



10.2A

CONTINUED  
FROM February 29, 2000  
TO MARCH 9, 2000

NEIGHBORHOODS, PLANNING,  
AND DEVELOPMENT  
SERVICES DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

PLANNING  
916-264-5381  
FAX 916-264-5328

**APPROVED**  
  
APR 4 2000  
  
OFFICE OF THE  
CITY CLERK

February 8, 2000

City Council  
Sacramento, California

CONTINUED  
FROM March 9, 2000  
TO March 28, 2000

Honorable Members in Session:

**SUBJECT:** P99-056 - Capitol Terrace Residential Mixed Use Development  
Various entitlements to develop a 65 unit Mixed Use Residential development on 0.6± acres.

1. Exempt per CEQA Guidelines Section 15332
2. Rezone 0.6± acres from General Commercial (C-2) to High Density Residential (R-5) zone.

**LOCATION AND COUNCIL DISTRICT:** Southeast corner of 21<sup>st</sup> & L Streets  
APN: 007-0151-003, through 006  
Council District 3

**RECOMMENDATION:** Planning Commission and staff recommend that the City Council adopt the attached ordinance rezoning 0.6± acres of General Commercial (C-2) to High Density Residential (R-5).

**CONTACT PERSON:** Steve Peterson, Senior Planner (264-5981)  
Jeanne Corcoran, Associate Planner (264-5317)

**FOR COUNCIL MEETING OF:** February 29, 2000 (afternoon)

**SUMMARY** The project proposal is to develop a 65 unit apartment complex with 2,529± square feet of ground floor retail/commercial space on 0.6± acres. The project will include a 68 space at grade parking structure with the retail/commercial space located along 21<sup>st</sup> Street and a 1,335 square foot business and fitness center, for the tenants use, along the L Street frontage. The apartment units will be constructed above the parking with three levels on the eastern portion of the site (adjacent to residential uses), and four levels on the western portion of the site (21<sup>st</sup> Street).

The current zoning of the site is General Commercial (C-2). Housing is permitted by right in the C-2 zone subject to certain noise standards. The density range for the C-2 zone is the same as the R-5 zone (87 - 174 units per acre), however, setbacks are less burdensome in the R-5 zone than C-2 zone. The existing building on site has been vacant for more than 10 years. The last project proposed for the site (1990) was for residential use. Staff recommends residential as an appropriate land use designation and zoning for this site in light of the site's suitability for housing, parcel size and proximity to office, retail uses and transit. Furthermore, the residential rezone implements the Central City Housing Strategy objective of increasing residential land supply within the Central City to address projected housing needs.

**COMMITTEE/COMMISSION ACTION** On January 20, 2000, by a vote of 7 ayes and 2 absent the Planning Commission voted to recommended approval of the rezone of 0.6 acres from General Commercial to High Density Residential, and approved various special permits for building height, lot coverage, parking reduction, tandem parking and retail/commercial uses in the R-5 zone; and various variances for setbacks and maneuvering.

**BACKGROUND INFORMATION** In January 1999, the Sacramento Housing and Redevelopment Agency (SHRA) released a Notice of Funding Availability (NOFA) of \$8 million for the development of housing in the Central City. SHRA received four proposals which included, this project, Capitol Terrace, 18<sup>th</sup> & L Mixed Use Development; the CADA Warehouse at 1108 R Street; and, R Street Condominiums at 2631 R Street. In November 1999, the City Council approved funding for the 18<sup>th</sup> & L Street Mixed use project. The remaining three projects are still in negotiations.

On June 1, 1999, the City Council adopted the Sacramento Central City Neighborhood Design Guidelines. The Neighborhood Design Guidelines establish design principles and guidelines to be utilized by the City of Sacramento Design Review and Preservation Board and staff when reviewing proposed buildings, alterations, or public improvements within the Central City Design Review District neighborhoods.

The project was reviewed for compliance with the Sacramento Central City Neighborhood Design Guidelines. The project provides clearly defined entries; detailing of residential and commercial portions of the development, and supports Central City Guidelines principles related to: placemaking, location of structures, pedestrian edges, parking, observation/visibility, height, scale and massing. The project was approved with conditions by the Design Review Board on December 15, 1999.

