

1007

**CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday May 3, 1994, the Zoning Administrator approved a Lot Line Adjustment (File Z94-043) by adopting the attached resolution (ZA94-014).

**Project Information**

**Request:** Zoning Administrator Lot Line Adjustment to adjust the common property line between three parcels on 0.55± partially developed acres in the Central Business District-Special Planning District (C-3) zone.

**Location:** Southeast Corner of 9th Street and H Street

**Assessor's Parcel Number:** 006-0041-001, 002, and 003

**Applicant:** City of Sacramento  
915 I Street  
Sacramento, CA 95814

**Property Owner:** Same as Applicant

**General Plan Designation:** Public Offices  
Central City

**Community Plan Designation:** Multi-Use  
**Existing Land Use of Site:** City Parking Lot  
**Existing Zoning of Site:** Central Business District- Special Planning District (C-3)

**Surrounding Land Use and Zoning:**  
North: C-3; Commercial  
South: C-3; City Hall  
East: C-3; Parking Lot  
West: C-3; Post Office and Commercial

**Property Dimensions:** Irregular  
**Property Area:** 0.55± acres

Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Additional Information

The applicant proposes to relocate a common property line between three parcels in order to create a parcel large enough to move a Victorian House on the site (Mory's Place). The structure is proposed to be used by American Youth Hostels. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. The comments received have been included as conditions in the attached resolution.

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(a)}.

*Joy D. Patterson*

---

Joy D. Patterson  
 Zoning Administrator

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department - Development Division (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)      ZA Resolution Book    ZA Log Book  
      Applicant            Public Works            Mike Eaton - AYH

ADOPTED BY THE SACRAMENTO CITY ZONING ADMINISTRATOR

ON DATE OF MAY 3, 1994

APPROVING A LOT LINE ADJUSTMENT

(APN: 006-0041-001, 002, and 003)

(Z94-043)

WHEREAS, the Zoning Administrator has held a public hearing concerning the parcel merger for property located at southeast corner of 9th Street and H Street; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305{a}); and

WHEREAS, the parcel merger is consistent with the General Plan and Central City Community Plan which designate the site for public and multi-uses;

NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Sacramento:

