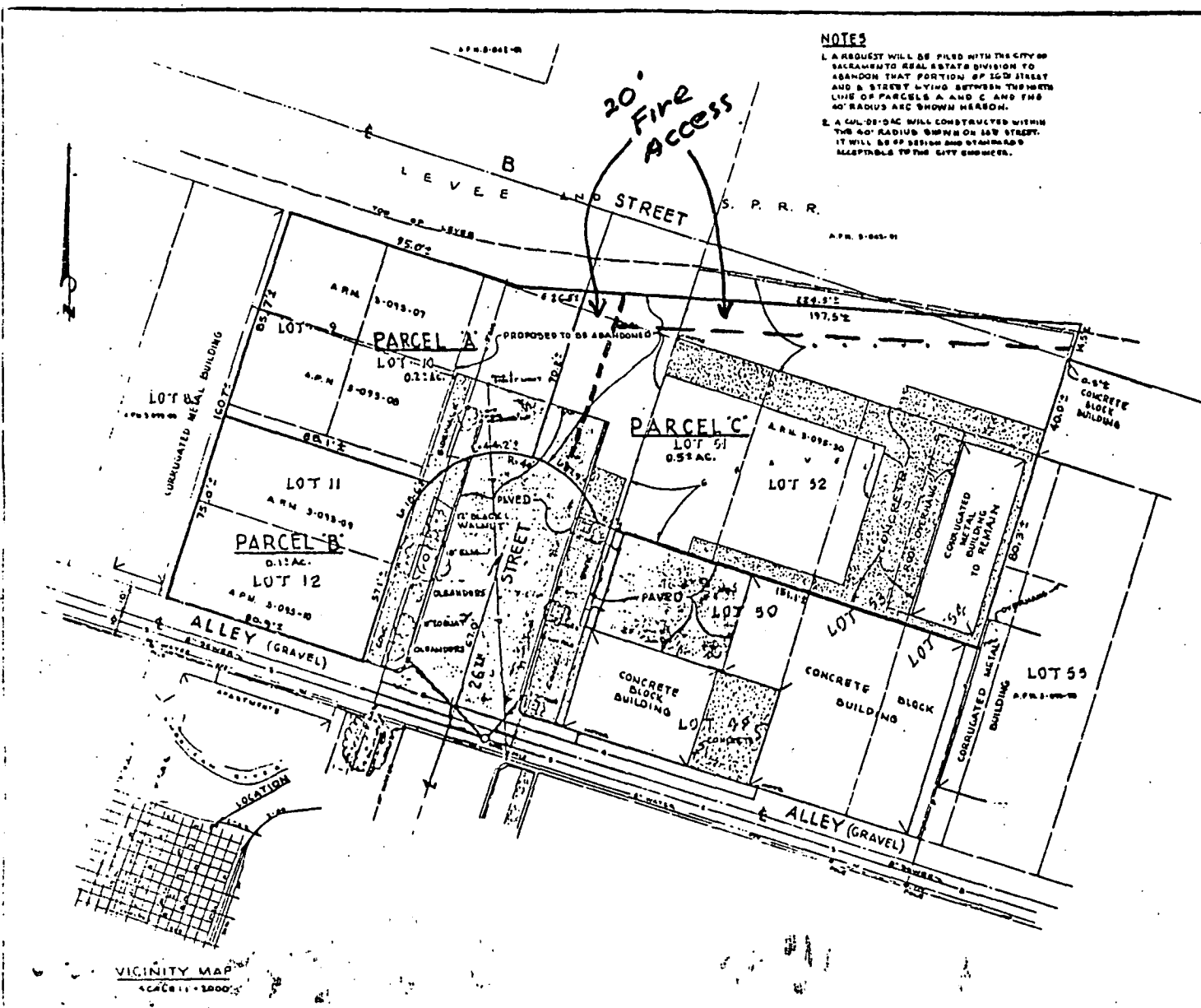
EXISTING PUBLIC SEWER

**PROPOSED WATER SUPPLY**

EXISTING PUBLIC WATER MAINS

**ASSESSOR'S PARCEL NUMBERS**

- 3-013-01
- 3-013-02
- 3-013-03
- 3-013-04
- 3-013-05
- 3-013-06



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