



CITY OF SACRAMENTO

26

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**  
SEP 27 1984

September 27, 1984

City Council  
Sacramento, California

**APPROVED**  
BY THE CITY COUNCIL

Honorable Members in Session:

OCT 2 1984

SUBJECT: 1. Environmental Determination  
2. Tentative Map (P84-314) (APN: 006-231-01 through 06) (FT)

OFFICE OF THE  
CITY CLERK

LOCATION: Southeast corner of 15th and N Streets

SUMMARY

This is a request to subdivide .7+ vacant acres into one air-space condominium lot for individual ownership of forty condominium residential units. The staff and Subdivision Review Committee recommend approval of the Tentative Map subject to Conditions.

BACKGROUND INFORMATION

Land division that has no concurrent requests requiring Planning Commission review can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding Land Uses and Zoning are as follows:

North: Apartments; C-2  
South: Apartments; R-5  
East: Apartments; R-5  
West: Parking; R-5

The subject site is C.A.D.A. Site 6A. Building plans have not yet been reviewed by the Design Review Board.

The subject site consists of six parcels totaling .7+ acres located in the Heavy Density Multi-Family (R-5) zone. The site is presently vacant.

The Planning and Community Services Divisions have determined that .352 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required land dedication. The applicant shall prepare an appraisal of the property to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

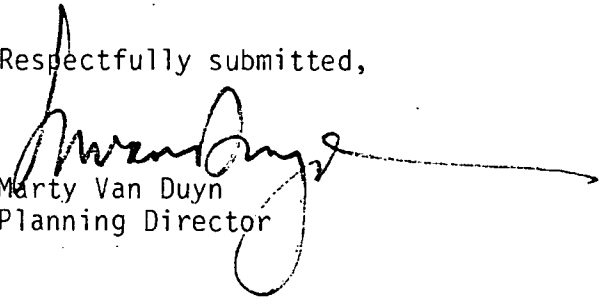
ENVIRONMENTAL DETERMINATION

The project has been reviewed by the Environmental Coordinator who has determined it will not have a significant adverse impact on the environment. A Negative Declaration has been prepared.

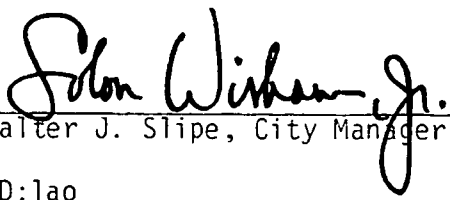
RECOMMENDATION

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

- 1. Ratification of the Negative Declaration; and
- 2. Adoption of the attached Resolution adopting Findings of Fact and approving the Tentative Map with Conditions.

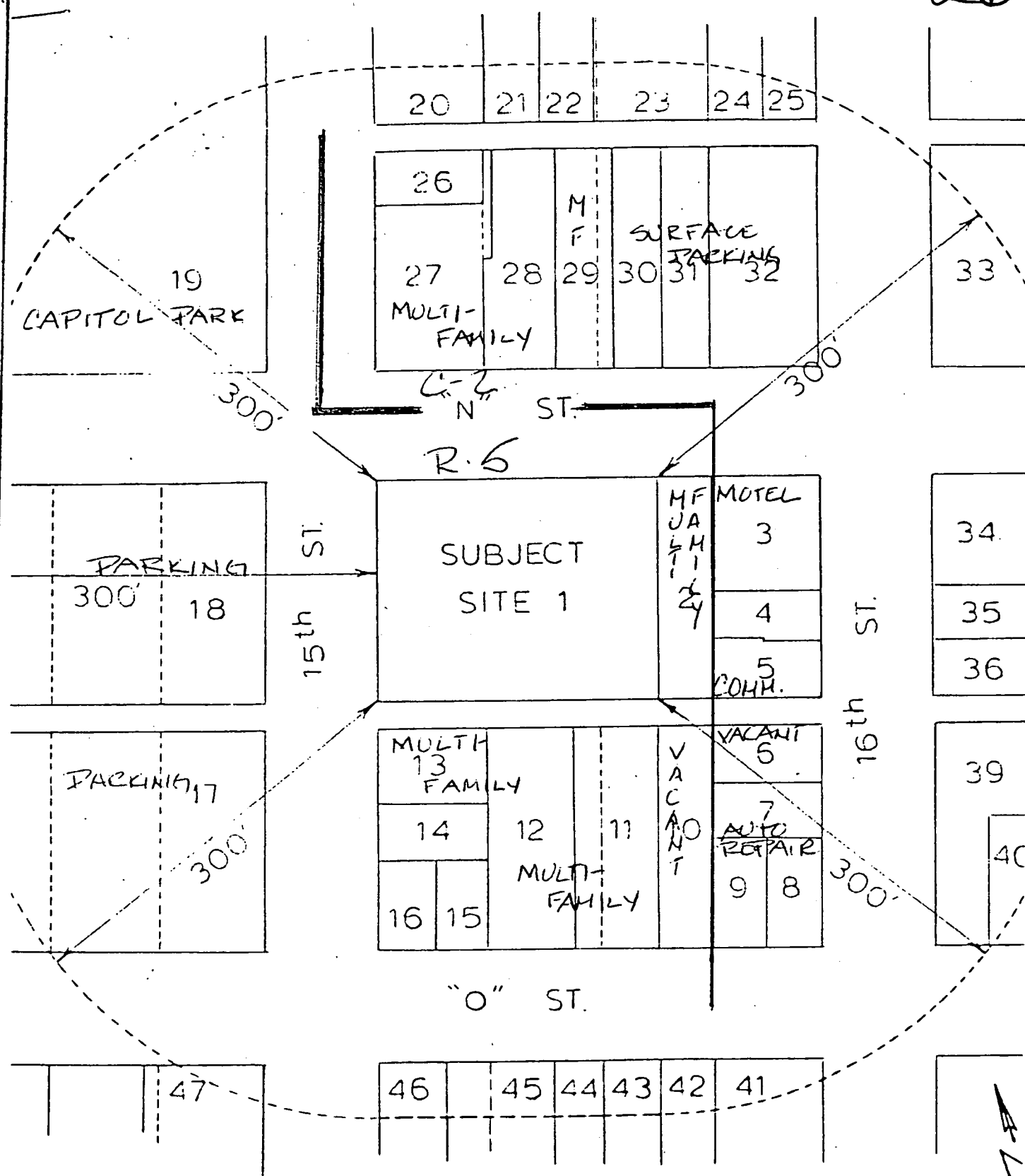
Respectfully submitted,  
  
 Marty Van Duyn  
 Planning Director

RECOMMENDATION APPROVED:

  
 For: Walter J. Slupe, Jr.  
 City Manager

SD:lao  
 attachments  
 P84-314

October 2, 1984  
 District No. 1



P 84314

VICINITY - LAND USE - ZONING

# RESOLUTION NO. 84-843

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTHEAST  
CORNER OF 15TH STREET AND N STREET

(P-84-314)(APN: 006-231-01 through 06)

APPROVED  
BY THE CITY COUNCIL

OCT 2 1984

WHEREAS, the City Council, on October 2, 1984, held a public hearing on the request for approval of a tentative map for property located at the southeast corner of 15th Street and N Street;

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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. 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 1980 Central City Community Plan designate the subject site for residential use(s).

- 4. 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.
- 5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- 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:

"Pay off existing assessments."

