



# CITY OF SACRAMENTO

41

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

July 22, 1980

City Council  
Sacramento, California.

Honorable Members in Session:

- SUBJECT:
1. Subdivision Modification to create lots substandard in size
  2. Subdivision Modification to waive service connections
  3. Tentative Map (P-9060)

LOCATION: Northwest corner of Second and K Streets

### SUMMARY

The applicant is requesting the necessary entitlements to divide 0.7+ acres into seven parcels located in a C-3 zone. The Planning Commission, in concurrence with staff, recommended approval of the project subject to conditions.

### BACKGROUND INFORMATION

The subject site, located in Old Sacramento, currently contains five parcels (Exhibit "A"). The intent of the parcel map is to readjust several lot lines that presently run through buildings and to create two additional lots. All parcels, except Parcel 7, are developed or planned for offices, general commercial and a motel. Parcel 7 will serve as a common access and storage area.

Staff has no objection to the four lots substandard in size as under-sized lots are common in Old Sacramento. The City Water and Sewer Department recommends a waiver of the service connections because it is difficult to determine the appropriate size of the connections until building plans are submitted.

### VOTE OF COMMISSION

On June 26, 1980, by a vote of seven ayes, two absent, the Planning Commission recommended approval of the project subject to conditions.

**APPROVED**  
BY THE CITY COUNCIL

JUL 29 1980

OFFICE OF THE  
CITY CLERK

City Council

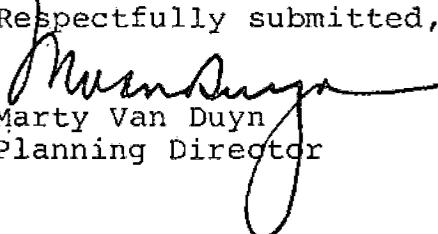
-2-

July 22, 1980

RECOMMENDATION

The Planning Commission and staff recommend the City Council approve the project and adopt the attached Tentative Map/Subdivision Modification Resolution.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:DP:bw

July 29, 1980  
District 1

Attachments  
P-9060

## RESOLUTION NO. 80-501

Adopted by The Sacramento City Council on date of  
July 29, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP  
FOR PARCELS 17 AND 18, 3 PM21 (ASSESSOR'S PARCEL  
NO. 06-071-10, 11, 31, 32, 36, 37, 38 (P-9060)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at northwest corner of Second and K Streets (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on July 29, 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 1980 Central City Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- 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.

**APPROVED**  
BY THE CITY COUNCIL

JUL 29 1980

OFFICE OF THE  
CITY CLERK

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.

H. In the matter of the requested subdivision modification, the Council determines as follows:

a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Lots in the area are of similar size.

Fact: Given that several of the lots are undeveloped, it is impossible to determine the required size of the connections and undesirable to have inactive service lines.

b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

FACT: The division of the property does not involve financial benefit through the modification in that the lots surrounding the site are of similar size.

FACT: The division of the property does not involve financial benefit through the waiver of service connections in that the connections will be provided when the parcels are developed.

c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: The project is compatible to surrounding land uses.

Fact: Since the services will be obtained at the time of securing building permits, the modification does not constitute a hazard to the public health safety or welfare.

d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for commercial and office uses and the proposed parcel split is consistent with this designation.

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 and Subdivision Modification be approved subject to the following conditions:

Applicant shall place a note on the map indicating that separate water and sewer services shall be installed at the time of obtaining building permits for each particular parcel.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P-9060

SACRAMENTO CITY PLANNING COMMISSION

ING DATE June 26, 1980  
 NO. 24a FILE NO. P-9060  
 M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER \_\_\_\_\_

Recommendation: Favorable  
 Unfavorable  Petition  Correspondence

LOCATION: N. Worcester of 2nd & K Sts.

PROPOSERS		
NAME	ADDRESS	

OPPOSERS		
NAME	ADDRESS	

ATION NO. \_\_\_\_\_

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
- TO RECOMMEND APPROVAL subject to condition & FORWARD TO CITY COUNCIL in accordance with
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Flores	<u>absent</u>			
Goodin	✓			
Hunter	✓			
Marson	✓			
Muraki	✓			✓
Simpson	✓			
Silva	<u>absent</u>			
Tong	✓			

- HIRITS: A. Site Plan   
 B. Floor Plan   
 C. Elevation



STAFF REPORT CORRECTED 6-25-80  
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, 720 "F" Street, Sacramento, Ca 95814		
OWNER	Redevelopment Agency, 630 "I" Street, Sacramento, Ca 95814		
PLANS BY	Spink Corporation, 720 "F" Street, Sacramento, Ca 95814		
FILING DATE	May 23, 1980	50 DAY CPC ACTION DATE	REPORT BY: WW: f
NEGATIVE DEC.	6-16-80	EIR	ASSESSOR'S PCL. NO. 06-071-10, 11, 31, 32, 36, 37, 38

- APPLICATION:
1. Negative Declaration
  2. Tentative Map
  3. Variance/Subdivision Modification to create lots substandard in size
  4. Subdivision Modification to waive service connections

LOCATION: Northwest corner of Second & K Streets  
(Old Sacramento)

PROPOSAL: The applicant is requesting the necessary entitlements to divide 0.7+ acres into seven parcels.

PROJECT INFORMATION:

General Plan Designation: Central Business District  
1980 Central City Plan: Central Business District  
Existing Zoning of Site: C-3  
Existing Land Use of Site: Retail & Office  
Surrounding Land Use & Zoning:  
North: Commercial & C-3  
South: Commercial & C-3  
East: Commercial & C-3  
West: Commercial & C-3  
Property Dimensions: 0.7+ acres

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 11, 1980, the SRC recommended approval of the tentative map subject to the following condition:

Applicant shall place a note on the map indicating that separate water and sewer services shall be installed at the time of obtaining building permits for each particular parcel.

STAFF EVALUATION: The staff has no objection to the tentative map proposal. The property is located in Old Historic Sacramento and presently consists of five parcels. (Exhibit A).

The applicant is requesting approval of the parcel map in order to readjust several lot lines that presently run through buildings and to create two additional parcels. Parcels 1, 2, 4 and 6 contain commercial structures. Parcel 5 is intended for a motel structure. Parcel 3 is intended for offices and general commercial use, and parcel 7 (.04 ac) would be used for common access and storage area. (Exhibit B).

The proposal includes four lots that are substandard in area. The Subdivision Ordinance requires that parcels be a minimum of 5,200 sq. ft. in area. The substandard lots in Old Sacramento are common because of the location and size of the old structures. Staff has no objection to the request.

STAFF RECOMMENDATION:

Staff recommends that:

1. The Negative Declaration be ratified.
2. The Tentative Map, as shown in Exhibit B, be approved subject to the following condition:  
    Applicant shall comply with the Subdivision Review Committee recommendation.
3. The Variance/Subdivision Modification to create lots substandard in size be approved.
4. The Subdivision Modification to waive service connections be approved.

FINDINGS OF FACT:

1. The granting of the variance will not constitute a special privilege in that there are other substandard sized lots in the Old Sacramento area.
2. The variance will not be a use variance in that commercial uses are permitted in the C-3 Zone.
3. The variance is in harmony with the General Plan in that the area is designated as Central Business District.



