23

CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

APPROVED
BY THE CITY COUNCIL
SEP 17 1985
OFFICE OF THE
CITY CLERK

September 11, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P85-289)

LOCATION: Northwest corner of 15th and P Streets; south half of block bounded by 15th, 16th, O and P Streets

SUMMARY

The Tentative Map proposes to subdivide the site into 50 pads for townhouse residential units, two common area lots, and a small lot for commercial use. The development is an approved Capitol Area Development Authority (CADA) project. The Planning Commission and staff recommend approval of the Tentative Map with conditions.

BACKGROUND INFORMATION

The subject site is owned by the State of California currently used for parking, auto repair and housing. The applicant was chosen by CADA to develop the site for predominantly residential use with incidental commercial use along 16th Street. The proposed map would divide the site allowing townhouse residential development.

VOTE OF THE PLANNING COMMISSION

On August 8, 1985, the Commission voted five ayes, four absent, to recommend approval of the Tentative Map.

/

RECOMMENDATION

The Planning Commission and staff recommend the City Council adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:pkb
attachments
P85-289

September 17, 1985
District Nos. 1 and 4

23

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE August 8, 1985

ITEM NO. 21 FILE P 85-289

M _____

- [ ] GENERAL PLAN AMENDMENT
- [ ] COMMUNITY PLAN AMENDMENT
- [ ] REZONING
- [ ] SPECIAL PERMIT
- [ ] VARIANCE
- [x] TENTATIVE MAP
- [ ] SUBDIVISION MODIFICATION
- [ ] LOT LINE ADJUSTMENT
- [ ] ENVIRONMENTAL DET.
- [ ] OTHER _____

Location: Northeast + northwest corner of 15th + P Streets

Recommendation:

- [x] Favorable w/conds.
- [ ] Unfavorable
- [ ] Petition
- [ ] Correspondence

PROPONENTS

NAME	ADDRESS

OPPONENTS

NAME	ADDRESS

MOTION

- [ ] TO APPROVE
- [ ] TO DENY
- [ ] TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- [ ] TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- [ ] INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
- [ ] TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- [x] TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- [ ] TO RATIFY NEGATIVE DECLARATION
- [ ] TO CONTINUE TO _____ MEETING
- [ ] OTHER _____

MOTION NO. _____

	YES	NO	MOTION	SECOND
Ferris	✓			
Fong	✓			
Goodin	absent			
Holloway	✓		✓	
Hunter	absent			
Ishmael	✓			
Ramirez	✓			✓
Simpson	absent			
Augusta	absent			

3

23

RESOLUTION No. 85-727

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF 15TH AND P STREETS AND ON THE SOUTH HALF OF THE BLOCK BOUNDED BY 15TH, 16TH, O AND P STREETS

APPROVED BY THE CITY COUNCIL

SEP 17 1985

OFFICE OF THE CITY CLERK

(P 85-289) (APN 006-232-09,10,11,14,16,17; 006-226-11,12,13,14,15)

WHEREAS, the City Council, on September 17, 1985, held a public hearing on the request for approval of a tentative map for property located at the northwest corner of 15th and P Streets and on the south half of the block bounded by 15th, 16th, O and P Streets;

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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission 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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.

2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

3. 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 1980 Central City Community Plan designate the subject site for residential and office use(s).

4. 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.

5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

6. 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 pursuant to Section 40.811 of the City Code as required; remove existing driveways and replace defective curb, gutter and sidewalk;
   b. Prepare a sewere and drainage study for the review and approval of the City Engineer;
   c. Place the following note on the final map: Water and sewer service connections must be paid for and installed at the time of obtaining building permits;
   d. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and aproval of the City Engineer after consultation with the U.S. Postal Service;
   e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
   f. Remove all abandoned driveways;
   g. Existing improvements may require repair;
   h. Alley may require repair or replacement;
   i. Lot 51 will require separate metered water service (may require main extension down 16th Street).
   j. Place the following note on the final map: The applicant shall check with the City Arborist prior to removal of any on-site trees.

