



# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

915 "I" STREET  
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

ETHAN BROWNING, JR.  
PLANNING DIRECTOR

January 9, 1980

**APPROVED**  
BY THE CITY COUNCIL

City Council  
Sacramento, California

JAN 15 1979

OFFICE OF THE  
CITY CLERK

CITY MANAGER'S OFFICE  
**RECEIVED**  
JAN 10 1980

Honorable Members in Session:

SUBJECT: Tentative Map (P-8860)

LOCATION: 2201 "N" Street

### SUMMARY

This is a request for entitlements necessary to develop a 14-unit condominium project on a .3 acre site located in the R-5 zone. The Planning staff and Planning Commission recommended approval of the request for tentative map. The Planning Commission also approved a special permit to allow the condominiums.

### BACKGROUND INFORMATION

The subject site is located within the Old City area and is affected by the proposed Central City Plan. The Plan, which is currently under review by the Planning Commission, suggests that this site be rezoned to R-3-C. The proposed zoning would permit a maximum of 12 units versus the proposed 14 units. Staff suggested that the applicant delete two units in order to be consistent with the proposed plan. The Planning Commission however felt that the deletion of two units would not be significant and therefore approved the project with 14 units.

Staff has no objection to the proposed condominium use of the site because it is compatible to surrounding residential uses. The site is also located in a Preservation Area and the structure is designed to be compatible with the area.

### VOTE OF COMMISSION

On December 13, 1979, the Planning Commission by a vote of six ayes, two noes and one absent recommended approval of the project.

January 9, 1980


RECOMMENDATION

The staff and Planning Commission recommend approval of the tentative map as submitted. If the City Council concurs with the recommendation, the proper action would be to adopt the attached tentative map resolution.

Respectfully submitted,

  
Ethan Browning, Jr.,  
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:

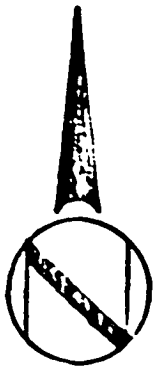
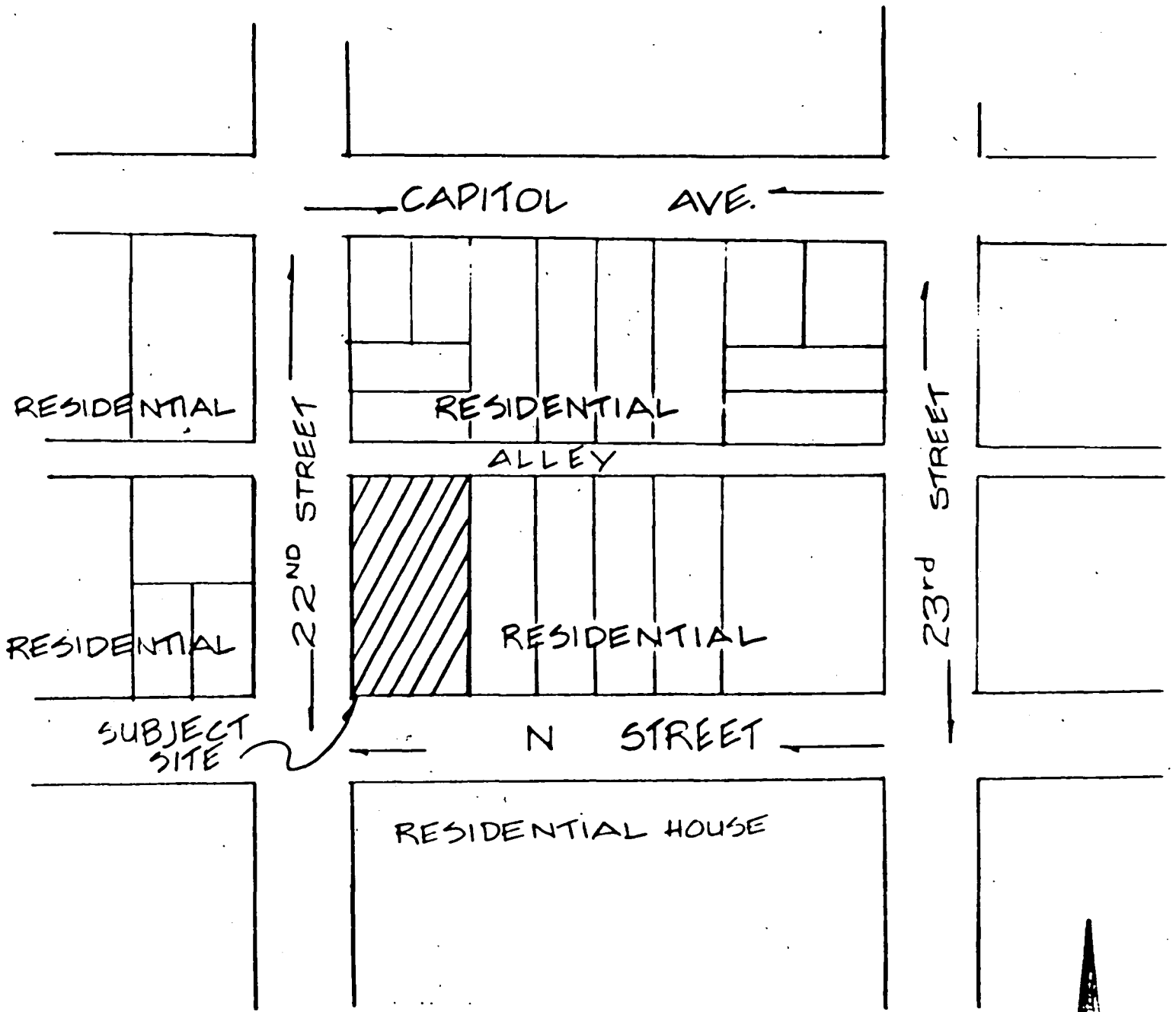
 for:  
Walter J. Slipes, City Manager

