

CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED

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

MARTY VAN DUYN
PLANNING DIRECTOR

December 4, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Impact Determination
2. Tentative Map (P-9166)

LOCATION: Southeast corner of Pell Drive and Main Avenue

SUMMARY

This is a request to divide a 22.8 acre site into five industrial parcels located in the M-1 zone. The purpose of the division is to locate each building on individual sites and to create a 14-acre vacant site intended for future industrial development. The staff and the Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

Land divisions 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: Vacant; M-1
- South: Vacant; M-1
- East: Vacant and Single Family; M-1(S)R & R-1
- West: Commercial/Warehouse; M-1

The only concern staff has is with reference to the single family residential units located to the east. Staff is suggesting that an eight foot masonry wall be required along property lines that abut residential properties. An eight-foot wall would provide a buffer to the adjacent single family dwellings located to the east.

A negative declaration was filed by the environmental coordinator on November 26, 1980.

APPROVED
BY THE CITY COUNCIL

DEC 9 1980

*Cont
12-16-80*

OFFICE OF THE
CITY CLERK

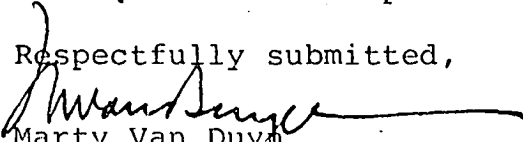
RECOMMENDATION

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:

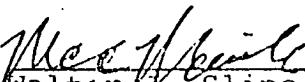
1. The applicant shall provide standard subdivision improvements along Main Avenue pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map. The applicant shall provide bonds and a private contract;
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map;
3. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map. If map is to be filed prior to April 1981, prepay current installment on assessment and taxes.
4. The applicant shall dedicate a 60-foot half-section and round corner for Main Avenue;
5. The applicant shall provide reciprocal access easements and indicate them on the final map;
6. If Grace Avenue is not currently closed off with a curb and gutter, the applicant shall construct curb, gutter and sidewalk across the abandoned street;
7. The applicant shall provide an eight-foot high masonry wall adjacent to residential properties prior to filing the final map;
8. The applicant shall locate existing sewer and water services for Parcels 2 through 5 and provide reciprocal easements or new services as required;
9. The applicant shall meet on-site parking requirements pursuant to Section 6 of the Zoning Ordinance;
10. Existing buildings shall meet all requirements of the City Building Code.

This can be accomplished by adopting the attached Tentative Map resolution.

Respectfully submitted,


 Marty Van Dusen
 Planning Director

RECOMMENDATION APPROVED:

 for:
 Walter J. Slipes, City Manager

RESOLUTION NO.

Adopted by The Sacramento City Council on date of
DECEMBER 9, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE PARCEL MAP FOR OATES & MASSIE
PROPERTY (APN: 237-022-63) (P-9166)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 22.8 acres that are located at the southeast corner of Pell Drive and Maine Avenue (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 9, 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 North Norwood Community Plan in that the plans designate the subject site for Highway Commercial and Industrial 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 nor 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 nor 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 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.

- 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:

