



CITY OF SACRAMENTO

24

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

CITY MANAGERS OFFICE
RECEIVED
SEP 27 1984

MARTY VAN DUYN
PLANNING DIRECTOR

September 27, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 15315)
2. Tentative Map (P84-292) (APN: 002-162-13) (PT)

APPROVED
BY THE CITY COUNCIL

LOCATION: 1225 H Street

OCT 2 1984

OFFICE OF THE
CITY CLERK

SUMMARY

This is a request to divide a .3+ acre site developed with an auto repair shop into air space condominiums for office use. The staff and the Subdivision Review Committee recommend approval of the Tentative Map.

BACKGROUND INFORMATION

Land divisions that have no concurrent requests requiring Planning Commission review can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding land uses and zoning are as follows:

North:	Parking;	C-2
South:	Office;	C-2
East:	Parking;	C-2
West:	Auto glass sales;	C-2

The subject site is currently developed with an auto repair shop. The applicant proposes to renovate the structure for office use. The previous use required 26 parking spaces for which the applicant receives credit since none were provided. The proposed use requires 24 spaces. Therefore, the applicant is not required to provide parking. The applicant is proposing 12 spaces at the rear of the structure for the convenience of employees in the building.

The purpose of the Tentative Map is for air space ownership of the structure.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315).

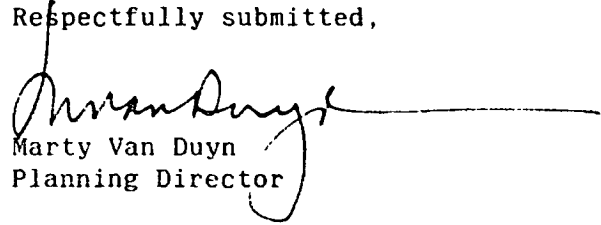
24

RECOMMENDATION

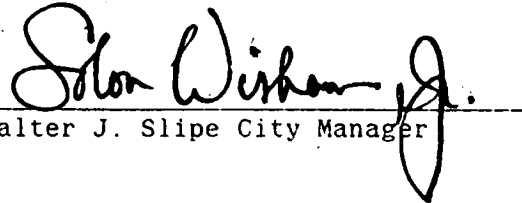
The Parcel Map Advisory Agency (Planning and Public Works Directors), based upon review by the Subdivision Review Committee recommends:

Adoption of the attached resolution, adopting Findings of Fact approving the Tentative Map.

