



CITY OF SACRAMENTO

~~2732~~
30

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 8, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-9147)

LOCATION: 1990 Third Street

SUMMARY

The applicant is requesting the subject tentative map to divide 1.83+ acres into two office building lots and a common lot. The staff and Planning Commission recommend approval of the requested map subject to conditions in the amended staff report. The Planning Commission also approved a Plan Review for the proposed development.

BACKGROUND INFORMATION

The subject site is surrounded by a variety of land uses which include a warehouse, vacant commercial property, residential and Interstate 5. The applicant proposes to develop a condominium office project consisting of two office buildings and a common lot in the Office Building (OB) zone. One of these structures is an existing office building located at the northwest corner of Third and T Streets. The applicant proposes to remove two existing residential structures located north of this office building and construct a new office building.

VOTE OF COMMISSION

On September 11, 1980 the Planning Commission, by a vote of eight ayes and one vacancy, recommended approval of the project subject to conditions.

By the City Council
Office of the City Clerk

Cont to
12-9-80

NOV 5 1980

APPROVED
BY THE CITY COUNCIL

OCT 14 1980

OFFICE OF THE
CITY CLERK

CONT. TO
11-5-80

APPROVED
BY THE CITY COUNCIL

DEC 9 1980

OFFICE OF THE
CITY CLERK

City Council

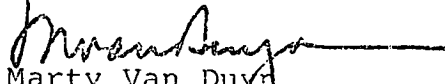
-2-

October 8, 1980

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the requested map and adopt the attached tentative map resolution.

Respectfully submitted,


Marty Van Dyr
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:TM:bw
Attachments
P-9147

October 14, 1980
District No. 1

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

OCTOBER 14, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR 1990 3RD STREET OFFICE
BUILDING (APN: 009-044-03, 04, 05, 07, 21, 22, 23)
(P-9147)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for 1990 3rd Street Office Building

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on October 14, 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 Central City Community Plan in that both plans designated the subject site for Office uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- 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.
- 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. The applicant shall pay off existing assessments prior to filing the final map.
 2. The applicant shall show existing utility easements on the final map.
 3. No structures shall be constructed over the utility easements.

MAYOR

ATTEST:

CITY CLERK

P-9147

SACRAMENTO

FRONT

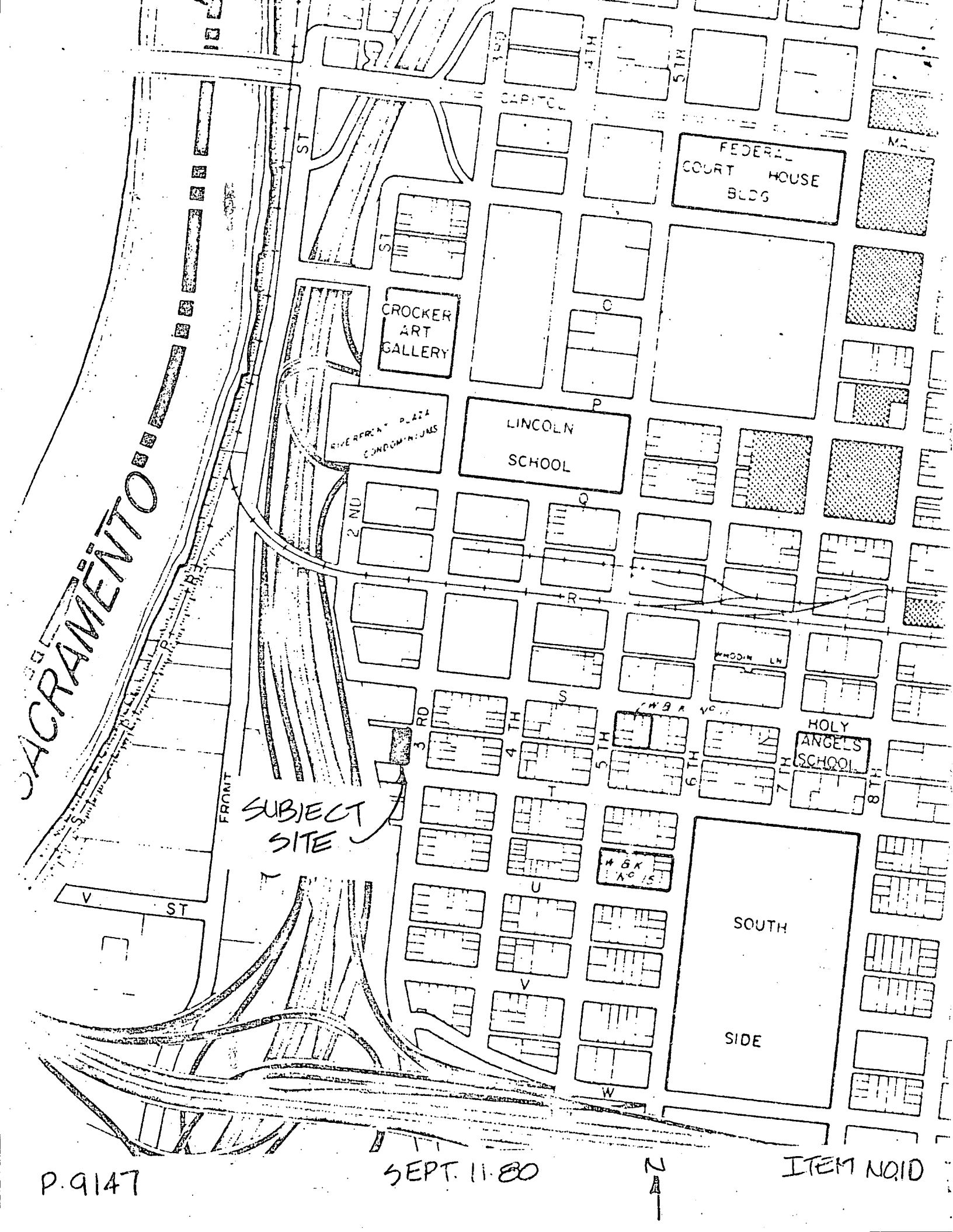
SUBJECT SITE

SEPT. 11-80



ITEM NO. 10

P. 9147



STAFF REPORT AMENDED 9-11-80
CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT Mansford West Co., Inc., & Denali, Inc., 1990 Third St., Ste. 100, Sacto., 95814
OWNER Mansford West Co., Inc., & Denali, Inc., 1990 Third St., Ste. 100, Sacto., CA 95814
PLANS BY G. A. Moore, 2020 Hurley Way, Ste. 185, Sacto., CA 95825
FILING DATE 8/8/80 50 DAY CPC ACTION DATE _____ REPORT BY TM:bw
NEGATIVE DEC. 8/24/80 EIR _____ ASSESSOR'S PCL. NO. 009-044-3,4,5,7,21,22,23

- APPLICATION:
1. Environmental Determination
 2. Plan Review to develop a 22,800+ square foot office building with 57 parking spaces adjacent to an existing 15,000+ square foot office building with 34 parking spaces in the Office Building, OB zone
 3. Tentative Map

LOCATION: 1990 Third Street

PROPOSAL: The applicant is requesting the necessary entitlements to create an office building condominium development consisting of two office buildings and a common parking area.

PROJECT INFORMATION

General Plan Designation: Residential-Office
1980 Central City Community
Plan Designation: Residential-Office
Existing Zoning of Site: OB
Existing Land Use of Site: Single family residence and duplex residence (to be removed)

Surrounding Land Use and Zoning:

North: Industrial; OB
South: Residential/industrial; R-0
East: Vacant; R-0
West: Freeway I-5; TC

Parking Required: 93 Parking Provided: 91
Ratio Required: 1:400 Ratio Provided: 1:415
Property Area: 1.83+ acres
Topography: Flat to sloping
Street Improvements: Existing
Utilities: Available to site

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 27, 1980, by a vote of seven ayes, one absent, and one abstention, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

- a. The applicant shall pay off existing assessments prior to filing the final map;
- b. The applicant shall show existing utility easements on the final map;
- c. No structures shall be constructed over the utility easements.

