



CITY OF SACRAMENTO

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

CITY MANAGER'S OFFICE
RECEIVED
JUN 30 1983

MARTY VAN DUYN
PLANNING DIRECTOR

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~~28~~
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June 28, 1983

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 15115);
2. Tentative Map (P83-146)(APN: 117-170-56) **6**

LOCATION: 65 Quinta Court

APPROVED
BY THE CITY COUNCIL

AUG 16 1983

OFFICE OF THE
CITY CLERK

SUMMARY

This is a request to divide 4.16+ acres located in the Heavy Commercial-Review zone (C-4-R) into three parcels. Parcel 2 is currently developed with an existing warehouse, the other two parcels are vacant and no plans have been reviewed for these sites. The staff and Subdivision Review Committee recommended approval of the site 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: Commercial; C-2
- South: Commercial and vacant; C-4-2
- East : Commercial; GC (County)
- West : Commercial; and C-4-R

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 provision of CEQA.

FILED
By the City Council
Office of the City Clerk
Cont. to 7-12-83
JUL 5 1983

FILED
By the City Council
Office of the City Clerk
Cont. to 8-2-83
JUL 12 1983

FILED
By the City Council
Office of the City Clerk
Cont. to 8-16-83
AUG 2 1983

4. 3.

1983

AUG 5 1983

1983

JUL 1 5 1983

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JUL 8 1983

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City Council

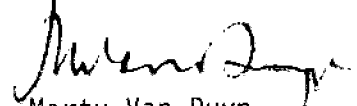
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June 28, 1983 ~~28~~

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends that the City Council approve the Tentative Map which includes conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

MVD:TM:cp
Attachments
P83-146

July 5, 1983
District No. 7

RESOLUTION No. 83-639

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 65 QUINTA
COURT

APPROVED
BY THE CITY COUNCIL

(P-83-146)(APN: 117-170-56)

AUG 16 1983

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on July 5, 1983, held a public hearing on the request for approval of a tentative map for property located at 65 Quinta Court;

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 Valley Hi Community Plan designate the subject site for shopping-commercial 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. Prepare a sewer and drainage study for the review and approval of the City Engineer; extend lines as necessary to serve each parcel.
 - b. Meet all requirements of the Building Inspections Department for the existing structure.
 - c. Provide reciprocal access, sewer, water and drainage easements for each parcel if necessary.

MAYOR

ATTEST:

CITY CLERK

P83-146

TENTATIVE PARCEL MAP

PARCEL B OF PARCEL MAP 47 P.M. 35

CITY OF SACRAMENTO, CALIFORNIA

MAY 1983

SCALE: 1" = 100'

MURRAY SMITH AND ASSOCIATES

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~~16~~
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OWNER: JOHN JACKSON CIV.
7017-F FRUITRIDGE ROAD
SACRAMENTO, CALIF. 95820
PHONE: 381-8113

SUBDIVIDER: SAME AS ABOVE

ENGINEER: MURRAY SMITH & ASSOCIATES
3020 EXPLORER DRIVE
SACRAMENTO, CA. 95827
PHONE: 361-0444

IMPROVEMENTS: AS REQUIRED BY CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS

EXISTING USE: COMMERCIAL / OFFICE

PROPOSED USE: COMMERCIAL / OFFICE

EXISTING ZONING: C4-R

ASSESSOR'S PARCEL NO: 117-170-56

SEWAGE DISPOSAL: CITY OF SACRAMENTO

WATER SUPPLY: CITY OF SACRAMENTO

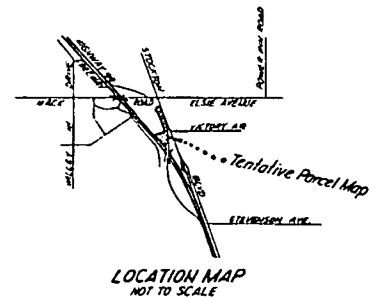
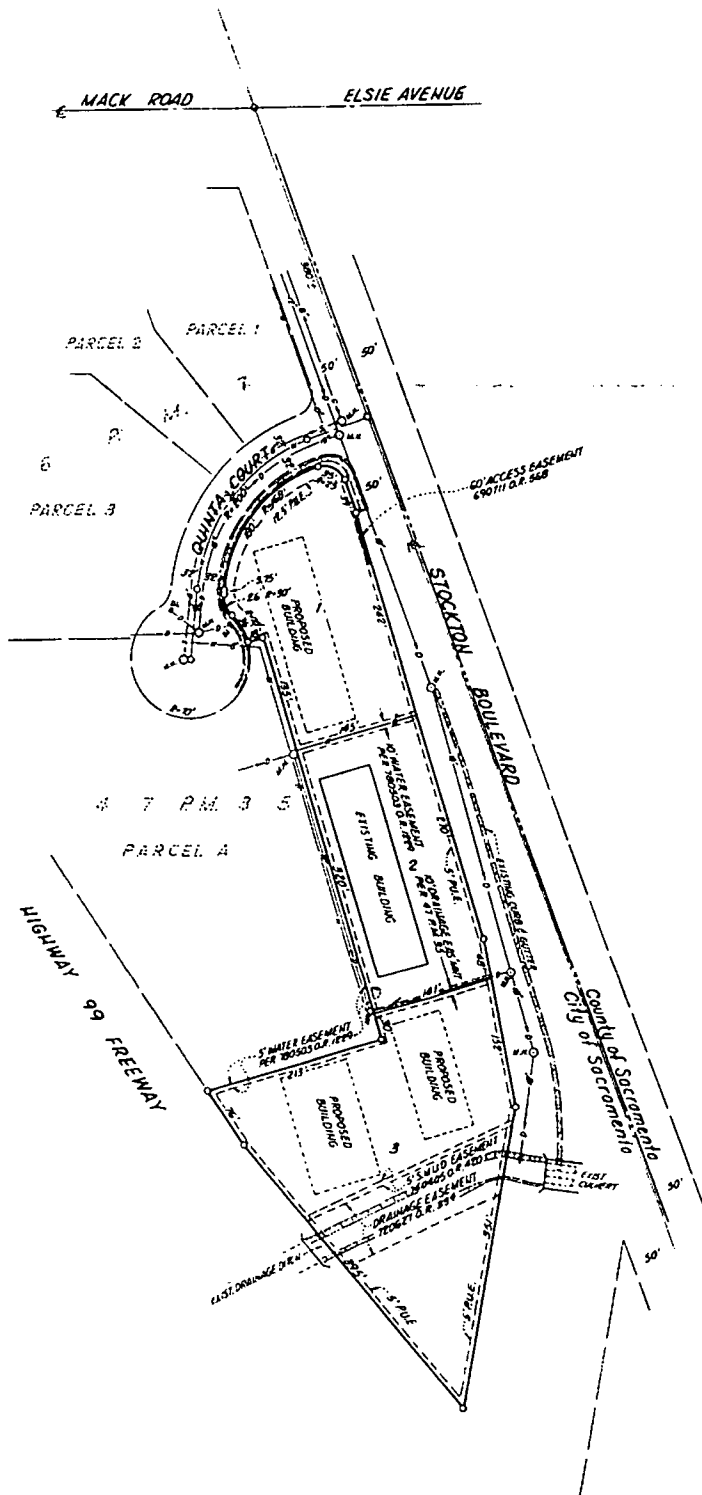
DRAINAGE: CITY OF SACRAMENTO

FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT

ACREAGE: 4.16 AC.±

NO. OF LOTS: 3

LOT SIZE: AS SHOWN



P 83146

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COURT

(P-83-146)(APN: 117-170-56)

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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
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and balances these needs against the public service needs of City residents and
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1. None of the conditions described in Government Code Section 66474,
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2. The proposed subdivision, together with the provisions for its design and
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City Code, which is a Specific Plan of the City. Both the City General Plan
and the Valley Hi Community Plan designate the
subject site for shopping-commercial use(s).

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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 on Stockton Boulevard pursuant to Section 40.811 of the City Code; Stockton Boulevard shall be dedicated to a 50-foot half section.
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer; extend lines as necessary to serve each parcel.
 - c. Meet all requirements of the Building Inspections Department for the existing structure.
 - d. Provide reciprocal access, sewer, water and drainage easements for each parcel if necessary.

MAYOR

ATTEST:

CITY CLERK

P83-146

August 17, 1983

John M. Jackson
7917 F Fruitridge Road
Sacramento, CA 95820

Dear Mr. Jackson:

On August 16, 1983, the Sacramento City Council took the following action(s) for property located 65 Quinta Court:

Adopted Resolution No. 83-639 adopting Findings of Fact and approving a Tentative Map for property located at 65 Quinta Court

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

Sincerely,

Lorraine Magana
City Clerk

LM/km/19
Enclosure

cc: Planning Department