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CITY OF SACRAMENTO

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 water and sewer service connections
 3. Tentative Map (P-9544)

LOCATION: Northeast corner of Stockton Boulevard and Fowler Avenue

SUMMARY

This is a request for entitlements necessary to divide a 5+ acre site into three separate parcels located in the C-2 General Commercial zone. The purpose of the division is to allow future development of individual lots. 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: Office; C-2
- South: Vacant, residential, commercial; C-2 and R-2A
- East: Single Family; R-1
- West: Commercial; C-2

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 Subdivision Modification to waive service connections, this request is merely deferring the installation of water and sewer connections until building permits are issued.

APPROVED
BY THE CITY COUNCIL

Page 1

NOV 24 1981

OFFICE OF THE
CITY CLERK

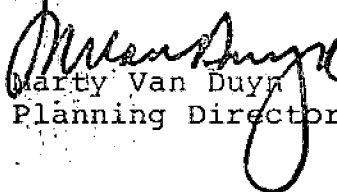
RECOMMENDATION

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


1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels 1, 2 and 3. These services must be paid for and installed at the time of obtaining building permits.
2. Place the following note on the final map: There is only 1300 GPM water available for fire protection. Depending on total floor area, building materials, occupancy, etc., an off-site main extension may be required from Fowler Avenue to Elder Creek Road via 63rd Street.

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 Duyne
 Planning Director

RECOMMENDATION APPROVED:


 Walter J. Slife, City Manager

MVD:HY:bw
Attachments
P-9544

November 24, 1981
District No. 6

23

RESOLUTION No. 81-874

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 NORTHEAST CORNER OF STOCKTON BLVD. AND FOWLER AVE. (APN: 040-031-25) (P-9544)

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 northeast corner of Stockton Boulevard and Fowler Avenue (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 Lindale Florin Community Plan in that the plans designate the subject site for 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.

3 APPROVED BY THE CITY COUNCIL

NOV 24 1981

OFFICE OF THE CITY CLERK

- 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 County of Sacramento treatment plants have a design capacity for which 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: The request for Subdivision Modification will only defer installation of sewer and water service connections until building permits are obtained.

- 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 is impractical to require sewer and water connections until building permits are issued in order to determine adequate size for lines.

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- 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 Subdivision Modification will not change the characteristics of the area because the property is presently vacant and when development occurs, sewer and water service connections will be required.

- 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 commercial development.

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. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels 1, 2 and 3. These services must be paid for and installed at the time of obtaining building permits.

2. Place the following note on the final map: There is only 1300 GPM water available for fire protection. Depending on total floor area, building materials, occupancy, etc., an off-site main extension may be required from Fowler Avenue to Elder Creek Road via 63rd Street.

.....

