



4.3

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

January 15, 1991

APPROVED
BY THE CITY COUNCIL

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

City Council
Sacramento, California

JAN 15 1991

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

OFFICE OF THE
CITY CLERK

Honorable Members In Session:

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. ONE YEAR TIME EXTENSION FOR A TENTATIVE MAP (P88-408)

LOCATION: City block bounded by Broadway, X, 14th and 15th Streets

OWNER: Unocal Corporation
APPLICANT: Elder Engineering

SUMMARY

On November 22, 1988, the City Council adopted Resolution No. 88-000 which approved a Tentative Map to subdivide 2.5± acres consisting of two lots into three lots for future development.

Prior to expiration of the Tentative Map, the applicant made a request for a one year extension to allow completion of the final map. Planning staff recommends approval of the one year time extension to November 22, 1991.

BACKGROUND

The subject site consists of two parcels located in the General Commercial (C-2) zone. The site is currently developed with a service station and a restaurant on the southeast corner of the block. Parcels A and B will allow individual ownership of the existing development. Parcel C is intended for future development.

FINANCIAL DATA

Not applicable.

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City Council
One Year Time Extension (P88-408)
January 15, 1991
Page 2

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315).

POLICY MATTERS

The project is consistent with the General Plan and the Central City Community Plan. The State Map Act allows a total life of six years for a map. This request will total three years.

MBE/WBE EFFORTS

Not applicable.

RECOMMENDATION

Planning staff recommends that the City Council approve the request for a one year time extension and adopt the attached resolution and findings of fact.

Respectfully submitted,



MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION:
WALTER J. SLIPE
City Manager

January 15, 1991
District No. 5

Contact Person:

Will Weitman, Principal Planner
(916) 449-5604

MMD:WW:vr
P88-408.TX

Attachments

RESOLUTION NO.

91-046

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED
BY THE CITY COUNCIL

ON DATE OF _____

JAN 15 1991

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED ON THE BLOCK BOUNDED BY X, BROADWAY, 14TH AND 15TH STREETS

(P88-408) (APN: 009-254-02, 03)

WHEREAS, the City Council on November 22, 1988, held a public hearing on the request for approval of a tentative map for property located on the block bounded by X, Broadway, 14th and 15th Streets;

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 Agency 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,

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

3

subsection (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 the Specific Plan of the City. Both the City General Plan and the 1980 Central City Community Plan designate the subject site for 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 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. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - a. Provide standard street improvements including street lights, pursuant to Section 40.811 of the City Code; may require curb, gutter and gutter drain removal and replacement;
 - b. Place the following note on the final map: "Water and sewer service connections for Parcel C must be paid for and installed at the time of obtaining building permits";
 - c. Show alley as Public Utility Easement;
 - d. Abandon 4' wide water and sewer easement (may require relocation of service lines);
 - e. Provide separate services for Parcels A and B, and install hookups as required;
 - f. Construct handicapped ramps per City standards at all corners;
 - g. Existing deteriorated curb, gutter and sidewalk shall be removed and reconstructed per City standards;

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RESOLUTION NO.: _____

DATE ADOPTED: _____

4

- h. Show all existing easements on final map; and
- i. Pay off existing assessments, if any.

MAYOR

ATTEST:

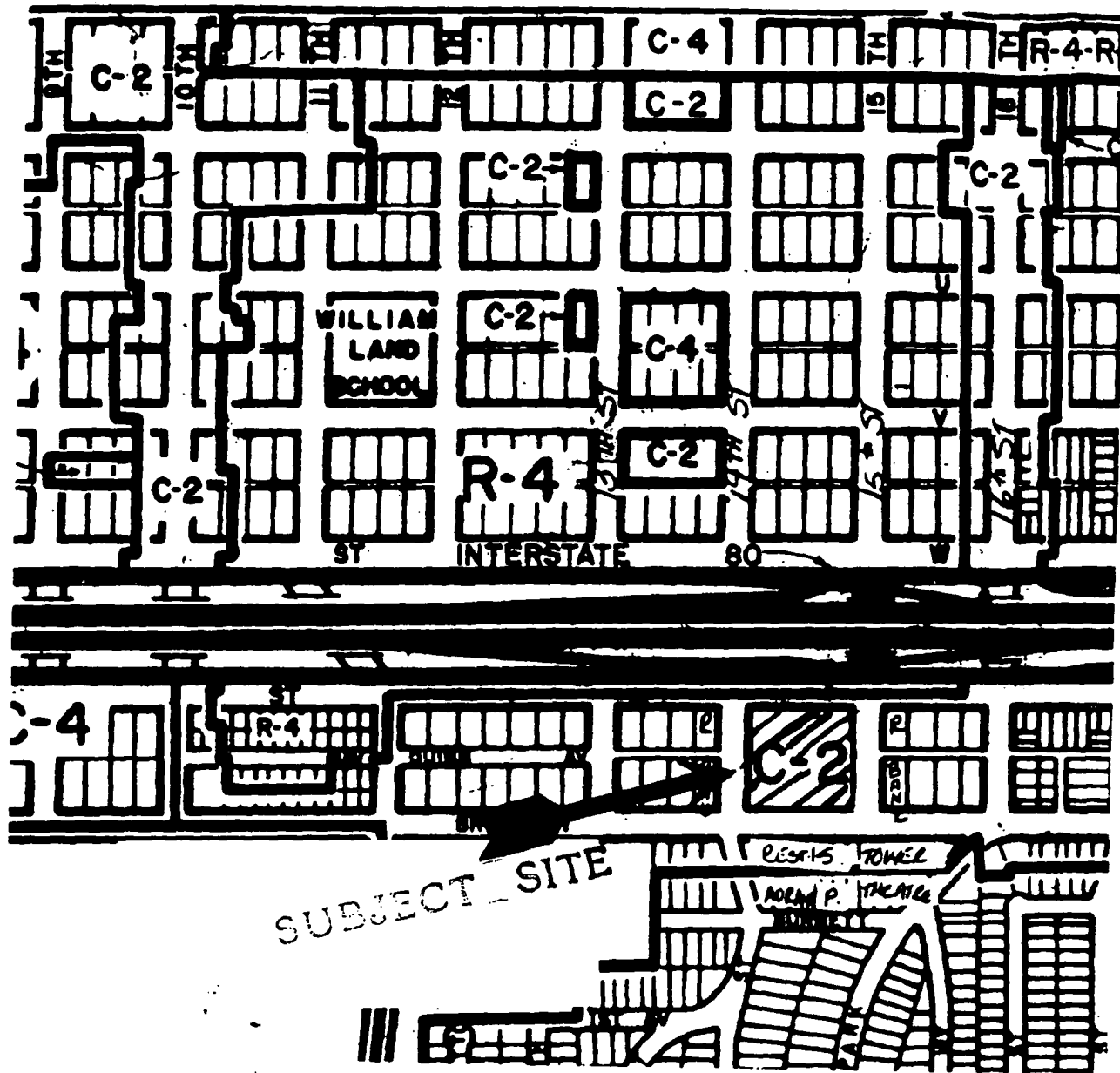
CITY CLERK

P88-408.TX

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



N
↑
Scale: 1" = 500'

5

VICINITY - LAND USE - ZONING

OWNER/DEVELOPER
 UNION OIL CO.
 46 DELTA GREEN
 1 CALIFORNIA STREET
 SAN FRANCISCO CALIF. 94111
 PHONE (415) 845-7600

ENGINEER
 ELMER ENGINEERS
 3800 ALABAMA BLVD
 SACRAMENTO CA. 95821
 PHONE (916) 872-8200

ASSESSOR'S PARCEL NOS
 009-259-02 & 03

PRESENT USE
 SERVICE STATION, RESTAURANT
 AND VACANT

PROPOSED USE
 SERVICE STATION, RESTAURANT
 AND VACANT

PROPOSED NO. OF LOTS
 3

LOT SIZES
 PARCEL A - 157.17'
 PARCEL B - 157.17'
 PARCEL C - 155.34'