STAFF EVALUATION: Staff has the following comments and concerns regarding this proposal:

1. The applicant proposes to develop a condominium office project consisting of two office buildings and a common lot on 1.83 acres in the Office Building OB zone. One of these structures is an existing office building located at the northwest corner of Third and T Streets. The applicant proposes to remove two existing residential structures located north of this office building and construct a new office building.

Staff has no objection to the proposed office use nor to the design of the proposed structure. The subject site is presently zoned Office Building (OB) and the proposed structure will be architecturally harmonious with the existing structure located on the site.

2. The gross square footage of office floor area of the entire project will be 37,800 which requires a total of 93 parking spaces. The applicant's site plan however indicates a total of only 91 spaces. The applicant has indicated that he will revise the site plan to accommodate the required parking prior to obtaining building permits.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Plan Review subject to conditions which follow;
3. Approval of the tentative map subject to the following conditions:

Tentative Map Conditions

- a. The applicant shall pay off existing assessments prior to filing the final map;
- b. The applicant shall show existing utility easements on the final map;
- c. No structures shall be constructed over the utility easements.

Plan Review Conditions

- a. The applicant shall submit revised site plans indicating the required 93 parking spaces;
- b. A detailed landscape and irrigation plan shall be submitted to staff for review and approval;
- c. Subject to review and approval of the Architectural Review Board.

Findings of Fact for Special Permit

1. The proposal is based on sound principles of land use in that:
 - a. adequate parking would be provided;
 - b. the proposed office building is compatible to surrounding land use, which includes a variety of industrial and office uses.

2. The project will not be injurious to surrounding properties in that the proposal will not significantly change the characteristics of the area.
3. The proposal is consistent with the 1980 Central City Plan which designates the site for office uses.