January 15, 1980  
District No. 4

EBj:HY:bw

Attachments  
P-8860





P.8860

DECEMBER 13, 79

ITEM NO 31

STAFF REPORT AMENDED 12-13-79  
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Lande Company, 1990 3rd Street, Sacramento, CA 95816	
OWNER	The Lande Company, 1990 3rd Street, Sacramento, CA 95816	
PLANS BY	Mogavero & Unruh, 811 "J" Street, Sacramento, CA	
FILING DATE	11/09/79	50 DAY CPC ACTION DATE _____ REPORT BY: DP:cm
NEGATIVE DEC.	12/3/79	EIR _____ ASSESSOR'S PCL. NO. 007-154-17

- APPLICATION:
1. Environmental Determination
  2. Variance to decrease required front yard setback from 22' 6" to 16'. (*Withdrawn*)
  3. Special Permit to allow a four story, 14 unit condominium project on a 12,800 square foot lot in an R-5 zone.
  4. Tentative Map (P-8860)

LOCATION: 2201 "N" Street

PROPOSAL: The applicant is requesting the necessary entitlements to create one condominium lot.

PROJECT INFORMATION:

General Plan Designation:	Residential
Old City Community Plan Designation:	Heavy Density Multiple Family
Existing Zoning of Site:	R-5
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Residential; R-5
South:	Residential; R-5
East:	Residential; R-5
West:	Residential; R-5
Parking Required:	14
Ratio Required:	1:1
Property Dimensions:	12,800 sq. ft.
Density of Development:	48 du/acre
Square Footage of Building:	16,000+ sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
School District:	Sacramento City Unified School District

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: The Subdivision Review Committee recommended approval of the tentative map.

STAFF EVALUATION: The subject site is vacant and is located at the northeast corner of the intersection of 22nd and N Streets. The property is surrounded by single and multiple family residences. Current zoning on the property is Heavy Density Multiple Family Zone (R-5). Staff wishes to point out that the proposed Central City Rezoning Study proposes the site be rezoned to Multiple Family Zone (R-3-C) which would allow a maximum of 10.6 dwelling units

APPLC. NO. P-8860

MEETING DATE 12-13-79

CPC ITEM NO. 31

on the site.

The applicant proposes to construct a four story, 14 unit condominium project utilizing passive solar design. Staff has no problem with the proposed land use; however, staff does take issue with the request to vary the required front yard setback from 22' 6" to 16'. Staff recommends against granting the variance as no justification for hardship exists.

Taking into consideration the front yard setback dilemma and the proposed Central City rezoning to R-3-C, staff recommends that the applicant reduce the number of units by two for a total of 12 units.

Because the subject site is located in a preservation area containing essential structures and in an effort to maintain the architectural integrity of the neighborhood, staff has conditioned the special permit such that the project is subject to the review and approval of the City's Architectural Review Board and Preservation Board.

Staff has no difficulty with the tentative map.

The Sacramento City Unified School District has reviewed the proposed project and estimates a maximum yield to be 2 elementary, 1 middle and 1 high school students. The District indicates that should enrollment increase beyond the current physical capacity, additional classrooms will be provided.

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

STAFF RECOMMENDATION: Staff recommends that:

1. The Negative Declaration be ratified.
2. The request for variance to reduce the required front yard setback be denied.
3. The Special Permit to allow a 14 unit condominium project be granted subject to conditions.
4. The tentative map be approved.

Special Permit Conditions:

1. The applicant shall reduce the number of units by two for a total of twelve. (*deleted by CPC*)
2. The applicant shall submit the final site plan for the review and approval of the planning staff prior to the filing for a building permit.
3. The applicant shall submit a detailed landscaping and irrigation plan for the review and approval of the planning staff prior to the issuance of a building permit. The applicant shall make every effort to employ the use of deciduous trees as a passive solar technique.

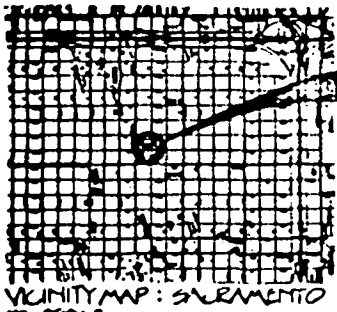
4. The applicant shall adhere to the zoning ordinance with regard to height and setback requirements. (Section 3.B. and 3.E.4).
5. The project shall be subject to the review and approval of the City's Preservation Board.
6. The project as redesigned with no more than 12 units shall be subject to the review and approval of the City's Architectural Review Board. Staff recommends the Architectural Review Board include the following when considering the project:
  - a. Roofing materials.
  - b. Location, design, and construction materials of trash enclosures.
  - c. Height and construction materials of fencing.

FINDINGS OF FACT - Variance:

1. The granting of the variance would constitute a special privilege. The granting of the variance would not be in harmony with the purpose and intent of the zoning ordinance which requires the minimum front yard setback to be the average of the two nearest buildings on the same side of the street on the same block. (Section 3.C.1).
2. While the use of the parcel for a condominium development is permitted in an R-5 zone, encroachment into the front yard setback is not justifiable.
3. The project as proposed by the applicant is potentially injurious to public health, safety, and welfare. Encroachment in the front-yard setback coupled with the height and overall size of the structure reduces the desired open space, air and light.
4. The land use as proposed by the applicant is not consistent with the General Plan in that the structure encroaches into an area that would otherwise be open space.

FINDINGS OF FACT - Special Permit:

1. 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.
2. 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.
3. The proposal as conditioned is consistent with the 1974 General Plan and the Old City Community Plan which designated the site for residential uses.

