

CITY OF SACRAMENTO

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CITY MANAGER'S OFFICE
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SEP 10 1981

CITY PLANNING DEPARTMENT

725 J STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

September 9, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt)
2. Tentative Map (P-9462)

LOCATION: Northwest corner of Alpine Avenue and 82nd Street

SUMMARY

This is a request to divide a 5.5+ acre site into four parcels in the M-2(S) Zone. The site has an existing structure and a second structure is under construction. The staff and Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject Tentative Map does not necessitate review by the Planning Commission because there is no concurrent application that requires review by the Commission.

Surrounding land uses consist of warehousing and the area is zoned heavy industrial (M-2(S)).

The project is exempt from environmental review pursuant to Section 15115 of CEQA.

The site is located in an area that is zoned for industrial uses and is being developed with commercial and warehouse uses. The subject property contains one warehouse structure and a second structure is under construction. The applicant is proposing to divide the site into four separate parcels in order to accommodate these structures and future structures on the remaining vacant parcels. The staff has no objection to the request.

Office of the City Clerk
 Cont 40
 9-29-81
 SEP 10 1981

Office of the City Clerk
 Cont 40
 10-13-81
 SEP 29 1981

APPROVED
BY THE CITY COUNCIL

OCT 13 1981

OFFICE OF THE
CITY CLERK

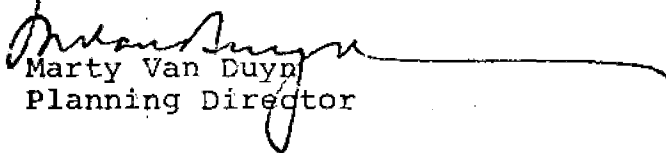
RECOMMENDATION

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:

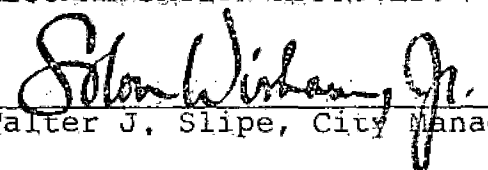
1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map. The study must be coordinated with the County Sanitation District.
3. The applicant shall indicate reciprocal sewer, water, drainage, and access easements on the final map.
4. The applicant shall dedicate a 29-foot half-section right-of-way along Alpine Avenue and a 29-foot half-section of right-of-way along 82nd Street, plus a 20-foot radius round curve prior to recordation of the final map.
5. The applicant shall meet all Building Code requirements prior to recordation of the final map.
6. The applicant shall provide for necessary onsite water main improvements to the satisfaction of the City Water and Sewer Division Manager prior to recordation of the final map.

This can be accomplished by adopting the attached Tentative Map Resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


For: Walter J. Slipe, City Manager

MVD:WW:jm
Attachments
P-9462

September 15, 1981
District No. 6

RESOLUTION No. 81-750

Adopted by The Sacramento City Council on date of

SEPTEMBER 15, 1981

October 13

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF ALPINE AVENUE AND 82nd STREET (APN: 061-061-38, 39) (P-9462)

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 northwest corner of Alpine Avenue and 82nd 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 ~~September 15, 1981~~, hereby finds and determines as follows: *OCTOBER 13, 1981*

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the College Greens 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.

APPROVED
BY THE CITY COUNCIL

OCT 13 1981

OFFICE OF THE
CITY CLERK

- 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:

1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map. The study must be coordinated with the County Sanitation District.
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5. The applicant shall meet all Building Code requirements prior to recordation of the final map.

6. The applicant shall provide for necessary onsite water main improvements to the satisfaction of the City Water and Sewer Division Manager prior to recordation of the final map.

