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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

FILED
AUG 13 1985
Cont to 8-20-85
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

FILED
AUG 20 1985
Cont to 8-27-85
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

August 6, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P85-234)

LOCATION: 89-129 Coral Gable Court

APPROVED
BY THE CITY COUNCIL

AUG 27 1985

OFFICE OF THE
CITY CLERK

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
AUG 8 10 49 AM '85

SUMMARY

This is a request to subdivide four existing lots comprising 1+ acres in the R-3, multifamily residential zone, into seven lots. The Planning Commission and staff recommend approval of the map with conditions.

BACKGROUND INFORMATION

The subject site has been developed with seven quad-plex structures on four parcels. The proposed map would create seven lots, each containing an existing quad-plex.

VOTE OF THE PLANNING COMMISSION

On June 27, 1985, the Commission voted six ayes, three absent to recommend approval of the Tentative Map with conditions.

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City Council

-2-

August 6, 1985

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

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

SD:pkb
attachments
P85-234

August 13, 1985
District No. 7

SACRAMENTO CITY PLANNING COMMISSION

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MEETING DATE June 27, 1985
ITEM NO. 16 FILE P 85-234
M _____

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

Location: 89-129 Coral Stable Court

Recommendation:

- Favorable *w/conds.*
- Unfavorable Petition Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Ferris	✓			✓
Fong	<i>absent</i>			
Goodin	✓		✓	
Holloway	<i>absent</i>			
Hunter	✓			
Ishmael	✓			
Ramirez	✓			
Simpson	<i>absent</i>			
Augusta	✓			

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- 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
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

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RESOLUTION No. 85-650

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

AUG 27 1985

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 89-129 CORAL
GABLE COURT

(P 85-234) (APN: 049-250-30,31,32,36)

WHEREAS, the City Council, on August 13, 1985, held a public hearing on the request for approval of a tentative map for property located at 89-129 Coral Gable Court;

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 1984 Airport/Meadowview Community Plan designate the subject site for residential use(s).

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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. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
 - b. Verify existing sewer and water services and hook up, if necessary;
 - c. Provide reciprocal access, sewer, water and drainage easements, if necessary;
 - d. None of the lots shall be recorded as airspace subdivision lots.

MAYOR

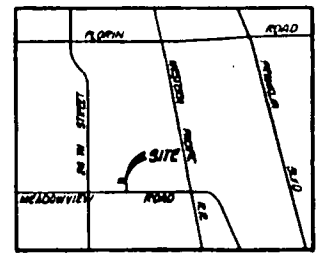
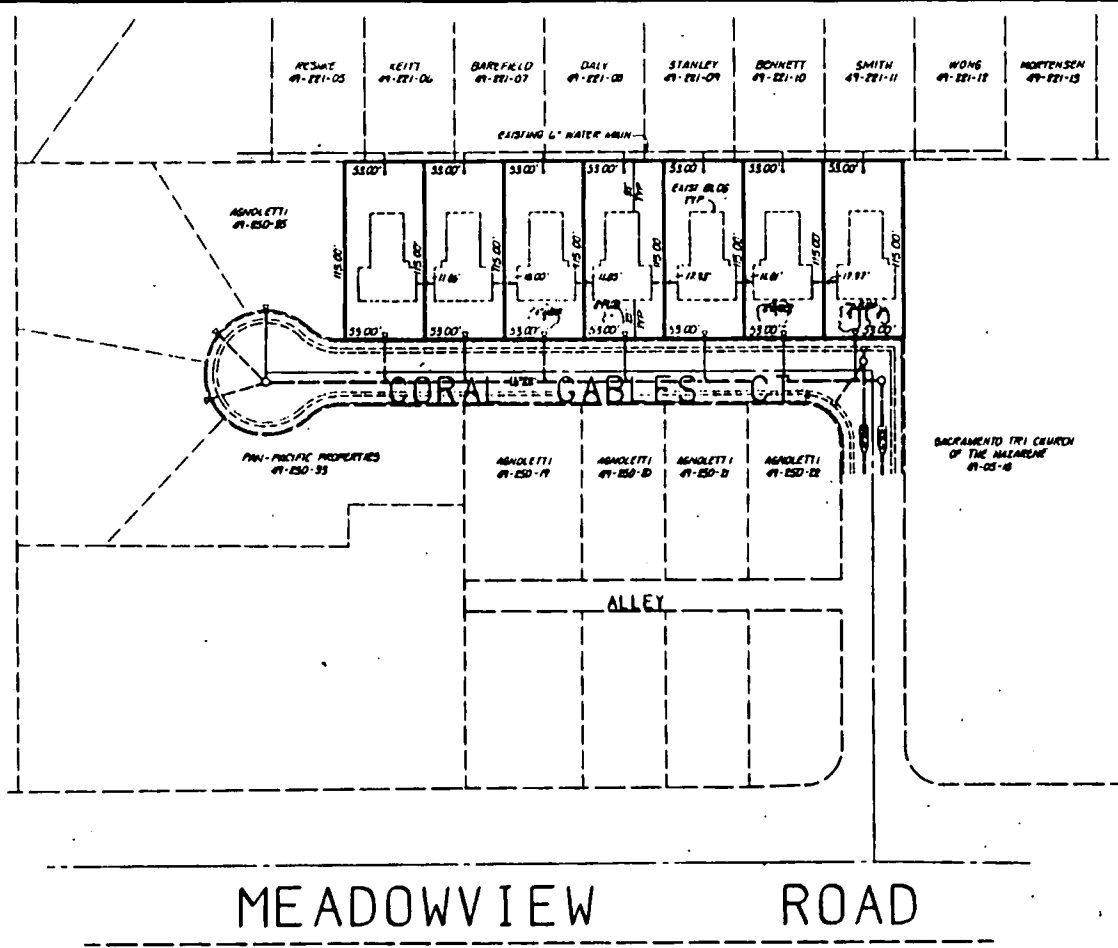
ATTEST:

CITY CLERK

P85-234

P 85234

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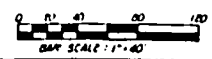
VICINITY MAP

OWNER AND DEVELOPER:
CORAL GABLES LIMITED
1041 F STREET
SACRAMENTO, CA. 95816
(916) 431-1655

ENGINEER:
PSOMAS/JUSTICE AND ASSOCIATES
4183 NORTHGATE BLVD.
SACRAMENTO, CA., 95834
(916) 933-7100

NOTES:
EXISTING USE: 1 EXISTING 4-PLA
PROPOSED USE: SARE
EXISTING ZONING: R1
PROPOSED ZONING: SARE
CITY: CITY OF SACRAMENTO
WATER: CITY OF SACRAMENTO
DRAINAGE: CITY OF SACRAMENTO
FIRE PROTECTION: CITY OF SACRAMENTO
SCHOOL DISTRICT: CITY OF SACRAMENTO
PARK DISTRICT: CITY OF SACRAMENTO
ACRES: 0.00 AC.
IMPROVEMENTS: EXISTING CURB, GUTTER, SIDEWALK
ASSESSOR'S PARCEL NO.: 49-250-30, 31, 32, 33
NUMBER OF PROPOSED LOTS: 1

DESCRIPTION:
ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND BEING PARCEL NO. 17 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY IN BOOK 4 OF PARCELS MAPS, AT PAGE 22.



DESIGNED BY	REV	DATE	DESCRIPTION	BY	APPL	BENCHMARK DESCRIPTION	EST. DATUM
DRAFTED BY: P. HAYLER							
CHECKED BY: J.E. HAY MARCH							

PSOMAS/JUSTICE & ASSOCIATES
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS

4183 NORTHGATE BLVD
SACRAMENTO, CA 95834
PHONE (916) 933-7100

TENTATIVE PARCEL MAP
OF THRU 129 CORAL GABLE COURT
ASSESSOR'S PARCEL NO. 49-250-30, 31, 32, 33
SACRAMENTO COUNTY, CITY OF SACRAMENTO, CALIFORNIA

DATE: MAY, 1980
SCALE: HORIZONTAL 1"=60'
VERTICAL 1"=30'
DRAWN BY: LEM DICK
NO. 1

Handwritten initials and signatures.

