

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Mogavero & Assoc. - 2530 J Street, Suite 101, Sacramento, CA 95816				
OWNER	Montross Barber Investments - 2050 Pioneer Ct., Ste. 204, San Mateo, CA 94403				
PLANS BY	Mogavero & Assoc. - 2530 J Street, Suite 101, Sacramento, CA 95816				
FILING DATE	1-24-86	ENVIR. DET.	2-17-86	REPORT BY	SD:sg
ASSESSOR'S-PCL. NO.	007-082-03.04				

- APPLICATION:
- A. Negative Declaration
 - B. Rezone 0.4+ acre from Medium Density Multiple Family-Review (R-4-R) and Office Building-Review (OB-R) to Heavy Density Multiple Family-Review (R-5-R)
 - C. Special Permit to construct a 44 foot high apartment building in the Old City (Section 3-C-8)
 - D. Special Permit to exceed lot coverage requirements (Section 3-C-10)
 - E. Variance to waive 32 required parking spaces (Section 6-A-1)
 - F. Variance to reduce the front setback to three feet
 - G. Variance to reduce the street side yard setback to one foot
 - H. Variance to reduce the rear yard setback from 15 feet to 0 feet (Section 2-B-12)
 - I. Plan Review of a 52 unit apartment complex

LOCATION: Northeast corner of 18th and L Streets

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 52 unit senior citizen's housing project.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Community
Plan Designation: Multi-Family
Existing Zoning of Site: R-4-R
Existing Land Use of Site: Vacant
Proposed Zoning: R-5-R

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-4-R	Front:	10'	3'
South: Commercial; C-2	Side(Int):	5'	24'
East: Vacant; OB-R	Side(St):	7'	1'
West: Commercial; C-2	Rear:	15'	3'

Parking Required: 000347 130 spaces
Parking Provided: 130 spaces
Property Dimensions: 136' x 138'
Property Area: .15+ acre

SENIOR CITIZEN'S HOUSING
100
50 100 ST. 80

OFFICE OFFICE COMM OFFICE
103 113
801 811 1613 811 821 1631
K C-2

COMM
125

CLART
C-2

R.M. 141-28
MAR BRO COMMONS
R-4-R
SUBJECT 26 SITE

COMM-TATO
C-2

26
12 11 AUTO REPAIR
5 4 COMM & RES
1711 1725 1729

18th ST.

19th ST.

COMM.
COMM.
AUTO REPAIR
1901 1905

L C-2
RESTAURANT
PARKING
VACANT
VACANT
VACANT
RESTAURANT
COMMERCIAL
9

13 14
RESTAURANT
7 8
E

18th ST.

19th ST.

AUTO PARTS
51

000345

~~000345~~

P86-005

1-23-86

No. 8

VICINITY - LAND USE - ZONING

- C. Recommend approval of the 1980 Central City Community Plan Amendment from Multiple Family Residential to Office and from office to Multiple Family Residential;
- D. Recommend approval of the Rezone from Medium Density Multiple Family-Review (R-4-R) to Office Building-Review (OB-R) and from Office Building-Review (OB-R) to Medium Density Multiple Family-Review (R-4-R);
- E. Recommend approval of the Tentative Map, subject to the following conditions:

Conditions - Tentative Map:

- 1. Monument new lot lines;
- 2. Locate existing sewer and water services. Provide reciprocal easements, including access. Separate services as necessary to the satisfaction of the Public Works Director;
- 3. Place the following note on the final map: Standard improvements required at the time of obtaining building permits;
- 4. Remove temporary A.C. sidewalk and construct concrete sidewalk to City standards.

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