

27



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
MAR 27 1980

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5804

Marty Van Duyn

[REDACTED]
PLANNING DIRECTOR

March 27, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-8923)

LOCATION: 1419 "E" Street

SUMMARY

This is a request to divide 0.1+ acre into five townhouse-condominium lots and a common lot. The Planning Commission granted the Special Permit to allow five condominiums subject to conditions and recommended approval of the Tentative Map.

BACKGROUND INFORMATION

Staff has no objection to the proposed condominium project. However, there is a concern relative to the design of the structure because the site is located within a Preservation Area. The Planning Commission therefore required that the project be reviewed by the Preservation Board and Architectural Review Board.

A petition was filed by residents in the neighborhood. They are concerned that the condominium project would not be compatible with single family and older apartment units in the immediate area. Also, they indicated that the additional units will cause additional parking problems in this area.

VOTE OF COMMISSION

On February 28, 1980, by a vote of nine ayes, the Planning Commission granted a special permit and recommended approval of the tentative map.

APPROVED
BY THE CITY COUNCIL

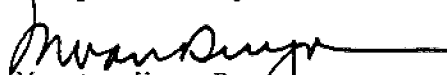
APR 1 1980

OFFICE OF THE
CITY CLERK

RECOMMENDATION

The staff and the Planning Commission recommend that the City Council approve the Tentative Map and adopt the attached Tentative Map Resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slips, City Manager

MVD:HY:bw

April 1, 1980
District No. 1

Attachments
P-8923

STAFF REPORT AMENDED 2-28-80
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	R.B. Skinner Constn. Co., 6106 Madison Ave., Carmichael, Ca 95608			
OWNER	Phillip & Louise Cherry, 5801 - 24th Street, Rio Linda, Ca			
PLANS BY	Leo McGlade, 2444 Glendale Lane			
FILING DATE	1-17-80	50 DAY CPC ACTION DATE	REPORT BY:	TM:f
NEGATIVE DEC.	2-15-80	EIR	ASSESSOR'S PCL. NO.	2-125-23

- APPLICATION:
1. Negative Declaration
 2. Special Permit to develop 5 condominium units on .1+ vacant acres in the Heavy Density Multiple Family R-5 zone.
 3. Tentative Map to divide .1+ vacant acres into 5 townhouse condominium lots and one common lot.

LOCATION: 1419 "E" Street

PROJECT INFORMATION:

General Plan Designation: Residential
1966 Old City Community
Plan Designation: Heavy Density Multiple-Family Zone.
Preliminary Central City
Plan: R-3-C
Existing Zoning Site: R-5
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:

North: Single Family; R-5
South: Single & Multiple Family; C-4, R-5
East: Single Family; R-5
West: Multiple Family; R-5

Parking Required: 5 Parking Provided: 5
Ratio Required: 1:1 Ratio Provided: 1:1
Property Dimensions: 40 x 160
Square footage of Bldg. 2,700 Sq. Ft.
Utilities: To be provided.
Note: Project is in a preservation district.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 13, 1980, by a vote of 8 ayes and one abstention, the Subdivision Review Committee recommended approval of the Tentative Map.

STAFF EVALUATION: Staff notes that the proposed project is located within a preservation district and is subject to review and approval of the Architectural Review Board. Although staff does approve of the tentative map and special permit request, staff is concerned whether this project is compatible with the other structures in the preservation district. Therefore staff requests that this project be conditioned to both review and approval of the Preservation Board.

APPLC. NO. P-8923

MEETING DATE Feb. 28, 1980

CPC ITEM NO. 13

STAFF RECOMMENDATION: Staff recommends that:

1. The Negative Declaration be ratified.
2. The Special Permit to allow a 5 unit condominium project be approved subject to conditions.
3. The Tentative Map be approved.

