

**MANSFORD
WEST
COMPANY, INC.**

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

OCT 14 1 25 PM '80

37

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

APPROVED
BY THE CITY COUNCIL

OCT 14 1980

OFFICE OF THE
CITY CLERK

*Cont to
11-5-80*



CITY OF SACRAMENTO

32

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.

APPROVED
BY THE CITY COUNCIL

OCT 14 1980

OFFICE OF THE
CITY CLERK

City Council

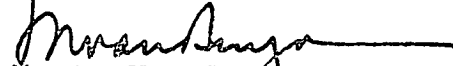
-2-

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 Duyen
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 CITY PLANNING COMMISSION

AGING DATE Sept. 11, 1980
 ITEM NO. 96 FILE NO. P-9147
10 M-

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

Recommendation:

- Favorable
 Unfavorable Petition Correspondence

LOCATION: 1990 3rd Street

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

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

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Goodin				
Goodin	✓			
Hunter	✓			
Larson	✓			
Muraki	✓			✓
Simpson	✓			
Silva	✓		✓	
Fong	✓			

- 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 sub. to Cond. in Staff Reps. & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

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

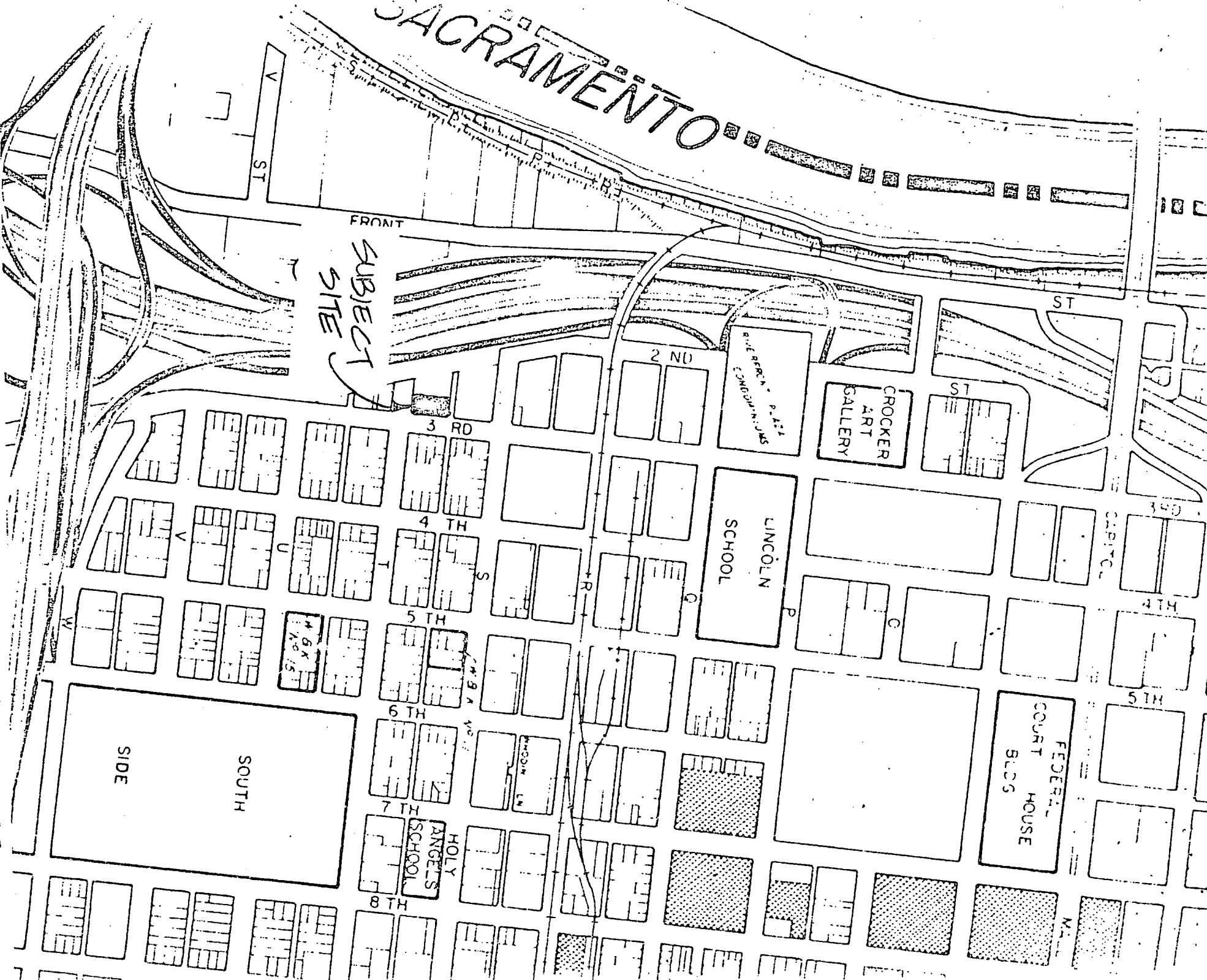
SACRAMENTO

P. 9147

SUBJECT SITE

SEPT. 11. 80

ITEM NO. 10



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.

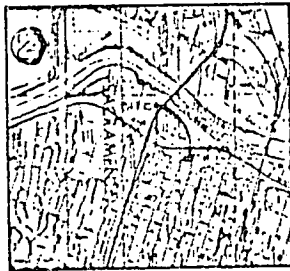
2. The project will not be injurious to surrounding properties in that the proposal will not significantly change the characteristics of the area.
3. The proposal is consistent with the 1980 Central City Plan which designates the site for office uses.