**FINANCIAL CONSIDERATIONS** Under negotiation. City Council approval is necessary for any city funding.

**ENVIRONMENTAL CONSIDERATIONS:** The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA 15332).

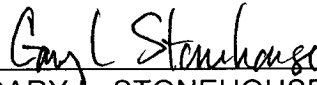
**POLICY CONSIDERATIONS** The Capitol Terrace project is an excellent infill site and presents an important housing opportunity for the Central City. The applicant proposes 65 residential units for

a density of 108 units per acre. The project will substantially increase the housing density in the area and add to the existing residential units in the area. The proposed project is located on two major arterials (L and 21<sup>st</sup> Street); located on major bus routes; and within a close proximity higher density office (e.g. 4 stories and proposed east end project). The proposed project supports the Central City Community Plan polices for housing which include but not limited to:

- quality housing opportunities. . . for all income households
- continued support of private and public efforts that promote the Central City's role as the region's commercial office, employment, and cultural center; and at the same time provide close-by housing within identifiable residential neighborhoods.
- Improve the quality of residential neighborhoods Citywide by protecting, preserving and enhancing their character

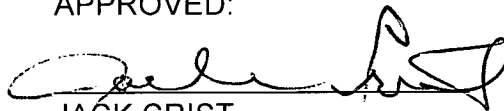
**ESBD CONSIDERATIONS** Not applicable.

Respectfully submitted,



GARY L. STONEHOUSE  
Planning Director

APPROVED:



JACK CRIST  
Deputy City Manager  
Neighborhoods, Planning & Development Services

FOR CITY COUNCIL INFORMATION:  
ROBERT P. THOMAS  
City Manager

Attachments:

Ordinance Amending Zoning District  
Exhibit 1 - Rezone Exhibit

ORDINANCE NO. 2000-008

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

APPROVED  
MARCH 23, 2000  
OFFICE OF THE  
CITY CLERK

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING 0.6± ACRES FROM THE GENERAL COMMERCIAL (C-2) TO HIGH DENSITY RESIDENTIAL (R-5) FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF 21<sup>ST</sup> & L STREETS (APN: 007-0151-003,004,005 & 006) (P99-056)

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

**SECTION 1**

The property generally described, known and referred to as APN: 007-0151-003,004,005 & 006 and which is shown on the attached Exhibit 1, consists of 0.6± acres and is currently in the General Commercial(C-2) zone established by the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended). Said territory is hereby removed from the C-2 zone and placed in the High Density Residential (R-5) zone, subject to conditions and limitations set forth in this Ordinance

**SECTION 2**

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps which are a part of the Comprehensive Zoning Ordinance, Ordinance No. 99-015, as amended, to conform to the provisions of this Ordinance.

PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

\_\_\_\_\_  
MAYOR

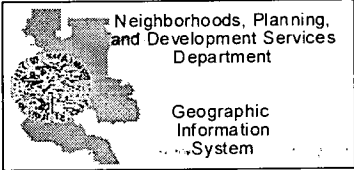
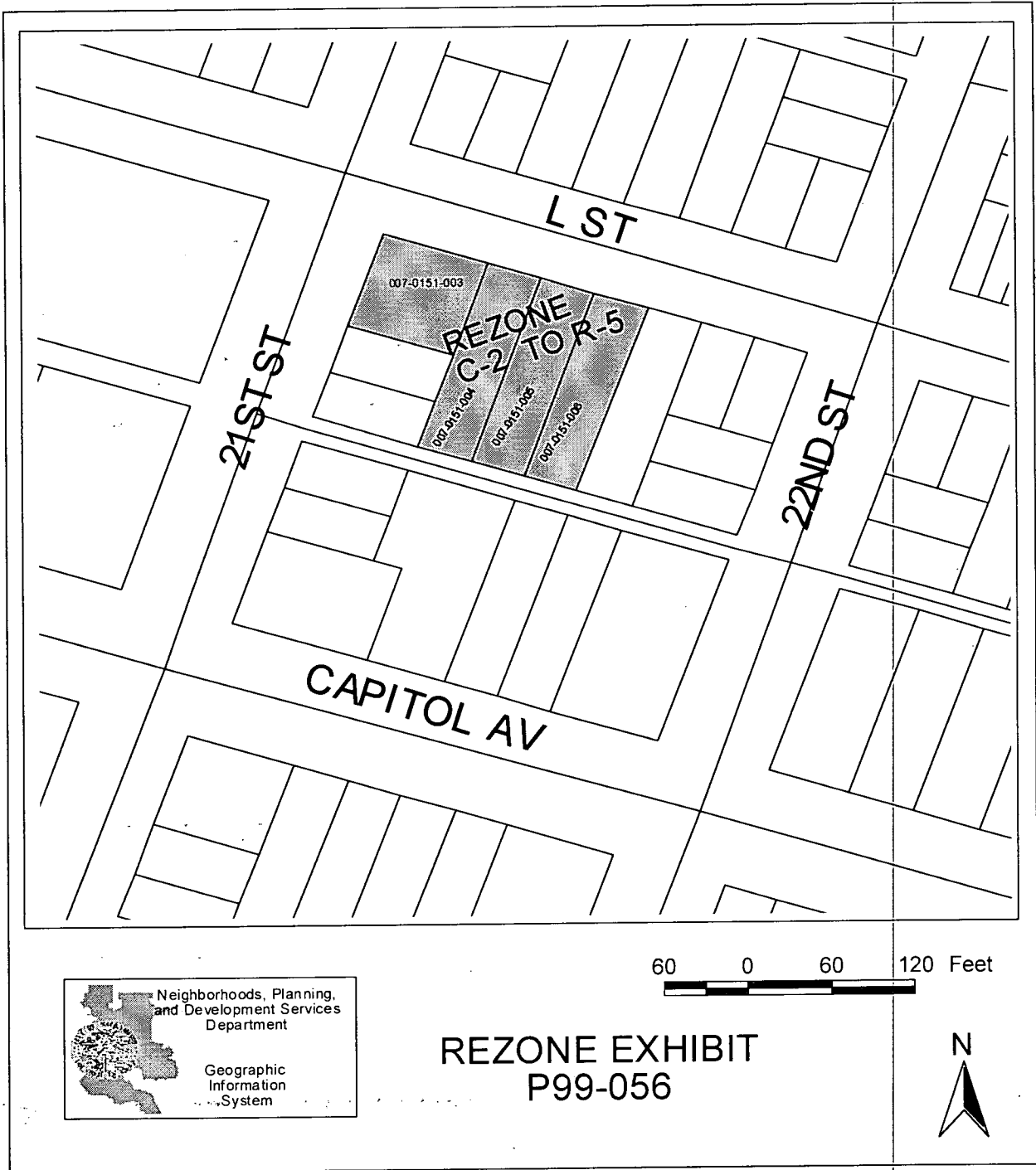
ATTEST:

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

**FOR CITY CLERK USE ONLY**

Ordinance No.: \_\_\_\_\_

Date Adopted: \_\_\_\_\_



REZONE EXHIBIT  
P99-056

FOR CITY CLERK USE ONLY

Ordinance No.: \_\_\_\_\_

Date Adopted: \_\_\_\_\_



# Pease Conservatory of Music and Wm. J. Geery Theater

2130 L Street  
Sacramento, CA 95816  
443-7038 and 448-9019

February 25, 2000

Valerie A. Burrowes, City Clerk  
915 I Street  
Room 301  
Sacramento, CA 95814-2671  
FAX 916-264-7672

Re: P99-056 Capitol Terrace, 21st & L Streets

Other than one objection to the special permits and twelve variances which will be considered at the hearing on February 29, 2000, at 2:00 p.m., we are heartily in favor of the project and are looking forward to our 65+ new neighbors.

We are **opposed** to the Special Permit to reduce the required 75 parking spaces to 68 spaces for the residential mixed use project. One parking space per residential unit should be adequate in midtown (we have one car). However, there **must** be parking for at least the workers in the retail commercial space who will have to park all day. Customers can park on the street, if they don't walk or take the bus.

We live on top of our business on the corner of 22nd and L Streets. As of now our teachers and students and patrons of our theater can always find parking. We want this to be the case after the Capitol Terrace is filled with occupants.

We do have another major concern. What happens to the parking spaces that the Distillery will now lose? Will they crowd out our patrons? Where will those who rent the other spaces park during the day? Is there other parking that they can rent?

Sincerely,

*Jon Heinzer*  
*Diane Heinzer*

Jon and Diane Heinzer, Owners  
jheinzer@sprintmail.com  
FAX 916 446-0517

**ORDINANCE NO.** 2000-008

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF MAR 28 2000

**ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING 0.6± ACRES FROM THE GENERAL COMMERCIAL (C-2) TO HIGH DENSITY RESIDENTIAL (R-5) FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF 21<sup>ST</sup> & L STREETS (APN: 007-0151-003,004,005 & 006) (P99-056)**

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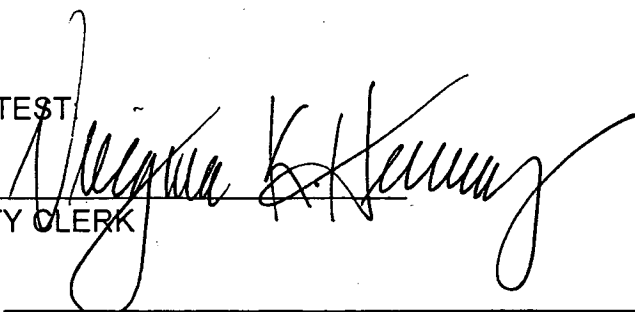
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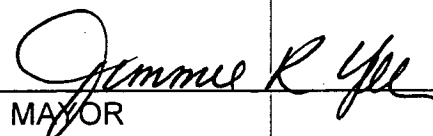
PASSED FOR PUBLICATION: 2-22-2000

DATE ENACTED: 3/28/2000

DATE EFFECTIVE: 4/27/2000

ATTEST

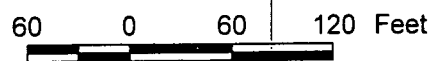
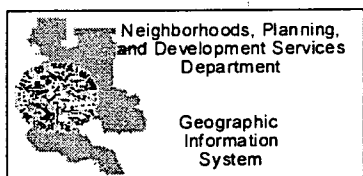
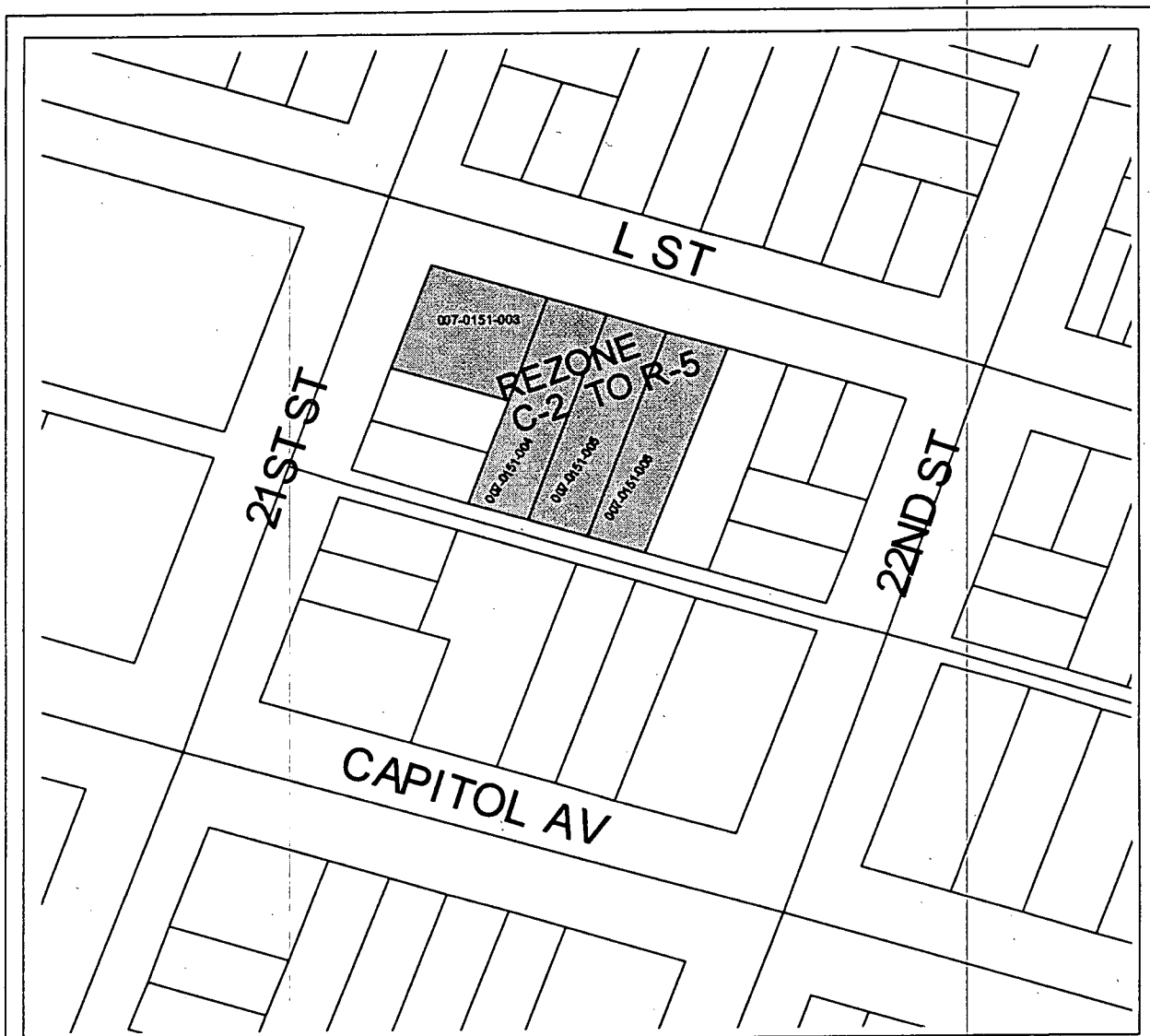
*Asst*  
  
CITY CLERK

  
MAYOR

**FOR CITY CLERK USE ONLY**

Ordinance No.: 2000-008

Date Adopted: MAR 28 2000



REZONE EXHIBIT  
P99-056



FOR CITY CLERK USE ONLY

Ordinance No.: 2000-008

Date Adopted: MAR 28 2000





10.2  
1.10  
3.3

NEIGHBORHOODS,  
PLANNING AND DEVELOPMENT  
SERVICES DEPARTMENT

**CITY OF SACRAMENTO  
CALIFORNIA**

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2904

PLANNING  
916-264-5381  
FAX 916-264-5328

**PASSED FOR  
PUBLICATION  
& CONTINUED  
TO February 29, 2000**

February 9, 2000

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING 0.6 ± ACRES FROM THE GENERAL COMMERCIAL (C-2) TO HIGH DENSITY RESIDENTIAL (R-5) FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF 21<sup>ST</sup> & L STREETS (APN: 007-0151-003,004,005 & 006) (P99-056).**

**LOCATION AND DISTRICT:** Southwest corner of 21<sup>st</sup> & L Streets  
District 3

**RECOMMENDATION:**

It is recommended that the item be passed for publication of title and continued to February 29, 2000.

**CONTACT PERSON:** Jeanne Corcoran, Associate Planner, 264-5317

**FOR COUNCIL MEETING OF:** February 22, 2000

**SUMMARY:**


This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

Capitol Terrace - P99-056  
February 9, 2000

**BACKGROUND INFORMATION:**


Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

Respectfully submitted,

  
GARY L. STONEHOUSE  
PLANNING DIRECTOR

FOR CITY COUNCIL INFORMATION:  
ROBERT P. THOMAS  
CITY MANAGER

APPROVED:

  
JACK CRIST, DEPUTY CITY MANAGER  
NEIGHBORHOODS, PLANNING AND  
DEVELOPMENT SERVICES DEPT.

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

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PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

ATTEST:

\_\_\_\_\_  
MAYOR

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

FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

# ORDINANCE NO.

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ON DATE OF \_\_\_\_\_

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CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**ORDINANCE NO.**

**ADOPTED BY THE SACRAMENTO CITY COUNCIL**

**ON DATE OF \_\_\_\_\_**

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MAYOR

ATTEST:

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CITY CLERK

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.:

DATE ADOPTED: