



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

October 31, 1984

CITY PLANNING DEPARTMENT'S OFFICE
RECEIVED
NOV 7 1984

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

NOV 7 1984

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

SUBJECT: 1. Environmental Determination (Exempt, CEQA, Section 15312)
2. Tentative Map (P84-347) (APN: 265-280-48) (FT)

LOCATION: West side of Lane Avenue, north of Academy Way

SUMMARY

The applicant is requesting the necessary entitlement to subdivide 11+ acres into three parcels. The staff and Subdivision Review Committee recommend approval of the Tentative Map with conditions.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent 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 Supply; M-2
- South: Warehousing; M-2
- East: Vacant and Warehousing; M-2
- West: Vacant and Residential; R-1

The subject site is located in Cannon Industrial Park. Three warehouses totalling 56,000 square feet are under construction on the northern portion of the site. These structures will occupy proposed Parcel 1. Parcel 2 is intended for a 30,000+ square foot Federal Express processing building. There is no specific use for Parcel 3 as yet.

Canon Industrial Park was originally to be developed in conjunction with Cannon Residential Park, adjacent to the west. Previous approvals were conditioned so that a six foot masonry wall be constructed between the industrial and residential development. The entire wall has not yet been constructed. Final recordation of Cannon Residential cannot occur until this wall is constructed. This map has therefore, been conditioned that the wall be erected prior to recordation.

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ENVIRONMENTAL DETERMINATION

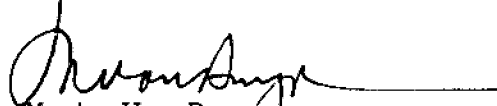
The project is exempt from environmental review pursuant to State EIR guidelines (CEQA Section 15315).

RECOMMENDATION

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

Adopting the attached resolution adopting findings of fact and approving the Tentative Map subject to conditions.

Respectfully submitted,

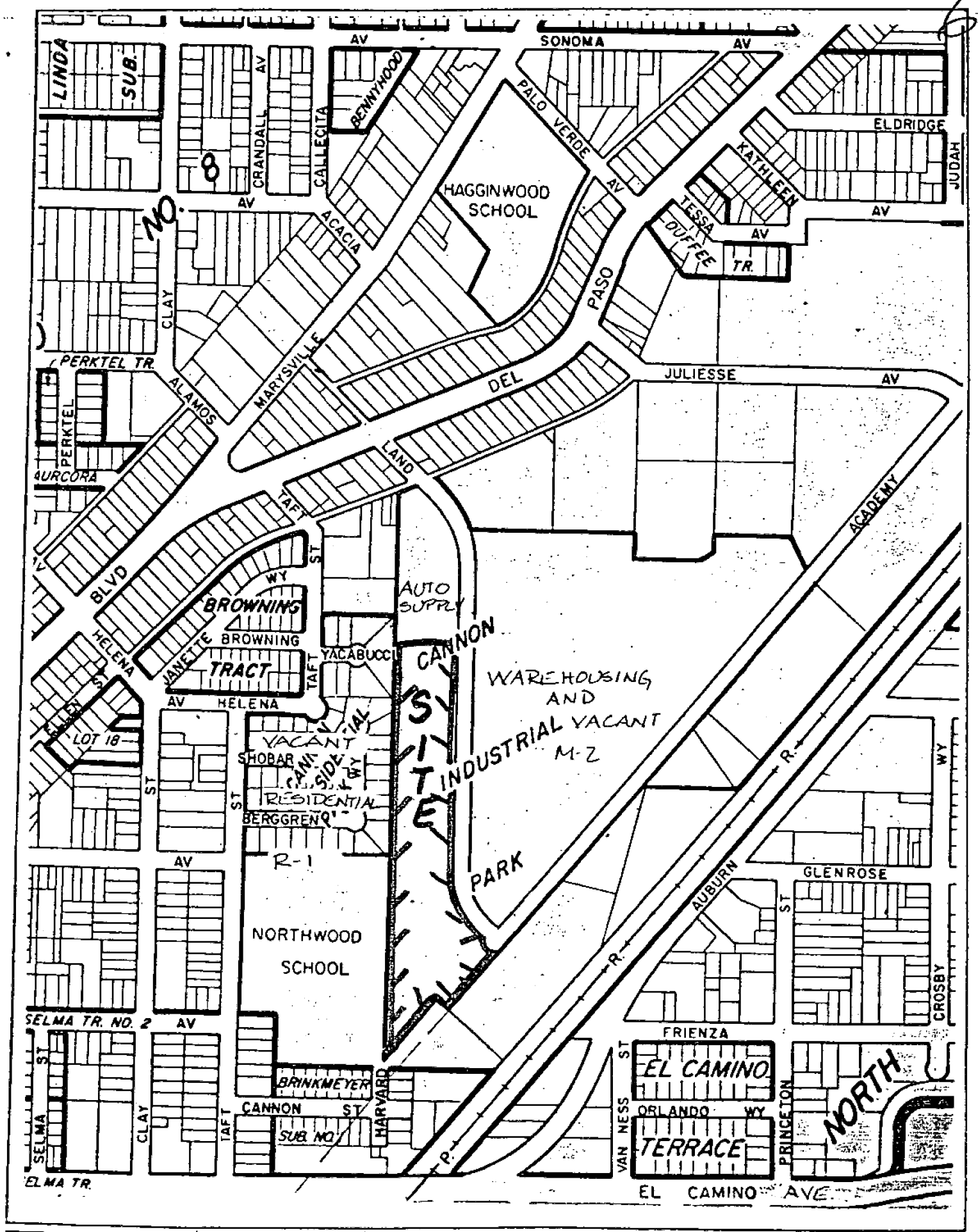

Marty Van Duyen
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

MVD:SD:pb
Attachments
P84-347

November 7, 1984
District No. 2



VICINITY - LAND USE - ZONING

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RESOLUTION No. 84-944

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PARCEL 4 OF 74 P.M. 27A, PORTION
OF CANNON INDUSTRIAL PARK

(P- 84-347) (APN: 265-280-48)

WHEREAS, the City Council, on November 7, 1984,, held a public hearing
on the request for approval of a tentative map for Parcel 4 of 74 P.M. 27A

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

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 1984 North Sacramento Community Plan designate the
subject site for industrial use(s).

APPROVED
BY THE CITY COUNCIL

NOV 7 1984

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:

MAYOR

ATTEST:

CITY CLERK

P84-347



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

November 21, 1984

Oates & Massey
P.O. Box 1038
Sacramento, CA 95819

Dear Gentlemen:

On November 20, 1984, the Sacramento City Council took the following action(s) for property located on the west side of Land Avenue, North of Academy Way:

Adopted Resolution 84-975 repealing Resolution 84-944 and adopted Findings of Fact and approved a new Tentative Map with conditions. (P-84347)

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

Sincerely,

Lorraine Magana

Lorraine Magana
City Clerk

LM/dbp/27

Enclosure: Resolution 84-975

cc: Planning Department

Morton & Pitalo, Inc.
1767 J Tribute Road
Sacramento, CA 95815