MAYOR

ATTEST:

CITY CLERK

P85-289

P85-289

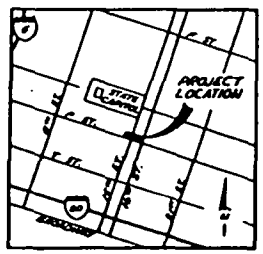
006-226-07
006-226-10
006-232-01
006-232-02
006-232-
006-232-06
006-232-07
006-232-08
006-226-18

ALLEY
ALLEY
15TH STREET
16TH STREET
"P" STREET

LOT A
LOT B

TO BE ABANDONED OR REMOVED

NOTE
ALL EXISTING BUILDINGS AND TREES WITHIN PROPERTY TO BE REMOVED



VICINITY MAP

OWNER: STATE OF CALIFORNIA
DEVELOPER: GLICKMAN & ASSOC. 475 JACKSON STREET SAN FRANCISCO, CA 94111
ENGINEER: FROST & BAKER INC. 7272 GRANT AVE. SUITE B FAIR OAKS, CA 95628
ZONING: R-5, C-2
PROPOSED DEVELOPMENT: RESIDENTIAL TOWNHOUSE DEVELOPMENT
NO. OF LOTS: 63
ACREAGE:
SCHOOL: SACRAMENTO CITY UNIFIED
WATER: CITY OF SACRAMENTO
FIRE: CITY OF SACRAMENTO
PARK & RECREATION: CITY OF SACRAMENTO
SEWER: CITY OF SACRAMENTO
GAS: P.G.&E.
ELECTRIC: S.M.U.D.
TELEPHONE: PACIFIC TELEPHONE
PRESENT USE: PARKING LOT

TENTATIVE MAP
STANFORD COURT

CITY OF SACRAMENTO
A.P.N. 006-226-7, 10, 18, 6, 8, 9, 17
006-226-11, 12, 13, 14, 15

P85-289

SUBMITTED BY:	BENCH MARK	DRAWN: BM	SCALE: HORIZ: 1" = 20' VERT: 1" =	Frost & Baker Inc. engineering-surveying-planning	NO.	DESCRIPTION	SHEET 1 OF
		CHECKED:	DATE: JUNE 1985				JOB NO. 85006
		FIELD BOOK					

23

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Gleckman & Assoc., 973 Jackson Street, San Francisco, Calif. 94111
OWNER State of California
PLANS BY Frost & Baker, 7932 Sunset Avenue, Ste. B, Fair Oaks, Calif. 95628
FILING DATE 7-3-85 **ENVIR. DET.** EX15231 **REPORT BY** SD:sr
ASSESSOR'S-PCL. NO. 006-232-09,10,11,14,16,17; 226-11,12,13,14,15

APPLICATION: Tentative Map (P85-289)

LOCATION: Northwest corner 15th and P Streets; south half of the block bounded by 15th, 16th, O and P Streets. (CADA Site 19c)

PROPOSAL: The applicant is requesting the necessary entitlement to subdivide the site into 50 residential units, 2 common lots and a small commercial lot.

PROJECT INFORMATION:

1974 General Plan Designation:	Major Public, Quasi-Public & Transportation Facilities.
1980 Central City Community Plan Designation:	OB, and Multi-Family
1977 Capitol Area Plan:	Offices
Existing Zoning of Site:	R-5,C-2
Existing Land Use of Site:	Auto repair, multi-family, parking

Surrounding Land Use and Zoning:

North: Multiple Family, auto supply; R-5,C-2
South: Freemont Park; R-5
East: Commercial; C-2
West: Surface Parking; R-5