Conditions for Special Permit

- a. The project shall be subject to the review and approval of the City's Preservation Board. The structure shall be designed to maintain the historic integrity of the preservation areas.
- b. Review and approval of a detailed landscaping & irrigation plan by staff. The plans shall include adequate irrigation system, trees within the front yard setback area, plants that are compatible to adjacent parcels and a variety of plant types.

Findings of Fact for Special Permit

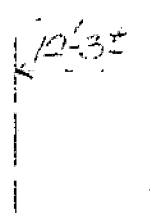
- a. The project, as conditioned, is based on sound principles of land use in that the proposed condominium development is compatible with surrounding land uses.
- b. The project will not be injurious to surrounding properties in that the proposal will not significantly alter the characteristics of the area.
- c. The proposal as conditioned is consistent with the 1974 General Plan and the Old City Community Plan which designate the site for residential purposes.

*Planning Commission amended to:

- a. The project shall be subject to comment by the Alkali Flat PAC and the Preservation Board, and subject to review and approval by the Architectural Review Board. The structure shall be designed to maintain the historic integrity of the preservation areas.

P. 8923

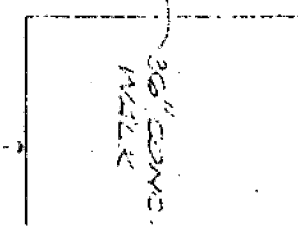
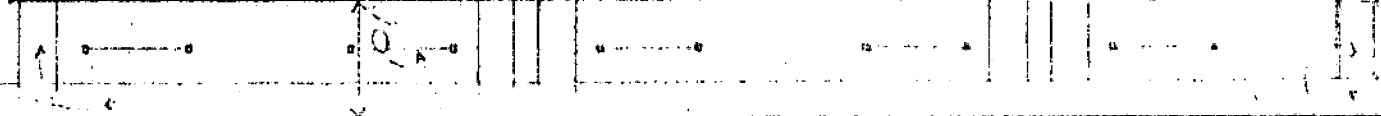
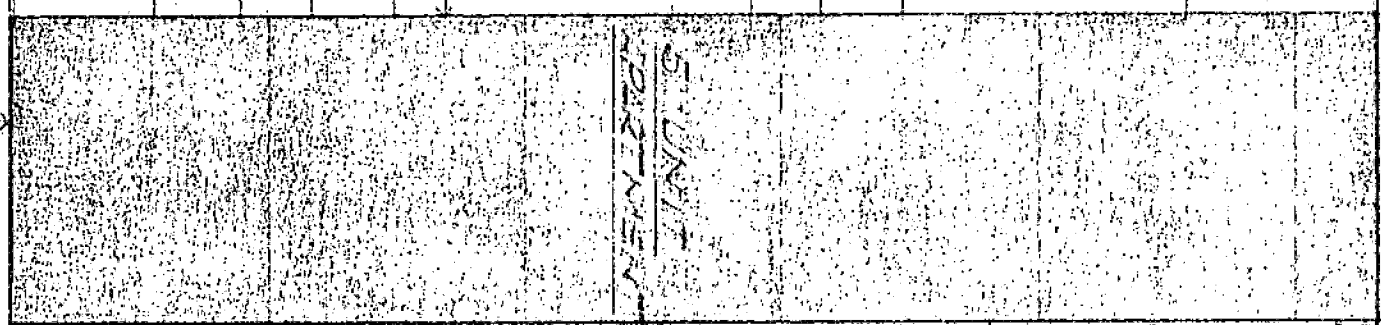
40.12'



2'-28"-80

15'-9"

No. 13



6' EDMS

5'-11"

160.75'

160.74'

