

CITY PLANNING COMMISSION

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

APPLICANT JTS Engineering Consultants Inc. - 811 J Street, Sacramento, CA 95814
OWNER C. K. McClatchy, Sacramento Bee - 21st & Q Streets, Sacto., CA 95816
PLANS BY JTS Engineering Consultants Inc. - 811 J Street, Sacramento, CA 95814
FILING DATE 8-21-87 **ENVIR. DET.** Neg. Dec. 10-5-87 **REPORT BY** JC:sg
ASSESSOR'S-PCL. NO. 010-0102-001,002

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone 0.15+ acre from Residential Office (RO) to Single Family or Two Family (R-1B) zone.
 - C. Special permit to allow a second residential unit
 - D. Variance to allow a 10'2" high wall
 - E. Lot Line Adjustment

LOCATION: 2124 U Street

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property lines between two lots in order to construct a second residential unit, pool and additional landscaping.

PROJECT INFORMATION:

1980 Central City Community

Plan Designation: Residential Office/Low Density Residential
Existing Zoning of Site: RO, R-1B
Existing Land Use of Site: Single family unit on each lot

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; RO, R-1B	Front:	25'	Existing
South: Alley, residential; RO, R-1B	Side(Int):	5'	5'
East: Residential, library; R-1B	Side(St):	5'	5'
West: Office; C-2	Rear:	5'	6'

Parking Required: 3 spaces
Parking Provided: 3 spaces
Property Dimensions: 160' x 240'
Property Area: 0.88+ acres
Square Footage of Building: 1,133+ sq. ft.
Height of Building: 22'6" (2 floors)
Exterior Building Materials: Smooth cement plaster
Roof Material: Tile

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two lots totaling 0.88+ acre. The eastern lot is zoned Single Family or Two Family (R-1B) and the western lot is zoned

APPLC. NO. P87-375 **MEETING DATE** October 22, 1987 **ITEM NO** 11

003118

8

Residential office (RO). Each lot is presently developed with a single family residence. The 1980 Central City Plan designates the site for residential office and low density residential uses. The surrounding land uses are vacant (RO and R-1B) to the north, single family and library (R-1B) to the east, single family and multi-family (RO, R-1B) to the south and office (C-2) to the west.

The applicant is requesting the necessary entitlements to: relocate the common property line of the two lots, thereby enlarging the back yard of the eastern lot by 5,400± sq. ft., rezone 5,400± sq. ft. from RO to R-1B, and construct a second residential unit and swimming pool in the rear of the eastern lot. In order to provide security and privacy for the new residence, the applicant is also requesting a variance to erect a solid wall measuring 8' on the interior side and 10'2" on the alley side.

In reviewing the applicant's plans, staff notes that the second residential unit would be allowed by right in the RO zone and allowed with a special permit in the R-1B zone. The rezoning from RO to R-1B is being requested, at the suggestion of staff, in order to avoid split zoning on the eastern lot and to maintain compatibility between land use and zoning. Staff has no objections to the rezone and special permit request.

B. Building and Site Design

The applicant proposes to construct a two story residential/garage unit 6' from the rear property line of the proposed eastern lot, access to the garage is via the alley. Building materials will consist of smooth cement plaster, off-white in color with a red spanish tile roof. This unit will match the existing single family residence located on the lot to the east. Two detached accessory structures are also proposed, a changing room adjacent to the pool and a greenhouse adjacent to the garden area. Plans for these structures have not been submitted. Staff finds that the proposed second residential unit is compatible in design and materials to the existing residence located on the site. The project is located in the Poverty Ridge Preservation Area and will require the review and approval of the City Design Review/Preservation Board.

An 8' high solid wall is proposed to be built along the new property lines. The wall along the rear property line adjacent to the alley will be 10'2" high when viewed from the alley due to the change in grade from the interior side and the alley side. Staff has no objections to this request since the wall will be built with the same materials as the existing and proposed residential units and will allow for additional privacy and security along the alley. Staff also notes that the wall will be partially obscured from view by the mature trees located on the lot and the residential unit to the north. The two lots that the wall will impact are owned by the same individual.