Parking Required:	Residential: 50 spaces, Commercial: 9 spaces
Parking Provided:	Residential: 50 spaces, Commercial: 0 spaces
Parking Ratio:	1 per dwelling
Property Dimensions:	320 x 160 and 160 x 160
Property Area:	1.80 ± acres
Density of Development:	28.3 d.u. per acre gr.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: The subject site is comprised of 12 parcels on two separate blocks located at 15th and 16th Streets on the north side of P Street. The site is identified as CADA sites 15B and 19C. A State parking lot and commercial structures are located on the subject block between 15th and 16th Streets. An apartment building is located at the northwest corner of 15th and P Streets.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On July 24, 1985, by a vote of 6 ayes, 3 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings:

1. The subject site is designated for commercial and office uses in the 1974 General Plan and the 1980 Central City Plan. The site is designated as Residential Site 15B and 19C in the Capitol Area Plan.

2. The subject project was initially reviewed by the Planning Commission on November 1, 1984 (P84-391). The Commission approved the project with a site plan conforming to the current application.

   The Design Review/Preservation Board reviewed and approved the project with conditions on October 17, 1984. (DR84-391).

3. The purpose of this map is so that residential units and commercial space can be individually leased. The project is consistent with the goals and objectives of the Capitol Area Plan.

ENVIRONMENTAL DETERMINATIONS:

The City of Sacramento is a Responsible Agency on this project and complies with CEQA by considering the Negative Declaration with mitigation measures to the Lead AGency, C.A.D.A.

The project is therefore exempt from further environmental review purusant to State EIR Guidelines (CEQA 15231).

RECOMMENDATIONS: Staff recommends the following:

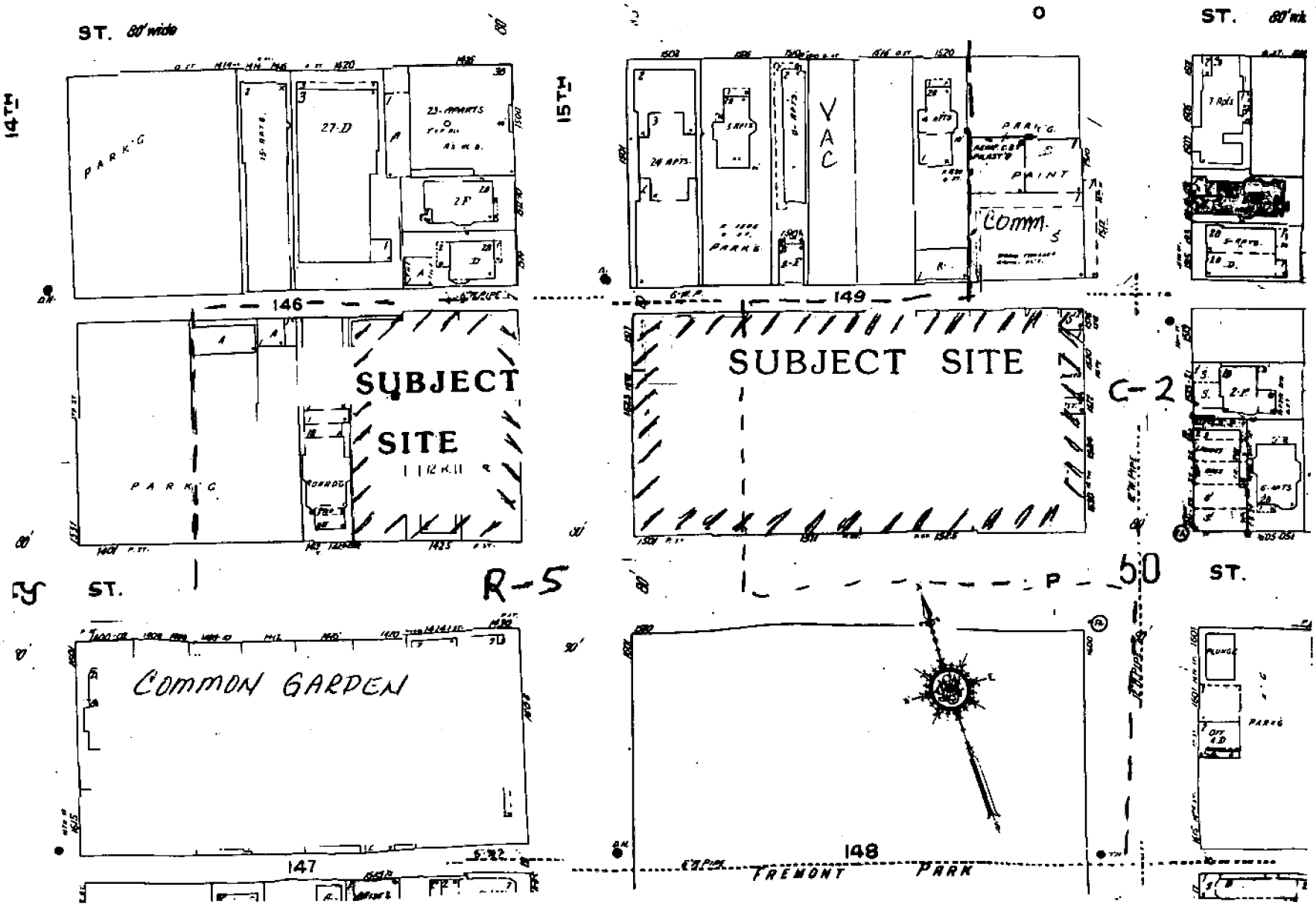
1. Recertification of the Negative Declaration prepared by C.A.D.A.