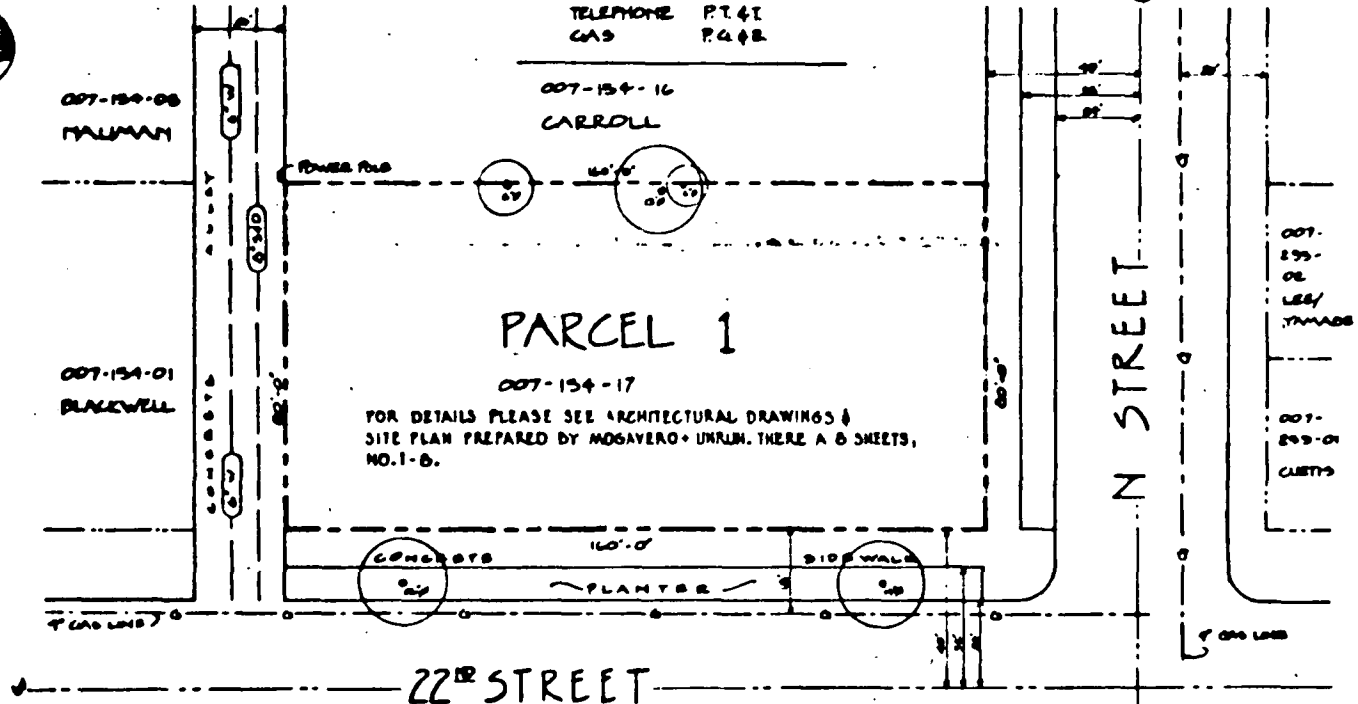


SITE

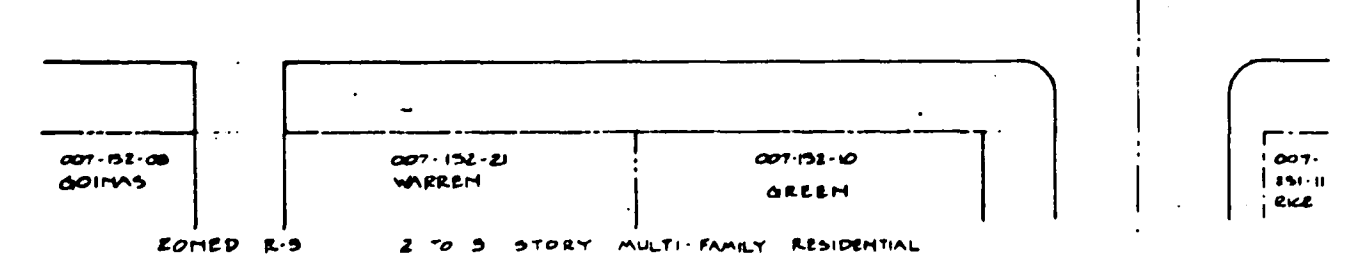
SITE CRITERIA

ZONING R-5  
 APN 007-154-17  
 PRESENT USE: VACANT  
 GROSS ACRES: 12,000 SQ FT  
 EXISTING UTILITIES:  
 SEWER } CITY OF  
 WATER } SACRAMENTO  
 DRAINAGE }  
 POWER 3MUD  
 TELEPHONE P.T. & I  
 GAS P.G. & E

TENTATIVE SUBDIVISION MAP  
**2201 N STREET**  
 A 14 UNIT CONDOMINIUM DEVELOPMENT  
 CITY OF SACRAMENTO, CALIFORNIA  
 NOV. 79



1. EACH UNIT CONDOMINIUM IS A MAP OF A PROJECT AS THE TERM IS DEFINED IN SECTION 15502(5) OF THE CIVIL CODE OF THE STATE OF CALIF. & THE SUBDIVISION DEPICTED HEREBY IS SUBJECT TO THE PROVISIONS OF THE CALIF. CONDOMINIUM ACT TITLE 6, PART 4, DIVISION SECOND OF THE CIVIL CODE.
2. THIS CONDOMINIUM PROJECT IS COMPOSED OF A COMMON AREA & 14 UNITS AS DEFINED HEREBY.
