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CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
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CITY PLANNING DEPARTMENT
725 "J" STREET
SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5804

MARTY VAN DUYN
PLANNING DIRECTOR

June 3, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15115)
 2. Tentative Map (P-9379)

LOCATION: 717 "K" Street

SUMMARY

This is a request to establish an existing five-story office and restaurant as an airspace condominium. The purpose of the tentative map is to allow sales of individual offices and the restaurant. The staff and Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject tentative map does not necessitate review by the Planning Commission and therefore was transmitted directly to the City Council.

Surrounding land use and zoning consist of:

- North: Bank and restaurant; C-3
- South: Retail shops; C-3
- East: Bank; C-3
- West: City Park; C-3

The project is exempt from environmental review pursuant to Section 15115 of CEQA.

The existing building is five-stories in height and contains 66,000 square feet. It is located along the K Street Mall and adjacent to a small open space area that is owned by the City.

APPROVED
BY THE CITY COUNCIL

JUN - 9 1981

OFFICE OF THE
CITY CLERK

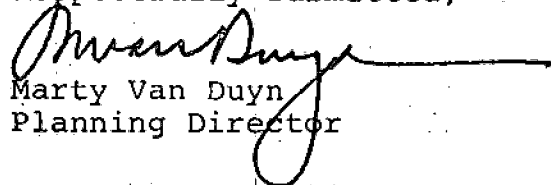
RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends approval of the tentative map subject to the following condition:


Applicant shall pay off existing assessments prior to recordation of final map.

This can be accomplished by adopting the attached tentative map resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED: .


Walter J. Slupe
Walter J. Slupe, City Manager

MVD:HY:bw
Attachments
P-9379

June 9, 1981
District No. 1

RESOLUTION No. 81-408

Adopted by The Sacramento City Council on date of

JUNE 9, 1981

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR THE SUN BUILDING
OFFICE CONDOMINIUM (P-9379)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for the Sun Building Office Condominium, located at 717 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 June 9, 1981, 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 the plans designate the subject site for Central Business District.
- 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.
- 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.

APPROVED
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JUN - 9 1981

OFFICE OF THE
CITY CLERK

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.

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

The Tentative Map be approved subject to the following conditions:

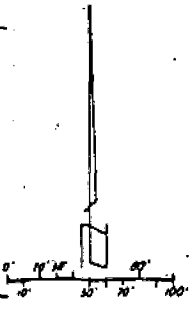
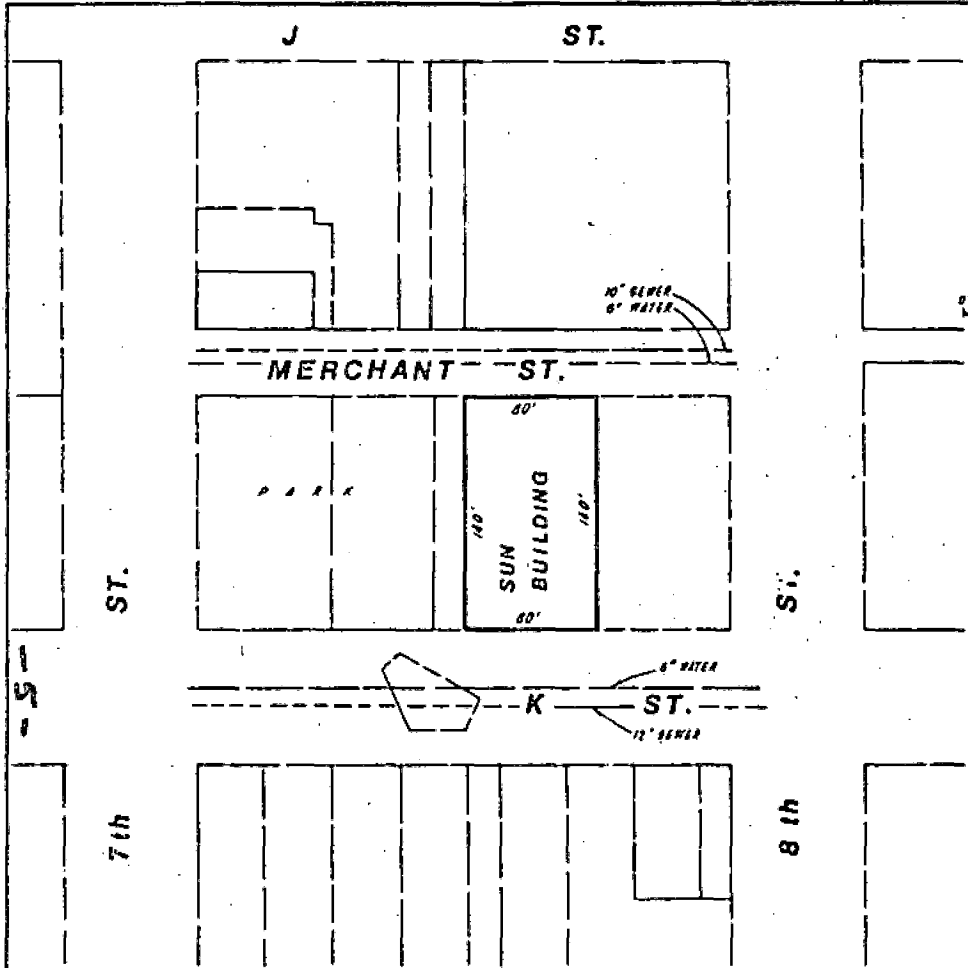
The applicant shall pay off existing assessments prior to recordation of the final map.

