

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	NK Engineering - 1777 Oak, Suite A, Davis, CA 95616		
OWNER	Pacific Solar Downtown Dev., Inc. - 8180 Alpine Ave., Suite I, Sacto. 95826		
PLANS BY			
FILING DATE	7-8-83	50 DAY CPC ACTION DATE	REPORT BY: GM:sg
NEGATIVE DEC.	8-1-83	EIR	ASSESSOR'S PCL. NO. 006-226-01,02,03,04,05

- APPLICATION:
1. Environmental Determination
 2. Rezone 25' x 44' area from Heavy Density Multiple Family, R-5 zone, to General Commercial, C-2 zone (Sec. 13-A-2)
 3. Tentative Map to create one condominium lot to accommodate 17 residential condo units on one commercial site

LOCATION: Southeast corner of 14th and O Streets

PROPOSAL: The applicant is requesting the necessary entitlements to develop a condominium project consisting of 17 residential units and approximately 2,175± square feet of ground floor retail/restaurant use (P83-234).

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-Family
1977 Capitol Area Plan:	Mixed use (primarily residential)
Existing Zoning of Site:	R-5 & C-2
Existing Land Use of Site:	Asphalt surface parking lot

Surrounding Land Use and Zoning:

North:	Parking lot; C-2 & R-5
South:	Parking lot; R-5
East:	Apartments; R-5
West:	Market/apartments & future apartments/offices; R-0 & C-2

Parking Required:	21 spaces
Parking Provided:	21 spaces
Parking Ratio:	1 sp./res. unit; 1 sp./500 s.f. commercial space
Property Dimensions:	121' x 160'
Property Area:	19,360 s.f.
Density of Development:	39 units/acre
Square Footage of Building:	17,260 s.f.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Grey, blue, white
Exterior Building Materials:	Wood siding & stucco

003004

Background Information: The subject site located at the southeast corner of 14th and O Streets consists of five parcels with a total property dimension of 120' x 160'. The site is identified as CADA site 15A and is currently used as a State parking lot.

Subdivision Review Committee Recommendation: On July 27, 1983, by a vote of five ayes, two absent, one abstention, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the following conditions. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted.

1. Raise existing curb, gutter and sidewalk to eliminate excessive crown;
2. Pay off any existing assessments;
3. Rename the map to 'Tentative Map'.

Staff Evaluation: Staff has the following comments concerning the project:

1. The subject project was initially reviewed by the Planning Commission on March 24, 1983 (P83-164). The Commission approved the project essentially as shown in the current application.

The Design Review/Preservation Board reviewed and approved the project, with conditions, on April 6, 1983 (DR83-106).

2. The floor plan indicates ground floor commercial space along the 14th Street frontage with dimensions of approximately 25' x 86'. The southerly 44± feet of the proposed commercial space is located in the R-5 zone. The applicant is requesting to rezone this area in order to bring the C-2 zone in conformance with the proposed commercial space. Staff has no objections to this request.

Staff Recommendation: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from Heavy Density Residential R-5 to General Commercial C-2 zone;
3. Approval of the Tentative Map subject to conditions:

Conditions - Tentative Map

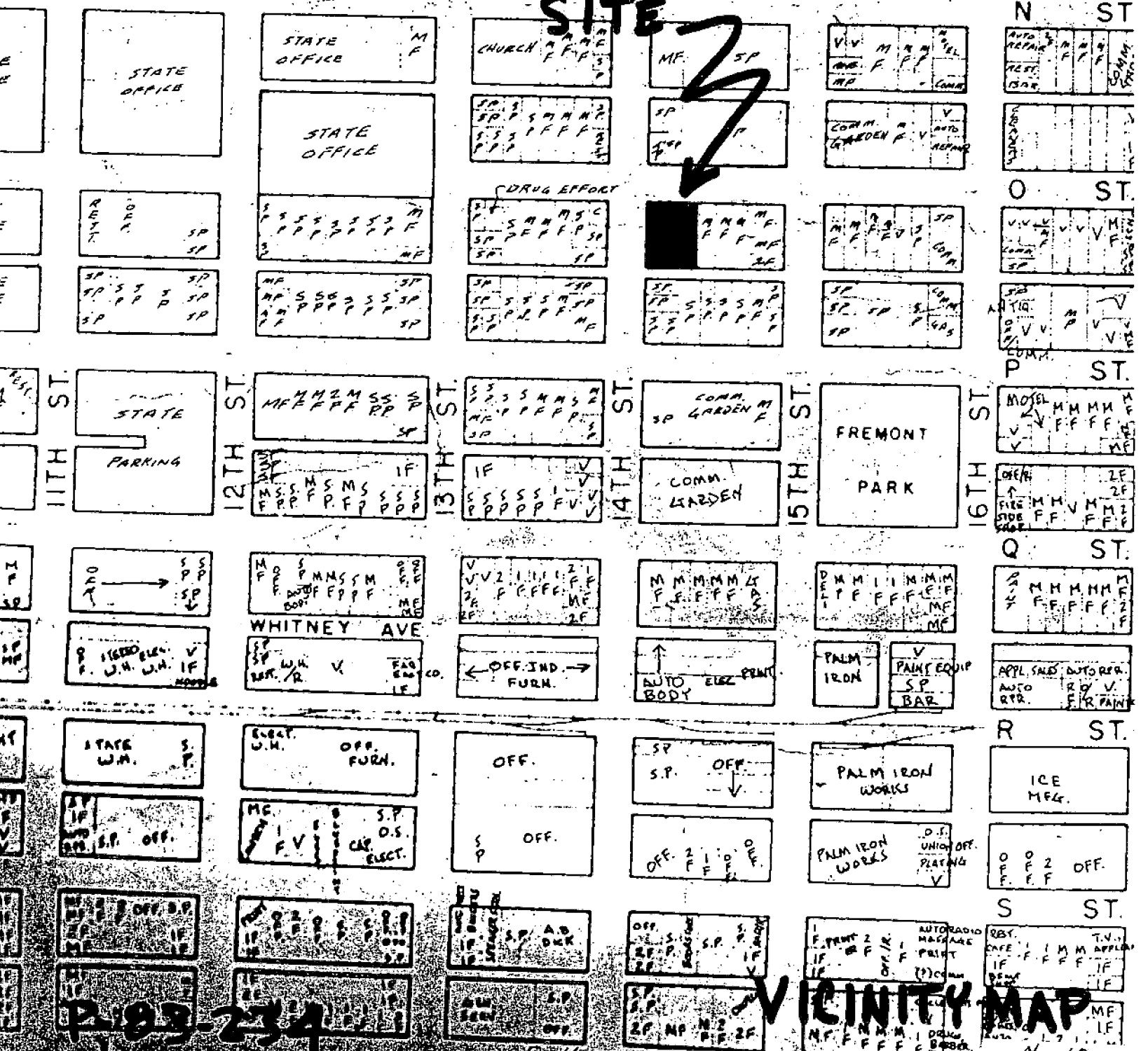
The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Raise existing curb, gutter and sidewalk to eliminate excessive crown;
- b. Pay off any existing assessments;
- c. Rename the map to 'Tentative Map'.

STATE CAPITOL BUILDING 8 PARK

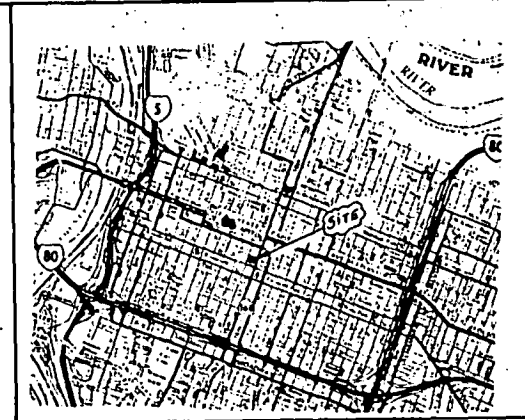
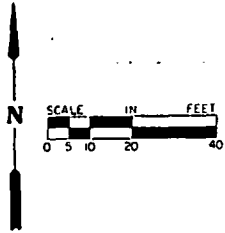
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SUBJECT SITE



