



CITY OF SACRAMENTO

27

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE  
**RECEIVED**  
MAR 24 1982

MARTY VAN DUYN  
PLANNING DIRECTOR

March 24, 1982

City Council  
Sacramento, California

**APPROVED**  
BY THE CITY COUNCIL

Honorable Members in Session:

MAR 30 1982

SUBJECT: 1. Environmental Determination  
2. Tentative Map (P-82-023)

OFFICE OF THE  
CITY CLERK

LOCATION: Northeast corner of 33rd Avenue and 35th Street

SUMMARY:

This is a request to divide a 3.7+ acre parcel into three commercial sites. The purpose of the division is to allow future development of the vacant portions of the site. The staff and Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION:

The subject application does not necessitate review by the Planning Commission because there are no concurrent requests for rezoning, plan amendment, or special permit. Therefore, the application was transmitted directly to the City Council for consideration.

Surrounding land use and zoning are as follows:

- North: Freeway onramp; and TC
- South: Commercial and residential; and General Commercial (County)
- East: Freeway; and TC
- West: Commercial and residential; and General Commercial (County)

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

The tentative map submitted by the applicant indicates the location of proposed structures and parking areas. Staff wishes to inform the applicant that the 50% parking lot shading and landscaping will be required upon obtaining building permits. Also, the required parking (determined by specific use) must also be provided.

March 24, 1982

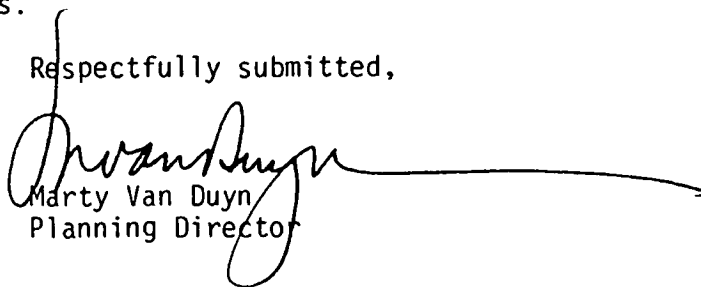
Staff has no objection to the proposed division because the site is located in a commercially designated zone. Also, the project is consistent with the Community Plan.

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 the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached resolution adopting findings of fact, approving the tentative map with conditions.

Respectfully submitted,



Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:



WALTER J. SLIFE, CITY MANAGER

MVD:HY:cp  
Attachments  
P-82-023

March 30, 1982  
District No. 3

# RESOLUTION No. 82-215

Adopted by The Sacramento City Council on date of

March 30, 1982

A RESOLUTION ADOPTING FINDINGS OF FACT,  
APPROVING A REQUEST FOR TENTATIVE MAP  
FOR PROPERTY LOCATED AT NORTHEAST CORNER OF 33RD  
AVENUE AND 35TH STREET (APN: 026-011-93)(P-82023)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for property located at northeast corner of 33rd Avenue and 35th Street,

(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 March 30, 1982 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 Fruitridge Community Plan in that the plans designate the subject site for commercial and office 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 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.

**APPROVED**  
BY THE CITY COUNCIL

MAR 30 1982

OFFICE OF THE  
CITY CLERK

- 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 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. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance. Bond, private contract and engineering shall be required prior to final map recordation.
  2. Provide reciprocal sewer, drain, water and flowage easements as required on final map.
  3. Provide separate sewer and water services for each parcel prior to filing the final map.
  4. Subject site must be annexed into County Sanitation District No. 1 prior to filing the final map.

ATTEST:

\_\_\_\_\_  
MAYOR

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

P-82-023

US FREEWAY 50 1 99

P 82023

26-011-72  
LINES

26-011-51  
LIVINGOOD

4 55th STREET  
(CITY LIMIT LINE)

260-011-40  
WEAVER

260-011-39  
MACON

260-011-38  
GUTIEREZ

260-011-37  
SHIELDS

260-011-36  
SEIBOLD

260-011-35  
SEIBOLD

260-011-34  
SETZER

PROPOSED  
100' x 250' BUILDING  
PAD EL. 25.08  
F.F. EL. 25.75  
CONSTR. 30" TYPE CONC. PEE  
GUTTERS 5'-0" O.C.S

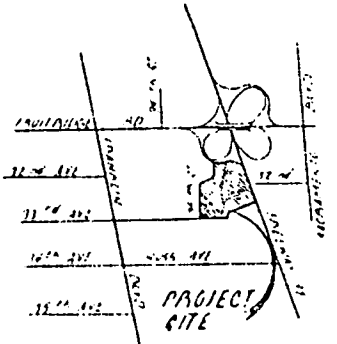
**PARCEL 1**  
1.19 AC.

PROPOSED  
120' x 290' BUILDING  
PAD EL. 24.78  
F.F. EL. 25.45  
NOTE: Abandon exist well to satisfaction  
of Co. of Sacramento Health Dept  
1.4 AC.

**PARCEL 2**

PROPOSED  
100' x 300' BUILDING  
PAD EL. 25.49  
F.F. EL. 25.45  
CONSTR. 30" TYPE CONC. PEE  
GUTTERS 5'-0" O.C.S

**PARCEL 3**  
1.1 AC.



**OWNER**  
MORTON & PITALO, INC.  
P.O. BOX 2736  
SACRAMENTO, CA 95812  
PHONE: 442-3153

**DEVELOPER**  
DAMES & MOSELEY  
P.O. BOX 19035  
SACRAMENTO, CA 95815  
PHONE: 381-3800

**ENGINEER**  
MORTON & PITALO, INC.  
1767 "J" STREET ROAD  
SACRAMENTO, CA 95815  
PHONE: 920-2411

**GAS**  
PACIFIC GAS & ELECTRIC COMPANY

**SCHOOL DISTRICT**  
CITY UNIFIED SCHOOL DISTRICT

**CEILING**  
N-1

**ACREAGE**  
3.72 ACRES

**ASSESSOR'S PARCEL NUMBER**  
26-011-93

**SANITARY SEWER**  
CITY OF SACRAMENTO

**WATER**  
CITY OF SACRAMENTO

**ELECTRICITY**  
SACRAMENTO MUNICIPAL  
UTILITY DISTRICT



<p><b>MORTON &amp; PITALO, INC.</b> CIVIL ENGINEERING PLANNING SURVEYING</p>	<p>TENTATIVE PARCEL MAP FOR</p>	<p>FILE NO. 820015</p>
	<p>N.E. CORNER OF 33<sup>RD</sup> AV. &amp; 35<sup>TH</sup> ST.</p> <p>CITY OF SACRAMENTO CALIFORNIA</p>	



# 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

March 31, 1982

Mark Setzer  
P.O. Box 2736  
Sacramento, CA 95812

Dear Mr. Setzer:

On March 30, the Sacramento City Council took the following action(s) for property located at the northeast corner of 33rd Avenue and 35th Street (P-82023):

Adopted a Resolution adopting findings of Fact and approving a Tentative Map to divide 3.7± partially developed acres into three lots in order to construct two additional industrial buildings totalling 48,000 square feet

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

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm/27  
Enclosure

cc: Planning Department  
Morton and Pitalo

CERTIFIED AS TRUE COPY  
of Resolution No. 82-215

APR - 1 1982

Assistant

DATE CERTIFIED  
CITY CLERK, CITY OF SACRAMENTO

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PHILLIP L. ISENBERG  
MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK