

P97-032 - CONVEYANCE OF PROPERTY INTEREST FROM THE CITY OF SACRAMENTO TO SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

REQUEST: A. **Section 65402(a)** General Plan Consistency Review, for conveyance of fee title, for properties located at 810 V Street (in the R-1(B) zone) and 1619 N Street (in the R-5 zone), from the City of Sacramento to the Sacramento City Unified School District, to clear title now held jointly by both parties. .

LOCATION: 1619 N Street and 810 V Street
APNs: 006-0174-016 and 009-0182-001
Central City Community Plan Area
Council Districts 3 and 4.

APPLICANT:	City of Sacramento Department of Public Works Rhonda Lake, Real Estate Services Section 1023 J Street, Suite 200 Sacramento CA 95814 (916) 264-7902
OWNER:	City of Sacramento
APPLIC. FILED:	3-24-97
STAFF CONTACT:	Mark Kraft, 264-8116

SUMMARY/RECOMMENDATION:

The City of Sacramento is in the process of negotiating the conveyance of fee title to the Sacramento City Unified School District, to allow for clear title so that the School District may refinance the properties, located at 810 V Street and 1619 N Street. **Staff recommends the Planning Commission approve the staff report** and find the continued use of the properties by the School District consistent with the General Plan and forward the attached Notice of Decision to Public Works for City Council action. This recommendation is based on the project's consistency with the policies of the General Plan and Community Plan.

PROJECT INFORMATION:

810 V Street

General Plan Designation	Low density Residential (4-15 DU/NA)
Community Plan Designation:	Low Density Residential
Existing Land Use of Site:	School Administration
Existing Zoning of Site:	R-1(B)

Surrounding Land Use and Zoning:

North:	Residential;R-1(B)
South:	Residential ;R-1(B)
West:	Southside Park;R-3(A)
East:	Residential:R-1(B),R-5

Total Property Area:51,200
 Property Dimensions:320' x 160'
 Building Area: 18,769 square feet
 Building Height: 20 feet
 Parking Spaces: 70
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

1619 N Street

General Plan Designation:	High Density Residential (30 + DU/NA)
Community Plan Designation:	Multi-Family Residential
Existing Land Use of Site:	Print Shop and Former School Administration
Existing Zoning of Site:	R-5

Surrounding Land Use and Zoning

North: Parking;C-3
 South: Residential/ Retail;C-2, R-5
 East: Residential;R-5
 West: Parking;C-2

Total Property Area: 51,200
 Property Dimensions: 320' x 160'
 Building Area: 45,233 square feet
 Building Height: 50 feet
 Parking Spaces: 30
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

OTHER APPROVALS REQUIRED: In addition to this Government Code Sec. 65402(a) review, the project will also need the following approvals:

<u>Agency</u>	<u>Requirement</u>
City Council	Approval of the Land Conveyance Agreement

BACKGROUND INFORMATION:

The Sacramento City Unified School District is seeking to refinance properties at 810 V Street and 1619 N Street. The 810 V site formerly served as the Leland Stanford Junior High School, and has been used as a school administration building in recent years. The 1619 N site is occupied by two structures. The first, located on the eastern portion of the property, originally served as the Jefferson School. It was later converted to the District's central administration building, and has been vacant since the District headquarters was moved to Capital Mall in 1996. The other structure on the site continues to serve as a printing facility for the District.

Although both sites have been devoted to school related uses for many years, ownership of each of these sites is split between the Sacramento City Unified School District and the City of Sacramento. As shown in Exhibit A-3-, the parcel at 810 V is divided into four "lots". The City of Sacramento has title to lots 1, 2, and 3, and the School District has title to lot 4. The parcel at 1619 N Street is also divided into four "lots", with the City holding title to lot 8 and the western portion of lot 7, and the School District holding title to lots 5, 6, and the eastern portion of lot 7. Effectively the School District holds title to the portion of the lot containing the Jefferson School building, and the City holds title to the

portion of the lot containing the printing facility. The Jefferson School building, at 1619 N Street, is listed as a priority structure in the City's Official Register. The 810 V Street site is currently under consideration for listing, either as a structure, or as a site which could be added to the Southside Park preservation area.

As the School District does not hold clear title to these properties, refinancing of the properties is not currently feasible. The School District has therefore requested that the City convey title of the portions of property, held by the City, to the School District.

The Public Works Department, Real Estate Division, will coordinate the negotiation of the land conveyance agreement with the School District. The final agreement will be subject to the approval of the City Council.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

California Government Code, Section 65402(a), requires the City Planning Commission to make a finding of General Plan and applicable community plan consistency with regard to the proposed land use. Staff has reviewed the proposed conveyance for consistency with the City's General Plan and Central City Community Plan.

The proposed conveyance does not involve any proposed land use changes from the current school related uses. Given the substantial amount of new housing planned for the Central City, particularly as a result of the R Street Corridor Plan adoption and Central City Housing Strategy recommendations, it is important to maintain adequate available school sites within the Central City to accommodate anticipated population growth. Any future land use changes on the subject sites would require environmental review and project approval by the City Planning Commission and/or the City Council. The General Plan and the Central City Community Plan allow school related uses in residential zones. The proposed uses are therefore consistent with the General Plan and Community Plan land use designations.

The City General Plan establishes policies which deal with Quality of Life, (Policy 1, Sec. 1-30). It is the policy of the City that cultural amenities such as symphonies, theater, schools, libraries, museums, and art help to enhance the urban environment. Support for these amenities will help ensure a rich vital urban experience. The proposed land use is consistent with this policy.