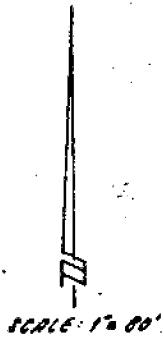
MAYOR

ATTEST:

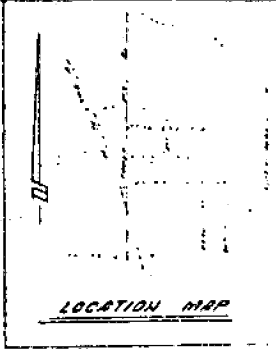
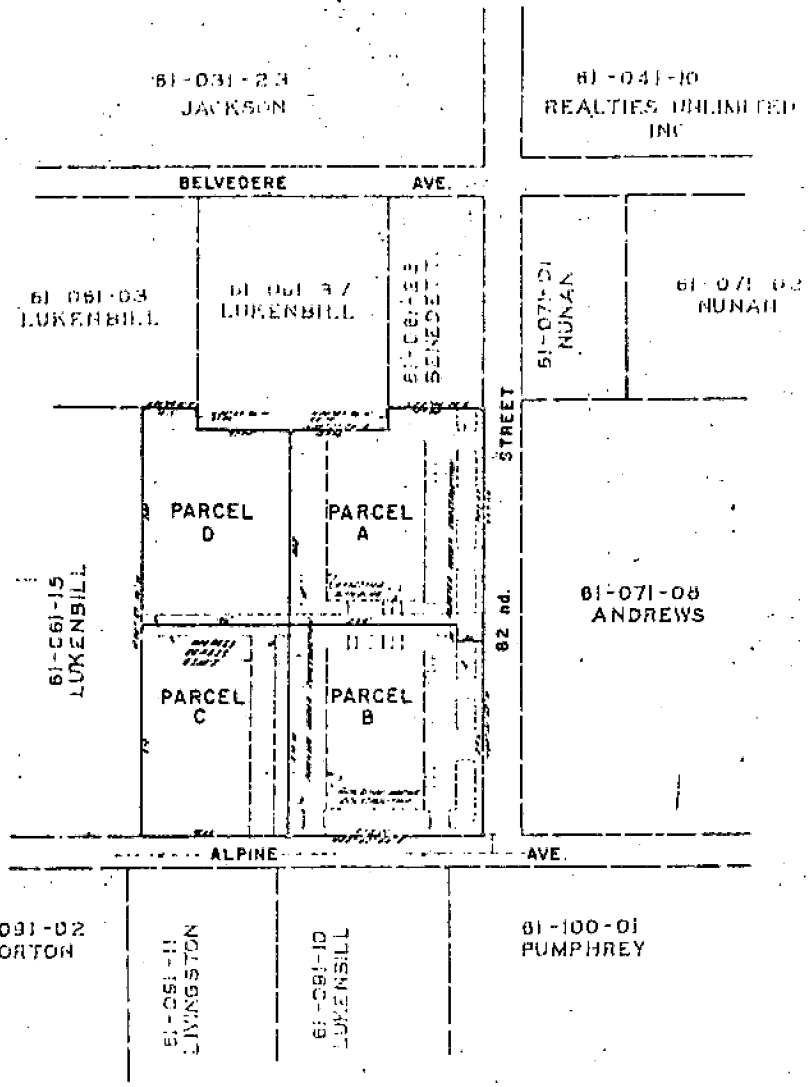
CITY CLERK

P-9462

P-9462



6-



- 1. PROJECT NAME
- 2. PROJECT LOCATION
- 3. PROJECT OWNER
- 4. PROJECT ENGINEER
- 5. PROJECT DATE
- 6. PROJECT SCALE
- 7. PROJECT AREA
- 8. PROJECT PERMITS
- 9. PROJECT NOTES
- 10. PROJECT CONTACT
- 11. PROJECT ADDRESS
- 12. PROJECT PHONE
- 13. PROJECT FAX
- 14. PROJECT EMAIL
- 15. PROJECT WEBSITE
- 16. PROJECT MAP
- 17. PROJECT PLAN
- 18. PROJECT SPECIFICATIONS
- 19. PROJECT CONTRACT
- 20. PROJECT AGREEMENT

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NO	DESCRIPTION	APPROVED DATE	FIELD BOOK NO	SCALE	DRAWN BY	CHECKED BY	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED	DATE	TENTATIVE PARCEL MAP FOR LUKENBILL CONSTRUCTION COMPANY	DATE	SCALE	FILE NO
	DESCRIPTION	APPROVED DATE	FIELD BOOK NO	SCALE	DRAWN BY	CHECKED BY							

RESOLUTION No.

Adopted by The Sacramento City Council on date of

SEPTEMBER 15, 1981

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED
AT THE NORTHWEST CORNER OF ALPINE AVENUE AND 82nd
STREET (APN: 061-061-38, 39) (P-9462)

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 northwest corner of Alpine Avenue and 82nd 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 September 15, 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 College Greens 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.