3. THE BOUNDARY LINES OF EACH UNIT ARE THE INTERIOR UNFINISHED SURFACES (EXCLUSIVE OF PAINT, PAPER, WAX, TILE, ENAMEL OR OTHER FINISHING) OF ITS PERIMETER WALLS, BEARING WALLS, FLOORS, CEILING'S, WINDOWS & WINDOW FRAMES, DOORS & DOOR FRAMES, & TRIM.
4. THE REMAINDER OF THE PROJECT IS COMMON AREA WHICH MEANS ALL LAND & ALL PORTIONS OF EACH UNIT, OR CONDOMINIUM, NOT LOCATED WITHIN ANY UNIT & ALSO INCLUDES, BUT NOT BY WAY OF LIMITATION, ALL CENTRAL HEATING, REFRIGERATION, AIR CONDITIONING EQUIPMENT, PANY ROOFS, FLOOR FUNDATIONS, PIPES, DUCTS, FLUES, CHUTES, CONDUITS, WIRES & OTHER UTILITY INSTALLATIONS TO THE OUTLETS, BEARING WALLS, COLUMNS, COLUMNS, TO THE UNFINISHED SURFACE THEREOF, REGARDLESS OF LOCATION. ACCESS TO ALL & AUXILIARY USES ARE FROM THE COMMON AREA.



2201<sup>st</sup> STREET  
 condominium development  
 by  
**THE LANDE CO.**

**MOGAVERO + UNRUH**  
 architecture • development  
 811 J st. • sacramento, ca.  
 918 • 443 • 1033

LEGAL DESCRIPTION

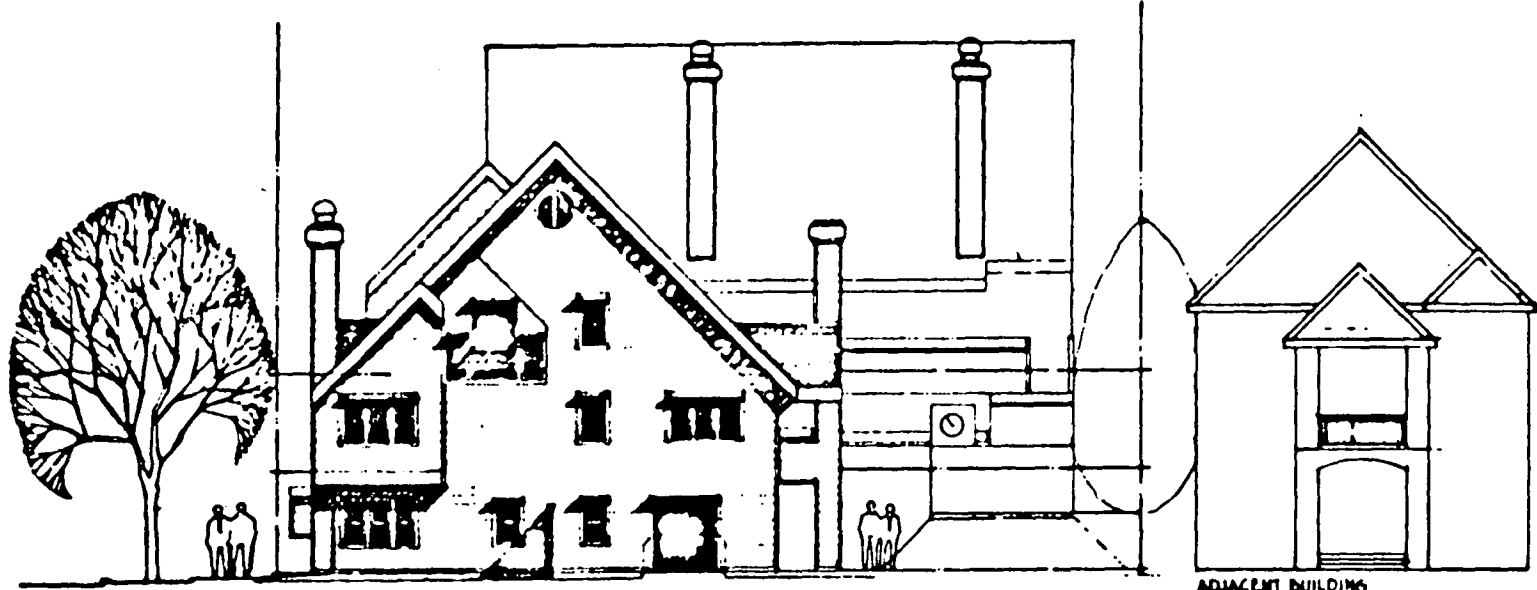
LOT 8, IN THE BLOCK BOUNDED BY A 4<sup>th</sup> AND 22<sup>nd</sup> & 23<sup>rd</sup> STREETS ACCORDING TO THE OFFICIAL MAP OR PLAN THEREOF FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SAID COUNTY OF SACO, CA

OWNER/DEVELOPER

THE LANDE COMPANY  
 1900 3<sup>RD</sup> STREET  
 SACRAMENTO, CA. 95814  
 916 443 6214

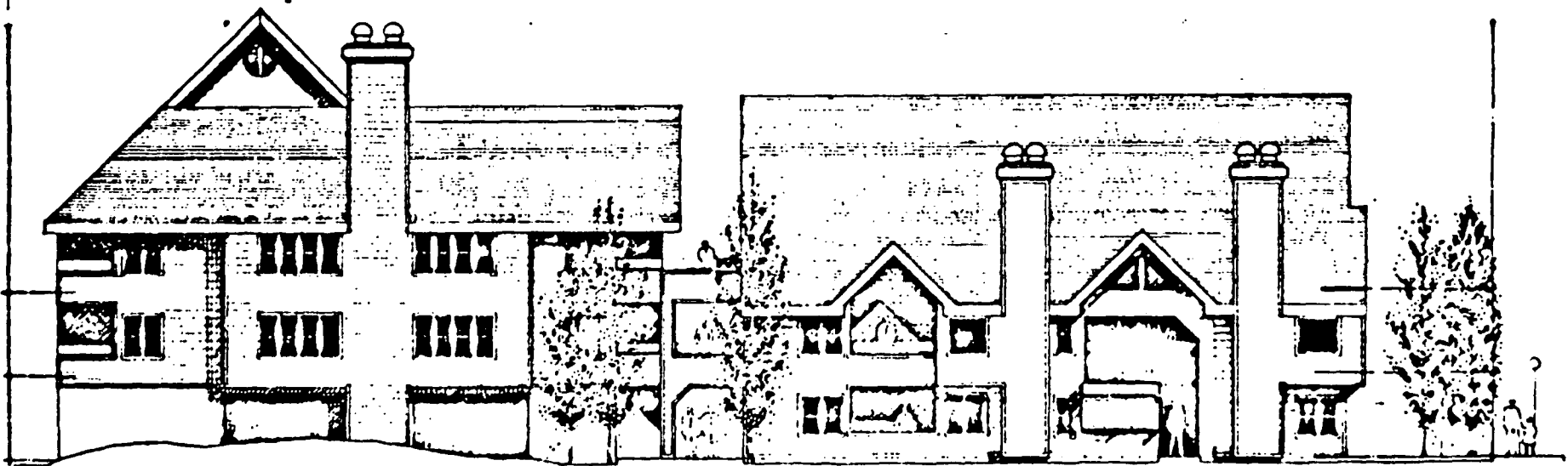
 <b>JTS ENGINEERING CONSULTANTS, INC.</b> 811 J. STREET SACRAMENTO, CALIFORNIA 95814 (916) 441-0708	DESIGNED MOGAVERO + UNRUH	NO. 211	9
	DRAWN J.P. MONTEADORA	1'-20'	
	CHECKED		
	SUBMITTED SIDDIQUI	NO. 75924	





