(18)

# CITY OF SACRAMENTO

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



MARTY VAN DUYN
PLANNING DIRECTOR

October 8, 1982

City Council
Sacramento, California

Honorable Members in Session:



SUBJECT: 1. Environmental Determination;
2. Tentative Map (P82-210)(FT)

LOCATION: 1027-31 Second Street

## SUMMARY

This is a request to divide a .13 acre site into two separate parcels. The purpose of the division is to locate the existing structure (Morse Building) on a separate parcel. The staff and Subdivision Review Committee recommend approval of the request subject to a condition.

## BACKGROUND INFORMATION

The subject request does not necessitate review by the Planning Commission because there are no concurrent requests for rezoning, plan amendment, special permit or variance.

Surrounding land use and zoning are as follows:

North: Commercial; and C-3
South: Commercial; and C-3
East : Freeway; and TC
West : Commercial; and C-3

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.

## RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends approval of the project by

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adopting the attached resolution adopting findings of fact and approving the tentative map with a condition.

Respectfully submitted,

Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slipe, City Manager

MVD:HY:cp
Attachments
P82-210

October 19, 1982
District No. 1

# RESOLUTION No. 82-723

**Adopted by The Sacramento City Council on date of**

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED AT 1027 SECOND STREET (APN: 006-073-43)(P82-210)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for property located at 1027-31 Second Street,

(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 19, 1982, 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/office 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.

APPROVED
BY THE CITY COUNCIL

OCT 19 1982

OFFICE OF THE
CITY CLERK

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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 condition:

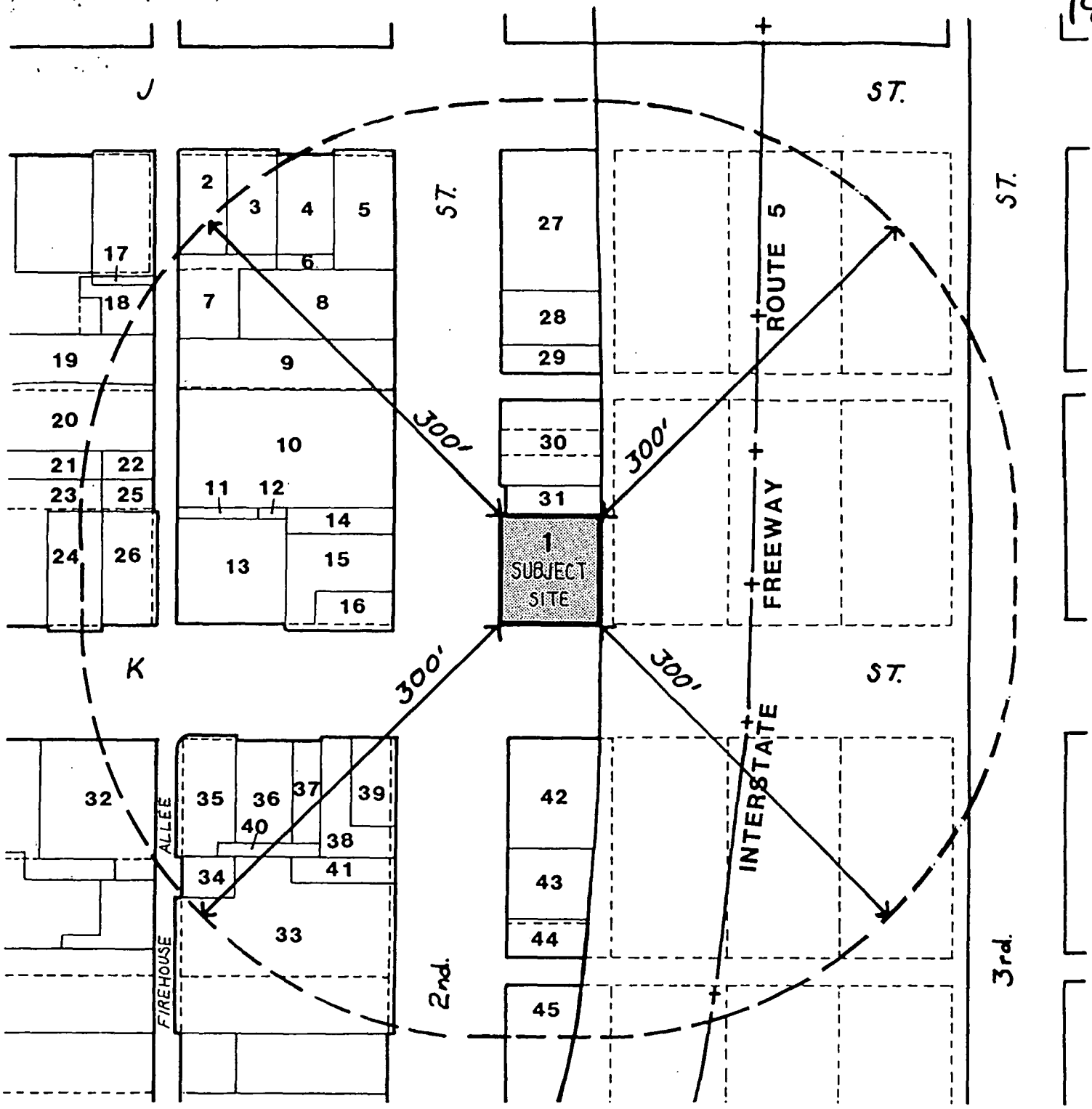
Place the following note on the final map: Lot 2 shall remain open space - not to be built on.

