

February 19, 1980

CITY COUNCIL  
SACRAMENTO, CALIFORNIA

Gentlemen:

Please cancel February 26, 1980 date - re: 620 and 618 15th Street -  
Owners: Nicholas A. Tomich and Bernadette Simpson - because of delay  
in submitting to the Architectural Review Board,

Thank you.

Nicholas A. Tomich

Bernadette T. Simpson

391-8770

P-8817

ck of MARY - w/ DRAW

**FILED**  
BY THE CITY COUNCIL  
FEB 26 1980  
OFFICE OF THE  
CITY CLERK

~~27~~  
29



# CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
**RECEIVED**

## CITY PLANNING DEPARTMENT

916 "I" STREET  
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-8004

ETHAN BROWNING, JR.  
PLANNING DIRECTOR

December 5, 1979

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-8817)

LOCATION: 618-620 - 15th Street

### SUMMARY

This is a request for entitlements necessary to develop a four-story, six-unit condominium on a 6,400 square foot lot located in the R-5 zone. The staff and Planning Commission recommended approval of the Tentative Map subject to conditions. The Planning Commission also approved a Special Permit to allow the condominium units.

### BACKGROUND INFORMATION

The subject site is an 80' x 80' vacant parcel that is located in the Central City area and within a preservation area. The applicant proposes to develop a four-story structure. The first story is designed primarily for parking, and the dwelling units occupy the remaining three stories.

The proposed residential land use appears to be compatible with surrounding properties. The site is surrounded by multiple family structures.

### VOTE OF COMMISSION

On November 8, 1979 the Planning Commission, by a vote of six ayes, one nay, two absent, recommended approval of the Tentative Map subject to conditions.

**FILED**  
By the City Council  
Office of the City Clerk  
*Cont to*  
*12-26-77*  
**DEC 11 1979**  
*11 1979*

**FILED**  
By the City Council  
Office of the City Clerk  
*Cont to*  
*2-26-80*  
**DEC 26 1979**

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Tentative Map subject to conditions by adopting the attached Tentative Map Resolution.

Respectfully submitted,

Ethan Browning, Jr.  
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:

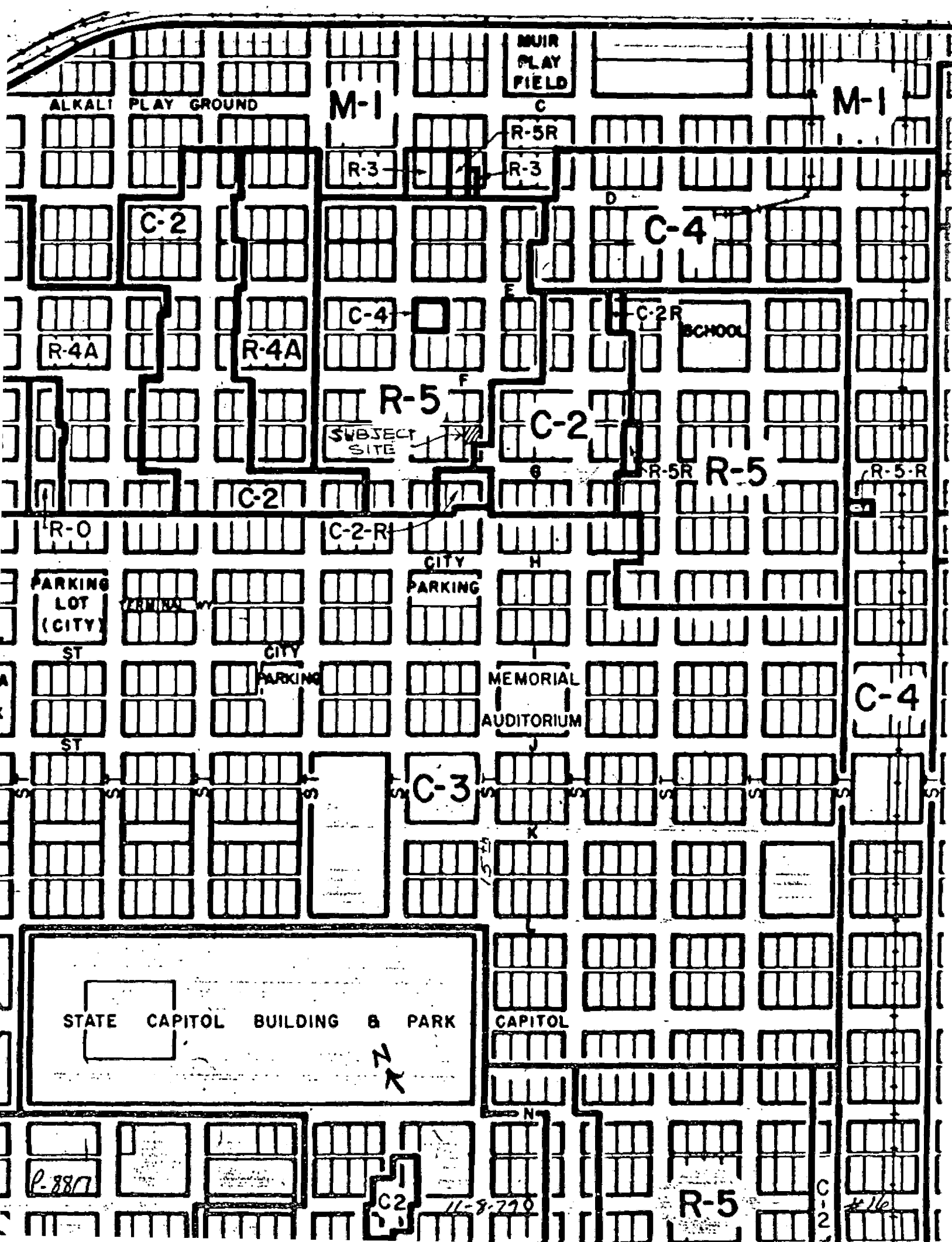
Walter J. Slipe  
Walter J. Slipe, City Manager

