



CITY OF SACRAMENTO

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CITY OF SACRAMENTO

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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
RECEIVED

AUG 8 1985

APPROVED
BY THE CITY COUNCIL

AUG 13 1985

OFFICE OF THE
CITY CLERK

August 6, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination (Exempt)
 2. Tentative Map (P85-252)(APN: 037-310-04,05,06,07,11,12,19,20) (PT)
 3. Subdivision Modification to waive standard street improvements

LOCATION: Northwest corner of Stockton Boulevard and 47th Avenue

SUMMARY

This is a request to resubdivide 17+ vacant acres consisting of nine parcels into two lots. The subject site is located in the General Commercial (C-2) zone. Staff and the Subdivision Review Committee recommend approval of the Tentative Map and Subdivision Modification subject to conditions.

BACKGROUND INFORMATION

Land divisions that are not accompanied by a request 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: Auto dismantling; C-2
- South: Shops and residential; C-2, RO-5(County)
- West: Vacant; C-2
- East: Vacant; R-1-A

The applicant proposes to consolidate several small parcels which are difficult to develop into two parcels. Parcel A is intended for a mini-storage facility. Parcel B is intended for future development.

Staff and the Subdivision Review Committee support the Subdivision Modification request to waive standard street improvements. These can be constructed when commercial building permits are obtained.

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 comment by the Subdivision Review Committee recommends:

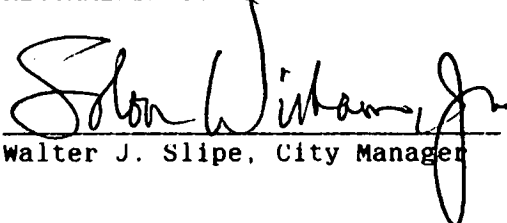
Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modification subject to conditions.

Respectfully submitted,



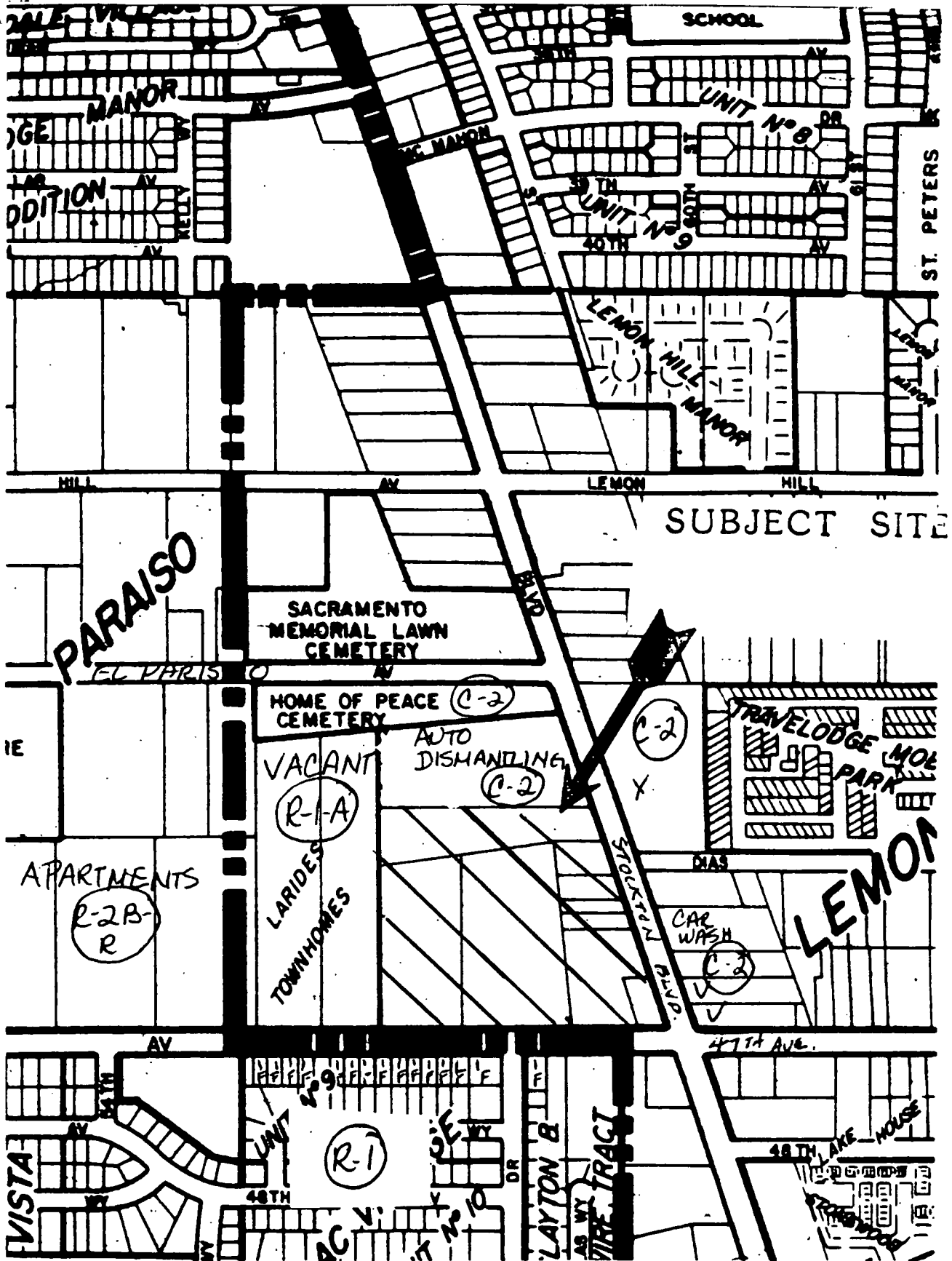
Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


