



# CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

August 11, 1982

**APPROVED**  
BY THE CITY COUNCIL

**AUG 17 1982**

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15115);  
2. Subdivision Modification to waive street lights; and  
3. Tentative map to create a one lot office condominium project (P82-142)

LOCATION: 2424 "K" Street

## SUMMARY

The applicant is requesting the necessary entitlements to convert an existing office building into condominium ownership of the individual office spaces. The Planning Commission recommended approval of this request subject to conditions. In addition, the Commission approved a parking variance to waive one required parking space.

## BACKGROUND INFORMATION

The subject site is located in an area of mixed uses consisting of office development and residential use. The Central City Plan designates the site for General Commercial use and the conversion of this office to condominium ownership is consistent with the zoning on this site.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment; therefore, the project is exempt from the provisions of CEQA.

## VOTE OF THE COMMISSION

On July 8, 1982, by a vote of five ayes and four absent, the Planning Commission recommended approval of this project.

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City Council

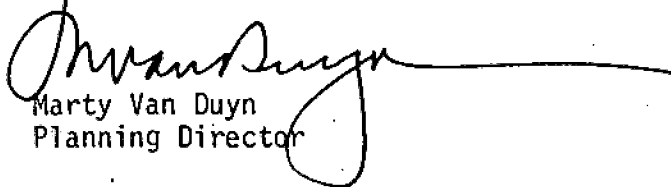
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August 11, 1982

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by adopting the attached resolution adopting findings of fact and approving the tentative map and subdivision modification with conditions.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:SC:cp  
Attachments  
P82-142

August 17, 1982  
District No. 4

**RESOLUTION No. 82-592**

**Adopted by The Sacramento City Council on date of**

**APPROVED**  
BY THE CITY COUNCIL

**AUG 17 1982**

OFFICE OF THE  
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT,  
APPROVING A REQUEST FOR TENTATIVE MAP  
AND SUBDIVISION MODIFICATION FOR PROPERTY  
LOCATED AT 2424 "K" STREET (APN: 007-102-08)  
(P82-142)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map and Subdivision Modification for property located at 2424 "K" Street,

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on August 17, 1982, 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 Central City Community Plan in that both plans designate the subject site for commercial/office 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, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat, pursuant to CEQA, Section 15115.
- 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.

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- 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.
- 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: Since street lights are unavailable at this time, it is impractical in this case to conform to strict application of these regulations.

- 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 waiver of street lights in that there are no facilities to accommodate street lights at this time.

- 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 will not alter the characteristics of the area since the use will remain the same.

- 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 general commercial which allows office use.

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

The Tentative Map and Subdivision Modification be approved subject to the following condition:

The applicant shall enter into an agreement with the City to participate in any future assessment districts to provide for street lights prior to the filing of the final map. A note shall be placed on the final map referencing this agreement.

\_\_\_\_\_  
MAYOR

ATTEST:

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

MEETING DATE: 7-8-82  
 ITEM NO. 1/a FILE NO. P- 82-142  
 N-

- GENERAL PLAN AMENDMENT
- TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT
- SUBDIVISION MODIFICATION
- REZONING
- ENVIRONMENTAL DEP.
- SPECIAL PERMIT
- OTHER \_\_\_\_\_
- VARIANCE

Recommendation LOCATION: 2434 K St.

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPONENTS</u>	<u>ADDRESS</u>

MOTION 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 & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

	YES	NO	MOTION	2ND
Augusta				
Boag				
Goodin	✓			✓
Holloway				
Larson	✓		✓	
Muraki	✓			
Silva				
Simpson	✓			
Hunter	✓			



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**CITY PLANNING COMMISSION**

927-10th Street, Suite 300 . SACRAMENTO, CALIFORNIA 95814

APPLICANT	Robt. S. Brown, Inc., & Dex Rivett, 3006 Beacon Bldg. Ste. B, West Sacto.		
OWNER	Waddell, Cameron & Dopkins, 2424 K Street, Sacramento, CA		
PLANS BY	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
FILING DATE	6-2-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	Exempt 15115	EIR	ASSESSOR'S PCL. NO. 007-102-08

- APPLICATION:**
1. Variance to waive one of the required 10 parking spaces
  2. Subdivision Modification to waive street lights
  3. Tentative Map to create a one lot office condominium project

**LOCATION:** 2424 K Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to convert an existing office building into office condominiums.