P-9147

9-11-80

#10



SCALE IN FEET

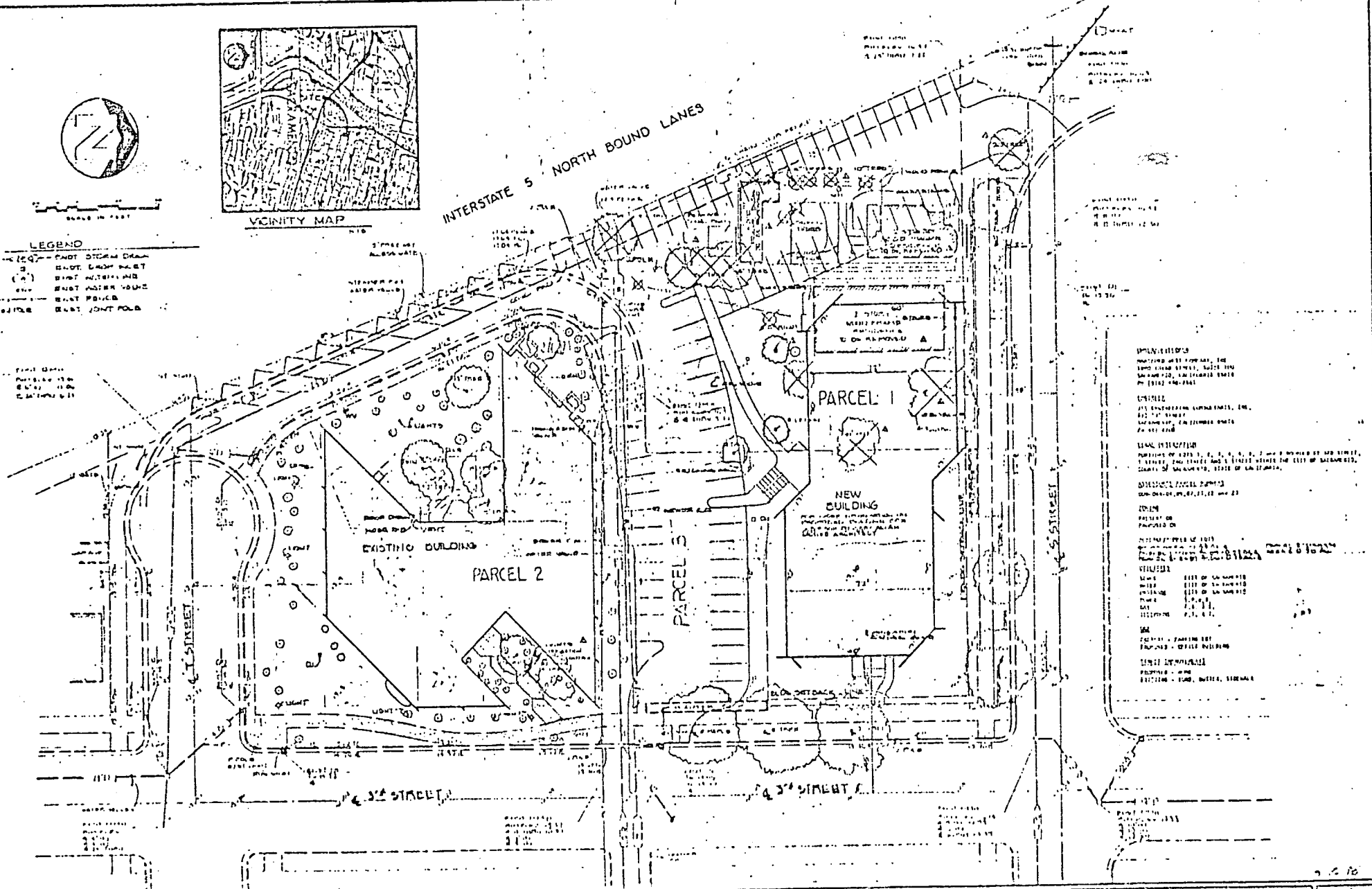
LEGEND

- (20') --- EXIST. STREAM CHANNEL
- (20') --- EXIST. DRAINAGE
- (---) --- EXIST. WATER MAIN
- (20') --- EXIST. WATER TROUGH
- (20') --- EXIST. FENCE
- (20') --- EXIST. FOUNTAIN



VICINITY MAP

INTERSTATE 5 NORTH BOUND LANES



PRELIMINARY
 THIS PLAN IS PRELIMINARY AND SUBJECT TO THE APPROVAL OF THE CITY OF SACRAMENTO, CALIFORNIA. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND HAS ISSUED A PERMIT TO CONSTRUCT. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND HAS ISSUED A PERMIT TO CONSTRUCT.

OWNER
 JTS ENGINEERING CONSULTANTS, INC.
 212 1/2 STREET
 SACRAMENTO, CALIFORNIA 95811
 916-441-1100

LEGAL DESCRIPTION
 PORTIONS OF LOTS 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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

