

CITY OF SACRAMENTO

20

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

December 16, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Tentative Map (P-9160)

LOCATION: Northwest corner of Watt Avenue and Folsom Boulevard

SUMMARY

The applicant is requesting the entitlements necessary to divide 4.3+ developed acres into two parcels. The purpose of the division is for financing. The Planning Commission recommended approval of the map subject to conditions.

BACKGROUND INFORMATION

In March 1979 the City Council approved an application to amend the General and Community Plan designation for the subject site from Freeway Interchange and Open Space to Commercial and Office; and to rezone from Single Family (R-1) and General Commercial (C-2) to Office Building (OB-R) in order to allow development of offices for this site. The applicant is currently seeking to divide the subject site into two parcels for financing purposes.

Staff and the Planning Commission have no objection to the proposed land division. The map, as conditioned, calls for reciprocal access, parking and maintenance, easements in order to insure proper access between the two sites. The division will not eliminate any parking for the office complex.

VOTE OF PLANNING COMMISSION

On November 26, 1980, by a vote of seven ayes and two absent, the Planning Commission recommended approval of the project.

APPROVED
BY THE CITY COUNCIL

DEC 23 1980

OFFICE OF THE
CITY CLERK

FILED
BY THE CITY COUNCIL

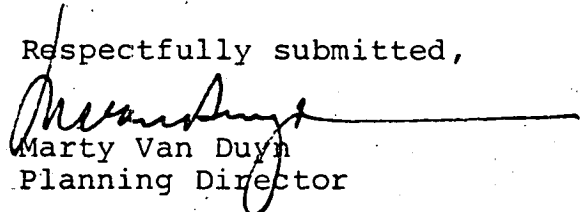
DEC 23 1980

OFFICE OF THE
CITY CLERK

RECOMMENDATION

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

Respectfully submitted,


Marty Van Duhn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIFE
CITY MANAGER

MVD:DP:bw
Attachments
P-9160

December 23, 1980
District No. 6

RESOLUTION NO. 80-854

Adopted by The Sacramento City Council on date of
December 23, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP (APN: 078-022-23) (P-9160)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at the northwest corner of Folsom Boulevard and Watt Avenue

(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 December 23, 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 1967 College Greens Community Plan in that both plans designated the subject site for commercial/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.

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.

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.

APPROVED
BY THE CITY COUNCIL

DEC 23 1980

OFFICE OF THE F.
CITY CLERK

- 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 street lights pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
 2. The applicant shall provide reciprocal access, parking and maintenance easements and shall indicate said easements on the final map;
 3. The applicant shall provide reciprocal water, sewer and storm drainage easements across Parcel A to serve Parcel B and shall indicate said easements on the final map;
 4. The applicant shall redesign Parcel B to accommodate a minimum 15-foot wide fire easement around the proposed structure;
 5. The applicant shall dedicate a 15-foot wide fire easement around the inside perimeter of Parcel B and shall indicate said easement on the final map;
 6. The applicant shall obtain a variance from the City Building Code in regards to the proximity of the structures to the proposed property lines prior to filing the final map.

MAYOR

ATTEST:

CITY CLERK

P-9160

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE November 26, 1980

ITEM NO. 14A FILE NO. P-9160
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: NW corner of 46th Ave. & Folsom Blvd.

<u>PROPOSERS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

<u>OPPOSERS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Hollaway	✓			
Goetin	absent			
Hunter	✓			
Larson	✓			✓
Muraki	absent			
Simpson	✓		✓	
Silva	✓			
Fong	✓			

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL, subject to report in separate & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Justice & Associates, 2830 Q Street, Sacramento, CA 95816				
OWNER	The Cook Company, 2020 Hurley Way, Suite 405 Sacramento, CA 95825				
PLANS BY	Justice & Associates				
FILING DATE	9-25-80	50 DAY CPC ACTION DATE		REPORT BY	DP-kk
NEGATIVE DEC.	11-4-80	EIR		ASSESSOR'S PCL. NO.	078-022-23

- APPLICATION:
1. Environmental Determination
 2. Variance to allow required parking for Parcel B to be located offsite on Parcel A.
 3. Tentative Map (P-9160)

LOCATION: Northwest corner of Watt Avenue and Folsom Blvd.