C. Lot Line Adjustment

The proposed lot line adjustment has been reviewed by City Traffic Engineering, Engineering, Building, Planning and Real Estate Divisions. There are no objections to the proposed property line adjustment.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant affect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Ratify the negative declaration;
- B. Recommend approval of the rezoning from Residential Office (RO) to Single Family or Two Family (R-1B) zone;
- C. Approve the special permit to allow the second residential unit subject to conditions and based upon findings of fact which follow;
- D. Approve the variance based upon findings of fact which follow; and
- E. Approve the lot line adjustment by adopting the attached resolution.

Conditions - Special Permit

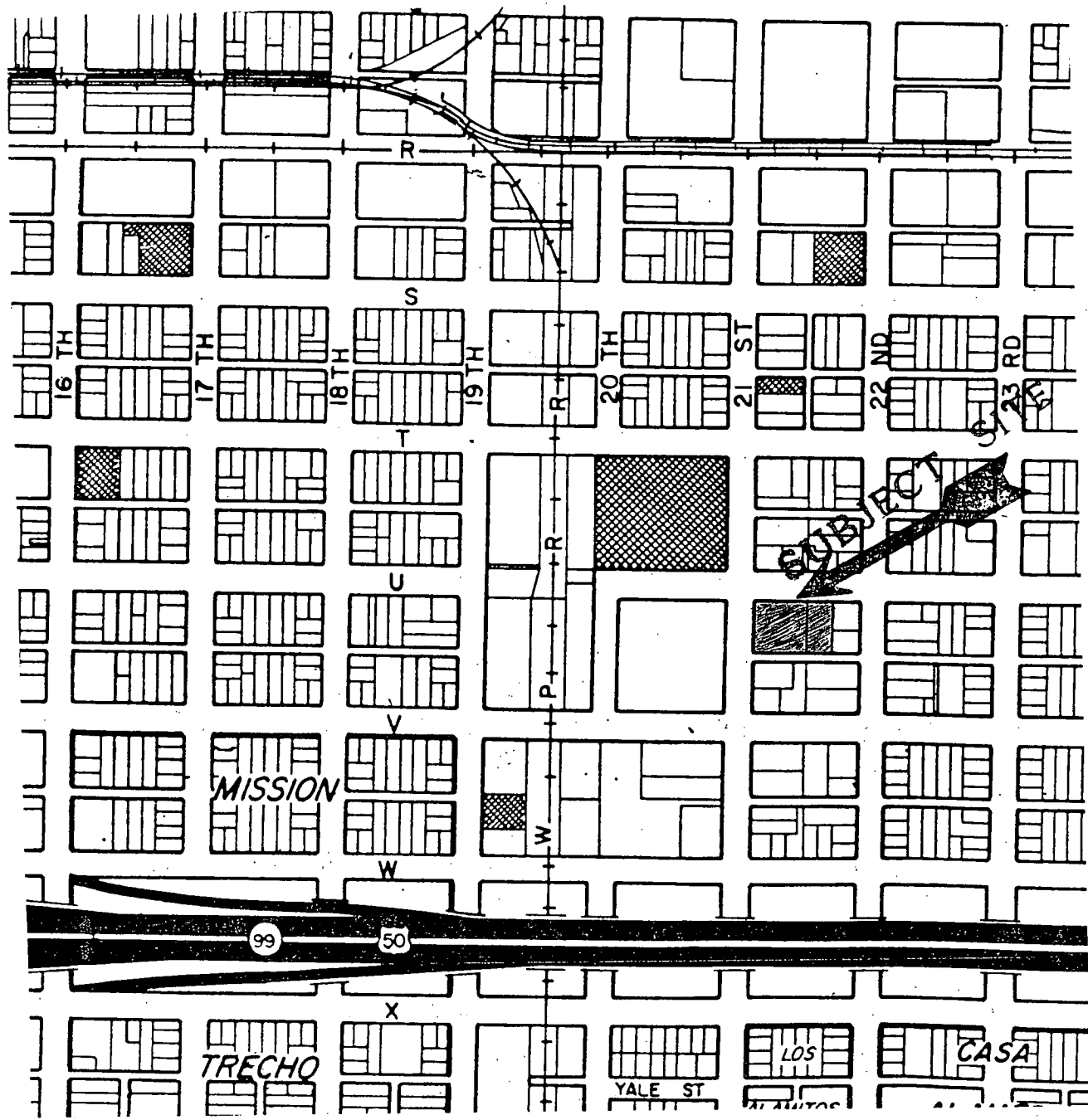
1. The project is subject to review and approval of the City Design Review/Preservation Board prior to issuance of building permits.
2. The residential unit and wall shall be constructed per the attached plans.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that there is sufficient area on the subject parcel for a second residential unit.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. adequate parking is provided;
 - b. the second dwelling unit will be compatible in materials and design with the main residential structure; and
 - c. the proposed dwelling will conform to required building setbacks, area and height requirements for the single family or two family zone.
3. The proposed project, as conditioned, is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential use by the 1980 Central City Plan and the proposed second residential unit conforms with this designation.

