

STAFF REPORT AMENDED 4-11-85
CITY PLANNING COMMISSION

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

APPLICANT Roger Ackerman, Jr., 881 Dover Dr., Suite 14, Newport Beach, CA 92663
OWNER High Tech Construction, Inc., 881 Dover Drive, Suite 14, Newport Beach, CA 92663
PLANS BY Raymond Knowles & Associates, Vista, California
FILING DATE 2-19-85 **50 DAY CPC ACTION DATE** _____ **REPORT BY:** FG:bw
NEGATIVE DEC 3-4-85 **EIR** _____ **ASSESSOR'S PCL. NO.** 251-221-09; 251-183-08,09

- APPLICATION**
- A. Negative Declaration
 - B. Amend 1984 North Sacramento Community Plan from Residential (11-21 du/na) to Residential (11-29 du/na)
 - C. Variance to waive 21 of the required 48 parking spaces
 - ~~D. Variance to reduce the street side yard setback from 25 feet to 16 feet (WITHDRAWN)~~
 - E. Lot Line Adjustment to merge three lots

LOCATION: Southwest corner Nogales Street and Marysville Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 48-unit senior citizens apartment complex.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento Community Plan Designation: Residential (11-21 du/na)
Existing Zoning of Site: R-3
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:
North: Single Family Residence; R-3
South: Vacant; C-2
East: Commercial buildings; C-2
West: Apartments; R-3

Parking Required: 48 spaces
Parking Provided: 27 spaces
Property Dimensions: Irregular
Property Area: 1.65+ acres
Density of Development: 29 du/ac.
Permitted Density: 29 du/ac.
Square Footage of Building: 16,563
Height of Structure: 33 feet
Topography: Flat
Street Improvements: Existing
Utilities: Available to site
Exterior Building Colors: Bone and brown
Exterior Building Materials: Stucco and wood

PROJECT EVALUATION: Staff has the following comments regarding this project:

- A. The subject site consists of three lots totaling 1.65+ vacant acres in the Light Density Multiple Family Residential (R-3) zone. The site is designated for residential (11-21 du/na) on the 1984 North Sacramento Community Plan and residential on the General Plan. The site is surrounded by mixed land uses consisting of single family residential, apartments, vacant lots and commercial uses.

City Planning Commission
Sacramento, California

Members in Session:

Subject: Extension of a Variance to waive 21 of 48 required parking spaces in conjunction with the development of seniors housing in the Light Density Multiple Familyh (R-3) zone (P85-094).

Location: Southwest corner Nogales Street and Marysville Boulevard

BACKGROUND:

On April 11, 1985, the Planning Commission approved a variance to waive 21 of 48 required parking spaces, a lot line adjustment to merge three lots and recommended approval of a North Sacramento Community Plan Amendment from Residential (11-21 du/ac) to Residential (11-29 du/ac) to develop a 48-unit senior citizens' apartment complex in the Light Density Multiple Family (R-3) zone.

At this time, the applicant is requesting an extension of the variance. Staff has no objection to the extension request, in that the project conforms to the original approval.

RECOMMENDATION:

Staff recommends that the Commission grant a one-year extension of time on the variance to April 24, 1987, based on Findings of Fact in the attached original staff report.

Respectfully submitted,


Wilfred Weitman
Senior Planner

FG:bw