**PROJECT INFORMATION:**

1974 General Plan Designation: Commercial and offices  
1980 Central City Community

Plan Designation: General Commercial

Existing Zoning of Site: C-2

Existing Land Use of Site: Existing offices

**Surrounding Land Use and Zoning:**

North:	Commercial;	C-2
South:	Residential;	R-3A
East:	Offices & Residential;	C-2
West:	Offices;	C-2

Parking Required: 10 spaces

Parking Provided: 9 spaces Parking Ratio: 1:568 sq. ft.

Property Dimensions: 40' x 160'

Property Area: 6,400 square feet

Square Footage of Building: 5,680 square feet

Significant Features of Site: Existing office building

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On June 4, 1982, by a vote of eight ayes and one abstention, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification subject to the following condition:

The applicant shall enter into an agreement with the City to participate in any future assessment districts to provide for street lights prior to the filing of the final map. A note shall be placed on the final map referencing this agreement.

The subdivision modification to waive street lights was requested by the City Engineer until such time as the surrounding neighborhood requests street lights.

BACKGROUND INFORMATION: This tentative map was originally scheduled for Council consideration as a fast track parcel map without a variance request. The variance was added after the applicant applied for a building permit for interior remodeling. Upon review of the building plans, the Fire Department determined that the single existing staircase did not meet minimum safety requirements. Therefore, a rearrangement of the existing staircase, as well as the addition of a new staircase, was required. This new staircase projects into the parking area and eliminates one of the required parking spaces.

STAFF EVALUATION: Staff supports the requested variance, subdivision modification and tentative map for the following reasons:

- 1. The existing office structure was constructed approximately 22-25 years ago. The Zoning Ordinance in effect at that time required a minimum of nine parking spaces (2,000 ft. exemptions and remainder at one space per 400 square feet). The current design of the parking lot provides for 10 parking spaces. The elimination of one space would revert the total number of spaces to that number which was originally required.
- 2. The second stairway is required for safety purposes. Staff finds that the safety consideration is more important than the loss of one parking space.
- 3. The tentative map for office condominium uses should not materially alter the use of the structure. The subject site is currently used for general office purposes and will remain in this use.
- 4. As noted in the Subdivision Review Committee recommendation, the City Engineer requests the subdivision modification to waive street lights until such time as the surrounding neighborhood requests street lights. Staff concurs with this recommendation.

STAFF RECOMMENDATION: Staff recommends the following actions:

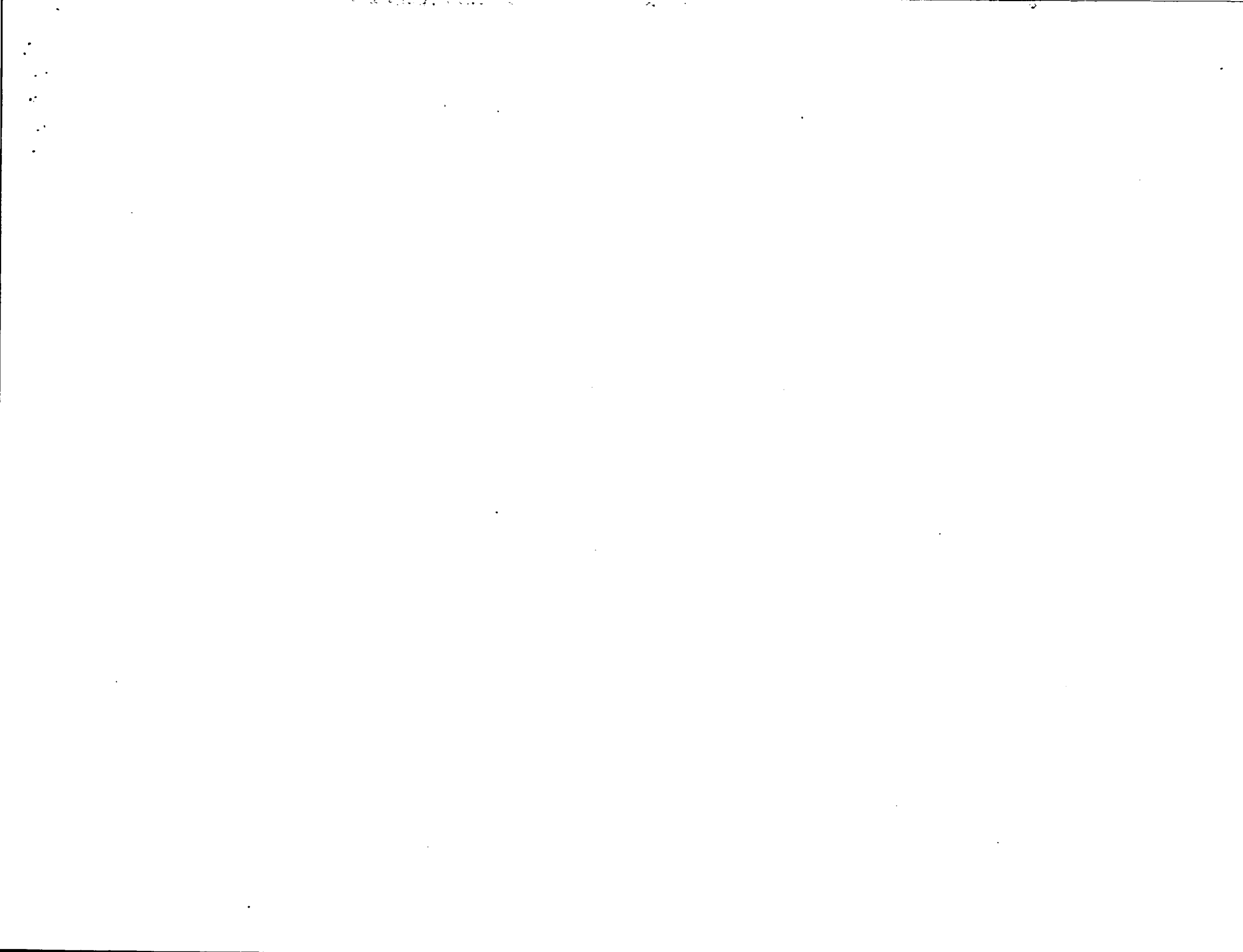
- 1. Approval of the variance to waive one of the required 10 parking spaces based on Findings of Fact which follow;
- 2. Approval of the Subdivision Modification to waive street lights;
- 3. Approval of the Tentative Map subject to the following condition:

The applicant shall enter into an agreement with the City to participate in any future assessment districts to provide for street lights prior to the filing of the final map. A note shall be placed on the final map referencing this agreement.

Findings of Fact - Variance

- a. The variance does not constitute a special privilege extended to one property owner in that the same variance would be granted to a similar project which an alteration was necessary to meet fire safety requirements.
- b. The variance is not a use variance in that office uses are allowed in the General Commercial C-2 zone.
- c. The variance will not be injurious to public welfare in that the loss of one parking space will not significantly alter the characteristics of the area.
- d. The variance is consistent with the purpose of the Zoning Ordinance to "Promote health, safety and the general welfare."

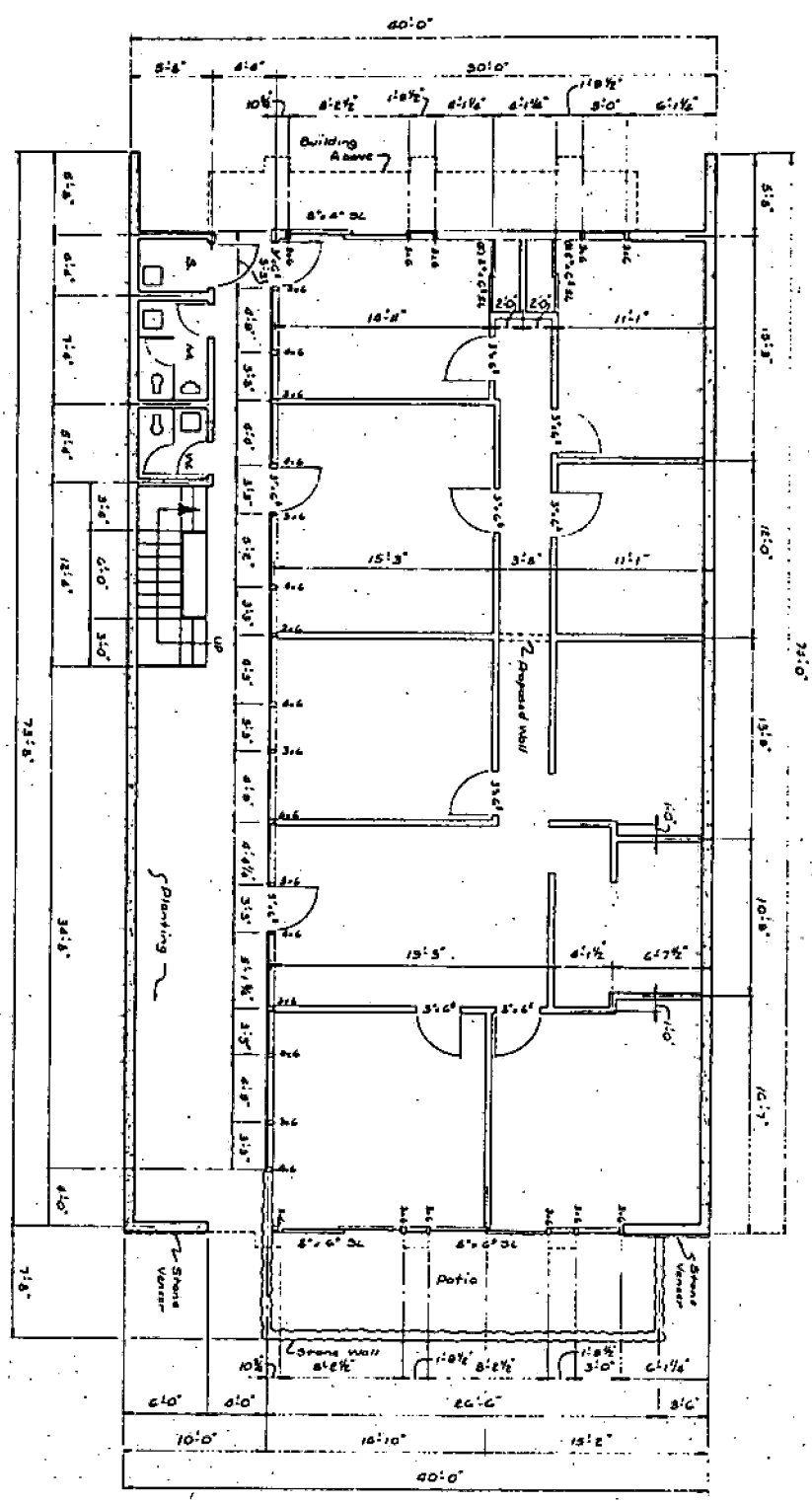






Exteriors Concrete Block Wall
   
 Interiors 6-8 Stud Wall

FIRST FLOOR PLAN
   
 Scale: 1/4" = 1'-0"