It is the policy of the City to cooperate with the region's various public jurisdictions on matters of mutual interest including social, economic, and environmental issues; land use policies; and private development project review, (Policy 9, Sec. 1-36). The proposal is consistent with this policy.

It is the policy of the City to provide a full range of adequate municipal services in order to meet resident and worker needs and to assure a healthy, orderly development and maintenance of its communities. It is important that these services are coordinated with the expected growth of the City, (Policy 11, Sec. 1-37) The proposed land use is consistent with this policy.

It is the goal of the City to assist school districts in providing quality education facilities that will accommodate projected student enrollment growth. (Goal A, Sec 7-18). The proposed use is consistent with this goal.

The Central City Community Plan's Education Goal is to maintain educational/vocational facilities and services for Central City residents. The proposal is consistent with this goal.

The Central City Community Plan contains a goal to develop land use policies which encourage the conservation and rehabilitation of sound housing stock and historically significant structures. Staff was concerned about the effect of the proposed action on the preservation of the Jefferson School building (a priority structure) and structures on the 810 V site (currently under consideration for listing). Staff has therefor requested that the Department of Public Works include the following language in the conveyance document:

810 V The City conveys interest in the subject property to the Sacramento City Unified School District (SCUSD) on the condition that SCUSD, and/or any subsequent ownership interest will abide by the review requirements of the City's Preservation of Historic Structures Ordinance (Title 32 of the City Code) if or when the City Council acts to list the property in the City's Official Register of Historic Structures, whether listed individually or within a preservation area.

1619 N The City conveys interest in the subject property to the Sacramento City Unified School District (SCUSD) on the condition that SCUSD will abide by the review requirements of the City's Preservation of Historic Structures Ordinance (Title 32 of the City Code) and that SCUSD and/or any subsequent ownership interest will obtain approval from the City's Preservation Director, or the Design Review\Preservation Board, for any proposed alterations to the subject site. The Preservation Director, or the Design Review\Preservation Board, will base its decisions, relative to alterations of this property, on consideration of the proposal's

impacts on the listed structure located on the property. The Preservation Director or Design Review/Preservation Board will encourage reuse of these parcels in ways which will enhance reuse of the administration building on the project site.

Environmental Determination

65402(a) reviews by the Planning Commission are not discretionary actions; therefore, the California Environmental Quality Act (CEQA) does not apply.

PROJECT APPROVAL PROCESS:

This project is a 65402(a) Review by the Planning Commission, which is not a discretionary action. The Planning Commission has the authority to find the project consistent or inconsistent with the General Plan and Central City Community Plan.


RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

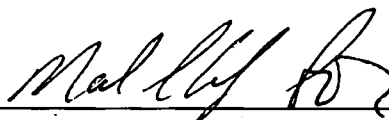
- A. Staff recommends the Planning Commission approve the staff report and adopt the attached Notice of Decision finding the proposed action in conformance with the General Plan and Central City Community Plan, as required by Section 65402(a) of the Government Code.

Report Prepared By,

Report Reviewed By,



Mark Kraft, Associate Planner



Steve Peterson, Senior Planner

Attachments

Attachment A
Exhibit A-1
Exhibit A-2
Exhibit A-3

Notice of Decision
Vicinity Maps
Site Plans
Title Reports

ATTACHMENT A

NOTICE OF DECISION AND FINDINGS OF FACT APPROVING THE STAFF REPORT AND FORWARDING THE PROPOSAL TO PUBLIC WORKS FOR CITY COUNCIL ACTION FOR CONVEYANCE OF PROPERTY INTEREST FROM THE CITY OF SACRAMENTO TO SACRAMENTO CITY UNIFIED SCHOOL DISTRICT IN SACRAMENTO, CALIFORNIA IN THE (R-1(B)) and R-5 ZONES

(P97-032) (APNs: 006-0174-016 and 009-0182-001)

At the regular meeting of August 14, 1997 the City Planning Commission reviewed the staff report for Section 65402(a) Review for General Plan consistency of a CONVEYANCE OF PROPERTY INTEREST FROM THE CITY OF SACRAMENTO TO SACRAMENTO CITY UNIFIED SCHOOL DISTRICT. (EXHIBIT A-1)

The City Environmental Coordinator has determined that 65402(a) reviews by the Planning Commission are not discretionary actions, therefore, the California Environmental Quality Act (CEQA) does not apply.

The City Planning Commission made the following findings:

1. The proposed conveyance of land from the City to the Sacramento City Unified School District is consistent with the General Plan and the Central City Community Plan:

2. The project will not be detrimental to the public health, safety or welfare.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE

- | | |
|-------------|---------------|
| Exhibit A-1 | Vicinity Maps |
| Exhibit A-2 | Site Plans |
| Exhibit A-3 | Title Reports |

810 V STREET VICINITY MAP

MAP SOURCE: CITY OF SACRAMENTO, CALIF. WATER UTILITIES DEPARTMENT GIS SECTION



1619 N STREET VICINITY MAP



14TH ST.

15TH ST.

16TH ST.

17TH ST.

18TH ST.

19TH ST.

CAPITOL AVE.

L ST.

CAPITOL AVE.

N ST.

18TH ST.

N ST.

O ST.

O ST.