THE SPINK CORPORATION  
ENGINEERS - PLANNERS - SURVEYORS

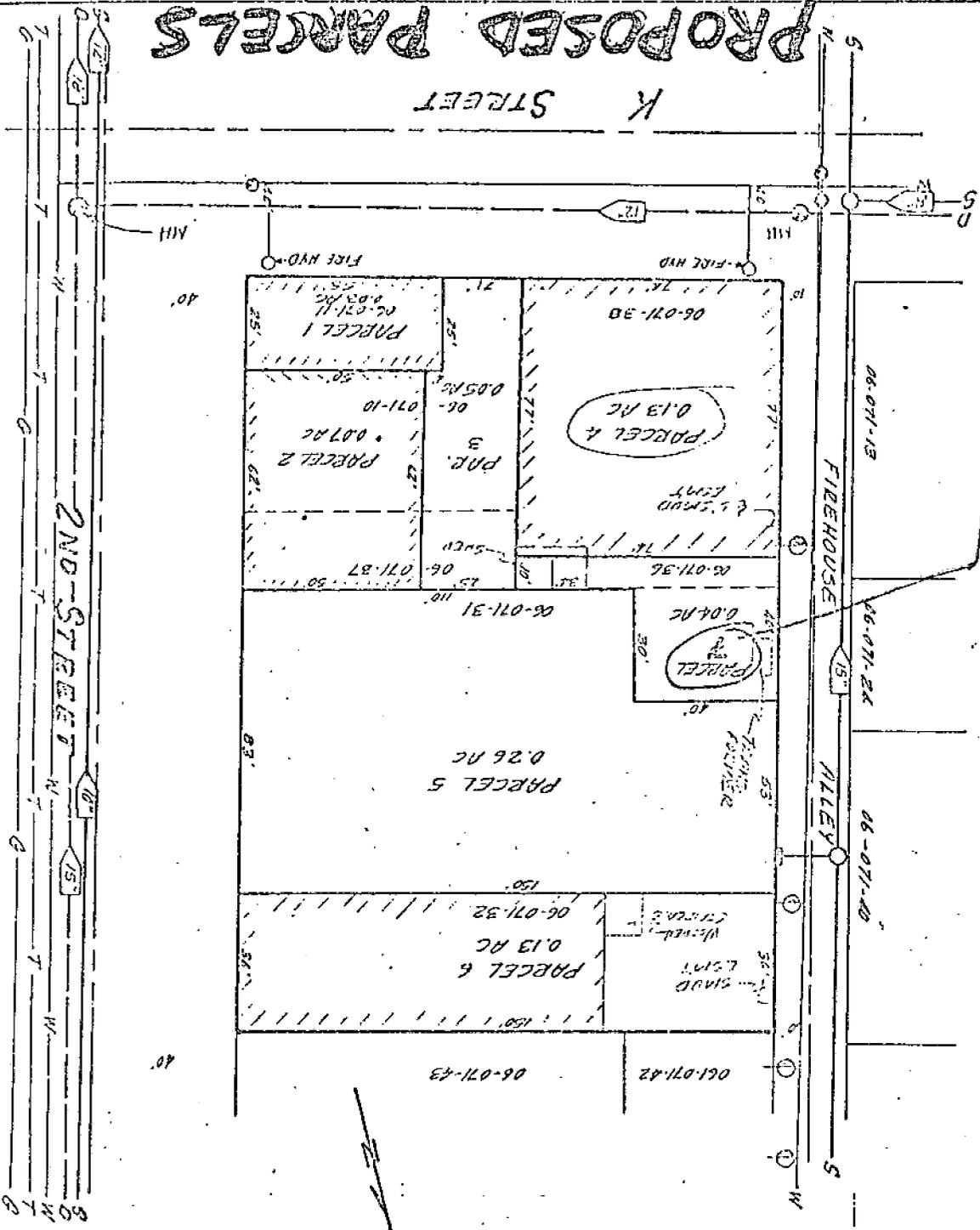


**EXHIBIT B**

PROPOSED PARCELS

**PROPOSED PARCELS**

K STREET



Change to Parcel #7

⊕ ..... DESIGNATES FIRE OR DOMESTIC SERVICE

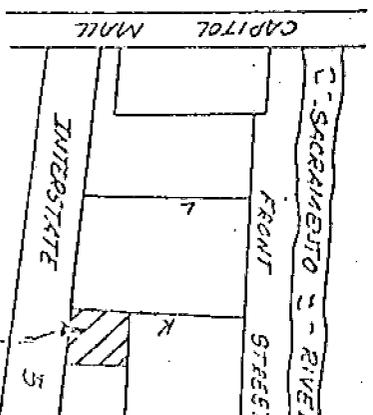
PROPOSED USE: PUBLIC

SERVICES: PUBLIC

APN: 06-071-10, 11, 31, 32, 36, 37, 38

ZONE: COMMERCIAL

SURVEYOR: THE SPINK CORPORATION  
720 F ST. SACRA, CA 95814 444-8110  
L.S. 3185





# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 449-6428

LORRAINE MAGANA  
CITY CLERK

July 30, 1980

Mr. William Seline  
Redevelopment Agency  
630 I Street  
Sacramento, CA 95814

Dear Mr. Seline:

On July 29, 1980, the City Council adopted the enclosed certified resolution Adopting Findings of Fact, approving a request for subdivision modification and tentative map for Parcels 17 and 18, 3 PM21 (APN: No. 06-071-10, 11, 31, 32, 36, 37, 38 (P-9060)).

Sincerely,

Lorraine Magana  
City Clerk

LM:sj

Encl.

cc: Spink Corp.

Item No. 41