Findings of Fact - Variance

1. The project, as conditioned, does not constitute a special privilege extended to one property owner in that:
 - a. the wall will deter would-be undesirables in an area with a potential crime problem; and
 - b. the variance would be granted to other property owners facing similar circumstances.
2. The wall does not constitute a use variance in that walls are allowed in an R-1B zone.
3. The project, as conditioned, will not be injurious to the public welfare nor to the surrounding properties in that:
 - a. the proposed wall will not significantly change the characteristics of the area;
 - b. the landscaping around the wall will provide a visual buffer from adjacent streets; and
 - c. the wall will provide additional security to the residential uses.
4. The proposed project, as conditioned, is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential use by the 1980 Central City Plan and the proposed wall conforms with this designation.



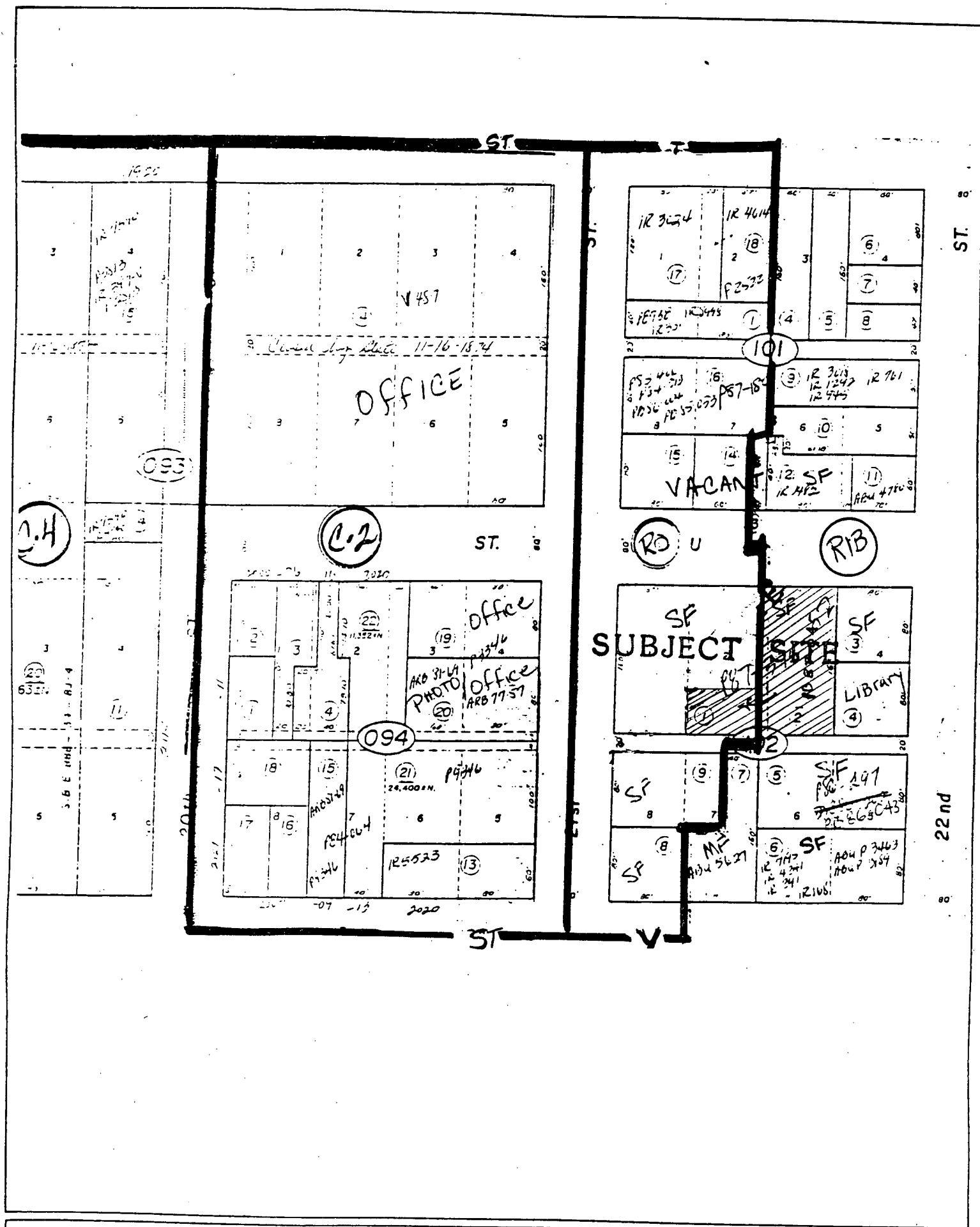
VICINITY MAP

P87-375

003122

10-22-87

Item 11



LAND USE & ZONING MAP

P87-375

10-22-87

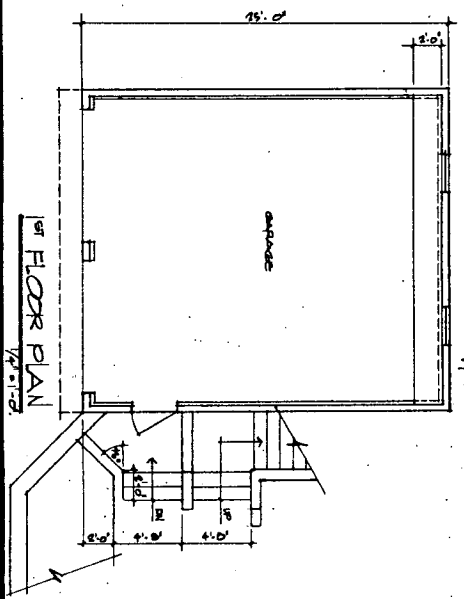
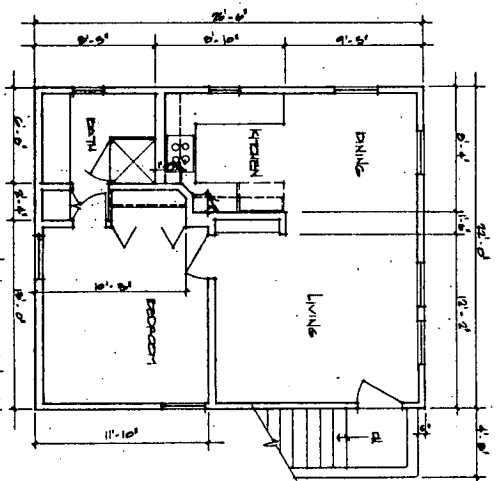
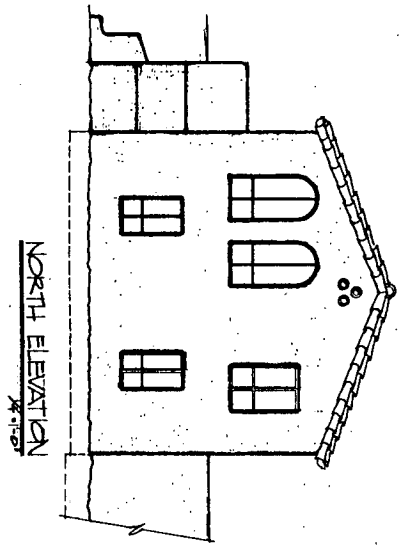
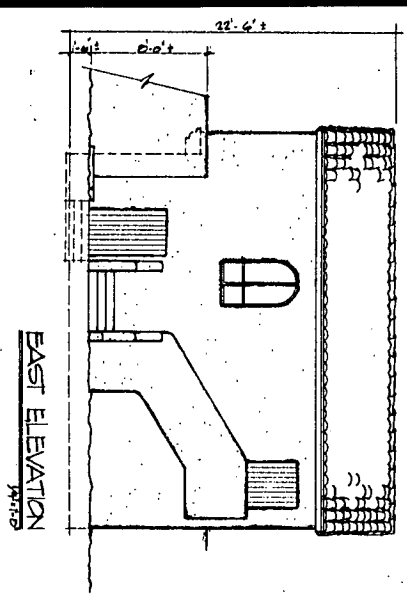
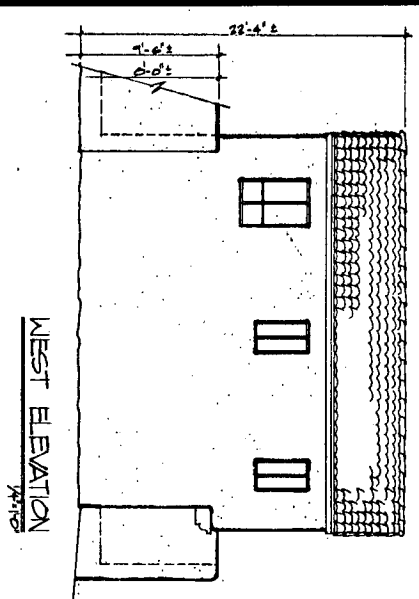
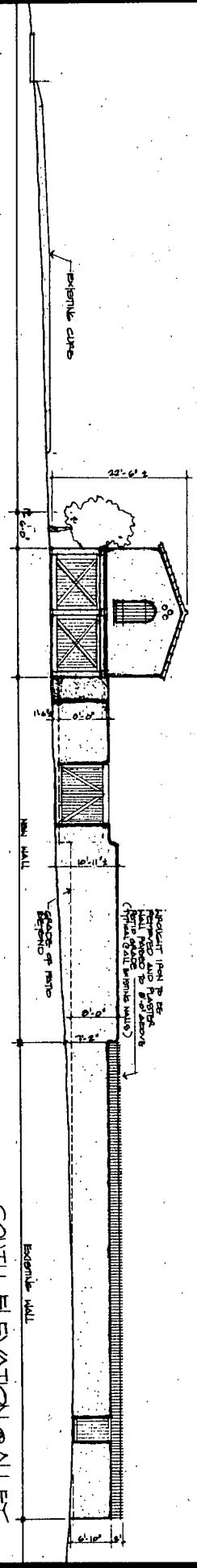
Item 11

