



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

September 30, 1981

CITY MANAGER'S OFFICE
RECEIVED
SEP 30 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15115)
2. Tentative Map (P-9513).

LOCATION: Northeast corner of North 12th Street and Sunbeam Avenue

SUMMARY

This is a request for entitlements necessary to divide a 2+ acre site into two separate parcels. The purpose of the division is to allow future development of the site. The staff and Subdivision Review Committee recommended approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject Tentative Map does not require review by the Planning Commission because there are no concurrent application requests that necessitate review by the Commission. Therefore, the application was submitted directly to the City Council.

Surrounding land use and zoning are as follows:

- North: Vacant & Industrial; M-1
- South: Industrial; M-1
- East: Industrial; M-1
- West: Industrial; M-1

APPROVED
BY THE CITY COUNCIL

OCT - 6 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.

The subject site is presently developed with a car wash and a hamburger stand. The applicant intends to remove the structures to allow future development. Staff would also suggest that the billboard located near the southern boundary of the site be removed prior to construction of any new building.

RECOMMENDATION

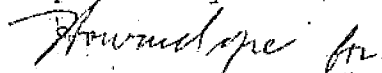
The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends approval of the Tentative Map subject to the following conditions:

- a. The applicant shall provide standard subdivision improvements along Sunbeam Avenue and North 12th Street pursuant to Section 40.311 of the Subdivision Ordinance. Sunbeam Avenue shall be improved to a 58-foot right-of-way standard cross-section including an 18-foot lane on the west side.
- b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer.
- c. The applicant shall comply with all building code requirements.
- d. The applicant shall prepare a right-of-way study along Sunbeam Avenue and North 12th Street and dedicate the necessary right-of-way as determined by the study.
- e. Bonds, private contract and engineering fees are required.
- f. The applicant shall install a water meter on the existing one-inch water service to proposed Parcel 2.

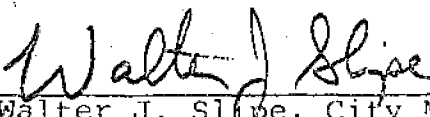
The applicant shall satisfy each of these conditions prior to filing the final map unless a different time for compliance is specifically noted.

It is recommended that the City Council adopt the attached Tentative Map resolution that includes conditions and findings of fact.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slupe, City Manager

MVD:HY:jm
Attachments
P-9513

October 6, 1981
District No. 1

RESOLUTION No. 81-735

Adopted by The Sacramento City Council on date of

OCTOBER 6, 1981

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED
AT THE NORTHEAST CORNER OF NORTH 12th STREET AND
SUNBEAM AVENUE (APN: 001-102-06, 07) (P-9513)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for property located at the northeast corner of North 12th Street and Sunbeam 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 October 6, 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 Industrial Park Community Plan in that the plans designate the subject site for industrial uses.
- 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 15115.
- 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.

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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.

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

The Tentative Map 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. Provide standard subdivision improvements along Sunbeam Avenue and North 12th Street pursuant to Section 40.811 of the Subdivision Ordinance; Sunbeam Avenue shall be improved to a 58-foot right-of-way standard cross-section including an 18-foot lane on the west side;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Comply with all building code requirements;
4. Prepare a right-of-way study along Sunbeam Avenue and North 12th Street and dedicate the necessary right-of-way as determined by the study;

5. Bonds, private contract and engineering fees required;
6. Install a water meter on the existing one-inch water service to proposed Parcel 2.

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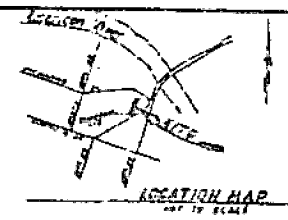
MAYOR

ATTEST:

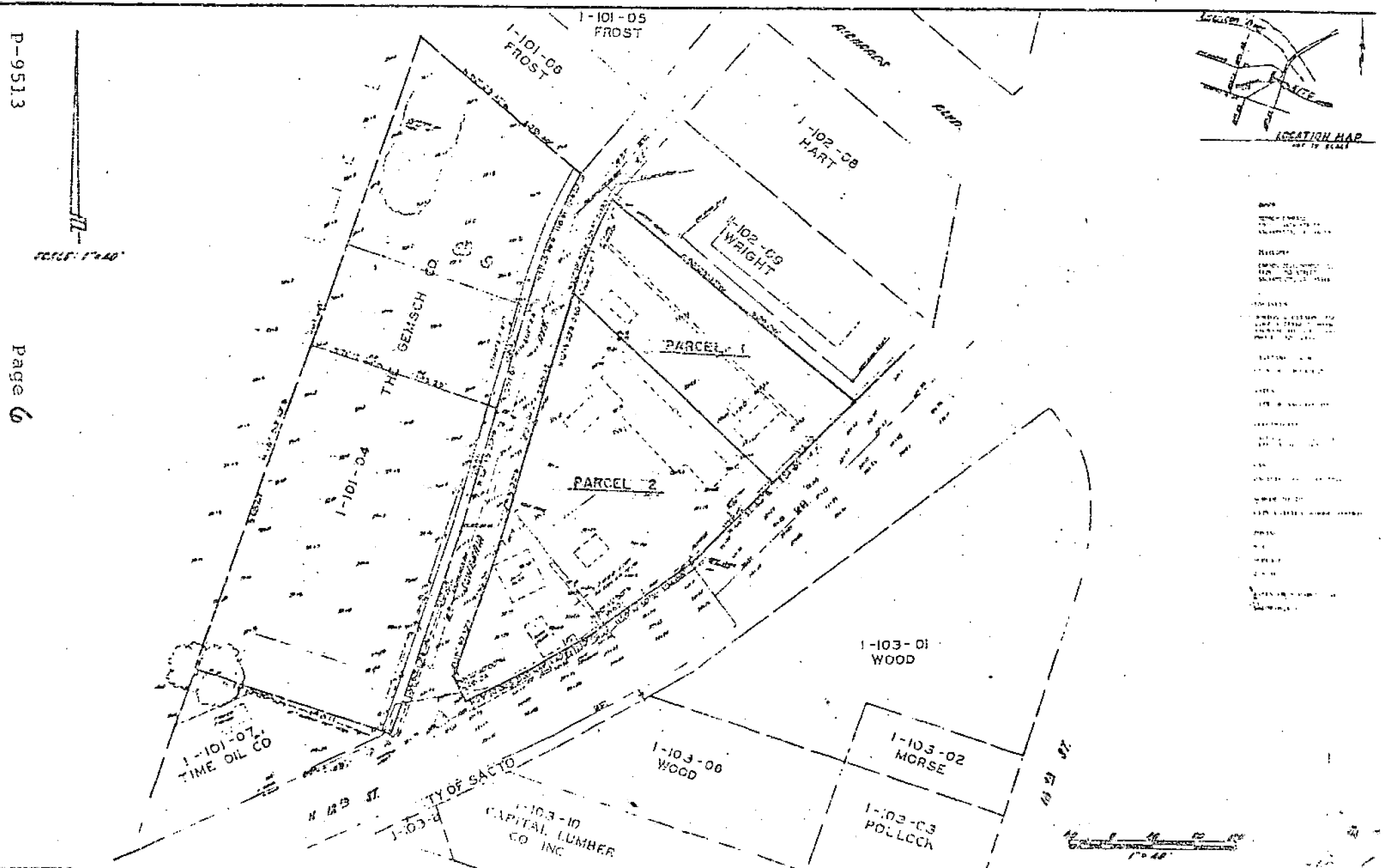
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CITY CLERK

P-9513



- 1-101-01 TIME OIL CO
- 1-101-04 THE GEN-SCH CO
- 1-101-05 FROST
- 1-101-08 FROST
- 1-102-08 HART
- 1-102-09 WRIGHT
- 1-103-01 WOOD
- 1-103-02 MORSE
- 1-103-03 POLLOCK
- 1-103-08 WOOD
- 1-103-10 CAPITAL LUMBER CO INC



<p>NO. DESCRIPTION</p>	<p>PLAT NO.</p>	<p>SCALE</p>	<p>DATE</p>	<p>GRAPHIC</p>	<p>CREATED BY MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING</p>	<p>DATE</p>	<p>TENTATIVE PARCEL MAP COR. OF H 123 ST & SUBCEN ST CITY OF SEASIDE, CALIFORNIA</p>
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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

October 7, 1981

Gensch Company
1001 - 46th Street
Sacramento, CA 95819

Gentlemen:

On October 6, 1981, the Sacramento City Council adopted a resolution adopting Findings of Fact and approving a Tentative Map to divide 2± acres, with an existing car wash and hamburger stand to be removed, into two parcels in the Light Industrial M-1(S) Zone, located at the northwest corner of Sunbeam Avenue and North 12th Street, subject to conditions.

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

Sincerely,


Lorraine Magana
City Clerk

LM/mm/29
Enclosure

cc: Planning Department
Morton & Pitalo