P-9147

9-11-80



SCALE IN FEET

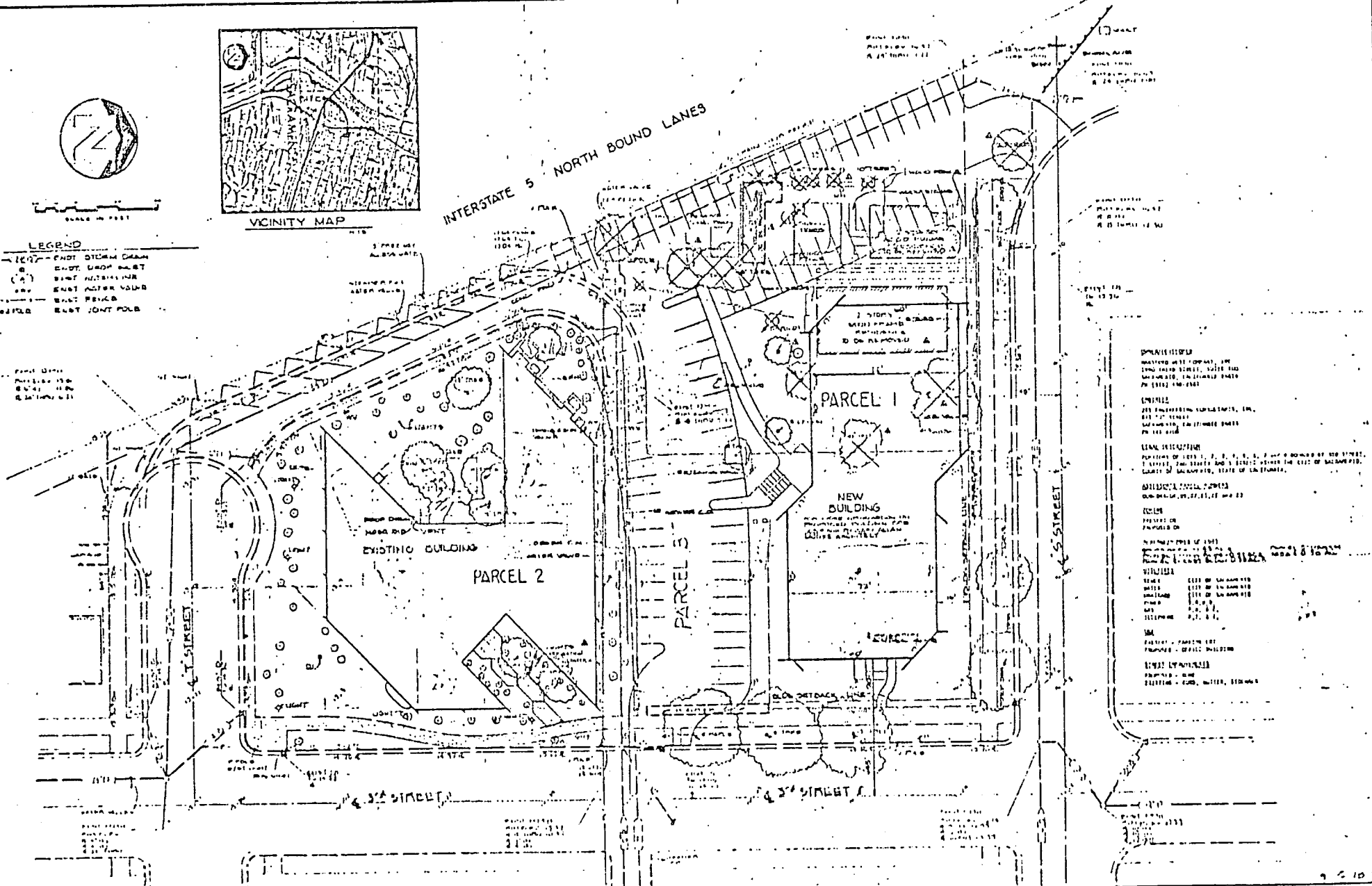


VICINITY MAP

INTERSTATE 5 NORTH BOUND LANES

- LEGEND**
- 12" - 18" DRAIN CHANNEL
 - 12" - 18" DRAIN CURB
 - (S) 6" - 8" SANITARY MANHOLE
 - (A) 6" - 8" SANITARY VALVE
 - 6" - 8" SANITARY PIPE
 - 6" - 8" SANITARY JOINT

Plot Date: 9/11/80
Scale: 1" = 20'



PRELIMINARY
 1. ALL INFORMATION SUBJECT HEREIN IS UNOFFICIAL AND NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

GENERAL NOTES
 1. ALL INFORMATION SUBJECT HEREIN IS UNOFFICIAL AND NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

EXISTING BUILDING
 1. ALL INFORMATION SUBJECT HEREIN IS UNOFFICIAL AND NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

NEW BUILDING
 1. ALL INFORMATION SUBJECT HEREIN IS UNOFFICIAL AND NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

PARCEL 1
 1. ALL INFORMATION SUBJECT HEREIN IS UNOFFICIAL AND NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

PARCEL 2
 1. ALL INFORMATION SUBJECT HEREIN IS UNOFFICIAL AND NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

PARCEL 3
 1. ALL INFORMATION SUBJECT HEREIN IS UNOFFICIAL AND NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

#10

JTS ENGINEERING CONSULTANTS
 200 CAPITOL HALL, SUITE 220
 SACRAMENTO, CALIFORNIA 95814 (916) 441-9700

DATE	11-20
SCALE	1" = 20'
PROJECT	TENTATIVE PARCEL MAP
CLIENT	CITY OF SACRAMENTO
DESIGNER	JTS ENGINEERING CONSULTANTS
CHECKED	
APPROVED	