for: Walter J. Slife, City Manager

SD: pkb
attachments
P85-252

August 13, 1985
District No. 6



VICINITY - LAND₃ USE - ZONING

RESOLUTION No. 85-607

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

AUG 13 1985

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING OFFICE OF THE
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR CITY CLERK
PROPERTY LOCATED AT THE NORTHWEST CORNER OF STOCKTON
BOULEVARD AND 47TH AVENUE

(P85-252) (APN: 037-310-04,05,06,07,11,12,19,20)

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 the northwest corner of Stockton Boulevard and 47th Avenue;

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 1965 Fruitridge Community Plan designate the subject site for commercial and residential 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. In the matter of the hereby approved requested subdivision modification to waive standard street improvements :
 - a. There are such special circumstances or conditions affecting the property to be subdivided that is is impracticable in this particular case to conform to the strict application of City Code Chapter 40 in that it is not desirable to provide improvements at this time since it is uncertain when and where the future development will occur.
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the applicant will satisfy all other conditions prior to filing the final map and these improvements will be required upon issuance of building permits.
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that granting the modification will not significantly change the characteristics of the area.
 - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for commercial use(s)
- 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:
 - a. Prepare a sewer and drain study for the review and approval of the City Engineer; will require drainage easements to Stockton Boulevard.
 - b. Meet all County Sanitation District requirements.

- c. Dedicate right-of-way along Stockton Boulevard per study on file with the City.
- d. Place a note on the final map: "Standard street improvements and drainage improvements are required at the time of obtaining building permits. Off-site water main and drainage main extensions are required".

