



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
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CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

Marty Van Duyn

PLANNING DIRECTOR

March 7, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Impact Determination
2. Tentative Map (P-8922)

LOCATION: 720 F Street

SUMMARY

This is a proposal to establish a 19,363 square foot site as a condominium parcel. The purpose of the request is to allow the sale of individual air space units within the existing two-story office building that is located on the site. The staff and Subdivision Review Committee recommended approval of the request.

BACKGROUND INFORMATION

The subject site is developed with a two-story office structure that is situated on the north half of the site and a parking lot is located on the south portion adjacent to an alley.

This application did not necessitate review by the Planning Commission because it involves less than four lots and there are no concurrent Special Permit, Rezoning, Variance or other application that require review by the Planning Commission.

Surrounding land use and zoning are as follows:

- North: Single Family and Apartments; and R-4A
- South: Offices; and OB
- East: Vacant; and OB
- West: Office and Railroad Yard; and OB & M-2

A Negative Declaration for the project was filed on March 3, 1980.

APPROVED
BY THE CITY COUNCIL

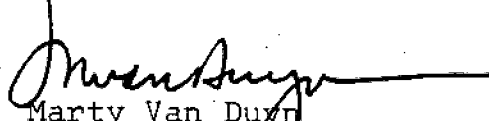
MAR 11 1980

OFFICE OF THE
CITY CLERK

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends approval of the Tentative Map as submitted. The staff recommends that the City Council adopt the attached Tentative Map Resolution.

Respectfully submitted,


Marty Van Dux
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slope, City Manager

MVD:HY:jm
Attachments
P-8922

March 11, 1980
District No. 1

TENTATIVE MAP
OF
EIGHTH AND F OFFICE
BUILDING CONDOMINIUM
JANUARY 15, 1980 SCALE 1" = 40'

OWNER AND SUBDIVIDER: EIGHTH & F BUILDING JOINT VENTURE
 ADDRESS: 710 F STREET SACRAMENTO, CA 95814
 PHONE No.: 884-8170

ENGINEER: THE SPINK CORPORATION
 ADDRESS: 730 F STREET SACRAMENTO, CA 95814
 PHONE No.: 884-8170

PROPOSED USE: FOUR UNIT CONDOMINIUM

SEWAGE DISPOSAL: PUBLIC SEWER

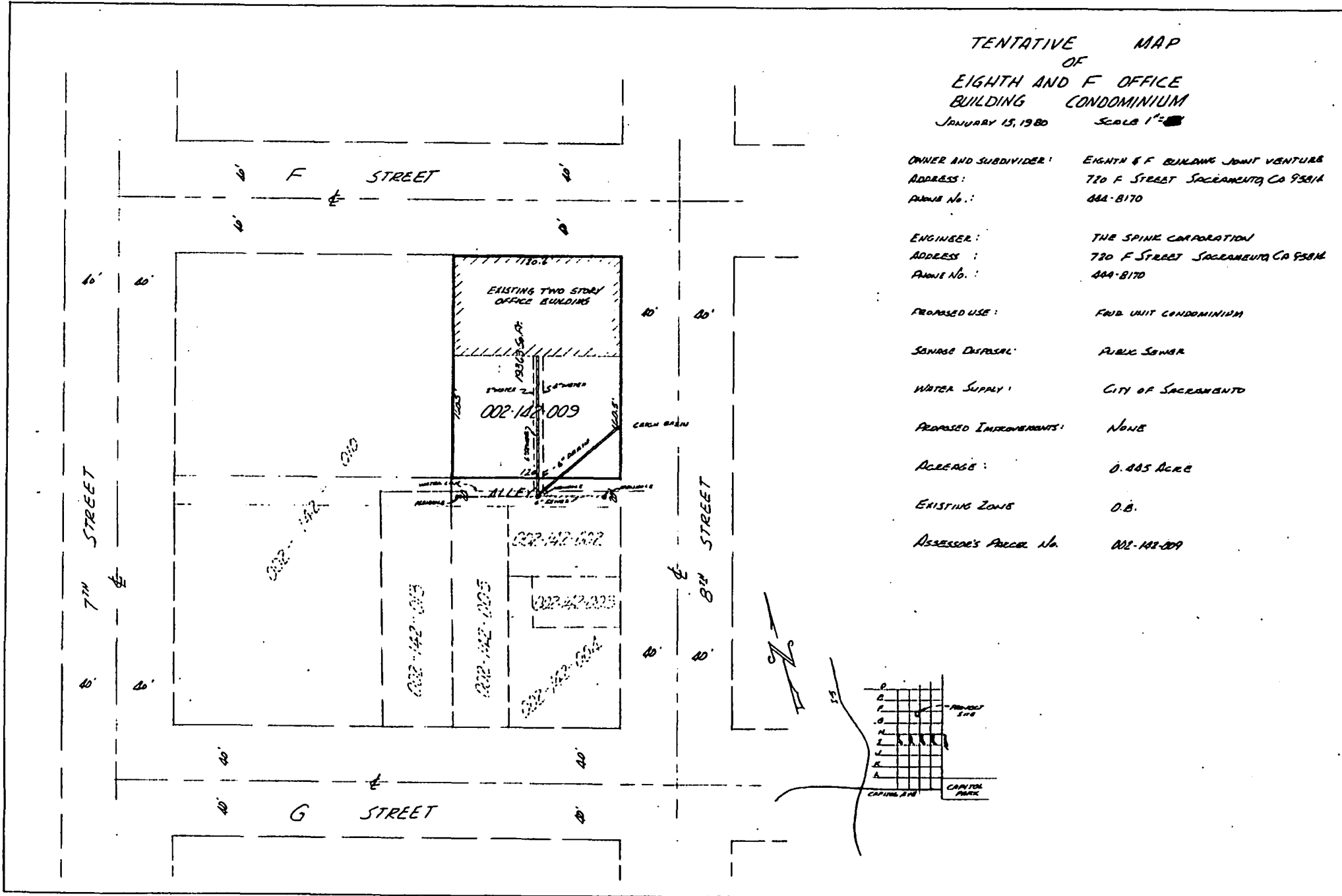
WATER SUPPLY: CITY OF SACRAMENTO

PROPOSED IMPROVEMENTS: NONE

ACREAGE: 0.485 ACRES

EXISTING ZONE: O.B.

ASSESSOR'S PARCEL No. 002-142-009



RESOLUTION NO. 80-144

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE PARCEL MAP FOR EIGHTH AND F OFFICE
BUILDING CONDOMINIUM. (P-8922)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for Eighth and F Office Building Condominium, located at 720 F Street

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on March 11, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Old City Community Plan in that the plans designate the subject site for office use.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved.

MAYOR

ATTEST:

CITY CLERK

P-8922



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

815 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

March 12, 1980

8th and F Building, Joint Venture
720 F Street
Sacramento, CA 95814

Gentlemen:

On March 11, 1980, the City Council adopted the enclosed certified resolution adopting Findings of Fact, approving a request for tentative parcel map for Eighth and F office building condominium. (P-8922)

Sincerely,

Jaci Pappas
Acting City Clerk

JP:HO'

Encl.

cc: Planning Department

Item No. 27