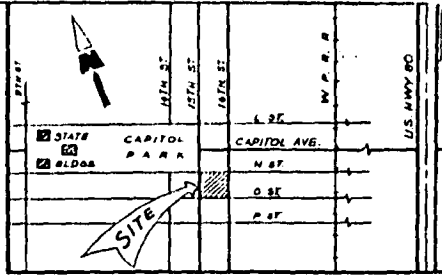
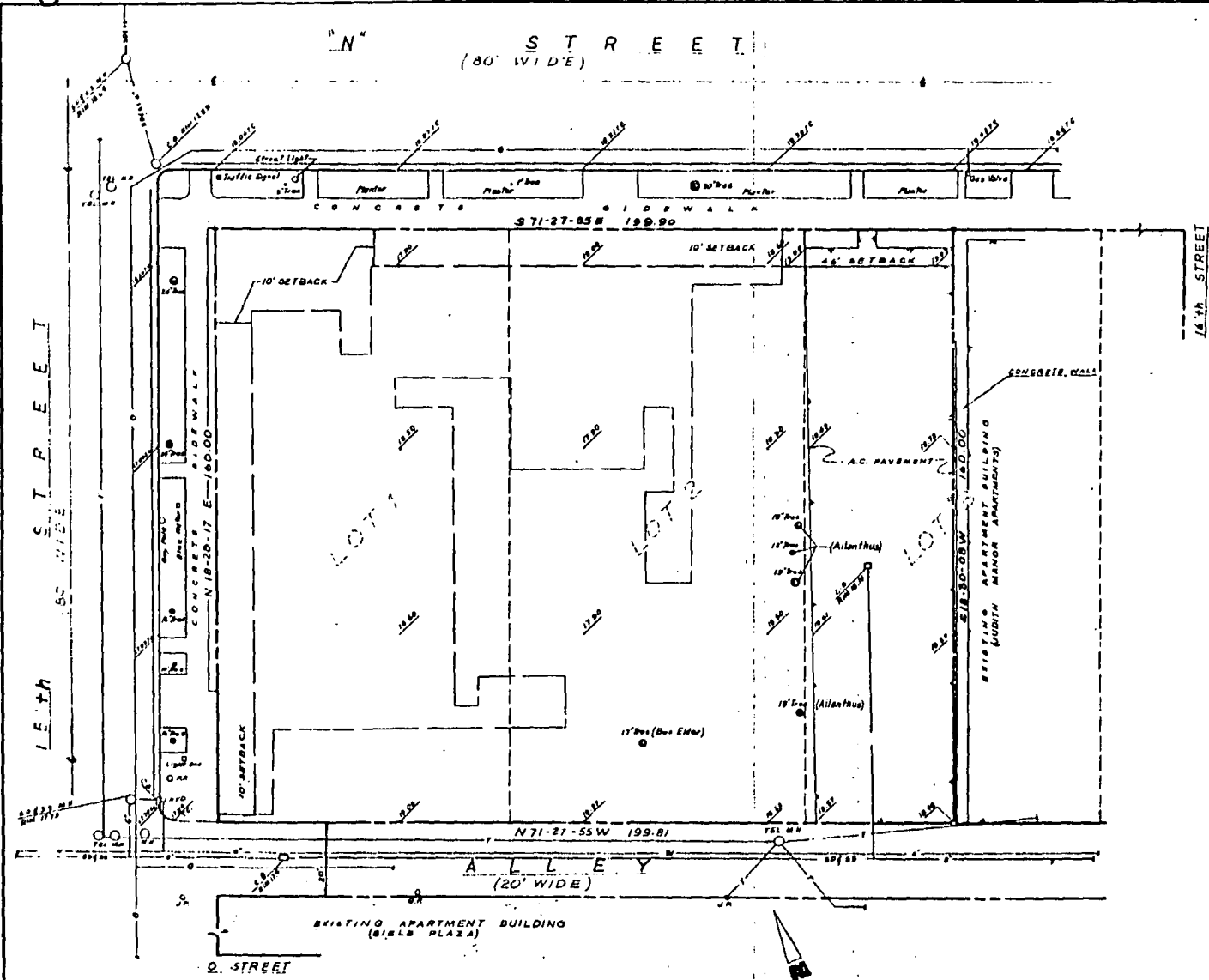
\_\_\_\_\_  
MAYOR

ATTEST:-

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

P84-314

26



VICINITY MAP  
NOT TO SCALE

- SUBDIVISION NAME: BRANNAN COURT
- OWNER: CAPITOL AREA DEVELOPMENT AUTHORITY  
1230 N STREET - SUITE 200  
SACRAMENTO, CA 95814
- SUBDIVIDER: BASIC HOUSING I  
201 GRAND BLVD.  
SAN MATEO CA. 94401
- ENGINEER: TRI STATE ENGINEERING COMPANY  
555 PRICE AVENUE, SUITE 6  
REDWOOD CITY, CA 94063
- ZONING: R-3 (EXISTING AND PROPOSED)
- USE: VACANT LOT (EXISTING)  
RESIDENTIAL (PROPOSED)
- NUMBER OF LOTS: 1 LOT (40 CONDOMINIUM UNITS)
- AREA: .735 ACRES (NET AND GROSS)
- SERVICES: SCHOOL - CITY OF SACRAMENTO UNIFIED SCHOOL DISTRICT  
WATER, SEWER, AND DRAINAGE - CITY OF SACRAMENTO  
GAS - PACIFIC GAS & ELECTRIC  
ELECTRICITY - SACRAMENTO MUNICIPAL UTILITIES DISTRICT  
TELEPHONE - PACIFIC BELL

TENTATIVE MAP  
FOR  
BRANNAN COURT

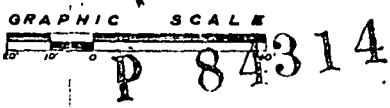
A CONDOMINIUM

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING A RESUBDIVISION OF LOT 1 AND 2, AND THE WEST 1/2 OF LOT 3, IN THE BLOCK BOUNDED BY 'N' AND 'O', 15th AND 16th STREETS, IN THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA

MARCH, 1984 SCALE: 1"=20'

TRI STATE ENGINEERING COMPANY  
555 PRICE AVENUE, REDWOOD CITY, CALIFORNIA  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



October 4, 1984

CADA  
1230 N Street, Suite 200  
Sacramento, CA 95814

Dear Gentlemen:

On October 2, 1984, the Sacramento City Council took the following action(s) for property located on the southeast corner of 15th and N Streets:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to divide a 0.7± acre parcel, consisting of six lots, into one common lot and forty condominium units in the Heavy Density Multiple Family, R-5 zone. (P-84314)

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

Sincerely,

Lorraine Magana  
City Clerk

LM/kmn/26

Enclosure:

cc: Planning Department

Tri State Eng. Company, Applicant