

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Map for the project known as **Z25-011 (700 L Street Tentative Map)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Map** to subdivide a ±0.60-acre parcel for condominium purposes within an existing office building located within the Central Business District (C-3-SPD) zone and Central City Special Planning District (SPD).

PROJECT INFORMATION

Location: 700 L Street
Parcel Number: 006-0153-012-0000
Council District: 4
Applicant: Jeff Berger
700 L Street LLC
2443 Fair Oaks Boulevard #368
Sacramento, CA 95825
Property Owner: Schwager Development, LLC
198 Hillside Avenue
San Jose, CA 95136
Project Planner: Sierra Peterson, Associate Planner
Hearing Date: April 10, 2025

Land Use Information

General Plan: Residential Mixed Use (RMU)
Community Plan Area: Central City
Specific Plan: Central City
Zoning: Central Business District (C-3-SPD)
Special Planning District: Central City
Planned Unit Development: n/a
Design Review Area: Central Core
Parking District: Central Business District
Open Space District: Central Business District
Historic Landmark: No
Historic District: No

Surrounding Land Use and Zoning

North:	C-3-SPD	Office, hotel, Golden 1 Center
South:	C-3-SPD	Office
East:	C-3-SPD	Office
West:	C-3-SPD	Office, retail

Site Characteristics

Existing Property Area:	26,134 square feet / 0.60 acres
Existing Dimensions:	160.8 feet x 162.5 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Office

Other Information

Concurrent Files:	None
Previous Files:	None

ATTACHMENTS

Attachment A: Tentative Map

PROPOSED PROJECT AND ANALYSIS

Background

The 0.60-acre project site is located on L Street at the southeast corner of L Street and 7th Street, within the C-3-SPD zone and Central City SPD. The site is bordered by a mix of office, retail, service, and hotel uses, as well as the Golden 1 Center.

Tentative Map

The applicant is proposing to subdivide the parcel for condominium purposes to allow for the individual airspace ownership of office suites in an existing office building. The existing building is a four-story building with a basement. The condominium map proposes five condominium units and five common area units. The existing parcel boundaries and lot configuration will not change as part of the requested tentative map. The existing parcel and its proposed subdivision will maintain adequate access to the public street and available utility infrastructure. The applicant will be required to form an owners association and provide Covenants, Conditions, and Restrictions (CC&Rs) to the City for review and approval. The recorded CC&Rs will assure maintenance of the building, private drive aisles, shared driveways, common lights, common landscaping signage, and routine maintenance. The CC&Rs shall be recorded with the Public Records Office. There are no requested deviations to the standards that apply to the proposed map.

SUBDIVISION REVIEW COMMITTEE

The proposed tentative map was heard at the Subdivision Review Committee on April 16, 2025. During the meeting, the proposed conditions of approval specific to the map were presented. The Tentative Parcel Map conditions of approval were accepted by the applicant and forwarded by the committee. The resulting conditions are listed under Conditions of Approval below.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENT

The project was routed to the Downtown Sacramento Partnership (PBID), Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, and Region Builders. The site was also posted with project information at the time of project routing.

All property owners and residents within 500 feet of the subject site, as well as the neighborhood associations, were mailed a public hearing notification. A public hearing notice was posted at the project site on April 28, 2025. At the time of writing this report, staff did not receive any comments in reference to the proposed project. No opposition to the project has been received.

ENVIRONMENTAL CONSIDERATIONS

The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities (Categorical Exemption – Class 1). This project qualifies for this exemption as it applies to projects that are consistent with the General Plan, are in an urbanized area on a site no larger than five acres, where the site has no value as habitat for special status species, where all services are available, and where no significant effects related to traffic, noise, air quality, or water quality would occur.

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2024 Adequate Progress Annual Report accepted by City Council Resolution No. 2024-0311 on October 22, 2024.

FINDINGS OF FACT

Environmental

1. The Zoning Administrator has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities. This project qualifies for this exemption as it applies to projects that are consistent with the General Plan, are in an urbanized area on a site no larger than five acres, where the site has no value as habitat for special status species, where all services are available, and where no significant effects related to traffic, noise, air quality, or water quality would occur. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

Tentative Map

2. The proposed map is consistent with the general plan and applicable specific plan.
3. That the site is physically suitable for the type of development and is an existing building.
4. That the site is physically suitable for the proposed density of development. The proposed subdivision is for a commercial office building and does not include residential dwelling units.
5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the subdivision is for air space of an existing commercial office building.
6. That the design of the subdivision or the type of improvements are not likely to cause serious public health problems because the subdivision is for air space of an existing commercial office building.
7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
8. The conditions set forth in Government Code section 66474.4 are met, relating to subdivisions of land that would result in parcels too small to sustain their agricultural use or that would result in residential development not incidental to the commercial agricultural use of the land, including land subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (California Government Code sections 51200 et seq.). (Ord. 2020-0021 § 6; Ord. 2017-0009 § 22). The proposed project does not involve land used for agricultural or residential purposes.

200-Year Flood Protection

9. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2024 Adequate Progress Annual Report accepted by the City Council on October 22, 2024 (Resolution No. 2024-0311).

CONDITIONS OF APPROVAL**Tentative Map****Public Works**

1. Show all continuing and proposed/required easements on the Parcel Map.
2. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property along L Street and 7th Street per City standards to the satisfaction of the Department of Public Works.
3. The applicant shall repair or replace/reconstruct (in concrete) any deteriorated portion of the alley adjacent to the subject property (from the subject property's eastern property line to 7th Street) per City standards to the satisfaction of the Department of Public Works.
4. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25 feet sight triangle). Walls shall be set back three feet behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited to 3.5 feet in height. The area of exclusion shall be determined by the Department of Public Works.
5. CC&R's shall be approved by the City and recorded assuring maintenance of private drive aisles, shared driveways, common lights and common landscaping.

SMUD

6. SMUD has existing underground 12kV and low voltage/secondary facilities along the north and south side of the property (south side of L Street and north side Liestal Alley respectively) that will need to remain. SMUD also has existing underground 21 kV The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
7. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.

8. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
9. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
10. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
11. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
12. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
13. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.
14. SMUD requires a minimum of 30" separation between the edge of the manhole or vault lid and any other object.
15. During SMUD's routine maintenance or during emergency repairs at manholes or vault lids, SMUD reserves the right to close off the area/sidewalk directly surrounding the manholes/vault lids to ensure the public's safety and the safety of SMUD's crews.

16. Service to this development/building is via SMUD's 12kV network secondary grid system. Any panel size increase or addition, or any major change in building usage or occupancy may require a new/separate 12kV network service, including a transformer vault. Please contact SMUD Line Design as soon as possible to discuss service requirements.

Regional San

17. Before the RECORDING OF THE FINAL MAP, the owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees must be paid before the recordation of the Final Map.

Utilities

18. The applicant shall grant, and reserve easements as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."
19. Prior to the issuance of the Final Map, a business association (BA), or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water, sewer, and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney

Fire

20. Maintenance agreements shall be provided for common interior areas of the proposed complex and for any required fire protection systems. The agreement shall be record with the Public Recorders Office having jurisdiction and shall provide for the following:
 - a. Provisions for the necessary repair and maintenance of common/shared egress systems and exit signs.
 - b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20').
 - c. Maintenance and timely repair of any required fire protection systems, including but not limited to, passive fire protection systems and active fire protection systems such as, fire alarm systems and fire sprinklers.

Advisory Notes

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- ADV 1. Public Works: If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

- ADV 2. Utilities: This project is served by the Combined Sewer System (CSS). However, based on the project's description, the applicant will not be required to pay the combined sewer system impact fee.

- ADV 3. Utilities: The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

- ADV 4. Utilities: Prior to the initiation of any water or storm drainage services to the project, a homeowner association (HOA), or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

- ADV 5. Parks: As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees. If a building permit is requested for construction of one or more residential structures on any of the parcels within four years of recording the map, the owner of each parcel shall be required to pay an in-lieu fee pursuant to City Code 17.512.110, calculated as of the date the building permit is issued, as a condition to the issuance of a building permit; a note to this effect shall be placed on the final map or parcel map.

Respectfully Submitted: _____



Sierra Peterson
Associate Planner

Recommendation Approved: _____



Karlo Felix
Senior Planner

The decision of the Zoning Administrator may be appealed to the Planning and Design 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 after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.



