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CITY OF SACRAMENTO

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

CITY MANAGER'S OFFICE
RECEIVED
SEP 27 1984

MARTY VAN DUYN
PLANNING DIRECTOR

September 27, 1984

FILED
By the City Council
Office of the City Clerk

City Council
Sacramento, California

With drawn

Honorable Members in Session:

OCT 2 1984

SUBJECT: 1. Environmental Determination (Exempt 15315)
2. Tentative Map (P84-312) (APN: 277-144-11) (FT)

LOCATION: 2170 Evergreen Street

SUMMARY

This is a request for the necessary entitlement to subdivide 1.5± acres into two parcels. The staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

BACKGROUND INFORMATION

Land divisions with no concurrent request requiring Planning Commission review can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding land uses and zoning are as follows:

North:	Warehouse;	M-1
South:	Railroad;	M-1
East:	Vacant and Railroad;	M-1
West:	Warehouse;	M-1

The subject site consists of 1.5± acres located in the Light Industrial (M-1) zone. A motorcycle parts distributor is located along the Evergreen Street frontage. The applicant proposes to divide off the portion with existing improvements for financing of future development on the vacant portion of the site.

ENVIRONMENTAL DETERMINATION:

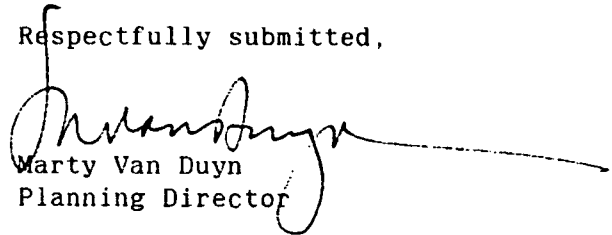
The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

RECOMMENDATION

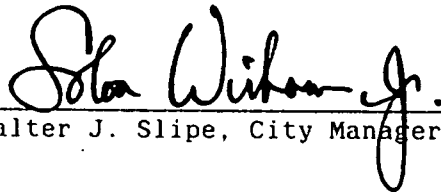
The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon review by the Subdivision Review Committee recommends:

Adoption of the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,

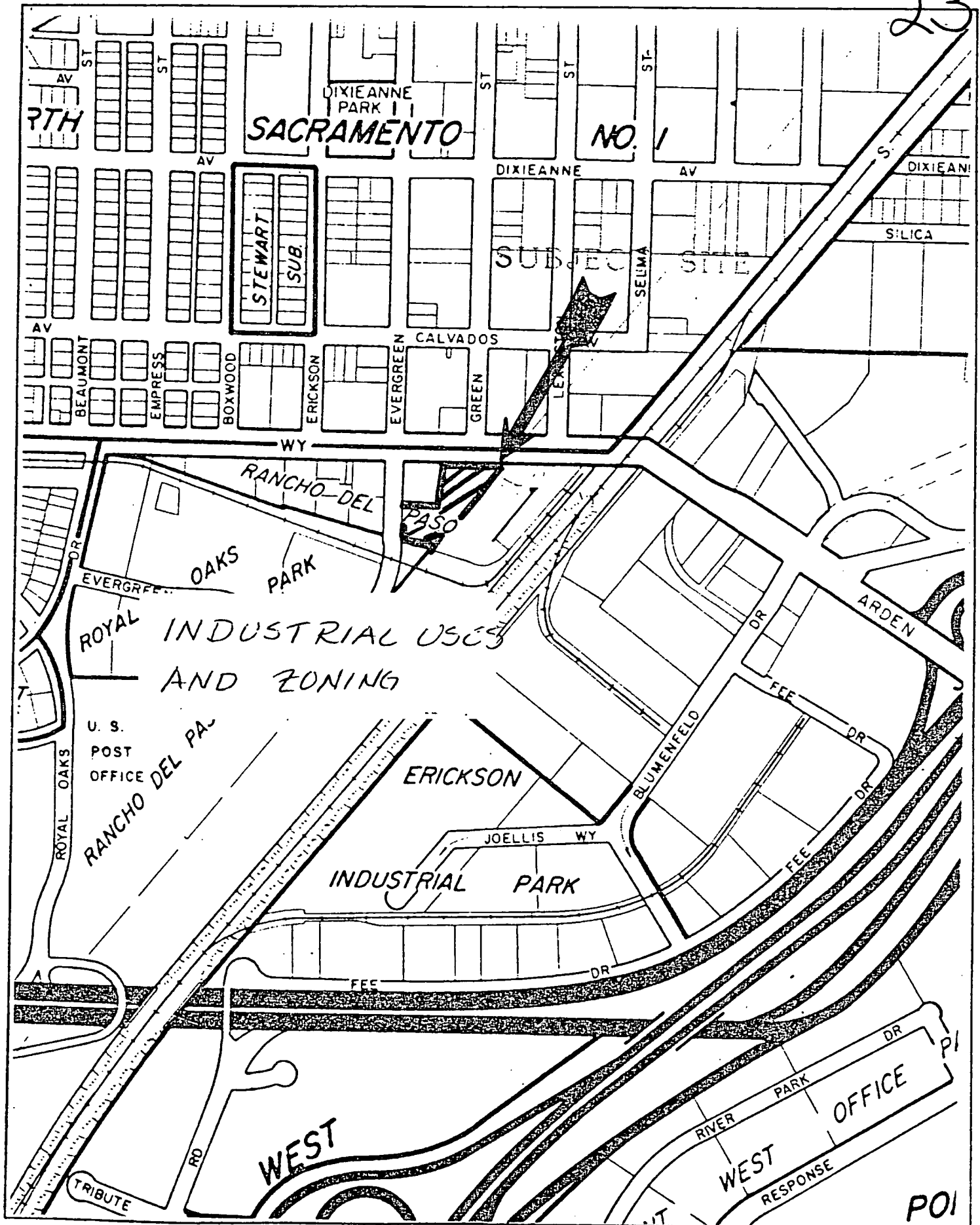

Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


for: Walter J. Slipes, City Manager

SD:pkb
Attachments
P84-312

October 2, 1984
District No. 1



LAND USE & ZONING MAP

P84-312

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 2170 EVER-
GREEN STREET

(P- 84-312)(APN: 277-144-11)

WHEREAS, the City Council, on October 2, 1984, held a public hearing on the request for approval of a tentative map for property located at 2170 Evergreen Street;

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, subsections (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 a Specific Plan of the City. Both the City General Plan and the 1984 North Sacramento Community Plan designate the subject site for commercial or industrial use(s).

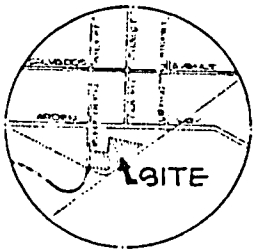
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design 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 the filing of the final map unless a different time for compliance is specifically noted:
 - a. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - b. Show reciprocal parking easement on final map; and
 - c. Provide separate sewer and water services to each lot.

