

28



**CITY OF SACRAMENTO**

**CITY PLANNING DEPARTMENT**  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5804

**MARTY VAN DUYN**  
PLANNING DIRECTOR

November 4, 1981

**APPROVED**  
BY THE CITY COUNCIL

NOV 16 1981

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** 1. Environmental Determination  
2. Tentative Map (F-9565)

**LOCATION:** Block bounded by P, Q, 10th and 11th Streets

**SUMMARY**

This is a request for entitlements necessary to divide a three-acre site into 11 residential and commercial lots. The staff and Planning Commission recommended approval of the project subject to conditions.

**BACKGROUND INFORMATION**

The subject site consists of an entire City block that has been approved for apartments, condominiums and commercial uses. The plans have been approved by the Capitol Area Development Authority.

The proposed subdivision will create six commercial parcels and five residential parcels. The parcels designated for condominiums will be further divided into airspace units in accordance with the approved design plans. The division is necessary to allow the ownership of individual commercial spaces and condominium units.

**VOTE OF PLANNING COMMISSION**

On October 8, 1981 the Planning Commission, by a vote of eight ayes and one absent recommended approval of the Tentative Map subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying Capitol Area Development Authority Negative Declaration and
2. Adopting the attached Resolution adopting Findings of Fact, approving the Tentative Map with conditions.

Respectfully submitted,

  
Marty Van Duijn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

MVD:HY:bw  
Attachments  
P-9565

November 10, 1981  
District No. 1

RESOLUTION No. 81-833

Adopted by The Sacramento City Council on date of

November 10, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR TENTATIVE MAP FOR ROOSEVELT PARK-  
SIDE (APN: 6-273-01-19) (P-9565)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Roosevelt Parkside located on the block bounded by P, O, 10th, and 11th Streets

(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 November 10, 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 Central City Community Plan in that both plans designate the subject site for commercial uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- 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 or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- 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 known seismic fault.

APPROVED  
BY THE CITY COUNCIL  
NOV 10 1981  
OFFICE OF THE  
CITY CLERK

- 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.
- 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:

- A. The Capitol Area Development Authority Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
  - 1. The applicant shall provide street improvements to the satisfaction of the City Engineering Department.
  - 2. The applicant shall reserve a utility easement along the existing alley right-of-way or relocate sewers in the street.

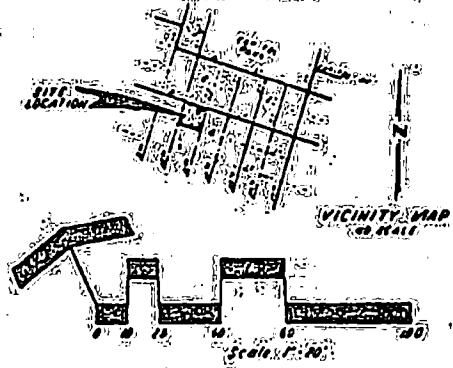
\_\_\_\_\_  
MAYOR

ATTEST:

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

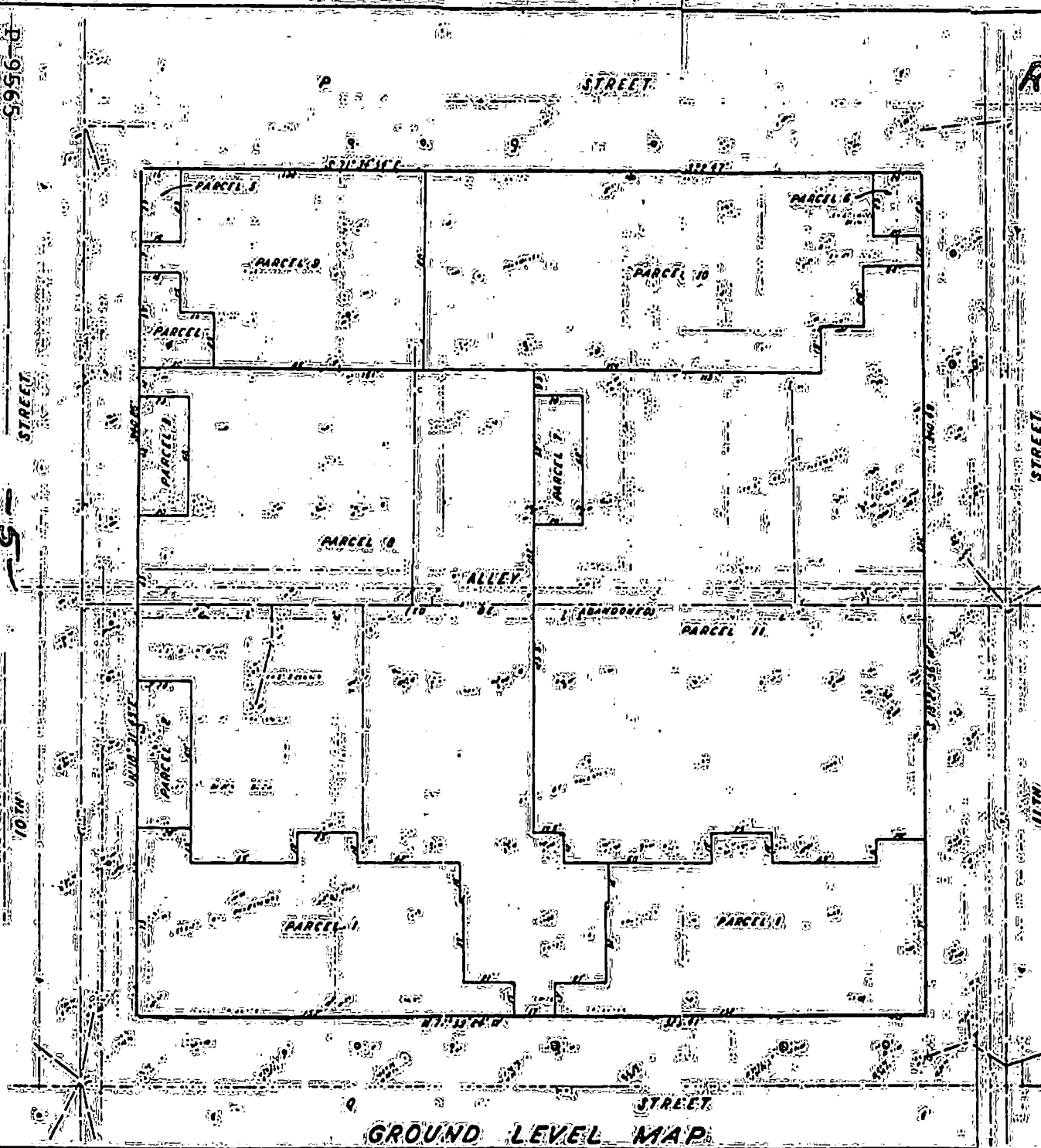
P-9565

TENTATIVE MAP  
**ROOSEVELT PARKSIDE**  
 BLOCK BOUNDED BY P.O. 10TH-11TH STRS  
 CITY OF SACRAMENTO, CALIFORNIA  
 SEPTEMBER, 1981  
 SHEET 1 OF 2



**GENERAL NOTES**

- CROSS AREA: 7329 SQ. FT.
- PRESENT USE: OFFICE, Retailing
- PROPOSED USE: 25 Single-Family Units, 50 Condominium Units, 6 Commercial Units
- PROPOSED DENSITY: 32 DU/AC
- EXIST. ZONING: C-1
- PROPOSED ZONING: C-1
- PROPOSED IMPROVEMENTS: City of Sacramento Standards
- WATER SUPPLY: City of Sacramento
- SEWAGE DISPOSAL: Sacramento Regional Sanitation Dist.
- DRAINAGE: City of Sacramento
- FIRE PROTECTION: City of Sacramento
- SCHOOL DISTRICT: Sacramento Unified
- PARK DISTRICT: City of Sacramento
- POWER / GAS: SUD / PG&E
- ASSESSOR'S PARCEL NO'S: (S) 12-01-120-12
- DESCRIPTION: Block bounded by P.O. 10th-11th Strs.
- PLANNED / ENGINEER: 936 Engineering Dr., Sacramento, CA 95825
- OWNER: State of California, 1240 N. Street, Suite 100, Sacramento, CA 95814
- DEVELOPER: 901 1/2 Union Landing, 4017 W. 11th Ave., Unit 10, Sacramento, CA 95809