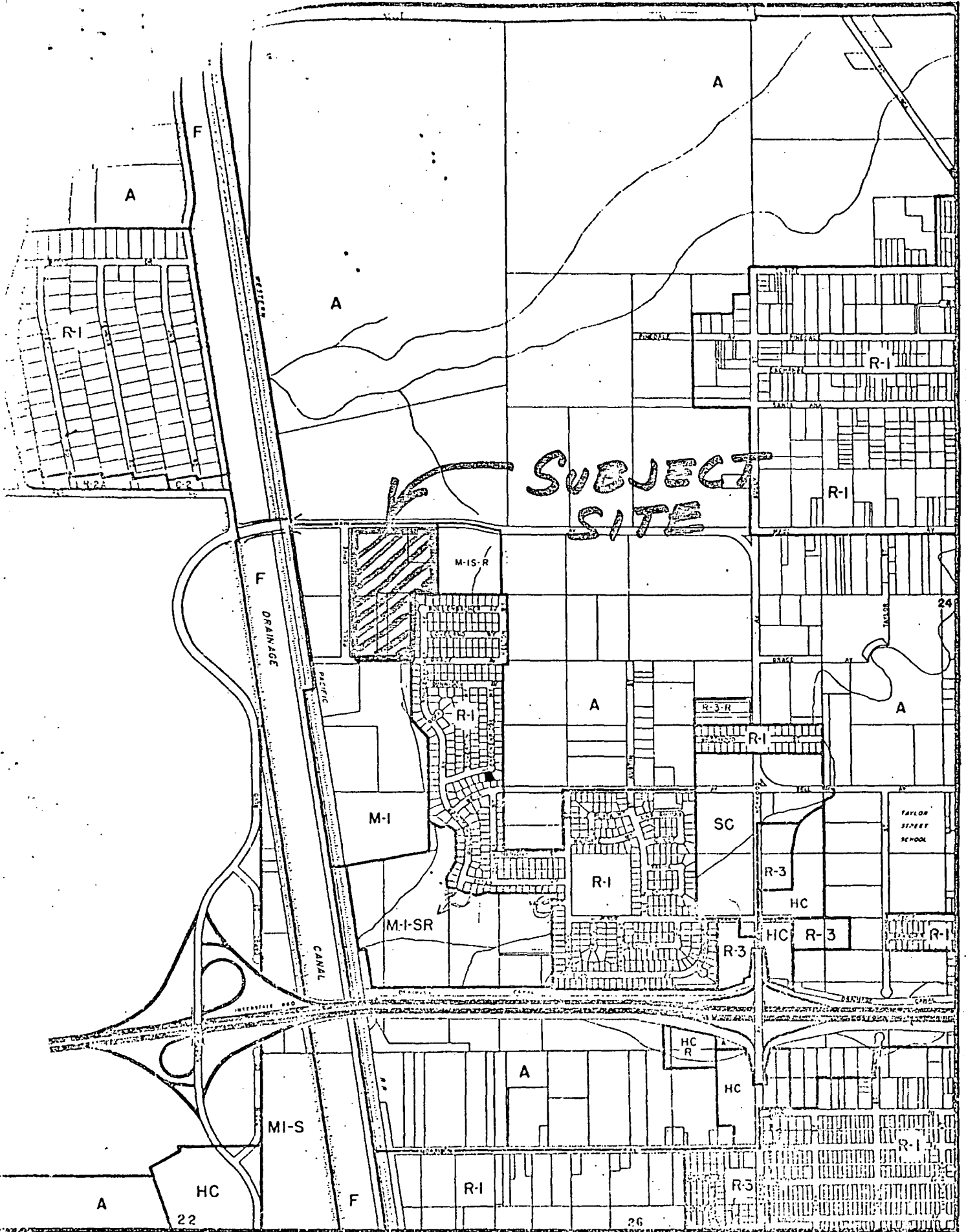
- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
1. The applicant shall provide standard subdivision improvements along Main Avenue pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map. The applicant shall provide bonds and a private contract.
 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
 3. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map. If the map is to be filed prior to April, 1981, prepay current installment on assessment and taxes.
 4. The applicant shall dedicate a 60-foot half-section and round corner for Main Avenue.
 5. The applicant shall provide reciprocal access easements and indicate them on the final map.
 6. If Grace Avenue is not currently closed off with a curb and gutter, the applicant shall construct curb, gutter and sidewalk across the abandoned street.
 7. The applicant shall provide an eight-foot high masonry wall adjacent to residential properties prior to filing the final map.
 8. The applicant shall locate existing sewer and water services for Parcels 2 through 5 and provide reciprocal easements or new services as required.
 9. The applicant shall meet on-site parking requirements pursuant to Section 6 of the Zoning Ordinance.
 10. Existing buildings shall meet all requirements of the City Building Code.

