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CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

December 27, 1984

CITY MANAGER'S OFFICE
RECEIVED
DEC 27 1984

With Drawn
FILED
JAN 2 - 1985
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Tentative Map (P84-384)(APN: 061-100-02) (P1)
 3. Subdivision Modification to waive sewer and water services to each lot

LOCATION: 8260 Alpine Avenue

SUMMARY

The applicant is requesting the necessary entitlement to subdivide 5± acres zoned M-2(S) into six industrial building pads and one common area. The staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent request requiring Planning Commission review, can be reviewed by the staff and transmitted directly to the City Council for consideration.

Surrounding Land Uses and Zoning are as follows:

- North: Industrial; M-2(S)
- South: Vacant; M-2(S)
- East: Industrial; M-2(S)
- West: Industrial; M-2(S)

The subject site is developed with three industrial structures located on proposed Parcels 3, 4 and 5. The applicant proposes to create building pads for the three existing structures and three additional structures. Parking, access and utilities will be provided and commonly owned in the common area, Parcel 7. There are no specific users for Parcels 1, 2 and 6 at this time.

There is sufficient room on the common area for adequate parking for industrial uses. The applicant should be aware that office uses cannot exceed 25 percent of the gross floor of each structure without prior Commission approval.

112 YAM 2700 2000
CO. 0303 0000
CO. 0303 0000

FILED
MAY 2 1952
U.S. DEPT. OF JUSTICE

The applicant has requested a Subdivision Modification to waive separate sewer and water services to each building envelop. The Subdivision Review Committee recommends denial of this request. All of the main lines are exsiting and no extensions are necessary. In addition, septic tanks are inappropriate for industrial development.

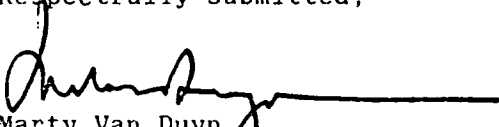
ENVIRONMENTAL DETERMINATION: A Negative Declaration has been filed.

RECOMMENDATION

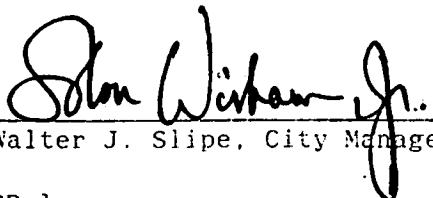
The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon review by the Subdivision Review Committee, recommend the following:

1. Ratification of the Negative Declaration;
2. Adoption of the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.
3. Denial of the Subdivision Modification to waive separate sewer and water services.

Respectfully submitted,


Marty Van Duyn
Planning Director

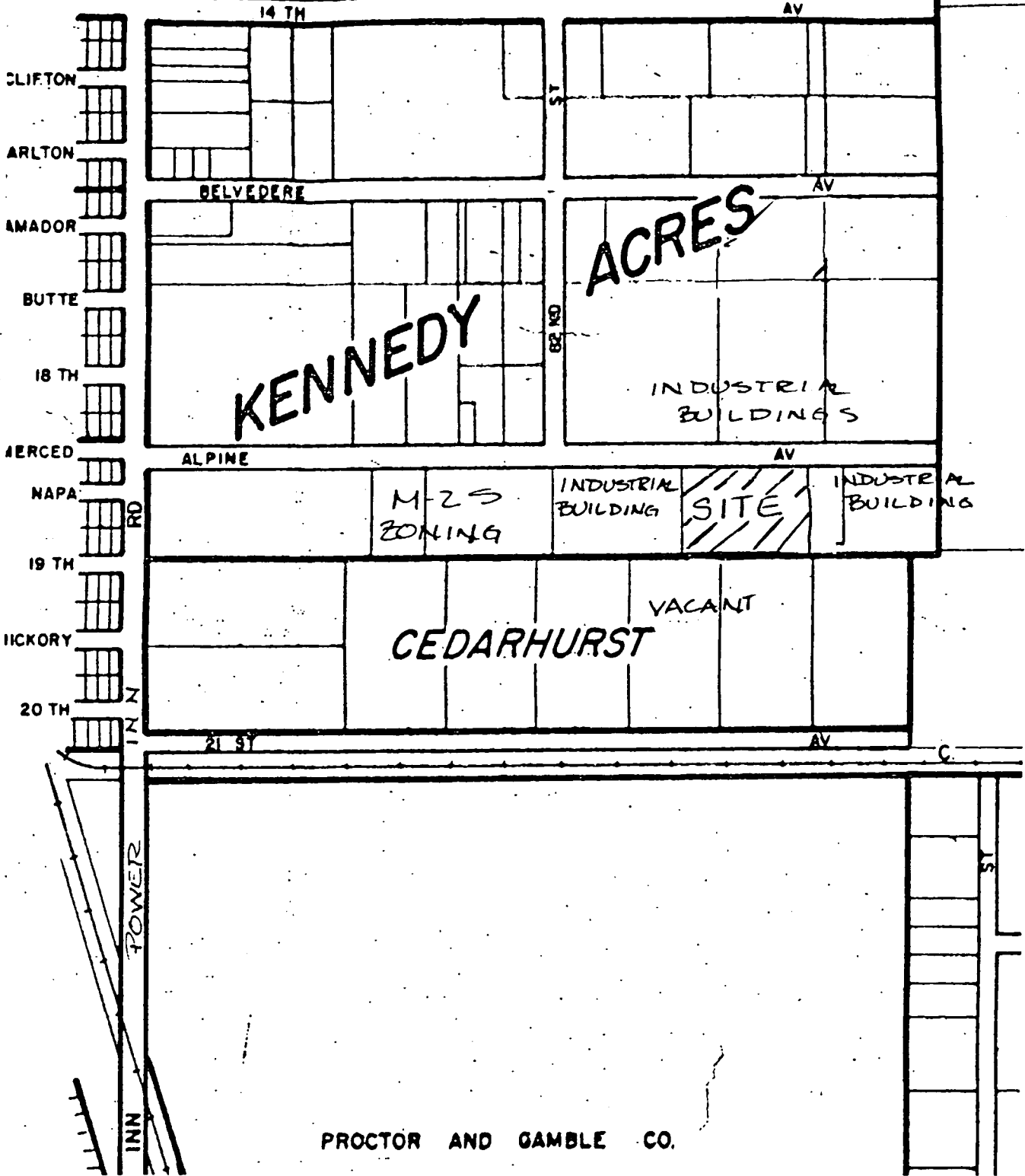
RECOMMENDATION APPROVED:

for: 
Walter J. Slipe, City Manager

SD:lao
Attachments
P84-384

January 2, 1985
District No. 6

FIVE ACRE TRACTS



VICINITY - LAND USE - ZONING

December 10, 1984

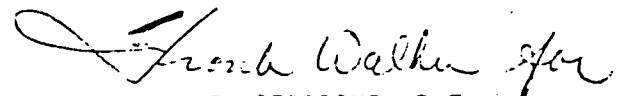
Mr. Will Whiteman
City Planning Department
927 10th Street
Sacramento, CA 95814

Re: Lynn Industrial Park Resubmittal of Parcel Map

Dear Will,

I am sorry that I was unable to come by in person to submit to you the request. As you know, I am on a short trip to Pakistan. I am dictating this letter while Khalid is driving the car and we head to San Francisco International Airport. This is very important and I need your help to get this matter resolved. We have a project that is scheduled to go before the council in the next few days. We have a real difficulty in complying with one of the conditions which pertains to providing separate water and sewage services for the project. Our clients say that it will cost them so much money that it will be unfeasible to subdivide the properties. Because the property is currently serviced by septic systems and common water services, it is being processed as a parcel map. However, the entire property will be maintained by an association with proper covenants, conditions, and restrictions. Our client feels that there is no need to separate the services because his project will work more or less like an airspace condo project. The purpose of filing a parcel map is to be able to separately finance these parcels or to sell them if necessary. The only thing the person will be able to buy is the building and the land beneath the building. Therefore, the remaining area is a common area and it is called a common lot. We want your help in either deleting this condition before it is approved by the City Council or continuing this project for two weeks so that I can sit down and discuss this matter. I really don't think that deleting this condition would hurt anything. Because we have conditions, covenants, and restrictions in our documents which will eliminate any further problems. Please do the best you can. Thank you.

Very truly yours,



JAVED T. SIDDIQUI, P.E.
JTS ENGINEERING CONSULTANTS, INC.

JTS/pa

cc: Mr. Jim Lynn

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 8260
ALPINE AVENUE

(P-84-384)(APN: 061-100-02)

WHEREAS, the City Council, on January 2, 1985, held a public hearing on the request for approval of a tentative map for property located at 8260 Alpine 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 will not have a significant adverse impact on the environment and has filed 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. 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 1967 College Greens Community Plan designate the subject site for industrial 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. 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. Pay off existing fees, or file the necessary segregation requests and fees to segregate existing assessments;
 - b. Provide each building envelop with separate sewer and water services and hookup;
 - c. Provide reciprocal utility and access easements; and
 - d. Dedicate an easement over Parcel 7 for public utilities.