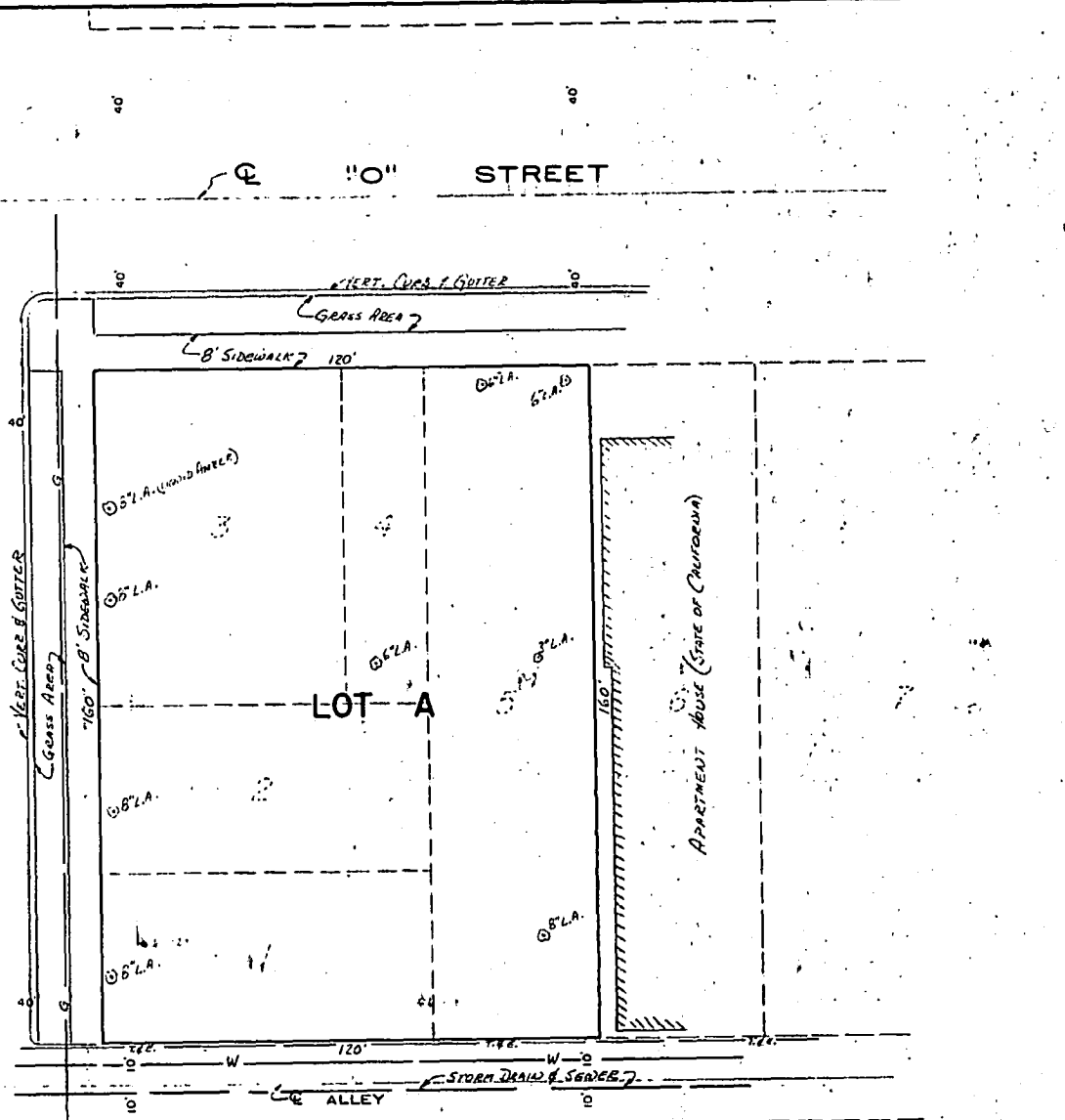
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VICINITY MAP
No. 12



VICINITY MAP

14TH STREET

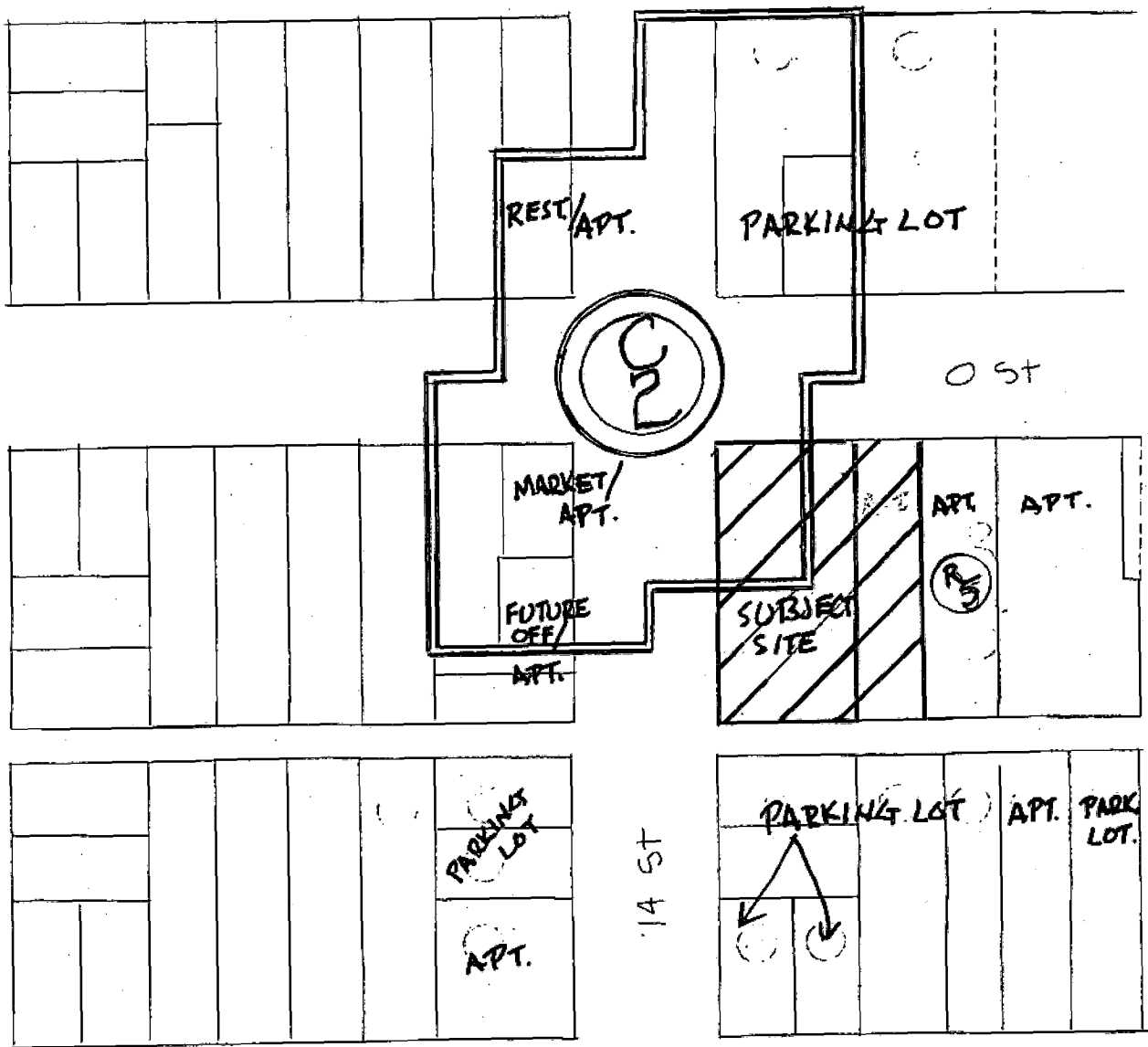


SUBDIVISION NAME: GREENTREE COMMONS
 OWNER AND SUBDIVIDER: PACIFIC SOLAR DOWNTOWN DEVELOPMENT INC.
 8180 ALPINE PLACE
 SACRAMENTO, CA 95826
 ENGINEER: NK ENGINEERING AND SURVEYING CO., INC.
 1777 OAK AVENUE SUITE A
 DAVIS, CA. 95616
 ZONING: R-5 AND C-2 (EXISTING AND PROPOSED)
 USE: PARKING LOT (EXISTING)
 COMMERCIAL AND RESIDENTIAL (PROPOSED)
 NUMBER OF LOTS: 1 LOT (19 CONDOMINIUM UNITS)
 AREA: .44 ACRES (NET AND GROSS)
 SERVICES: SCHOOL: CITY OF SACRAMENTO SCHOOL DISTRICT
 WATER, SEWER AND DRAINAGE: CITY OF SACRAMENTO
 GAS: P.G. & E.
 ELECTRICITY: S.M.U.D.
 TELEPHONE: P.T. & T.

