



# CITY OF SACRAMENTO

**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
1231 "I" Street Sacramento, Ca. 95814

**Administration**  
Room 300 449-5571  
**Building Inspections**  
Room 200 449-5716  
**Planning**  
Room 200 449-5604

July 29, 1986

City Council  
Sacramento, California

CITY MANAGER'S OFFICE  
**RECEIVED**  
JUL 31 1986

Honorable Members in Session:

- SUBJECT:**
1. Environmental Determination (Exempt 15315)
  2. Tentative Map (P86-248) (APN: 006-112-22) (FT)

**LOCATION:** Block bounded by 12th, 13th, K and L Streets

**SUMMARY**

This is a request to subdivide 3+ acres into one air-space lot for commercial condominium development. Staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

**BACKGROUND INFORMATION**

Land divisions that are not accompanied by a request requiring action by the Planning Commission can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding Land Uses and Zoning are as follows:

North:	Commercial	C-3
South:	Capitol Park	R-5
East:	Convention Center	C-3
West:	Offices	C-3

**APPROVED**  
BY THE CITY COUNCIL

AUG 5 1986

OFFICE OF THE  
CITY CLERK

The subject site is owned by the Redevelopment Agency. It is the location of the proposed Hyatt Regency, a hotel, office and commercial complex with accompanying parking. A portion of the parking structure will also be parking for the general public.

The Redevelopment Agency, therefore wishes to retain ownership of the land and public parking and sell air space for the hotel and commercial complex.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review pursuant to State EIR guidelines (CEQA, Section 15315).

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon comment by the Subdivision Review Committee, recommends:

Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

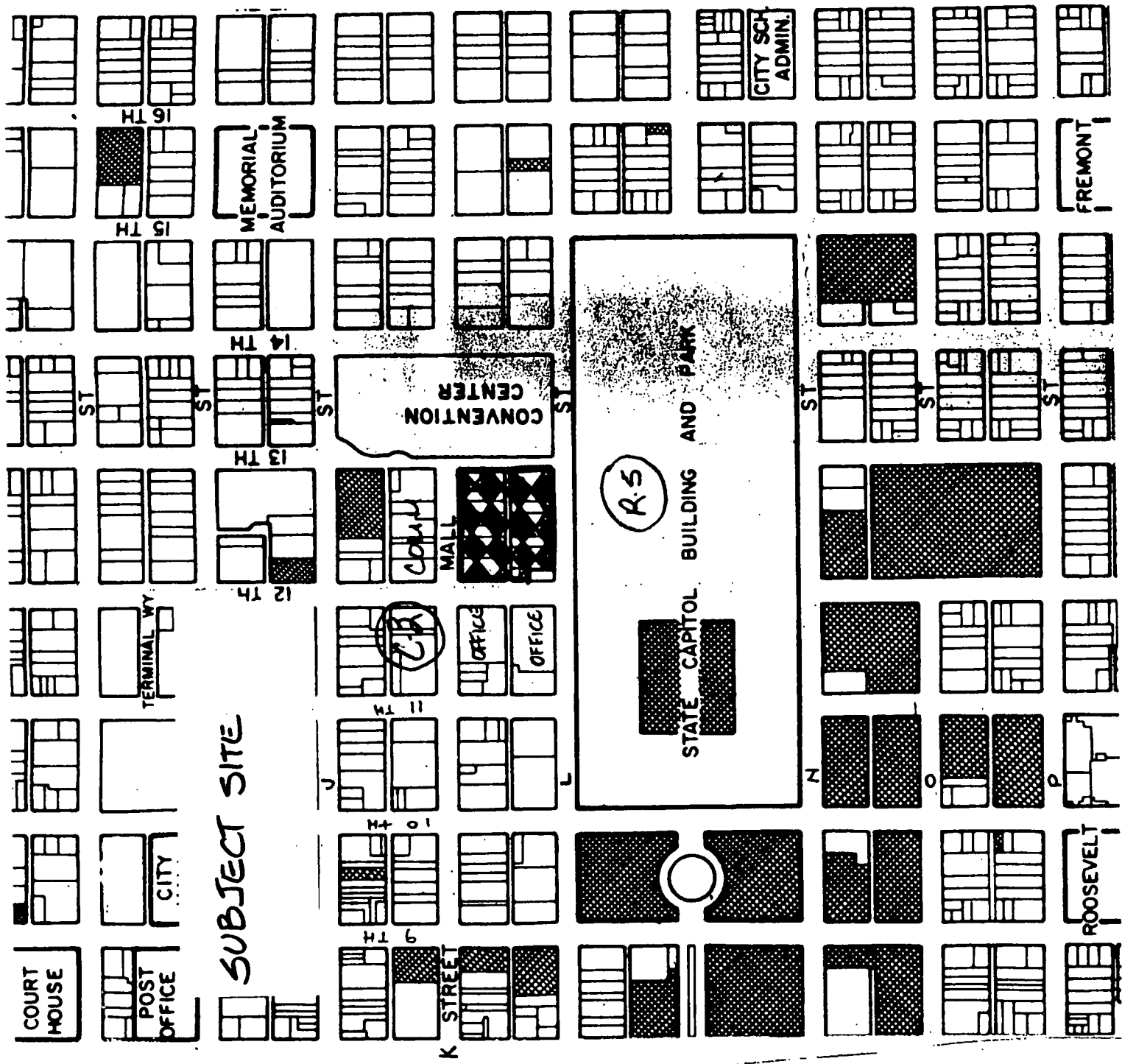
RECOMMENDATION APPROVED:

  
Walter J. Slips, City Manager

MVD:SD:jg  
Attachment  
P86-248

August 5, 1986  
District No. 1

286-248 15



286-248

# VICINITY - LAND USE - ZONING

# RESOLUTION No. 86-593

Adopted by The Sacramento City Council on date of

APPROVED  
BY THE CITY COUNCIL

A RESOLUTION ADOPTING FINDINGS OF FACT AND  
APPROVING A TENTATIVE MAP FOR PROPERTY BOUNDED BY  
12TH, 13TH, K AND L STREETS  
(P86-248) (APN: 006-112-22)

AUG 5 1986  
OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council, on August 5, 1986, held a public hearing on the request for approval of a tentative map for property bounded by 12th, 13th, K, and L Streets;

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 15315;

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, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use policy in that the site is designated for commercial uses by the 1980 Central City Community Plan and the proposed map conforms with the plan designation.

- 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 the filing of the final map unless a different time for compliance is specifically noted:
  - a. Provide street lights pursuant to Section 40.811 of the City Code.
  - b. Replace curb, gutter and sidewalk along 12th, 13th and L Streets.
  - c. Replace hollow sidewalk on K Street.
  - d. Raise electrical to grade.

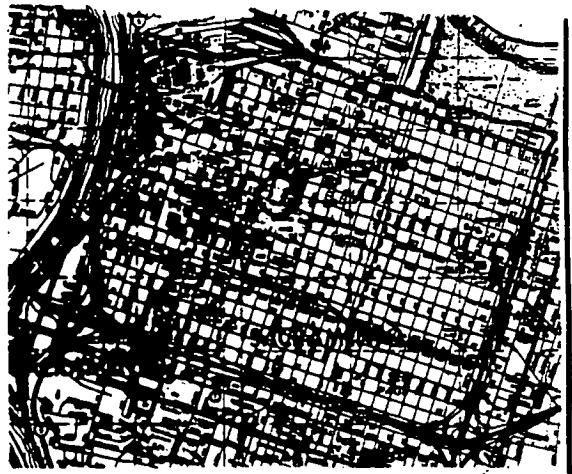
\_\_\_\_\_  
MAYOR

ATTEST:

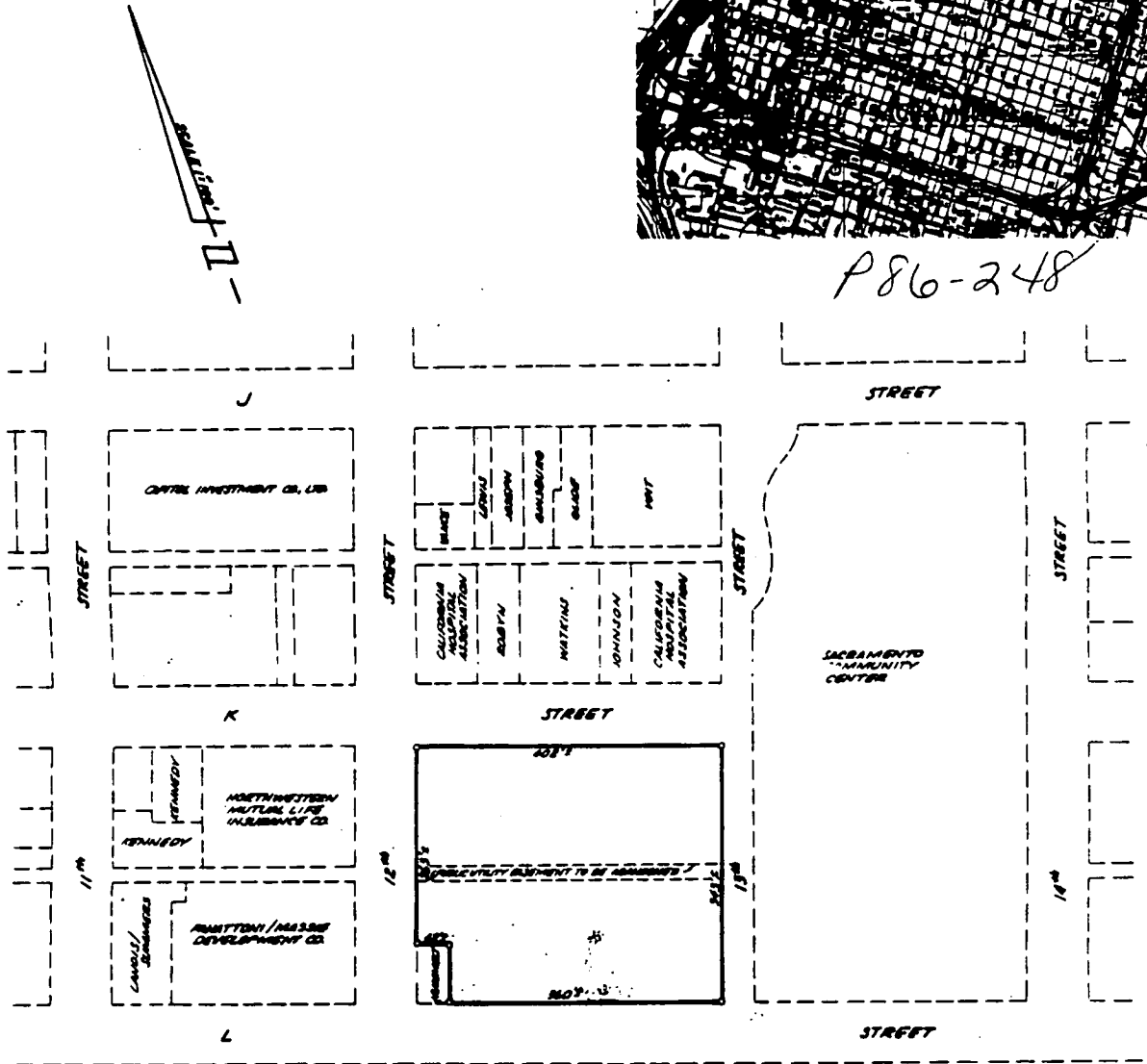
\_\_\_\_\_  
CITY CLERK

P86-248

**TENTATIVE PARCEL MAP**  
 OF A PORTION OF BLOCK BOUNDED BY  
 12th, 13th, K & L STREETS  
 CITY OF SACRAMENTO



P86-248



CALIFORNIA STATE CAPITOL PARK

**OWNER & SUBDIVIDERS:**  
 REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO  
 450 "I" STREET  
 SACRAMENTO, CA 95804

**SURVEYOR:**  
 THE SPINK CORPORATION  
 720 "I" STREET  
 SACRAMENTO, CA 95804

**PRESENT ZONING:**  
 C-3

**PROPOSED ZONING:**  
 SAME

**PRESENT USE:**  
 VACANT

**PROPOSED USE:**  
 HOTEL

**NO. OF LOTS:**  
 ONE

**NET AREA:**  
 3.08 ACRES

**ASSESSOR PARCEL NO.:**  
 006-112-022

**WATER SUPPLY:**  
 CITY OF SACRAMENTO

**SEWER DISPOSAL:**  
 CITY OF SACRAMENTO

**SCHOOL DISTRICT:**  
 SACRAMENTO CITY UNIFIED

**NOTE:**  
 THE PURPOSE OF THIS PARCEL MAP IS TO CREATE AN INTEREST DIVISION OF A PORTION OF THE PROPOSED HOTEL PARKING GARAGE IN ACCORDANCE WITH AN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND THE HOTEL DEVELOPER.

	JOB NO. 86-011-011	TITLE: TENTATIVE PARCEL MAP SUBMITTED BY	<b>SPINK ENGINEERING COMPANY</b> ENGINEERS PLANNERS SURVEYORS SACRAMENTO, CALIFORNIA CODE SAC-112 OR. NO. 17-1924
	DATE: 4-86	11th STREET, K STREET, 12th STREET & L STREET	
	P.L. NO.		
	SCALE: 1" = 40'	OWNER: CDEK AGENCY CORPORATION	
	DRAWN BY: CAJ		
CHECKED BY: CHV			

August 8, 1986

The Spink Corporation  
720 F Street  
Sacramento, CA 95814

Dear Sir:

On August 5, 1986, the Sacramento City Council took the following action(s) for property located at block bounded by 12th, L, 13th and K Streets: (P-86248)

Adopted Resolution No. 86-593 adopting Findings of Fact and approving a Tentative Map to subdivide 3.08± acre lot into one airspace lot in the C-3 zone.

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

Sincerely,



Lorraine Magana  
City Clerk

LM/lw/15

Enclosure

cc: Planning Department  
City of Sacramento Redevelopment Agency, 630 I Street, Sacramento 95814