MAYOR

ATTEST:

CITY CLERK

P82-210




300' RADIUS MAP
LOT 118 PARCEL MAP BLOCK BOUNDED BY
J,K, AND 2nd STREETS AND STATE OF
CALIFORNIA FREEWAY (INTERSTATE 5)

APN: 06-070-46
OWNER: REDEVELOPMENT AGENCY OF THE
CITY OF SACRAMENTO

0 50 100 200

SCALE: 1"= 100'

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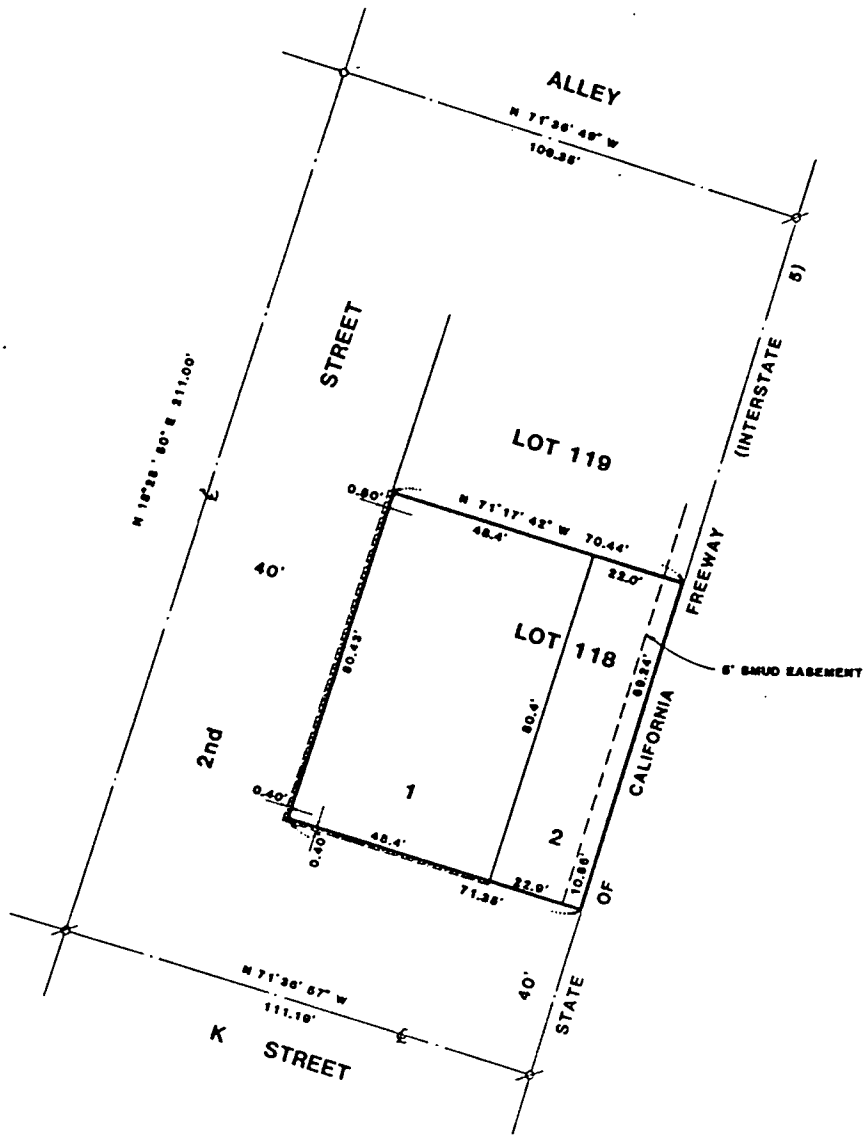
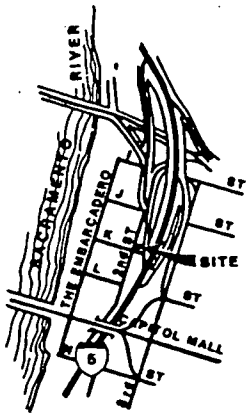
TENTATIVE
PARCEL MAP