MAYOR

ATTEST:

CITY CLERK

P84-384

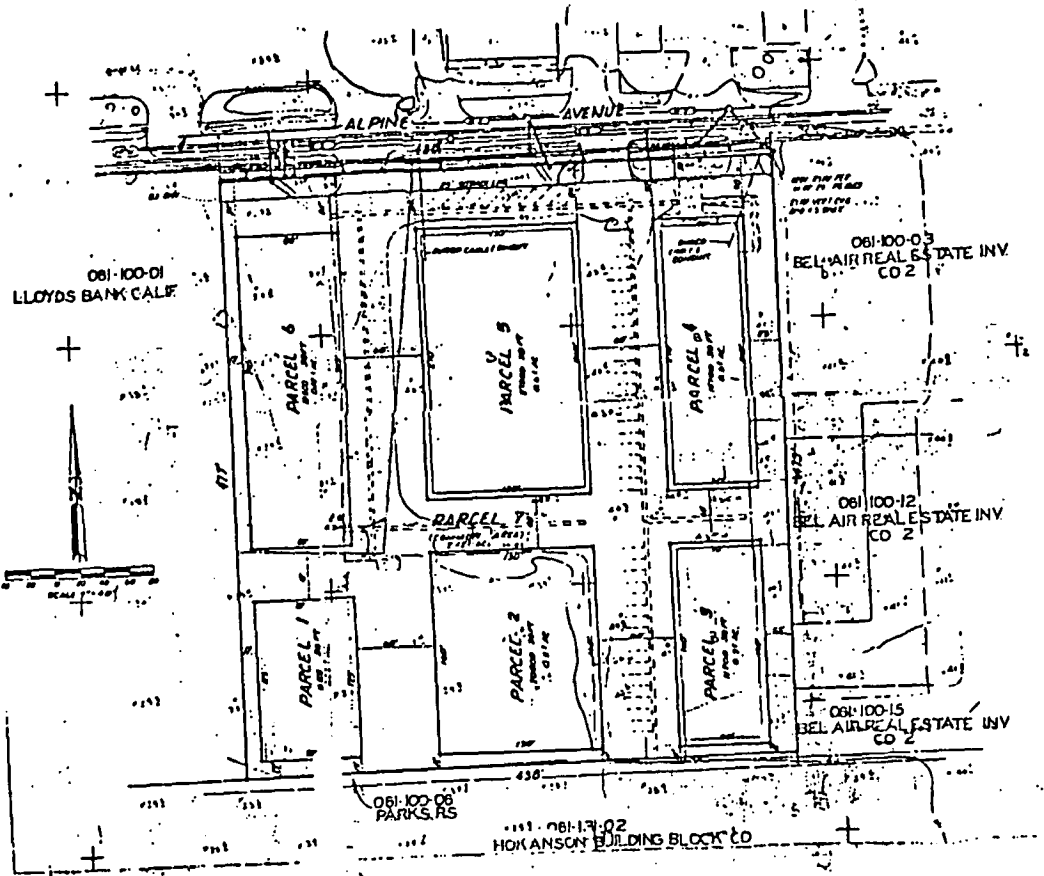
LYNN INDUSTRIAL PARK 8260 ALPINE AVENUE

A TENTATIVE PARCEL MAP
APN: 061-100-02

CITY OF SACRAMENTO,
OCTOBER 1984

SACRAMENTO COUNTY,
PREPARED BY:
**J.T.S. ENGINEERING
CONSULTANTS**

CALIFORNIA
SCALE: 1" = 40'



OWNER / DEVELOPER

JAMES H. & CAROLEE LYNN
P.O. BOX 7027
SACRAMENTO, CALIFORNIA 95826

PH: 432-8793

ENGINEER

JTS ENGINEERING CONSULTANTS
611 J STREET
SACRAMENTO, CALIFORNIA 95814

PH: 441-6708

LEGAL DESCRIPTION

LOT 50, AS SHOWN ON THE OFFICIAL "PLAT OF KENNEDY ACRES OR BROOK REALTY CO'S SUBDIVISION 107" FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, ON MARCH 19, 1907, IN BOOK 8 OF MAPS, MAP NO. 11.