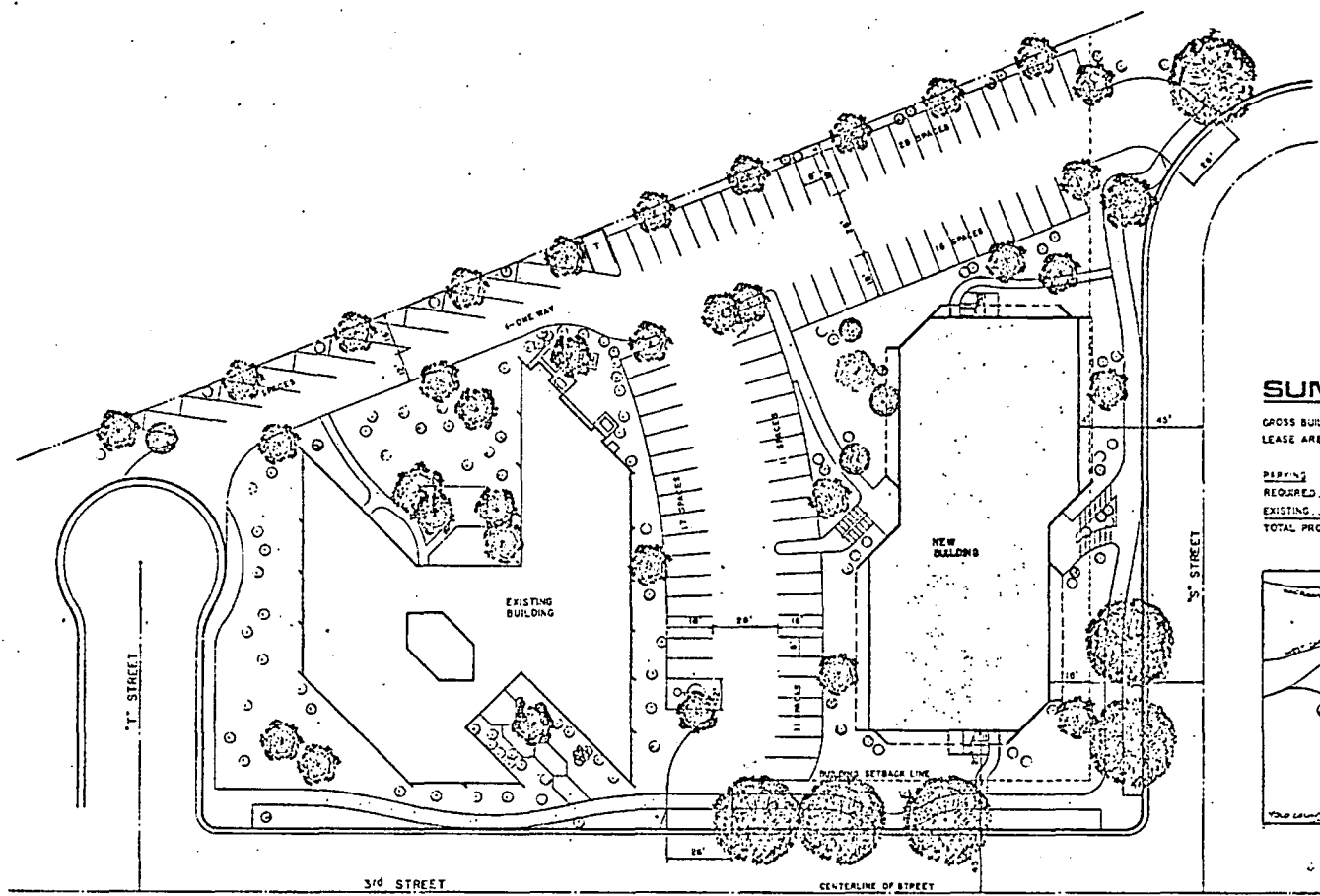
NO.	1	DATE	11-20	BY	JTS
NO.	2	DATE		BY	
NO.	3	DATE		BY	
NO.	4	DATE		BY	
NO.	5	DATE		BY	

TENTATIVE PARCEL MAP
 1990 3rd STREET OFFICE BLDG
 A PLANNED DEVELOPMENT
 CITY OF SACRAMENTO COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

