

CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Nolte and Associates, 1750 Creekside Oaks Drive, Suite 200, Sacramento, CA 95833				
OWNER	City of Sacramento, 1030 15th Street, Sacramento, CA 95814				
PLANS BY	Nolte and Associates, 1750 Creekside Oaks Drive, Suite 200, Sacramento, CA 95833				
FILING DATE	10-9-92	ENVIR. DET.	FIR	REPORT BY	Don Smith
APN	006-0113-015, 016 and 017, 006-0115-001 thru 005 and 010 thru 015				

- APPLICATION:**
- A. General Plan Amendment from Community/ Neighborhood Commercial and Office to Public/ Quasi Public Miscellaneous;
  - B. Tentative Map to reconfigure 14 parcels into four parcels on 2.7± partially developed acres in the Central Business District- Special Planning District (C-3-SPD) zone; and,
  - C. Section 65402 Review for the abandonment of a portion of 14th Street between J and K Streets and abandonment of a portion of the alley between J and K, 14th and 15th Streets.

**LOCATION:** Between 13th and 15th, J and L Streets

**PROPOSAL:** The applicant is requesting to reconfigure 14 parcels into four parcels on 2.7± partially developed acres in the Central Business District- Special Planning District (C-3-SPD) zone.

**PROJECT INFORMATION:**

General Plan Designation: Community/ Neighborhood Commercial & Offices  
Central City

Community Plan Designation: Multi- Use

Existing Zoning of Site: C-3-SPD

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Office; C-3-SPD

South: Office; C-3-SPD

East: Church and Office; C-3-SPD

West: Convention Center; C-3-SPD

Property Dimensions: 340± X 330±

Property Area: 2.7± acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On January 20, 1993, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map. Recommended conditions of approval are contained below.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 2.7± partially developed acres in the Community/ Neighborhood Commercial and Office General Plan designation. The Central City Community Plan designates the site Multi-Use. The property is zoned Central Business District- Special Planning District (C-3-SPD). The property is city owned property and is proposed as the expansion area for the Convention Center. Surrounding land uses include: offices to the north, south and west. A church is located to the east, and Capitol Park is located to the south. The site and its surrounding property is zoned C-3-SPD.

B. Applicant's Proposal

The applicant is requesting several entitlements. Those entitlements include: an amendment to the General Plan from Community/ Neighborhood Commercial and Offices to Public/ Quasi Public Miscellaneous; a Tentative Map to reconfigure 14 parcels into four parcels on 2.7± partially developed acres in the Central Business District- Special Planning District (C-3-SPD) zone; an Abandonment of 14th Street between J and K Streets; and, an Abandonment of a portion of the alley located between 14th, 15th, J and K Streets.

C. Staff Analysis

The property has been cleared of development in preparation of the expansion of the Convention Center. The request to reconfigure the lots is being made to assemble the property for the Convention Center expansion. The parcel configuration and retention of four parcels is necessary due to the financing (bonding) of the properties. A condition of approval recommends that if these properties are held by an owner, other than the City of Sacramento, that firewalls be installed to the satisfaction of the Building Division.

The abandonment of 14th Street between J and K Streets, and the abandonment of the portion of the alley between 14th, 15th, J and K Streets will allow the new building to be expanded over the abandoned street and alley. Access to the buildings will be from 13th Street (which is primarily pedestrian), from K Street (pedestrian), L Street, J Street and 14th Street (between K and L Streets).

D. Agency Comments

The proposed abandonment has been reviewed by the various Divisions of the Public Works Department and other agencies who may be affected by the abandonment. These include: Utilities, Engineering and Traffic Divisions, Police Department, PG&E, SMUD, Sacramento Cable and Pacific Bell. There were no objections given to the abandonment (see attached letters). The abandonment is subject to Government Code 65402 which requires a consistency assessment of the abandonment with the General Plan. The abandonment is consistent with the policies of the General Plan.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map.

- A. Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
- B. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system;

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the previously completed Environmental Impact Report adequately addresses the environmental impacts of the expansion.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Recommend approval of a General Plan Amendment from Community/ Neighborhood Commercial and Offices to Public/ Quasi Public Miscellaneous and forward to the City Council;
- B. Recommend approval of the Tentative Map to reconfigure fourteen parcels into three parcels on 2.7± partially developed acres in the Central Business District- Special Planning District (C-3-SPD) zone and forward to the City Council; and,
- C. Approve the staff report and find the abandonment consistent with the General Plan.

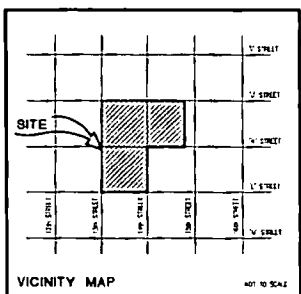
Conditions:

The applicant shall satisfy each of the following conditions prior to filing the Final Map, unless a different time for compliance is specifically noted:

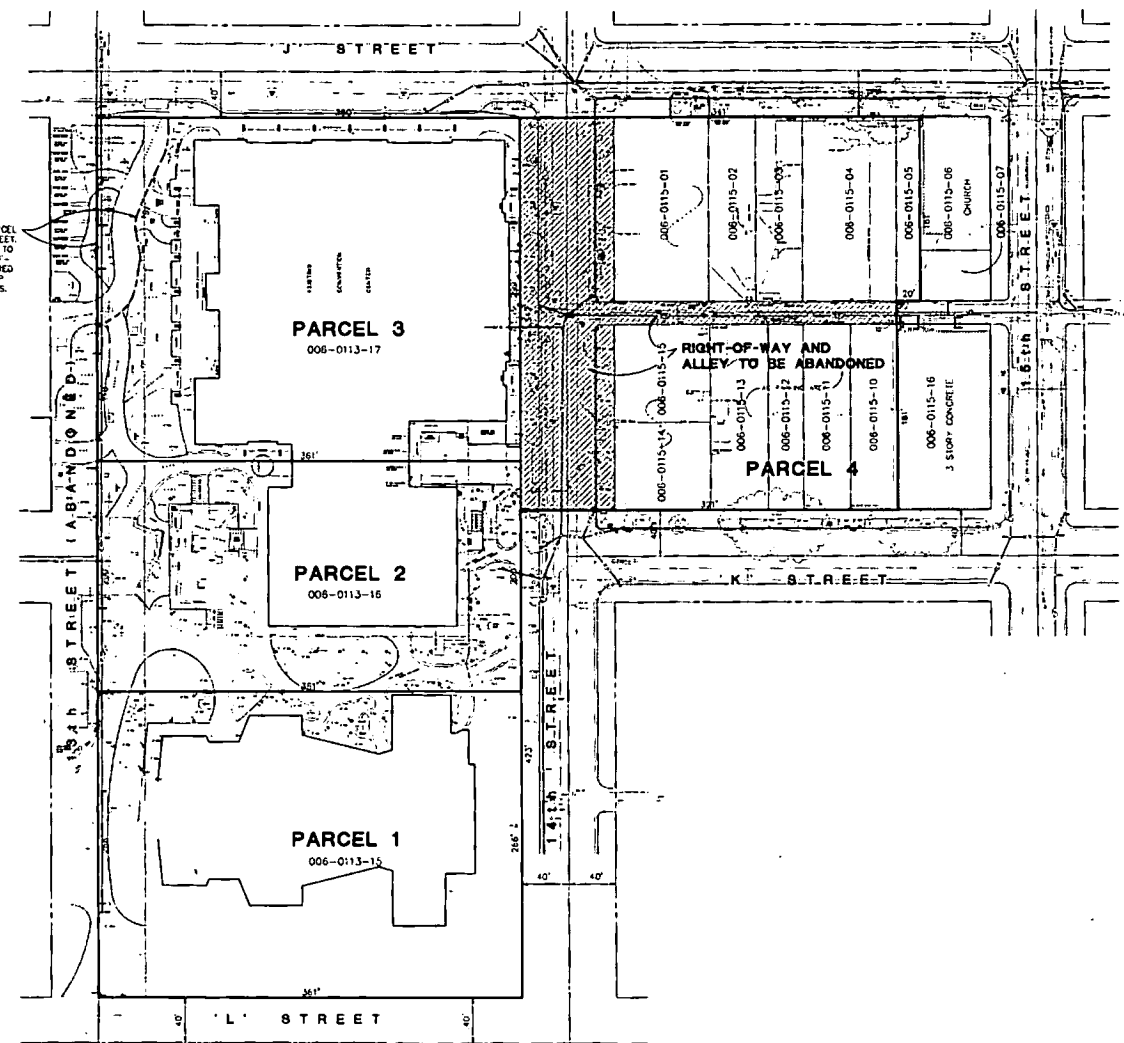
1. Applicant shall comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division for the Convention Center Expansion Project (State Clearinghouse # 89072431);
2. Abandon 14th Street between J and K Streets and abandon the westerly 240 feet of the alley on the block bounded by 14th, 15th, J and K Street with this map. Clearance letters shall be on file with the Public Works Department;
3. Applicant shall comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P92-268);
4. Show existing right-of-way for public road and public utilities adjacent to 13th Street between J Street and the J-K Alley;
5. Show all existing easements;
6. Provide easements adjacent to 13th Street between J and L Streets for emergency vehicles, pedestrian access, and bikeways to the satisfaction of the Traffic Engineer;
7. Place note on Final Map: Prior to the sale of Parcels 2, 3, or 4 to separate owners, a fire wall along the property line to the satisfaction of the Building Department shall be constructed;