MAYOR

ATTEST:

CITY CLERK

P-9379



OWNER: DOERFMAN CO. & CAPITAL INVESTMENT CO.
 330 BUCKER
 ROSA, CA. 95558
 PHONE: 415-443-6182 (ROBERT MINNEMO)

SUBDIVIDER: BERNARD PURLAN
 STAR ROUTE
 KNIGHTS LANDING, CA. 95643
 PHONE: 916-753-6328

ENGINEER: WAYNE A. HARBARGER
 WAYFORD CO.
 3433- AMERICAN RIVER DRIVE, SUITE 1A1
 SACRAMENTO, CA. 95825
 PHONE: 972-1044

EXISTING ZONING: C-3
 PROPOSED ZONING: C-3
 ASSESSOR'S PARCEL NO. 06-096-22

EXISTING BUILDING NAMED "SUN BUILDING", ADDRESS IS 717 K STREET, SACRAMENTO, CA. ONE FLOOR OF BASEMENT, FIVE FLOORS ABOVE STREET LEVEL. PROPOSAL IS TO SELL ALL FLOORS INCLUDING BASEMENT. EACH FLOOR IS TO BE SPLIT IN HALF FOR SALE.

Y TENTATIVE MAP
SUN BUILDING
 OFFICE CONDOMINIUM
 717 K STREET, IN DOWNTOWN SACRAMENTO

CITY OF SACRAMENTO, CA
 MARCH 1981

5. P-9379 Tentative Map to create office condominiums on .3+ acre in the C-3 Central Business District Zone.
Location: 717 K Street
(D1) FT
6. P-9388 Tentative Map to divide 8+ vacant acres into three parcels in the M-2 Heavy Industrial Zone.
Location: Northeast corner of Dos Rios Avenue and North B Street. (D1) FT
7. P-9389 Tentative Map to divide 4+ acres into two parcels in the C-2 General Commercial Zone.
Location: Northeast corner of Folsom Boulevard and Hornet Drive. (D6) FT
8. P-9185 Post Subdivision to allow phasing for Village Garden North Subdivision. Location: Northwest corner of Main Avenue and Sully Street. (D2)
9. P-8667 Time Extension for Tentative Map for Fuller Town Fourplex Subdivision. Location: Southwest of intersection of Glen-Ellen Circle and 24th Street. (D7)

jm

Attachments



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

June 11, 1981

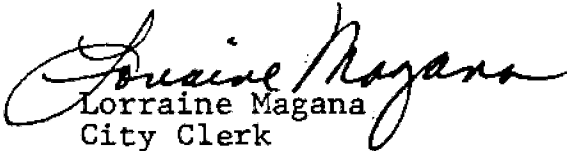
Doehmann Company and
Capital Investment Company
350 Rheem
Moraga, CA 94556

Gentlemen:

On June 10, 1981, the City Council adopted Resolution 81-408 which adopted Findings of Fact and approved a tentative map to create office condominiums on .3+ acre in the C-3 Central Business District Zone located at 717 "K" Street. (P-9379)

Enclosed, for your records, is a copy of the above mentioned resolution.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/37
Enclosure

cc: Wayne A. Harbarger
Planning Department