DATE: 11-20-80
 SHEET: 1 OF 1

P-9147

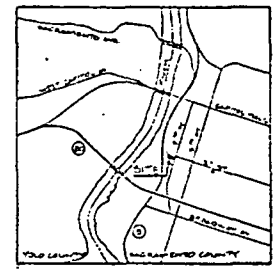
9-11-80



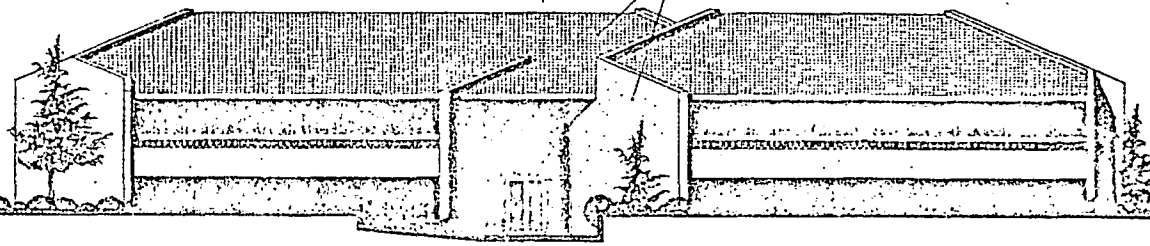
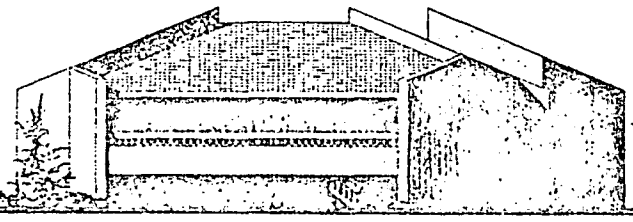
SUMMARY

GROSS BUILDING SQUARE FOOTAGE - 22,800
 LEASE AREA SQUARE FOOTAGE - 18,121 (80% LEASE)

PARKING
 REQUIRED 57
 EXISTING 34
 TOTAL PROVIDED 91



SITE PLAN



EAST & WEST

NORTH & SOUTH

ELEVATIONS

1/8" = 1'-0"

