



CITY OF SACRAMENTO

22

CITY MANAGER'S OFFICE
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NOV 18 1981

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

MARTY VAN DUYN
PLANNING DIRECTOR

November 18, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15115)
2. Subdivision Modification to waive street lights
3. Tentative Map (P-9545)

LOCATION: 817-14th Street

SUMMARY

This is a request for entitlements necessary to establish a 4,125 square foot condominium office building located in the C-2 zone. The purpose of the one lot subdivision is to allow the sale of airspace office units. The staff and Subdivision Review Committee recommended approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject request does not necessitate review by the Planning Commission because there are no concurrent applications that require review by the Commission.

Surrounding Land Use and Zoning:

- North: City parking lot; C-2
- South: Multiple family; C-2
- East: Commercial; C-2
- West: Multiple family; C-2

APPROVED
BY THE CITY COUNCIL

NOV 24 1981

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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.

In reference to the request for subdivision modification to waive street lights, the site is located in an area that has no street lights and therefore it is not feasible to require installation of lights at this time.

RECOMMENDATION

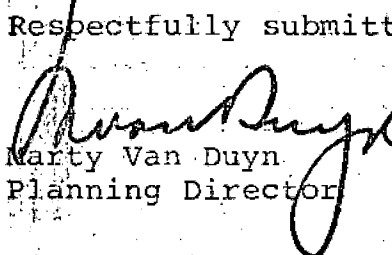
The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends approval of the tentative map subject to the following conditions.

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:


1. Enter into an agreement with the City to participate in any future assessment districts to provide street lights. A note shall be placed on the final map referencing the agreement.
2. A note shall be placed on the final map indicating: No trenching, filling, excavation or stacking of material shall be conducted within the dripline of the existing Elm trees. If such operation must be conducted, the City Arborist shall be contacted.

If the Council agrees with the recommendation, the proper action would be to adopt the attached Resolution adopting Findings of Fact, approving the Tentative Map and Subdivision Modification with conditions.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

RECOMMENDATION APPROVED:


 Walter J. Slipe, City Manager

MVD:HY:bw
Attachments
P-9545

November 24, 1981
District No. 4

22

RESOLUTION No. 81-869
870

Adopted by The Sacramento City Council on date of

NOVEMBER 24, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT 817 14TH STREET
(APN: 006-055-10) (P-9545)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Subdivision Modification and Tentative Map for property located at 817 14th Street

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on November 24, 1981 hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Central City Community Plan in that the plans designate the subject site for General Commercial.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.

APPROVED
BY THE CITY COUNCIL

NOV 24 1981

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- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:
- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable, or undesirable in the particular case to conform to the strict application of these regulations.

Fact: There are no street lights in the vicinity to accommodate street lights for this site.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: It would not be practical to require street lights for this site at this time because there is none in the area.

- c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: The granting of the modification will not change the characteristics of the neighborhood as there are no street lights at the present time.

- 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.

Fact: The site is designated for General Commercial.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Enter into an agreement with the City to participate in any future assessment districts to provide street lights. A note shall be placed on the final map referencing the agreement.

2. A note shall be placed on the final map indicating:
No trenching, filling, excavation or stacking of material shall be conducted within the dripline of the existing Elm trees. If such operation must be conducted, the City Arborist shall be contacted.

MAYOR

ATTEST:

CITY CLERK

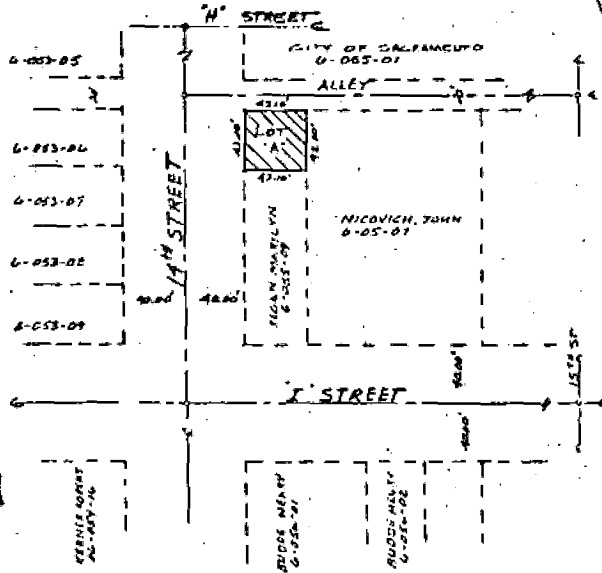
P-9545

TENTATIVE MAP OF
817 14TH STREET

CITY OF SACRAMENTO CALIFORNIA
SEPTEMBER 1981 SCALE: 1" = 10'