EBj:HY:bw  
Attachments  
P-8817

December 11, 1979  
District No. 1

DEC 11 1979  
DEC 11 1979  
DEC 11 1979





MUIR  
PLAY  
FIELD

ALKALI PLAY GROUND

M-1

M-1

C

R-5R

R-3

R-3

C-2

C-4

R-4A

R-4A

C-4

C-2R

SCHOOL

R-5

C-2

SUBJECT  
SITE

R-5R

R-5

R-5-R

C-2

6

R-0

C-2-R

CITY

H

PARKING  
LOT  
(CITY)

PARKING

ST

CITY

PARKING

MEMORIAL  
AUDITORIUM

C-4

ST

C-3

K

STATE CAPITOL BUILDING & PARK

CAPITOL



N

P-887

C-2

11-8-790

R-5

C-2

#16



STAFF EVALUATION: The proposed project is located in an area that is surrounded by single and multiple family residences and commercial structures. In an effort to maintain the architectural integrity of the neighborhood, and because the subject site is located in a preservation area containing priority structures, staff has conditioned the special permit such that the project is subject to the review and approval of both the City's Architectural Review Board and Preservation Board.

Staff recommends that the front and side yards be landscaped. In addition, the applicant shall provide a four foot wide planter abutting the rear property line subject to the criteria specified in Section 6.D.5 of the Zoning Ordinance. The landscaping and irrigation plans for the above shall be subject to the review and approval of the planning staff.

For aesthetic and safety reasons staff recommends that any fence construction in the front yard shall be no greater than three feet in height.

As indicated by the site plan, the applicant is lacking by two feet the required twenty-six feet of maneuvering depth between the garage door pillars and the planter curb along the western property line. Staff requests by condition that the applicant conform to Section 6.C. of the Zoning Ordinance to provide the necessary maneuvering width.

The applicant is lacking one foot in side yard setback in the side yard adjacent to the alley. Per Section 3.C.3., the required side yard setback is six feet. Staff requests by condition that the applicant provide the additional one foot.

Staff would like to point out that the subject site is located in an area of the Central City proposed for rezoning from R-5 to R-3-C, a multiple family zone allowing one dwelling unit per 1,200 square feet. Maximum unit yield on this site based on the R-3-C formula would be 5.3.

Staff has no problems with the tentative map.

The Sacramento City Unified School District has reviewed the proposed project and anticipates the maximum yield to be one elementary student. The district indicates that portable classrooms would be provided to accommodate any growth beyond the physical capabilities of the pertinent schools.

Regional Transit has reviewed the project and has no requirements or comments.

STAFF RECOMMENDATION:

1. The Negative Declaration be ratified.
2. The Special Permit for a six condominium unit development be approved subject to the conditions listed below.
3. The Tentative Map be approved subject to the condition that the applicant locate and provide easements for water and sewer service pipelines to the corner lot located at the intersection of 15th and G Streets.