PROPOSAL: The applicant is seeking the necessary entitlements to divide 4.3± developed acres into two parcels.

PROJECT INFORMATION

General Plan Designation:	Commercial and Office
College Greens Community	
Plan Designation:	Office Building
Existing Zoning of Site:	OB-R
Existing Land use of Site:	Office Buildings

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Vacant; M
East:	Vacant; C
West:	Vacant; C-2

Parking Required:	229	Parking Provided:	277
Property Areas:			4.3± acres
Square Footage of Buildings:			75,476 sq. ft.
Significant Features of Site:			Existing structures
Topography:			Flat
Street Improvements:			Existing
Utilities:			Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 12, 1980, by a vote of six eyes, two absent and one abstention, the Subdivision Review Committee recommended approval of the map subject to the following conditions:

1. The applicant shall provide street lights pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
2. The applicant shall provide reciprocal access, parking and maintenance easements and shall indicate said easements on the final map;

APPLIC. NO. P-9160

MEETING DATE November 26, 1980

CPC ITEM NO. 14

3. The applicant shall provide reciprocal water, sewer and storm drainage easements across Parcel A to serve Parcel B and shall indicate said easements on the final map;
4. The applicant shall redesign Parcel B to accommodate a minimum 15-foot wide fire easement around the proposed structure;
5. The applicant shall dedicate a 15-foot wide fire easement around the inside perimeter of Parcel B and shall indicate said easement on the final map;
6. The applicant shall obtain a variance from the City Building Code in regards to the proximity of the structures to the proposed property lines prior to filing the final map.

STAFF EVALUATION: In March 1979, the City Council in concurrence with the City Planning Commission approved an application (P-8467) to amend the General and Community Plan designated for the subject site from Freeway Interchange and open space to Commercial and Office; and to rezone from Single Family (R-1) and General Commercial (C-2) to Office Building (O-BR). The applicant is currently requesting to divide the subject site into two parcels for financing purposes.

Staff has the following comments regarding this project:

1. Staff does not object to the variance to allow the required parking for Parcel B to be located on Parcel A. Staff concurs with the Subdivision Review Committee's recommendation that reciprocal access parking and maintenance easements be provided in order to insure proper access between the two sites.
2. Staff has no objection to the applicant's request to divide the 4[±] acres into two parcels. The division is for financing purposes and will not eliminate any parking for the site office complex.

STAFF RECOMMENDATION: Staff recommends that:

1. The Negative Declaration be ratified;
2. The Variance be granted subject to the findings listed below.
3. The Tentative Map be approved subject to the following conditions:
 - a. The applicant shall provide street lights pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
 - b. The applicant shall provide reciprocal access, parking and maintenance easements and shall indicate said easements on the final map;
 - c. The applicant shall provide reciprocal water, sewer and storm drainage easements across Parcel A to serve Parcel B and shall indicate said easements on the final map;

- d. The applicant shall redesign Parcel B to accommodate a minimum 15-foot wide fire easement around the proposed structure;
- e. The applicant shall dedicate a 15-foot wide fire easement around the inside perimeter of Parcel B and shall indicate said easement on the final map;
- f. The applicant shall obtain a variance from the City Building Code in regards to the proximity of the structures to the proposed property lines prior to filing the final map.

FINDINGS OF FACT - VARIANCE

1. The granting of the variance will not constitute a special privilege in that
 - a. More than the required number of parking stalls are provided on the overall site.
 - b. Reciprocal access and parking easements will be provided.
 - c. The parcel split is for financing purposes only.
2. The variance will not constitute a use variance in that office buildings are allowed in the OB zone.
3. The project will not be injurious to public welfare or to the property in the vicinity because it will not significantly alter the characteristics of the area.
4. The variance is in harmony with the General Plan in that the area is designated for office buildings.