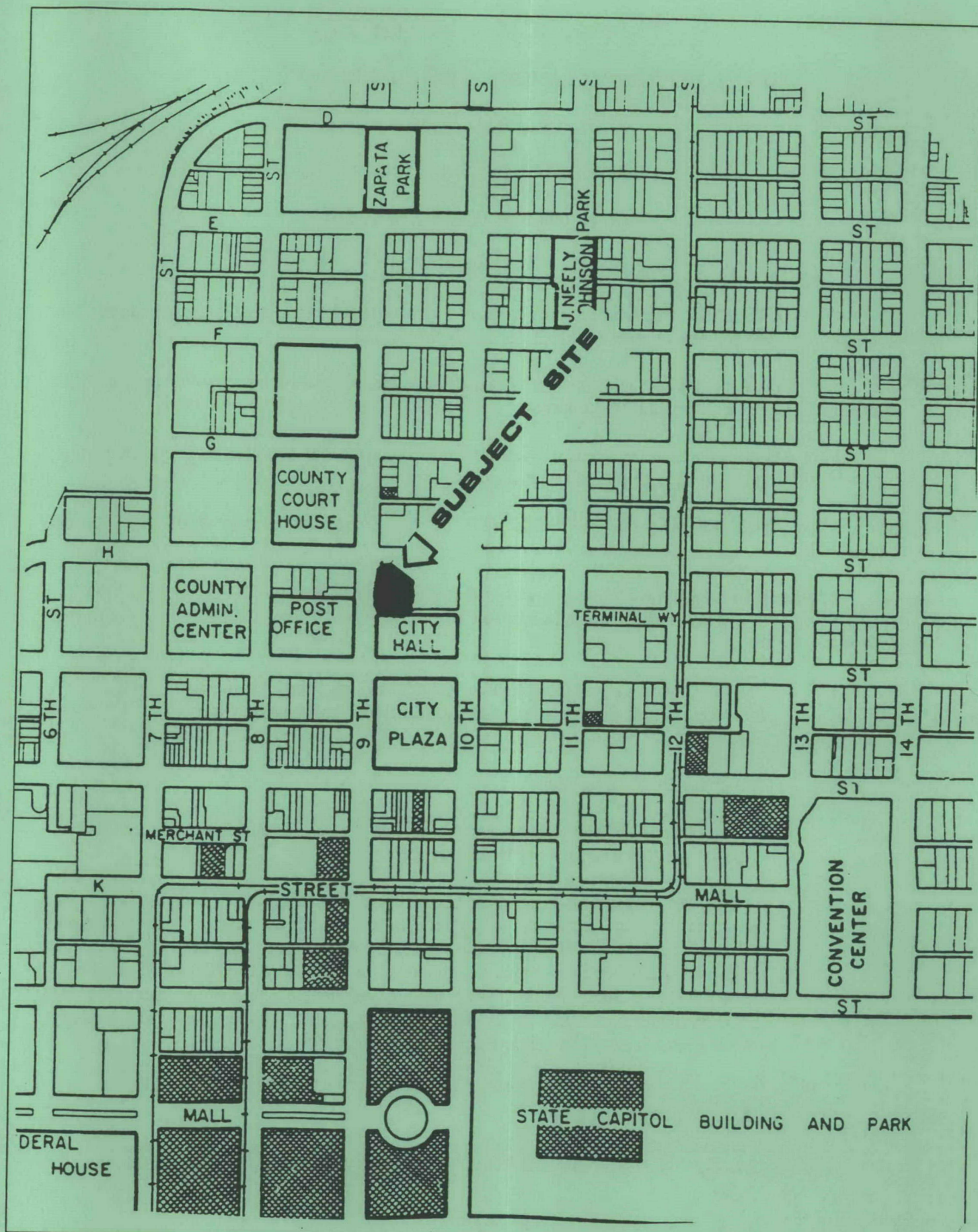
that the lot line adjustment for property located at southeast corner of 9th Street and H Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Properly abandon any excess water services to the satisfaction of the Utilities Department. (One service per lot is permitted.)
4. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