Special Permit Conditions

- a. The project shall be subject to the review and approval of the Preservation Board.
- b. The project shall be subject to the review and approval of the Architectural Review Board, taking into consideration the recommendations of the Preservation Board.
- c. The area within the front and side yards shall be landscaped. A four foot wide planter (criteria as specified in Section 6.D.5 of the Zoning Ordinance) shall be constructed and maintained along the western and southern property lines surrounding the driveway. The landscaping and irrigation plans for the above shall be subject to the review and approval of the planning staff prior to the issuance of the building permit.
- d. Any fence constructed in the front yard shall be no greater than three feet in height.(deleted by CPC)
- e. The garbage bin shall be confined to an enclosed area, the design and construction materials are to be compatible with the main building.
- f. All mechanical equipment (particularly exterior air conditioning units) shall be attractively screened.
- g. The applicant shall adhere to the Zoning Ordinance regulations specifying height, setback and parking requirements in the R-5 zone (Sections 3.B., 3.C.3., 6.A., and 6.C.).

Findings of Fact - Special Permit

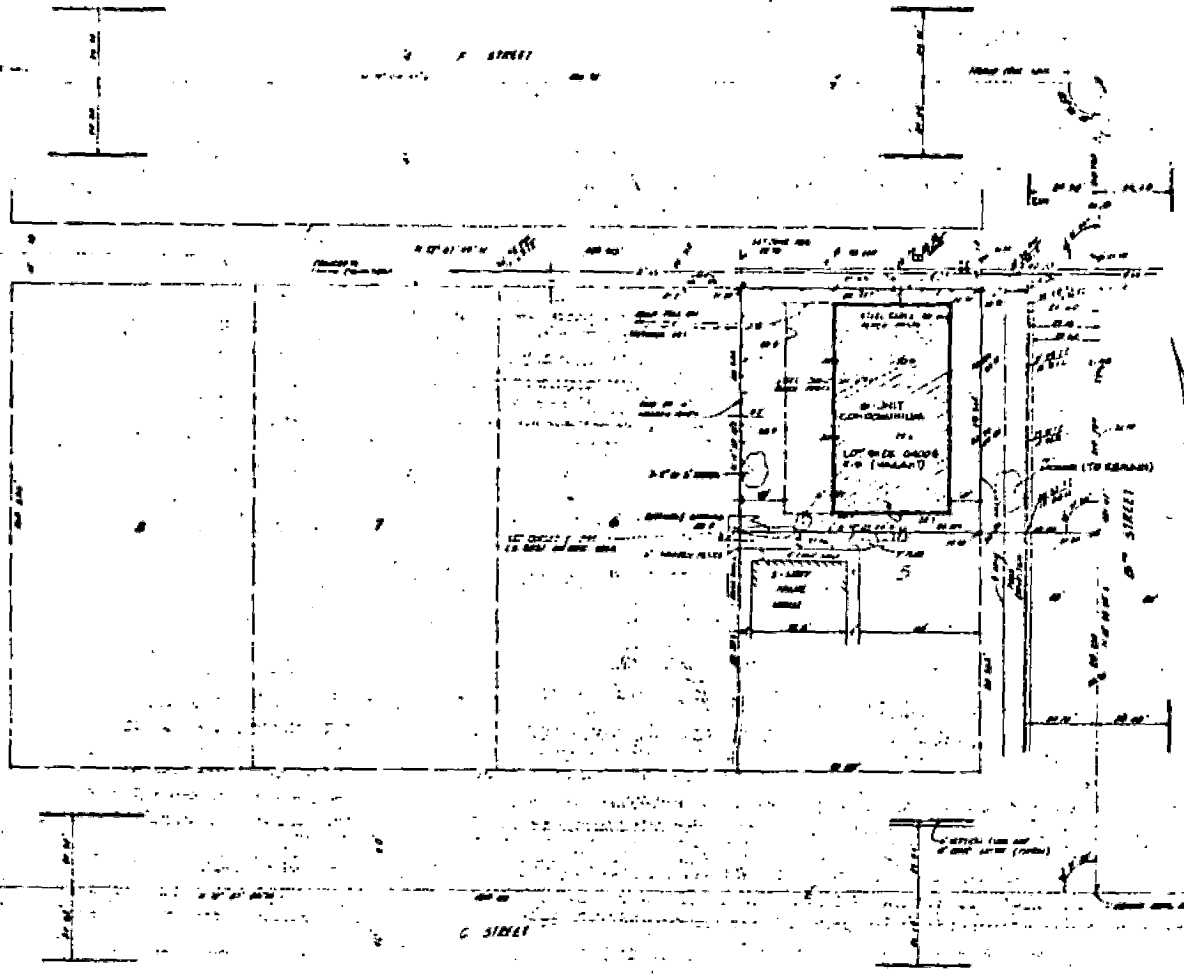
- a. The project as conditioned is based on sound principles of land use in that the proposed condominium development is compatible with surrounding land use, which includes apartments and single family dwellings.
- b. The project as conditioned will not be injurious to surrounding properties in that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



P-8817

11-8-79

Item 16



**LEGAL DESCRIPTION**

All that land situated in the State of California, County of Sacramento, City of Sacramento, described as follows:

**PARCEL 1000:** Lot 1 in the Block bounded by 7<sup>th</sup> and 10<sup>th</sup> and 14<sup>th</sup> and 17<sup>th</sup> Streets of the City of Sacramento, State of California, according to the official map of plan thereof.