003123

P87-375

10-22-87

Sheet 11



003124

2

FLOOR PLANS AND ELEVATIONS
SCALE AS NOTED

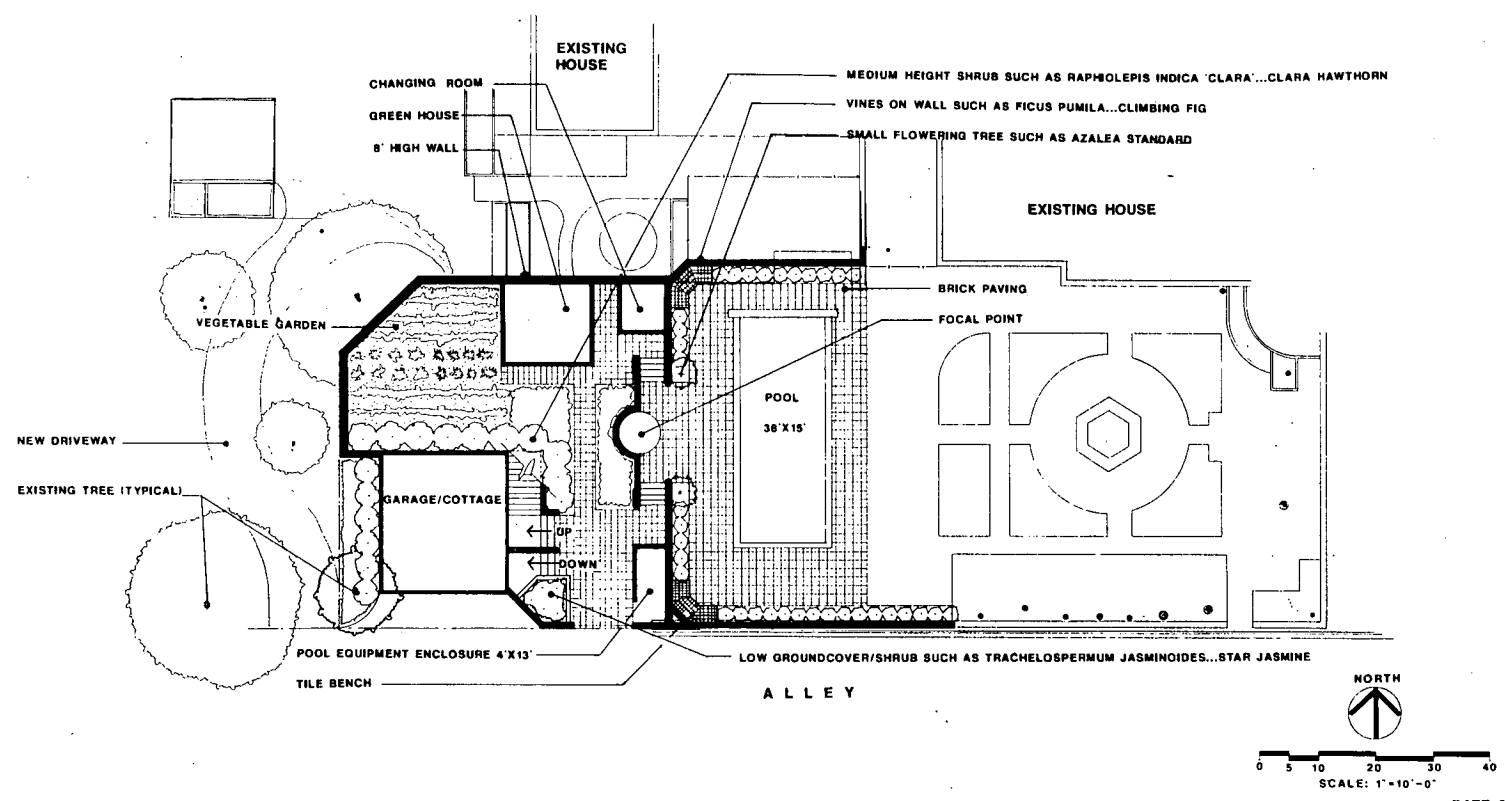
C.K. McCLATCHY, REMODEL
2124 U STREET
SACRAMENTO, CALIFORNIA

BOB McCABE • ARCHITECT
1600-18TH STREET • SACRAMENTO • 95814 • 447-4347

10-21-87
087-375

10-21-87
10-22-87

17M
11



PAVILION ASSOCIATES
Landscape Architects
1000 J STREET, SUITE 100
SACRAMENTO, CALIFORNIA 95811
TEL: (916) 441-1111

PRELIMINARY LANDSCAPE PLAN
McCLATCHY RESIDENCE
2421 U STREET
SACRAMENTO, CALIFORNIA

DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]

