



CITY OF SACRAMENTO

16

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

CITY MANAGER'S OFFICE
RECEIVED
MAR 8 1984

MARTY VAN DUYN
PLANNING DIRECTOR

March 7, 1984

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

MAR 15 1984

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination (Exempt 15315)
 2. Subdivision Modification to waive standard street improvements (Subdivision Ordinance, Section 40.811)
 3. Subdivision Modification to defer Parkland Dedication requirements (Subdivision Ordinance, Section 40.1302)
 4. Tentative Map (P84-012) (FT) (APN: 250-010-55,56)

LOCATION: Northwest corner of San Juan Road and Northgate Boulevard

SUMMARY

The applicant is requesting tentative map approval to divide 25+ vacant acres into two parcels. The purpose of the division is to allow future sale of a portion of the site. The staff and the Subdivision Review Committee recommend approval of the tentative map and subdivision modification to waive frontage improvements and to defer parkland fees subject to conditions.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent request requiring Planning Commission review can be reviewed by staff and transmitted directly to the City Council.

Surrounding Land Uses and Zoning are as follows:

- North: Vacant; R-3(PUD)
- South: Single family and convenience market; R-1, C-2
- East: Single family; C-2
- West: Single family and vacant; R-1, R-1A(PUD)

The subject site is zoned R-3(PUD) Light Density Multiple Family, OB(PUD) Office Building and S-C(PUD) Shopping Center. The site was designated as a Planned Unit Development by the City Council on November 9, 1978 (P-8383) for 136 apartment units, 100,000 square feet of offices, and 130,000 square foot shopping center. The applicant is requesting this land division in order to market proposed parcel 1 for a hospital. Since, the PUD Schematic Plan designates the site for apartments, the applicant will be required to amend the Schematic Plan, Rezone the property, and obtain Special Permit approval for a hospital.

16

The applicant has requested a waiver of standard street improvements (curbs, gutters and sidewalks) for parcel 2 until development occurs. The Public Works Director recommends approval of this request subject to conditions. Specifically, the applicant will dedicate an I.O.D. (Irrevocable Offer of Dedication) to the City for the future San Juan Road alignment and dedicate other necessary right-of-way for future widening of Northgate Boulevard and old San Juan Road. In addition, improvements will be required before any development occurs on parcel 2.

An additional subdivision modification has been requested to defer Parkland Dedication requirements for parcel 1. The applicant has indicated that parcel 1 is intended for a hospital site and would not be required parkland fees. In view of the circumstances, the Community Services Director indicated no objection to deferring the payment of fees until special permits are obtained. This approach would allow payment of fees if the site is developed for residential and would exempt the fees if the site is developed for a hospital.


The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15315).

RECOMMENDATION

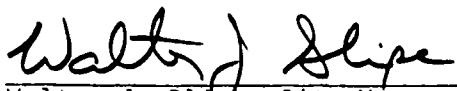
The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon review by the Subdivision Review Committee, recommends the following:

Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modifications with Conditions.

Respectfully submitted,


Marty Van Duyen
Planning Director

Recommendation Approved:


Walter J. Slive, City Manager

SD:lao
attachments
P84-012

March 13, 1984
District No. 1

INDUSTRIAL
NO. 2

16

LOCATION MAP

I-80

NORTH



ROAD

RIO LARGO WY

RIO NORTE WY
RIO ROYAL WY
RIO PACIFICA WY
RIO ALBA WY
RIO VICTA WY
RIO LOMA WY
RIO ROSA WY

WOOD
MILLET WY
SMILAX WY
CESPITOSE WY
CHOCKER WY

UNIT
SAN TANGUER
GUAVA WY
PREGO WY
PELICAN WY
SYRACUSE WY
LARCHMONT UNIT

ELMRIDGE WY
MAFLEGROVE WY
BREISLEN WY
BINGHAMTON WY
RANCHO
ASHBURN WY
TURNSTONE DR
TURNSTONE DR

SUBJECT SITE
CORONADO
BET LEAF CT
CORONADO DR

TURNSTONE DR
MEADOWS
SUNSET DR
GARDEN VALLEY SCHOOL
BEACHWOOD WY
ARCHWOOD WY
NORLAND DR
CORONADO DR

ROAD
CORONADO

BLVD

NORTHGATE

WEST ESTATE

PATIO

WEST SILVER

HOLLY

RIAMER

WINTERHILL

SAN JUAN ROAD

RIO TIERRA

JUNIOR HIGH

NORLAND DR
CORONADO DR
CORONADO DR
CORONADO DR

GATE

P-84-012

LINE

RESOLUTION NO. 84-203

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF SAN JUAN ROAD AND NORTHGATE BOULEVARD (P-84-012)(APN: 250-010-55,56)

APPROVED
BY THE CITY COUNCIL
MAR 13 1984
OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on March 13, 1984, held a public hearing on the request for approval of a tentative map for property located on the northwest corner of San Juan Road and Northgate Boulevard;

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 Committee 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 South Natomas Community Plan designate the subject site for residential, offices, and commercial use(s).

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 Water 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. In the matter of the hereby approved requested subdivision modification to waive frontage improvements for parcel 2 and defer parkland fees for parcel 1

- a. There are special circumstances to warrant the modifications
that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that parcel 2 will be further subdivided and specific plans have not been approved for parcel 1
- b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that frontage improvements will be required upon development of the site and parkland fees will be required if the site develops for residential uses.
- c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the granting of the modifications will not alter the characteristics of the area
- d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential, offices, and commercial uses

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. Provide standard subdivision improvements for parcel 1 pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require oversizing of lines and off-site extensions if lines must be extended to new pump stations to serve parcel 1. Coordinate with County Sanitation District;

- c. File the necessary segregation requests and fees to segregate existing assessments;
- d. No building permit shall be issued for parcel 1 until the Sunset Meadows A/D pump station is in operation. Place a note on the final map referencing this condition;
- e. Dedicate right-of-way for Northgate Boulevard including round corner at San Juan Road;
- f. Provide for 100'-110' I.O.D. for future San Juan Road alignment;
- g. Place the following note on the final map: "No development will be allowed on parcel 2 until standard frontage improvements and street lights are constructed, and off-site storm drain lines are constructed and the Sunset Meadows pumping station is in operation.
- h. The following shall be noted on the final parcel map and subdivision agreement:

payment of required parkland fees pursuant to Section 40.1304 to 40.136 of the City Code shall be deferred for parcel 1 until such time as one of the following events takes place:

- a. Subdivider/applicant submits a new subdivision or parcel map that will further subdivide said parcel 1 for residential purposes.
- b. Within thirty (30) days after approval of a Special Permit for said parcel 1 for residential purposes.
- c. Subdivider/applicant applies for a building permit for the construction of a residential building or dwellings on said parcel 1.

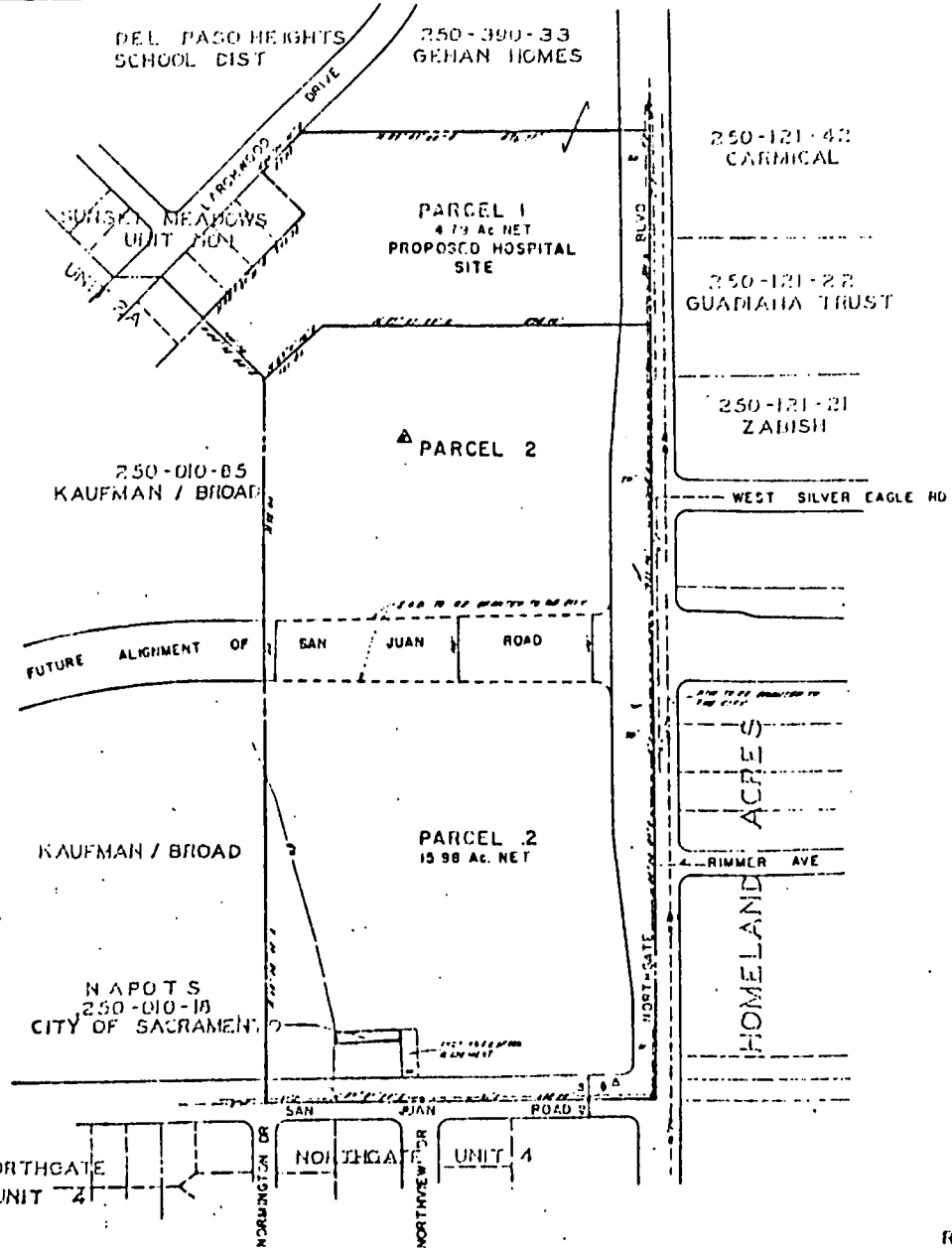
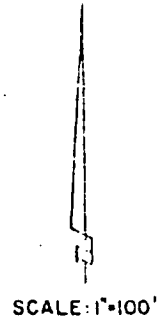
In reference to the above events, the applicant/subdivider shall provide an updated appraisal to determine the required parkland fees. Said appraisal shall be dated not more than ninety (90) days prior to payment of required fees.

MAYOR

ATTEST:

CITY CLERK

P84-012



NOTE
 NO DEVELOPMENT ON PARCELS
 WITH SHADING UNLESS SHOWN
 AND STREET CLOSURE AND ENCLOSURE

16

4 PROJECT NO. DESCRIPTION	SCALE: HORIZONTAL: 1" = 100' VERTICAL: 1" = 100'	DATE: 10/15/08	DRAWN BY: MORTON & PITALO, INC.	CHECKED BY: MORTON & PITALO, INC.	PROJECT: GATEWAY SHOPPING CENTER	SHEET NO.: 1	TOTAL SHEETS: 1	CITY: SACRAMENTO	STATE: CALIFORNIA	REVISIONS:
										REVISED

March 14, 1984

Frank & Grace Westersynd
P. O. Box 826
Danville, CA 94526

Dear Mr. and Mrs. Westersynd:

On March 13, 1984, the Sacramento City Council took the following action(s) for property located northwest corner of San Juan Road and Northgate Boulevard:

Adopted Resolution 84-203 adopting findings of fact and approving a subdivision modification and a tentative map (P84012)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/km/16

Enclosure:

cc: Planning Department

Morton & Pitalo, Inc.