**PARCEL 1001:** The Block 1001 of Lot 1 in the Block bounded by 7<sup>th</sup> and 10<sup>th</sup>, 14<sup>th</sup> and 17<sup>th</sup> Streets of the City of Sacramento, State of California, according to the official map of plan thereof.

The location of this survey is indicated by the location of 14<sup>th</sup> Street above shown. The bearing of which is shown as S. 17° 00' 00" W.

Elevation datum herein are referred to the City of Sacramento Datum. Mean Sea Level and a wall of the base of a five story lot on the northern corner 14<sup>th</sup> and C Streets, Elevation 21.171.

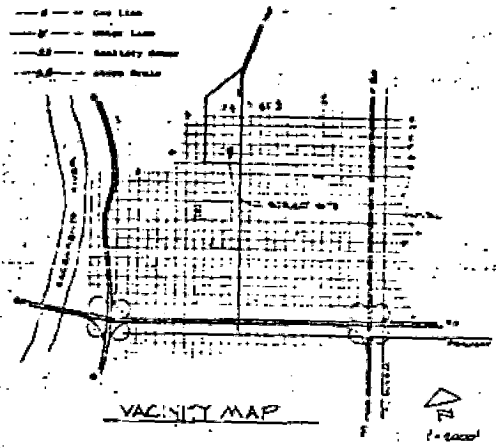
Survey data set in a vertical and in any of such as base of five story lot on the northern corner of the block at the time of the survey, the elevation of which is 20.17.

I hereby certify that this is a correct representation of a survey made by me on or about the date shown on September 11, 1979.

WALTER E. LAMBERT, L.S., 1979

**LEGEND**

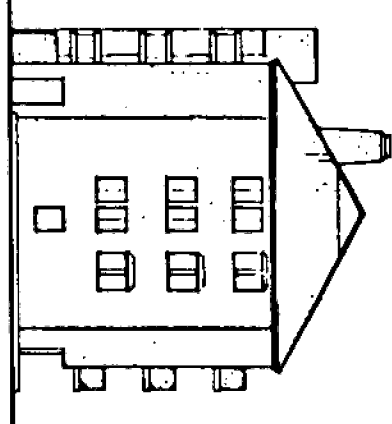
- Section 31' color and black marked L.S. 2011, 200 on this survey.
- Section P.S. 2011 on this survey.
- City Line
- Water Line
- Railway Line
- Power Line



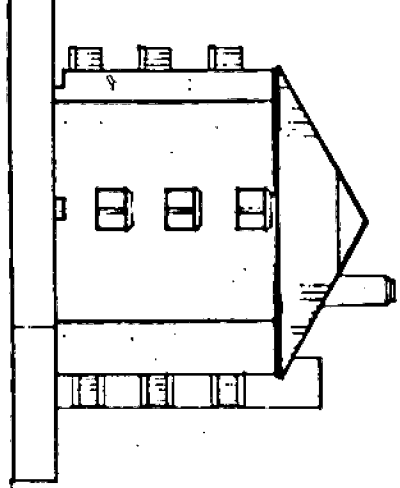
VICINITY MAP

<p><b>OWNERS</b></p> <p>H. CHAS &amp; TONIA 181 EYE ST SACRAMENTO 94204</p> <p>BERNARDETTE SAMPSON 801 D ST SACRAMENTO 94204</p>	<p>PARCEL NO. 021-01-014</p> <p>COTYNER 4, 1979</p>
<p><b>M &amp; M Consultants</b> ENGINEERING SURVEYING PLANNING 1000 J AND WASHINGTON ST SACRAMENTO</p>	<p>BOUNDARY / TOPOGRAPHIC SURVEY N 14<sup>th</sup> STS, BLOCK BOUNDED BY F. G. 14<sup>th</sup> - 17<sup>th</sup> STREETS CITY OF SACRAMENTO CALIFORNIA</p>