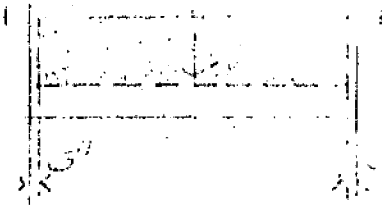
6'-11" EDMS
 6'-11" EDMS
 6'-11" EDMS

6'-11" EDMS

30' EDMS WALK



6'-11" EDMS

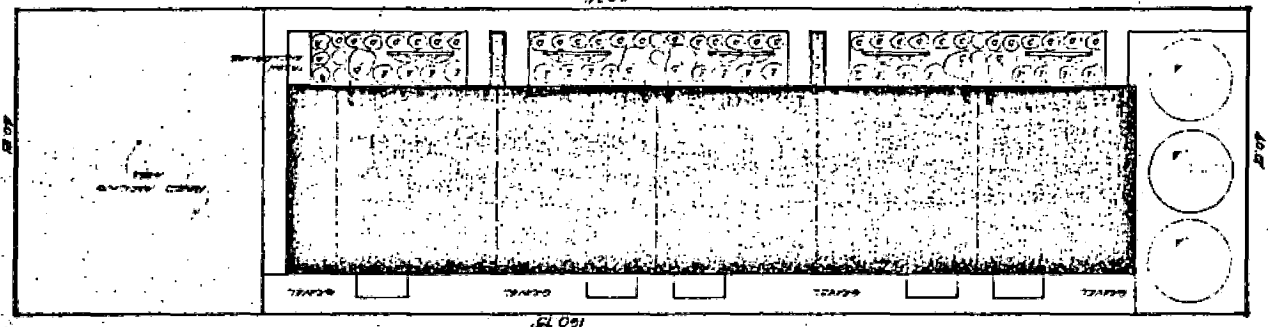


6'-11" EDMS
 6'-11" EDMS
 6'-11" EDMS

5 UNIT CONDOMINIUM
 S. GUNN & SKINNER
 CONTRACTORS
 1700 17th St
 Seattle, WA 98101
 206-461-1111

LANDSCAPE DESIGN BY 206-461-1111
 5 UNIT CONDOMINIUM
 S. GUNN & SKINNER
 CONTRACTORS
 1700 17th St
 Seattle, WA 98101
 206-461-1111

LANDSCAPE LAYOUT

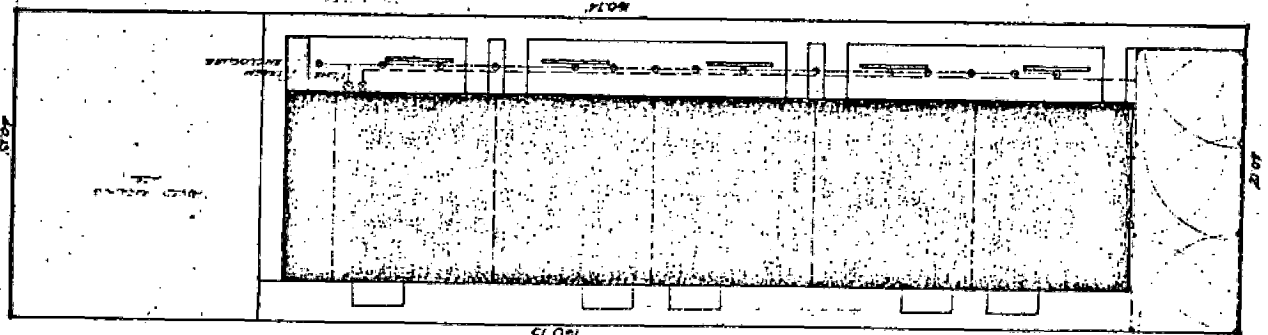


100.75



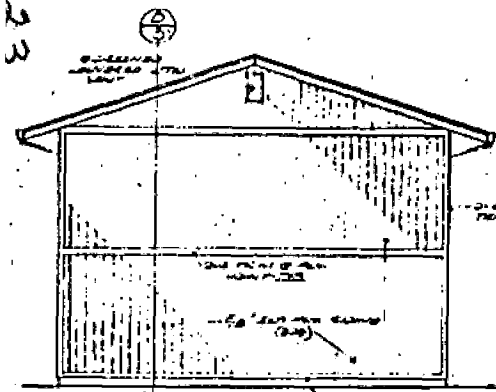
- 1. 1" = 1' SCALE
- 2. 1" = 1' SCALE
- 3. 1" = 1' SCALE
- 4. 1" = 1' SCALE
- 5. 1" = 1' SCALE
- 6. 1" = 1' SCALE
- 7. 1" = 1' SCALE
- 8. 1" = 1' SCALE
- 9. 1" = 1' SCALE
- 10. 1" = 1' SCALE