MAYOR

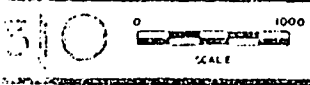
ATTEST:

CITY CLERK

P-9166



SUBJECT
SITE

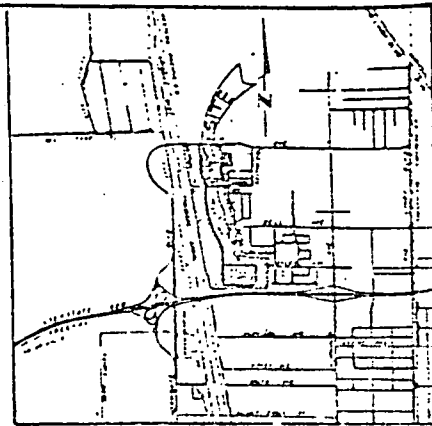
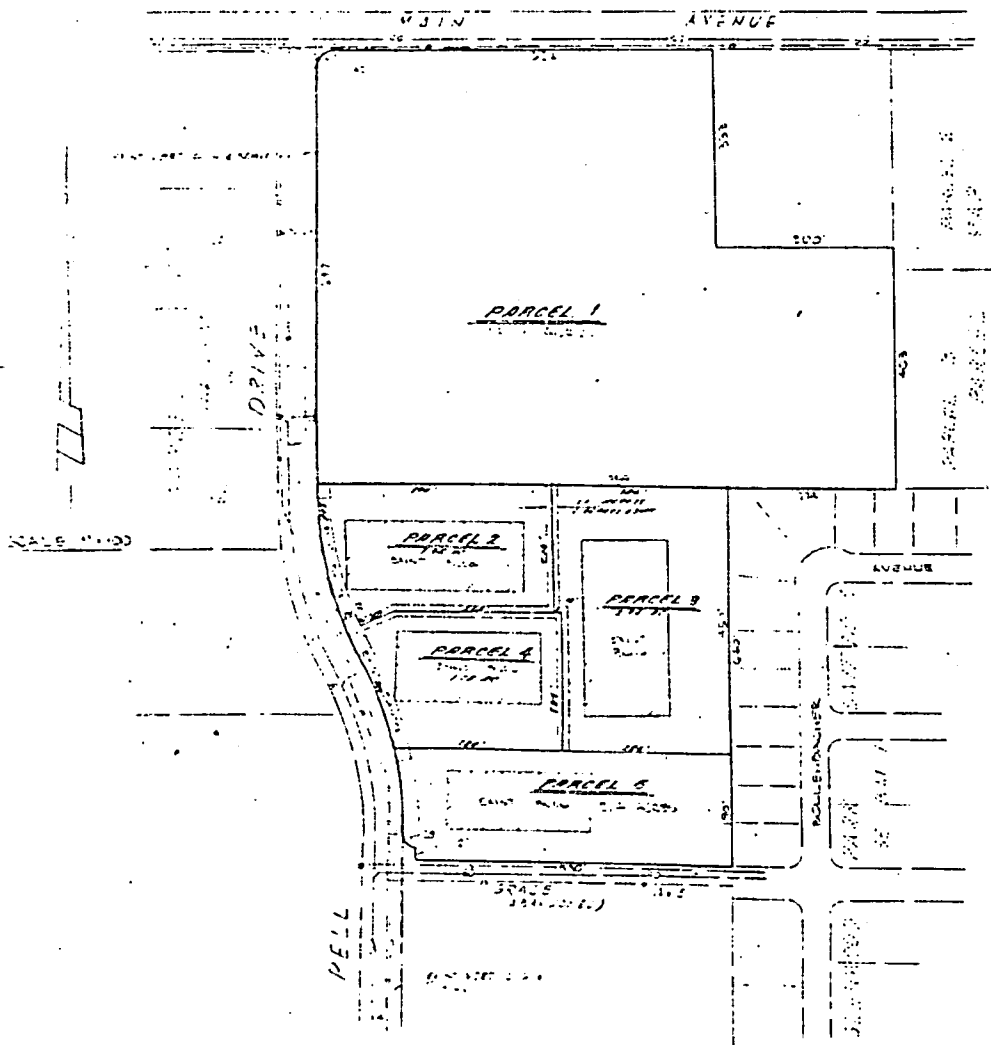