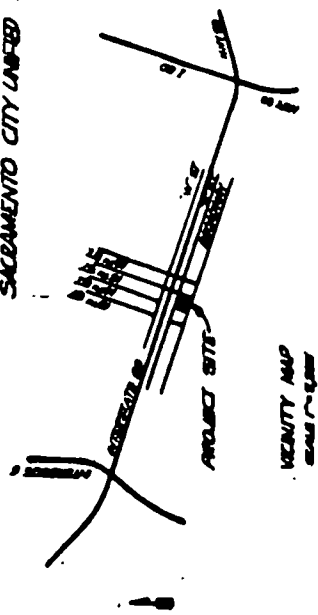
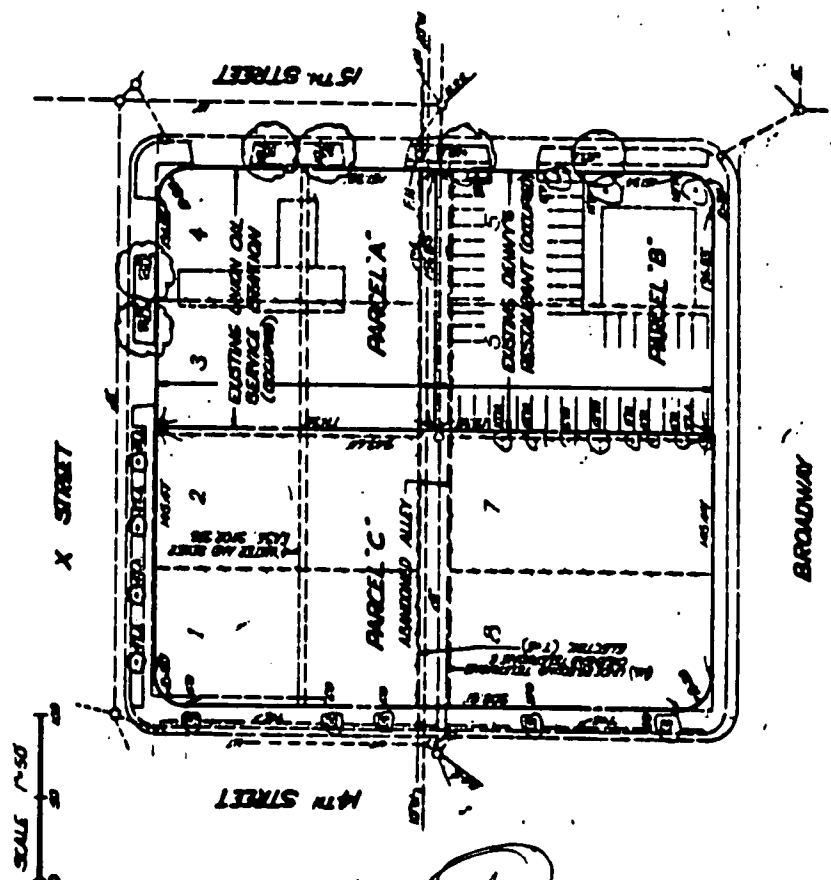
NET ACREAGE
 PARCEL A - 0.42 ACRES
 PARCEL B - 0.42 ACRES
 PARCEL C - 1.30 ACRES

SANITARY, STORM & FLOOD CONTROL FACILITIES
 CITY OF SACRAMENTO

WATER SUPPLY
 CITY OF SACRAMENTO

LEGAL DESCRIPTION
 LOTS 1, 2, 3, 4, 5, 7 AND 8 IN THE BLOCK
 BOUNDED BY X BROADWAY, 14TH AND 15TH
 STREETS OF THE CITY OF SACRAMENTO
 ACCORDING TO THE OFFICIAL MAP OF THAT
 TIER OF INCLUDING THAT CERTAIN ABANDONED
 ALLEY IN SAID BLOCK

ZONING
 PRESENT & PROPOSED C-2
 SCHOOL DISTRICT
 SACRAMENTO CITY UNIFIED SCHOOL DIST.



THESE LETTERS
 L-1 SHOWS LOT/LAND AREA
 M-1 SHOWS MALL/LOT
 O-1 SHOWS OWN

TENTATIVE MAP

LOTS 1, 2, 3, 4, 5, 7 & 8 IN THE BLOCK BOUNDED
 BY X, BROADWAY, 14TH & 15TH STREETS
 CITY OF SACRAMENTO, CALIFORNIA
 APRIL, 1988



DESCRIPTION

All that certain real property, situate, lying and being in the City of Sacramento, County of Sacramento, State of California, particularly described as follows:

Lot 1, 2, 3, 4, 5, 6, 7, and 8 in the Block bounded by "X" and Broadway and 14th and 15th Streets of the City of Sacramento, according to the official plat thereof, including that certain alley in said Block.