SPARKING LAYOUT

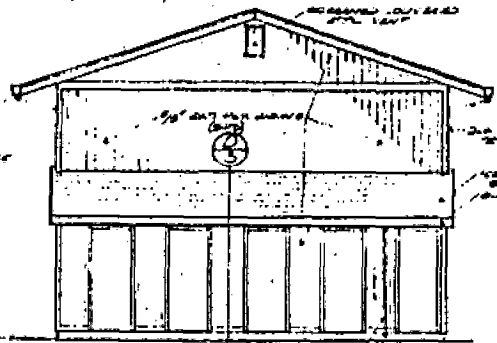


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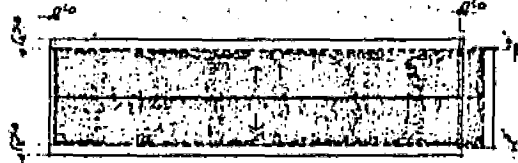
A-5923



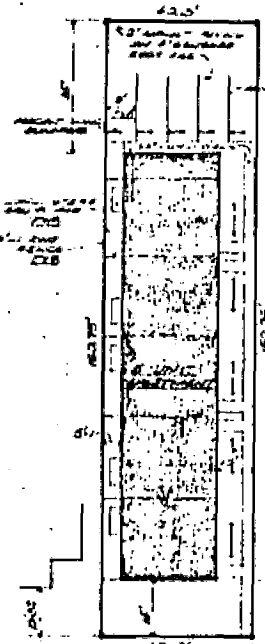
FRONT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



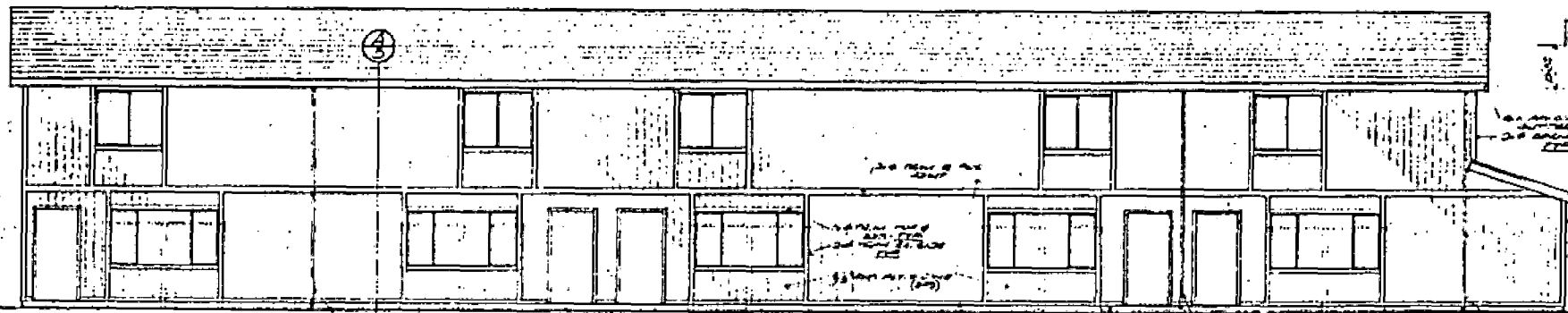
2ND FLOOR
SCALE 1/4" = 1'-0"



