

P95-120 - "The Docks" Tentative Parcel Map Time Extension

REQUEST: A. Tentative Map One Year Time Extension to resubdivide six lots into two lots totalling  $\pm$  3.113 acres in the Central Business District (C-3) zone.

LOCATION: The Area South of Capitol Mall, west of Interstate 5, and East of the Sacramento River.  
APNs 006-0133-012, 16,17,18; 006-0138-001; 006-0181-004  
Central City Community Plan Area  
Council District 1

APPLICANT: Redevelopment Agency of the City of Sacramento  
Theodore Leonard (916-264-1514)  
630 I Street  
Sacramento, CA 95814

OWNER: Redevelopment Agency of the City of Sacramento  
630 I Street  
Sacramento, CA 95814

APPLIC. FILED: December 5, 1995

STAFF CONTACT: Mark Kraft, 264-8116

SUMMARY/RECOMMENDATION:

The applicant is requesting the necessary entitlements to allow an extension of time for a tentative parcel map to resubdivide six lots into two lots totalling  $\pm$  3.113 acres in the Central City Community Plan area. The applicant proposes no changes to the tentative map which was originally approved by the Planning Commission and Council in 1989, and extended by the Council in 1991. **Staff recommends approval of the project.** This recommendation is based on the fact that the parcel map is consistent with General Plan, Community Plan, and zoning designations and boundaries, and that the map is intended to facilitate a project consistent with the approved Riverfront Master Plan.

**PROJECT INFORMATION:**

General Plan Designation:	Community Neighborhood Commercial and Offices
Community Plan Designation:	Multi-Use
Existing Land Use of Site:	City Parking Lot
Existing Zoning of Site:	C-3

**Surrounding Land Use and Zoning:**

North: Commercial, City Facilities; C-3  
 South: City Facilities and Vacant; C-3  
 East: Vacant and Residential Condominiums, I-5; C-3, TC  
 West: Sacramento River; C-3, F

**OTHER APPROVALS REQUIRED:** In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Requirement</u>	<u>Agency</u>
Final Map	Public Works, Development Services
Certificate of Compliance	Public Works , Development Services

**BACKGROUND INFORMATION:**

On December 5, 1989 the City Council approved the proposed Tentative Parcel Map. In 1992 the Council granted a time extension through December 5, 1993. Senate Bill 428 automatically extended the map through December 5, 1995. On this date the applicant applied for an additional one year extension, through December 5, 1996. One condition of the original approval of the Tentative Map was the approval of the abandonment of Front Street, from Capitol Mall to Neasham Circle. This abandonment was approved by the City Council on September 13, 1994.

**STAFF EVALUATION:** Staff has the following comments:

**Policy Considerations**

Tentative Maps are required to be established within two years after such permit is issued. However, the Planning Commission is authorized to grant an extension of time upon showing of good cause by the applicant. Staff considered the following in evaluating the requested time extension:

- ◆ The proposal will be consistent with the General Plan and Central City Community Plan.

- ◆ The proposal will be compatible with nearby existing and future planned development.
- ◆ The proposal will be the same as the previously approved Tentative Parcel Map.

The proposed Tentative Parcel Map is intended to prepare the site to accommodate a hotel on Parcel 1, and to improve Parcel 2 as a Riverfront Pedestrian Promenade and Sacramento River bike trail connection to Old Sacramento, Downtown, and the American River Bike Trail. These proposed uses are consistent with those proposed for the site in the Riverfront Master Plan, adopted by the City Council on April 6, 1995.

### PROJECT REVIEW PROCESS

#### A. Environmental Determination

The City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15315.

#### B. Public/Neighborhood Association Comments

The proposed project application was routed to the Sacramento Old City Association, and the Old Sacramento Merchants Association. Land owners within a 500 foot radius of the project site were also notified of the project proposal. No comments were received from either the neighbors or the neighborhood advisory groups.

#### C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. All of the conditions of approval contained in the resolution for the original approval (Exhibit B-2) apply to this time extension as well. The following summarizes the comments received that were different than the comments received on the originally approved project and that will be incorporated as conditions for the Tentative Map Time Extension:

##### Utilities Department

The comments, which are specifically listed as conditions in the Notice of Decision, are as follows:

1. The storm drainage flows from this site shall be routed to a separate storm drainage system and not to Sump 107.
2. The 12-inch storm drainage main in Front Street shall be abandoned to the satisfaction of the Department of Utilities.

**D. Subdivision Review Committee**

On March 20, 1996, the Subdivision Review Committee voted unanimously to recommend approval of the proposed map extension, subject to the conditions in the attached Notice of Decision.

**PROJECT APPROVAL PROCESS:**

The Planning Commission has the authority to approve or deny the Tentative Map Time extension. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

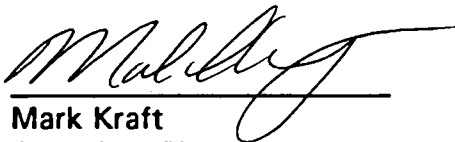
**RECOMMENDATION:**

Staff recommends the Planning Commission take the following actions:

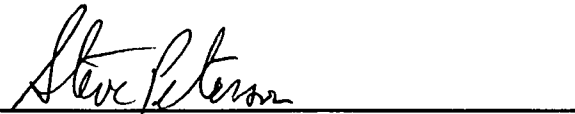
- A. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map One Year Time Extension to resubdivide six lots into two lots totalling ± 3.113 acres in the Central Business District (C-3) zone.

Report Prepared By,

Report Reviewed By,



Mark Kraft  
Associate Planner

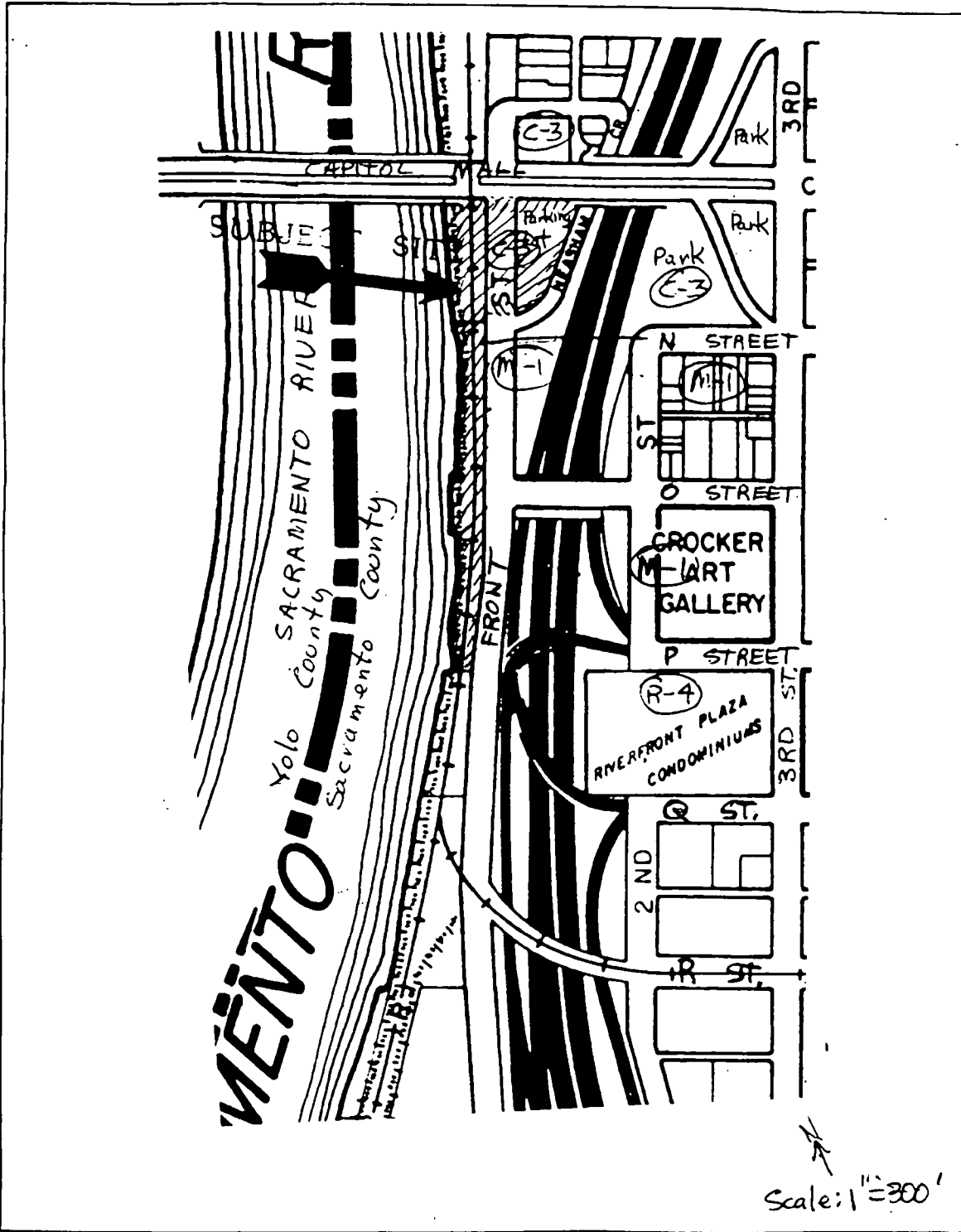


Steve Peterson  
Senior Planner

**Attachments**

Attachment A	Vicinity, Land Use and Zoning Map
Attachment B	Notice of Decision
Exhibit B-1	Site Plan
Exhibit B-2	Resolution 92-301

ATTACHMENT A



VICINITY - LAND USE - ZONING

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**ATTACHMENT B  
NOTICE OF DECISION AND FINDINGS OF FACT FOR  
(THE DOCKS), LOCATED SOUTH OF CAPITOL MALL,  
WEST OF I-5, AND EAST OF THE SACRAMENTO  
RIVER, SACRAMENTO, CALIFORNIA IN THE  
CENTRAL BUSINESS DISTRICT (C-3) ZONE. (P95-120)**

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At the regular meeting of April 25, 1996 the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Approved the Tentative Map One Year Time Extension to resubdivide six lots into two lots totalling  $\pm$  3.113 acres in the Central Business District (C-3) zone.

These actions were made based upon the following findings of fact and subject to the following conditions:


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**FINDINGS OF FACT**

- A. Tentative Map One Year Time Extension to resubdivide six lots into two lots is hereby approved subject to the following findings of fact and conditions of approval:
1. The City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15315.
  2. None of the conditions described in Government Code Section 66274, 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 site for commercial uses.
  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 Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to serve the proposed subdivision.

CONDITIONS OF APPROVAL

- A. The Tentative Map One Year Time Extension to resubdivide six lots into two lots (Exhibit B-1) is hereby approved subject to the following conditions, which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted in the condition:
- A1. Comply with the conditions included in the approval resolution for the original Tentative Map (Resolution No. 92-301) (Exhibit B-2)
  - A2. The storm drainage flows from this site shall be routed to a separate storm drainage system and not to sump 107.
  - A3. The 12-inch storm drainage main in Front Street shall be abandoned to the satisfaction of the Department of Utilities.

  
CHAIRPERSON

ATTEST:

  
SECRETARY TO CITY PLANNING COMMISSION  
4-25-96  
DATE (P95-120)

Exhibit B-1

### TENTATIVE PARCEL MAP

A.P.N. 6-133-12, 16, 17 & 18; 6-138-01; 6-181-04  
SACRAMENTO, CALIFORNIA      JULY, 1989

- RECORD OWNER:**  
CITY OF SACRAMENTO  
1323 FRONT STREET  
SACRAMENTO, CA 95811  
SACRAMENTO REDEVELOPMENT AGENCY  
830 I STREET  
SACRAMENTO, CA 95811 448-8216
- ENGINEER:**  
RAYMOND VAIL & ASSOCIATES  
1019 27TH WAY  
SACRAMENTO, CA 95825 825-3323
- PRESENT ZONING:**  
M-1 & C-3
- PROPOSED ZONING:**  
M-1 & C-3
- PRESENT USE:**  
RAILROAD & PARKING LOT
- PROPOSED USE:**  
HOTEL & RECREATION AREA
- NO. OF PARCELS:**  
3
- NET & GROSS AREA:**  
3,113 AC.
- SCHOOL DISTRICT:**  
SACRAMENTO CITY UNIFIED
- SANITARY FACILITIES:**  
CITY OF SACRAMENTO
- FLOOD CONTROL:**  
CORPS OF ENGINEERS
- DRAINAGE:**  
CITY OF SACRAMENTO



**NOTES:**  
 REMAINING PARCELS 2, 3 & 4  
 & REMAINING PORTION OF  
 FRONT STREET TO BE MERGED  
 INTO PARCEL NO. 1.



NOV 2 1991



**RVA** PGI 322  
**RAYMOND VAIL AND ASSOCIATES**  
 ENGINEERS • PLANNERS • ARCHITECTS • SURVEYORS  
 100 STREET AND SACRAMENTO, CALIFORNIA 95811-3900



Exhibit B-2

RESOLUTION NO. 92-301

CERTIFIED AS TRUE COPY  
of Resolution No. 92-301

ADOPTED BY THE SACRAMENTO CITY COUNCIL

MAY 04 1992

ON DATE OF APR 28 1992

CERTIFIED  
*Alvina A. Burrows*  
CITY CLERK CITY OF SACRAMENTO

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED SOUTH OF CAPITOL MALL; WEST OF I-5 TO SACRAMENTO RIVER;

(P91-322) (APN: 006-0133-012,16 & 18;006-0138-001; 006-01810-004 )

WHEREAS, the City Council on APR 28 1992, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 153152;

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, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision.

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92-301

RESOLUTION NO.:

APR 28 1992

DATE ADOPTED:

3

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 Central City Community Plan designate the subject site as the Central City Business District.
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, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
  - A. Pay off existing assessments, or file necessary segregation request and fees to segregate existing assessments;
  - B. Abandonment of Front Street shall be approved prior to filing final map;
  - C. Show existing 20-foot railroad easement;
  - D. Show easements for 42-inch and 12-inch water mains. Relocation of these facilities are currently being designed;
  - E. Provide street lights and coordinate with Electrical Section of the Engineering Division;
  - F. Maintain drainage easements in Front Street or relocate at owner's expense;
  - G. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to Front Street and Neasham Circle;

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RESOLUTION NO.: 92-301DATE ADOPTED: APR 26 1992 4

- H. Parcel 2 shall be dedicated as a public utility easement. The developer shall be required to trench and provide underground structure from existing telephone manhole 1603 Front Street to Capitol Mall intersection;
- I. Provide access for a bikeway along Parcel 2 from Capitol Mall to southern end of parcel. Coordinate with Bikeway Coordinator, Transportation Division;
- J. Place a flood hazard warning note on the final map. Note will be prepared by Department of Public Works;
- K. Prepare a tree preservation plan for the review and approval of the City Arborist, if necessary;
- L. Approval subject to the following notice:

The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and Sacramento County of California, FBFM and FIRM work map, dated January, 1989, and, all preliminary flood maps available at the City of Sacramento's Public Works Department.

The Federal Emergency Management Agency and the U.S. Army Corps of Engineers (CORPS) are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 Year Flood" refers to the area subject to inundation by flooding once during and given 100 year cycle; however, such flooding could occur in any given year). The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected

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RESOLUTION NO.: 92-301

DATE ADOPTED: APR 26 1992 5

completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not.

If the investigation of the nature of the flood hazard indicated that the property is at risk, it is the applicant's and property owner's responsibility to ensure that all persons holding a record title interest in the property and all subsequent owners, tenants, occupants and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject.

The notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of particular risk involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any officers, agents or employees for any damages to persons or property caused by flooding.

ANNE RUDIN

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MAYOR

ATTEST:

VALERIE BURROWES

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CITY CLERK

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92-301

RESOLUTION NO.:

APR 26 1996

DATE ADOPTED:

6

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