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CITY OF SACRAMENTO
APPROVED
BY THE CITY COUNCIL

DEC 16 1986

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

OFFICE OF THE
CITY MANAGER
CITY CLERK
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Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

December 10, 1986

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:** 1. Environmental Determination (Exempt 15315)
2. Tentative Map (P86-420) (APN: 295-390-07) (FT)

LOCATION: Northeast corner of Campus Commons Drive and University Avenue

SUMMARY

This is a request to divide 5+ acres developed with an office building into two parcels. Staff and the Subdivision Review Committee recommend approval of the project subject to conditions.

BACKGROUND INFORMATION

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

Surrounding Land Uses and Zoning are as follows:

- North: Office; C-1 (PUD)
- South: Office, Residential Condominiums; C-1 (PUD), R-1
- East: Office; C-1 (PUD)
- West: Office; C-1 (PUD)

The subject site is located in the Campus Commons PUD and is zoned Limited Commercial (C-1 PUD). The site is developed with a 61,000 square foot office building. The applicant proposes to split off the unused portion from the site for future office development.

The office building is occupied by the Firemen's Fund Insurance. Approval of the building was based upon 244 parking spaces. The map has been conditioned that the existing building have 244 on-site parking spaces.

ENVIRONMENTAL DETERMINATION

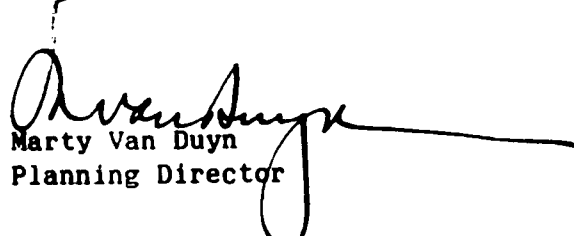
The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

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

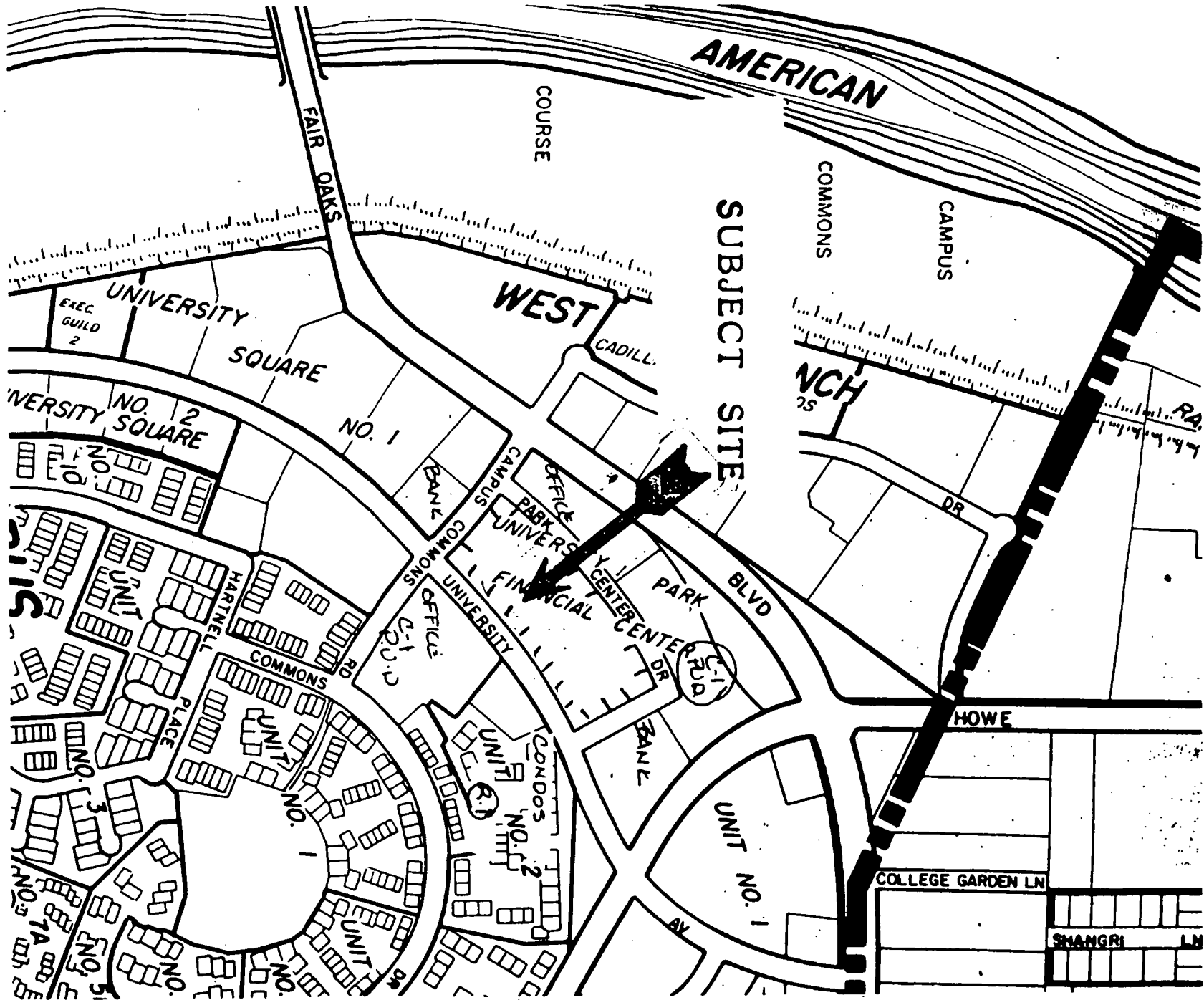
RECOMMENDATION APPROVED:


Walter J. Slipe City Manager

SD:lao
attachments
P86-420

December 16, 1986
District No. 3

VICINITY - LAND USE - ZONING



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RESOLUTION No. 86-948**Adopted by The Sacramento City Council on date of****APPROVED**
BY THE CITY COUNCIL

DEC 16 1986

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND
 APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED
 AT THE NORTHEAST CORNER OF UNIVERSITY AVENUE
AND CAMPUS COMMONS DRIVE.
 (P86-420) (APN: 295-390-07)

WHEREAS, the City Council on December 16, 1986, held a public hearing on the request for approval of a tentative map for property located at the northeast corner of University Avenue and Campus Commons Drive;

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, subsection (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 in the 1974 General Plan and the proposed map conforms with the plan designation.

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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 filing of the final map unless a different time for compliance is specifically noted:
 - a. Place the following note on the final map: "Water and sewer service connections must be paid for and installed at the time of obtaining building permits".
 - b. Meet all County Sanitation requirements.
 - c. Provide adequate parking for Parcel A (244 spaces). Redesign map.

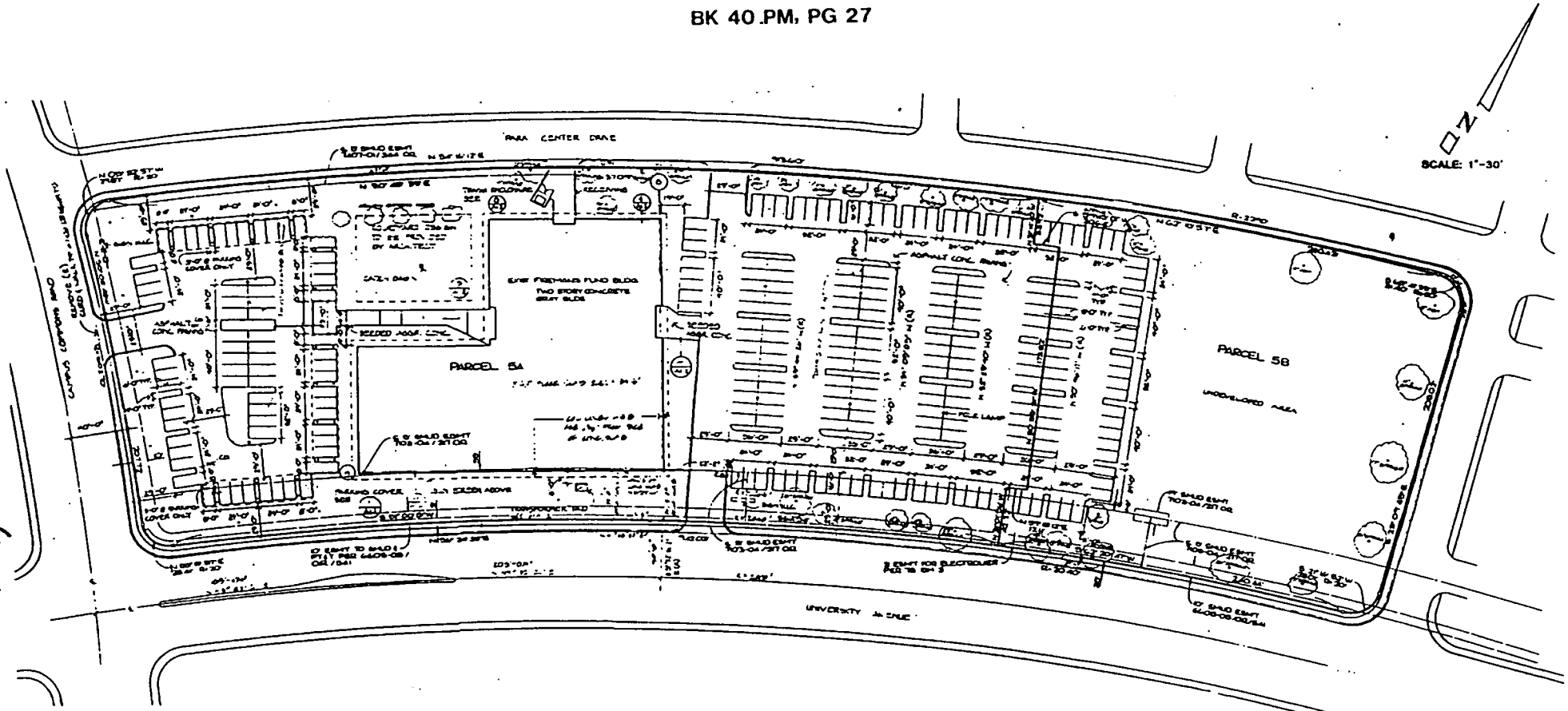
MAYOR

ATTEST:

CITY CLERK

P86-420

TENTATIVE PARCEL MAP OF PARCEL 5
BK 40 PM, PG 27



SCALE: 1"=30'

DESCRIPTION

PARCEL 5, BOOK 40 PARCEL MAP, PAGE 27

ASSESSOR'S PARCEL NUMBER:

210-210-01

OWNER / DEVELOPER

CHALLENGER PROPERTY HOLDINGS INC
14015 BAYVIEW BOULEVARD
REDWOOD CITY, CA 94061

ENGINEER

GW CONSULTING ENGINEERS
1341 ANTILLAS BLVD SUITE 202
CITY OF SACRAMENTO, CA 95811

PRESENT ZONING & USE

C-1 OFFICE

PROPOSED ZONING & USE

C-1 (OFFICE AND FUTURE COMMERCIAL)

TOTAL AREA

8715 AC

WATER SUPPLY

CITY OF SACRAMENTO

SEWER & STORM

CITY OF SACRAMENTO

FIRE PROTECTION

CITY OF SACRAMENTO

PARKS & RECREATION

CITY OF SACRAMENTO

ELECTRIC

SMUD

GAS

PG&E

TELEPHONE

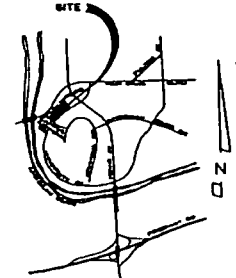
PROFIC TELEPHONE

DATE OF PREPARATION

OCTOBER 23, 1988

NOTES:

1. ADJACENT PROPERTIES TO NORTH-EAST OWNED BY CHALLENGER PROPERTY HOLDINGS
2. 24 EXISTING PARKING SPACES LOCATED ON PARCEL 5A, 47 EXISTING PARKING SPACES LOCATED ON PARCEL 5B
3. VARIOUS TREES AND SHRUBS LOCATED IN LANDSCAPED AREAS



GW CONSULTING ENGINEERS
PLANNING • ENGINEERING • SURVEYING
1341 ANTILLAS BLVD SUITE 202
CITY OF SACRAMENTO, CALIFORNIA 95811
(916) 441-1111

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P86-420

December 18, 1986

Challenge Property Holdings
170 Broadway, Suite 1506
New York, NY 10038

Dear Gentlemen:

On December 16, 1986, the Sacramento City Council took the following action(s) for property located at the southwest corner of Campus Commons Drive and University Avenue: (P-86420)

Adopted Resolution 86-948 adopting Findings of Fact and approving the Tentative Map subject to conditions.

Enclosed, for your records, is a fully certified copy of the above referenced document.

Sincerely,

Lorraine Magana
City Clerk

LM/dah/27

Enclosure

cc: Planning Department
GW Consulting Engineers