



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

December 17, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Tentative Map (P-9252)

LOCATION: Northwest corner of Garden Highway and Northview Drive

SUMMARY

This is a proposal to divide a 13+ acre site into four separate parcels. The purpose of the division is to allow phasing and financing of the American River Village Condominium conversion project. The staff and Subdivision 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: City Park; SC
South: American River; ARP-F
East: Vacant; SC
West: Vacant (power lines); R-3

A Negative Declaration was filed on December 12, 1980.

The subject site contains a 175 unit apartment complex that was recently approved for conversion. On October 28, 1980, the City Council approved the conversion of the apartment units into condominiums subject to conditions. The applicant is now requesting a tentative map in order to complete the conversion in four phases.

APPROVED
BY THE CITY COUNCIL

DEC 23 1980

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DEC 23 1980

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CITY CLERK

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 existing lot lines and utilities (including drainage lines) to the satisfaction of the City Engineer prior to recordation of the final map;
2. The applicant shall dedicate the required right-of-way to allow the continuation of Northfield Drive to the west;
3. The applicant shall dedicate the necessary right-of-way for the future expansion of Garden Highway;
4. The applicant shall indicate reciprocal sewer, water, drainage and access easements between all parcels on the final map;
5. The Conditions, Covenants and Restrictions for this condominium project shall provide that an owner of any unit on any parcel within the condominium project shall receive an individual interest in Parcel Two (containing the recreational facilities), a non-exclusive easement for the use and enjoyment in, to and throughout Parcel Two (containing the recreational facilities), and a non-exclusive easement for ingress and egress over the common areas of each and every parcel shown on this map which is not set aside for the exclusive use of a unit owner. The Conditions, Covenants, and Restrictions shall further provide that any and all present or future tenants of a unit within the project shall, as part of the tenancy, have a nonexclusive easement for the use and enjoyment in, to, and throughout Parcel Two (containing the recreational facilities) and a nonexclusive easement for ingress or egress over the common areas of each and every parcel shown on this map which is not set aside for the exclusive use of a unit owner.

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

Respectfully submitted,


 Marty Van Duyn
 Planning Director

RECOMMENDATION APPROVED:


 Walter J. Slupe, City Manager

MVD:HY:bw
Attachments
P-9252

December 23, 1980
District No. 1

TENTATIVE PARCEL MAP

A PORTION OF LOT 25 OF NORTHGATE COMMERCIAL (79 B.M. 11)
AND A PORTION OF PROJECTED SECTION 30, T.9N., R.5E., M.D.M.
CITY OF SACRAMENTO, CALIFORNIA
SCALE: 1" = 100'

NOV., 1980

TERRA ENGINEERING
SHEET 1 OF 1

RECORD OWNER

AMERICAN RIVER VILLAGE, A LIMITED PARTNERSHIP
8925 FOLSOM BLVD., SUITE 11
SACRAMENTO, CA. 95826

DEVELOPER

OWNER

ENGINEER/SURVEYOR

TERRA ENGINEERING
936 ENTERPRISE DRIVE
SACRAMENTO, CA. 95825

ASSESSOR'S PARCEL NO.