ELDER ENGINEERING INC.
3814 ALBURN BOULEVARD SUITE 62
SACRAMENTO, CALIFORNIA 95821-2123
(916) 972-8291

November 9, 1990

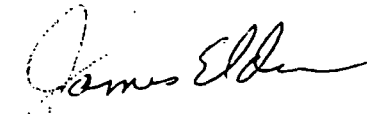
City of Sacramento
Department of Planning & Development
1231 "I" Street, Room 200
Sacramento, CA 95814

RE: Tentative Map
Resolution 88-999

Gentlemen:

This application is for a one year extension for tentative map of property located at the block bounded by "X", Broadway, 14th, & 15th Streets (P-88408) per Resolution 88-999. The resolution expires November 22, 1990.

Sincerely,


James Elder, P.E.

CC: UNOCAL, Bob Fest

LETTER OF AGENCY

Date: 9/7/80
City of Sacramento
Department of Planning and Development
1231 I Street, Suite 200
Sacramento, CA 95814

Gentlemen:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: James Elder Phone: (916) 972-8291


Applicant's address: Elder Engineering, 3814 Auburn Blvd., #62, Sacramento
95821

to apply for the following entitlement(s):

- Plan Amendment
- Rezoning
- PUD Designation
- Tentative Map
- Lot Line Adjustment
- Subdivision Modification
- Special Permit
- Planning Director's Special Permit
- Variance
- Planning Director's Variance
- "R" Review (Development Plan Review)

The subject property is located at Block bounded by "X", Broadway, 14, & 15th S

Assessor's Parcel Number 009-254-02,03


Signature of owner of record (must be original)

UNOCAL Corp. Real Estate Division
Name of owner of record

1202 W. 5th St., Los Angeles (213) 977-6580
Address of owner of record Phone

Application Number _____ CPC Meeting _____

CERTIFIED AS TRUE COPY
of Resolution No. 91-046

RESOLUTION NO. 91-046

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JAN 15 1991

JAN 28 1991
DATE CERTIFIED
Wanda P. Burrows
CITY CLERK, CITY OF SACRAMENTO

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RESOLUTION NO.: 91-046

DATE ADOPTED: JAN 15 1991

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 - c. Show alley as Public Utility Easement;
 - d. Abandon 4' wide water and sewer easement (may require relocation of service lines);
 - e. Provide separate services for Parcels A and B, and install hookups as required;
 - f. Construct handicapped ramps per City standards at all corners;
 - g. Existing deteriorated curb, gutter and sidewalk shall be removed and reconstructed per City standards;

FOR CITY CLERK USE ONLY

91-046

RESOLUTION NO.:

DATE ADOPTED:

JAN 15 1991

- h. Show all existing easements on final map; and
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ANNE RUDIN

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

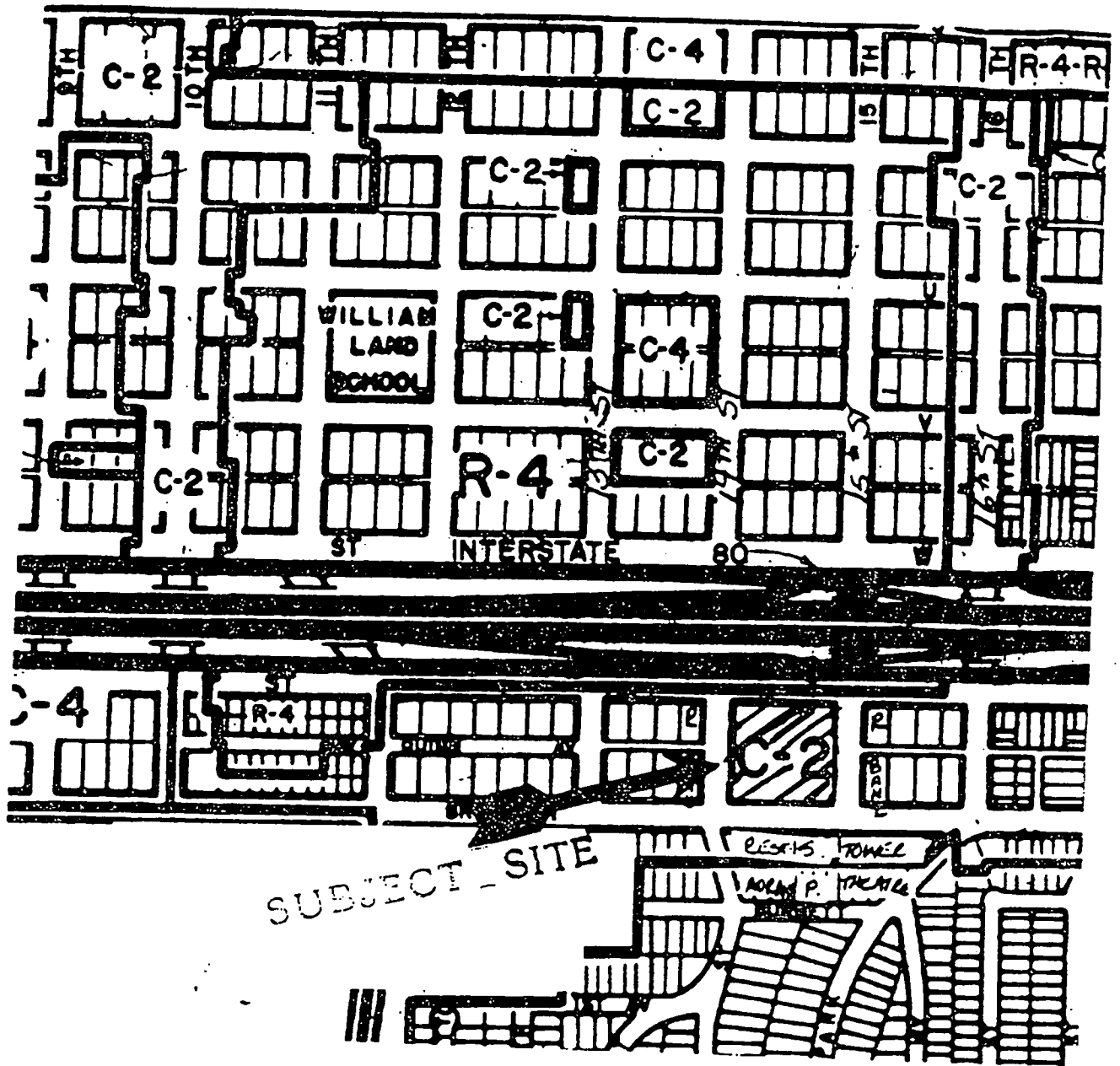
P88-408.TX

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91-046

RESOLUTION NO.: _____

DATE ADOPTED: JAN 15 1991



Scale: 1" = 500'

RESOLUTION 91-046

JAN 15 1991

VICINITY - LAND USE - ZONING

LOT SIZES
 PARCEL 'A' - 157' x 17'
 PARCEL 'B' - 157' x 17'
 PARCEL 'C' - 165' x 306'

NET ACRES
 PARCEL 'A' - 0.62 ACRES
 PARCEL 'B' - 0.62 ACRES
 PARCEL 'C' - 1.30 ACRES

OWNER/DEVELOPER
 UNION OIL CO.
 28 DICK GARDEN
 71 CALIFORNIA STREET
 SAN FRANCISCO, CALIF. 94111
 PHONE (415) 846-7600

ENGINEER
 ELDER ENGINEERS
 3830 ALBUQUERQUE BLVD
 SACRAMENTO, CA. 95821
 PHONE (916) 978-8874

ASSESSOR'S PARCEL NOS
 008-299-08 & 09

PRESENT USE
 SERVICE STATION, RESTAURANT
 AND VACANT

PROPOSED USE
 SERVICE STATION, RESTAURANT
 AND VACANT

LEGAL DESCRIPTION
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 BOUNDED BY 'X' BROADWAY, 15TH AND 17TH
 STREETS OF THE CITY OF SACRAMENTO
 ACCORDING TO THE OFFICIAL MAP OF PLAT
 TABLE OF MELLINGS THAT CERTAIN ABANDONED
 ALLEY IN SAID BLOCK

WATER SUPPLY
 CITY OF SACRAMENTO

SAWTRAY, STORM & FLOOD CONTROL FACILITIES
 CITY OF SACRAMENTO

WATER SUPPLY
 CITY OF SACRAMENTO

WATER SUPPLY
 CITY OF SACRAMENTO

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 CITY OF SACRAMENTO

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 CITY OF SACRAMENTO

TONING
 PRESENT & PROPOSED G.E.

SCHOOL DISTRICT
 SACRAMENTO CITY UNIFIED SCHOOL DIST.

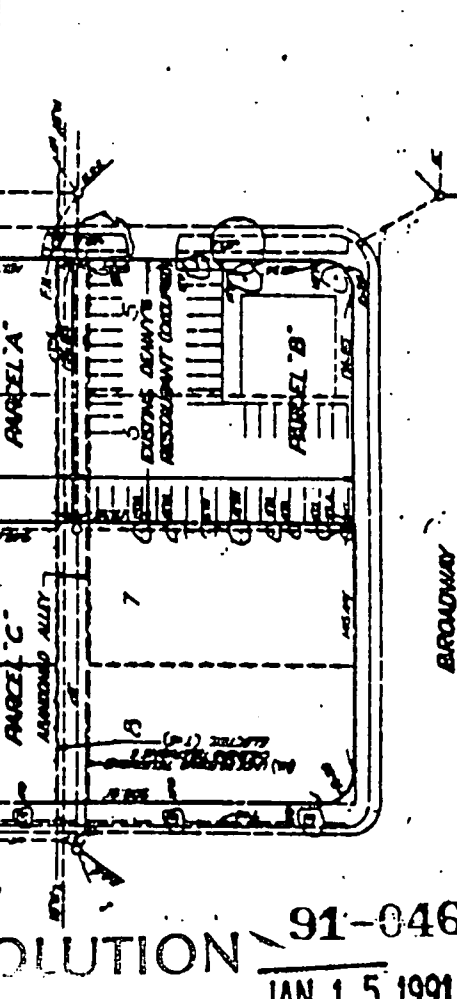
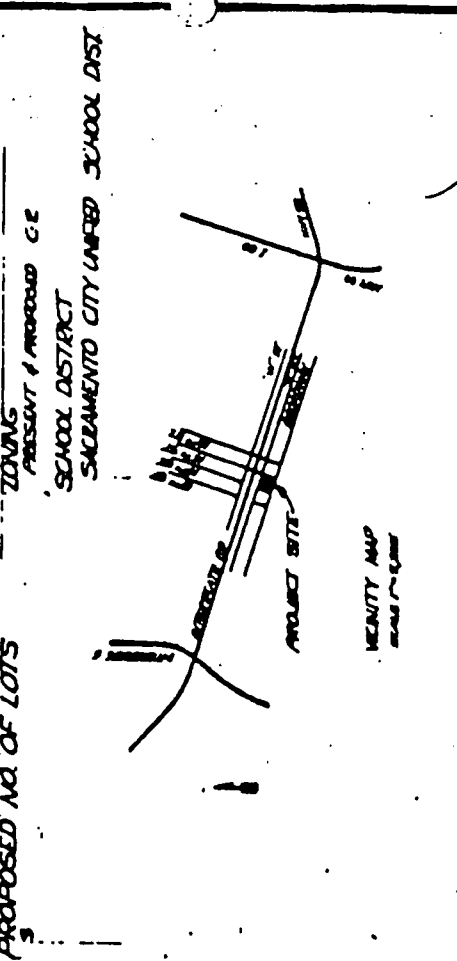
PROPOSED NO. OF LOTS
 3

PROPOSED NO. OF LOTS
 3

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 3

PROPOSED NO. OF LOTS
 3

PROPOSED NO. OF LOTS
 3



TENTATIVE MAP
 LOTS 1, 2, 3, 4, 5, 7 & 8 IN THE BLOCK BOUNDED
 BY 'X' BROADWAY, 15TH & 17TH STREETS
 CITY OF SACRAMENTO, CALIFORNIA
 APRIL, 1988

TENTATIVE MAP
 LOTS 1, 2, 3, 4, 5, 7 & 8 IN THE BLOCK BOUNDED
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 BY 'X' BROADWAY, 15TH & 17TH STREETS
 CITY OF SACRAMENTO, CALIFORNIA
 APRIL, 1988

RESOLUTION 91-046
JAN 15 1991

THAT LOTS 1, 2, 3, 4, 5, 7 & 8
 IN THE BLOCK BOUNDED
 BY 'X' BROADWAY,
 15TH & 17TH STREETS
 CITY OF SACRAMENTO,
 CALIFORNIA
 BE DIVIDED INTO
 THREE (3) LOTS
 AS SHOWN ON THE
 ATTACHED MAP
 AND THAT THE
 PROPOSED MAP
 BE APPROVED
 AND THE CITY
 ENGINEER BE
 AUTHORIZED TO
 RECORD THE
 SAME.

NOTE: PROPERTY IS LOWE

DESCRIPTION

All that certain real property, situate, lying and being in the City of Sacramento, County of Sacramento, State of California, particularly described as follows:

Lot 1, 2, 3, 4, 5, 6, 7, and 8 in the Block bounded by "X" and Broadway and 14th and 15th Streets of the City of Sacramento, according to the official plat thereof, including that certain alley in said Block.

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