JTS ENGINEERING CONSULTANTS
 300 CAPITOL HALL, SUITE 820
 SACRAMENTO, CALIFORNIA 95814-1008

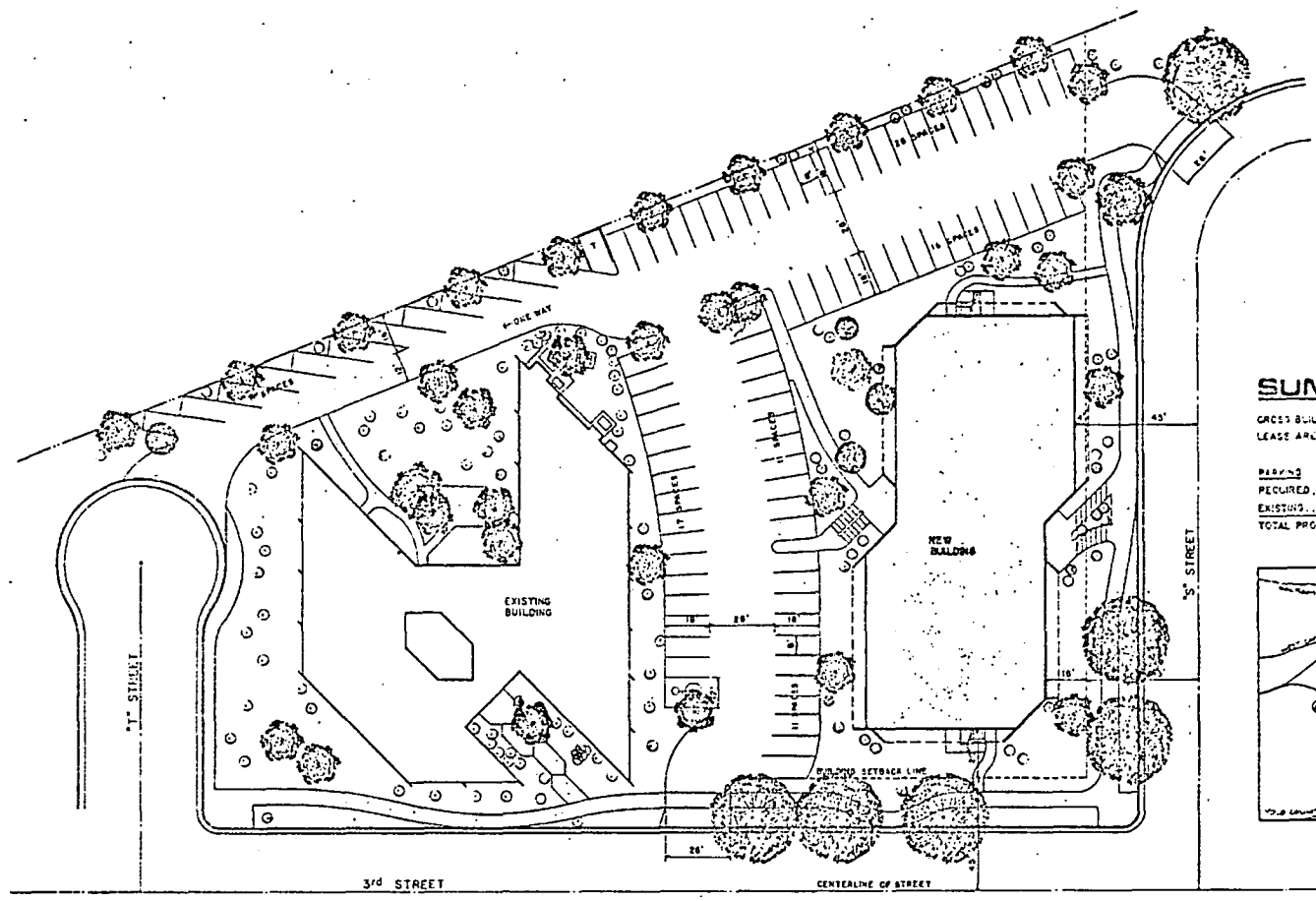
DATE	11-11-80
SCALE	1"=20'
PROJECT	TENTATIVE PARCEL MAP
LOCATION	1950 3rd STREET OFFICE BLDG
CITY	SACRAMENTO, CALIFORNIA

TENTATIVE PARCEL MAP
 1950 3rd STREET OFFICE BLDG
 A PLANNED DEVELOPMENT
 CITY OF SACRAMENTO COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

DATE: 11-11-80

P-9147

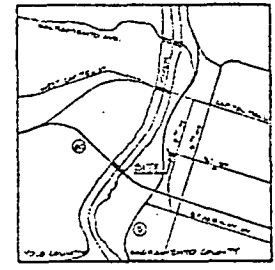
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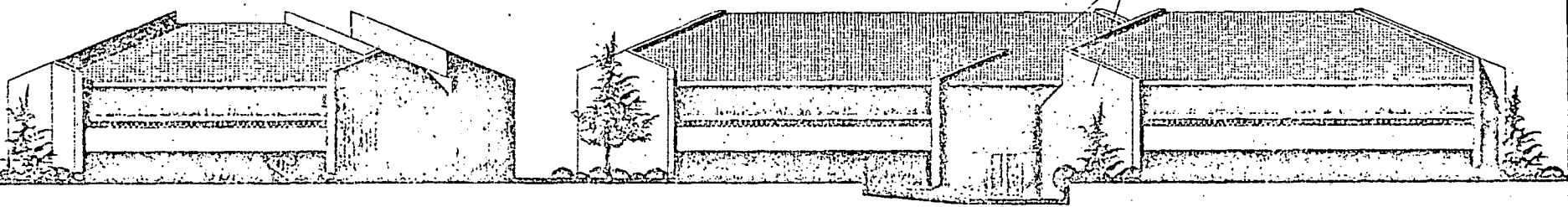
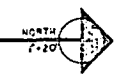
SUMMARY

GROSS BUILDING SQUARE FOOTAGE - 22,800
 LEASE AREA SQUARE FOOTAGE - 19,121 (87%)

PARKING
 REQUIRED 57
 EXISTING 34
 TOTAL PROVIDED 91



SITE PLAN



EAST & WEST

NORTH & SOUTH

ELEVATIONS

1/8" = 1'-0"

REVISIONS

OFFICE BUILDING
 345 SUTTER ST., 5th STREET
 SACRAMENTO, CA.

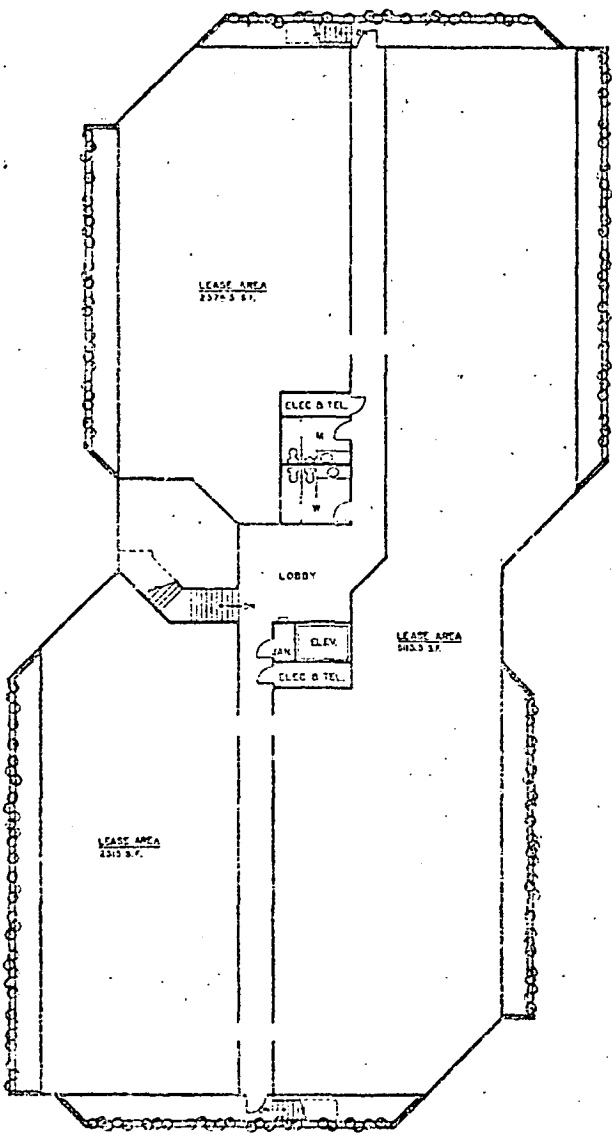
LARRY ALLAN MADON
 ARCHITECT - 08-78
 8005 HUNLEY WAY
 SUITE 103
 SACRAMENTO, CA 95823
 PHONE: 916 378 8437

JOB NO.	801
DATE	7-80
DRAWN BY	CVS
SHEET NO.	1

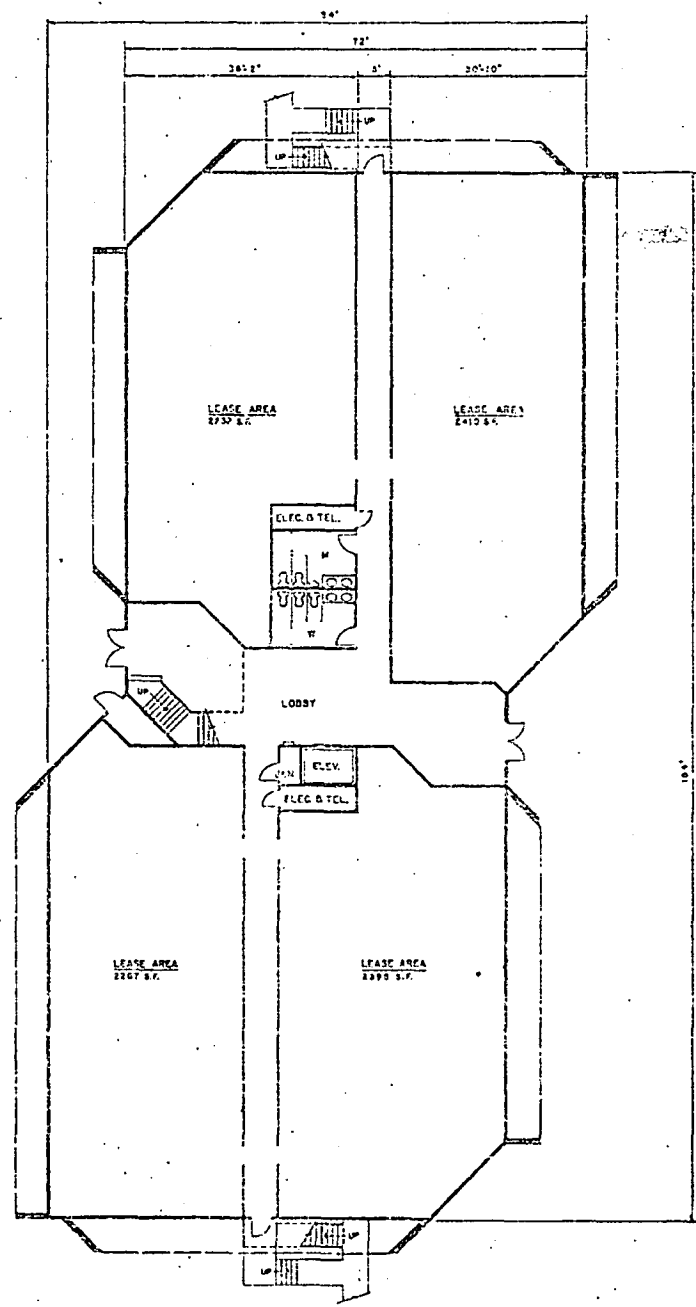
P-9147

9-11-80

#10



SECOND FLOOR



FIRST FLOOR



NO.	REVISIONS

OFFICE BUILDING
 3/4 STREET & N STREET
 SACRAMENTO, CA

DARY ALLAN MILLER
 ARCHITECT 01/27/80
 2020 HURLEY WAY
 SACRAMENTO, CA 95825
 PHONE 318 520 8431



JOB NO. 224
 DATE 11/80
 DRAWN BY
 SHEET NO. 2

**MANSFORD
WEST
COMPANY, INC.**

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

32

OCT 14 1 25 PM '80

1990 THIRD STREET, STE. 100

SACRAMENTO, CALIFORNIA 95814

(916) 446-2561

October 14, 1980

Members of City Council
City of Sacramento
915 I Street
City Hall Room 203
Sacramento, California 95814

RE: Tentative Map to divide 2+- Acres into Two
Office Building Lots and a common lot
Location: 1990 Third Street (P-9147) (D1).

Ladies and Gentlemen:

I am the applicant and owner of the property in the above matter. A hearing is scheduled regarding this matter at the October 14, 1980, 7:30 P.M. Council Meeting, as I believe, Agenda Item No. 32. I hereby respectfully request that this item be continued for one month so that I may have additional time to discuss this proposal with neighbors and where indicated make necessary modifications to the development plans.

Thank you.

Respectfully,

MANSFORD WEST COMPANY, INC.

By David S. Perednia
David S. Perednia, President

DSP/lm

*Cont to
11-5-80*



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

December 10, 1980

Mansford West Company, Inc.
Denali, Incorporated
1990 Third Street, Suite 100
Sacramento, CA 95814

Gentlemen:

On December 9, 1980, the City Council approved the following for property located at 1990 Third Street (P-9147):

Adopted resolution adopting Findings of Fact and approving a request for Tentative Map to divide 2+ acres into two office building lots and a common lot.

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

Sincerely,

Anne Mason
Deputy City Clerk

AM/mm/30
Encl.

cc: G. A. Moore
Planning Department