C-2

C-3

PROJECT SITE
R-5
1619

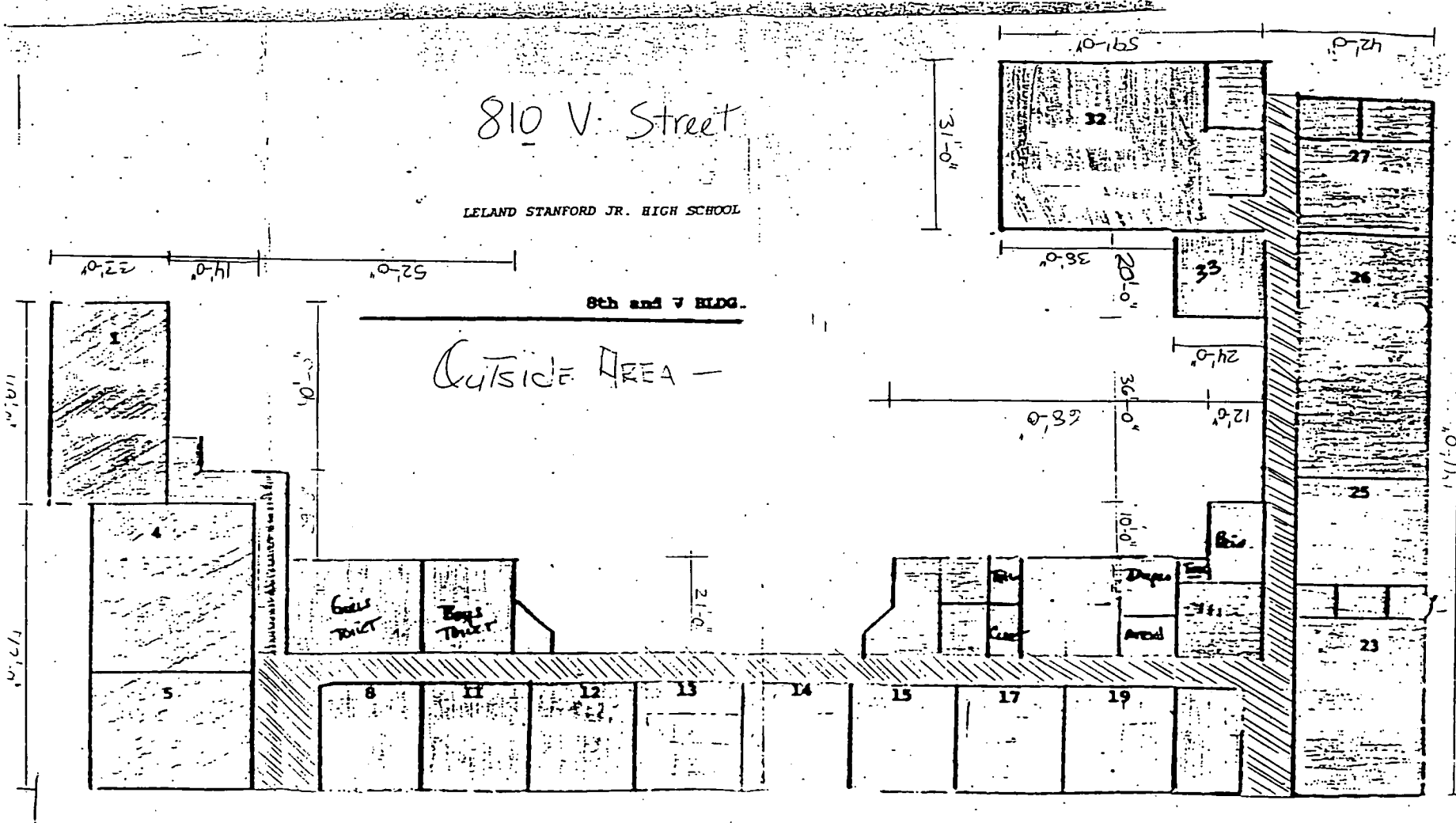
R-5

C-2

R-5

PAV. PATHWAY

PAV. PATHWAY



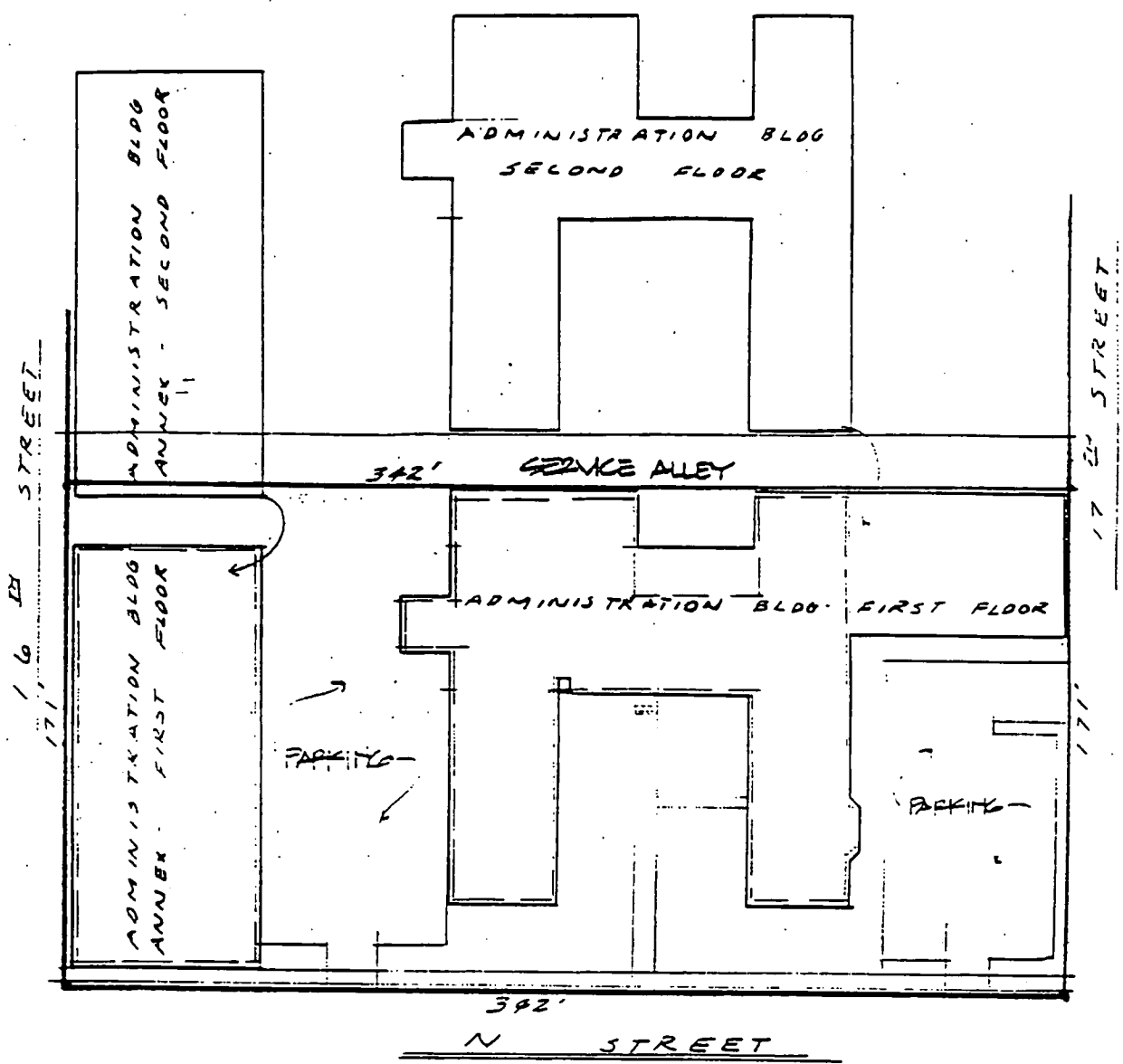
810 V STREET SITE PLAN

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

PROJECT: DIAGRAM OF BUILDING AREA
 SCHOOL: ADMINISTRATION
 ADDRESS: 1619 N ST

EXISTING	1-A
BASIC PLANS	2-A
FINAL PLANS	3-A

SCALE 1" = 60'
 ACREAGE 1.35 ACRES
 YEAR BUILT 1923