# LOT 118 PARCEL MAP BLOCK BOUNDED BY J.K. AND 2nd STREETS AND STATE OF CALIFORNIA FREEWAY (INTERSTATE 5) 3 PM 5

CITY OF SACRAMENTO, CALIFORNIA
AUGUST 1982 SCALE: 1"=20'




## VICINITY MAP

## NOTES

OWNER/DEVELOPER:
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
630 "I" STREET
SACRAMENTO, CA 95814

ENGINEER: SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
630 "I" STREET
SACRAMENTO, CA 95814

STREETS & DRAINAGE: CITY OF SACRAMENTO

SEWERS & WATER: CITY OF SACRAMENTO

EXISTING USE:
MORSE BLDG.

PROPOSED USE:
MORSE BLDG. & SERVICE COURT

EXISTING & PROPOSED ZONING: C-3

AREA: PARCEL 1 - 3965 ± S.F.
PARCEL 2 - 1691 ± S.F.

DESCRIPTION:
LOT 118 3PM5

APN: 006-070-46

RECORD INFORMATION:
1. THIS MAP PREPARED FROM RECORD INFORMATION SHOWN ON PARCEL MAP RECORDED JULY 18, 1969 AT PAGE 5, BOOK 3 OF PARCEL MAPS SACRAMENTO COUNTY RECORDERS OFFICE.

THIS MAP WAS PREPARED UNDER MY DIRECTION.

Curtiss W. Gilley

CURTISS W. GILLEY, RCE 14434

## LEGEND

⌀ 3/4" I.P. FD. TAGGED L.S. 3185

BLDG. ENCROACHMENT

# SACRAMENTO CITY PLANNING DEPARTMENT

Application Information — Application taken by/date: SD/9-8-82

Project Location 1027-31 2nd Street — P № 9837 P 82210

Assessor Parcel No. 006-073-43

Owners Redevelopment Agency of Sacramento — Phone No. 444-9210

Address P.O. Box 1834, Sacramento CA 95809

Applicant c/o Curt Gelley — Phone No. 440-1325

Address Redevelopment Agency

Signature _____ C.P.C. Mtg. Date SRC 9-22-82

| REQUESTED ENTITLEMENTS | ACTION ON ENTITLEMENTS Commission date | Council date | Filing Fees |
|---|---|---|---|
| ☒ Environ. Determination Exempt | | | $ |
| ☐ General Plan Amend | | | $ |
| | | Res. | |
| ☐ Community Plan Amend | | | $ |
| ( ) | | | |
| | | Res. | |
| ☐ Rezone | | | $ |
| | | Ord. | |
| ☒ Tentative Map to divide .13+ acres developed with the Morse Building into two parcels in the C-3 zone. | | | $ |
| | | Res. | |
| ☐ Special Permit | | | $ |
| ☐ Variances | | | $ |
| ☐ Plan Review | | | $ |
| ☐ PUD | | | $ |
| ☐ Other | | | $ |
| | | FEE TOTAL | $ |
| | | RECEIPT NO. | |
| | | By/date | |

Sent to Applicant: _____ Date — By: _____ Sec. to Planning Commission

## Key to Entitlement Actions

R - Ratified
Cd - Continued
A - Approved
AC - Approved W/conditions
AA - Approved W/amended conditions
D - Denied
RD - Recommend Denial
RA - Recommend Approval
RAC - Recommend Approval W/conditions
RMC - Recommend Approval W/amended conditions
IAF - Intent to Approve based on Findings of Fact
AFF - Approved based on Findings of Fact
RPC - Return to Planning Commission
CSR - Condition Indicated on attached Staff Report

P 82210

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 consitute a public nuisance. Violation of any of the foregoing conditions will consitute 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.

P № 9837

Gold-applicant receipt White-applicant permit Green-expiration book Yellow-department file Pink-permit book

October 19, 1982

Redevelopment Agency of Sacramento
c/o Curt Gelley
P O Box 1834
Sacramento, CA 95809

Dear Sir:

On October 19, 1982, the Sacramento City Council took the following action for property located at 1027-31 Second Street:

> Adopted a Resolution adopting findings of Fact and approving a Tentative Map to divide .13 acres developed with the Morse Building into 2 parcels in the C-3 Zone.

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

Sincerely,

Anne Mason
Assistant City Clerk

LM/mn/18Enclosure

Enclosure:

cc: Planning Department