Sacramento Office
1700 Alhambra Blvd., Ste 100
Sacramento, CA 95834

Chico Office
1915 Broadway
Chico, CA 95926



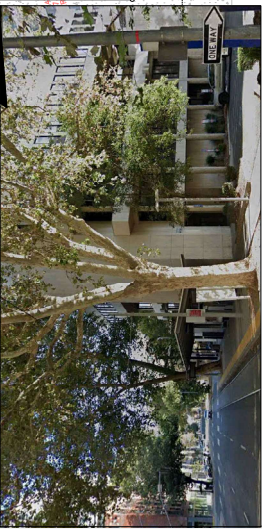
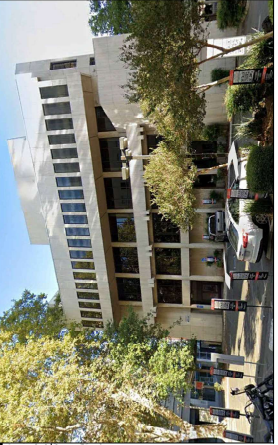
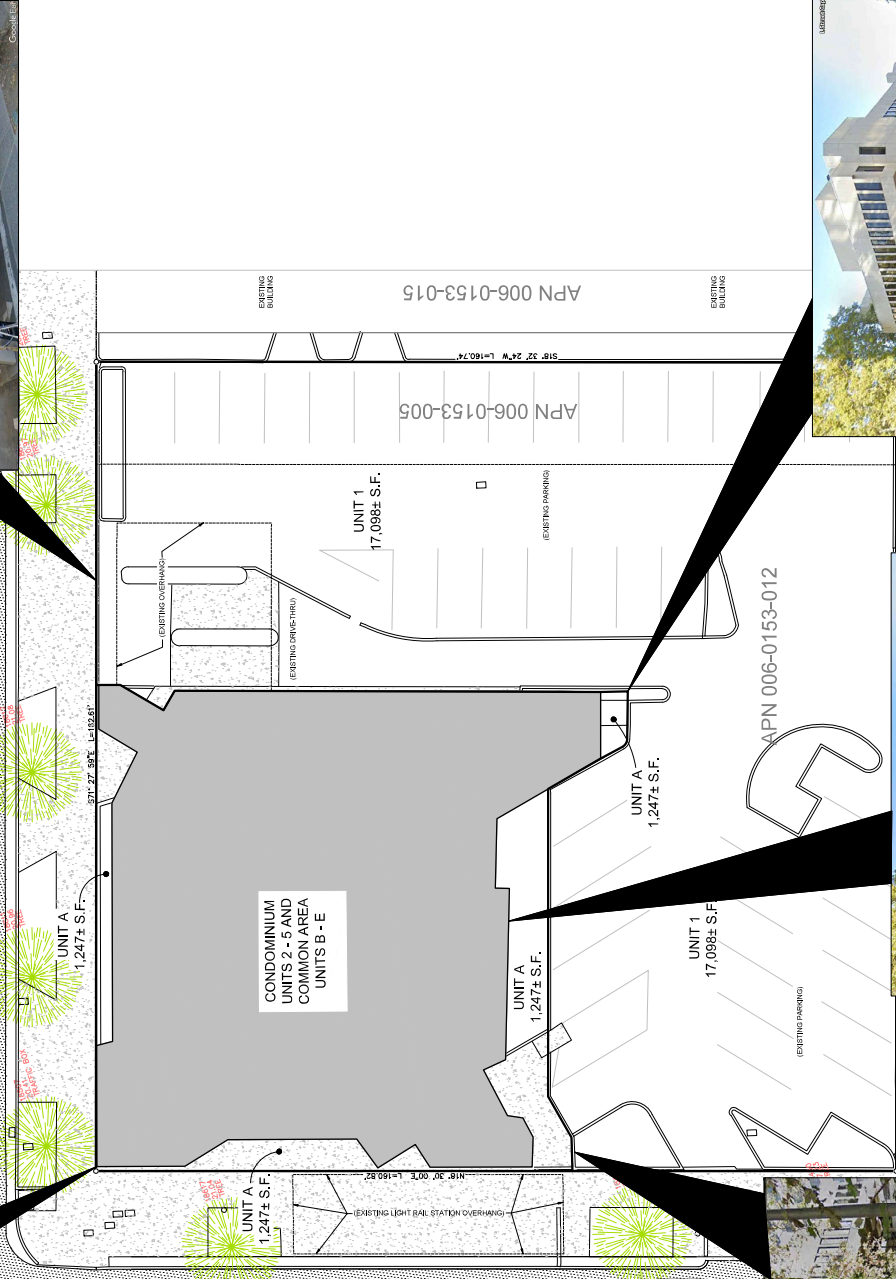
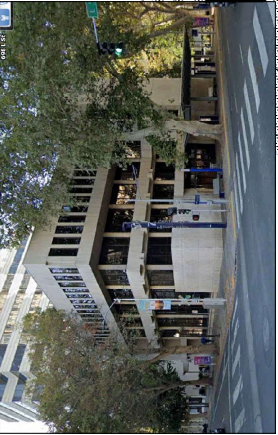
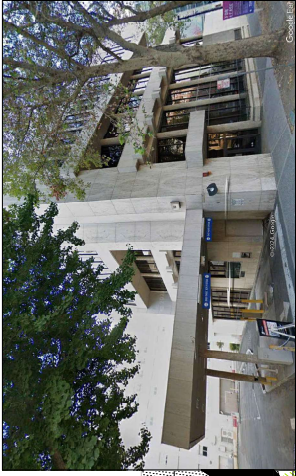
CLIENT
UNIVERSITY CAPITAL
MANAGEMENT

PROJECT TITLE
700 L STREET
COMMERCIAL
CONDOMINIUMS
SACRAMENTO
CALIFORNIA

SHEET TITLE
TENTATIVE MAP

NO.	DATE	DESCRIPTION

DRAWN BY: MJ/PB
DATE: 11/15/2024
JOB NO.: 200026
SHEET NUMBER



700 L STREET TENTATIVE MAP PICTURE EXHIBIT



L STREET
(80 FT. PUBLIC RIGHT OF WAY)

7TH STREET
(80 FT. PUBLIC RIGHT OF WAY)

CONDOMINIUM
UNITS 2 - 5 AND
COMMON AREA
UNITS B - E

UNIT 1
17,098± S.F.

UNIT A
1,247± S.F.

UNIT A
1,247± S.F.

UNIT 1
17,098± S.F.

APN 006-0153-012

APN 006-0153-005

APN 006-0153-015

EXISTING LIGHT BAIL STATION OVERHANG

EXISTING OVERHANG

EXISTING DRIVEWAY

EXISTING PARKING

EXISTING PARKING

EXISTING PARKING

EXISTING PARKING

EXISTING PARKING

EXISTING PARKING

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