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CONTINUED  
FROM February 29, 2000  
TO MARCH 9, 2000

NEIGHBORHOODS, PLANNING,  
AND DEVELOPMENT  
SERVICES DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

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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).