**n street elevation**

ADJACENT BUILDING



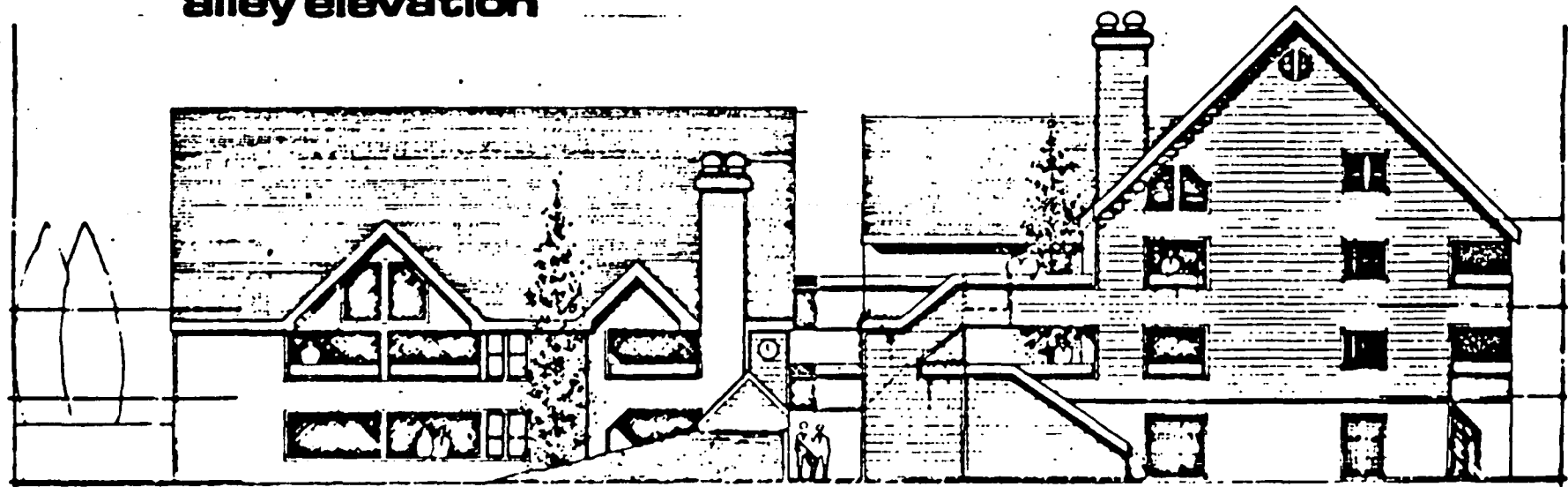
**22nd street elevation**

2201<sup>st</sup> STREET  
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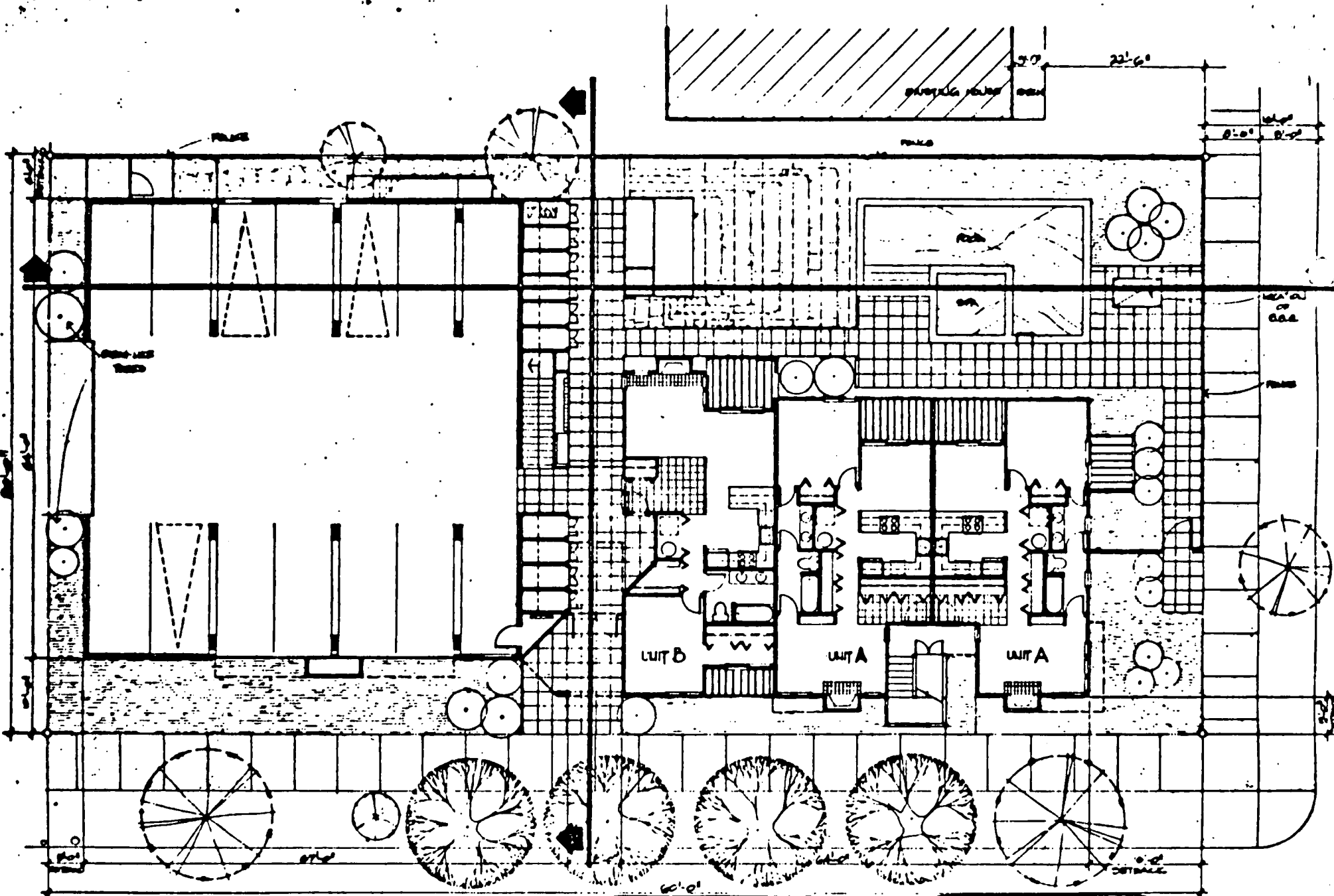
**alley elevation**



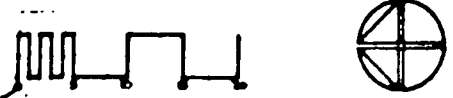
**interior/side elevation**

220<sup>th</sup> STREET  
 condominium development  
 by  
 THE LANDE CO.