OFFICIAL ZONING MAP

CITY OF SACRAMENTO
 ZONING MAP 4TH SERIES
 ADOPTED JAN 7, 1945 AS AMENDED
 TO INCLUDE ALL CHANGES
 THROUGH ORD NO 3781 4TH SERIES

P-9166

P-9166



LOCATION MAP
SCALE 1" = 200'

- OWNER & DEVELOPER**
 OATS & MASSIE
 3101 FLORENZ PIERCE ROAD
 SACRAMENTO, CA 95818
- ENGINEER**
 MORTON & PITALO, INC.
 1717 22ND STREET ROAD
 SACRAMENTO, CA 95818
 PHONE 332-3111
- MUNICIPAL DISTRICT**
 CITY OF SACRAMENTO
- STATE**
 CITY OF SACRAMENTO
- MUNICIPALITY**
 SACRAMENTO MUNICIPAL UTILITY DISTRICT
- GAS**
 PACIFIC GAS & ELECTRIC CO.
- WATER DISTRICT**
 CITY OF SACRAMENTO CHIEF SCHOOL DISTRICT
- SEWER**
 41
- STREETS**
 MAIN AVENUE
 PELL DRIVE
 ROBERTSON AVENUE
 SUNSET AVENUE
 22ND STREET
- EXISTING PARCEL NUMBER**
 337-023-03
- NUMBER OF LOTS**
 7 PARCELS

CERTIFICATE OF COMPLIANCE COMBINE
 PREVIOUS AMENDMENT PARCELS 3, 4, 5 & 7
 RECORDED IN 1976 BOOK 16 PAGE 100



<p>DATE: _____</p> <p>PROJECT: _____</p> <p>SCALE: _____</p> <p>PROFESSIONAL SEAL: _____</p> <p>EXPIRES: _____</p>	<p>SCALE: _____</p> <p>PROFESSIONAL SEAL: _____</p> <p>EXPIRES: _____</p>	<p>DATE: _____</p> <p>PROJECT: _____</p> <p>SCALE: _____</p> <p>PROFESSIONAL SEAL: _____</p> <p>EXPIRES: _____</p>	<p>m p</p> <p>MORTON & PITALO, INC.</p> <p>CIVIL ENGINEERING PLANNING SURVEYING</p>	<p>ADDRESS: _____</p> <p>CITY: _____</p> <p>STATE: _____</p>	<p>TENTATIVE PERM. MAP</p> <p>OATS AND MASSIE PROP.</p> <p>CITY OF SACRAMENTO, CALIFORNIA</p>	<p>FILE NO. _____</p> <p>DATE: _____</p> <p>SCALE: _____</p>
--	---	--	--	--	---	--

P 9166

80043

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

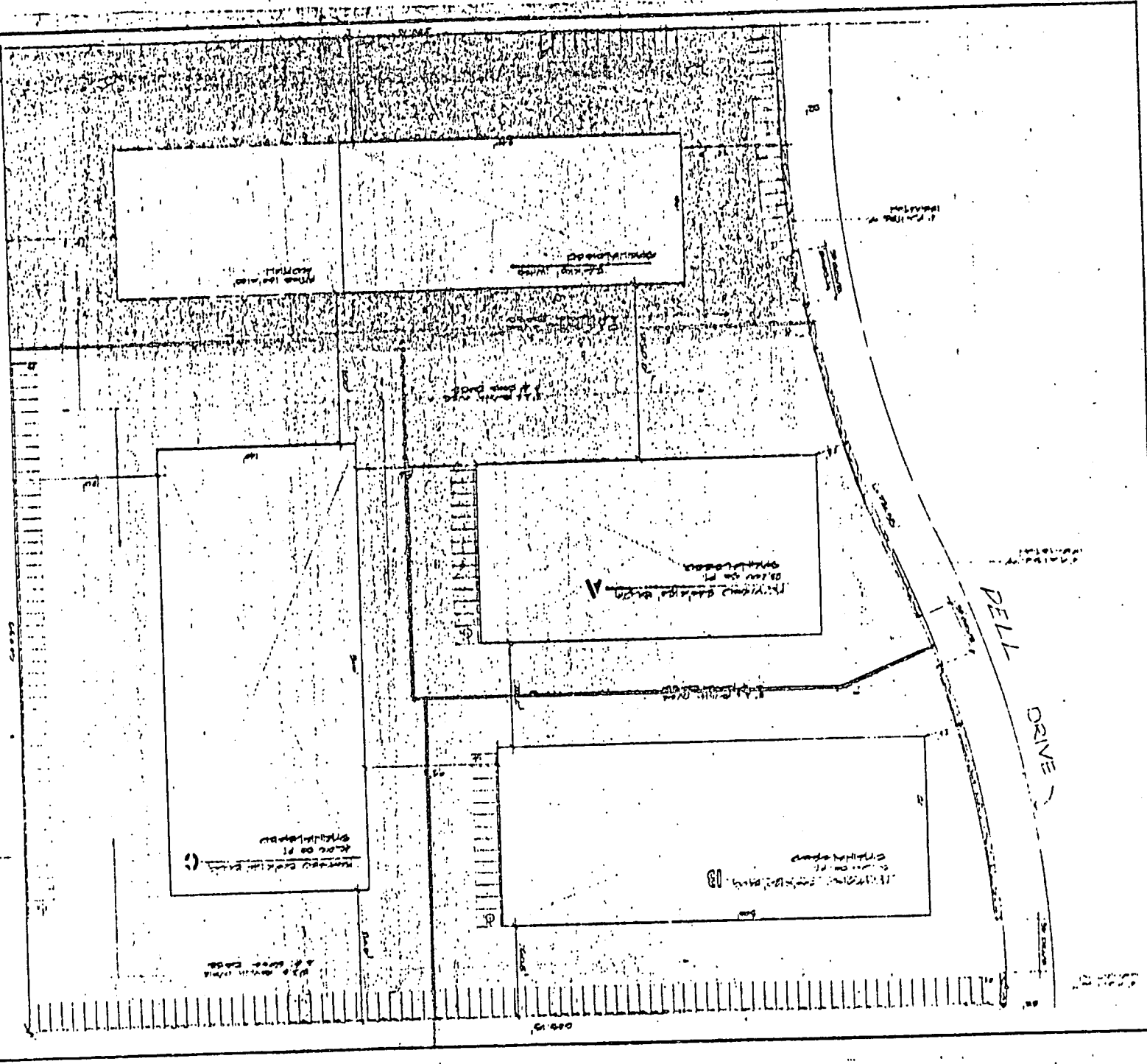
5. Proposed Easements
 6. Field Office Locations and Paths
 7. Submittals and Reports

Site Plan

LEO McGLADE & ASSOCIATES
 240 GRAND LANE, WASHINGTON, D.C. 20005
 C.E.M.

1. All areas shown on this plan are to be used for the purposes stated herein.
 2. All areas shown on this plan are to be used for the purposes stated herein.
 3. All areas shown on this plan are to be used for the purposes stated herein.
 4. All areas shown on this plan are to be used for the purposes stated herein.
 5. All areas shown on this plan are to be used for the purposes stated herein.
 6. All areas shown on this plan are to be used for the purposes stated herein.
 7. All areas shown on this plan are to be used for the purposes stated herein.
 8. All areas shown on this plan are to be used for the purposes stated herein.
 9. All areas shown on this plan are to be used for the purposes stated herein.
 10. All areas shown on this plan are to be used for the purposes stated herein.

Site Plan



9916-1



CITY OF SACRAMENTO

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

NOV 13 4 33 PM '80 *Jm*

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

November 17, 1980

APP: 12-2-80
HR9: 12-9-80
FCA DATE: 12-16-80
cc: Van Duyn
Carstens
Miller
etc.

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione *Jm*
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 on the west side of Center Parkway at the terminus of Arroyo Vista Drive. (P-9133) (D8)
 - a. Tentative Map to divide 7+ acres into two airspace condominium parcels to develop 127 condominium units
 - b. Subdivision Modification to waive service connections.
2. Various requests for property located at the southwest intersection of Norwood Avenue and I-880 Freeway. (P-9180) (D2)
 - a. Amend North Norwood Community Plan from Multiple Family Residential to Shopping-Commercial
 - b. Rezone 7+ acres from HC Highway Commercial to C-2(PUD) General Commercial (Planned Unit Development) and 0.1+ acre from A Agricultural to C-2(PUD).
3. Point West Schematic Plan Amendment to increase retail designation from 30,780+ square feet to 41,580 square feet and eliminate 12,400+ square feet of offices. Location: Southwest corner Arden Way and Challenge Way. (P-9183) (D3)
4. Various requests for property located at 2915 Santa Buena Way. (P-9189) (D4)
 - a. Tentative Map to divide 0.2+ acre into two parcels
 - b. Subdivision Modification to create a lot substandard in width, depth, and size
 - c. Subdivision Modification to waive service connections to Parcel 1.

5. Tentative Map to divide 23+ acres with four existing warehouses in the Light Industrial M-1(S) Zone into five parcels. Location: Southeast corner of Pell Drive and Main Avenue. (P-9166) (D2) FT

The Fast Track ad is attached for this item. Please return six copies to Jan after hearing date has been set.

6. Various requests for property located on the north side of Marin, between 73rd and 76th Streets. (P-8504) (D6)
- a. Post Subdivision Modification to modify the site design to accommodate a park on the parcel to the north
- b. Tentative Map Time Extension for Sequoia Village.
7. Resolution amending City General Plan and Colonial Community Plan by designating a 4+ vacant acre site as a neighborhood park. Location: South side of 17th Avenue, east of 73rd Street. (M-501) (D6)

Items 6 and 7 are related and the same property ownership list should be used for these.

SEE AMENDMENT 8.

Amendment to Zoning Ordinance relating to sales and lease program for qualified low and moderate income tenants and households for condominium conversion projects. (M-483) (All Districts)

9. Ordinance Amending Sections 19.312 and 19.313 of the Sacramento City Code, relating to Refuse Collectors' Fees. (M-518) (All Districts)

Items 8 and 9 must be published ⁴17 days prior to date of hearing.

jm


Attachments

November 20, 1980

Mike:

Amended verbiage for my Item No. 8, memorandum of November 17, 1980, requesting hearings be set:

8. a. Amendment to Comprehensive Zoning Ordinance relating to the sales and lease program to include a minimum of 10% and a maximum of 50% low and moderate income units in conversion projects. (M-483)
- b. Amendment to Comprehensive Zoning Ordinance relating to required findings for approval of a condominium conversion project. (M-483)



SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: SD-

Project Location Southeast corner of Pell Drive & Main Avenue P N^o 9166

Assessor Parcel No. 237-022-63

Owners Oates & Massie Properties Phone No. 920-2411

Address 5101 Florin-Perkins Road, Sacramento, CA 95826

Applicant Morton & Pitalo, Inc. Phone No. 920-2411

Address 1767-J Tribute Road, Sacramento, CA 95815

Signature _____ C.P.C. Mtg. Date N/A FT

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

REQUESTED ENTITLEMENTS	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination _____	_____	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$ _____
() _____	_____	Res. _____	_____
<input type="checkbox"/> Rezone _____	_____	_____	\$ _____
_____	_____	Ord. _____	_____
<input checked="" type="checkbox"/> Tentative Map to divide 22.8± acres with four existing structures in the Light Industrial M-1-S Zone into five parcels.	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Special Permit _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Other _____	_____	_____	\$ _____
_____	_____	_____	_____

FEE TOTAL \$ _____

Sent to Applicant: _____ Date _____

By: _____ Sec. to Planning Commission

RECEIPT NO. _____
By/date _____

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RFC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. 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 grounds 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.

P N^o 9166