



CITY OF SACRAMENTO

16

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

CITY MANAGER'S OFFICE
RECEIVED
MAY 25 1983

MARTY VAN DUYN
PLANNING DIRECTOR

May 24, 1983

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 15202);
2. Tentative Map (P83-103)(APN: 006-203-12)

LOCATION: Block bounded by 7th, 8th, N and O Streets

APPROVED
BY THE CITY COUNCIL

MAY 31 1983

OFFICE OF THE
CITY CLERK

SUMMARY

The applicant is requesting necessary entitlements to subdivide 3.9+ acres located within the Central City Plan area into one airspace lot. The parcel is presently developed with a subterranean state office building and 35 condominiums, plus one commercial space will be constructed above the existing office building. The staff and Subdivision Review Committee recommend approval of the tentative map.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent request for variance, rezoning, plan amendment or special permit can be reviewed by staff and transmitted directly to the City Council, thus eliminating review by the Planning Commission.

Surrounding land use and zoning are as follows:

- North: State offices; C-3
- South: State offices and bank; C-2
- East: State offices; C-2
- West: Multi-family; R-5

The subject site is a platform located above the western half of the subterranean State of California Site 3 office building (a CADA site). The applicant proposes to construct 35 residential and one commercial condominium units on top of the office building. The purpose of the subdivision is to allow individual airspace ownership of the office, commercial, and residential units.


The Environmental Coordinator has determined that the proposed project is exempt from environmental determination (CEQA Sec. 15202).

RECOMMENDATION

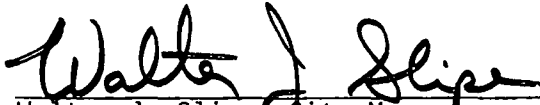
The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee recommends the following:

1. Adopting the attached resolution adopting findings of fact and approving the tentative map as submitted.

Respectfully submitted,


for Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

MVD:SD:cp
Attachments
P83-104

May 31, 1983
District No. 1

*AMENDED 5-31-83

RESOLUTION No. 83-414

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY BOUNDED BY 7TH, 8TH,
N AND O STREETS

APPROVED
BY THE CITY COUNCIL

(P-83-103)(APN: (006-203-12)

MAY 31 1983

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on May 31, 1983, held a public hearing
on the request for approval of a tentative map for property bounded by
7th, 8th N and O Streets;

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 15202;

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 Central City Community Plan designate the
subject site for multi-family 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 as submitted.

MAYOR

ATTEST:

CITY CLERK

C-3

COMMERCIAL SHOPS

DEPARTMENT STORE

LOCATION MAP

16

6TH ST.

PUBLIC PARKING

ST.

MALL

C-3

STATE OFFICES

STATE OFFICES

STATE OFFICE

ZACHARY PARK

WF. IBM BANK OFF

FEDERAL BUILDING

PARK GAR.

N ST.

SUBJECT SITE

STANDARD HOME PLANS

STATE OFFICES

C-2

STATE PARKING GARAGE

R-5

BANK STATE

OFF. ST.

← SP →

← SP →

5TH ST.

6TH ST.

7TH ST.

8TH ST.

P ST.

9TH ST.

10TH ST.

R-5

STATE OFFICES

STATE OFFICE (V.C.)

ROOSEVELT PLAYGROUND

AUTO SEAT

← W. BASE →

PAINT STORE

S.S. P.P. ← SP →

M-1

M-1 STATE PARKING

S.P.

NO. CAL. ELECTRONICS

S.P. V.

M. V. OFF. BASE STOR. CONT.

W.H.

S.P. W. H. J. NATIONAL SUPPLY

RETAIL COURT SHOPS

P. 83104 C-4

W. W. W. H. H. H.

OFF. EQUIP.

IND. TIRE STOR. W.H. SMUD SUB-STATION

OFF. SP. W.H. AN. PARKING

PRINT W. OFF. H. G.P.

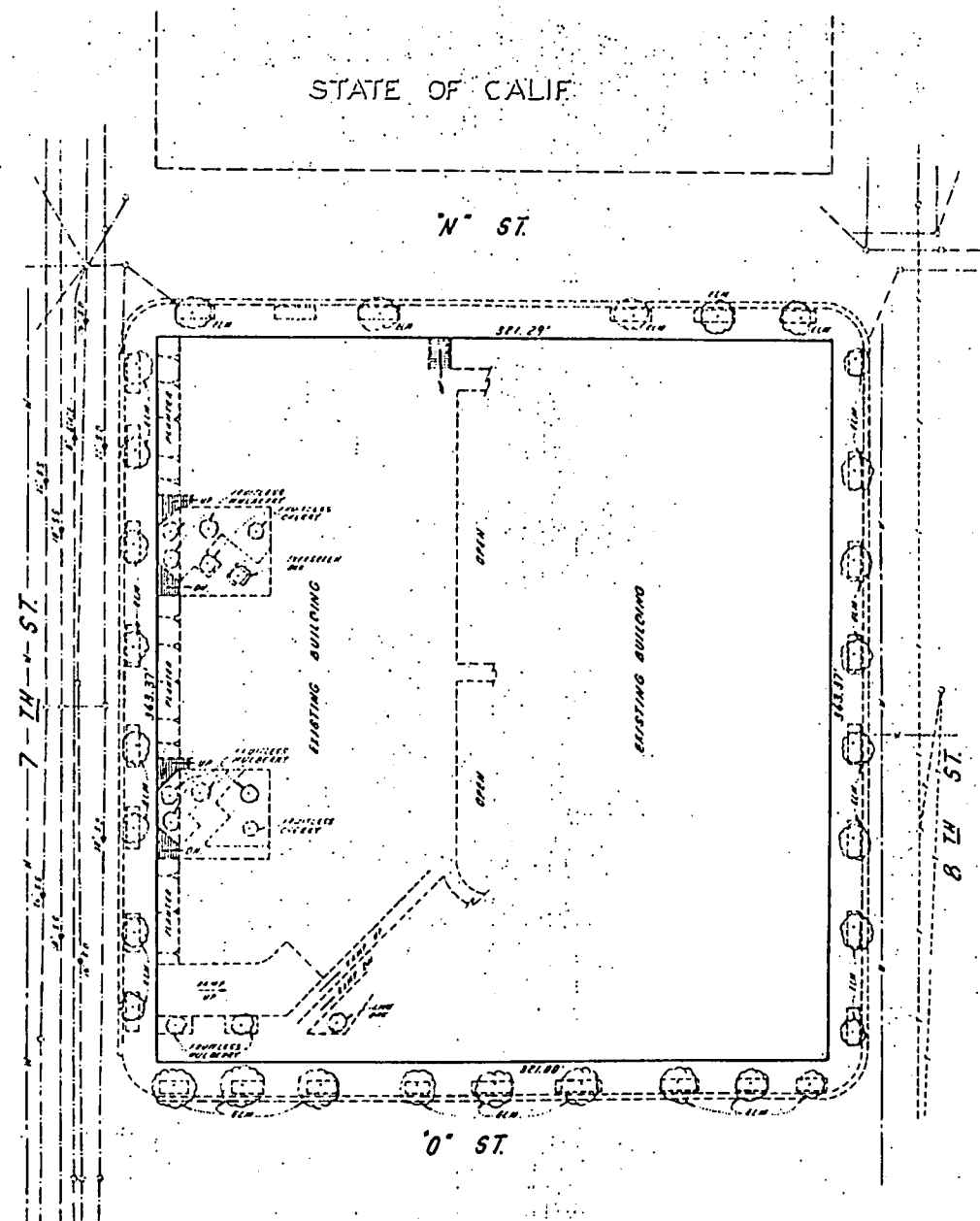
GAS

P 03104

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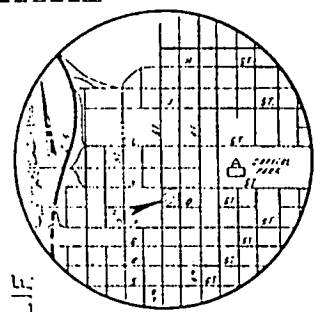


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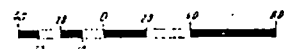


SAN DIEGO FEDERAL SAVINGS STATE OF CALIF

STATE OF CALIF



VICINITY MAP



STATE OF CALIF

STATE OF CALIF

OWNER: STATE OF CALIFORNIA

SUBDIVIDER:
SITE S, A LTD. PARTNERSHIP
475 JACKSON ST.
SAN FRANCISCO, CA. 94111

ENGINEER: FROST & BAKER, INC.
7932 SUNSET AVE. 'B'
FAIR OAKS, CA. 95628

PRESENT ZONING:
C-2

PRESENT USE:
EXISTING OFFICE BUILDING

PROPOSED ZONING:
C-2

PROPOSED USE:
OFFICE/ATTACHED SINGLE FAMILY

NUMBER OF LOTS:
1

AREA: 3.9 AC. GR. , 2.5 AC. NET (TOTAL BLOCK)

SCHOOL DISTRICT:
SACRAMENTO CITY UNIFIED

WATER: CITY OF SACRAMENTO

SEWER: CITY OF SACRAMENTO

DRAINAGE: CITY OF SACRAMENTO



TENTATIVE MAP OF:
STANFORD PARK
A CONDOMINIUM PROJECT

BEING THE OLD CITY BLOCK BOUND
BY 7TH & 8TH STREET AND 'N' &
STREET, CITY OF SACRAMENTO.

PREPARED BY:

F&B Engineering - Surveying - Planning
FROST AND BAKER, INC.
7932 Sunset Avenue, Suite B
Fair Oaks, California 95628 (916) 966-6511

APRIL 1, 1983

16

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY BOUNDED BY 7TH, 8TH,
N AND O STREETS

(P-83-103)(APN: (006-203-12)

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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. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.

MAYOR

ATTEST:

CITY CLERK

P83-103

June 6, 1983

State of California, CADA
1230 N Street, Suite 200
Sacramento, CA 95814

Dear Gentlemen:

On May 31, 1983, the Sacramento City Council took the following action(s) for property located by block bounded by 7th, 8th, N and O Streets: (P-83103)

Adopted Resolution 83-414 adopting Findings of Fact and approving a Tentative Map to divide 3.9± acres developed with an office building located in the General Commerical (C-2) zone into one airspace lot with the design of the building to come back to the City Council.

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

Sincerely,

Lorraine Magana
City Clerk

LM/jmb/16
Enclosure

cc: Planning Department
Site 3, A limited Partnership
c/o R. Ariano
473 Jackson Street
San Francisco, CA 94111