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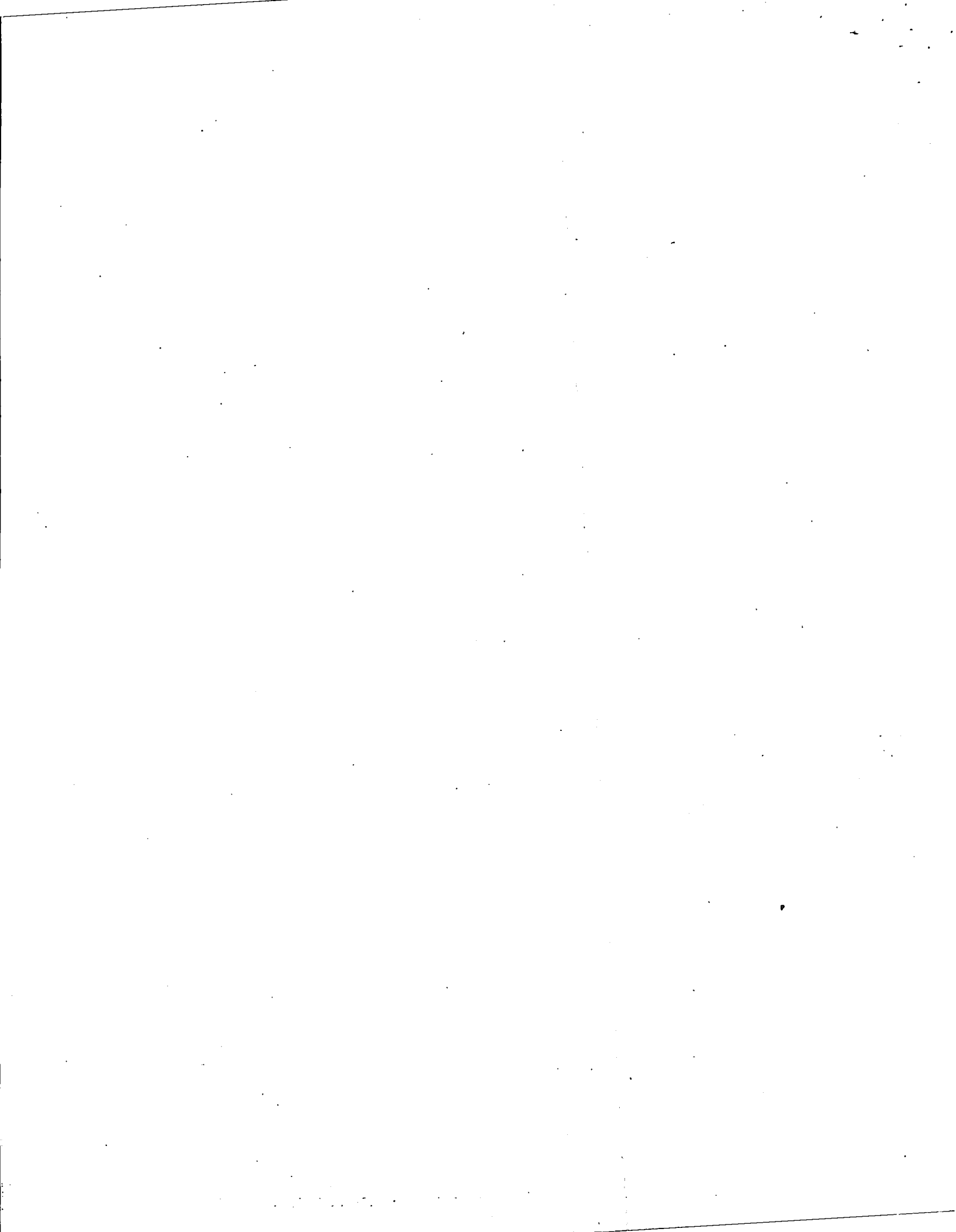


**first floor and site plan**



220<sup>th</sup> STREET  
 condominium development  
 by  
 THE LANDE CO.

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## RESOLUTION NO. 80-034

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR TENTATIVE MAP FOR PROPERTY LOCATED AT  
2201 N STREET (P-8860) (APN: 007-154-17)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at 2201 N 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 January 15, 1980, 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.

**APPROVED**  
BY THE CITY COUNCIL

JAN 15 1980

OFFICE OF THE  
CITY CLERK

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.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P-8860

# SACRAMENTO CITY PLANNING COMMISSION

## APPLICATION INFORMATION

APPLICATION TAKEN BY: HY

- Gen. Plan Amend. (GPA)    Comm. Plan Amend. (CPA)    Rezone (RZ) from \_\_\_\_\_ to \_\_\_\_\_  
 Special Permit (SP)    Variance (V)    Tentative Map (TM)    Sbdvn. Modification (SM)

Other \_\_\_\_\_

Assessors Parcel No. 007 - 154 - 17 Address 2201 "N" Street  
Request(s) T.M. to create a .3+ ac. condo. lot.; S.P to allow 2-story, 14-  
unit condominium project on .3+ ac. in Heavy Density Multi-Family zone (R-5);  
Variance to decrease required front setback from 22 feet 6 inches to 16 feet.

Owner(s) The Lande Co. 1990 3rd Street, Sacramento, CA <sup>95816</sup> Phone No. 448-6214

Applicant The Lande Co. 1990 3rd Street, Sacramento, CA <sup>95816</sup> Phone No. 448-6214

X Signature David Magawero Filing Fee 615 Receipt No. 4437 DP 12/7/79

C.P.C. Meeting Date December 13, 1979

## ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Approved Based on Find. of Fact Due \_\_\_\_\_

Rec. Approval \_\_\_\_\_ Rec. Approval w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_

Findings of Fact Approved \_\_\_\_\_

Copy Sent to Applicant \_\_\_\_\_

Recommendations and Appeals are Forwarded to City Council for Final Action.

## COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment \_\_\_\_\_ Rezoning \_\_\_\_\_ Tentative Map \_\_\_\_\_ Subd. Modification \_\_\_\_\_ Appeal \_\_\_\_\_

Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_ Return to Planning Commission \_\_\_\_\_

ENTITLEMENT(S) TO USE: \_\_\_\_\_ Is/are:

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_

By: \_\_\_\_\_  
SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: \_\_\_\_\_  
DATE

P No 8860

