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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, 2nd Floor
SACRAMENTO, CA 95814-2700

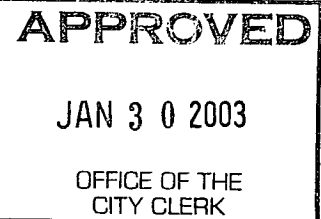
DEVELOPMENT SERVICES DIVISION

PH. (916) 264-7995
FAX (916) 264-5786

January 13, 2003

City Council
Sacramento, California

06 2003 - 007



Honorable Members In Session:

SUBJECT: APPROVAL OF PARCEL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "PARCEL MAP OF Q STREET LOFTS" (P01-113)

LOCATION/COUNCIL DISTRICT:

Central City - Q street between 16th Street and 17th Street
Council District 3

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Parcel Map and Subdivision Improvement Agreement for Parcel Map of Q Street Lofts.

CONTACT PERSON: Fritz Buchman, Senior Engineer, 264-7493
Bob Robinson, Supervising Surveyor, 264-8970

FOR COUNCIL MEETING OF: January 30, 2003

SUMMARY:

On January 24, 2001 the City Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision. The subdivider, Tony Saca, an Individual, wishes to file the Parcel Map prior to completing the required subdivision improvements. The deferral of these improvements requires the subdivider to enter into a Subdivision Improvement Agreement with the City wherein the subdivider will complete the improvements at a later date. All other conditions of the Tentative Map have been met by the subdivider. The Parcel Map and the Subdivision Improvement Agreement requires approval by the City Council. See Exhibit "A" through "A-2" for project location.

City Council
Parcel Map for Parcel Map of Q Street Lofts
January 13, 2003

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On January 24, 2001, the City Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code, Section 16.32.130, and Government Code Section 66458 the City Council may approve Parcel Maps by resolution. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the Tentative Map.

The Parcel Map is consistent with the Central City Community Plan. The deferred improvement work has been secured through a Subdivision Improvement Agreement, all other conditions of approval have been met, and the Parcel Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, Jeff Simmons, an Individual and Tony Saca, an Individual.

ENVIRONMENTAL CONSIDERATIONS:

On July 24, 2001, the City Planning Commission found this project to be exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines.

POLICY CONSIDERATIONS:

Pursuant to Sacramento City Code, Section 16.32.130, and Government Code Section 66458, the City Council may approve Parcel Maps by resolution. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the Tentative Map.

City Council
Parcel Map for Parcel Map of Q Street Lofts
January 13, 2003

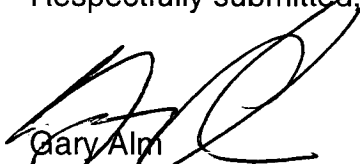
The Council action recommended in this report supports the following City Strategic Plan goals:

- Enhance and preserve the neighborhoods
- Promote and support economic vitality
- Improve and diversify the transportation system

ESBD CONSIDERATIONS:

City Council adoption of the resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