CITY PLANNING COMMISSION

1231 'I' STREET, ROOM 200 - SACRAMENTO, CALIFORNIA 95814

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APPLICANT	Psomax & Associates, 4153 Northgate Boulevard, Sacramento, CA 95834		
OWNER	Coral Gables, Ltd., 3001 'P' Street, Sacramento, CA 95816		
PLANS BY	Psomax & Associates, 4153 Northgate Boulevard, Sacramento, CA 95834		
FILING DATE	5-22-85	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	Ex. 15315	EIR	ASSESSOR'S PCL NO. 049-250-30,31,32,36

APPLICATION: Tentative Map (P85-234)

LOCATION: 89 through 129 - Coral Gable Court

PROPOSAL: The applicant is requesting the necessary entitlement to subdivide four lots comprising 1.0+ acre into seven lots located in the R-3 zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 Airport/Meadowview Community Plan Designation:	Residential (11-29 du/ac)
Existing Zoning of Site:	R-3
Existing Land Use of Site:	Seven fourplex structures

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Vacant; R-3
East:	Church; R-1
West:	Vacant; R-3

Parking Required:	28 spaces
Parking Provided:	28 spaces
Property Dimensions:	371' x 115'
Property Area:	1+ acre
Density of Development:	28 du/ac
Height of Building:	Two story
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	White with brown trim
Exterior Building Materials:	Stucco or T-111, shake shingle trim

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 12, 1985, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map, subject to conditions which follow.

PROJECT EVALUATION: Staff has made the following findings:

A. **Land Use:** The subject site is designated for residential uses in the 1974 General Plan. It is designated residential (11-29 units per acre) in the 1984 Airport/Meadowview Community Plan. The site is surrounded by single family residential to the north, a church to the east, and vacant and developed multi-family property to the south and west.

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B. Design: The subject site is comprised of four parcels developed with one or two fourplex structures. Parking for each structure is located at the rear of the site. Driveways are shared by the two structures. Street improvements have already been constructed. Staff has no objection to creating an individual lot for each structure. Reciprocal easements are to be provided.

The subject request does not constitute a condominium conversion since units within each structure will be under a single ownership.

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .2456 acres of land multiplied by the per acre value established by the applicant's appraiser.

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

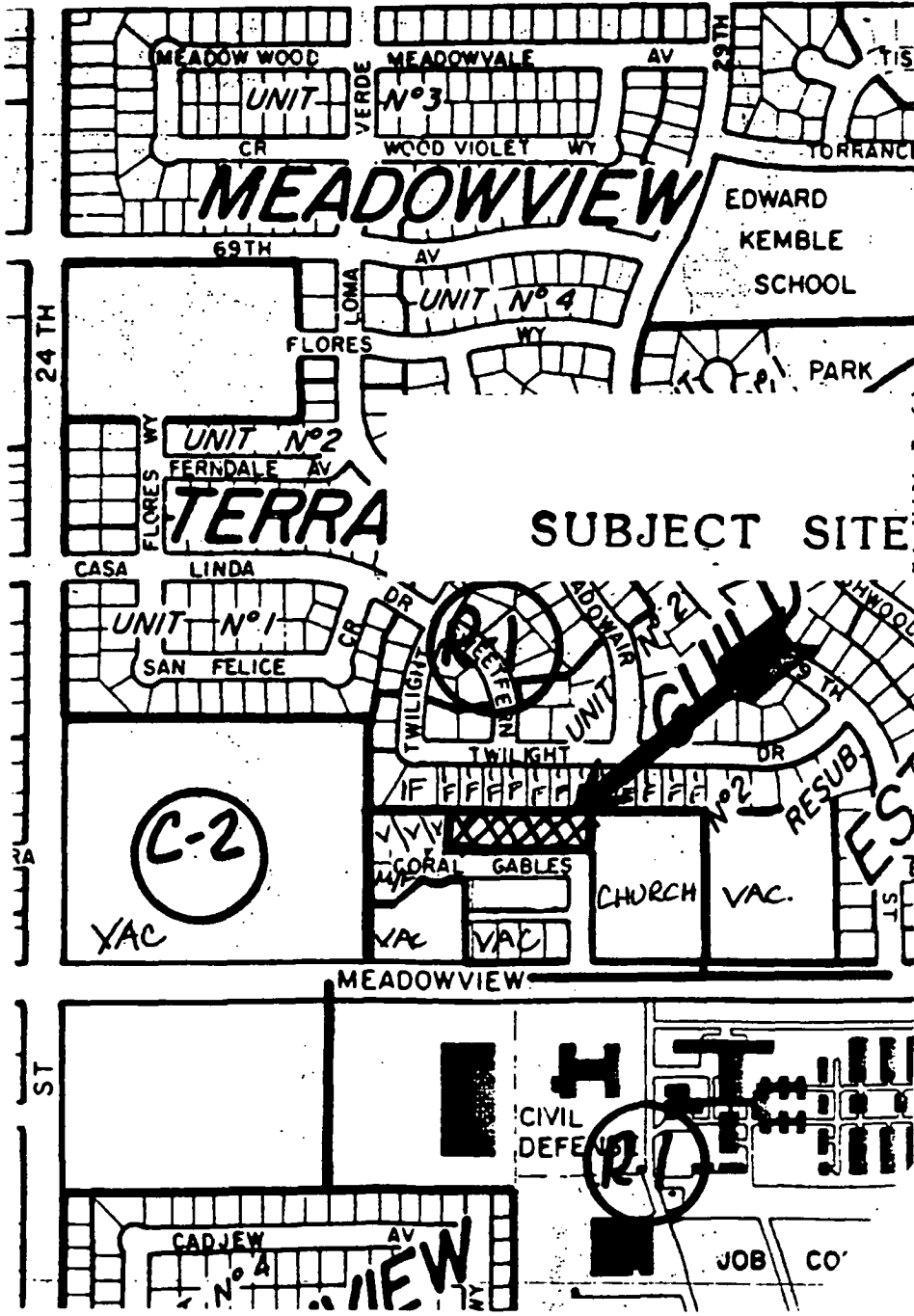
RECOMMENDATION: Staff recommends the Commission approve the Tentative Map, subject to the following conditions:

Conditions of Approval:

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. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
2. Verify existing sewer and water services and hook up, if necessary;
3. Provide reciprocal access, sewer, water and drainage easements, if necessary;
4. None of the lots shall be recorded as airspace subdivision lots.

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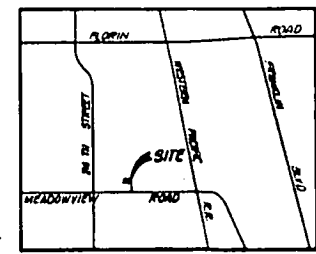
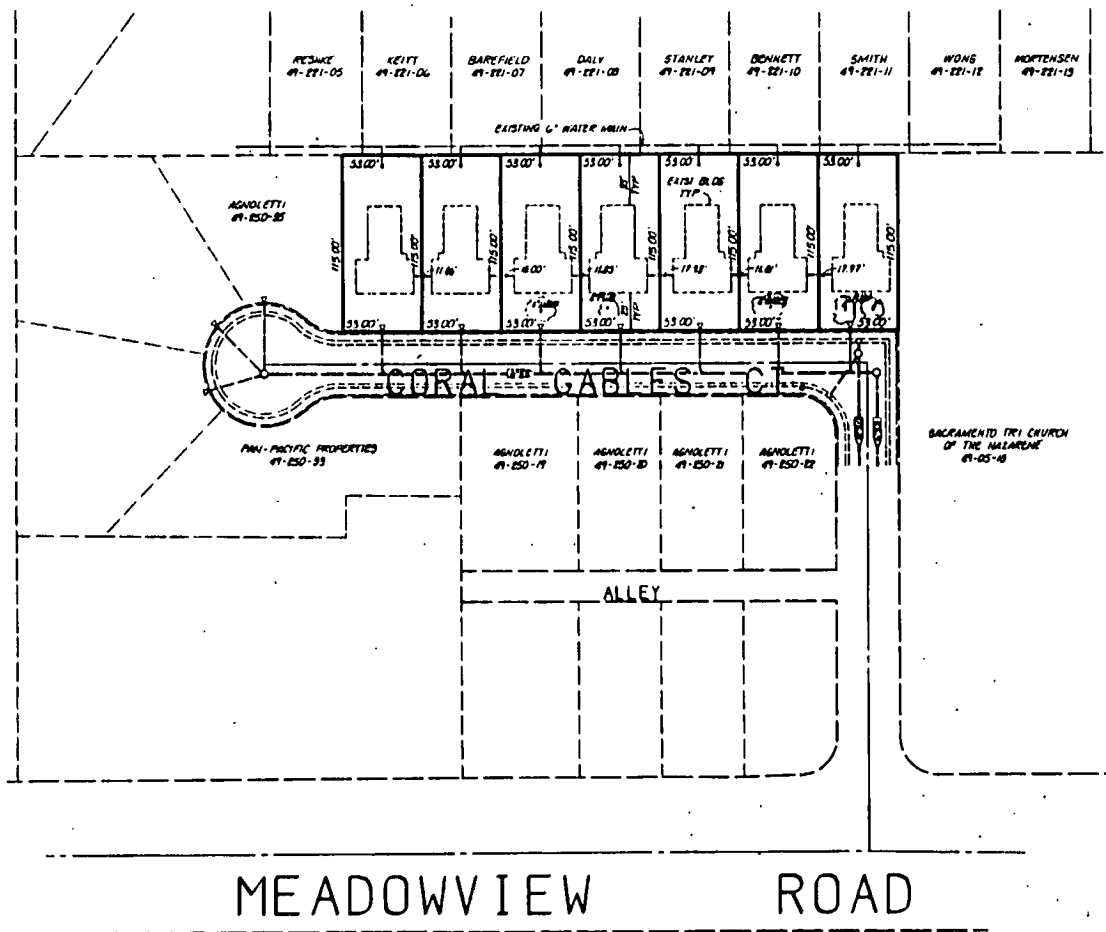
VICINITY - LAND USE - ZONING