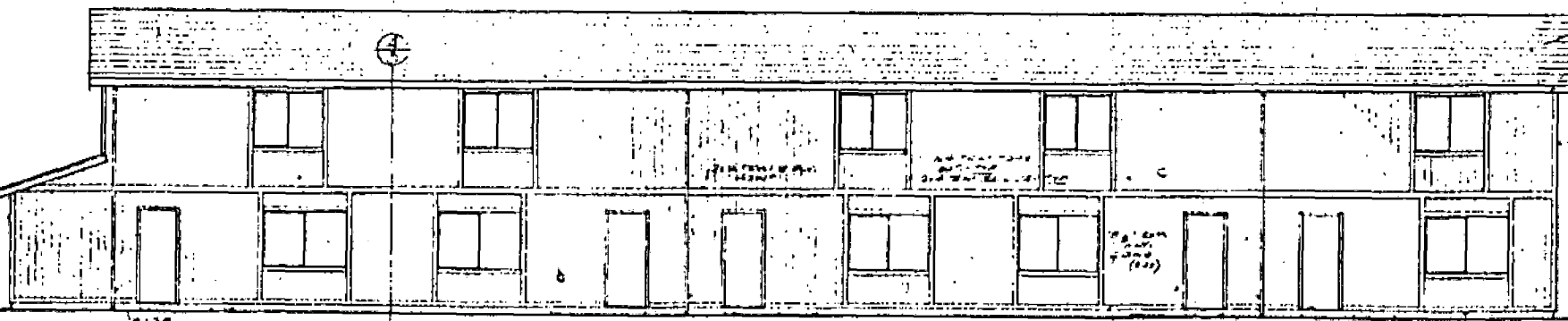
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NOTE: IS OF THE CITY OF SACRAMENTO, CALIF. CITY OF SACRAMENTO.

2-28-81



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

SUNNY GROUNDS	
2 ELEVATION	
15 APRIL 1981	BY: [Signature]
15 APRIL 1981	BY: [Signature]

SACRAMENTO CITY PLANNING COMMISSION

REGARDING PERMIT # P 8923

FOR PROJECT AT 1419 E STREET

NAME	ADDRESS	PHONE #
Maria Gardo	1418 E St	
Maria Gordon	1418 E St #1	
Remedios Gonzalez	1330 E. #1	
Alfonso Hernandez	1326 E St.	
Rafael Zarate	1409 E ST.	442-0856
Frank R. Robinson	1403 E	446-0812
Angie Dybeck		446-1070
Fabrice Dalgas	448 15th	442-976
Guadalupe Aguirre	1518 E St	
Jose Ramirez	511-15 St	442-1077
Raul Ramirez	416-15 St	442-1609
Marjorie Capanga	1411 E 4th St	446-7478
Charles Martinez	1416 E St	448-9611

Sacramento City Planning Commission
Regarding permit # p 8923
For project at 1419 E Street

We as owners and/or
residents of the area surrounding
1419 E Street, felt that the project
applied for 5 condominium units
does not fit the environment
of the neighborhood, predominantly
by single family homes and/or
small older apartment houses.

A second problem arising from
5 units in one lot is parking,
as it is at the present time,
off street parking is limited. If
a 5 home complex is to be built
we need space for 7 to 10 more
cars.

A final problem is the increase
of transients in the neighborhood
which bring a new set of problems.

We feel that a smaller unit
with its own parking should be
approved in the above location

Jose L. Merchaca 1420 E. ST.

442-9269

NAME
Joe Ramirez

ADDRESS
1501 E ST.

PHONE #
448-6311

Anoises Ramirez

1501 E ST

442-1609

Maurice Finch

500 15 ST.

448-5107

Manuel A. Cardenas

1412 D ST L

444-2238

Joaquin Madrigal

1422 E ST. Sacto -

442-9269.