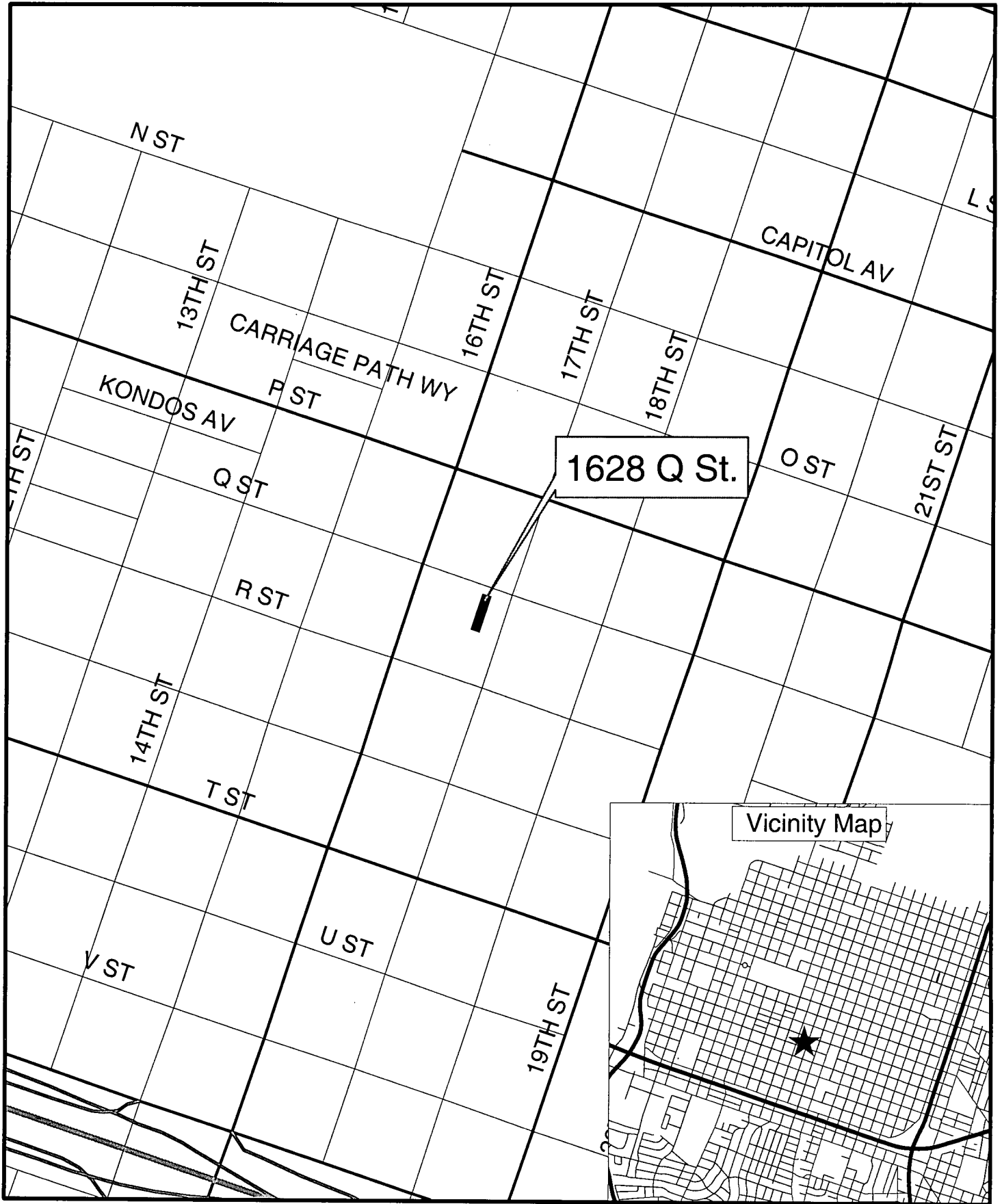
Michael Kashiwagi
Director of Public Works

FB/sr

TABLE OF CONTENTS:

- 1) Exhibit A, Map Location of Q Street Lofts – pg. 4
- 2) Exhibit A-1, Parcel Map of Q Street Lofts, Sheet 1 of 2 – pg. 5
- 3) Exhibit A-2, Parcel Map of Q Street Lofts, Sheet 2 of 2 – pg. 6
- 4) Resolution Approving Parcel Map Entitled "Parcel Map Of Q Street Lofts" And Subdivision Improvement Agreement (P01-113)– pg. 7

EXHIBIT A



PARCEL MAP OF Q STREET LOFTS

SUBDIVISION NO. P01-113 BEING THE WEST ONE HALF OF LOT 4, IN THE BLOCK BOUNDED BY 16TH STREET AND 17TH STREET, 'O' STREET AND 'R' STREET

CITY OF SACRAMENTO COUNTY OF SACRAMENTO STATE OF CALIFORNIA JANUARY, 2003 SHEET 1 OF 2

WONG & ASSOCIATES ENGINEERING • SURVEYING • LAND PLANNING 950 FULTON AVENUE, SUITE 200 SACRAMENTO, CALIFORNIA 95825 TEL: (916) 979-7211 FAX: (916) 979-7216

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JEFF SIMMONS ON FEBRUARY 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT THE MONUMENTS WILL BE SET BY AUGUST 2002 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

12-26-02 DATE BY: GARY TIMOTHY WONG, L.S. 5035



CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP OF Q STREET LOFTS AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE CITY PLANNING COMMISSION OF THE CITY OF SACRAMENTO AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

SUPERVISING SURVEYOR FOR THE DIRECTOR OF PUBLIC WORKS CITY OF SACRAMENTO, CALIFORNIA

CITY CLERK STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS PARCEL MAP OF Q STREET LOFTS AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION.