2. Approval of the Tentative Map subject to the following conditions which shall be satisfied prior to filing the final map unless a different time for compliance is specifically noted:

   a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code as required; remove existing driveways and replace defective curb, gutter and sidewalk;
   b. Prepare a sewere and drainage study for the review and approval of the City Engineer;
   c. Place the following note on the final map: Water and sewer service connections must be paid for and installed at the time of obtaining building permits;
   d. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and aproval of the City Engineer after consultation with the U.S. Postal Service;

e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
f. Remove all abandoned driveways;
g. Existing improvements may require repair;
h. Alley may require repair or replacement;
i. Lot 51 will require separate metered water service (may require main extension down 16th Street).
j. Place the following note on the final map: The applicant shall check with the City Arborist prior to removal of any on-site trees.

VICINITY MAP



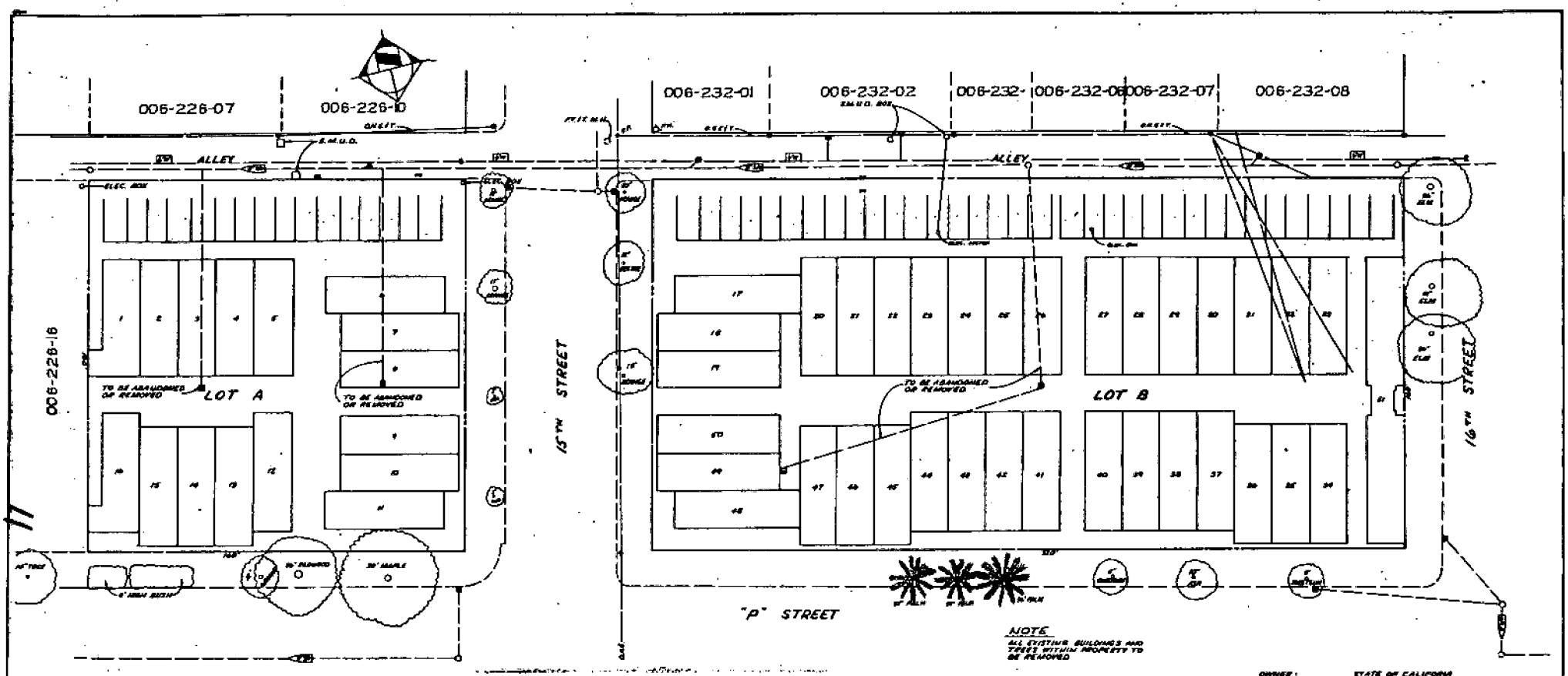
P85-289 August 8, 1985 Item #21

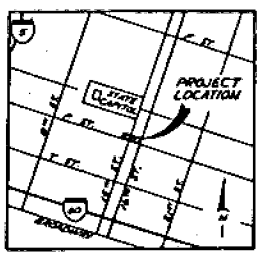
23

P85-289

August 8, 1985

Item 21





VICINITY MAP

TENTATIVE MAP

STANFORD COURT

CITY OF SACRAMENTO

A.P.N. 006-226-7, 10, 15, 16, 17
006-232-1, 2, 3, 4, 15

OWNER:	STATE OF CALIFORNIA
DEVELOPER:	BLICKMAN & ASSOC. 475 JACKSON STREET SAN FRANCISCO, CA 94111
ENGINEER:	FROST & BAKER INC. 7733 SUNSET AVE. SUITE A FAIR OAKS, CA 95628
ZONING:	R-B, C-2
PROPOSED DEVELOPMENT:	RESIDENTIAL TOWNHOME DEVELOPMENT
NO. OF LOTS:	69
ACREAGE:	
SCHOOL:	SACRAMENTO CITY UNIFIED
WATER:	CITY OF SACRAMENTO
FIRE:	CITY OF SACRAMENTO
PARK & RECREATION:	CITY OF SACRAMENTO
SEWER:	CITY OF SACRAMENTO
GAS:	P.G.&E.
ELECTRIC:	S.M.U.D.
TELEPHONE:	PACIFIC TELEPHONE
PRESENT USE:	PARKING LOT

SUBMITTED BY: KEITH A. BAKER R.C.E. NO. 34487

BENCH MARK

DRAWN: GJC
CHECKED:
FIELD BOOK

SCALE: HORZ: 1" = 20' VERT: 1" =
DATE: JUNE 1985

Frost & Baker Inc.
engineering-surveying-planning
(916)966-6151
7733 sunset ave. suite b
fair oaks, ca 95628

