



CITY OF SACRAMENTO

29

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

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MARTY VAN DUYN
PLANNING DIRECTOR

April 17, 1980

City Council
Sacramento, California

FILED
By the City Council
Office of the City Clerk
Cont 40
5-8-80

Honorable Members in Session:

SUBJECT: Tentative Map (P-8982) APR 22 1980

LOCATION: 6688 Stockton Boulevard

SUMMARY

The applicant is requesting a division of 1.47 acres into three parcels in a General Commercial (C-2) zone. The irregularly-shaped site contains a group care facility and used car lot. The staff and the Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

A land division, involving four lots or less and not having a concurrent variance, rezoning or plan amendment request, can be reviewed by staff and referred directly to the City Council.

The subject site is zoned C-2 and the surrounding land uses are as follows:

- North: Single family and commercial; C-2
- South: Vacant; C-2
- East: Vacant; C-2
- West: Park-A trailer park; C-2

A Negative Declaration was filed on April 11, 1980.

The subject site is presently developed with a used car lot (Parcel 3) and a group care facility (Parcel 2). There are several existing conditions of the site that violate City ordinances. A portion of the used car lot on Parcel 3 is gravelled and does not comply with the City Zoning Ordinance. The Ordinance requires that any area that is used for vehicle parking be surfaced with asphalt. Also, there are banner flags which do not comply with the Sign Ordinance. Staff suggests that these be removed.

Parcel 3 also contains a mobile home that is used as an office for the used car lot. There is no record of permits for the placement of the mobile home on the site. Staff suggests that the necessary permits be obtained.

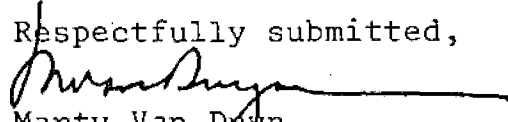
Both parcels 2 and 3 contain a planter area along the property frontages abutting the public streets; however, the planters need to be maintained and supplemented with additional shrubbery.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based on the review by the Subdivision Review Committee, recommend that the Council approve the tentative map subject to the following conditions, and adopt the attached resolution. The applicant shall:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. Prepare a drainage study for the review and approval of the City Engineer prior to filing the final map. The drain line must be extended to Morrison Creek prior to filing the final map.
3. Extend a City water main along Riza Avenue and hook up Parcel 2 prior to filing the final map.
4. Provide separate sewer services to Parcels 2 and 3 prior to filing the final map.
5. Check with the County Sanitation District and provide sewer service connections for those lots served by the County, prior to filing the final map.
6. Dedicate a 29-foot half-section along Riza Avenue and provide a 20-foot radius round corner at Stockton Boulevard and Riza Avenue.
7. Pay off any existing assessments prior to filing the final map.
8. Bond and provide a private contract for the improvements (other than those listed in Conditions 1,2,3 and 4 above) prior to filing the final map.
9. Remove the flags on Parcel 3 prior to filing the final map.
10. Surface Parcel 3 pursuant to Section 6.D.3 of the Zoning Ordinance prior to filing the final map.
11. Secure a building permit from the City Building Division for the mobile home on Parcel 3 prior to filing the final map.
12. Supplement and maintain the landscaping strips abutting the public streets with additional shrubs and ground cover prior to filing of the final map.
13. This map is subject to the express condition that Subdivider shall install landscaping and pavement for parking areas in strict accordance with Conditions 10 and 12 of the Tentative Map Resolution prior to recordation of the final map. In the event Subdivider does not satisfy these conditions, City shall record Notice of Violation in accordance with Government Code, Sec. 66499.36. Subdivider expressly waives all notice and hearing pursuant to Government Code, Sec. 66499.36. Time is of the essence to this condition.

Respectfully submitted,


Marty Van Dorn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slupe, City Manager

MVD:DP:bw

Attachment
P-8982

April 22, 1980
District No. 6

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

APRIL 22, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE PARCEL MAP FOR PROPERTY LOCATED AT
6688 STOCKTON BOULEVARD (P-8982) (APN: 39-171-35)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 1+ acres that is located at 6688 Stockton Boulevard

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on April 22, 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 Southgate Community Plan in that the plans designate the subject site for
- 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 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:

- 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 pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 2. The applicant shall prepare a drainage study for the review and approval of the City Engineer prior to filing the final map. The drain line must be extended to Morrison Creek prior to filing the final map.
 3. The applicant shall extend a City water main along Riza Avenue and hook up Parcel 2 prior to filing the final map.
 4. The applicant shall provide separate sewer services to Parcels and 3 prior to filing the final map.
 5. The applicant shall check with the County Sanitation District and provide sewer service connections for those lots served by the County, prior to filing the final map.
 6. The applicant shall dedicate a 29-foot half-section along Riza Avenue and provide a 20-foot radius round corner at Stockton Boulevard and Riza Avenue.
 7. The applicant shall pay off any existing assessments prior to filing the final map.
 8. The applicant shall bond and provide a private contract for the improvements (other than those listed in Conditions 1, 2, 3 and 4 above) prior to filing the final map.
 9. The applicant shall remove the flags on Parcel 3 prior to filing the final map.
 10. The applicant shall surface Parcel 3 pursuant to Section 6.D.3 of the Zoning Ordinance prior to filing the final map.
 11. The applicant shall secure a building permit from the City Building Division for the mobile home on Parcel 3 prior to filing the final map.
 12. The applicant shall supplement and maintain the landscaping strips abutting the public streets with additional shrubs and ground cover prior to filing of the final map.

