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# CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
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OCT 15 1981

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

October 14, 1981

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15115)  
2. Tentative Map (P-9523)

LOCATION: 3811 Florin Road

### SUMMARY

This is a request for entitlements necessary to convert an existing professional office complex on a 2+ acre site into condominium ownership. The purpose of the division is to allow sale of individual units. The staff and Subdivision Review Committee recommended approval of the request.

### BACKGROUND INFORMATION

The subject application was transmitted directly to the City Council because it did not necessitate review by the Planning Commission.

Surrounding land use and zoning are as follows:

- North: Auto Sales; M-1(S) & C-2
- South: Commercial; C-2
- East: Auto Sales; C-2
- West: Pacific Telephone; C-2

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment, therefore, this project is exempt from the provisions of CEQA.

**APPROVED**  
BY THE CITY COUNCIL

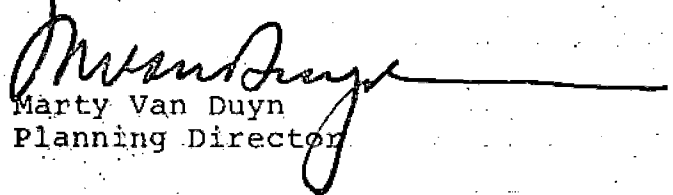
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RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends that the City Council approve and adopt the attached Resolution adopting Findings of Fact, approving the Tentative Map as submitted.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

  
Walter J. Sipe, City Manager

MYD:HY:jm  
Attachments  
P-9523

October 20, 1981  
District No. 7

**RESOLUTION No. 81-769**

**Adopted by The Sacramento City Council on date of**

**OCTOBER 20, 1981**

**RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR TENTATIVE MAP FOR SOUTHGATE MEDI-  
CAL CONDOMINIUMS (APN: 041-120-09) (P-9523)**

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for Southgate Medical Condominiums, located at 3811 Florin Road (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on October 20, 1981, 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 Southgate Community Plan in that the plans designate the subject site for shopping-commercial 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, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat pursuant to CEQA, Section 15115.
- 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.

OCT 20 1981

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- 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 County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.
  
- 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:

The Tentative Map be approved as submitted.

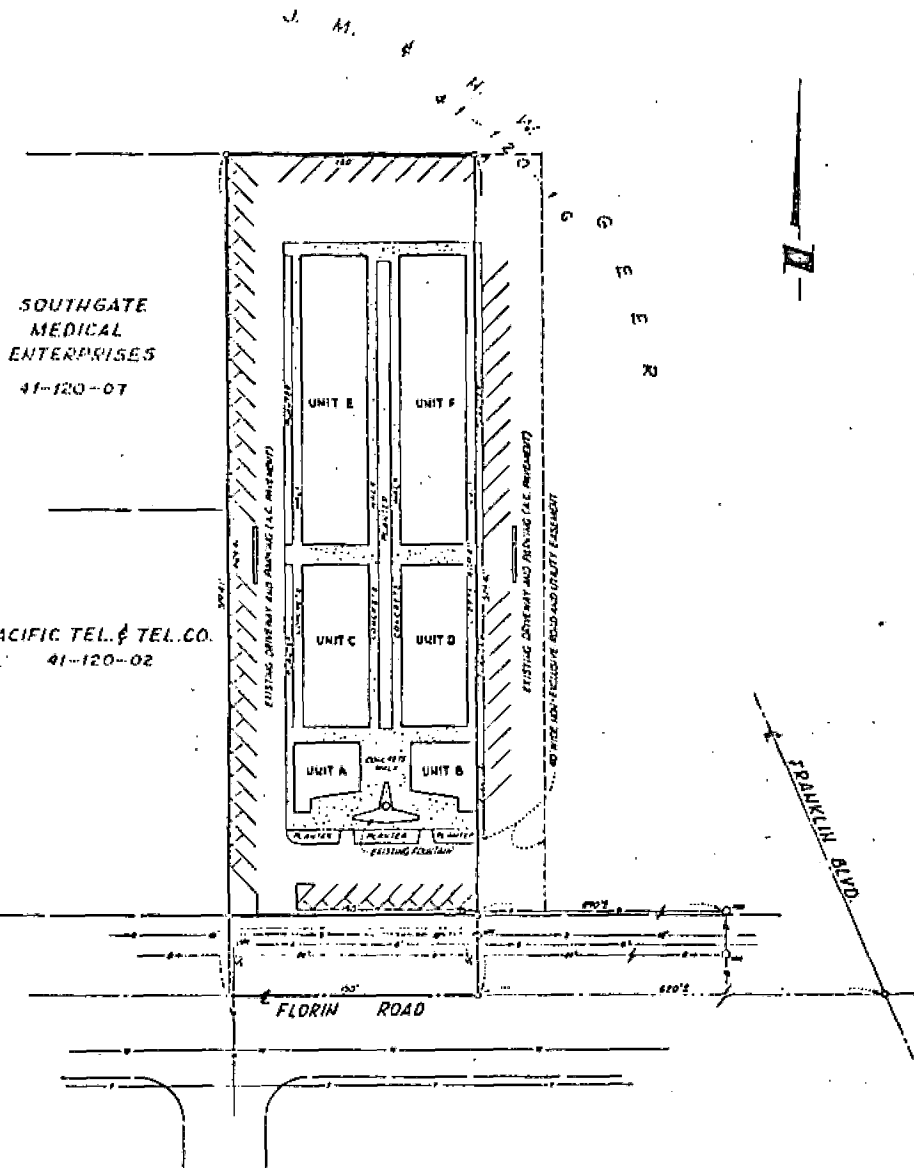
\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P-9523