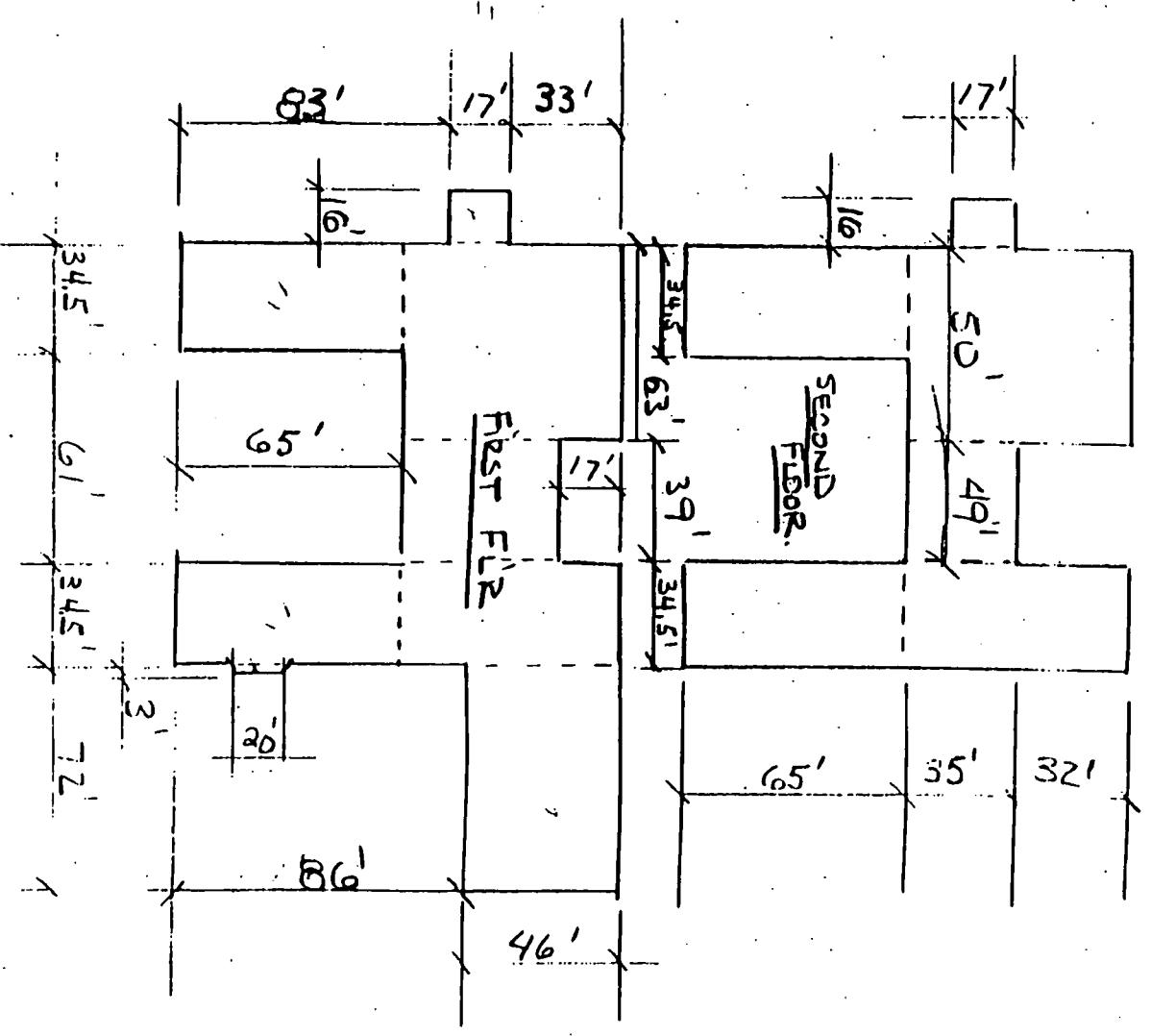


P 97 - 032

1619 N STREET SITE PLAN

ABOVE IS MEASURED IN ACCORDANCE WITH
 ART. 2022 SUB CHAPTER 8 TITLE 5 CALIF.
 ADMINISTRATIVE CODE _____

DATE: SHEET 1 OF 4 SHEETS
 OFFICE OF SCHOOL PLANNING
 CALIFORNIA DEPARTMENT OF EDUCATION



BUILDING #1

- FIRST FLOOR - $17' \times 16' + 65' \times 34.5' + 65' \times 34.5' + 3 \times 20' + 46' \times 72' = 16,507$
- + $63' \times 63' + 30' \times 68' + 51' \times 39'$