Respectfully submitted,

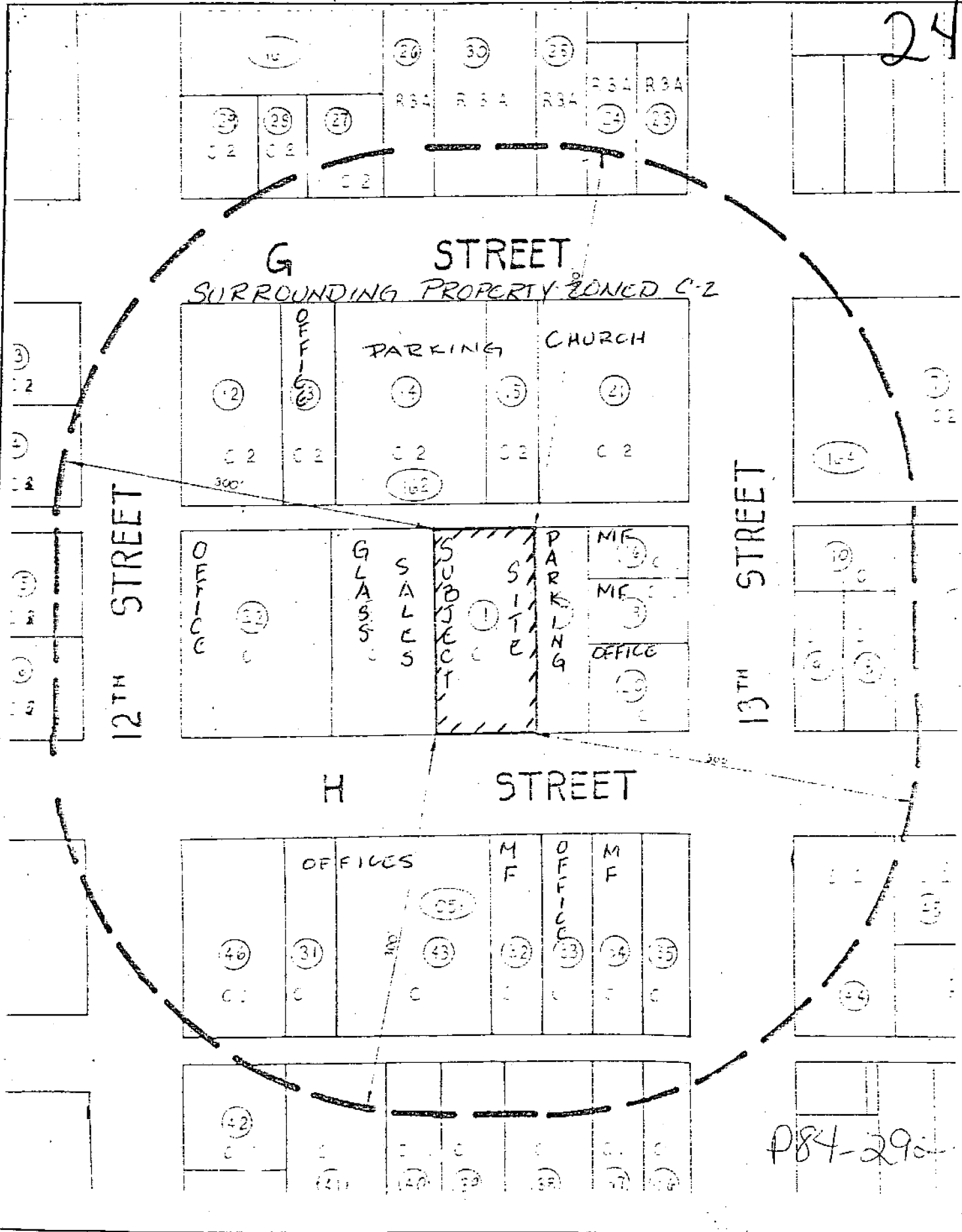

Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


For: Walter J. Slipe City Manager

SD:pkb
Attachments
P84-292

October 2, 1984
District No. 1



P84-290

VICINITY - LAND USE - ZONING

7

P84-292

APN 002 162 14
CONSERVATIVE PIPESMETHS
CO

EXISTING BUILDING

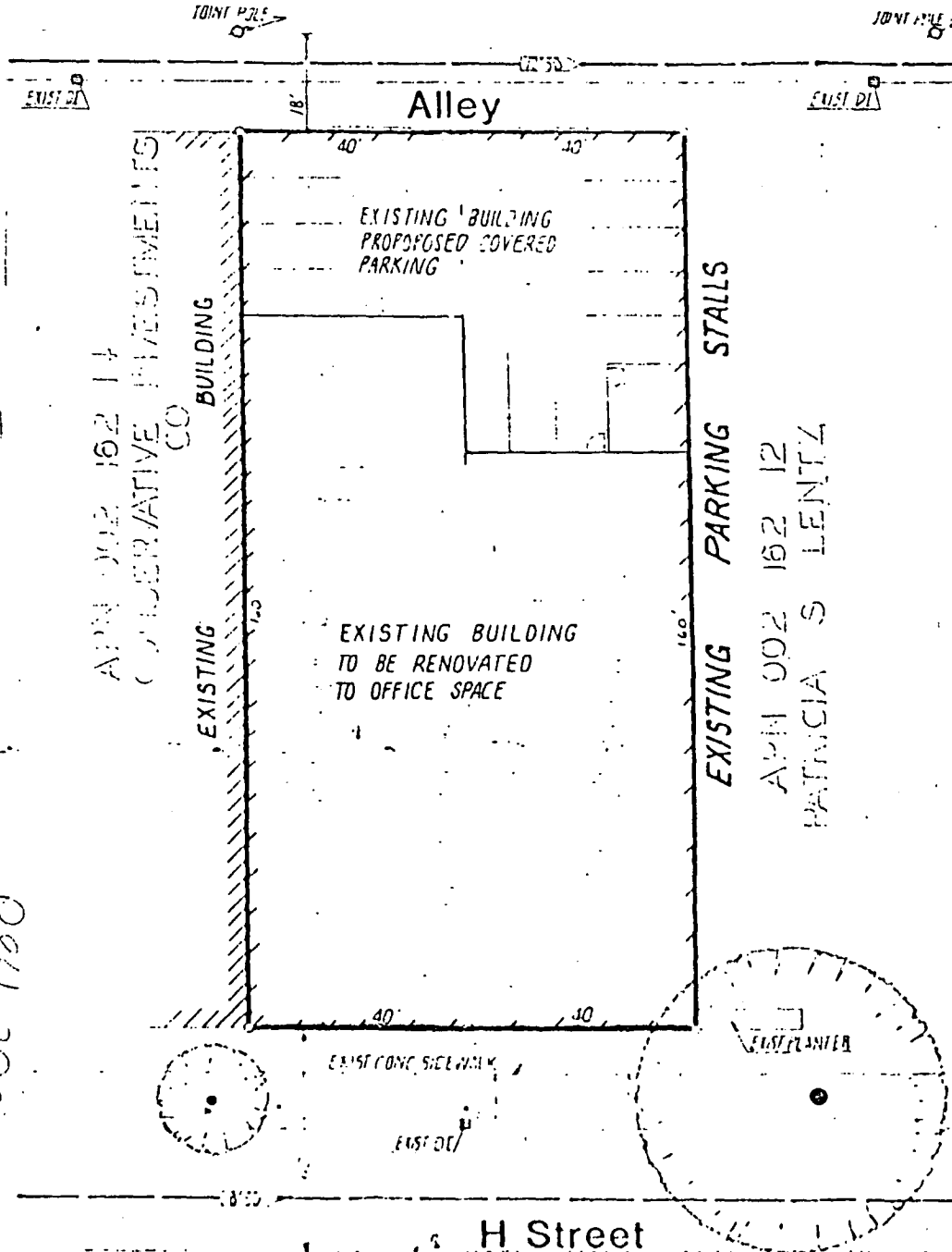
EXISTING BUILDING

EXISTING BUILDING
PROPOSED COVERED
PARKING

EXISTING BUILDING
TO BE RENOVATED
TO OFFICE SPACE

EXISTING PARKING STALLS

APN 002 162 12
PATRICIA S LENTZ



ENGINEER:
JTS ENGINEERING CONSULTANTS, INC.
811 J STREET
SACRAMENTO, CA 95814