P92-268

JANUARY 14, 1993



NOTE:  
THIS AREA SHOWS ON ASSESSORS PARCEL MAPS AS RIGHT-OF-WAY OF 13th STREET. NO DOCUMENTATION HAS BEEN FOUND TO DATE TO SUPPORT THAT THE RIGHT-OF-WAY EXISTS. THIS AREA WILL BE OFFERED FOR DEDICATION WITH THE PARCEL MAP IF THE CITY OF SACRAMENTO REQUESTS.



OWNER:  
 A.P.N. 006-0113-12  
 SACRAMENTO CITY PUBLIC FACILITIES  
 FINANCING CORP.  
 215 Y STREET  
 SACRAMENTO, CA 95814  
 A.P.N. 006-0113-16  
 CITY OF SACRAMENTO  
 14th STREET  
 SACRAMENTO, CA 95814  
 A.P.N. 006-0113-17  
 SACRAMENTO CITY FINANCING AUTHORITY  
 927 10th STREET, STE. 200  
 SACRAMENTO, CA 95814  
 A.P.N. 005-115-1 THRU 5, 10 THRU 15  
 CITY OF SACRAMENTO  
 927 10th STREET, STE. 200  
 SACRAMENTO, CA 95814

SUBDIVIDER:  
 CITY OF SACRAMENTO  
 927 10th STREET, STE. 200  
 SACRAMENTO, CA 95814

ENGINEER:  
 NOLTE & ASSOCIATES  
 1750 GREENBROOK DRIVE, SUITE 200  
 SACRAMENTO, CA 95833

EXISTING ZONING: C3  
 PROPOSED ZONING: C3  
 EXISTING USE: CONVENTION CENTER, VACANT  
 PROPOSED USE: CONVENTION CENTER  
 WATER SUPPLY: CITY OF SACRAMENTO  
 SEWAGE DISPOSAL: CITY OF SACRAMENTO  
 FIRE PROTECTION: CITY OF SACRAMENTO

NOTES:  
 1. THE PURPOSE OF THIS MAP IS TO ABANDON THE EXISTING RIGHTS-OF-WAY AND ALLEYWAY AS SHOWN ON THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND MERGE SAID RIGHTS-OF-WAY AND ALLEYWAY WITH PARCEL 4.  
 2. PARCELS 1, 2 AND 3 OF THIS MAP REFLECT EXISTING PARCELS OWNED BY THE CITY OF SACRAMENTO AND ARE MADE A PART OF THIS PARCEL MAP AT THE REQUEST OF THE CITY OF SACRAMENTO.

**TENTATIVE PARCEL MAP**

BLOCKS BOUNDED BY 'J' STREET, 'L' STREET, 13th STREET AND 14th STREET

AND

'J' STREET, 'K' STREET, 14th STREET AND 15th STREET

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA

AUGUST, 1992

SCALE: 1"=50'

BASIS OF BEARINGS  
 THE BEARING OF N 19°04'02" E ON THE CENTERLINE OF 14th STREET IS THE BASIS OF THE BEARINGS SHOWN HEREON.

**NOLTE and ASSOCIATES**  
 Engineers / Planners / Surveyors

Sacramento (916) 441-1600  
  San Diego (619) 578-4327  
  San Jose (408) 941-3400  
  Walnut Creek (925) 941-8600