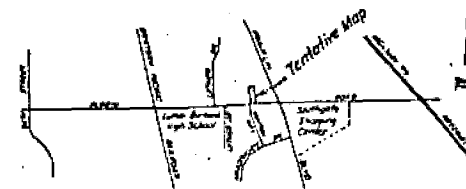
-5-



TENTATIVE MAP AND SITE PLAN  
**SOUTHGATE MEDICAL  
 CONDOMINIUMS**  
 PORTION OF S.W. 1/4 SECTION 32, T.8N., R.5E., M.D.M.  
 CITY OF SACRAMENTO, CALIFORNIA  
 JULY 1981 SCALE: 1" = 50'  
 MURRAY SMITH AND ASSOCIATES

- OWNER: SOUTHGATE MEDICAL ENTERPRISES  
P.O. BOX 322  
DANVILLE, CALIFORNIA 94526  
PHONE: (415) 870-9245
- SUBDIVIDER: RON TONERY & BERYLE FERREIRA  
C/O BIG OAK WINE & LIQUOR  
6196 SUNRISE HILL  
CITRUS HEIGHTS, CALIFORNIA 95610  
PHONE: (916) 726-2500
- ENGINEER: MURRAY SMITH & ASSOCIATES  
3020 EXPLODER DRIVE  
SACRAMENTO, CALIFORNIA 95827  
PHONE: (916) 361-0444
- IMPROVEMENTS: AS REQUIRED BY CITY OF  
SACRAMENTO DEPARTMENT  
OF PUBLIC WORKS
- EXISTING USE: MEDICAL/DENTAL OFFICES & LABS
- PROPOSED USE: MEDICAL/DENTAL CONDOMINIUMS
- EXISTING ZONING: C-2
- ASSESSOR'S PARCEL NO: 41-120-03
- SEWAGE DISPOSAL: COUNTY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: CITY OF SACRAMENTO
- ACREAGE: 1.67 ACRES NET
- NO. OF UNITS: 6

- LEGEND:
- SEWER LINE W/ SIZE & DIRECTION OF FLOW INDICATED
  - DRAIN LINE
  - TELEPHONE LINE
  - MANHOLE
  - WATER MAIN



LOCATION MAP  
 NOT TO SCALE



## CITY OF SACRAMENTO

### OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK

#### OWNER OF PROPERTY:

Southgate Medical Enterprises  
P.O. Box 322  
Danville, CA 94526

On September 29, 1981, the following matter was filed with my office to set a hearing date before the Sacramento City Council.

P-9523 TENTATIVE MAP to create one airspace condominium lot on 2+ acres currently developed with professional offices in the General Commercial C-2 Zone. Location: 3811 Florin Road.  
(D7)(FT)

The hearing has been set for October 20, 1981, 7:30 p.m., Council Chamber, Second Floor, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedures 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the Monday prior to the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

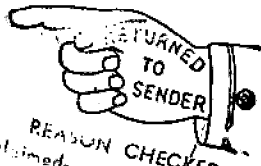
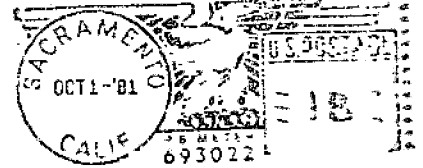
Any questions regarding this hearing should be directed to the CITY PLANNING DEPARTMENT, 927 Tenth Street, Sacramento, CA 95814, telephone (916) 449-5604.

Sincerely,

  
Lorraine Magana  
City Clerk

MM/LM/mmm

cc: Murray Smith & Associates  
Mailing List P-9523 (5)



REASON CHECKED

- Unclaimed  Refused
- Address unknown
- Recipient Address
- Such street number
- No such office in state

Do not remail in this envelope

Pacific Telephone/Telegraph Co  
 Florin Road  
 Sacramento, Ca  
 APN: 41-120-02

OFFICE OF THE CITY CLERK

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 CITY HALL ROOM 201  
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NOTICE OF CITY COUNCIL HEARING

75