DATE CITY CLERK

RECORDER'S STATEMENT

FILED THIS ___ DAY OF ___, 20___ AT ___ M IN BOOK ___ OF PARCEL MAPS, AT PAGE ___ AT THE REQUEST OF WONG & ASSOCIATES, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. ___ ON FILE AT THIS OFFICE.

COUNTY RECORDER BY: DEPUTY

EXHIBIT "A-1"

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS PARCEL MAP OF Q STREET LOFTS AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- A. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLING AND MAINTAINING ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES AND FOR UNDERGROUND WIRES, CONDUITS AND CABLES FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS STRIPS OF LAND 10 FEET IN WIDTH LYING CONTIGUOUS TO THE STREET SHOWN HEREON AND DESIGNATED "10' P. U.E."

B. Tony Gaca, a married man as his sole and separate property

TRUSTEE'S STATEMENT

ALLIANCE TITLE, TRUSTEE UNDER DEED OF TRUST DATED DECEMBER 12, 2002, RECORDED DECEMBER 23, 2002 IN BOOK 20021223, PAGE 1373 OF OFFICIAL RECORDS OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, HEREBY CONSENTS TO THE REFORMATION OF THIS MAP.

BY: Rick Waardaki, VICE PRESIDENT

NOTARY STATEMENT

STATE OF CALIFORNIA COUNTY OF Sacramento SS ON December 26, 2002 BEFORE ME, S. Heimbichner PERSONALLY APPEARED Rick Waardaki PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL. NOTARY PUBLIC MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY

NOTARY STATEMENT

STATE OF CALIFORNIA COUNTY OF Sacramento SS ON December 26, 2002 BEFORE ME, S. Heimbichner PERSONALLY APPEARED Tony Gaca PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL. NOTARY PUBLIC MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY

EXHIBIT "A-2"

PARCEL MAP OF Q STREET LOFTS

SUBDIVISION NO. P01-113

BEING THE WEST ONE HALF OF LOT 4, IN THE BLOCK BOUNDED BY
16TH STREET AND 17TH STREET, "Q" STREET AND "R" STREET

CITY OF SACRAMENTO
JANUARY, 2003

COUNTY OF SACRAMENTO

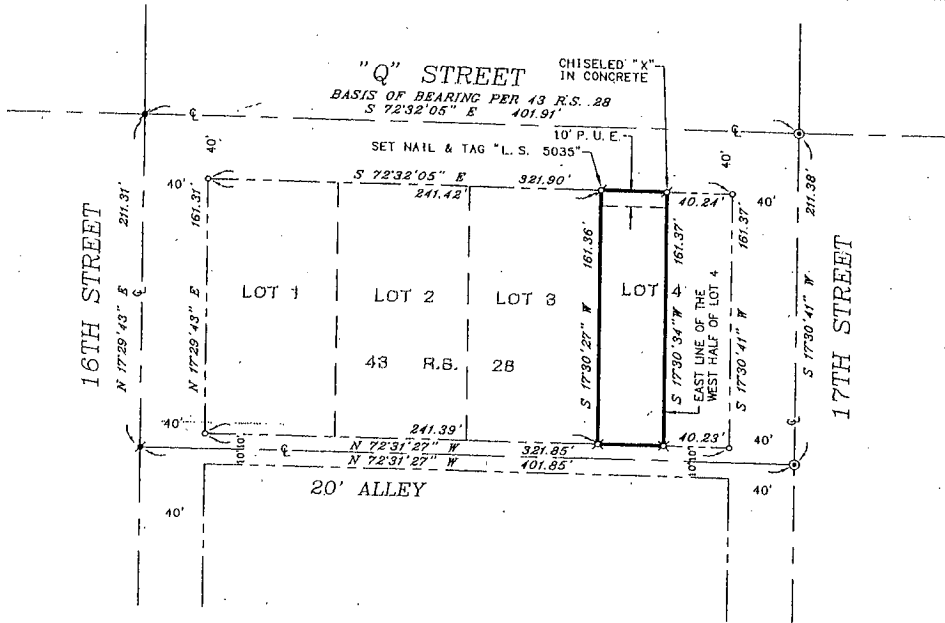
STATE OF CALIFORNIA

SHEET 2 OF 2

SCALE: AS NOTED

WONG & ASSOCIATES

ENGINEERING • SURVEYING • LAND PLANNING
250 FULTON AVENUE, SUITE 200
SACRAMENTO, CALIFORNIA 95825
TEL: (916) 978-7211 FAX: (916) 978-7218