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

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MAYOR

ATTEST:

CITY CLERK

P-9462

RESOLUTION No.

Adopted by The Sacramento City Council on date of

SEPTEMBER 15, 1981

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MAYOR

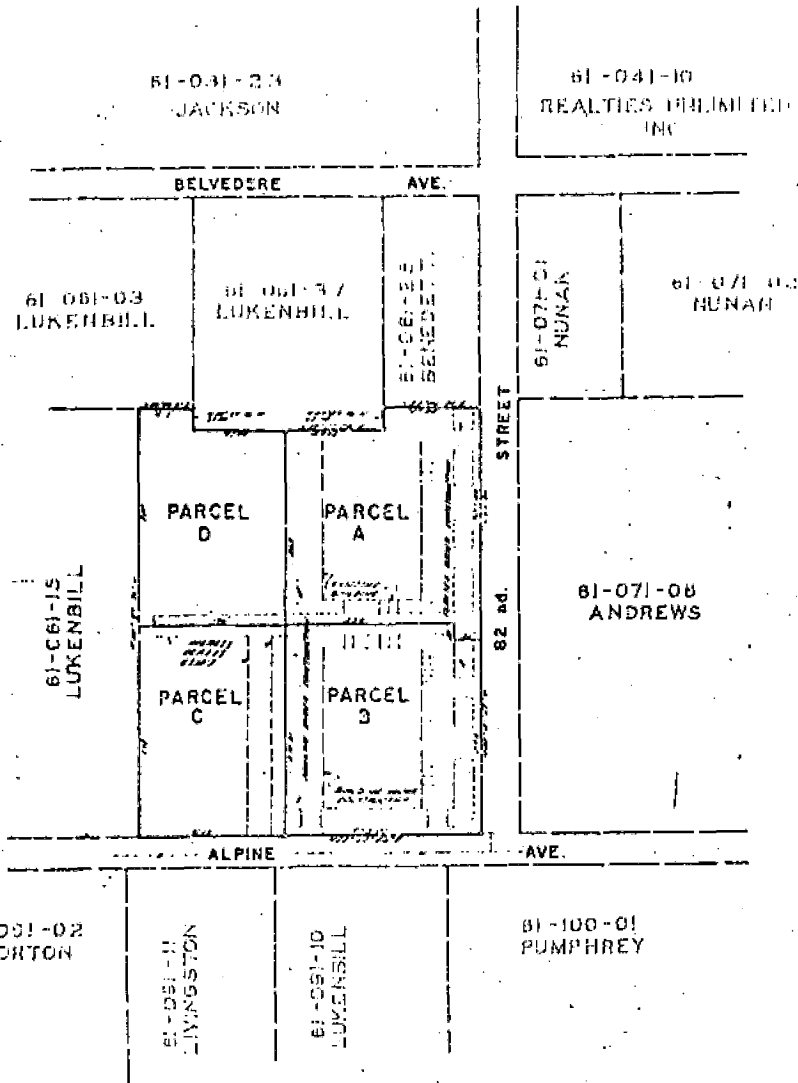
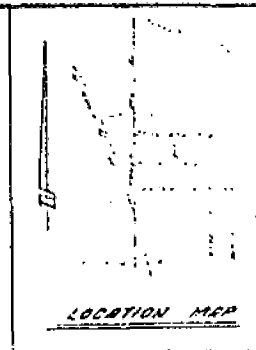
ATTEST:

CITY CLERK

P-9462

6-946-2

SCALE: 1" = 50'



- OWNER: LUKENBILL CONSTRUCTION COMPANY
- PROJECT: TENTATIVE PARCEL MAP FOR LUKENBILL CONSTRUCTION COMPANY
- DATE: 11/15/2011
- SCALE: 1" = 50'
- PROJECT NO: 11-001
- CITY: CHICAGO
- STATE: ILLINOIS
- PARCEL NO: 61-081-15
- AREA: 1.2 ACRES
- OWNER'S ADDRESS: 1111 N. LAUREL ST. CHICAGO, IL 60610
- OWNER'S PHONE: (773) 555-1234
- OWNER'S FAX: (773) 555-5678
- OWNER'S EMAIL: info@lukenbill.com
- OWNER'S WEBSITE: www.lukenbill.com
- OWNER'S CONTACT: JOHN LUKENBILL
- OWNER'S ADDRESS: 1111 N. LAUREL ST. CHICAGO, IL 60610
- OWNER'S PHONE: (773) 555-1234
- OWNER'S FAX: (773) 555-5678
- OWNER'S EMAIL: info@lukenbill.com
- OWNER'S WEBSITE: www.lukenbill.com
- OWNER'S CONTACT: JOHN LUKENBILL