ASSESSOR'S PARCEL NUMBER

061-100-02

ZONING

M2-5 PROPOSED & PRESENT

ACREAGE / NUMBER OF LOTS

4.02 ACRES TOTAL

PARCEL 1: 0.25 ACRES
PARCEL 2: 0.51 ACRES
PARCEL 3: 0.51 ACRES
PARCEL 4: 0.51 ACRES
PARCEL 5: 0.8 ACRES
PARCEL 6: 0.51 ACRES
PARCEL 7: 0.61 ACRES

USE

PRESENT: 3 EXISTING WAREHOUSES WITH OFFICES
PROPOSED: DIVIDE EXISTING PARCEL INTO 7 PARCELS WITH PARCEL 7 AS COMMON AREA

STREET IMPROVEMENTS

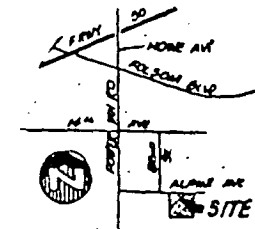
EXISTING: CURBS & 15' SIDE WALK AS SHOWN

UTILITIES

GAS	P.G. & E.	SCHOOL DISTRICT	CITY OF SACRAMENTO
ELECTRICITY	SMUD	UNIFIED SCHOOL DISTRICT	
TELEPHONE	PACIFIC BELL		
WATER	CITY OF SACRAMENTO	FIRE DISTRICT	BURNBATE PARK DISTRICT
SEWER	SEPTIC TANK		
DRAINAGE	CITY OF SACRAMENTO		
FIRE DISTRICT	CITY OF SACRAMENTO		

**JTS ENGINEERING
CONSULTANTS**

811 "J" STREET
SACRAMENTO, CA 95814
(916)441-6708



84384

JTS ENGINEERING CONSULTANTS, INC.

811 J STREET
SACRAMENTO, CA 95814
(916) 441-6708

"ENGINEERING FOR PUBLIC WORKS & INDUSTRY"

RECEIVED
CITY WORKS OFFICE
CITY OF SACRAMENTO

DEC 5 1 44 PM '84

80-136

12 ~~22~~

December 5, 1984

Lorraine Magana
City of Sacramento
Office of the City Clerk
915 I Street Room 203
Sacramento, CA 95814

Re: Continuance of P-84384

Dear Ms. Magana,

We respectfully request that item P-84384 be continued from the December 18, 1984 City Council meeting to the next available subsequent meeting. Thank you for your cooperation.

Yours truly,



Frank Walker
JTS ENGINEERING CONSULTANTS, INC.

Cont. to
~~_____~~
1-2-85

FW/pa

By the City Clerk
Office of the City Clerk
Cont 40
1/2/85
DEC 18 1984

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: _____

Project Location 8260 ALPINE AVE. **P** 84384
 Assessor Parcel No. 061-100-02
 Owners James/Carolee Lynn Phone No. _____
 Address P.O. Box 7027, Sacto, CA 95826
 Applicant JTS Eng. Consultants Phone No. 441-6708
 Address 811 J Street, Sacto, CA 95814 S.R.C. _____
 Signature _____ ~~X.P.C.~~ Mtg. Date 11/14/84

REQUESTED ENTITLEMENTS	ACTION ON ENTITLEMENTS		Filing Fees
	Commission date	Council date	
<input type="checkbox"/> Environ. Determination _____	_____	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$ _____
() _____	_____	Res. _____	_____
<input type="checkbox"/> Rezone _____	_____	_____	\$ _____
_____	_____	Ord. _____	_____
<input checked="" type="checkbox"/> Tentative Map to subdivide 4.8+ ac. developed with 3 warehouse buildings into 7 parcels in the Heavy Industrial, M-2(S) zone	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Special Permit _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Other _____	_____	_____	\$ _____
_____	_____	_____	_____

FEE TOTAL \$ _____

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission RECEIPT NO. _____ By/date _____

- Key to Entitlement Actions**
- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit Yellow - department file Pink - permit book



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

December 12, 1984

James/Carolee Lynn
P.O. Box 7027
Sacramento, CA 95826

On December 18, 1984, the following matter was scheduled to be heard before the City Council:

P-84384 - Tentative Map to subdivide 4.8± acres developed with three warehouse buildings into seven parcels in the Heavy Industrial, M-2(S) zone for property located at 8260 Alpine Avenue. (D6) (APN: 061-100-02) (FT)

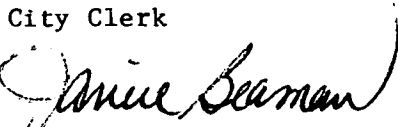
This hearing has been continued to January 2, 1984 at the hour of 7:30 p.m., in the City Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(3), "No person who has once obtained a continuance of a hearing, whether by notice to the City Clerk as provided in Section 4.5(1) or by personal appearance as provided in paragraph 4.5(2) shall be granted a further continuance except by personally appearing at the Council meeting at the time at which the hearing is scheduled and by satisfying the Council that extraordinary circumstances exist which would justify such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the **City Planning Department, 927 Tenth Street, Sacramento California, phone (916) 449-5604.**

Sincerely,

Lorraine Magana
City Clerk


Janice Beaman
Deputy City Clerk

JB/kmn

cc: MAILING LIST P-84384 (19)
JTS Engineering Consultants, Applicant

1964-1965

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