- SECOND FLOOR - $34.5' \times 65' \times 2 + [50' + 34.5' \times 63'] + 49' \times 35' + 17' \times 16' = 12,133.5$

TOTAL AREA - BLDG. #1 = 28,640.5 SQ. FT.

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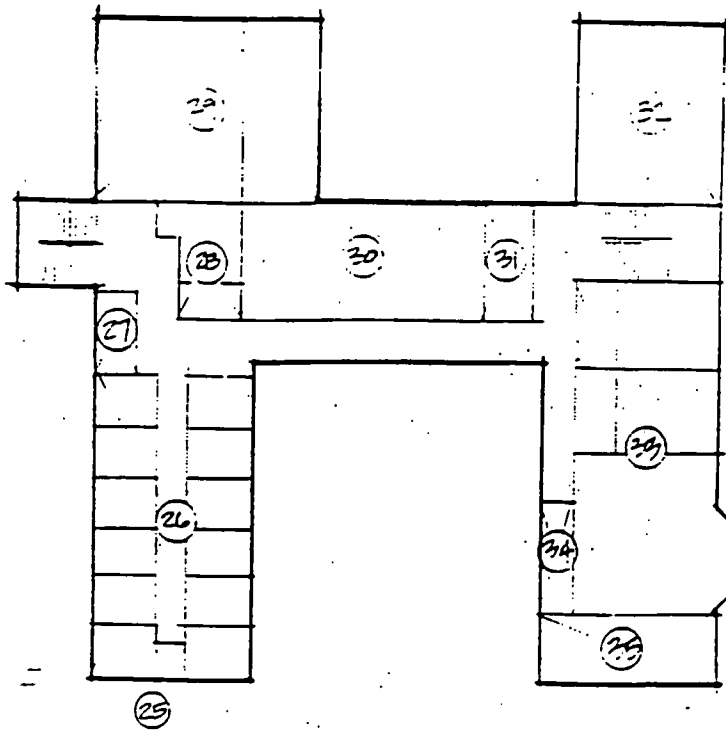
--- ADMINISTRATION BLDG - 16 th & N			
<u>(OUD - JEFFERSON SCHOOL)</u>			
			<u>CSA. APP NO.</u>
BLDG. # 1 -	28,641	SQ. FT.	- 1949*
BLDG. # 2 -	16,592	SQ. FT.	1949-1953 +
			7126