REVISIONS

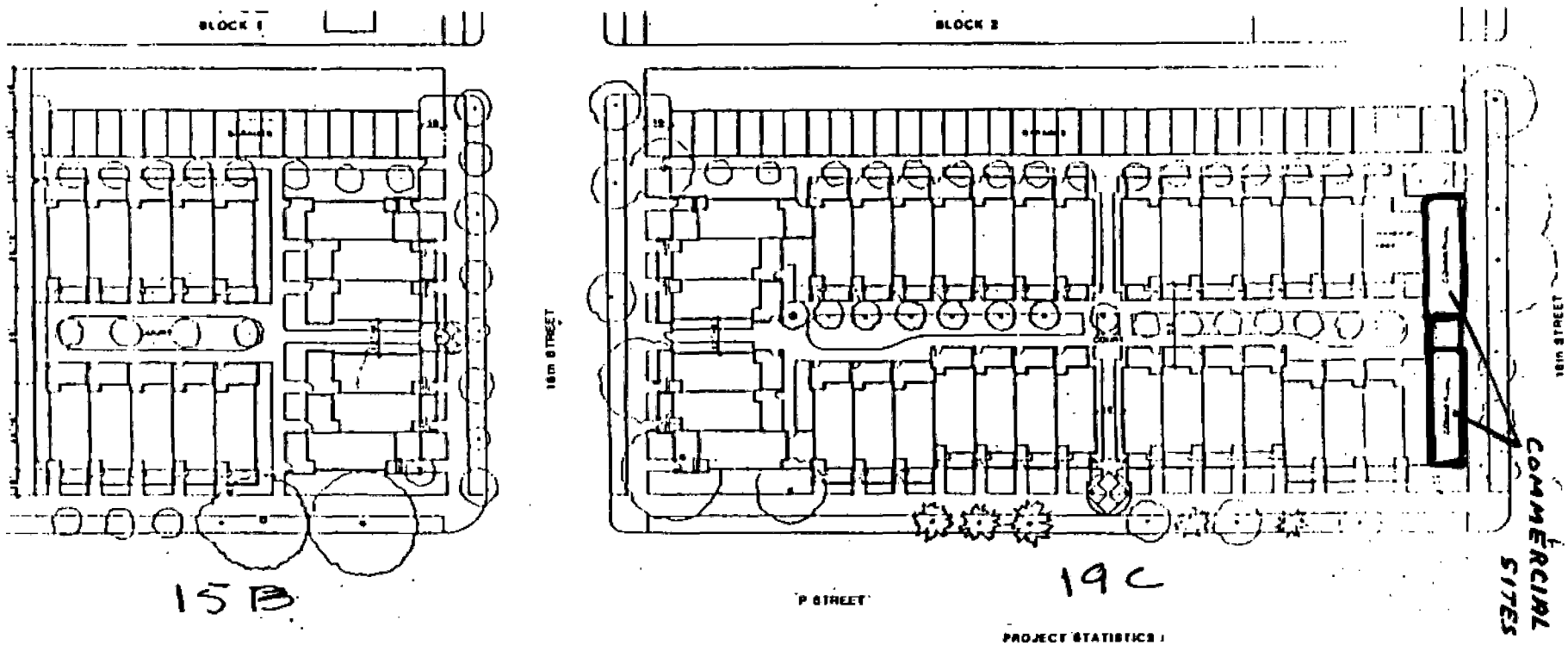
NO.	DESCRIPTION	APPROVED	DATE

SHEET 1 OF 2

JOB NO. 85-018

BACKEN ARRIGONI & ROSS INC.