*Joy Patterson*

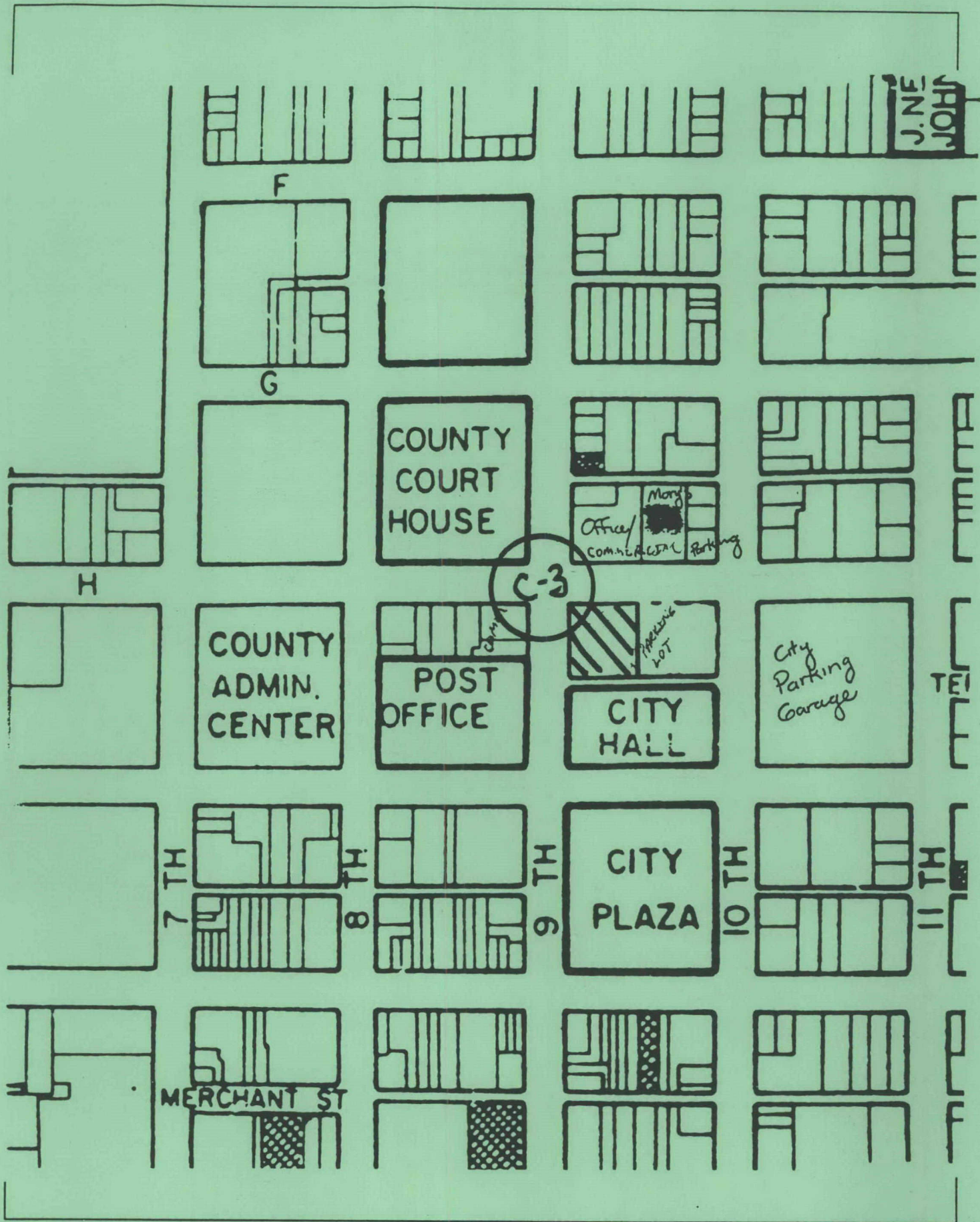
JOY PATTERSON, ZONING ADMINISTRATOR





VICINITY MAP

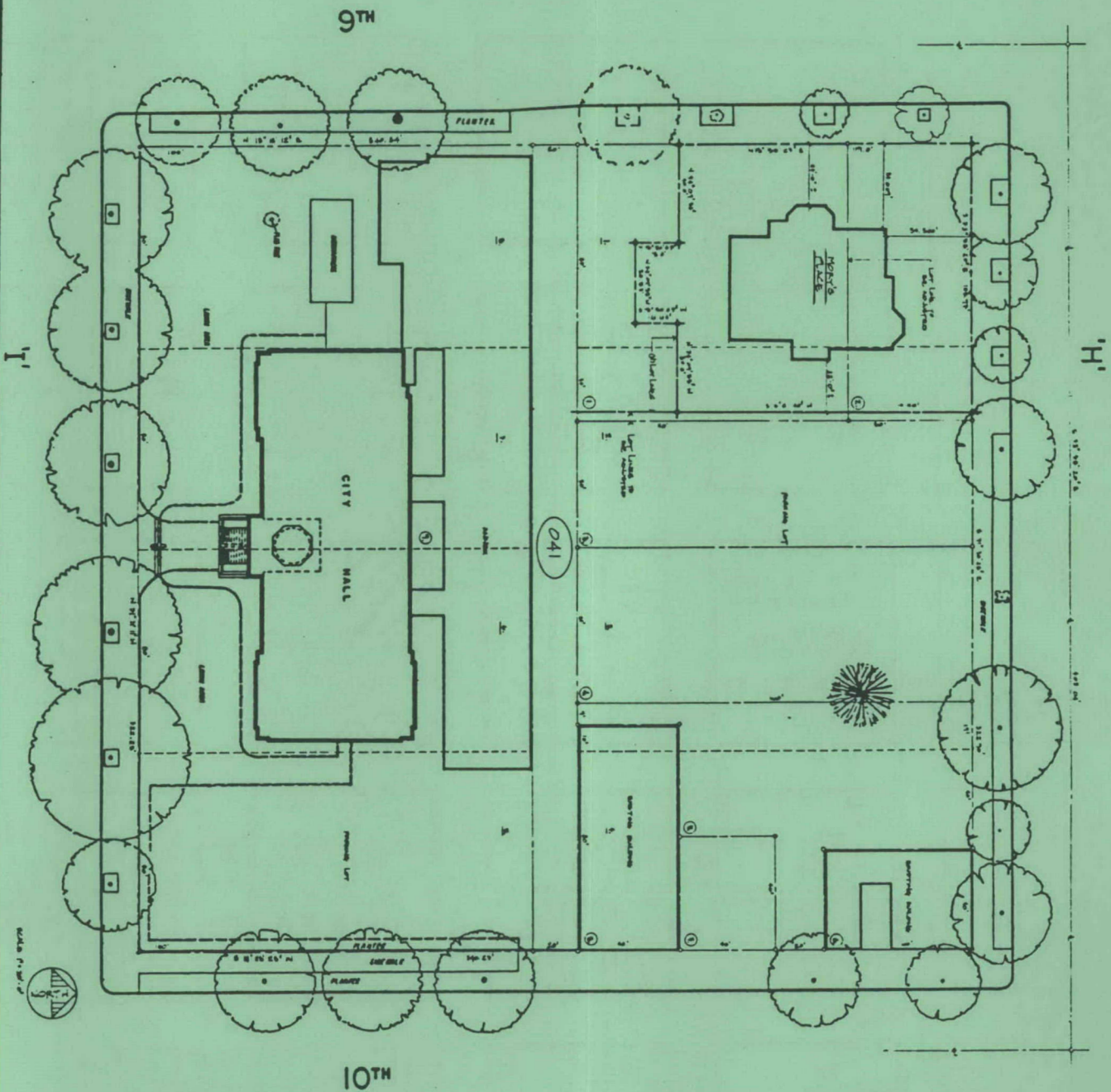




LAND USE & ZONING MAP



# EXHIBIT A



NOTE: 1. The City Hall Block is located on the corner of 9th and 10th Streets, between 1st and 2nd Streets. The plan shows the existing building and the proposed new building. The new building is to be constructed on the site of the existing building. The plan also shows the proposed parking lot and the proposed landscaping. The plan is for the City Hall Block, which is located on the corner of 9th and 10th Streets, between 1st and 2nd Streets.

294-043

MAY 3, 1994

ITEM 3

City Hall Block

2

PARCELIZATION SITE PLAN  
SCALE: AS NOTED

HISTORIC SACRAMENTO  
CITY HALL

Mory's Place

BOB McCABE • ARCHITECT  
1000 LAYNE STREET • SACRAMENTO, CA 95811 • 916-441-4047



EXHIBIT - B

MOREY PLACE

A portion of the land described in Book 701002, Page 310, and a portion of the land described in Book 4596, Page 707, of Official Records of Sacramento County, State of California more particularly described as follows:

Beginning at the northwesterly corner of Lot 1, in the block bounded by "H" and "I", 9th and 10th Streets of the City of Sacramento, according to the official plat thereof: thence from said point of beginning S 73°58'20" E along the southerly right-of-way of "H" Street 108.97 feet; thence S 16°01'40" W 119.99 feet; thence N 74°09'53" W 36.0 feet; thence S 15°50'07" W 16.64 feet; thence N 74°09'53" W 32.57 feet; thence N 15°50'07" E 18.0 feet; thence N 74°09'53" W 40.0 feet to the easterly right-of-way of 9th Street; thence N 15°50'07" E along the said easterly right-of-way of 9th Street 119.0 feet to the point of beginning.

The basis of bearing for this description is the centerline of "H" Street between 9th and 10th Streets being S 73°58'20" E.