NO.	DESCRIPTION	AREA	SCALE	FIELD BOOK NO.	DATE	BY	DATE	MORTON & FITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	PROJECT NO.	DATE	TENTATIVE PARCEL MAP FOR LUKENBILL CONSTRUCTION COMPANY OFFICE OF ENGINEERING	SHEET NO. TOTAL SHEETS
				REVISION	REVISION	REVISION	REVISION					



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

September 21, 1981

OWNER OF PROPERTY:

Lukenbill Construction
8188 East Belvedere Avenue
Sacramento, CA 95826

On September 15, 1981, the following matter was scheduled to be heard before the City Council:

P-9462 Tentative Map to divide 6+ acres, developed with one structure and another under construction, into four parcels in the M-2(S) Zone. (D6)
APN: 061-061-38,39
Loc: Northwest Corner of Alpine Avenue and 82nd Street.

This hearing has been continued to September 29, 1981, at the hour of 7:30 p.m., and in the City Council Chamber, City Hall Second Floor, 915 "I" Street, Sacramento, California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(3), "No person who has once obtained a continuance of a hearing, whether by notice to the City Clerk as provided in Section 4.5(1) or by personal appearance as provided in paragraph 4.5(2) shall be granted a further continuance except by personally appearing at the Council meeting at the time at which the hearing is scheduled and by satisfying the Council that extraordinary circumstances exist which would justify such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for the owner, applicant or appellant.

Any questions regarding this hearing should be referred to the City Planning Department, 927 Tenth Street, Sacramento, California (916) 449-5604.

Sincerely,

Lorraine Magana
Lorraine Magana
City Clerk

MM/LM/bb/15

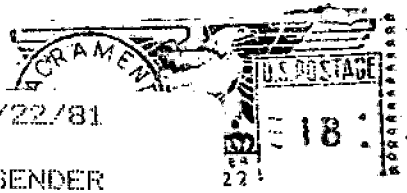
CC: Morton & Pitalo, Inc.
Mailing List P-9426 (19)



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918 I STREET
CITY-MAIL ROOM
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-3426

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UNABLE TO FORWARD

APN# 61-091-02

13. Pumphrey Nelson
2115 Coke Street
West Sacto., CA 95691

NOTICE OF CITY COUNCIL HEARING



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

OWNER OF PROPERTY: Lukenbill Construction
8188 East Belvedere Avenue
Sacramento, CA 95826

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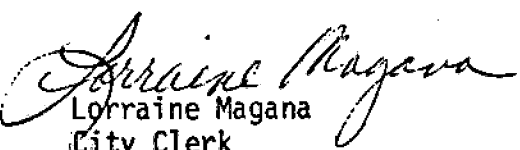
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Sincerely,


Lorraine Magana
City Clerk

MM/LM/

cc: Morton & Pitalo
P-9462 Mailing List (19)

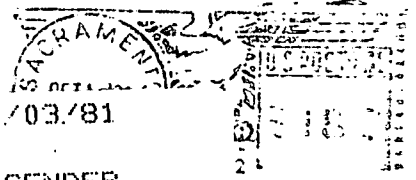


OFFICE OF THE CITY CLERK

915 I STREET SACRAMENTO CALIFORNIA 95814
CITY CLERK'S OFFICE TELEPHONE (916) 448-6428

CITY CLERK'S OFFICE
CITY OF SACRAMENTO
OCT 6 10 55 AM '81

RAU 01 040342N1 10/03/81



RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

APNH 01-100-01

-
- 17. Ravizza Mario
1701 "O" Street Ste. 101
Sacramento, CA 95814

APNH 01-100-01

NOTICE OF CITY COUNCIL HEARING