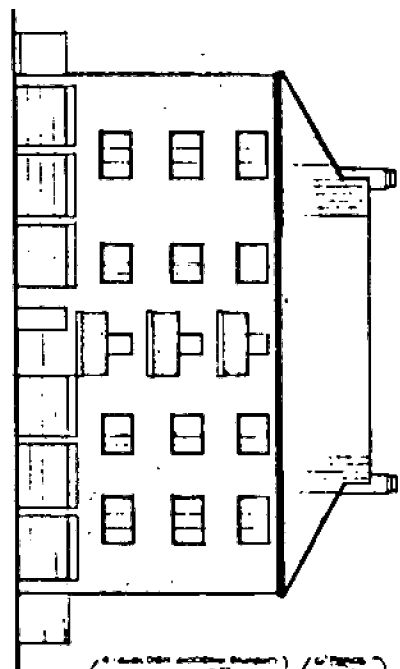
11-8-79



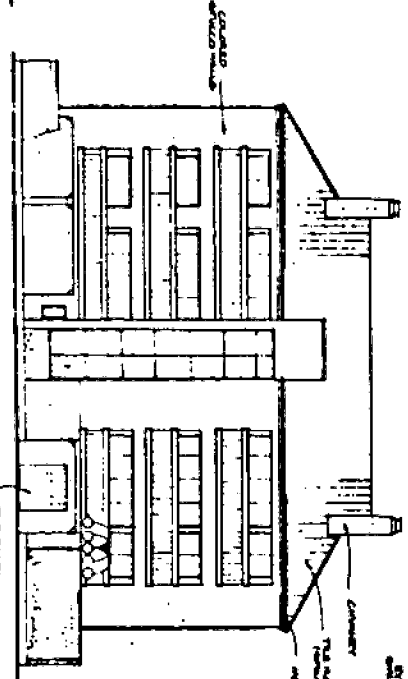
NORTH (ALLEY) ELEVATION



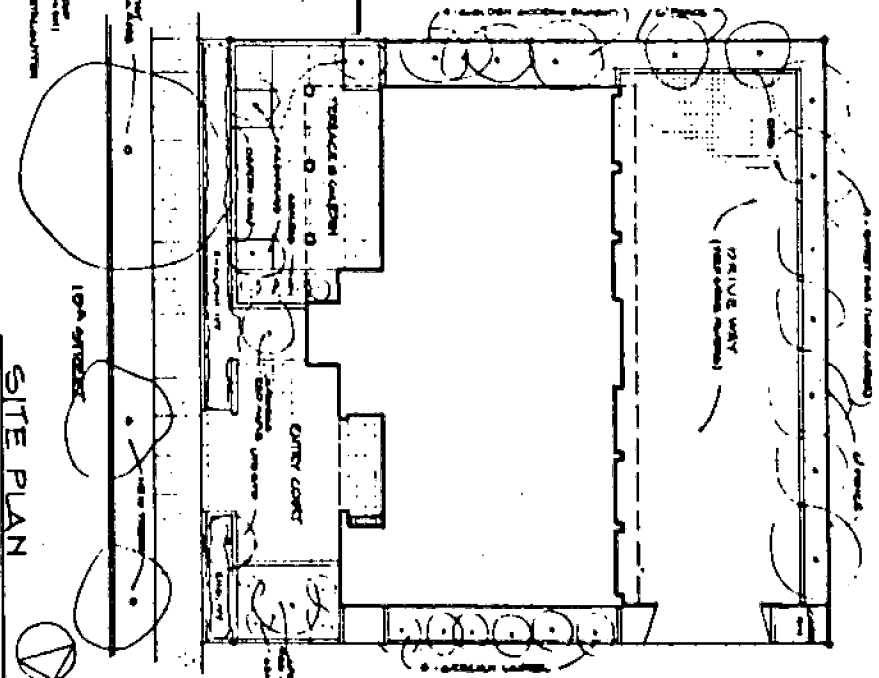
SOUTH ELEVATION



