



CITY OF SACRAMENTO

30

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

September 12, 1980

CITY MANAGER'S OFFICE
RECEIVED
SEP 12 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Subdivision Modification to waive street lights
 3. Tentative Map (P-9096)

LOCATION: 419-431 V Street

SUMMARY

This is a proposal to divide .59+ acre developed with four apartment buildings (sixteen units) into four lots. The staff and the Sub-division Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

Land divisions involving four lots or less that do not have concurrent variance, rezoning, or plan amendment requests can be reviewed by staff and transmitted directly to the City Council, thus eliminating the requirement for consideration by the Planning Commission.

Surrounding land use and zoning are as follows:

North - Commercial; residential	R-3A
South - Residential	R-3A, R0
East - Residential	R-3A
West - Church	R-3A

A Negative Declaration was filed on September 5, 1980.

Staff does not have a problem with the proposed division. The structures are already existing and sufficient parking is provided on site.

APPROVED
BY THE CITY COUNCIL

SEP 16 1980

OFFICE OF THE
CITY CLERK

The City's Electrical Engineer has indicated that there are plans to form an assessment district to provide for the installation of street lights in the vicinity of the subject site. In light of the aforementioned, the Subdivision Review Committee recommended a waiver of the installation of street lights at this time and that the applicant enter into an agreement with the City to participate in any future assessment districts.


RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends approval of the tentative map subject to the following conditions:

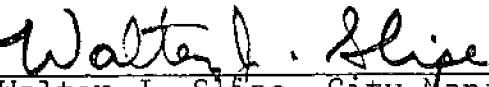
- 1) The applicant shall verify the location of the existing sewer and water services. The applicant shall provide separate services for each building and hookup, prior to the filing of the final map. The applicant shall provide reciprocal easements as required.
- 2) The applicant shall pay off existing street light assessments. If the assessment district has not yet been formed, the applicant shall enter into an agreement with the City to participate in any future assessment district to provide street lights. A note shall be placed on the final map referencing the agreement.
- 3) The applicant shall provide for reciprocal access agreements for the courtyard areas located between the existing structures on parcels "C" and "D" and parcels "A" and "B".

This can be accomplished by adopting the attached tentative map resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slape, City Manager

MVD:DP:lo

Attachments
P-9096

September 16, 1980
District No. 1

RESOLUTION NO. 80-612

Adopted by The Sacramento City Council on date of
SEPTEMBER 16, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
LOCATED AT 419-431 V STREET (APN: 09-114-10 & 11)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for .59+ acre that is located at 419-431 V Street

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on September 16, 1980, 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 the plans designate the subject site for residential uses.
- 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, 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 over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, nor 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 nor 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.

APPROVED
BY THE CITY COUNCIL

SEP 16 1980

OFFICE OF THE
CITY CLERK

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.

H. In the matter of the requested subdivision modification, the Council determines as follows:

a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Given that an assessment district for the purpose of street light installation is about to be formed, it is undesirable to require installation at this time.

Fact: Given the lack of street light facilities to connect into, it is impractical in this particular case to conform to the strict application of these regulations.

b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: Given that an assessment district for the purpose of street light installation is about to be formed, the property owners will be required to financially participate in the district at that time.

c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: Since the improvement will be provided via the assessment district, the modification does not create a public safety hazard.

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.

Fact: The site is intended for residential use, and the proposed lot split is consistent with the land use designation of the Central City Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 - 1. The applicant shall verify the location of the existing sewer and water services. The applicant shall provide separate services for each building and hookup prior to the filing of the final map. The applicant shall provide reciprocal easements as required.
 - 2. The applicant shall pay off existing street light assessments. If the assessment district has not yet been formed, the applicant shall enter into an agreement with the City to participate in any future assessment district to provide street lights. A note shall be placed on the final map referencing the agreement.
 - 3. The applicant shall provide for reciprocal access agreements for the courtyard areas located between the existing structures on Parcels "C" and "D" and Parcels "A" and "B".

MAYOR

ATTEST:

CITY CLERK

P-9096

96096

TENTATIVE PARCEL MAP

OF
419-451 "U" STREET

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
JUNE 1980 SCALE: 1" = 60'

009-114-19 DOWNTOWN VILLA CO
009-114-08 L/M/A BLOODSAW
009-114-07 Y/G/N TSUCHIDA
009-114-09 HD/CM/HEABERLIN

009-116-01 JA/ME SANTILLAN

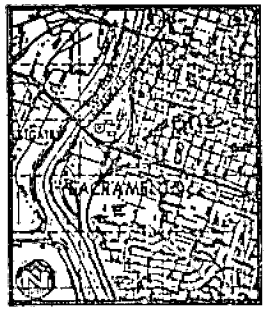
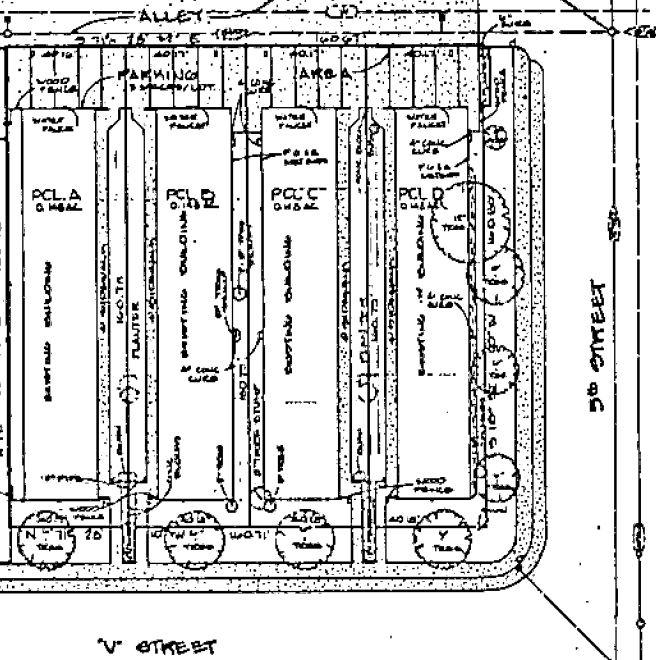
009-116-22 SENHORA DA FATIMA OF SAC

009-116-19 D/F/M BUTLER

009-178-18 YB/T KUBUTA

009-114-12 MOHAMMEDAN MOSQUE ASSN

009-114-13 MOHAMMEDAN MOSQUE ASSN



VICINITY MAP

OWNER / DEVELOPER

S. MICHAEL MONTROSS / ETAL
2000 PIONEER COURT SUITE 204
SUN VALLEY, CALIFORNIA 94134
PHONE 1-415-914-8190

ENGINEER

JTS ENGINEERING CONSULTANTS
811 "U" STREET
SACRAMENTO, CALIFORNIA 95814
PH. 441-6700

LEGAL DESCRIPTION

LOT 3 AND 4 IN THE BLOCK BOUNDED BY "U" AND "V" STREETS AND 5TH STREET OF THE CITY OF SACRAMENTO

ASSESSOR'S PARCEL NUMBERS

009-114-10, 11

ZONING

R24 EXIST ZONING - ALLOWED ONE UNIT / 1500 SQ FT.

ACREAGE / NUMBER OF LOTS

0.8683 ACRES 0.870 / 4 LOTS

UTILITIES

OWNER	CITY OF SACRAMENTO
WATER	CITY OF SACRAMENTO
DRAINAGE	CITY OF SACRAMENTO
POWER	S.M.U.D.
GAS	P.S. & B.
TELEPHONE	P.T. & T.

USE

4 EXISTING MULTI-FAMILY RESIDENCES

STREET IMPROVEMENTS

PROPOSED - NONE
EXISTING - CURB, OUTLET, SIDEWALK

LEGEND

JUNT POLA (POWER & TELE)	---
DOWN BLAST	---
WATER VALVE	---
WATER METER	---
GAS VALVE	---
WATER VALVE	---
SPRINKLER SYSTEM	---
MANHOLE	---
POLE	---
EXISTING WATER	---
EXISTING CEMENT	---
CONCRETE AND GRANITE	---

SEARCHED SET
N.A.
FILE BOOK NO.

JTS ENGINEERING CONSULTANTS, INC.
811 J. STREET
SACRAMENTO, CALIFORNIA 95814 (916) 441-6700

DESIGNED	SCALE
DRAWN	1" = 60'
CHECKED	
APPROVED	

NO.	DATE	REVISION	COUNTY	BY

TENTATIVE PARCEL MAP
419-451 "U" STREET
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA

DATE PREPARED
1/80
JOB NO. 80004



CITY OF SACRAMENTO

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

P-9096

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AUG 25 12 30 PM '80

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CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

August 20, 1980

HR9: 9-16-80
FCA DATE: 9-23-80
cc: VAN DUYN
Carstens
Miller
Yee

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione *[Handwritten initials]*
SUBJECT: Request to Set Public Hearings

Please schedule the following items for public hearings. All necessary support material is attached.

1. Various requests for property located 1,400+ ft. south of H^{wy.} 160, 2,000+ ft. north of American River, west of Canterbury Road. (P-9113) (D1) FT
 - a. Tentative Map to divide ~~30.7~~^{24.7} vacant acres zoned M-1 into eight parcels.
 - b. Subdivision Modification to waive sidewalks on the south side of the proposed street extension.
2. Various request^s for property located at 419-431 "U" Street. (P-9096) (D1) FT
 - a. Tentative Map to divide ~~5.97~~^{0.67} acre developed with four apartment buildings into four parcels.
 - b. Subdivision Modification to create parcels substandard in width and to waive street lights.
3. Tentative Map to divide ~~14.5~~^{14.7} acres with existing office and warehouse structures into three parcels. Location: South side of Signal Court, east of Power Inn Road. (P-9083) (D6) FT

The Fast Track ad is attached for these items.

jm

Attachments

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: _____

- Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from _____ to _____
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)

Other ED

Assessors Parcel No. 009 - 114 - 10,11 Address 419-431 U St.

Request(s) 1) Environmental Determination 2) Tentative Map to divide 0.6+ ac. into
4 parcels in the R-4 zone 3) Variance/Subdivision Modification to create lots with
less than required street frontage

Owner(s) G. Michael Montros Et Al-2050 Pioneer Ct., Ste. 204, San Mateo, CA 94403 Phone No. (415) 574-3133

Applicant _____ Phone No. _____

Signature _____ Filing Fee \$180 + 180 + 75 + 30 = \$465 Receipt No. _____

C.P.C. Meeting Date July 24, 1980

ACTION ON ENTITLEMENT TO USE APPLICATION WITHDRAWN

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved _____ Approved w/Conditions _____ Approved Based on Find. of Fact Due _____

Rec. Approval _____ Rec. Approval w/Conditions _____ Denied _____

Findings of Fact Approved _____

Copy Sent to Applicant _____

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____

Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ is/are:

Approved _____ Denied _____ Approved w/Conditions _____

By: _____
SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: _____
DATE



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

September 18, 1980

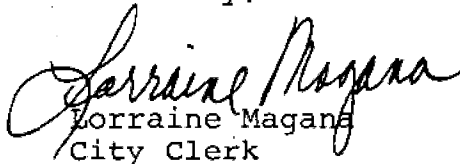
G. Michael Montros, et al
2050 Pioneer Court, Suite 204
San Mateo, CA 94403

Dear Mr. Montros:

On September 16, 1980, the City Council approved the following for property located at 419-434 "V" Street, Sacramento, CA (P-9096):

- A. Adopted Resolution No. 80-612 approving request for subdivision modification to create parcels substandard in width and to waive street lights.
- B. Adopted Resolution adopting findings of fact and approving tentative map to divide 0.6+ acre developed with four apartment buildings into four parcels.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/30

Encl: Certified copy of Resolution No. 80-612

cc: Planning Department