# First Floor Plan

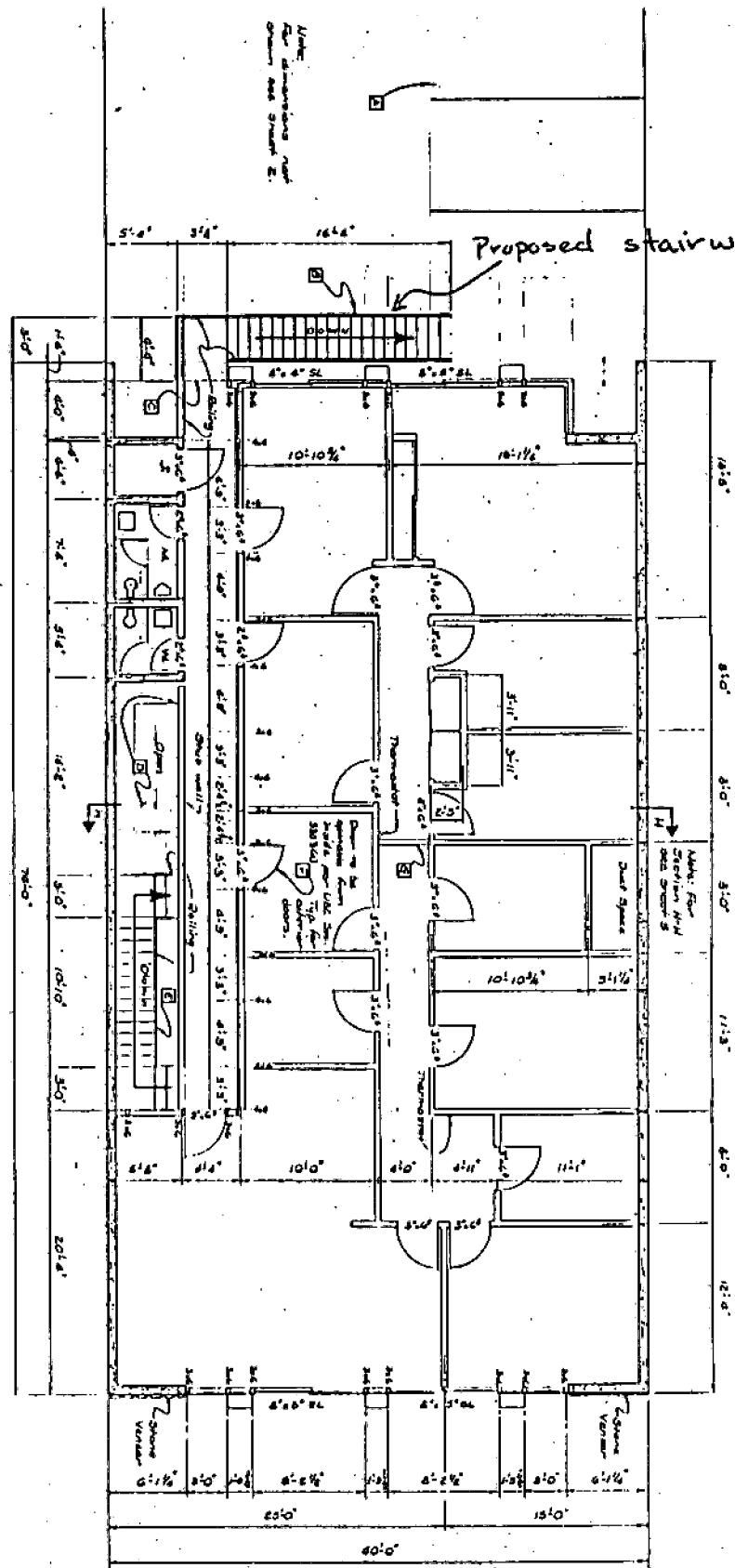
Office Building - 2424 K Street; Sacramento, California

Ronald L. Rivett, P.E.  
ENGINEERING - PLANNING - DESIGN









Proposed stairwell addition

Existing Concrete Block Wall  
 Existing End Stud Wall

SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"

Notes: Changes to all areas shown in drawing are indicated by a circled number.

- 1 To make room for new stairs on this level of the building the parking spaces are to be removed from the area of the plan, a concrete slab is to be poured in the area of the removed spaces.
- 2 Altering of the base of the building to provide the required additional exit room and means of egress.
- 3 Altering of the end of the stairwell to be removed and the landing is to be built over the existing stairwell.
- 4 Existing stairs to remain on Stair 2 and to be removed and replaced in location 2. The existing stairs will be removed to make a new 3' opening in the wall and a new 3' opening in the wall and a new 3' opening in the wall. The wall to be removed is shown in the drawing with 1/2" thick glass panels (see Section 2 for details).
- 5 New partition for the office, see Section 2 for details.
- 6 Remove 3' wide glass panel and construct a 3' x 6' door. See Section 2 for details.
- 7 Place a new 1/2" thick glass panel in the same area. Note: wall to be 6' x 6' x 8' x 16' x 16' x 16'.

Second Floor Plan - Proposed

P 82142

Office Building - 2424 K Street ; Sacramento, California



Ronald L. Rivett, P.E.  
ENGINEERING • PLANNING • DESIGN