TENTATIVE
 PARCEL MAP
 FOR
 GREENTREE COMMONS

NK ENGINEERING AND SURVEYING CO., INC. DAVIS, CALIFORNIA	
A.P.'s # 005-726-01, 02, 03, 04, 05 S.E. CORNER 14 TH & 10 TH STREETS SACRAMENTO - CALIFORNIA	
DESIGNED BY: _____	SCALE: 1" = 20'
DRAWN BY: _____	
DATE: JULY 7, 1983	APPROVED: <i>[Signature]</i>
SHEET 1 OF 1 SHEETS	DRAWING NO. _____

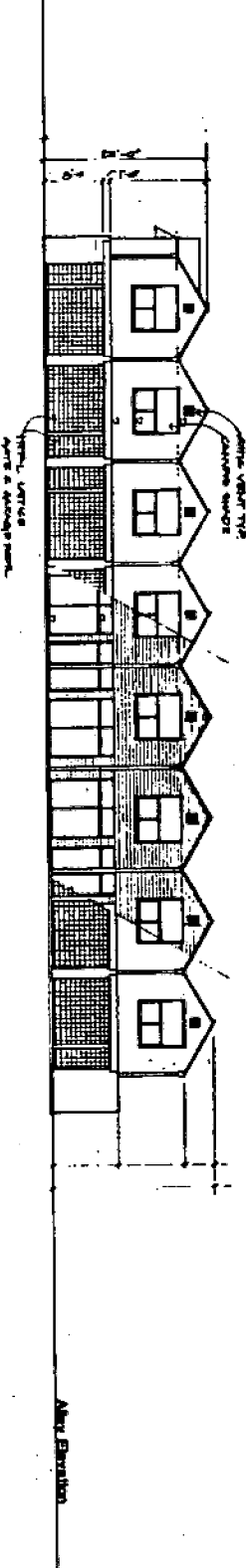
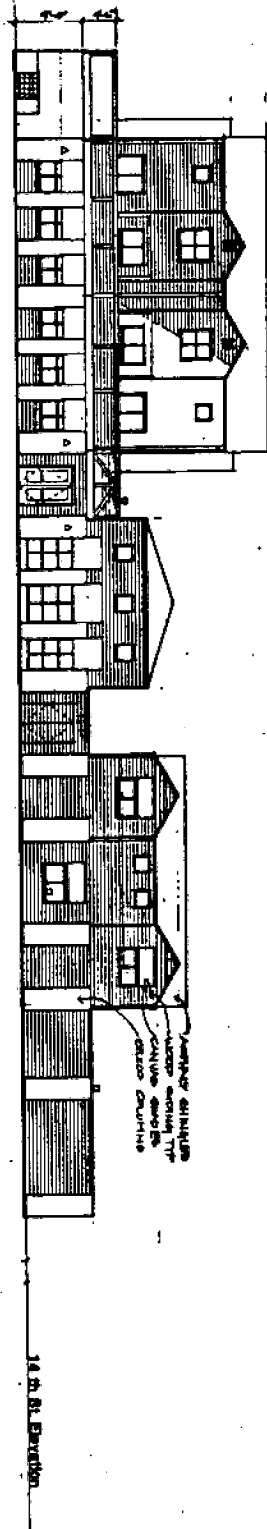
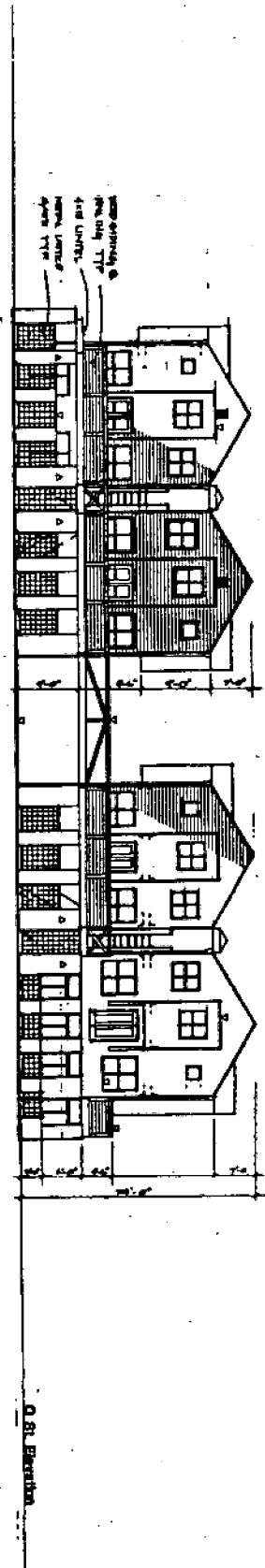
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EXISTING LAND USE MAP
 & ZONING