DL/rp

DL14-01.k

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

MAR 29 1994

RECEIVED



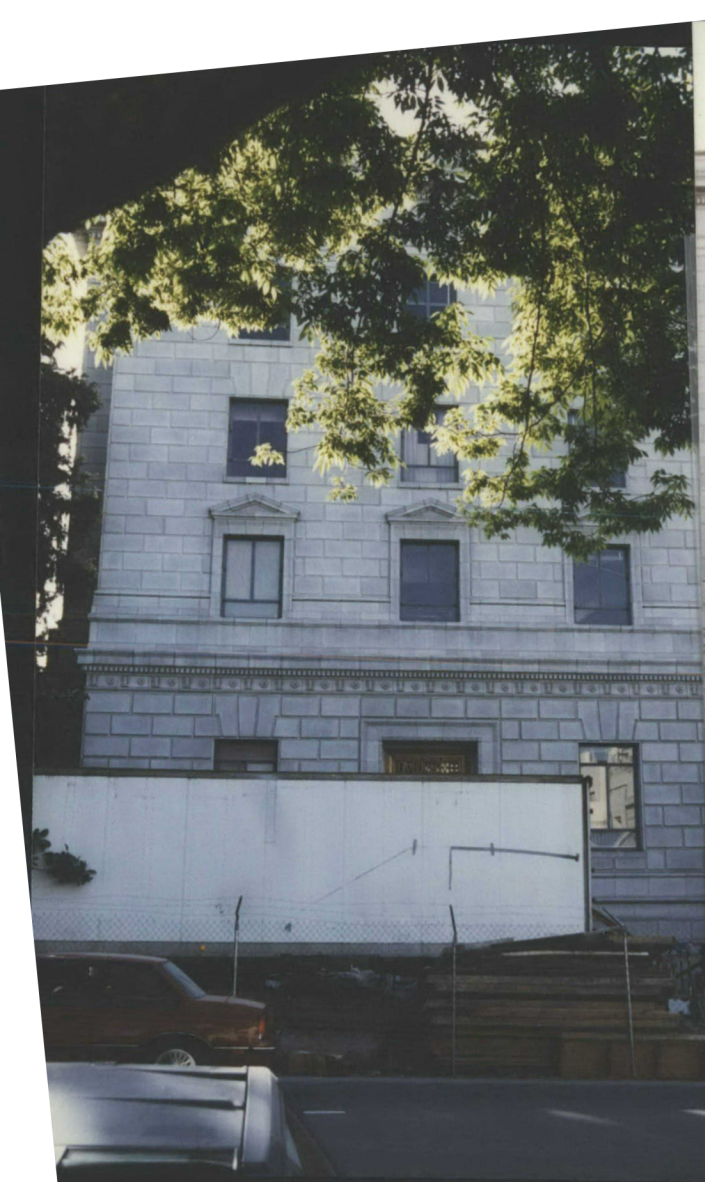
3-25-94

294-043

MAY 3, 1994

ITEM 3









**DESIGN REVIEW AND PRESERVATION BOARD  
SACRAMENTO, CALIFORNIA**

**ITEM NO. 1  
October 20, 1999**

**MEMBERS IN SESSION:**

---

**PB99-028            CESAR E. CHAVEZ PLAZA**

**REQUEST:**            Approval of design proposal for Cesar E. Chavez Plaza Enhancement Project

**LOCATION:**            Block bounded by 9<sup>th</sup>, 10<sup>th</sup>, I and J Streets.  
                              (APN: 006-0042-001)  
                              Plaza Park/CBD Preservation Area  
                              Council District 1

**APPLICANT:**          City of Sacramento's Downtown and Regional Enterprise Department  
                              1030 15<sup>th</sup> Street. Suite 250, Sacramento, CA 95814  
                              >contact: Sue Akiyama, ph: 916-264-7730; fax: 916-264-8161  
                              e-mail address: sakiyama,@ gw.sacto.org

**STAFF CONTACT:**     Randolph Lum, ph: 916-264-5896; fax:916-264-7046;  
                              e-mail address: rlum@gw.sacto.org

**SUMMARY:**     The Cesar Chavez Plaza will undergo an \$850,000 renovation beginning in early January. The total project funding in the amount of \$1 million, which includes design and entitlement fees, was provided through the CalEPA project from the sale of state revenue bonds. A revised project description, dated 10/6/99, was prepared by the Downtown Department. (see attachment.)

