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CITY OF SACRAMENTO

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

CITY MANAGER'S OFFICE  
**RECEIVED**  
JUL 7 1983

MARTY VAN DUYN  
PLANNING DIRECTOR

July 6, 1983

**APPROVED**  
BY THE CITY COUNCIL

City Council  
Sacramento, California

JUL 12 1983

Honorable Members in Session:

OFFICE OF THE  
CITY CLERK

SUBJECT: 1. Environmental Determination, (Exempt 15115);  
2. Tentative Map (P83-169)(APN: 004-354-18,10; 004-056-02,03,08)

LOCATION: South side of Elvas Avenue, approximately 150 feet east of 52nd Street

SUMMARY

This is a request to create a one lot medical office condominium on 1.08+ vacant acres in the General Commercial (C-2) zone. The purpose of the tentative map is to allow the sale of individual offices within the proposed 12,000 sq. ft. medical office complex. The Staff and Subdivision Review Committee recommend approval of the tentative map subject to conditions.

BACKGROUND INFORMATION

Land divisions involving four lots or less that do not have a concurrent variance, rezoning, or plan amendment request can be reviewed by staff and transmitted directly to City Council, thus eliminating the requirement for consideration by the Planning Commission. The surrounding land uses and zoning are as follows:

- North: Single Family and Southern Pacific RR Tracks; and R-1
- South: Office; and C-2
- East : Southern Pacific RR Tracks; and R-1
- West : Single Family; and R-1

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect 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, recommend that the City Council approve the project by adopting the attached resolution adopting findings of fact and

approving the tentative map with conditions.

Respectfully submitted,

*Howard*  
for: Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

*Walter J. Slipe*  
Walter J. Slipe, City Manager

MVD:TM:cp  
Attachments  
P83-169

July 12, 1983  
District No. 3

**RESOLUTION No. 83-530**

**Adopted by The Sacramento City Council on date of**

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR SACRAMENTO MEDICAL PARK

(P-83-169)(APN: 004-354-18,10; 004-056-02,03,08)

WHEREAS, the City Council, on July 12, 1983, held a public hearing on the request for approval of a tentative map for Sacramento Medical Park located on south side of Elvas Avenue, approximately 150 feet east of 52nd Ave;

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 15115;

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 East Sacramento Community Plan designate the subject site for commercial and office use(s).

**APPROVED**  
BY THE CITY COUNCIL

JUL 12 1983

OFFICE OF THE  
CITY CLERK

- 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 (will require off-site extension of drain line to north).

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MAYOR

ATTEST:

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CITY CLERK

P83-169

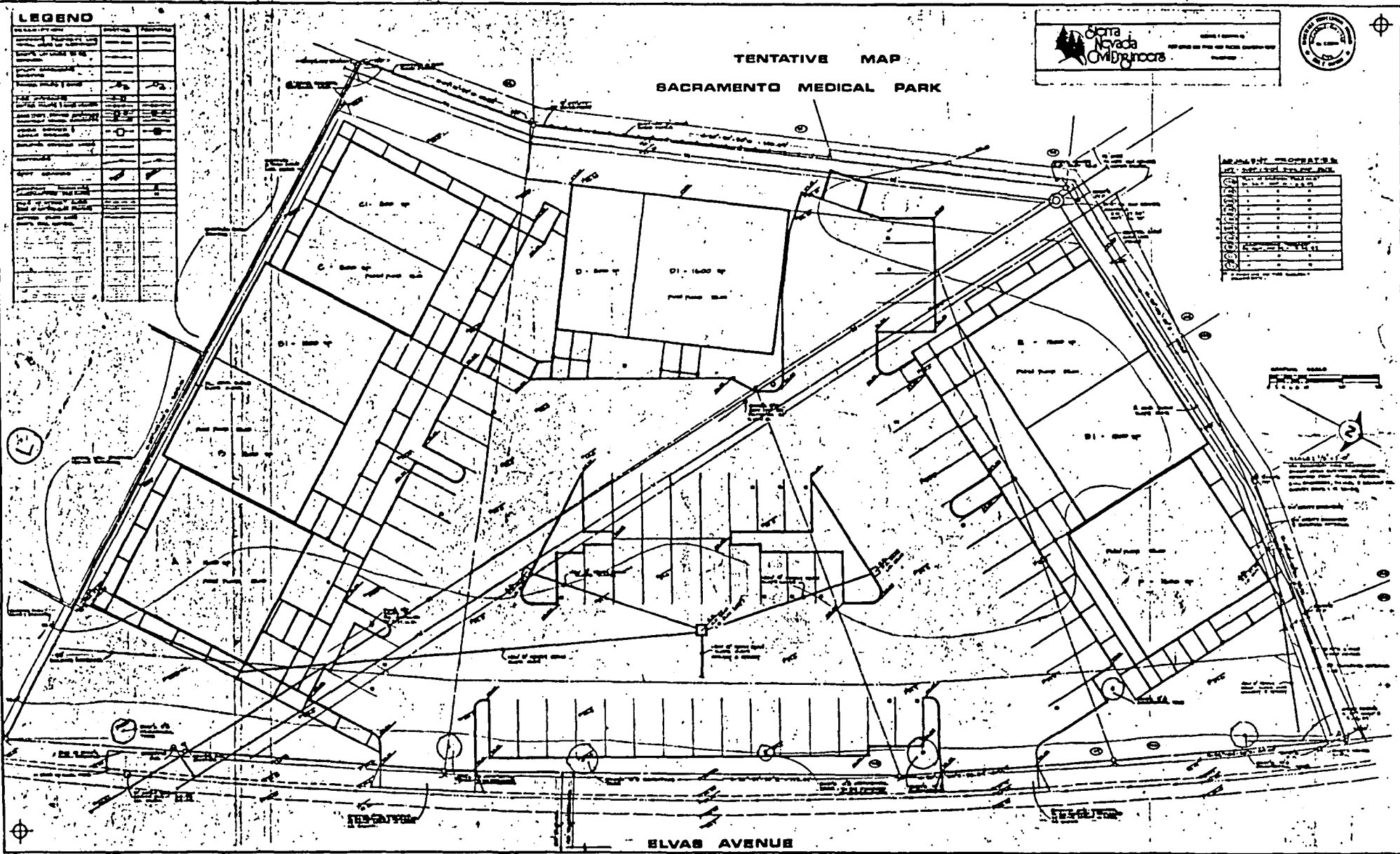
LEGEND

| Symbol | Description                 |
|--------|-----------------------------|
| —      | Proposed Street             |
| - - -  | Proposed Alley              |
| ▭      | Proposed Building Footprint |
| ▭      | Proposed Parking Space      |
| ○      | Proposed Light Pole         |
| ○      | Proposed Fire Hydrant       |
| ○      | Proposed Manhole            |
| ○      | Proposed Utility Pole       |
| ○      | Proposed Tree               |
| ○      | Proposed Sign               |
| ○      | Proposed Bench              |
| ○      | Proposed Fountain           |
| ○      | Proposed Sculpture          |
| ○      | Proposed Garden             |
| ○      | Proposed Walkway            |
| ○      | Proposed Driveway           |
| ○      | Proposed Gate               |
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TENTATIVE MAP  
SACRAMENTO MEDICAL PARK

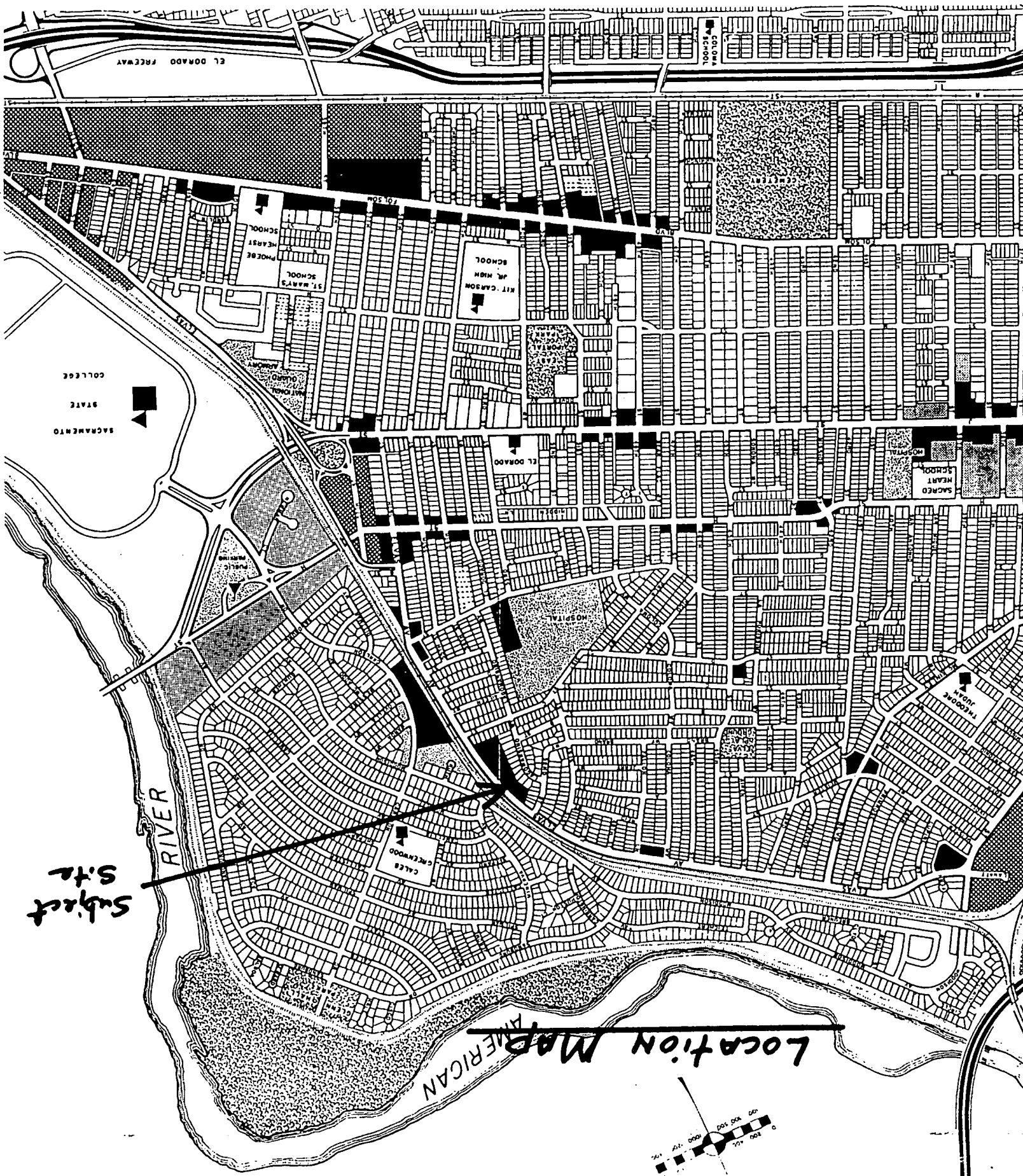
Sierra Nevada  
OVI Engineers

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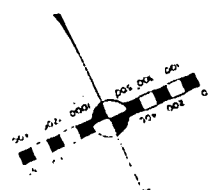
ELVAS AVENUE

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Subject Site

LOCATION MAP  
AMERICAN



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