TOTAL AREA - 45233 SQ. FT. -

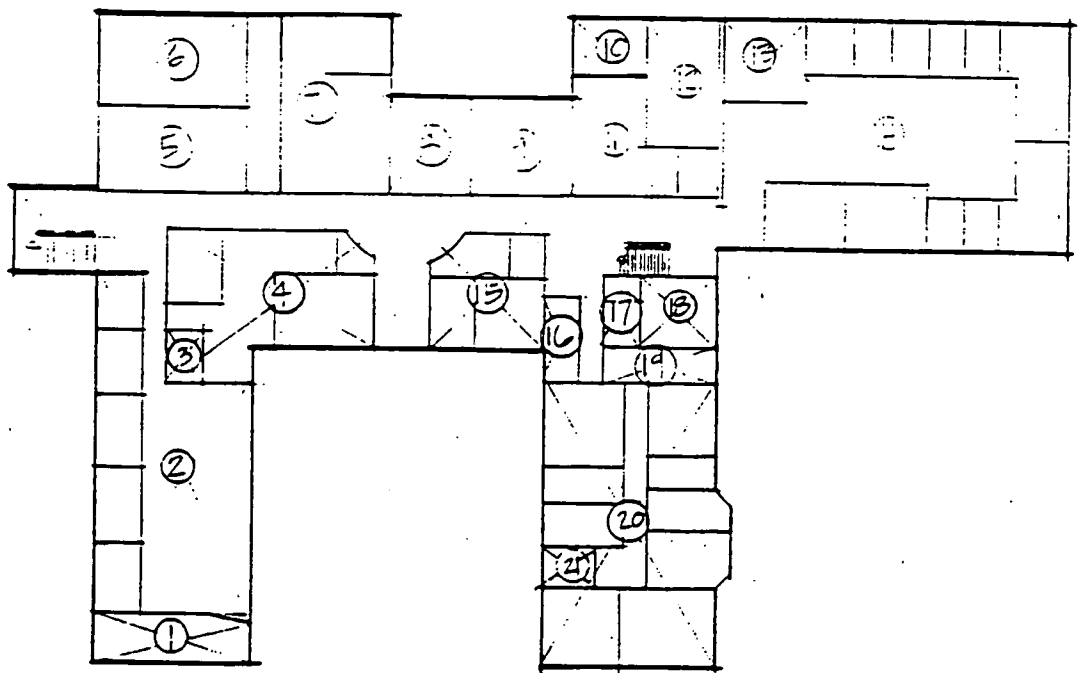
NOTE - THESE TWO STRUCTURES CANNOT BE USED AS SCHOOL FACILITIES

*- BLDG. # 1 WAS EXTENSIVELY REMODELED IN 1949.
 +- BLDG. # 2 WAS BUILT BETWEEN 49 & 53 & HAS NO OSA APP NO. BECAUSE IT WAS NOT CONSIDERED AS CLASSROOM FACILITY

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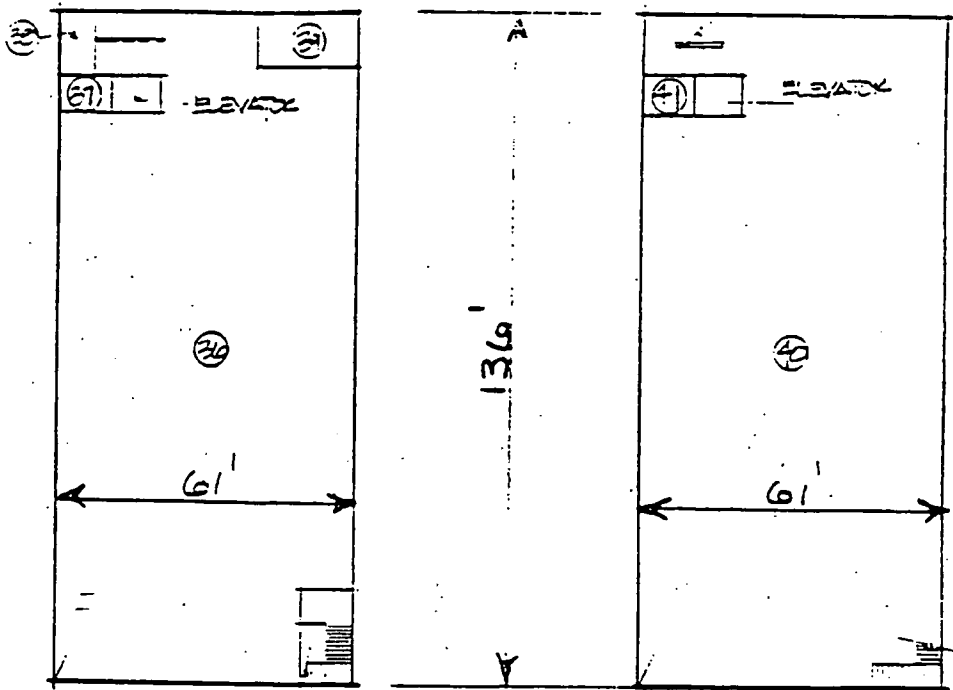
2ND FLOOR



1ST FLOOR

SCALE 1"=40'

P97-032



1ST FLOOR

2ND FLOOR

ADMINISTRATION BUILDING

ANNEX

BLDG. #2.

TOTAL AREA - 61' x 136' x 2 = 16,592 SQ. FT.

ORDER NO. 15-000356

810 V STREET TITLE REPORT

The form of policy of title insurance contemplated by this report is:

ALTA LENDERS

The estate or interest in the land hereinafter described or referred to covered by this Report is: A FEE

Title to said estate or interest at the date hereof is vested in:

CITY OF SACRAMENTO, a municipal corporation, as to Parcel No. 1, subject to Item No. 4 herein; SACRAMENTO CITY UNIFIED SCHOOL DISTRICT, OF SACRAMENTO COUNTY, CALIFORNIA, as to Parcel No. 2

The land referred to in this Report is situated in the State of California, County of Sacramento, City of Sacramento, and is described as follows:

PARCEL NO. 1: City

Lots 1, 2 and 3 in the block bounded by "V" and "W", Eighth and Ninth Streets of the City of Sacramento, according to the official map or plan of said City.

Portion of APN 009-0182-001

PARCEL NO. 2: SCUSD

Lot 4 in the block bounded by "V" and "W", Eighth and Ninth Streets of the City of Sacramento, according to the official map or plan of said City.