GROUND LEVEL MAP

P 9565

5

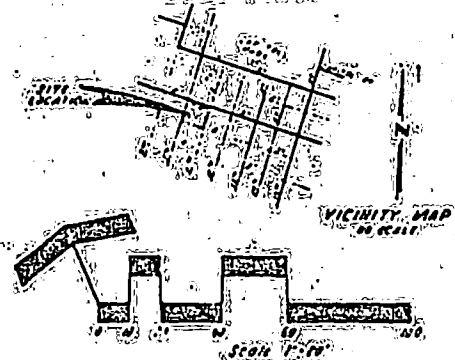
10TH

377 251 11/10/81

# TENTATIVE MAP ROOSEVELT PARKSIDE

BLOCK BOUNDED BY P, Q, 10TH, 11TH STS  
CITY OF SACRAMENTO, CALIFORNIA

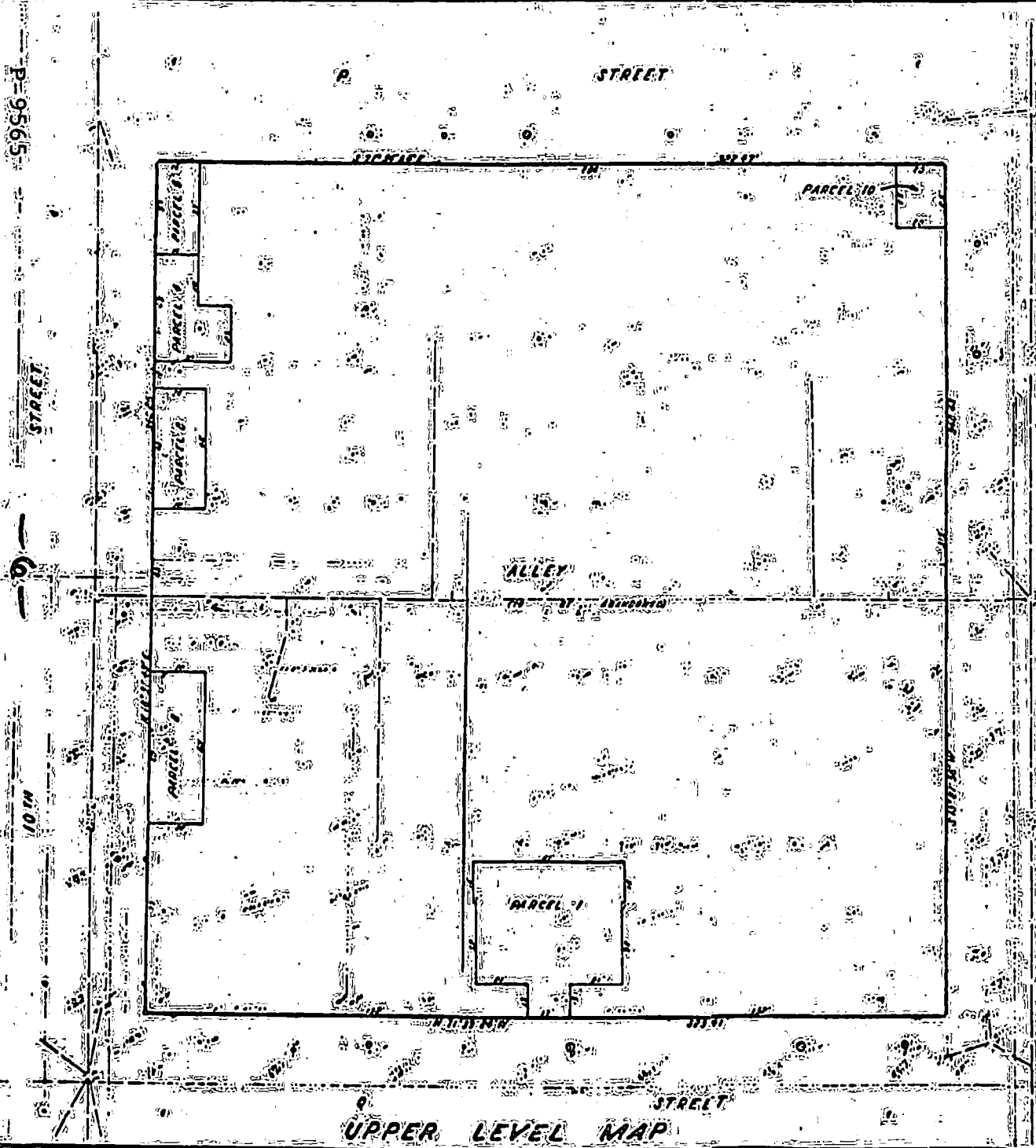
SEPTEMBER 1981  
SHEET 2 OF 2



### GENERAL NOTES

- APARTMENT COMPLEX  
Consists of Parcel 1
- COMMERCIAL COMPLEX  
Consists of Parcel 10
- PHASE 1 CONDOMINIUMS  
Consists of Parcel 10
- PHASE 2 CONDOMINIUMS  
Consists of Parcel 9
- PHASE 3 CONDOMINIUMS  
Consists of Parcel 10
- PHASE 4 CONDOMINIUMS  
Consists of Parcel 10

VERTICAL DIMENSIONS OF ELEVATIONS BASED ON 1985 MEAN SEA LEVEL DATUM



SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE October 8, 1981  
 ITEM NO. 33 FILE NO. P-9565  
14

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE

- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER \_\_\_\_\_

Recommendation:

LOCATION: Block bounded by P. & North & North  
Street

- Favorable
- Unfavorable
- Petition
- Correspondence

PROponents

NAME	ADDRESS
<u>Paul Schmidt, CADA</u>	<u>1230 N Street, Sac.</u>
<u>Ed Gilbert, Terra Eng.</u>	<u>936 Enterprise Dr., Sac.</u>

OPponents

NAME	ADDRESS

MOTION NO.

MOTION NO.	YES	NO	MOTION	END
<u>Augusta</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u> </u>	<input checked="" type="checkbox"/>
<u>Irma</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u> </u>	<input type="checkbox"/>
<u>Goodin</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u> </u>	<input type="checkbox"/>
<u>McIlroy</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u> </u>	<input type="checkbox"/>
<u>Minton</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u> </u>	<input type="checkbox"/>
<u>Warren</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u> </u>	<input type="checkbox"/>
<u>Ward</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u> </u>	<input type="checkbox"/>
<u>Stiva</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u> </u>	<input type="checkbox"/>
<u>Simpson</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u> </u>	<input type="checkbox"/>

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. 4 BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. 5 BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
- TO RECOMMEND APPROVAL subject to Amendment & FORWARD TO CITY COUNCIL
- TO ENTER NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

**CITY PLANNING COMMISSION**  
**915 "I" STREET - SACRAMENTO, CALIFORNIA 95814**

APPLICANT	Capitol Area Development Authority, 1230 N Street, Sacramento		
OWNER	State of California, CADA		
PLANS BY	Terra Engineering, 936 Enterprise Drive, Sacramento, Ca.		
FILING DATE	9-10-81	60 DAY CPC ACTION DATE	REPORT BY: HY/mm
NEGATIVE DEC	15202	EIR	ASSESSOR'S PCL NO. 6-273-01-19

**APPLICATION:**

1. Environmental Determination
2. Tentative Map (P-9565) to divide a 3+ acre site into 11 residential and commercial lots located in the C-2 zone.

**LOCATION:** Block bounded by P, Q, 10th and 11th Streets

**PROPOSAL:** This is a request to divide a site into 5 residential lots (1 apartment and 4 condominium sites) and 6 commercial lots. The parcels designated for condominiums will be further divided into airspace units.

**PROJECT BACKGROUND:** On July 24, 1980 the Planning Commission approved the "Invitation to Submit Proposals" for the Capitol Area Residential Site 2, based upon recommendations of the Architectural Review Board. Subsequent to this hearing the Capitol Area Development Authority awarded the development of the project site to the McKeon Company development team (which was recently acquired by Barratt - Urban Housing). The requested tentative map is necessary to develop the site as approved by the Capitol Area Development Authority.

**STAFF EVALUATION:** If approved, the requested tentative map will create 6 commercial parcels and 5 residential parcels. The subdivision of the subject site is in accordance with the plan approved by the Capitol Area Development Authority (see Exhibit "A").

The following is a breakdown of the proposed parcels and uses:

Parcel 1 = Apartment Complex (26 units)  
 Parcel 2-7 = Commercial Lease Space  
 Parcel 8-11 = Condominiums (80 Units)

Upon review of the tentative map by various City Departments, the following conditions were recommended:

1. Existing curb, gutter and sidewalk shall be removed and raised to reduce cross slope in streets around the entire perimeter of the site.
2. The applicant shall reserve a utility easement along the existing alley right-of-way or relocate sewers in the street.



A Negative Declaration was filed by the Capitol Area Development Authority as the lead agency. The City Environmental Coordinator therefore exempted the project from further environmental review pursuant to Section 15202 of the State EIR Guidelines.

**STAFF RECOMMENDATION:** The staff recommends that the Planning Commission ratify the Negative Declaration approved by Capitol Area Development Authority and approve the Tentative Map subject to the following conditions:

1. ~~Existing curb, gutter and sidewalk shall be removed and raised to reduce cross slope in streets around the entire perimeter of the site. CPC amended condition: See below.~~
2. The applicant shall reserve a utility easement along the existing alley right-of-way or relocate sewers in the street.
- \*1. The applicant shall provide street improvements to the satisfaction of the City Engineering Department.

- 0 / -

**LEGEND**

- (with horizontal lines) - Windows (see to scale)
- (with vertical lines) - Doors (see to scale)
- (with diagonal lines) - Stairs (see to scale)
- (with dots) - Columns (see to scale)
- (with cross-hatch) - Partitions (see to scale)
- (with wavy lines) - Ceiling (see to scale)
- (with solid fill) - Floor (see to scale)