WEST ELEVATION



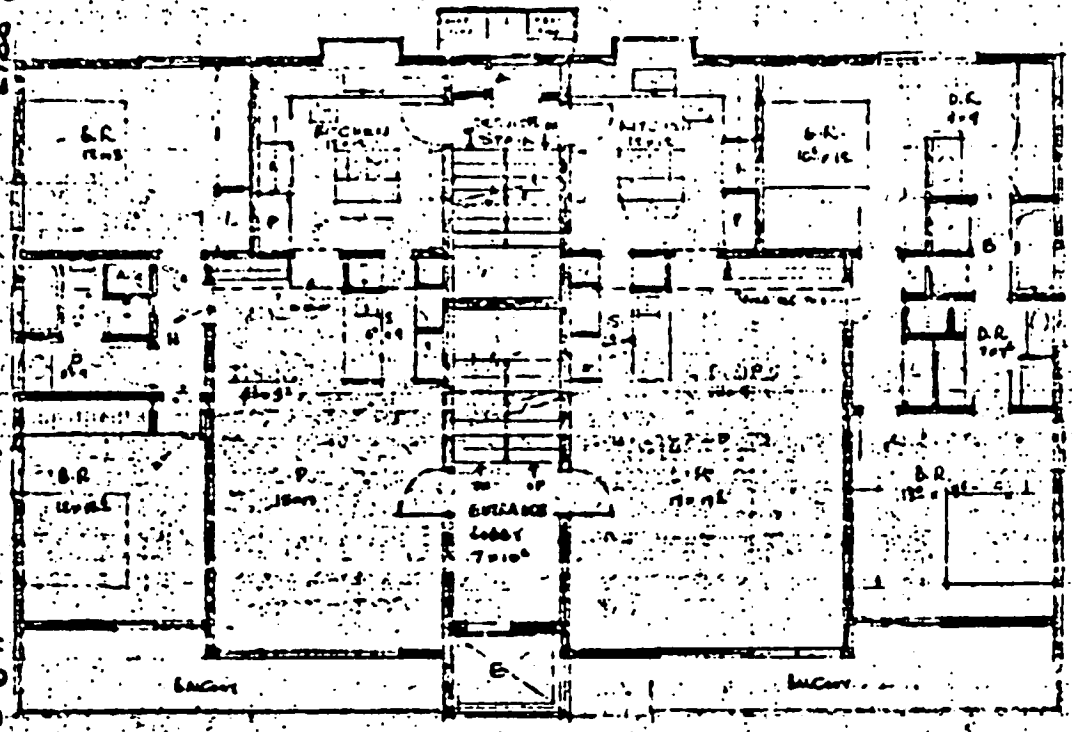
FRONT ELEVATION (10th STREET)



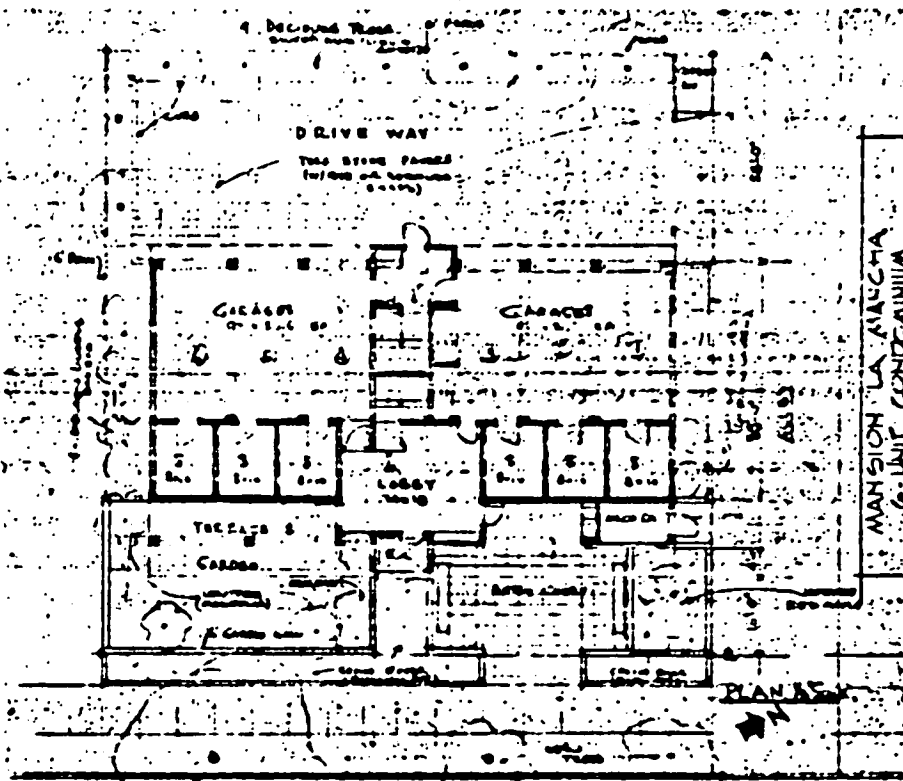
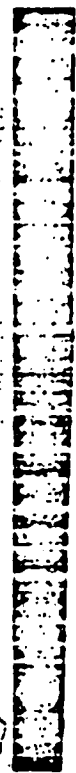
SITE PLAN