**RECOMMENDATION:**   Staff recommends that the Board approve the propose enhancement plans for Chavez Plaza subject to conditions that the Board finds appropriate.

**BACKGROUND INFORMATION:** On July 7, 1999, the Board reviewed and commented on the preliminary design proposal for the Cesar E. Chavez Plaza Enhancement Project. Responses to the Board's comments were submitted by the Downtown Department (see attachment). The project will go to the City Council on November 16, 1999.

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

1.     **Café addition** - A last minute change is the elimination of the café addition from the current plaza enhancement proposal. There is the possibility, however, that at a future time an alternative treatment involving additional outdoor or canopied seating area will be sought. The Board may wish to provide some brief comments relative to the possible future options, such as additional uncovered outdoor seating or shade structures of various types, and even the café addition that has been dropped from the current enhancement program.
2.     **Fountain lighting** - Staff has reservations about the placement of six lighting fixtures in the bed of the fountain. They serve as a potential source for future maintenance



problems. To staff this mixing of water and electricity seems to be an unnecessary long term risk to this historic resource given that there are other options for lighting fountains that have been effectively used in other cities. Lighting sources in the surrounding hardscape surfaces and landscaping would be preferable.

3. **Environmental Determination** - A consultant for the Downtown Department has prepared an Initial Study. The City Council will have the opportunity to certify the Negative Declaration at its schedule meeting of November 16, 1999. The Board may wish to comment on the Initial Study and have its comments forwarded to the City Council for their consideration.
4. **Public/Neighborhood/Business Association Comments** - The proposed enhancement has been the subject of previous public workshops. Preservation staff has not received any comments.

**PROJECT APPROVAL PROCESS:** The Board may approve, approve with conditions, or deny the project. Per Title 32 of the City Code, the Board's action may be appealed to the City Council. The appeal must occur within 10 calendar days of the Design Review/Preservation Board action.

**RECOMMENDATION:** Staff recommends the Design Review and Preservation Board approve the proposed design, subject to conditions and based on the findings of fact that follow:

Report Prepared By,

Report Reviewed By,

\_\_\_\_\_  
Randolph Lum  
Associate Planner

\_\_\_\_\_  
Vincent Marsh  
Preservation Director

Attachments

**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
PROPERTY LOCATED ON THE BLOCK BOUNDED BY 9<sup>TH</sup>, 10<sup>TH</sup>, I AND J STREETS  
SACRAMENTO, CALIFORNIA (PB99-028)**

---

At the regular meeting of **October 20, 1999**, the City Design Review and Preservation Board considered evidence in the above matter.

Based on verbal and documentary evidence at said hearing, the Board took the following action for the location listed above.

- Approved a design of the proposed project subject to conditions.

This action was made based on the following Findings of Fact and subject to the following conditions.

---

**FINDINGS OF FACT**

1. The project, as conditioned, conforms with the Board's design criteria.
  2. The project, as conditioned, enhances the appearance of Cesar E. Chavez Plaza, the Coleman Memorial Fountain and the A. J. Stevens Statue.
  3. The project, as conditioned, serves to maintain the integrity of the Plaza Park/CBD Preservation Area.
- 

**CONDITIONS OF APPROVAL**

1. The lighting in the fountain shall be eliminated. Fountain light shall be located in the adjacent hardscape or landscaped area.
2. Final landscape and irrigation plans shall be submitted for review and approval of the Board landscape architect, the City Arborist, and Preservation staff, prior to issuance of building permits. A set of the plans, in addition to those to be submitted to the Building Division, shall be submitted to the Preservation staff for this purpose.
3. All required new and revised plans shall be submitted for review and approval of design review staff prior to issuance of building permits. A set of the appropriate plans shall be submitted directly to Preservation staff.
4. The approval shall be deemed automatically revoked unless required permits have been issued within two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.



