



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

December 23, 1987

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

PLANNING
916-449-5604

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Tentative Map (P87-339)

LOCATION: Northeast Corner of Raley Boulevard and Bell Avenue

SUMMARY

The application is for a Tentative Map to subdivide a 92+ acre site into 22 industrial lots for future development. The Planning Commission and staff recommend approval of the request.

BACKGROUND

The subject 92+ acre site is currently zoned M-1(S)R for Light Industrial use and consists of multiple lots. The application is to re-subdivide the site along the proposing internal streets which will allow for future industrial development. Since the zoning includes an R-Review individual development, projects will require subsequent Planning Commission review and approval.

VOTE OF THE PLANNING COMMISSION

On October 8, 1987, the Commission voted seven ayes, one absent, one vacant, to recommend approval of the subdivision.

P87-339

00282

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution which adopts Findings and approves the Tentative Map.

Respectfully submitted,

Marty Van Duyn

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:AG:rt
attachments

District No. 2
January 5, 1988

P87-339

00283



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

March 28, 1988

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

PLANNING
916-449-5604

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
2. Post Subdivision Modification to Delete a Condition of a Previously Approved Tentative Map (P87-339) (PT)

LOCATION: Northeast Corner of Raley Boulevard and Bell Avenue

SUMMARY

This is a request to delete condition 16 of the Tentative Map approval of I-80 Industrial Park. The condition requires off-site dedication and improvement at the corner of Raley Boulevard and Bell Avenue. Staff and the Subdivision Review Committee recommend approval of the request.

BACKGROUND INFORMATION

On January 5, 1988, the City Council considered a request to subdivide 92+ acres into 22 industrial lots for future development. The site is a combination of 14 tax assessment parcels but does not include the .4 acre parcel located on the corner of Raley and Bell. The Subdivision Review Committee recommended off-site right-of-way dedication and street improvements at the corner to maintain continuity of improvements. The corner lot is developed with a gas station and mini-market. Taking enough right-of-way to improve the corner could eliminate two gas pumps. The applicant, therefore, is requesting that condition 16 requiring improvements be waived.

The Subdivision Review Committee has recommended approval of the request. The applicant will be required to bond for improvements.

00284

ENVIRONMENTAL DETERMINATION


The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305).

RECOMMENDATION

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

Amend Resolution CC88-015 to delete Condition p and add Condition q and approve the Post Subdivision Modification.

Respectfully submitted,



Michael Davis
Director of Planning and Development

RECOMMENDATION APPROVED:

WALTER J. SLIPE, CITY MANAGER

MD:MVD:SD:rt
attachments

District No. 2
April 19, 1988

P87-339

00285

2