P. 8817

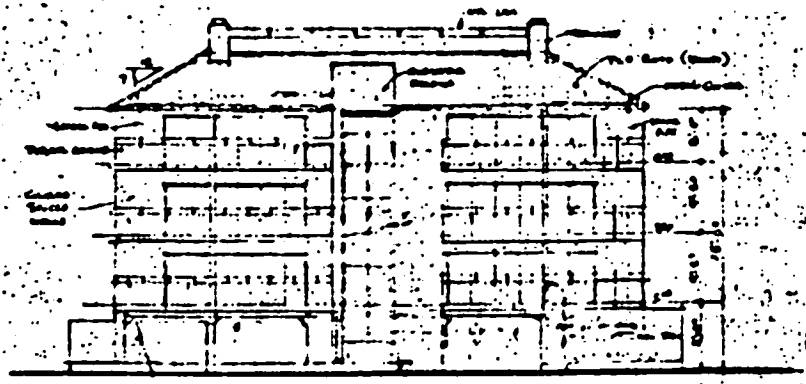
11-8-79



1st FLOOR PLAN



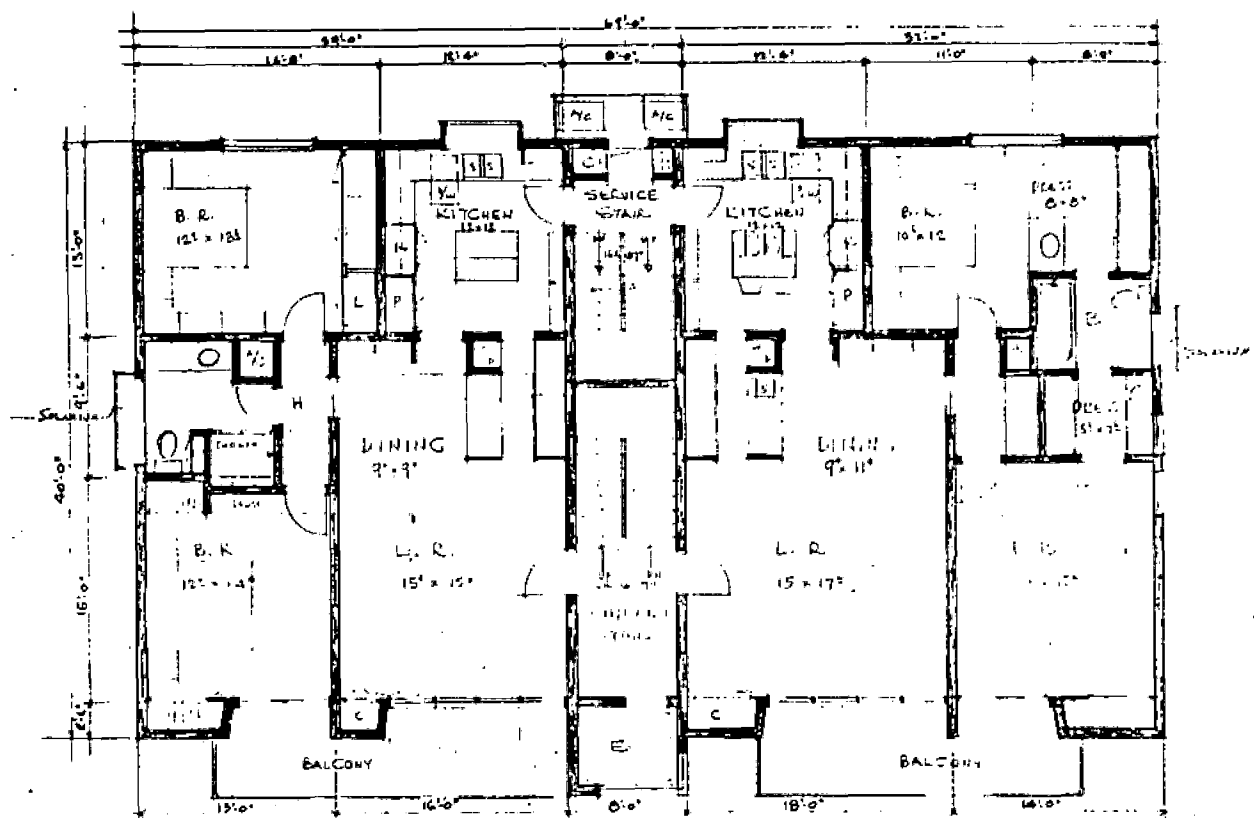
PLAN



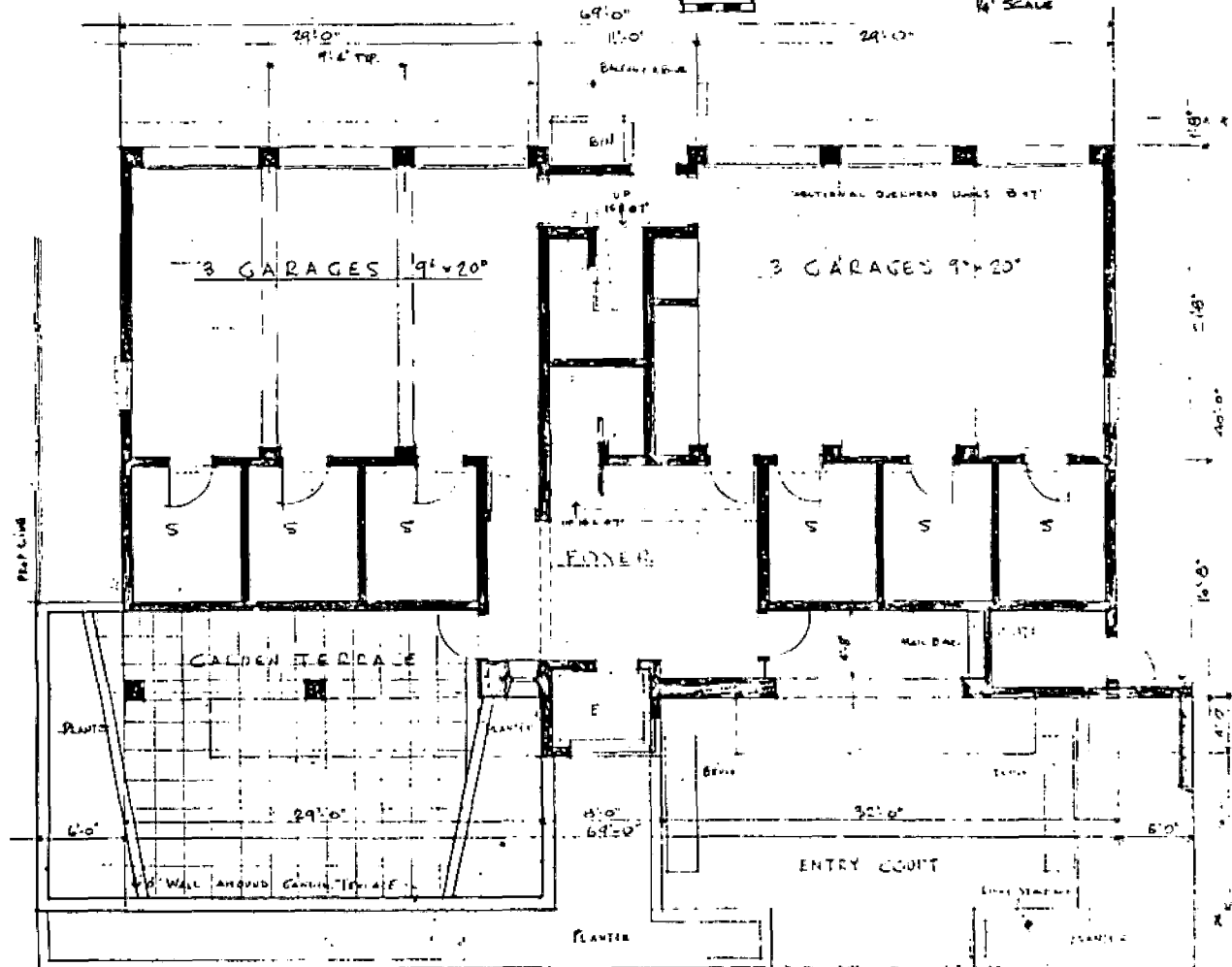
FRONT ELEVATION 15th STREET

ARCHITECT

Item 16



FLOOR PLAN 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup> FLRS  
1/4" SCALE



GROUND FLOOR PLAN  
1/4" SCALE

P-9817

11-8-79

**TOMICH AND YEE**  
ARCHITECTS AND PLANNERS, INC.  
1821 EYE ST., SACRAMENTO, CALIF 95814 • (916) 441-2574

**MANSION LA MANCHA**  
6-UNIT CONDOMINIUM  
10TH & G STREETS  
SACRAMENTO CALIFORNIA

#16

## RESOLUTION NO.

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR TENTATIVE MAP FOR MANSION LA MANCHA (P-8817)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Mansion La Mancha, located at 618 - 620 Fifteenth 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 December 11, 1979, 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.

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 subject to the following condition:

The applicant shall locate and provide easements for water and sewer service pipelines to the corner lot located at the intersection of 15th and G Streets.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P-8817