



CITY OF SACRAMENTO

18

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

CITY MANAGER'S OFFICE
RECEIVED
MAR 31 1983

MARTY VAN DUYN
PLANNING DIRECTOR

March 30, 1983

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

APR 5 1983

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination;
2. Tentative Map (P83-037)(APN: 010-222-1,2,3,4,8,17,18)

LOCATION: Block bounded by 22nd Street, 23rd Street, X Street and Broadway

SUMMARY

The applicant is requesting a tentative map approval in order to establish a 122,000+ sq. ft. office building as an office condominium. This would allow the sale of airspace within the structures. The staff and Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent variance, rezoning or plan amendment request 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: Parking lot and freeway; TC
- South: Christian Brothers School; R-4
- East : Residential, auto sales, repair; R-0, C-2
- West : Bank, residential; C-2

The subject site is the former location of Good Chevrolet auto dealership. On June 1, 1982 the City Council approved the conversion of the auto dealership into a 122,000+ sq. ft. office building with 14 on-site parking spaces and 326 off-site parking spaces located under the freeway, north of the site (P82-072).

Staff's only concern is that adequate parking be assured for each office site. The tentative map has been conditioned to address this concern.

A Negative Declaration was filed on March 25, 1983.

RECOMMENDATION

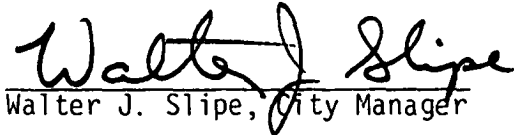
The Parcel Map Advisory Agency (Planning Director and City Engineer) based upon review by the Subdivision Review Committee, recommends that the City Council approve the project by:

1. Ratifying the Negative Declaration; and
2. Adopting the attached resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

RECOMMENDATION APPROVED:


 Walter J. Slipe, City Manager

MVD:SD:cp
Attachments
P83-037

April 5, 1983
District No. 4

RESOLUTION NO. 83-242

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING CITY COUNCIL
A TENTATIVE MAP FOR PROPERTY BOUNDED BY 22ND STREET,
23RD STREET, X STREET AND BROADWAY

APPROVED
APR 5 1983

(P-83-030)(APN: 010-222-1,2,3,4,8,17,18)

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on April 5, 1983, held a public hearing on the request for approval of a tentative map for property bounded by 22nd Street, 23rd Street, X Street and Broadway

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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. 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 commercial and office use(s).

4. ~~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.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. 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. Remove abandoned driveway and repair or replace sidewalks as necessary.
 - b. Provide street lights as required by the City Electrical Engineer.
 - c. Raise and reconstruct curb, gutter and sidewalk along 22nd, 23rd and X Streets.
 - d. Provide traffic signal at 22nd and X Streets to the satisfaction of the City Traffic Engineer.
 - e. Place the following note on the final map: 191 parking spaces shall be designated to Lot 1 and 101 parking spaces to Lot 2 in the off-site parking facility located under the freeway (block bounded by 22nd, 23rd, W and X Streets) and approved as parking by the City Planning Commission on May 25, 1982 (P82-072). (Parking spaces shall be clearly numbered.)

MAYOR

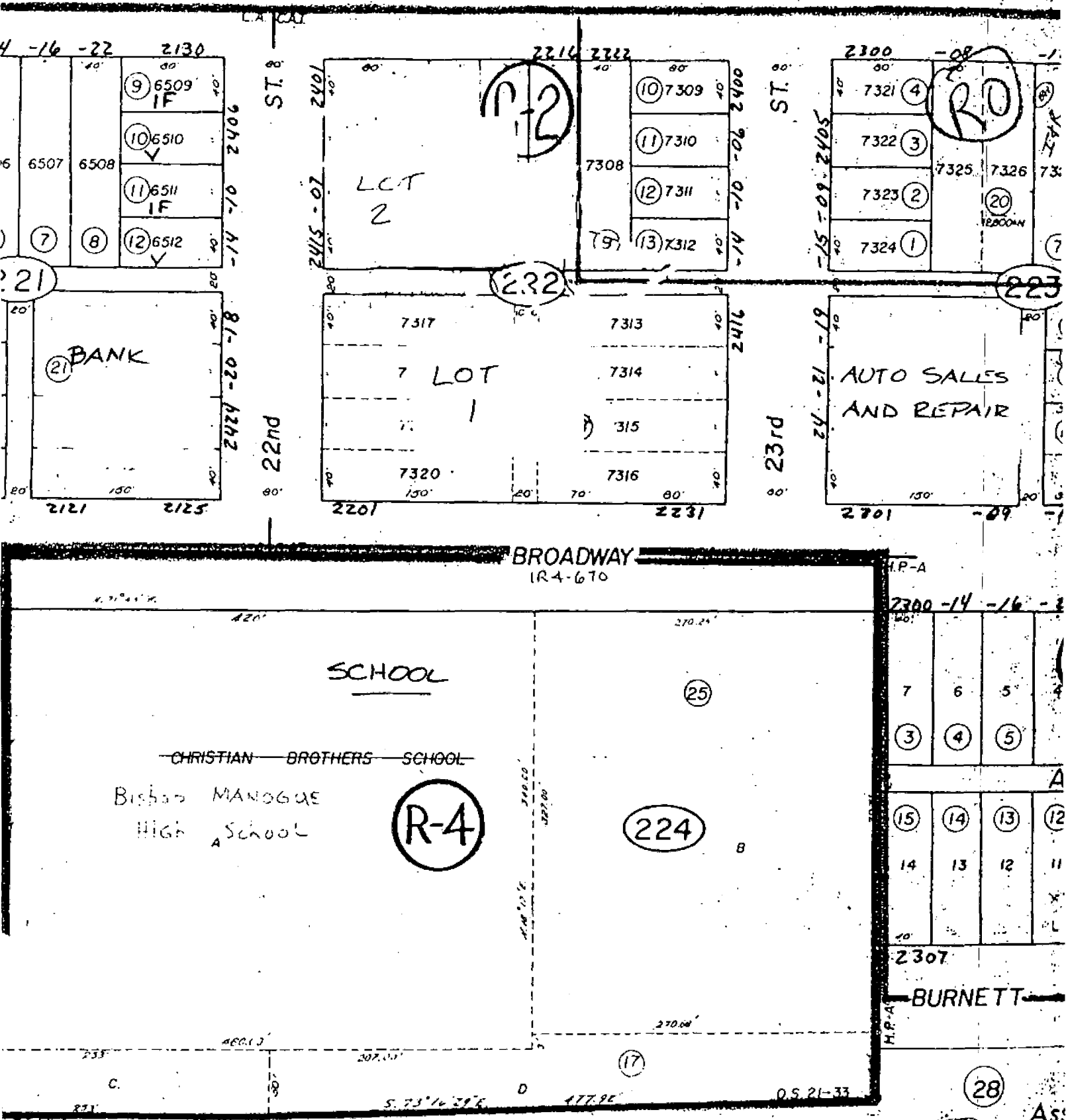
ATTEST:

CITY CLERK

P83-037

FREEWAY

LOCATION AND LAND USE MAP

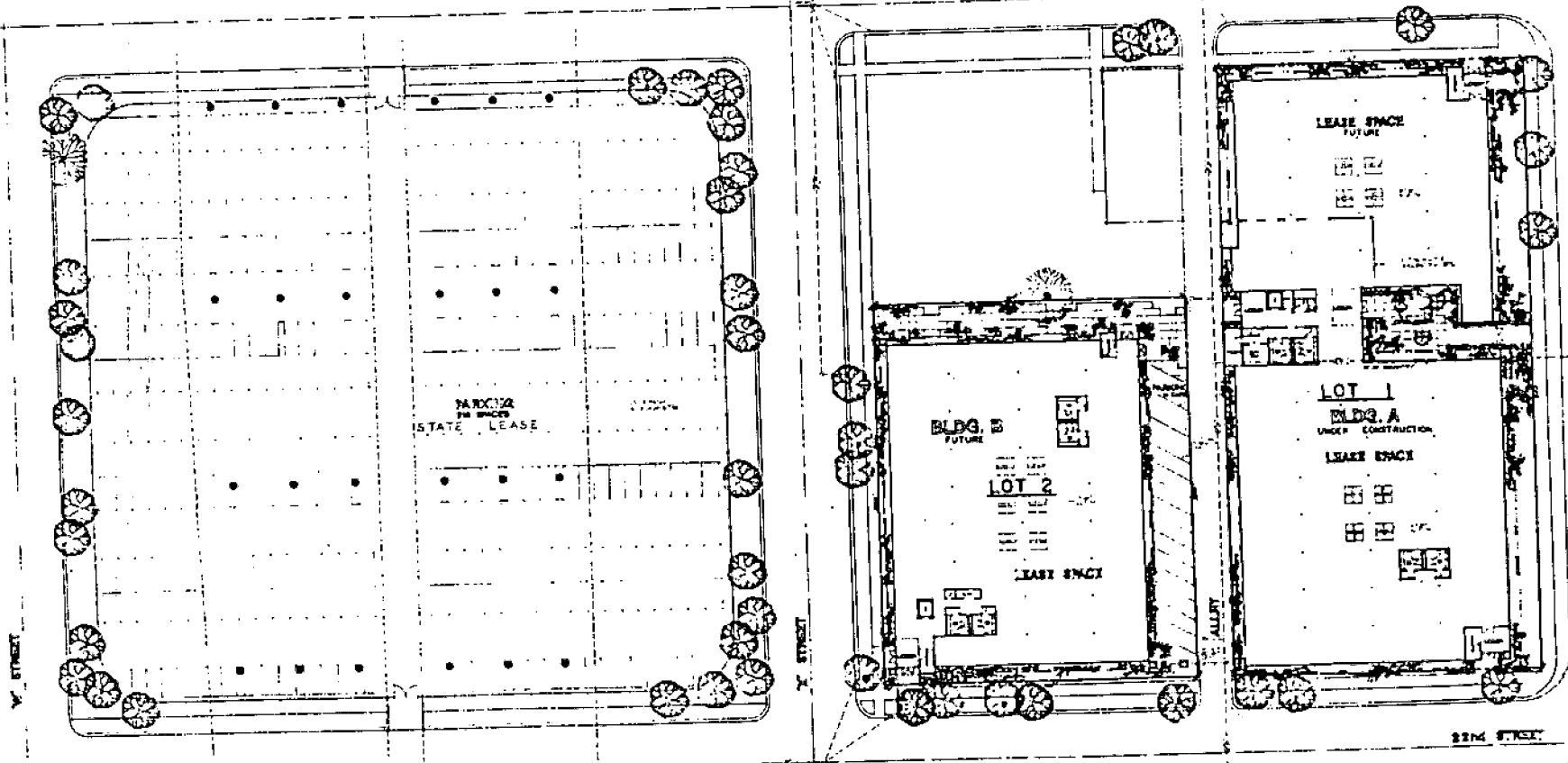


NOTE—Assessor's Block Numbers Shown in Ellipses.

5 Assessor's Parcel Numbers Shown in Circles.

9/1

MAP SITE PLAN



SITE PLAN & FIRST FLOOR PLAN

10-221-00	10-221-01	10-221-02	10-221-03	10-221-04	10-221-05	10-221-06	10-221-07	10-221-08	10-221-09	10-221-10	10-221-11	10-221-12	10-221-13	10-221-14	10-221-15	10-221-16	10-221-17	10-221-18	10-221-19	10-221-20	10-221-21	10-221-22	10-221-23	10-221-24	10-221-25	10-221-26	10-221-27	10-221-28	10-221-29	10-221-30	10-221-31	10-221-32	10-221-33	10-221-34	10-221-35	10-221-36	10-221-37	10-221-38	10-221-39	10-221-40	10-221-41	10-221-42	10-221-43	10-221-44	10-221-45	10-221-46	10-221-47	10-221-48	10-221-49	10-221-50	10-221-51	10-221-52	10-221-53	10-221-54	10-221-55	10-221-56	10-221-57	10-221-58	10-221-59	10-221-60	10-221-61	10-221-62	10-221-63	10-221-64	10-221-65	10-221-66	10-221-67	10-221-68	10-221-69	10-221-70	10-221-71	10-221-72	10-221-73	10-221-74	10-221-75	10-221-76	10-221-77	10-221-78	10-221-79	10-221-80	10-221-81	10-221-82	10-221-83	10-221-84	10-221-85	10-221-86	10-221-87	10-221-88	10-221-89	10-221-90	10-221-91	10-221-92	10-221-93	10-221-94	10-221-95	10-221-96	10-221-97	10-221-98	10-221-99	10-221-100
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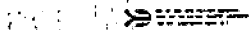
10-221-00	10-221-01	10-221-02	10-221-03	10-221-04	10-221-05	10-221-06	10-221-07	10-221-08	10-221-09	10-221-10	10-221-11	10-221-12	10-221-13	10-221-14	10-221-15	10-221-16	10-221-17	10-221-18	10-221-19	10-221-20	10-221-21	10-221-22	10-221-23	10-221-24	10-221-25	10-221-26	10-221-27	10-221-28	10-221-29	10-221-30	10-221-31	10-221-32	10-221-33	10-221-34	10-221-35	10-221-36	10-221-37	10-221-38	10-221-39	10-221-40	10-221-41	10-221-42	10-221-43	10-221-44	10-221-45	10-221-46	10-221-47	10-221-48	10-221-49	10-221-50	10-221-51	10-221-52	10-221-53	10-221-54	10-221-55	10-221-56	10-221-57	10-221-58	10-221-59	10-221-60	10-221-61	10-221-62	10-221-63	10-221-64	10-221-65	10-221-66	10-221-67	10-221-68	10-221-69	10-221-70	10-221-71	10-221-72	10-221-73	10-221-74	10-221-75	10-221-76	10-221-77	10-221-78	10-221-79	10-221-80	10-221-81	10-221-82	10-221-83	10-221-84	10-221-85	10-221-86	10-221-87	10-221-88	10-221-89	10-221-90	10-221-91	10-221-92	10-221-93	10-221-94	10-221-95	10-221-96	10-221-97	10-221-98	10-221-99	10-221-100
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10-224-25 CHRISTIAN BROTHERS SCHOOL

TENTATIVE MAP
22nd & Broadway
 Office Building
 Sacramento California



P 83037



SECTION 11

SECTION 11



SECTION 12

SECTION 12



SACRAMENTO CITY PLANNING DEPARTMENT

18

Application Information

Application taken by/date: _____

Project Location Between W Street and Broadway; 22nd and 23rd Streets P No ~~83031~~

Assessor Parcel No. 010-222-01,02,03,04,08,17,18

Owners Joint Venture, c/p Kamattpmo. Oates, & Massie Phone No. _____

Address 8413 Jackson Road, Sacramento 95823

Applicant Morton & Pitalo, Inc. Phone No. 920-2411

Address 1767 "J" Tribute Road, Sacramento 95815 SRC _____

Signature _____ ~~XXX~~ Mtg. Date 2-23-83

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

	Commission date	Council date	Filing Fees
<input type="checkbox"/> Environ. Determination _____	_____	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
_____	_____	Res. _____	\$ _____
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$ _____
() _____	_____	Res. _____	\$ _____
<input type="checkbox"/> Rezone _____	_____	_____	\$ _____
_____	_____	Ord. _____	\$ _____
<input checked="" type="checkbox"/> Tentative Map to divide 1.8+ vacant ac. into two, one-lot office condominium lots for construction of 122,000+ s.f. of office space in the C-2 zone	_____	_____	\$ _____
_____	_____	Res. _____	\$ _____
<input type="checkbox"/> Special Permit _____	_____	_____	\$ _____
_____	_____	_____	\$ _____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
_____	_____	_____	\$ _____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
_____	_____	_____	\$ _____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
_____	_____	_____	\$ _____
<input type="checkbox"/> Other _____	_____	_____	\$ _____
_____	_____	_____	\$ _____

FEE TOTAL \$ _____

RECEIPT NO. _____

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission By/date _____

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. 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 grounds 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.

P No 9997

#18
4/5/83

MEMORANDUM

TO: WALTER J. SLIPE, CITY MANAGER
FROM: LORRAINE MAGANA, CITY CLERK
SUBJECT: REFERRAL OF ITEM NO. 18, COUNCIL
AGENDA OF APRIL 5, 1983
DATE: APRIL 6, 1983

Pursuant to Council action, the following matter is referred to you:

Request report regarding establishing separate zoning classifications for retail commercial and office commercial

LM/emm

#18
4/5/83

April 6, 1983

Joint Venture,
c/o Panttoni, Oates & Massie
8413 Jackson Road
Sacramento, CA 95823

Dear Sirs:

On April 5, 1983, the Sacramento City Council took the following action(s) for property located between W Street and Broadway, 22nd and 23rd Streets (P-83037):

Adopted a Resolution 83-242 adopting Findings of Fact and approving a Tentative Map to divide 1.8± vacant acres into two, one-lot office condominium lots for the construction of 122,000± square feet of office space in the C-2 zone.

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

Sincerely,

Lorraine Magana
City Clerk

LM/emm/18
Enclosure

cc: Planning Department
Morton & Pitalo, Inc.