274-110-32 & POR. OF 274-233-02

EXISTING USE

CONDOMINIUM COMPLEX

PROPOSED USE

SAME

EXISTING ZONING

R-3

PROPOSED ZONING

R-3

WATER SUPPLY

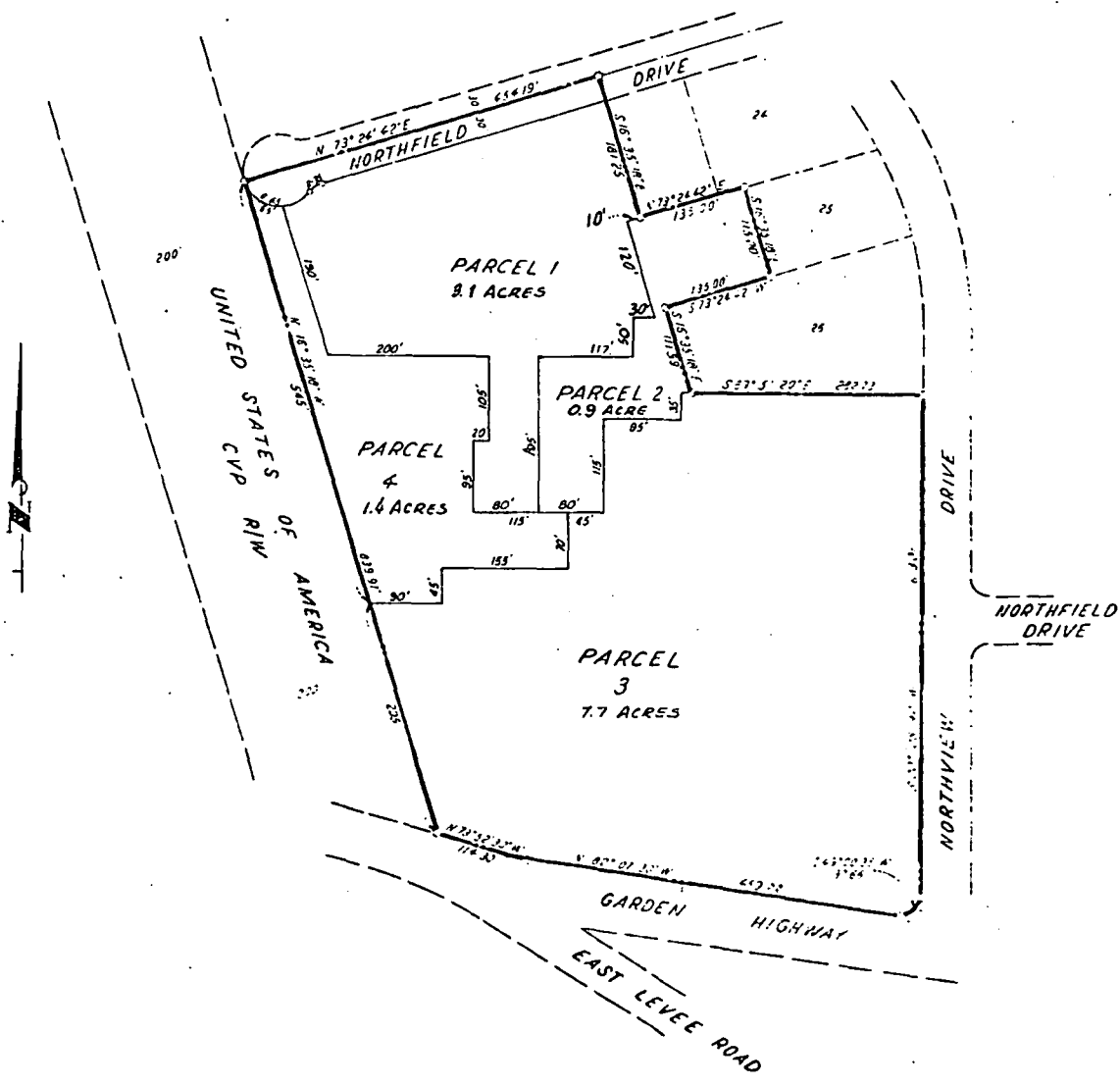
CITY OF SACRAMENTO

SEWAGE DISPOSAL

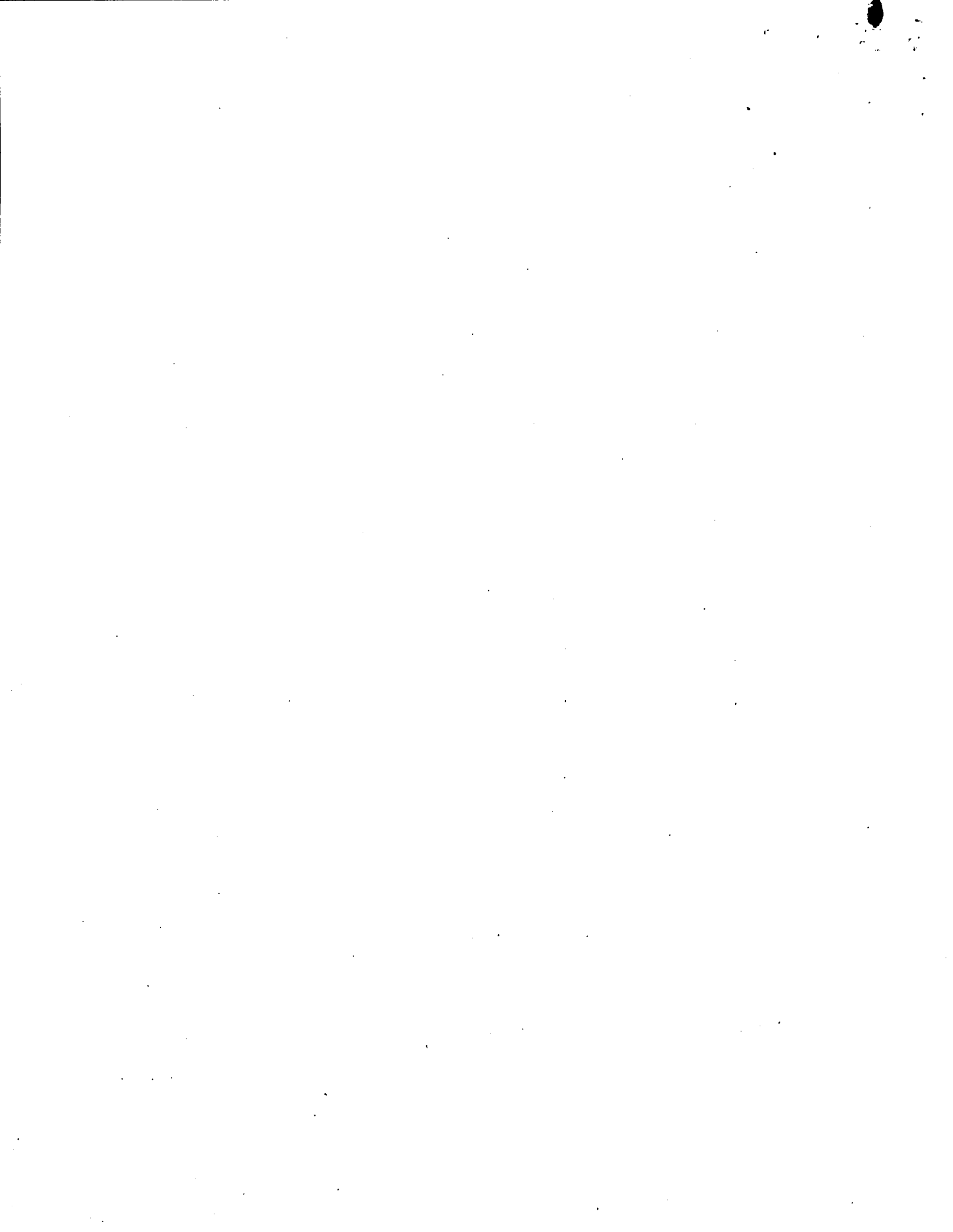
SACRAMENTO REGIONAL COUNTY SANITATION DIST.

LOT SIZES

PARCEL 1 - 8.5 ACRES
PARCEL 2 - 0.9 ACRES
PARCEL 3 - 7.7 ACRES
PARCEL 4 - 1.4 ACRES
GROSS AREA - 13.086 ACRES



PARCELS REVISED 11/26/80



RESOLUTION NO. 80-853

Adopted by The Sacramento City Council on date of
December 23, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE PARCEL MAP FOR A PORTION OF LOT 25 OF
NORTHGATE COMMERCIAL (79 B.M. 11) AND A PORTION OF PRO-
JECTED SECTION 30 T-9 N., R.5 E., M.D.M., CITY OF
SACRAMENTO (APN: 274-110-32 & Portion of 274-233-02) (P-9252)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 13+ acres that are located at the northwest corner of Garden Highway and Northview Drive.
(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on December 23, 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 South Natomas Community Plan in that the plans designate the subject site for residential use.
- 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 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, 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 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.

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BY THE CITY COUNCIL
DEC 23 1980
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DEC 23 1980
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- 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 Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
1. The applicant shall verify the location of existing lot lines and utilities (including drainage lines) to the satisfaction of the City Engineer prior to recordation of the final map;
 2. The applicant shall dedicate the required right-of-way to allow the continuation of Northfield Drive to the west;
 3. The applicant shall dedicate the necessary right-of-way for the future expansion of Garden Highway;
 4. The applicant shall indicate reciprocal sewer, water, drainage and access easements between all parcels on the final map;
 5. The Conditions, Covenants and Restrictions for this condominium project shall provide that an owner of any unit on any parcel within the condominium project shall receive an individual interest in Parcel Two (containing the recreational facilities), and a non-exclusive easement for ingress and egress over the common areas of each and every parcel shown on this map which is not set aside for the exclusive use of a unit owner. The Conditions, Covenants, and Restrictions shall further provide that any and all present or future tenants of a unit within the project shall, as part of the tenancy, have a non-exclusive easement for the use and enjoyment in, to, and throughout Parcel Two (containing the recreational facilities) and a non-exclusive easement for ingress or egress over the common areas of each and every parcel shown on this map which is not set aside for the exclusive use of a unit owner.

MAYOR

ATTEST:

CITY CLERK

P-9252

SACRAMENTO CITY COUNCIL

PUBLIC NOTICE

Notice is hereby given that the Sacramento City Council is scheduled to consider the following project(s) on December 23, 1980 at 7:30 p.m. in the Council Chamber of City Hall, second floor, 915 I Street, Sacramento, CA. The Environmental Coordinator has determined that the project(s) will not have significant adverse impact on the environment and has prepared a Negative Declaration. A copy of the Negative Declaration(s) may be reviewed/obtained at the Sacramento City Planning Department, 725 J Street, Sacramento, CA 95814. Any appeal of the decision to prepare the Negative Declaration(s) must be filed with the Sacramento City Planning Department on or before December 22, 1980. The project(s) scheduled are:

P-9252 Tentative Parcel Map to divide 13+ acres with existing 175 condominium units into 4 parcels in the Light Density Multiple Family R-3 Zone.
Location: Northwest corner Garden Highway and Northview Drive
APN: 274-110-32 & 274-233-02

SACRAMENTO CITY COUNCIL

BY: LORRAINE MAGANA
CITY CLERK

AD NO. _____
RUN 1 TI: _____
2 PUBLISHED PROOFS



PLANNING DEVELOPMENT PERMIT

SACRAMENTO CITY PLANNING DEPARTMENT 725 J STREET SACRAMENTO, CA. 95814 TELEPHONE (916) 449-5604

P No 9252

Application date 11/18/80-TMM

Project Location Northwest corner Garden Highway and Northview Drive
Assessor Parcel No. 274-110-32 & 274-233-02
Owner American River Village (a limited partnership)
Address 8925 Folsom Blvd., Suite N, Sacramento 95826
Applicant Terra Engineering
Signature _____ CPC Mtg. Date _____

Table with 4 columns: REQUESTED ENTITLEMENTS, Commission Action/Date, Council Action/Date, Filing Fees. Includes items like Environ. Determination, General Plan Amend, Rezoning, etc.

Permit Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission _____ Receipt No. _____

- Key to Actions: R - Ratified, Cd - Continued, A - Approved, AC - Approved w/Conditions, AA - Approved w/Amended Conditions, D - Denied, RD - Recommend Denial, RA - Recommend Approval, RAC - Recommend Approval w/Conditions, RAA - Recommend Approval w/Amended Conditions, IAF - Intent to Approve based on Findings of Fact, AFF - Approved based on Findings of Fact, RPC - Return to Planning Commission, CSR - Condition indicated on attached Staff Report

NOTE: There is a ten (10) calendar day appeal period from commission action date and a thirty (30) calendar day appeal period from council action date. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance.

P No 9252



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

December 24, 1980

American River Village
8925 Folsom Blvd, Suite N
Sacramento, CA 95816

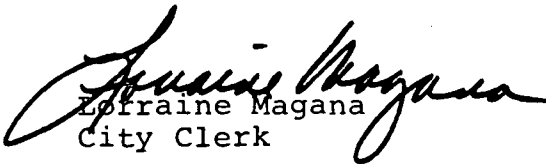
Gentlemen:

On December 23, 1980, the City Council heard a request for Tentative Map to ~~divide 13+ acres~~ with existing 175 condominium units into four parcels in the Light Density Multiple Family R-3 zone, for property located at the northwest corner of Garden Highway and Northview Drive.

The Council adopted a resolution which adopted Findings of Fact approving such Tentative Map subject to the conditions specified therein.

Enclosed, for your records, is a fully certified copy of said resolution.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/19
Encl.

cc: City Planning Department
Terra Engineering