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CITY OF SACRAMENTO

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

CITY MANAGER'S OFFICE
RECEIVED
MAY 25 1983

MARTY VAN DUYN
PLANNING DIRECTOR

May 25, 1983

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

SUBJECT: 1. Environmental Determination (Exempt 15105c);
2. Tentative Map (P83-121)(APN: 225-950-01 thru 04)

MAY 31 1983

LOCATION: Northeast quadrant of San Juan Road and I-880

OFFICE OF THE
CITY CLERK

SUMMARY

This is a request to revert four parcels of land totaling 27+ vacant acres into a single parcel. The site is currently zoned R-2B-R. The staff and the Sub-division Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

This request was not presented to the Planning Commission because there are no concurrent requests for rezoning, plan amendment, special permit or variance. Therefore, the project is being presented directly to the City Council for consideration.

The subject site was divided into four parcels upon approval by the City Council on June 10, 1980. The purpose of the subdivision was for phased construction and sale of 425 condominium units. Following approval of the tentative map, the subdivision was recorded and the construction of subdivision improvements was bonded. Ownership of the site transferred to the current owner who now proposes to construct a 520 unit apartment complex. The reversion to acreage is necessary to combine the four existing parcels into one.

The applicant has requested a rezoning of the site to R-2B-R. This was approved by the City Council on May 24, 1983. No other entitlements will be necessary to develop the site as apartments. There was no objection to the request.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment, therefore, this project is exempt from the provisions of CEQA.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends that the project be approved by adopting the attached resolution adopting findings of fact and approving the Tentative Map with conditions.

Respectfully submitted,

Marty Van Duyn
for Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slipe
Walter J. Slipe, City Manager

MVD:SD:cp
Attachments
P83-121

May 25, 1983
District No.1

RESOLUTION No. 83-412

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP TO ALLOW A REVERSION TO ACREAGE FOR LOTS 1, 2, 3, & 4 (151 BM 4) FOR PROPERTY LOCATED AT THE NORTHEAST QUADRANT OF SAN JUAN ROAD & I-880 (P-83-121)(APN: 225-950-01 thru 04)

WHEREAS, the City Council, on May 31, 1983, held a public hearing on the request for approval of a tentative map for property located at the northeast quadrane of San Juan Road and I-880;

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 15105c;

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;

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; and

WHEREAS, the City Council finds that:

1. The dedications or offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes; and
2. All owners of an interest in the real property within the Subdivision have consented to reversion.

APPROVED
 BY THE CITY COUNCIL
 MAY 31 1983
 OFFICE OF THE
 CITY CLERK

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 South Natomas Community Plan designate the subject site for 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. 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code,
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer; lines must be extended north to the freeway.
 - c. Prepare a right-of-way study to the satisfaction of the City Engineer.
 - d. Correct the title of the map to read "Reversion to Acreage" instead of Tentative Parcel Map.

MAYOR

ATTEST:

CITY CLERK

June 6, 1983

700 Market Assoc. #2
3750 Auburn Blvd., Suite D
Sacramento, CA 95821

Dear Gentlemen:

On May 31, 1983, the Sacramento City Council took the following action(s) for property located NE quadrant of San Juan Road and I-880:

Adopted Resolution 83-412 adopting Findings of Fact and approving a Tentative Map to revert 4 parcels totalling 27± acres into 1 parcel to allow development of a 520 unit apartment complex.

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

Sincerely,

Lorraine Magana
City Clerk

LM/jmb/14
Enclosure

cc: Planning Department
KASL, 4200 N. Freeway Blvd., #1B, 95834