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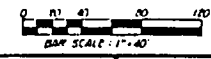
VICINITY MAP

OWNER AND DEVELOPER:
CORAL GABLES LIMITED
3801 P STREET
SACRAMENTO, CA, 95816
(916) 431-7653

ENGINEER:
PSOMAS/JUSTICE AND ASSOCIATES
4133 NORTHGATE BLVD.
SACRAMENTO, CA., 95811
(916) 929-7100

NOTES:
EXISTING USE: 7 EXISTING 4-PLX
PROPOSED USE: SAME
EXISTING ZONING: R3
PROPOSED ZONING: SAME
OWNER: CITY OF SACRAMENTO
WATER: CITY OF SACRAMENTO
DRAINAGE: CITY OF SACRAMENTO
FIRE PROTECTION: CITY OF SACRAMENTO
SCHOOL DISTRICT: CITY OF SACRAMENTO
PARCEL DISTRICT: CITY OF SACRAMENTO
ACREAGE: 8.60 AC.
IMPROVEMENTS: EXISTING CURB, GUTTER, SIDEWALK
ASSESSOR'S PARCEL NO.: 49-250-30, 31, 32, 33
NUMBER OF PROPOSED LOTS: 7

DESCRIPTION:
ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA; AND BEING PARCEL "B" TRSU "V" AS SHOWN AND SO DESIGNATED ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY IN BOOK 4 OF PARCELS MAPS, AT PAGE 21.



DESIGNED BY	REV	DATE	DESCRIPTION	BY	APP'D	BENCHMARK	ELEV
DRAFTED BY: D. VAN LEEK						DESCRIPTION	DATUM
CHECKED BY: J.E. VAN HAREN							

