



CITY OF SACRAMENTO

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

MARTY VAN DUYN  
PLANNING DIRECTOR

April 29, 1985

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt, 15315)  
2. Tentative Map (P85-132) (APN: 226-050-29) (FT)

LOCATION: 250+ feet east of the intersection of Pell Drive, on the north side of Main Avenue

APPROVED  
BY THE CITY COUNCIL

MAY - 9 1985

OFFICE OF THE  
CITY CLERK

RECEIVED  
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CITY OF SACRAMENTO  
MAY 2 2 59 PM '85

SUMMARY

This is a request to subdivide 19.1 vacant acres located in the Light Industrial PUD (M-1 PUD) zone into two parcels. Planning staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

BACKGROUND INFORMATION

Land divisions that are not accompanied by a request requiring Planning Commission approval can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding Land Uses and Zonings are as follows:

- North: Vacant; A
- South: Warehouse; M-1 SR
- East: Warehouse; M-1 PUD
- West: Warehouse; M-1 PUD

The subject site is a portion of Hansen Industrial PUD which received a schematic plan designation and approval of rezoning by the City Council on March 23, 1978 (P-8014). The PUD is being developed with office/warehouse uses. The applicant proposes to subdivide 19.1 acres in order to develop a Thrifty Drugstore film processing center on Parcel 1. Parcel 2 is intended for future development. Street improvements are existing.

On March 14, 1985, the Planning Commission approved the necessary entitlements to develop a 20,000 square foot film processing center on the subject site.

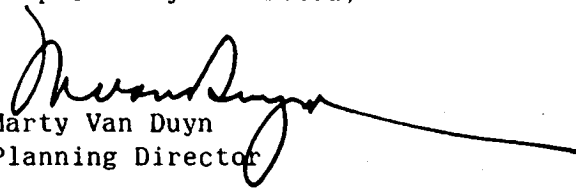
ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

RECOMMENDATION

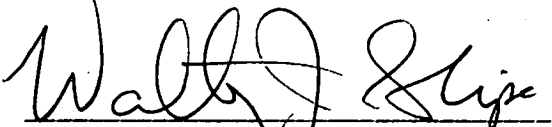
The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon comment by the Subdivision Review Committee recommend:

Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

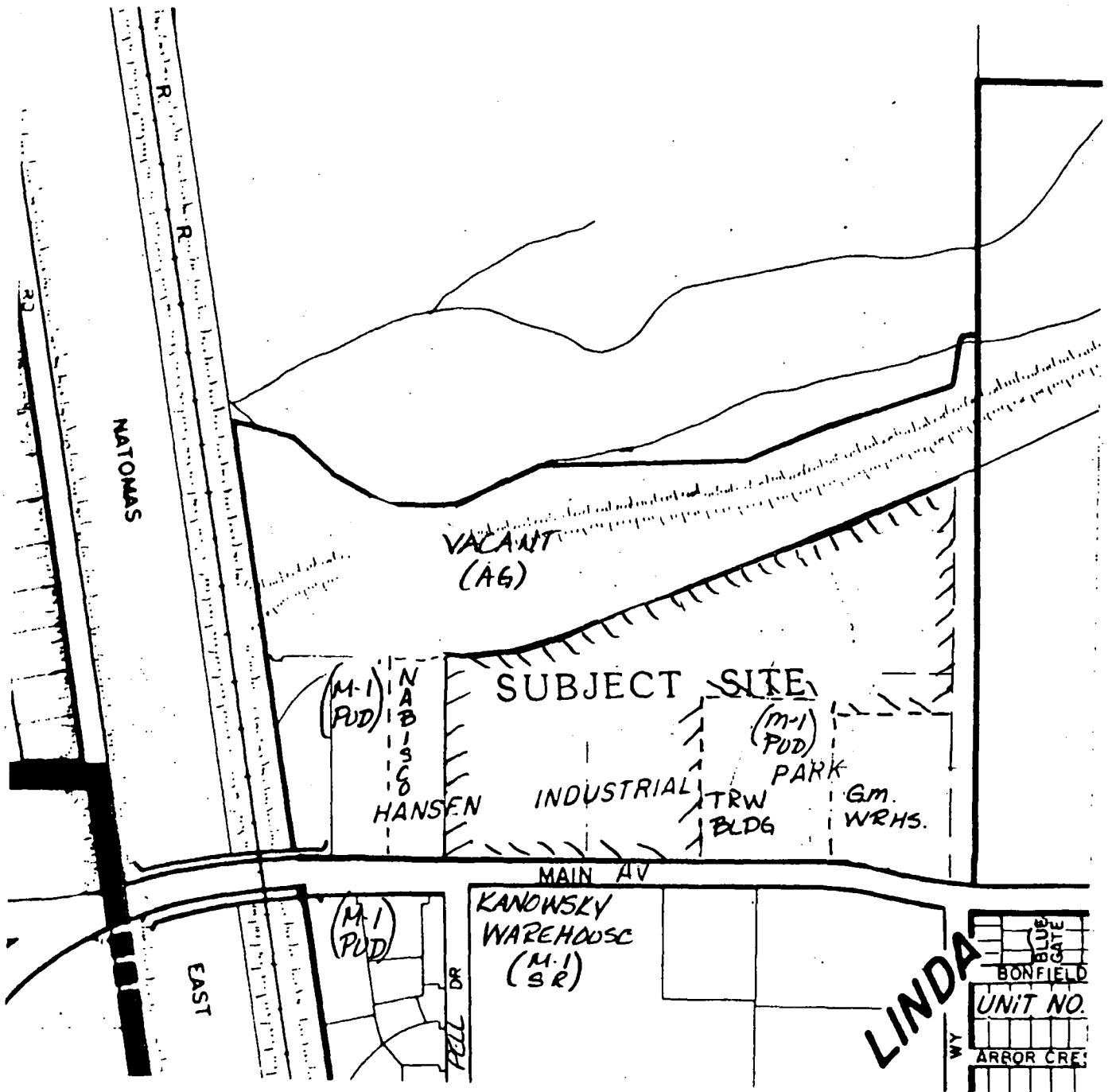
RECOMMENDATION APPROVED:

  
Walter J. Slipe, City Manager

SD:pkb  
attachments  
P85-132

May 9, 1985  
District No. 2

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P85-133



# VICINITY - LAND USE - ZONING

# RESOLUTION No. 85-343

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
 A TENTATIVE MAP FOR PROPERTY LOCATED 250+ FEET  
 EAST OF THE INTERSECTION OF PELL DRIVE ON THE NORTH  
 SIDE OF MAIN AVENUE  
 (P-85-132)(APN: 226-050-29)

APPROVED  
 THE CITY COUNCIL  
 MAY 9 1985  
 OFFICE OF THE  
 CITY CLERK

WHEREAS, the City Council, on May 9, 1985, held a public hearing on the request for approval of a tentative map for property located 250+ feet east of the intersection of Pell Drive on the north side of Main Avenue;

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 is exempt from environmental determination pursuant to CEQA, Section 15315;

WHEREAS, the Parcel Map Advisory Agency 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. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. 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 1984 North Sacramento Community Plan designate the subject site for industrial use(s).

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3. 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.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. 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. Prepare a sewer and drainage study for the review and approval of the City Engineer.
  - b. 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."

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P85-132

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May 10, 1985

Oates and Massie  
P.O. Box 19038  
Sacramento CA 95819

Dear Gentlemen:

On May 9, 1985, the Sacramento City Council took the following action(s) for property located 250± feet east of intersection of Pell Drive on the north side of Main Avenue:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to subdivide 20± vacant acres into two parcels located in the Light Industrial - Planned Unit Development, M-1-PUD zone for the development of a 20,000 square foot warehouse on Parcel 1.

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

Sincerely,

Lorraine Magana  
City Clerk

LM/mls/17

Enclosure: **Certified Resolution**

cc: Planning Department

Morton and Pitalo, 1430 Alhambra Blvd., Sacramento CA 95816