MAYOR

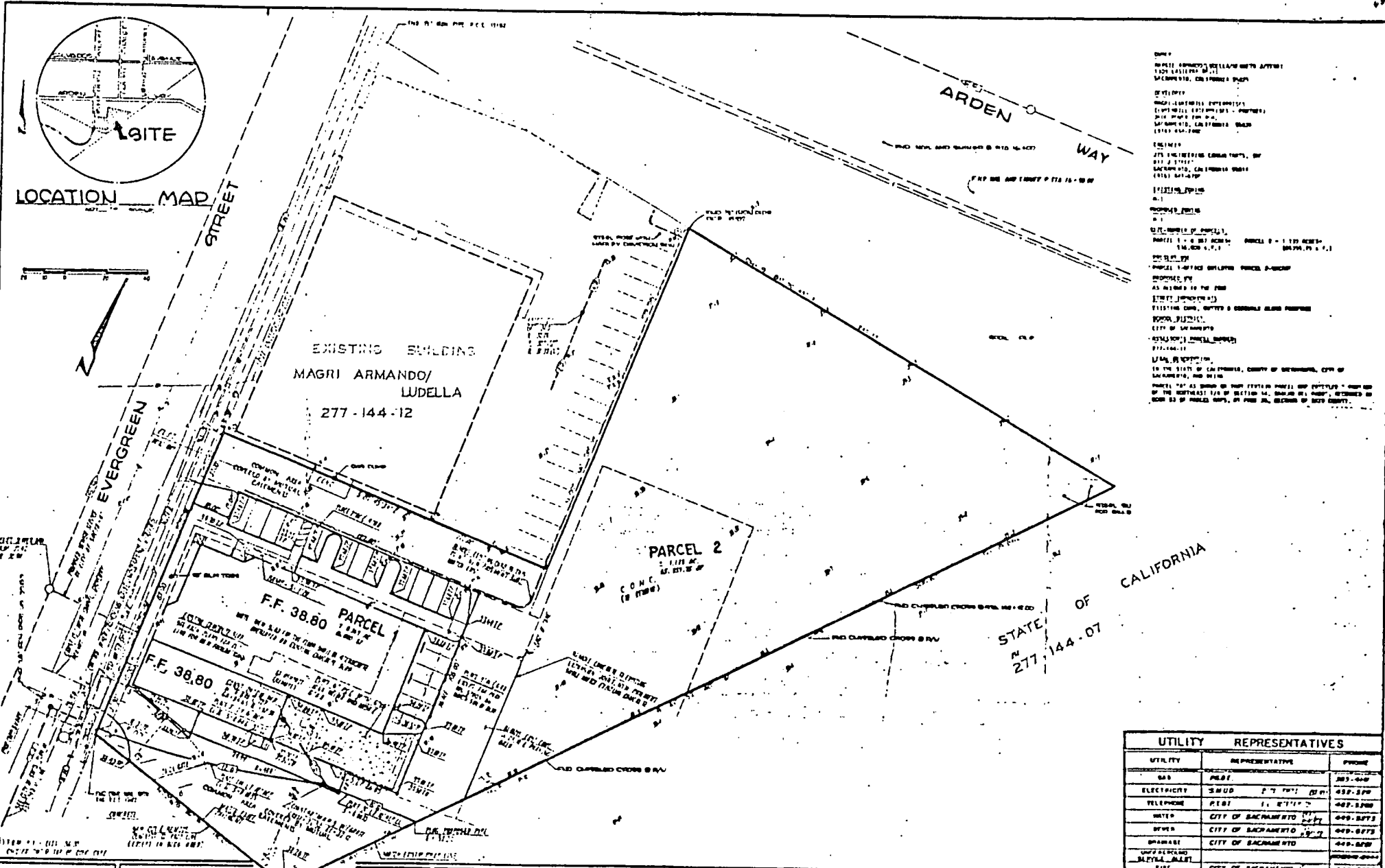
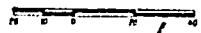
ATTEST:

CITY CLERK

P84-312



LOCATION MAP



DATE: 08/11/11
 PREPARED BY: JTS ENGINEERS CONSULTANTS, INC.
 PROJECT NO.: 277-144-11
 SHEET NO.: 1 OF 1
 CITY OF SACRAMENTO, CALIFORNIA
 2710 EVERGREEN STREET
 SACRAMENTO, CALIFORNIA 95811
 (916) 441-1111

EXISTING BUILDING
 MAGRI ARMANDO/ LUDELLA
 277-144-12

PARCEL 1 - 0.20 ACRES
 PARCEL 2 - 1.10 ACRES
 TOTAL 1.30 ACRES

PROPOSED USE
 AS SHOWN ON THE PLAN

EXISTING CONDITIONS
 CITY OF SACRAMENTO
 COUNTY OF SACRAMENTO
 STATE OF CALIFORNIA

PARCEL 1 & 2 AS SHOWN ON THIS PLAN ARE PART OF PARCEL 1 SHOWN ON THE NORTHEAST 1/4 OF SECTION 14, RANGE 14 N., TOWNSHIP 18 N., RANGE 12 W. OF RANGE 12 OF RANGE 12, 3RD 24, SECTION 14, COUNTY OF SACRAMENTO, CALIFORNIA.

UTILITY	REPRESENTATIVE	PHONE
GAS	PG&E	987-6543
ELECTRICITY	SMUD	456-7890
TELEPHONE	PG&E	456-7890
WATER	CITY OF SACRAMENTO	456-7890
SEWER	CITY OF SACRAMENTO	456-7890
WASTEWATER	CITY OF SACRAMENTO	456-7890
ALERT	CITY OF SACRAMENTO	456-7890

RECORDING INFO:
 CL. 11/11/11 BY 101-1
 277-144-11
 1. 277-144-11

JTS ENGINEER CONSULTANTS, INC.
 811 J. STREET
 SACRAMENTO, CALIFORNIA 95811 (916) 441-1111

DATE: 08/11/11
 DRAWN: JTS
 CHECKED: JTS
 SCALE: 1"=20'

NO.	DATE	REVISION	DESIGNED BY	CHECKED BY

2710 EVERGREEN ST.
 A.P.N. 277-144-11
 CITY OF SACRAMENTO, CALIFORNIA

1/1
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