BLOCK BREAKDOWN
SCALE 1" = 50'

LEGEND

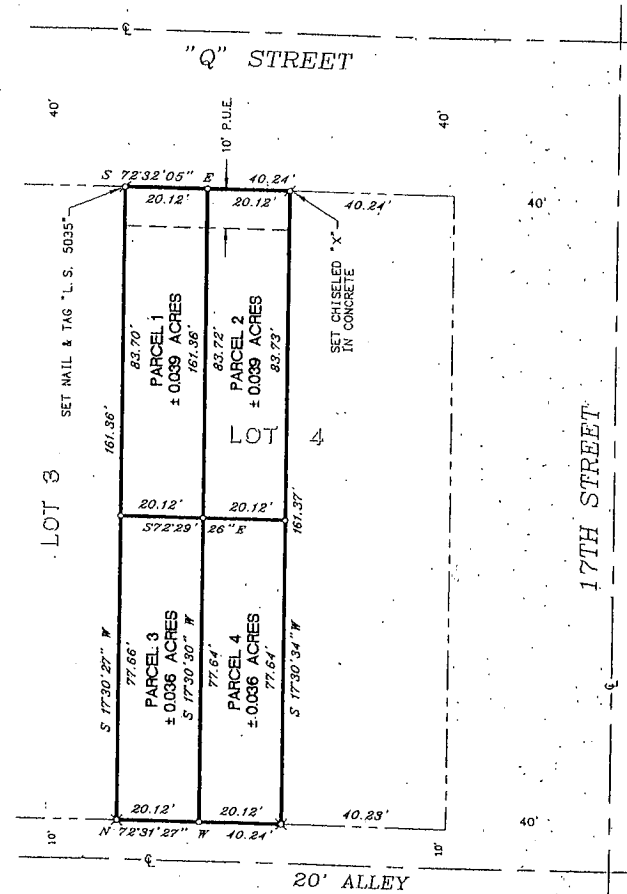
- o DIMENSION POINT NOTHING FOUND OR SET
- FOUND CONCRETE NAIL PER 43 R.S. 28
- ⊙ FOUND PK NAIL PER 43 R.S. 28
- ⊕ SET MONUMENT AS NOTED
- X SET 3/4" REBAR W/TAG "L.S. 5035"

BASIS OF BEARINGS

THE BEARINGS ON THIS MAP ARE BASED ON FOUND MONUMENTS ON THE CENTERLINE OF "Q" STREET PER 43 R.S. 28, THAT BEARING BEING S 72°32'05" E.

NOTES

1. THIS MAP IS SUBJECT TO AN AGREEMENT ENTITLED "AGREEMENT FOR CONVEYANCE OF EASEMENTS" RECORDED IN BOOK _____ O.R. PAGE _____
2. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE STREET AND ALLEY AS SHOWN.



LOT BREAKDOWN
SCALE 1" = 20'





RESOLUTION NO. 2003 - 031

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING PARCEL MAP ENTITLED "PARCEL MAP OF Q STREET LOFTS" AND SUBDIVISION IMPROVEMENT AGREEMENT (P01-113)

WHEREAS, THE COUNCIL OF THE CITY OF SACRAMENTO FINDS AND DETERMINES AS FOLLOWS:

- A. The Parcel Map entitled "Parcel Map of Q Street Lofts", located at Central City - Q street between 16th Street and 17th Street, with provisions for its design and improvement, is consistent with the Central City Community Plan.
- B. The Parcel Map is in substantial compliance with the previously approved Tentative Parcel Map.

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

- 1. The Parcel Map for this subdivision is hereby approved subject to the execution by all parties of its Subdivision Improvement Agreement.
- 2. All dedications shown on said map are hereby accepted subject to the improvement thereof required by the Subdivision Improvement Agreement.
- 3. The City Manager and City Clerk are authorized and directed to execute on behalf of the City of Sacramento that certain Subdivision Improvement Agreement between the City and Jeff Simmons, an Individual and Tony Saca, an Individual to provide for the subdivision improvements required by the Subdivision Map Act and Title 16 (Subdivision Regulations) of the Sacramento City Code.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

1. The City Clerk is authorized and directed to record the above-mentioned agreement in the official records of Sacramento County.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____