003010

003012



GREENTREE COMMONS

14th Street & "O" Street Sacramento, California

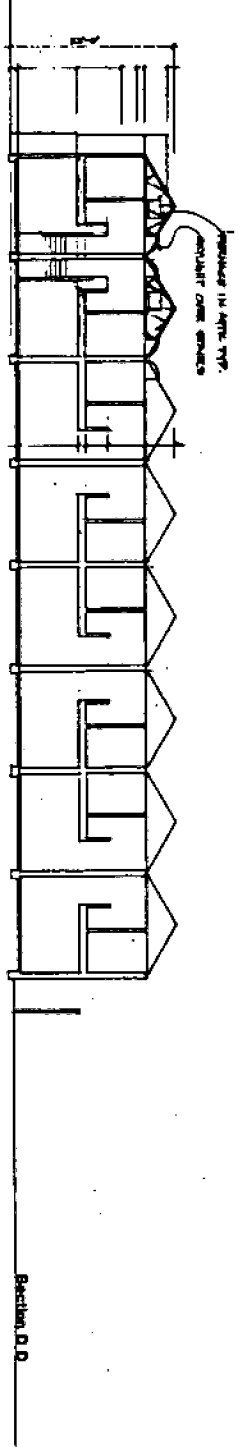
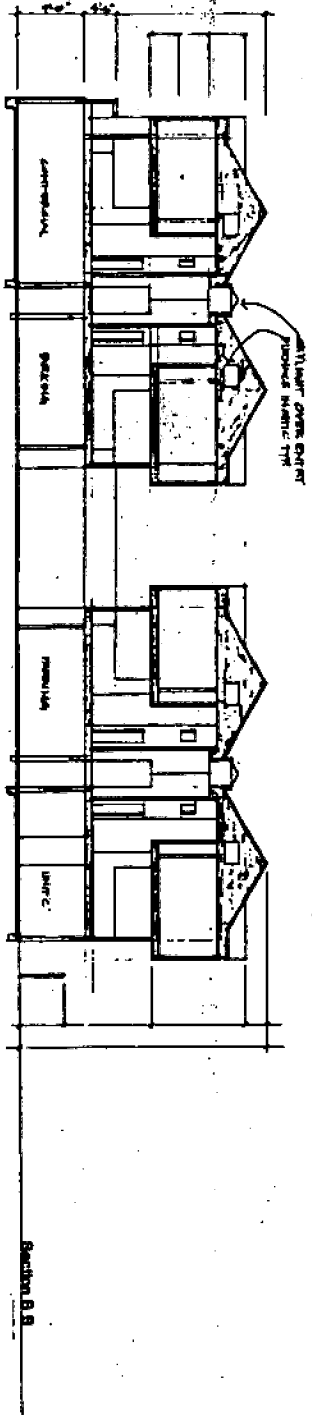
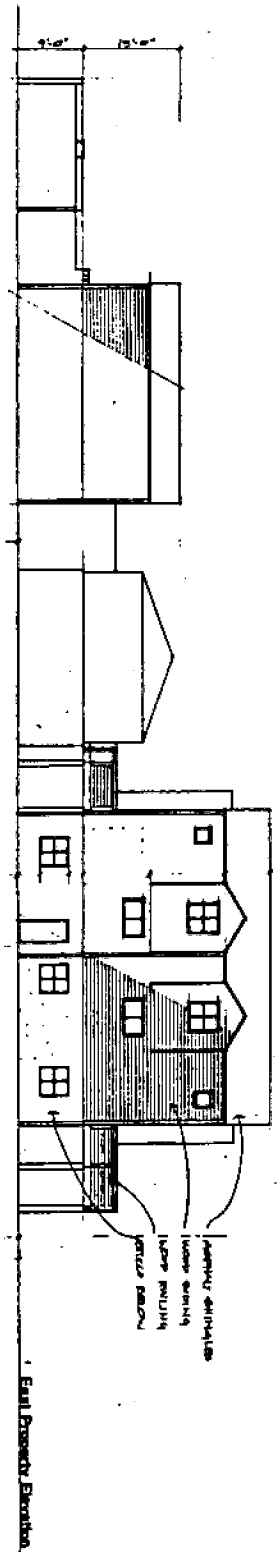
Pacific Solar Downtown Development Inc.