Portion of APN 009-0182-001

No record of conveyance by City to SCUSD
(Butler conveyed to City in 1910)

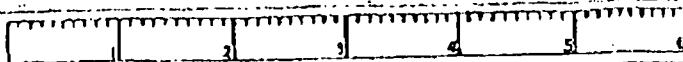
810V Street

APN: 009-0182-001

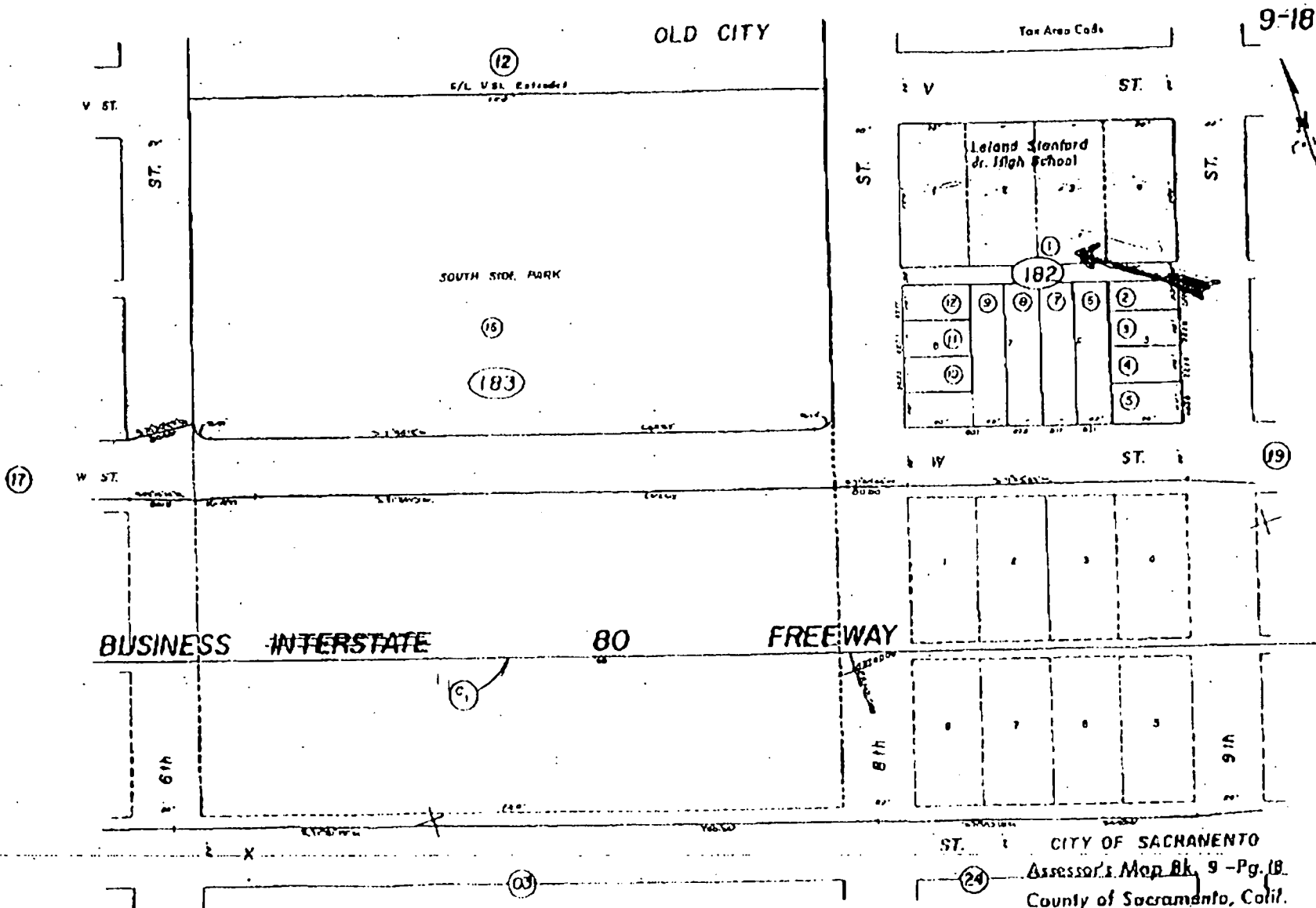
"IMPORTANT: This plat is not a survey. It is merely furnished as a convenience to locate the land in relation to adjoining streets and other lands and not to guarantee any dimensions, distances, bearings, or acreage."

TRW-REDI

SCALE IN 1/10 OF AN INCH



1-800-345-7334



CITY OF SACRAMENTO
Assessor's Map No. 9 - Pg. 18
County of Sacramento, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

SACRAMENTO COUNTY 0.18 Sht 1 of 1

8329 P.04

TO

JUN-26-1997 13:51 FROM PWA 916-264-5573

MAY 07 '96 09:19AM OCHOA SILLAS

P.21

ORDER NO. 15-000360

1619 N STREET TITLE REPORT

The form of policy of title insurance contemplated by this report is:

ALTA LENDERS

The estate or interest in the land hereinafter described or referred to covered by this Report is: A FEE

Title to said estate or interest at the date hereof is vested in:

SACRAMENTO CITY SCHOOL DISTRICT OF SACRAMENTO, CALIFORNIA, BY DEED DATED DECEMBER 8, 1920 AND RECORDED DECEMBER 10, 1920 IN BOOK 548 OF DEEDS AT PAGE 154 as to Lots 5, 6 and the East half of Lot 7; MAYOR AND COMMON COUNCIL OF THE CITY OF SACRAMENTO BY DEEDS DATED JANUARY 6, 1857 AND RECORDED JANUARY 29, 1857 AND FEBRUARY 11, 1857 IN BOOK T OF DEEDS AT PAGE 82 AND BOOK T OF DEEDS AT PAGE 163 as to the West half of Lot 7 and all of Lot 8

The land referred to in this Report is situated in the State of California, County of Sacramento, City of Sacramento, and is described as follows:

Lots 5, 6, 7 and 8 in Block bounded by "M" and "N", 16th and 17th Street of said City, according to the official map or plan of said City.