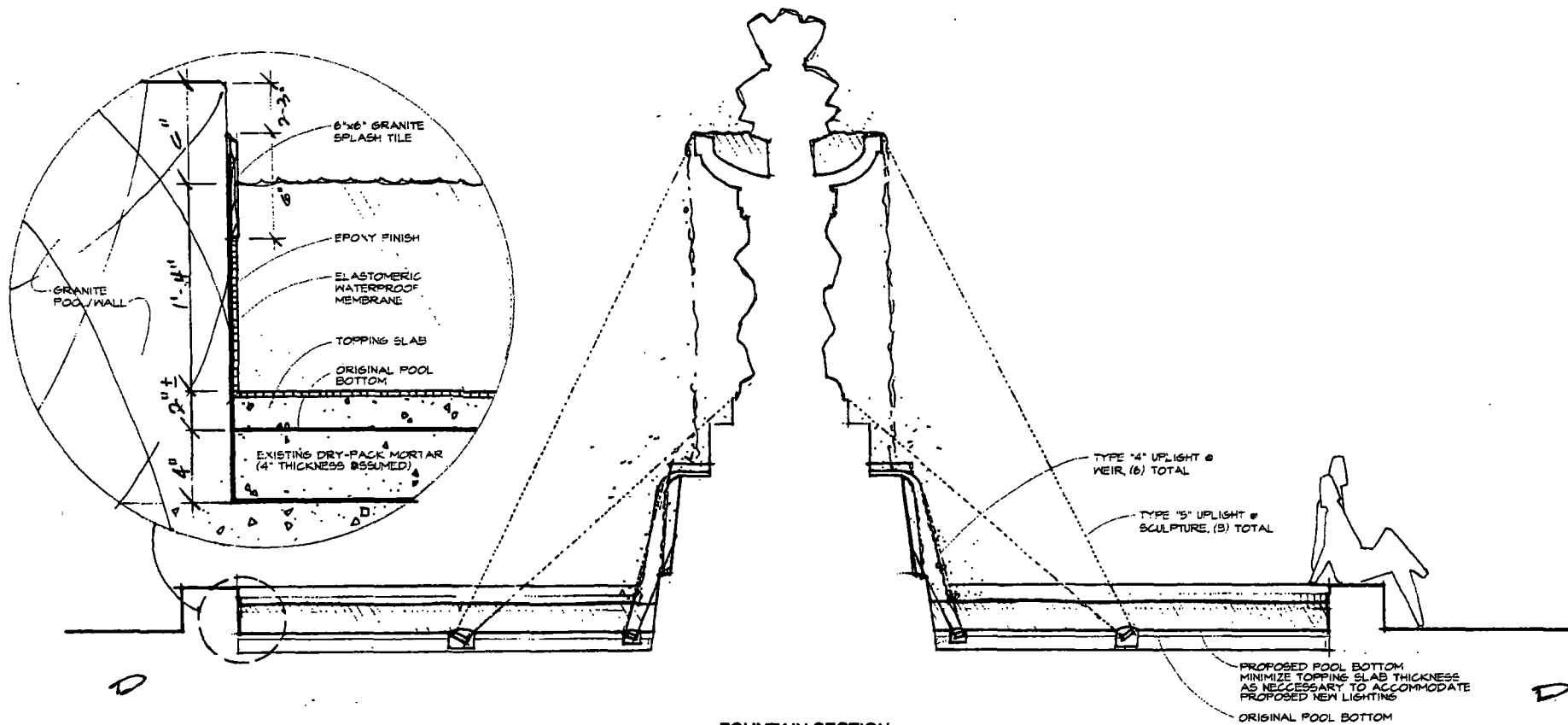
ATTEST: \_\_\_\_\_

ADVISORY NOTES:

APPROVAL BY THE DESIGN REVIEW AND PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED.

THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE. THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.



FOUNTAIN SECTION

CESAR E CHAVEZ  
PLAZA  
ENHANCEMENT  
City of Sacramento

Landscape Architect  
QUADRIGA LANDSCAPE ARCHITECTURE  
AND PLANNING

Architect  
GORDON H. CHONG AND PARTNERS

no scale

October 1, 1999

PLAZA  
SECTIONS &  
DETAILS