RESOLUTION NO. 80-184

Adopted by The Sacramento City Council on date of

APRIL 1, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR CHERRY-SKINNER SUBDIVISION
(P-8923) (APN: 02-125-23)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Cherry-Skinner Subdivision, located at 1419 E Street

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on April 8, 1980, 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 Old City Community Plan in that both plans designated the subject site for residential 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 or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- 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.
- 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.

APPROVED
BY THE CITY COUNCIL

APR 1 1980

OFFICE OF THE
CITY CLERK

- 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:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved.

MAYOR

ATTEST:

CITY CLERK

P-8923

Sacramento City Planning Commission
Regarding permit # p 8923
For project at 1419 E Street

We as owners and/or residents of the area surrounding 1419 E street, felt that the project applied for 5 condominium units does not fit the environment of the neighborhood, predominantly by single family homes and/or small older apartment houses.

A second problem arising from 5 units in one lot is parking; as it is at the present time, off street parking is limited. If a 5 home complex is to be built we need space for 7 to 10 more cars.

A final problem is the increase of transients in the neighborhood which bring a new set of problems.

We feel that a smaller unit with its own parking should be approved in the above location.

Jose G. Menchaca 1420 E. ST. 442 9269

NAME	ADDRESS	PHONE #
Joe Ramirez	1501 E ST.	448-6311
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Maurice Finch	500 15 St.	448-5107
Manuel A. Cardenas	1412 D ST L	4442238
Joaquin Madrigal	1422 E ST. Sacto	442-9269.

SACRAMENTO City Planning Commission

REGARDING PERMIT # P 8923

FOR PROJECT AT 1419 E STREET

NAME	ADDRESS	PHONE #
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Angie		
Angela Dakeo		4461070
Jabicio Salgas	448 15th	442-4963
Guadalupe Aguirre	1518 E St	
Jose Ramirez	511 - 15 St	442 1077
Paul Ramirez	416 - 15 st	442-1009
Angelina Espanza	1411 E	446 728
Charles Martinez	1416 E St.	448-9611



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-3428

LORRAINE MAGALIA
CITY CLERK

March 11, 1980

Philip and Louise Cherry
5801 - 24th Street
Rio Linda, CA 95673

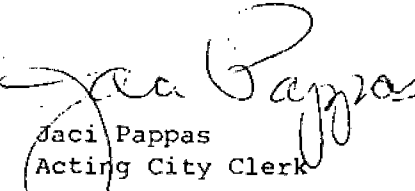
Dear Mr. and Mrs. Cherry:

Notice is hereby given that a hearing date of April 1, 1980 has been set in the matter of TENTATIVE MAP to divide .1+ acre into 5 townhouse-condominium lots and 1 common lot for property located at 1419 E Street. (P-8923)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and requesting the continuance.

Sincerely,


Jaci Pappas
Acting City Clerk

JR-HO'

Information Copies to: R.B. Skinner Construction
Jose Ramirez
P-8923 Mailing List (74 Addressees)
Planning Department

NOTICE

IN ACCORDANCE WITH THE LAW, THIS NOTIFICATION IS SENT TO ALL OWNERS OF PROPERTY WITHIN 300 FEET OF THE PROPERTY DESCRIBED ABOVE. ATTENDANCE AT THIS HEARING IS OPEN TO THE PUBLIC, AND QUESTIONS OF A TECHNICAL NATURE MAY BE DIRECTED TO THE CITY PLANNING DEPARTMENT, TELEPHONE NUMBER 449-5604.



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 448-5428

LORRAINE MAGANA
CITY CLERK

April 2, 1980

Philip and Louise Cherry
5801 - 24th Street
Rio Linda, CA 95673

Dear Mr. and Mrs. Cherry:

On April 1, 1980, the City Council adopted the enclosed certified resolution adopting Findings of Fact, approving a request for tentative map for Cherry-Skinner Subdivision. (P-8923) (APN: 02-125-23)

Sincerely,

Jaci Pappas
Acting City Clerk

JP:HO

Encl.

cc: R. B. Skinner Construction Co.
Planning Department

Item No. 27