(916) 441-6708

OWNER:
1225 INVESTORS LTD.
C/O GARDMEYER DEVELOPMENT CO.
7893 SUNRISE BLVD., STE. 101
RANCHO CORRIJOVA, CA 95670
(916) 635-1493

DEVELOPER'S REPRESENTATIVE:
CHRISTINA PRIM, ATTORNEY AT LAW
C/O HYDE MILLER & SAVAGE
428 J STREET, STE 400
SACRAMENTO, CA 95814
(916) 447-7933

TOTAL AREA:
12,800 ± SQ. FT. 0.2938 ± ACRES

PRESENT USE:
AUTO WORK SHOP

PROPOSED USE:
OFFICES 2 PARCELS 6400 ± EACH (40' x 160')

EXISTING ZONING:
C-2

PROPOSED ZONING:
C-2

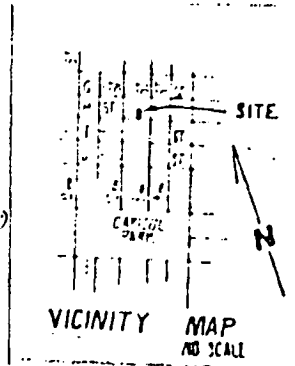
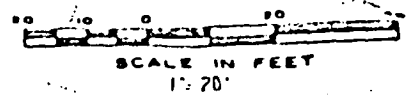
SCHOOL DISTRICT:
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