MAYOR

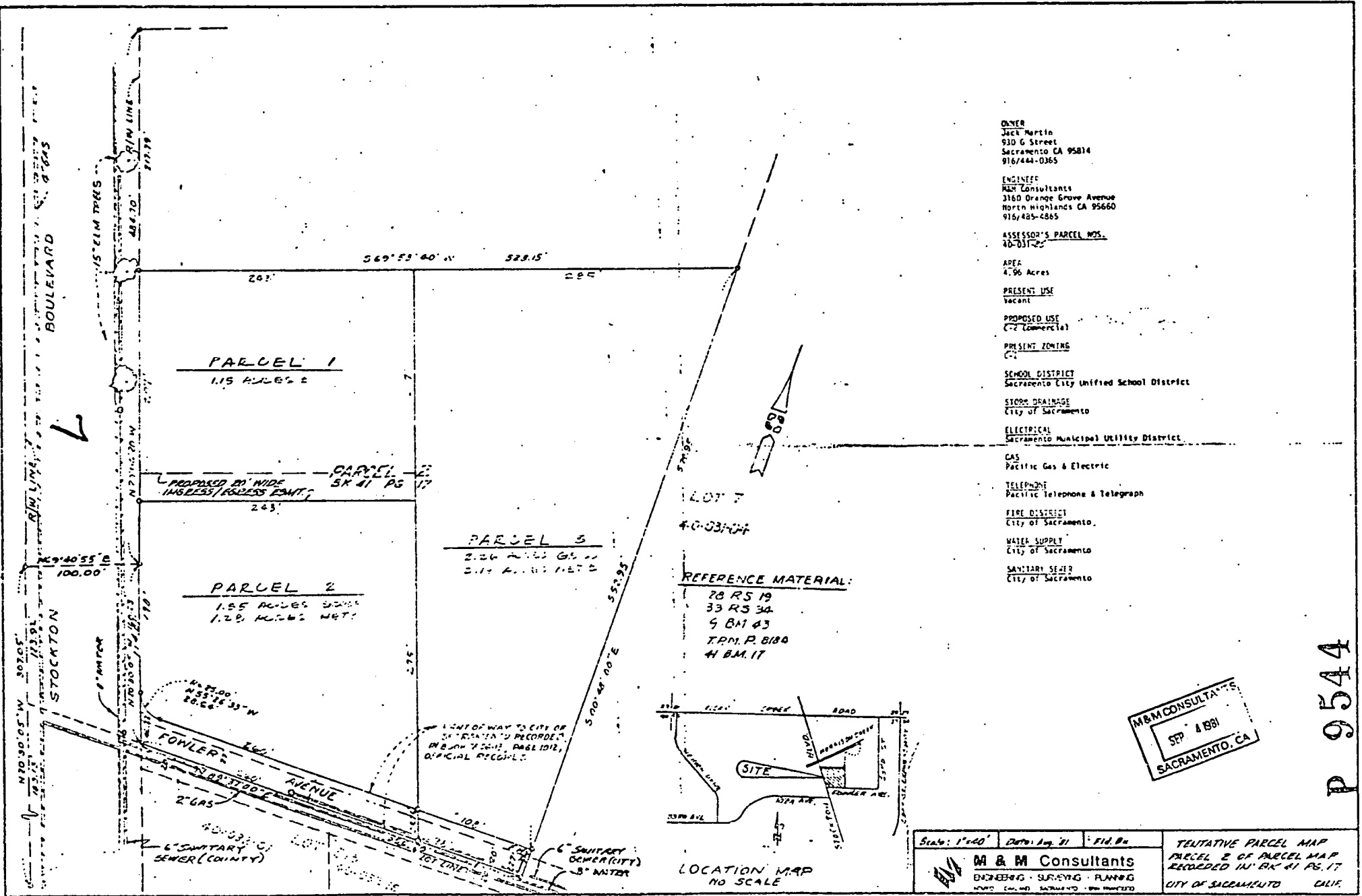
ATTEST:

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CITY CLERK

P-9544

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OWNER
 Jack Martin
 310 G Street
 Sacramento CA 95814
 916/444-0365

ENGINEER
 M & M Consultants
 3160 Orange Grove Avenue
 North Highlands CA 95660
 916/485-4865

ASSESSOR'S PARCEL NOS.
 40-031-05

AREA
 4.96 Acres

PRESENT USE
 Vacant

PROPOSED USE
 C-2 (Commercial)

PRESENT ZONING
 C-2

SCHOOL DISTRICT
 Sacramento City Unified School District

STORM DRAINAGE
 City of Sacramento

ELECTRICAL
 Sacramento Municipal Utility District

GAS
 Pacific Gas & Electric

TELEPHONE
 Pacific Telephone & Telegraph

FIRE DISTRICT
 City of Sacramento

WATER SUPPLY
 City of Sacramento

SEWARIY SEWER
 City of Sacramento

REFERENCE MATERIAL:
 28 RS 19
 33 RS 34
 9 BM 43
 T.P.M. P. 8184
 41 B.M. 17

M & M CONSULTANTS
 SEP 4 1981
 SACRAMENTO, CA

Scale: 1"=40'	Date: Aug. 31	Fig. No.	TENTATIVE PARCEL MAP PARCEL 2 OF PARCEL MAP RECORDED IN BK 41 PG. 17 CITY OF SACRAMENTO CALIF.
M & M Consultants ENGINEERING - SURVEYING - PLANNING 3160 ORANGE GROVE AVENUE NORTH HIGHLANDS, CALIF. 95660			

P 9544



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CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 30, 1981

HRG: 11-24-81
FCA DATE: 12-1-81

cc: Van Duyn
Carstens
Miller
Jee

MEMORANDUM

TO: Lorraine Magana, City Clerk
FROM: Leslie Oldridge *LO*
SUBJECT: Request to Set Public Hearings

Please schedule the following items for City Council hearings. All necessary support material is attached (including ads for Fast Track Tentative Maps).

1. P-9545 Various requests for property located at 817 14th Street. (D4) FT
APN: 006-055-10
 - a. Subdivision Modification to waive street lights;
 - b. Tentative Map to divide .04+ vacant acre into one airspace condominium lot for future office development, located in C-2 zone.
2. P-9544 Various requests for property located at the northeast corner of Stockton Boulevard and Fowler Avenue. (D6) FT
APN: 040-031-25
 - a. Subdivision Modification to waive water and sewer services;
 - b. Tentative Map to divide 5+ vacant acres located in C-2 zone into three parcels.
3. P-9573 Tentative Map to create a single lot (0.3+ acre) airspace office condominium in C-3 zone. Location: 9th Street between "I" and "J" Streets. (D-1) FT
APN: 006-036-06

4. P-9381 Various requests for property located at 2400 Manning Street. (D1)* FT
APN: 277-042-50
- a. Subdivision Modification to waive street frontage improvements;
 - b. Tentative Map to divide 1+ acre into 2 parcels in M-1 Light Industrial zone.

lo
attachments

* This district will change to D2 after November 17, 1981 meeting.

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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 4, 1981

Jack Martin
930 "G" Street
Sacramento, CA 95814

On November 2, 1981, the following matter was filed with my office to set a hearing date before the Sacramento City Council:

- P-9544 Various requests for property located at the northeast corner of Stockton Blvd. and Fowler Ave. (D6):
 - A. Subdivision Modification to waive water & sewer services;
 - B. Tentative Map to divide 5± vacant acres located in the C-2 Zone into 3 parcels.

The hearing has been set for November 24, 1981, 7:30 p.m., in the City Council Chamber, second floor, City Hall, 915 I Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the Monday prior to the meeting when this hearing is scheduled. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be referred to the CITY PLANNING DEPARTMENT, 927 Tenth Street, Sacramento, CA 95814, phone 449-5604.

Sincerely,

Lorraine Magana
Lorraine Magana
City Clerk

LM/mm
cc: M & M Consultants
P-9544 Mailing List (22)

SACRAMENTO CITY PLANNING DEPARTMENT 23

Application Information

Application taken by/date: 9-10-81

Project Location Northeast cor. Stockton Boulevard & Fowler Avenue P No 9544
 Assessor Parcel No. 040-031-25
 Owners Jack Martin Phone No. 444-0365
 Address 930 "G" Street, Sacramento, CA 95814
 Applicant: M & M Consultants Phone No. 485-4865
 Address 3160 Orange Grove Avenue, North Highlands, CA 95660
 Signature _____ C.P.C. Mtg. Date 11-12-81

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS
 Commission date Council date

Filing Fees 250.00

- | | | | |
|---|--|------------|------------------|
| <input checked="" type="checkbox"/> Environ. Determination <u>Exempt 15115</u> | | | \$ <u>-90.00</u> |
| <input type="checkbox"/> General Plan Amend _____ | | | \$ _____ |
| <input type="checkbox"/> Community Plan Amend _____ | | Res. _____ | \$ _____ |
| <input type="checkbox"/> Rezons _____ | | Res. _____ | \$ _____ |
| <input checked="" type="checkbox"/> Tentative Map to divide 4.96+ vacant acres located in C-2 zone into three parcels | | Ord. _____ | \$ <u>135.00</u> |
| <input type="checkbox"/> Special Permit _____ | | Res. _____ | \$ _____ |
| <input type="checkbox"/> Variances _____ | | | \$ _____ |
| <input type="checkbox"/> Plan Review _____ | | | \$ _____ |
| <input checked="" type="checkbox"/> XXXX Subdivision Modification to waive water and sewer services. | | | \$ <u>0</u> |
| <input checked="" type="checkbox"/> Other <u>Posting & Notification</u> | | | \$ <u>36.00</u> |

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.

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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

November 25, 1981

Jack Martin
930 "G" Street
Sacramento, CA 95814

Dear Mr. Martin:

On November 24, 1981, the Sacramento City Council took the following action(s) for property located at the northeast corner of Fowler Avenue and Stockton Boulevard (P-9544) subject to stated conditions:

Adopted a resolution adopting Findings of Fact and approving a Tentative Map to divide 5± vacant acres located in the C-2 Zone into 3 parcels, and a Subdivision Modification to waive water and sewer services.

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

Sincerely,

Lorraine Magana
Lorraine Magana
City Clerk

LM/mm/23
Enclosure

cc: Planning Department
M & M Consultants