ASSessor's PARCEL NO
OWNER & SUBDIVIDER

078-011-23
COOK COMPANY
4000 MARLEY HWY - SUITE 400
SACRAMENTO, CA
95817-0000

ENGINEER

JUSTICE & ASSOC, INC
1830 O STREET
SACRAMENTO, CA 95816
PH 482-1007

EXISTING LAND USE

COMMERCIAL

PROPOSED LAND USE

COMMERCIAL

EXISTING ZONING

C-2

PROPOSED ZONING

C-2

NO. OF LOTS

2

CROSS AREA

4,591 ACS

AREA PARCEL #1

4,001 ACS

AREA PARCEL #2

0,911 ACS

UTILITIES

- ELECTRICAL..... S.W.R.D.
6701 74 STREET
SACRAMENTO, CALIFORNIA 95817
PHONE: 482-3211
- GAS..... P.G. & E.
5550 FLOREN - PERKINS ROAD
SACRAMENTO, CALIFORNIA 95825
PHONE: 382-4141
- TELEPHONE..... PACIFIC TELEPHONE
3911E 10
2920 FULTON AVENUE
SACRAMENTO, CALIFORNIA 95825
PHONE: 482-2941
- SEWER & WATER..... CITY OF SACRAMENTO
977 0210 STREET
SACRAMENTO, CALIFORNIA 95810
PHONE: 482-9223
- HEATING..... CITY OF SACRAMENTO
CITY HALL
915 74 STREET
SACRAMENTO, CALIFORNIA 95814
PHONE: 482-9223

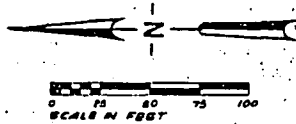
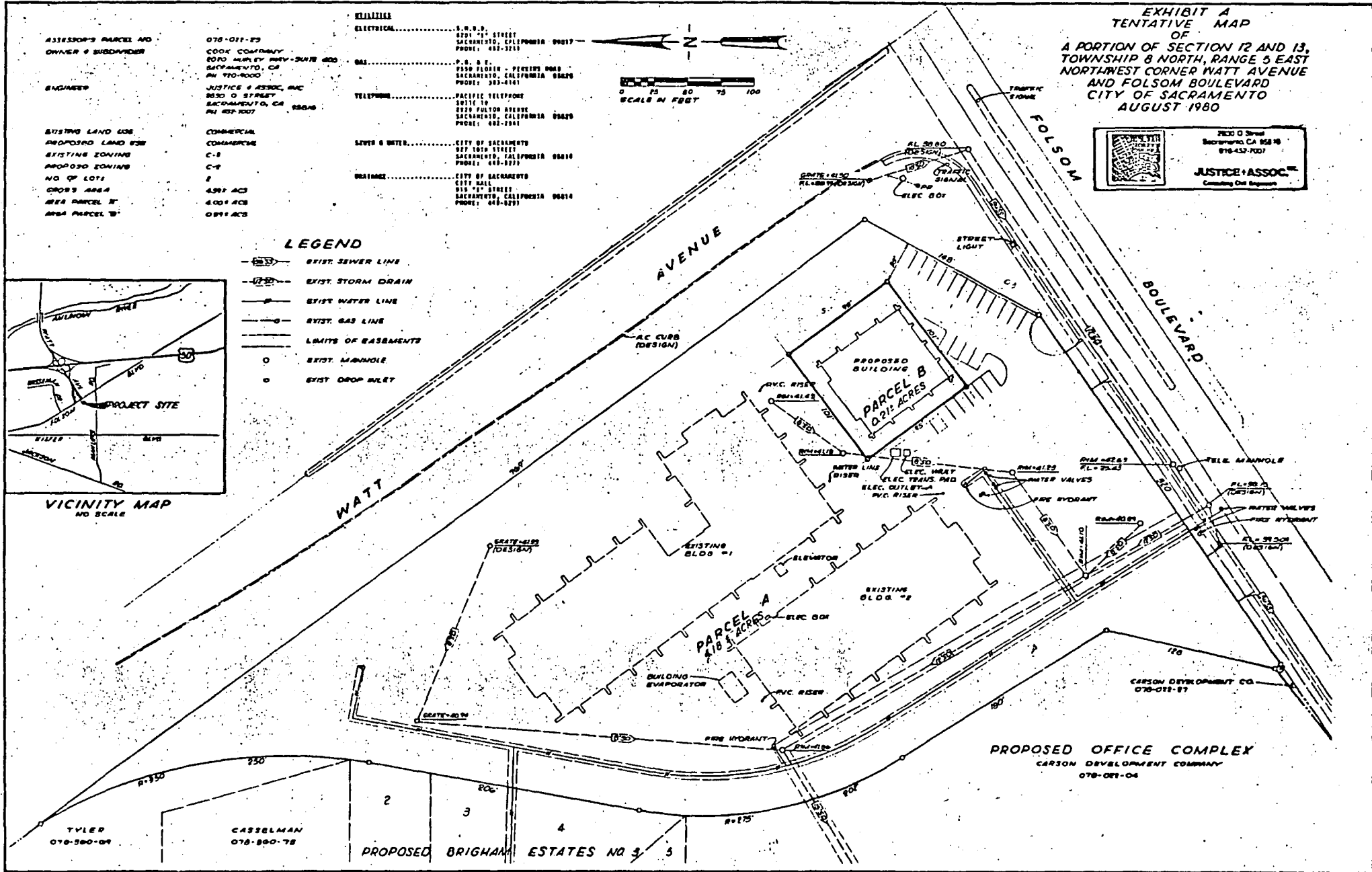
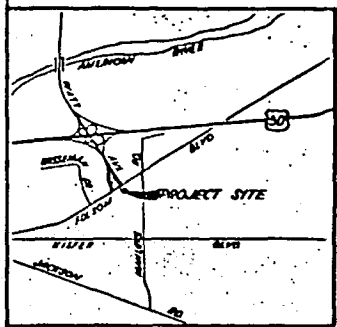


