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CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5804

MARTY VAN DUYN
PLANNING DIRECTOR

December 1, 1983

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

DEC 6 1983

OFFICE OF THE
CITY CLERK

SUBJECT: Request for Time Extension for an Office Condominium Project - Tentative Map (P-9573) (APN: 006-036-06) (FT)

LOCATION: West side of 9th Street between I and J Streets

BACKGROUND INFORMATION

The subject Tentative Map was originally approved by the City Council on November 24, 1981. The applicant is requesting a twelve-month time extension in order to allow additional time to complete the final map.

The subject site consists of a .2± acre parcel adjacent to the City Library. Staff has no objection to the Map Extension; however, staff wants to point out that prior to issuance of any building permit, the applicant will be required to meet all current zoning requirements.

RECOMMENDATION

The staff recommends that the Council grant a one-time, one-year time extension for the Tentative Map. Said extension will lapse on November 24, 1984.

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slipes, Jr.
for: Walter J. Slipes, City Manager

HY:lao
Attachment
P-9573
wp 1A

December 6, 1983
District No.1

CITY LIBRARY

08-038-05
CITY OF SACRAMENTO



LOCATION MAP

OWNER/PLANNER
OLD WORLD DEVELOPMENT
P.O. BOX 86
SACRAMENTO, CA 95812

ENGINEER
MORTON & PITALO, INC.
1701 J ST. SUITE 200
SACRAMENTO, CA 95811
PHONE: (916) 550-5411

MUNICIPAL ENTITY
CITY OF SACRAMENTO

TITLE
CITY OF SACRAMENTO

ELECTRICITY
SACRAMENTO MUNICIPAL UTILITY DISTRICT

SEA
PACIFIC GAS & ELECTRIC COMPANY

SCHOOL DISTRICT
CITY UNIFIED SCHOOL DISTRICT

SEWER
C-2

STREETS
1992 ACB

ADDRESS & PARCEL NO.
08-038-05

CITY OF SACRAMENTO

08-042-01

P 9573

06-036-03
W.T. SERVICE CORP.

06-036-04
RICCI

LOT A
PROPOSED BUILDING
FOR CONDOMINIUM PLAN

9TH STREET

08-380-18
LEE YUEN ENTERPRISES

06-360-15
IRISH

06-360-14
DECRISTOFORO

06-360-13
GIACOMO

06-360-12
SEIVERS

08-038-07
BUTIGAN

BENCH MARK
ELEV. 50.00
CITY OF SACRAMENTO
EAST 1/4 CORNER OF 9TH ST. & 1ST ST.
EAST 1/4 CORNER OF 9TH ST. & 1ST ST.
EAST 1/4 CORNER OF 9TH ST. & 1ST ST.

LEGEND:
--- NOT SET ABOVE THRESHOLD TO BE SET
--- SET FOR MAIL THRESHOLD TO BE SET

<p>NO. DESCRIPTION APPROVED BY DATE</p>		<p>FIELD BOOK NO.</p>	<p>SCALE:</p>	<p>DRAWN BY: [Signature]</p>	<p>CHECKED BY: [Signature]</p>	<p>DATE: [Date]</p>	<p>TENTATIVE MAP OLD WORLD CENTER CITY OF SACRAMENTO, CALIFORNIA</p>	<p>DATE: [Date]</p>	<p>FILE NO. 00274</p>
<p>MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING</p>						<p>DATE: [Date]</p>			

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RESOLUTION No.

Adopted by The Sacramento City Council on date of

NOVEMBER 24, 1981

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR OLD WORLD CENTER
(APN: 006-036-06) (P-9573)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for property located at west side of 9th Street between I and J Streets

(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 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, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat pursuant to CEQA, Section
- 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
CITY OF SACRAMENTO

- 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.

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

The Tentative Map be approved subject to the following condition:

The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the City Code along 9th Street. Bonds, private contract and engineering shall be provided prior to filing of final map. This condition shall be satisfied prior to filing final map.

MAYOR

ATTEST:

CITY CLERK

P-9573