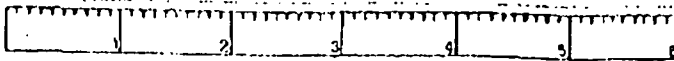
APN 006-0174-016

APN 006-0174-016

This map is for informational purposes only. It is not to be used as a title document. It is not to be used as a basis for any claim of title, interest, or right, and not to be used as a basis for any claim of damages, or acreage.

TRW-REDI

SCALE IN 1/10 OF AN INCH

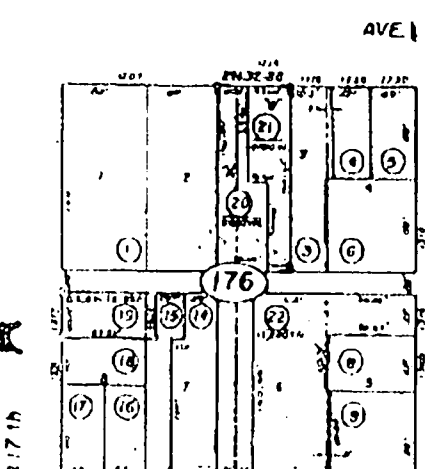
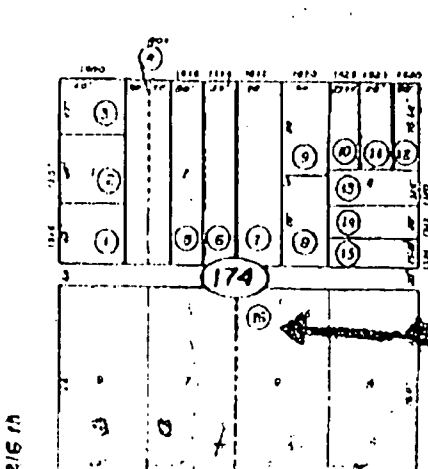
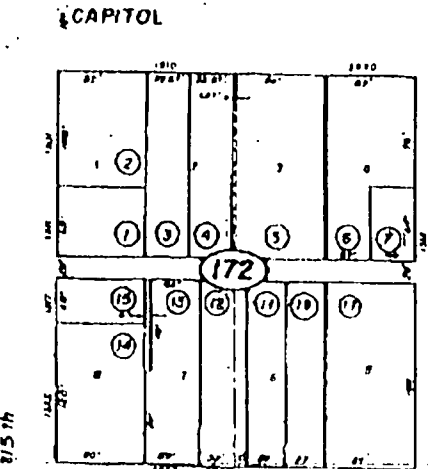
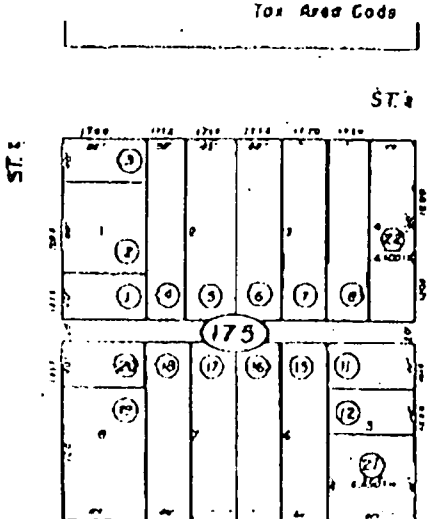
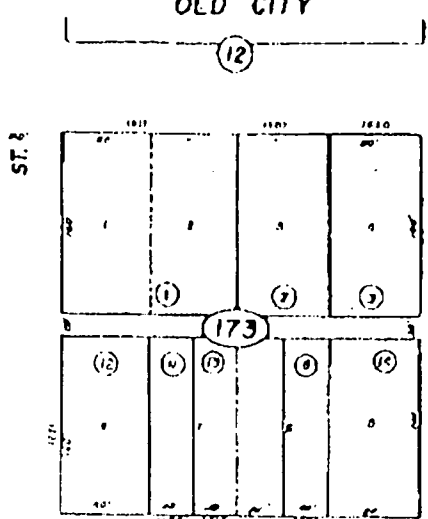
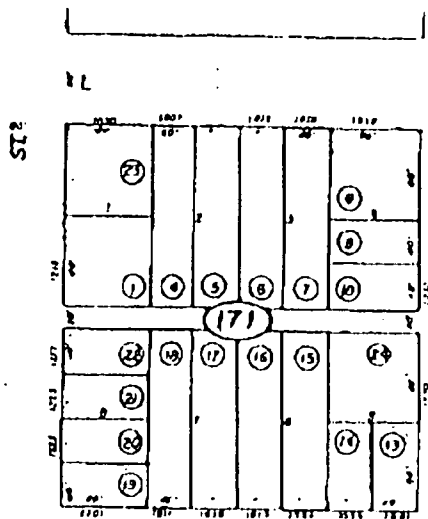


1-800-345-7334

OLD CITY

Tax Area Code

6-17



8x.7

Record of Survey, O.S. BA. 42, Pg. 46 (12-18-87)

CITY OF SACRAMENTO

Assessor's Map BA. 6 - Pg. 17
County of Sacramento, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses

Common School
purposes forever

Order: 0000000001 TOF: MG SA Bk-Pg 6-17 Sht. 1 of 1

8329 P.00

10

FROM FHM 918-264-5573

MAY 07 '96 09:11AM OCHOR & SILLAS