Van der Sly
Callison
& Partners
Architects
1400 17th St.
Sacramento, CA 95811

Barry & Mack
1400 17th St.
Sacramento, CA 95811

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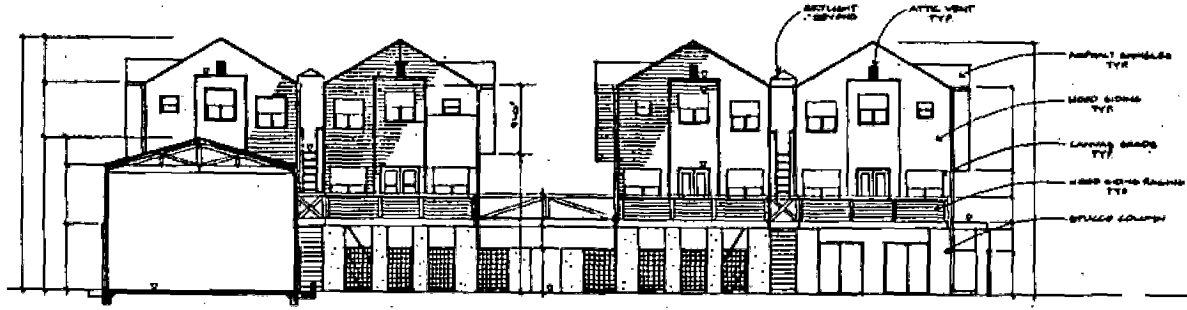
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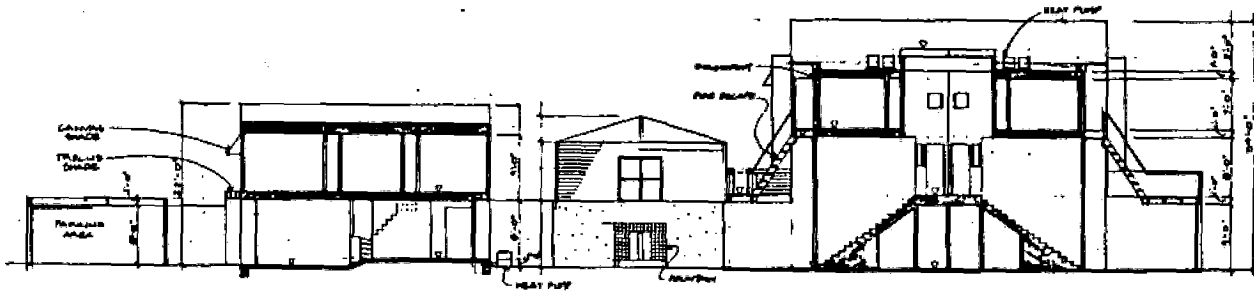
883-2344

8-11-83

No. 12



Section C C



Section A A



North Elevation Unit B

00301A

GREENTREE COMMONS
 14th Street & O Street Sacramento, California.
 Pacific Collier Development Inc.

Van der Ry:
 Calhoun
 & Partners
 Architect

Baley & Mac

07/9/85

1/2" = 1'-0"

1/4" = 1'-0"

1/8" = 1'-0"

A B

O ST.

25'

EXIST.
ZONE
C-2

42'

44'

EXIST.
ZONE
R-5
REQUEST
REZONE
TO
C-2

EXIST. ZONE
R-5

14th ST.

160'

120'
ALLEY

003015