13. This map is subject to the express condition that the subdivider shall install landscaping and pavement for parking areas in strict accordance with Conditions 10 and 12 above prior to recordation of the final map. In the event the subdivider does not satisfy these conditions, the City shall record Notice of Violation in accordance with Government Code, Section 66499.36. The subdivider expressly waives all notice and hearing pursuant to Government Code, Section 66499.36. Time is of the essence to this condition.

MAYOR

ATTEST:

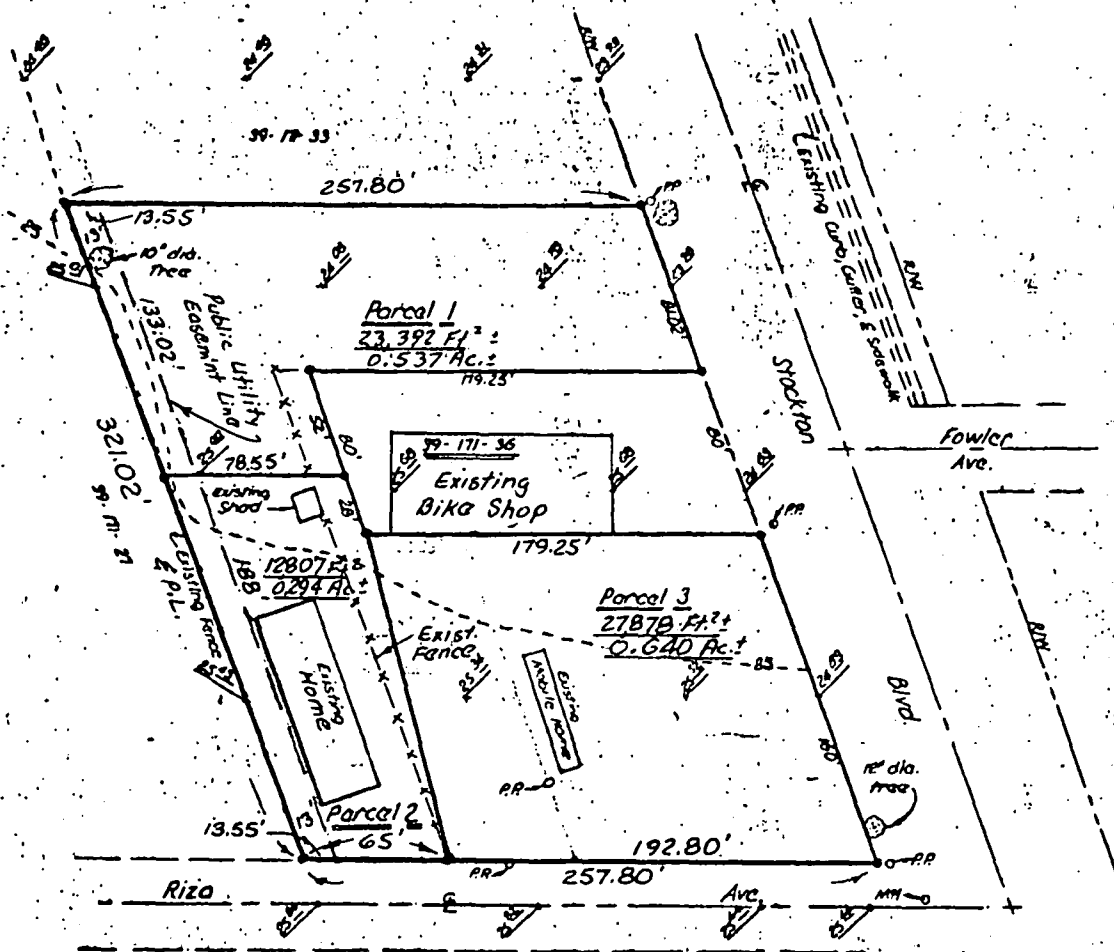
CITY CLERK

P-8982

P-8982

City of Sacramento, California
TENTATIVE PARCEL MAP

ASSESSOR'S PARCEL NUMBER
99-171-35



OWNER/APPLICANT: Joann Dachtler
6025 RIZA AVE
SACRAMENTO, CA 95823
916/391-1933

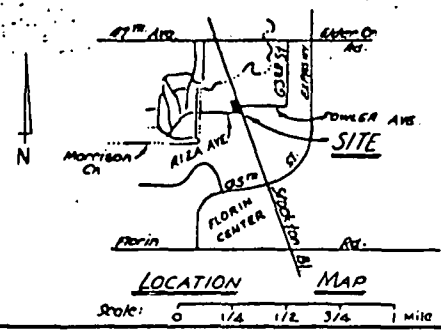
MAP PREPARED BY: Rose's Engineering-Geology & Survey, Inc.
1249 41st Avenue
Sacramento, California 95822
Phone: 916/421-7666

PARCEL DESCRIPTION: Portion of Parcel 4 of Youngs Addition to Lake House Acres.

EXISTING SIZE: 1.471 acres, Net
 ZONING: R-5
 PROPOSED SIZES: #1: 0.537 Ac. #2: 0.294 Ac. #3: 0.640
 PROPOSED USE: Commercial
 EXISTING IMPROVEMENTS: Parcel #1: 6' Arb, Parcel #2: Home & Shed, Parcel #3: Mobile Home & 6' Arb
 WATER: City
 SEWAGE: City
 ROADS: As Shown.

P 8982

CONTOUR INTERVAL: 5'
 SOURCE OF TOPO: Field Levels
 SCALE: 1" = 40'
 DATE: Feb., 1980



Sheet 1
of 1