PSOMAS/JUSTICE & ASSOCIATES

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS

4133 NORTHGATE BLVD
SACRAMENTO, CA 95814
PHONE (916) 929-7100

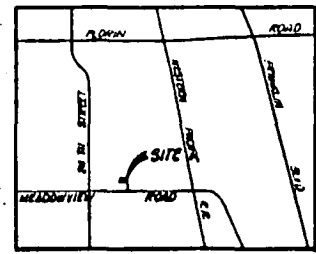
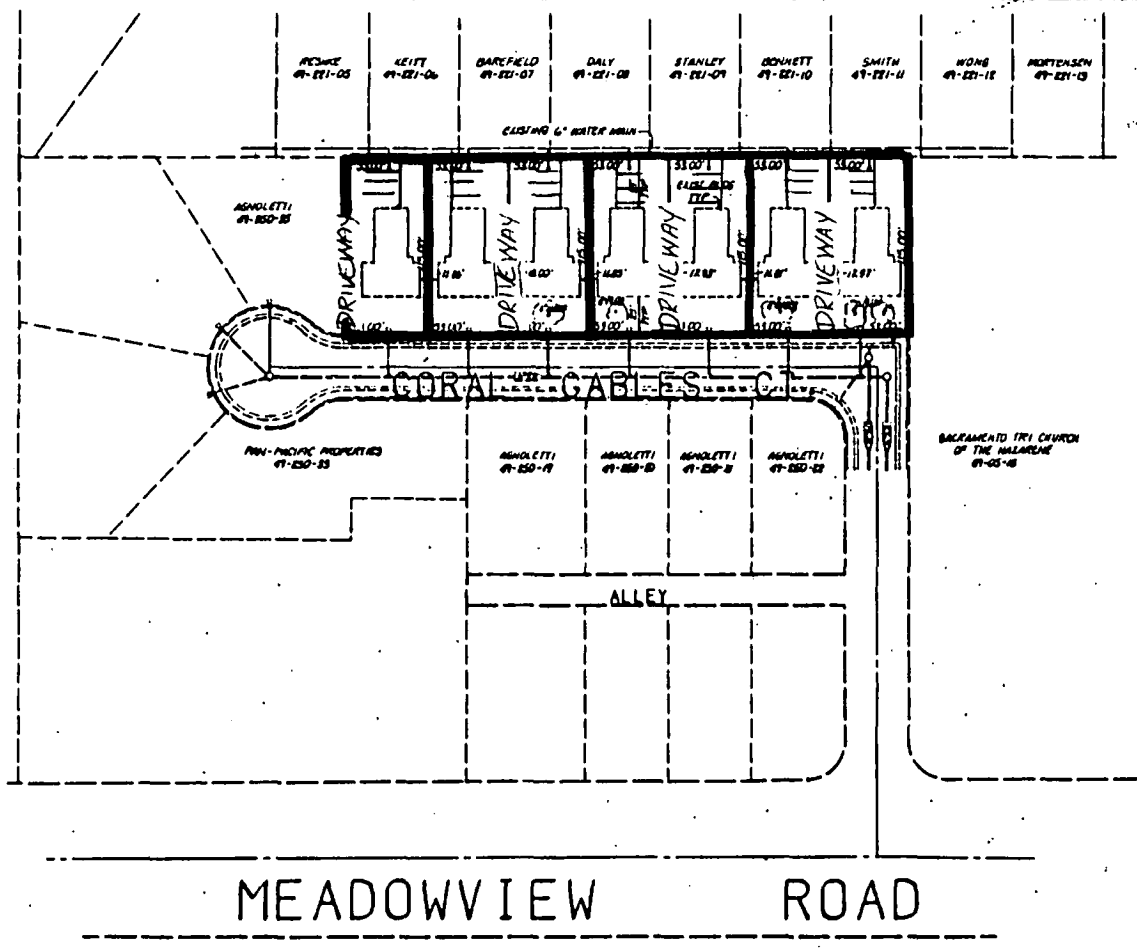
TENTATIVE PARCEL MAP
BY THRU 129 CORAL GABLE COURT
ASSESSOR'S PARCEL NO. 49-250-30, 31, 32, 33
SACRAMENTO COUNTY, CITY OF SACRAMENTO CALIFORNIA

DATE MAY 1985
SCALE HORIZONTAL 1"=40'
VERTICAL 1"=40'
PROJ. LCM DIGN

Handwritten initials and signatures.

P 85234

6-27-85



VICINITY MAP

OWNER AND DEVELOPER:
CORAL GABLES LIMITED
1901 O STREET
SACRAMENTO, CA, 95816
(916) 631-7661

ENGINEER:
THOMAS/JUSTICE AND ASSOCIATES
4111 NORTHGATE BLVD.
SACRAMENTO, CA., 95834
(916) 529-1100

NOTES:
EXISTING USE: 3 EXISTING 0-PLSA
PROPOSED USE: SARE
EXISTING ZONING: R3
PROPOSED ZONING: SARE
CITY: CITY OF SACRAMENTO
WATER: CITY OF SACRAMENTO
SEWERAGE: CITY OF SACRAMENTO
FIRE PROTECTION: CITY OF SACRAMENTO
SCHOOL DISTRICT: CITY OF SACRAMENTO
HARBOR DISTRICT: CITY OF SACRAMENTO
ACREAGE: 0.90 AC.
IMPROVEMENTS: EXISTING CURB, GUTTER,
ASSESSOR'S PARCEL NO.: 49-250-30, 31, 32, 33
NUMBER OF PROPOSED LOTS: 1

DRIVEWAY
 ARRANGE LAYOUT
 AUD
 EXISTING
 LOTS

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND BEING "A" TRACT "M" AS SHOWN AND SO DESIGNATED ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY IN BOOK 4 OF PARCELS MAPS, AT PAGE 33.



DESIGNED BY: _____ DRAFTED BY: P. HULLICK CHECKED BY: G. H. MORTON	REV. DATE. DESCRIPTION. BY. APPD.	BENCHMARK: _____ DESCRIPTION: _____		PSOMAS/JUSTICE & ASSOCIATES CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS	4111 NORTHGATE BLVD SACRAMENTO, CA 95834 PHONE (916) 529-1100	TENTATIVE PARCEL MAP BY THRU TRU CORAL GABLE COURT ASSESSOR'S PARCEL NO. 49-250-30, 31, 32, 33 SACRAMENTO COUNTY CITY OF SACRAMENTO CALIFORNIA	DATE MAY 1985	SHEET 1
	SCALE: HORIZONTAL 1"=40' VERTICAL 1"=40' PROJ. L.S.M. DIV.						SHEET 1	

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From the Desk of
TERRY KASTANIS
CITY COUNCILMAN
City of Sacramento, California

Council
Members -
for your info.
item 40

AL LEMERANDE
GENERAL PARTNER,
CORAL GABLES LTD.
3001 P STREET
SACRAMENTO, CA. 95816

TERRY KASTANIS
COUNCILMAN, SEVENTH DISTRICT
SACRAMENTO CITY COUNCIL
CITY HALL
915 I STREET ROOM 205
SACRAMENTO, CA. 95814

DEAR COUNCILMAN KASTANIS:

I am writing you in my capacity of owner/general partner of CORAL GABLES, LTD, the present owner of seven fourplexes located on Coral Gables Avenue, Sacramento, California.

This letter should serve as my personal commitment to you and the Sacramento City Council to continue in our (ongoing) efforts to upgrade the aesthetics of this property. As you know, we have already spent substantial sums of money in the last fifteen months in an effort to elevate the project out of the the "undesireable" into the "acceptable" standard for rental housing.

However, your suggestions of yesterday are well taken and it is my firm resolve to the City Council that a program to implement those items you suggested will be commenced in the very near future and will be completed prior to any sale of the subject properties.

More specifically, this program will include:

1. Erecting a fence demarcating the boundaries of our property.
2. Rē-sodding, planting, landscaping, etc. the front lawns so as to increase "curb appearance".
3. Painting will be performed as needed (including all exterior doors)
4. Removing all junk cars and debris in an increased effort to minimize this ongoing problem.

I believe that this project is in enormously better condition today than it was when we purchased the property fifteen months ago. I do, however, recognize that all property owners have an ongoing commitment to the community to continue to maintain a high standard of excellence in appearance. I make that commitment to the Sacramento City Council.

Sincerely,



September 3, 1985

Coral Gables, Ltd.
3001 P St
Sacramento CA 95816

Dear Gentlemen:

On August 27, 1985, the Sacramento City Council took the following action(s) for property located 89-129 Coral Gable Court:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to subdivide four lots totaling 0.98± acres into seven lots in the Light Density Multiple Family, R-3 zone.

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

Sincerely,

Lorraine Magana
City Clerk

LM/mls/40

Enclosure: Res. No. 85-650

cc: Planning Department
Psomas & Associates, 4153 Northgate Blvd, 95834