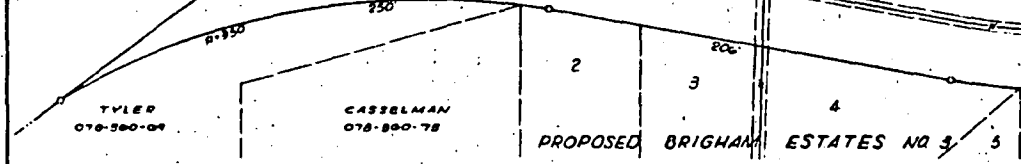
EXHIBIT A
TENTATIVE MAP
OF
A PORTION OF SECTION 12 AND 13,
TOWNSHIP 8 NORTH, RANGE 5 EAST
NORTHWEST CORNER WATT AVENUE
AND FOLSOM BOULEVARD
CITY OF SACRAMENTO
AUGUST 1980

2830 O Street
Sacramento, CA 95816
916-432-7007
JUSTICE & ASSOC., INC.
Consulting Civil Engineers

- LEGEND**
- EXIST. SEWER LINE
 - EXIST. STORM DRAIN
 - EXIST. WATER LINE
 - EXIST. GAS LINE
 - LIMITS OF EASEMENTS
 - EXIST. MANHOLE
 - EXIST. DROP INLET



PROPOSED OFFICE COMPLEX
CARSON DEVELOPMENT COMPANY
078-011-04



SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: _____

Project Location NW corner of Watt Ave. & Folsom Blvd. P N^o 9160

Assessor Parcel No. 078-022-23

Owners Cook Company Phone No. 920-9000

Address 2020 Hurley Way, Suite 405, Sacramento

Applicant Justice & Assoc. Phone No. 452-7007

Address 2830 Q St., Sacramento 95816

Signature *James Kotach* C.P.C. Mtg. Date _____

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

	Commission date	Council date		Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Ex. 151115</u>	_____	_____	\$	<u>90</u>
<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 4+ ac. into 2 parcels in OB-R zone	<u>RAC 11-26-80</u>	_____	\$	<u>205</u>
_____	_____	Res.	_____	_____
<input type="checkbox"/> Special Permit _____	_____	_____	\$	_____
_____	_____	_____	_____	_____
<input checked="" type="checkbox"/> Variances to allow required parking for proposed parcel B on proposed parcel A	<u>AFF 11-26-80</u>	_____	\$	<u>200</u>
_____	_____	_____	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____	\$	_____
_____	_____	_____	_____	_____
<input type="checkbox"/> PUD _____	_____	_____	\$	_____
_____	_____	_____	_____	_____
<input type="checkbox"/> Other <u>Posting & Notification</u>	_____	_____	\$	<u>36</u>

FEE TOTAL \$ 531.00

RECEIPT NO. 5577

By/date TW 11/20/80

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

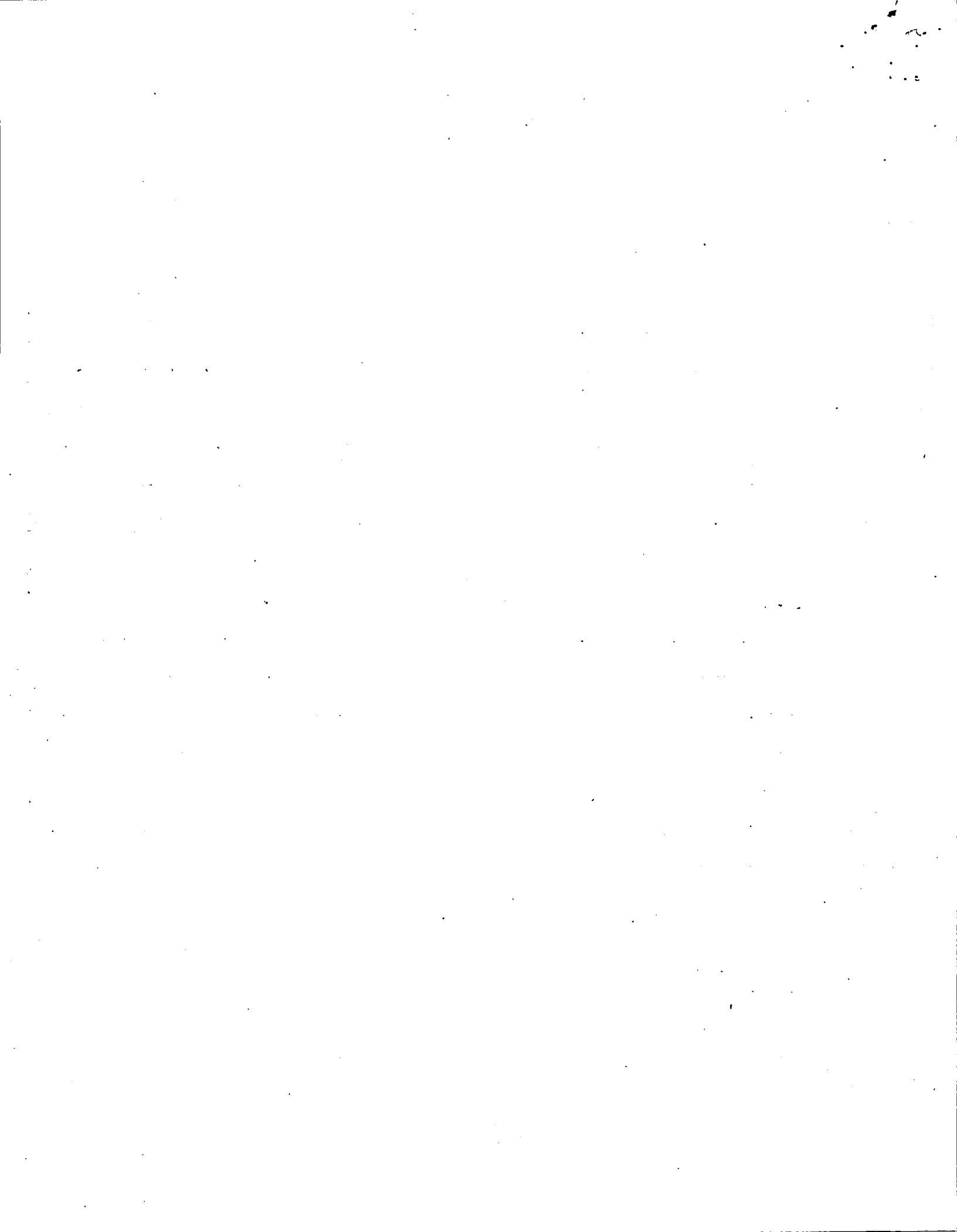
Key to Entitlement Actions

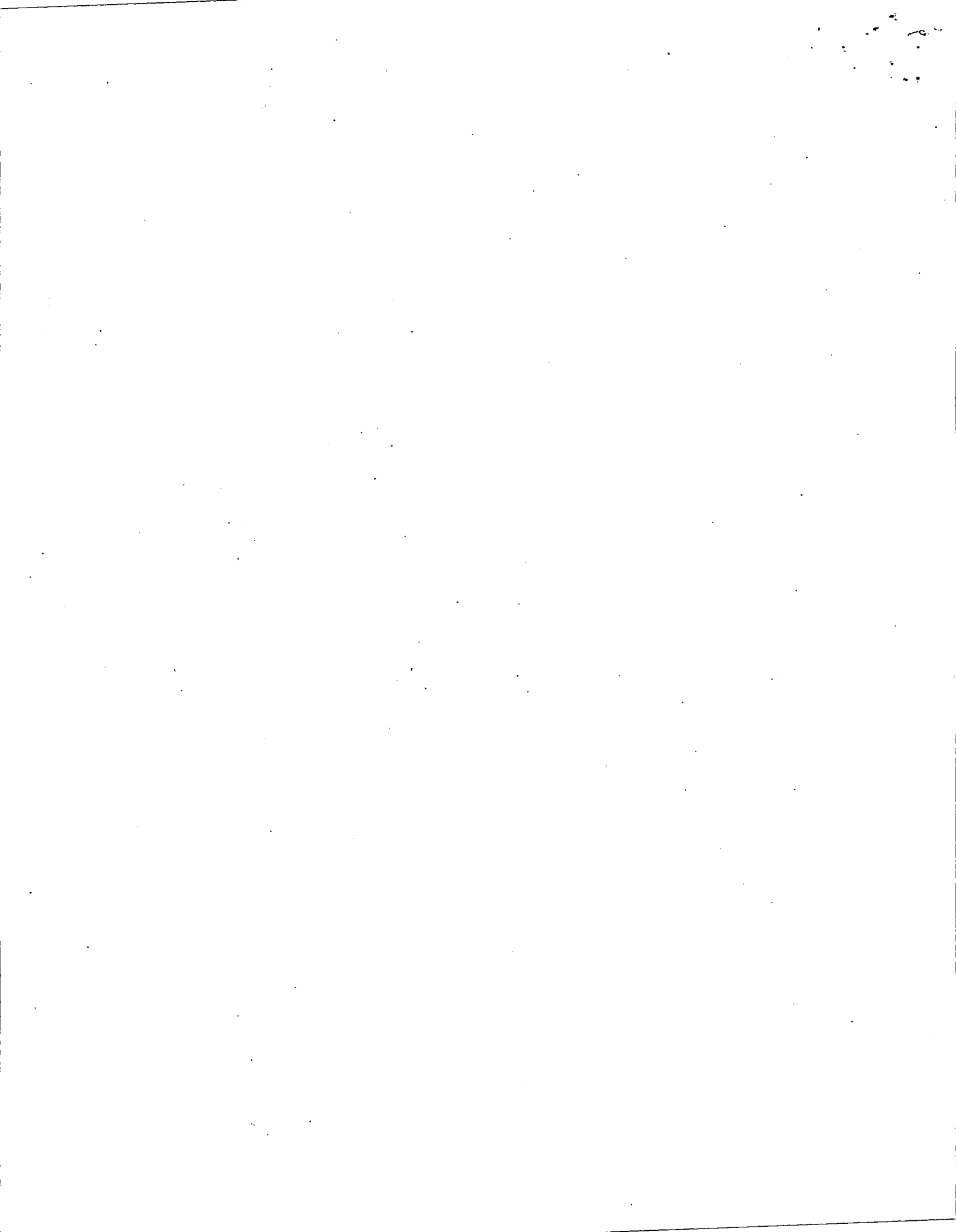
- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| 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 9160

Gold - applicant receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book







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

December 24, 1980

The Cook Company
2020 Hurley Way Suite 405
Sacramento, CA 95825

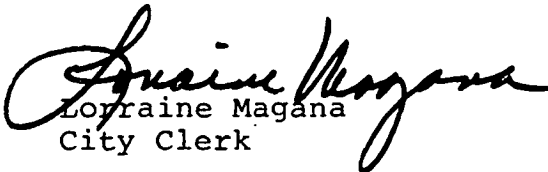
Gentlemen:

On December 23, 1980, the City Council approved the following for property located at the northwest corner of Watt Avenue and Folsom Boulevard (P-9160):

Adopted a resolution adopting Findings of Fact and approving a Tentative Map to divide 4+ acres into two parcels.

For your records, we are enclosing one fully certified copy of the above resolution.

Sincerely,


Lorraine Magana
City Clerk

LM/mmr/20
Encl.

cc: Planning Department
Justice and Associates