PREPARED BY:

NEWTON ASSOCIATES
P.O. BOX 160273
SACRAMENTO, CALIFORNIA
RE. NO. 15175



OWNER:
 CASPIAN ENTERPRISES, INC.
 7109 7TH FAIR OAK BLVD.
 CAR. MICHAEL, CA. 95608 944-0500

SUBDIVIDER:
 CASPIAN ENTERPRISES, INC.
 7109 7TH FAIR OAK BLVD.
 CAR. MICHAEL, CA. 95608 944-0500

ENGINEER:
 NEWTON ASSOCIATES
 P.O. BOX 160273 RE. NO. 15175
 SACRAMENTO, CA. 95816

PRESENT USE:
 VACANT

PROPOSED USE:
 3 UNIT OFFICE CONDOMINIUM

ACREAGE:
 0.09 AC OR 1768 SQ-FT

PROPOSED IMPROVEMENTS:
 SACRAMENTO CITY STANDARDS

DRAINAGE:
 SACRAMENTO CITY STANDARDS

SEWER:
 SACRAMENTO CITY STANDARDS

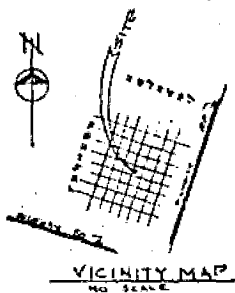
WATER:
 SACRAMENTO CITY STANDARDS

ASSESSOR'S PARCEL NO.
 06-055-10

PRESENT ZONING:
 C-2

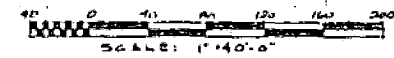
PROPOSED ZONING:
 C-2

LOT SIZE:
 ONE LOT 0.09 AC / 1768 SQ-FT



NOTE:

THIS DRAWING TO BE USED
 IN ASSOCIATION WITH THOSE
 CERTAIN ARCHITECTURAL DRAWINGS
 FOR THE USE OF THE ARCHITECTURAL
 ARCHITECT. BUILDING PERMIT HAS BEEN
 ISSUED.



NEWTON ASSOCIATES
 P.O. BOX 160273
 SACRAMENTO, CA. 95816

817 14TH STREET
 TENTATIVE MAP
 SACRAMENTO, CA.

1/1

SACRAMENTO CITY PLANNING DEPARTMENT

#2

Application Information

Application taken by/date: J. Mayo

Project Location 817 - 14th Street 1041 P N O 9545
 Assessor Parcel No. 006-055-10
 Owners Caspian Enterprises, Inc. Phone No. _____
 Address 7909 B Fair Oaks Boulevard, Carmichael, CA
 Applicant Newton Associates Phone No. 483-9860
 Address P.O. Box 160273, Sacramento, CA 95816
 Signature _____ C.P.C. Mtg. Date 11-12-81

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

Requested Entitlement	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Exempt 15115</u>	_____	_____	\$ <u>-90-00</u>
<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 <u>to divide .04+ vacant ac. into one</u> <u>airspace condominium lot for future office</u> <u>development, located in C-2 zone</u>	_____	_____	\$ <u>135.00</u>
<input type="checkbox"/> Special Permit _____	_____	Res. _____	\$ _____
_____	_____	_____	\$ _____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
_____	_____	_____	\$ _____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> XXX <u>Subdivision Modification to waive</u> <u>street lights.</u>	_____	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> Other <u>Posting & Notification</u>	_____	_____	\$ <u>36.00</u>

FEE TOTAL \$ _____
 RECEIPT NO. _____
 By/date _____

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

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.

P N O 9545

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



CITY OF SACRAMENTO

#22

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

November 25, 1981

Caspian Enterprises, Inc.
7909 B Fair Oaks Blvd.
Carmichael, CA 95608

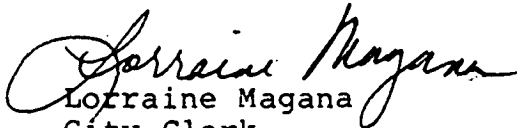
Dear Gentlemen:

On November 24, 1981, the Sacramento City Council took the following action(s) for property located at 817 - 14th Street:

Adopted a resolution adopting Findings of Fact and approving a Tentative Map to divide .04± vacant acre into one airspace condominium lot for future office development in the C-2 Zone, and a Subdivision Modification to waive street Lights.

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

Sincerely,


Lorraine Magana
City Clerk

LM/mm/22
Enclosure

cc: Planning Department
Newton Associates