ASSESSOR'S PARCEL NUMBER:
002-162-13

LEGAL DESCRIPTION:
EAST HALF OF LOT 8 AND WEST HALF OF LOT 7 OF BLOCK 800
BY 12TH STREET, 13TH STREET, H STREET AND G STREET IN
CITY OF SACRAMENTO, AS SHOWN ON THE OFFICIAL PLAT OF 1
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CAL

UTILITIES:

GAS	PACIFIC GAS & ELECTRIC	383-41
ELECTRICITY	S.P.U.D.	452-32
TELEPHONE	PACIFIC BELL	452-37
WATER	CITY OF SACRAMENTO	449-52
SEWER	CITY OF SACRAMENTO	449-52
DRAINAGE	CITY OF SACRAMENTO	449-52
FIRE	CITY OF SACRAMENTO	449-52



THE PURPOSE OF THIS REQUEST IS TO GET APPROVAL OF A TENTATIVE
ALLOW SUBDIVISION OF EXISTING SINGLE PARCEL INTO 2 PARCELS.
& LAND UNDERNEATH) WILL BE OWNED SEPARATELY. SPECIAL CLEAR DOCUMENTS WILL SPELL
OUT HOW THE PARKING, MAINTENANCE AND OTHER ITEMS WILL WORK.

24

RESOLUTION No. 84-842

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT 1225 H STREET
APPROVED BY THE CITY COUNCIL

(P- 84-292)(APN: 002-162-13)

OCT 2 1984

WHEREAS, the City Council, on October 2, 1984, held a public hearing
on the request for approval of a tentative map for property located at 1225
H Street;

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 15315
and 15301(o);

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 1980 Central City Community Plan designate the
subject site for commercial 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

P84-292

**TENTATIVE MAP
1225 H STREET**

AIRSPACE CONDOMINIUM

JULY, 1984

JTS ENGINEERING CONSULTANTS, INC.
111 J STREET
SACRAMENTO, CALIFORNIA 95814

ENGINEER:
JTS ENGINEERING CONSULTANTS, INC.
811 J STREET
SACRAMENTO, CA 95814
(916) 441-6708

OWNER:
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PROPOSED USE:
OFFICES

EXISTING ZONING:
C-3

PROPOSED ZONING:
C-3

SCHOOL DISTRICT:
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

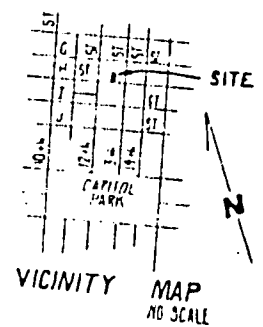
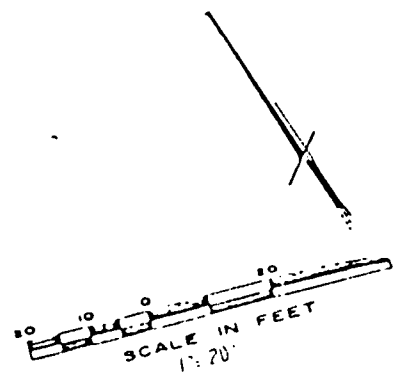
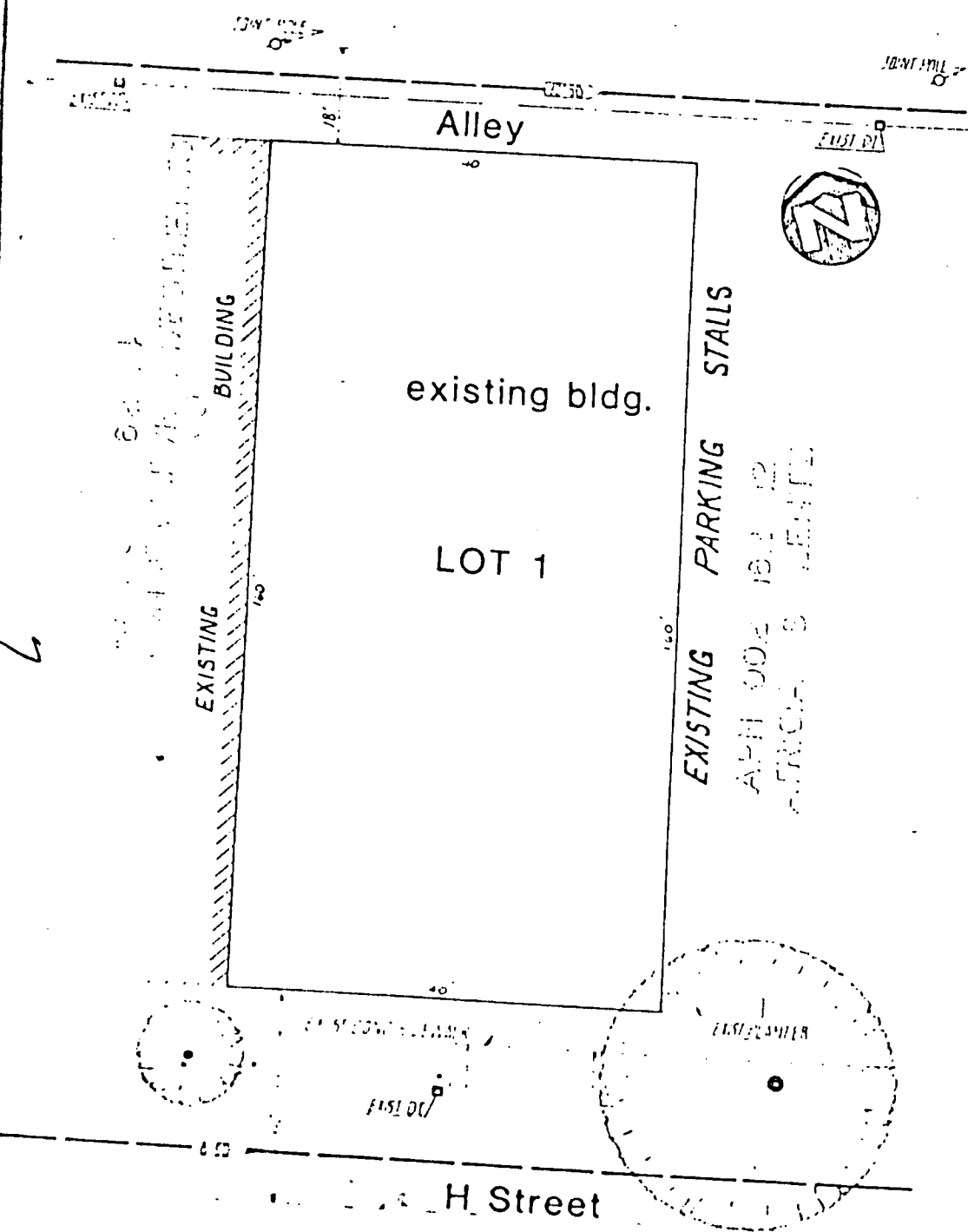
ASSESSOR'S PARCEL NUMBER:
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UTILITIES:

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ELECTRICITY	S.M.U.D.	452-3211
TELEPHONE	PACIFIC BELL	482-1228
WATER	CITY OF SACRAMENTO	449-5273
SEWER	CITY OF SACRAMENTO	449-5273
DRAINAGE	CITY OF SACRAMENTO	449-5281
FIRE	CITY OF SACRAMENTO	449-5252

THE PURPOSE OF THIS REQUEST IS TO GET APPROVAL OF A TENTATIVE MAP WHICH WOULD ALLOW SALE OF AIRSPACE INTERESTS IN THE



184-293
JTS

October 4, 1984

1225 Investors Ltd.
2893 Sunrise Boulevard, #101
Rancho Cordova, CA 95670

Dear Gentlemen:

On October 2, 1984, the Sacramento City Council took the following action(s) for property located at 1225 H Street:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to divide a 0.29± acre parcel into two airspace condominium lots in the General Commercial, C-2 zone. (P-84292)

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

Sincerely,

Lorraine Magana
City Clerk

LM/kmn/24

Enclosure:

cc: Planning Department

JTS Engineering, Applicant