FREMONT PARK



PROJECT STATISTICS :

	BLOCK 1	BLOCK 2
SITE AREA (SF)	27,553	55,035
TOTAL RESIDENTIAL UNITS	18	34
TOTAL RESIDENTIAL SF	18,000	33,498
TOTAL PARKING SPACES	18	34
TOTAL COMMERCIAL SF	0	3,072

NORTH

SITE PLAN

1

Page 391 PB5-289 Aug 27 1985 Item 21

September 19, 1985

Gleckman & Associates
973 Jackson Street
San Francisco, CA 94111

Dear Gentlemen:

On September 17, 1985, the Sacramento City Council took the following action(s) for property located on the northeast and northwest corner of 15th and P Streets:

> Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to create 53 lots on 1.76± developed acres in the Heavy Density Multiple Family and General Commercial zones. (P-85289)

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

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/23

Enclosure

cc: Planning Department

State of California

RESOLUTION No. 85-727

CERTIFIED AS TRUE COPY
of Resolution No. 85-727

SEP 20 1985
DATE CERTIFIED
Deputy CITY CLERK, CITY OF SACRAMENTO

Adopted by The Sacramento City Council on date of

SEP 17 1985

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF 15TH AND P STREETS AND ON THE SOUTH HALF OF THE BLOCK BOUNDED BY 15TH, 16TH, O AND P STREETS

(P 85-289) (APN 006-232-09,10,11,14,16,17; 006-226-11,12,13,14,15)

WHEREAS, the City Council, on September 17, 1985, held a public hearing on the request for approval of a tentative map for property located at the northwest corner of 15th and P Streets and on the south half of the block bounded by 15th, 16th, O and P Streets;

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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission 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

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NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.

2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

3. 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 1980 Central City Community Plan designate the subject site for residential and office use(s).

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JOE SERNA, JR.
VICE MAYOR

ATTEST:

LORRAINE MAGANA
CITY CLERK

P85-289

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P85-289

006-226-07 | 006-226-10 | 006-232-01 | 006-232-02 | 006-232- | 006-232-06 | 006-232-07 | 006-232-08

ALLEY

006-226-18

LOT A

LOT B

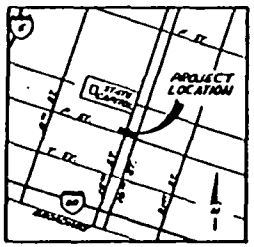
15TH STREET

16TH STREET

"P" STREET

NOTE

ALL EXISTING BUILDINGS AND TREES WITHIN PROPERTY TO BE REMOVED



VICINITY MAP

TENTATIVE MAP

STANFORD COURT

CITY OF SACRAMENTO

A.P.N. 006-226-9, 10, 11, 12, 13, 17
006-226-14, 15, 16, 18, 19

OWNER:	STATE OF CALIFORNIA
DEVELOPER:	GLICKMAN & ASSOC. 470 JACKSON STREET SAN FRANCISCO, CA 94111
ENGINEER:	FROST & BAKER INC. 7031 FOLSOM AVE., SUITE 6 FOLSOM, CA 95630
ZONING:	P-S, C-2
PROPOSED DEVELOPMENT:	RESIDENTIAL TOWNHOUSE DEVELOPMENT
NO. OF LOTS:	63
ACREAGE:	
SCHOOL:	SACRAMENTO CITY UNIFIED
WATER:	CITY OF SACRAMENTO
FIRE:	CITY OF SACRAMENTO
PARK & RECREATION:	CITY OF SACRAMENTO
SEWER:	CITY OF SACRAMENTO
GAS:	P.G.&E.
ELECTRIC:	S.M.U.D.
TELEPHONE:	PACIFIC TELEPHONE
PRESENT USE:	PARKING LOT

P85-289

SUBMITTED BY:	BENCH MARK	DRAWN: BM	SCALE	Frost & Baker Inc. engineering surveying planning	NO.	DESCRIPTION		SHEET 1 of 1
		CHECKED:	HORZ: 1" = 20'					
		FIELD BOOK:	VERT: 1" =					JOB NO. 85018
			DATE: JUNE 1985					