MAYOR

ATTEST:

CITY CLERK

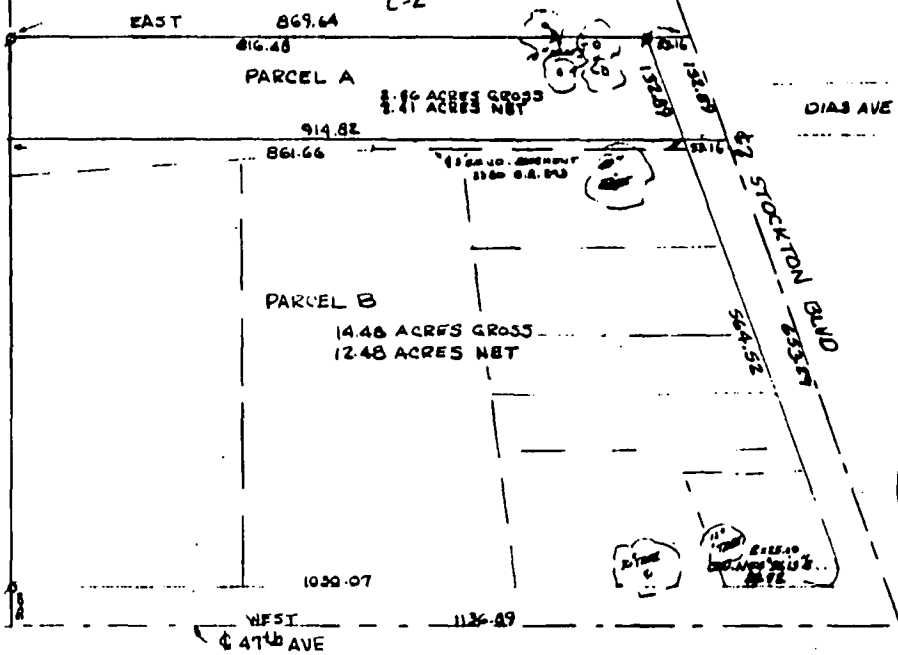
P85-252

TENTATIVE MAP

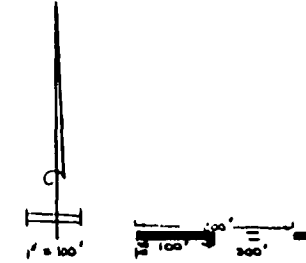
A Portion of the South 1/2 of Sec 28 T.6N., R.5E. M.D.M.
 COUNTY OF SACRAMENTO, CITY OF SACRAMENTO
 PREPARED MAY 1985

MARY OF MARIAN BISTOLIAIDES

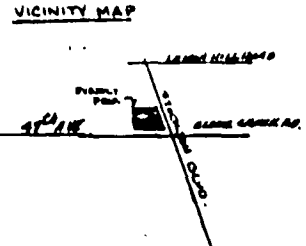
MARY OF MARIAN BISTOLIAIDES
 R-1-A



PREPARED BY:
 ROBERT J. RALPH, L.S. 3680
 8241 MARCONI AVE #14, PH. 911-4693
 GARMICHAEL, CA. 95608
 FIELD SURVEY - 4-8-85
 N. OF IRON PIN, TRACED L.S. 2400



PROPERTY OWNER
 THIEN KOAN NG
 431-KAY BL. PH. 442-1881
 SACRAMENTO, CA 95814



SCHOOL DIST - SACRAMENTO UNIFIED SCHOOL DIST.
 WATER SUPPLY - CITY OF SACRAMENTO
 SANITARY & STORM - CITY OF SACRAMENTO

PS-252



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

August 15, 1985

Thien Koan Ng
1631 K Street
Sacramento, CA 95814


Dear Mr. Ng:

On August 13, 1985, the Sacramento City Council took the following action(s) for property located at the northwest corner of Stockton Boulevard and 47th Avenue:

Adopted a Resolution adopting Findings of Fact approving Tentative Parcel Map to subdivide 17+ acres consisting of nine lots into two lots in the General Commercial zone and Subdivision Modification to waive standard street improvements. (P-85252)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,


Lorraine Magana
City Clerk

LM/dbp/21

Enclosure

cc: Planning Department

Roberty Ralph Land Surveyor
5241 Marconi Avenue, #14
Carmichael, CA 95608