REVISIONS

OFFICE BUILDING
 34 STREET @ T STREET
 SACRAMENTO, CA

DARYL ALAN MOORE
 ARCHITECT © 1978
 1000 HURLEY WAY
 SUITE 103
 SACRAMENTO, CA 95815
 PHONE 916 332 2111

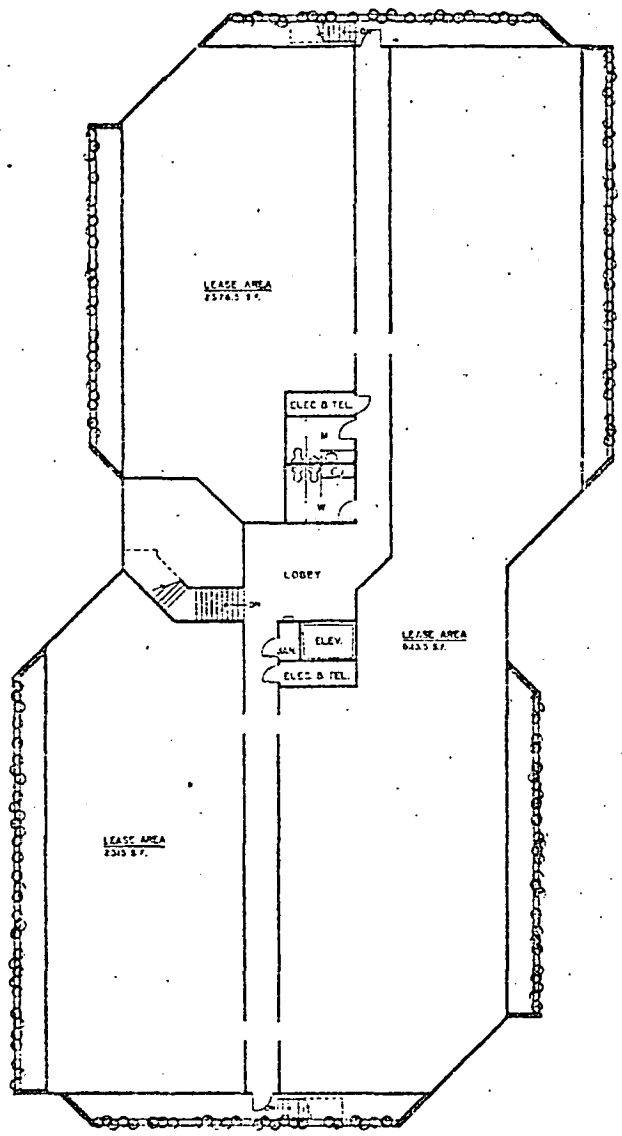


JCS:MS
8/21
DATE
7/11/80
DRAWN BY
C/S
SHEET NO.
1

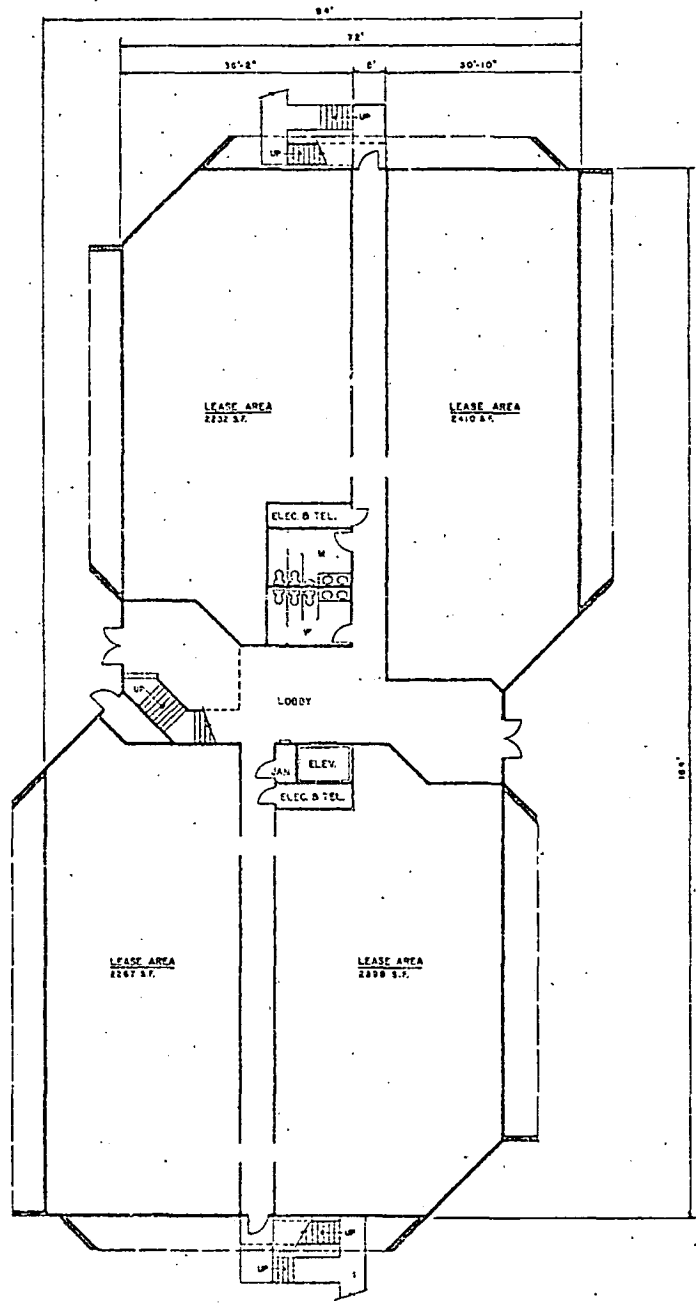
P-9147

9-11-80

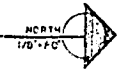
10#



SECOND FLOOR



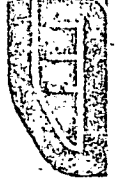
FIRST FLOOR



NO.	DESCRIPTION

OFFICE BUILDING
 314 S STREET & N STREET
 SACRAMENTO, CA

GARY ALLAN MOORE
 ARCHITECT
 2000 HURLEY WAY
 SACRAMENTO, CA 95825
 PHONE: 916 929 0933



JOB NO.	820
DATE	7-8-80
DRAWN BY	JN
CHECKED BY	JN
	2



CITY OF SACRAMENTO

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

SEP 24 8 07 AM '80
Jm

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

September 22, 1980

*PFP: 10-7-80
HR9: 10-14-80
FCA DATE: 10-21-80*

*cc: Van Duyn
Carsten
Miller
Yee*

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione *Jm*
SUBJECT: Request to Set Public Hearings

The following items were recommended for approval by the City Planning Commission on September 11, 1980. Please schedule these for public hearings. All necessary support material is attached.

1. Various requests for property located on the north side of Pocket Road, north and south of Rush River Drive. (P-9109) (D8)
 - a. Rezone 2+ acres from A to R-1
 - b. Tentative Map to divide 115+ acres into four parcels.
2. Various requests for property located at the southwest corner of 24th Street and 68th Avenue. (P-9135) (D8)
 - a. Amend 1965 Meadowview Community Plan from Light Density Residential to Multiple Family Residential
 - b. Rezone 1+ acre from R-1 to R-2B
3. Various requests for property located at the southwest corner of 37th Street and Folsom Boulevard. (P-9136) (D3)
 - a. Rezone 0.3+ acre from R-1 to R-1A
 - b. Tentative Map to divide 0.3+ acre into two halfplex lots
 - c. Subdivision Map to waive service connections.
4. Various requests for property located at 3136 Belden Street and 3131 El Rey Way. (P-9143) (D2)
 - a. Tentative Map to divide 0.7+ acre into four parcels
 - b. Subdivision Modification to create a lot substandard in width
 - c. Subdivision Modification to waive service connections and to create a lot substandard in depth.
5. Tentative Map to divide 2+ acres into two office building lots and a common lot. Location: 1990 Third Street (P-9147) (D1)

jm
Attachments

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: DP

Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from _____ to _____
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)

Other _____

Assessors Parcel No. 009 044 03, 04, 05, 07
21, 22, 23 Address 1990 Third Street

Request(s) 1) ED; 2) Special Permit to create an office building condominium development consisting of two office bldgs. and a common parking area; 3) Tentative Map to divide 1.83+ acres containing an office building and two residential structures (to be removed) into two office building lots and a common lot in an OB zone.

Owner(s) Mansford West Co., Inc. & Denali, Inc. 1990-3rd St., Phone No. _____

Applicant Same Phone No. _____

Signature David Spence Filing Fee * _____ Receipt No. _____

C.P.C. Meeting Date 9/11/80

*\$205+\$435+\$90+\$36 = # 581
250

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved _____ Approved w/Conditions _____ Approved Based on Find. of Fact Due _____

Rec. Approval _____ Rec. Approval w/Conditions _____ Denied _____

Findings of Fact Approved _____

Copy Sent to Applicant _____

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____

Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ is/are:

Approved _____ Denied _____ Approved w/Conditions _____

By: _____

SEC. TO PLANNING COMMISSION

NOTE: 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 ground 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.

Sent to Applicant: _____
DATE

P No 9147

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE Sept. 11, 1980
 ITEM NO. 46 FILE NO. P-9147
10 M-

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

Recommendation:

- Favorable
 Unfavorable Petition Correspondence

LOCATION: 1990 3rd Street

<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				
Goodin				
Goodin				
Hunter				
Larson				
Muraki				
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 _____ & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

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