REVISIONS

NO.	DESCRIPTION
1	

JOB NO.
87-59

DRAWN BY: [Signature]
SHEET NO.
1

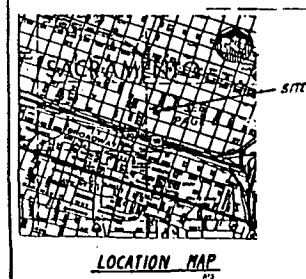
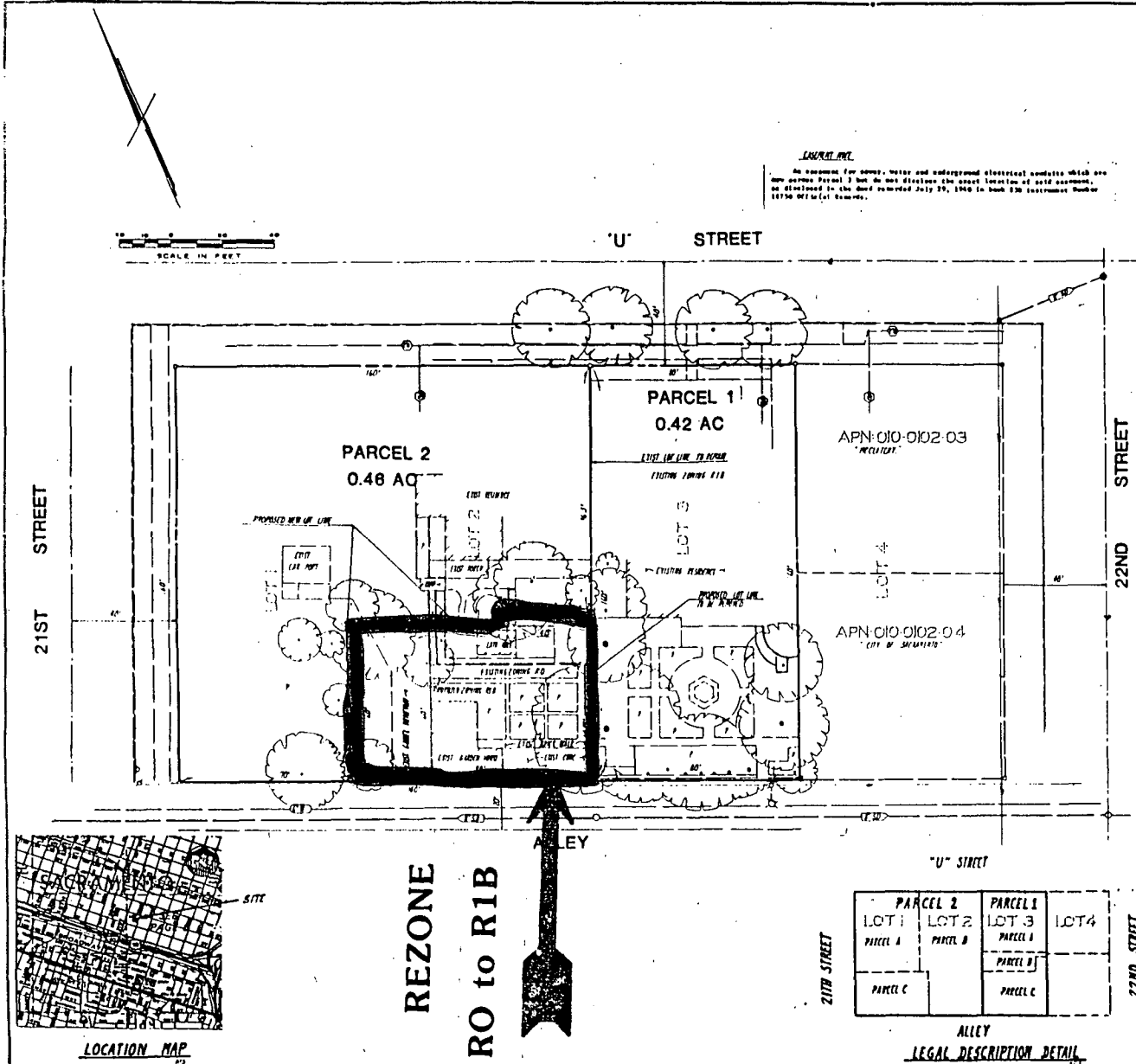
OF 1

003125

Item 11

10-22-87

087-375



LAUREL PAV.
 An easement for sewer, water and underground electrical conduits which are now across Parcel 2 but do not disclose the exact location of said easement, as disclosed in the deed recorded July 29, 1940 in book 230 instrument number 10750 of the [redacted] records.

EXISTING LEGAL DESCRIPTION

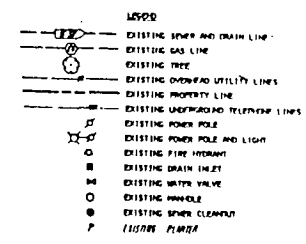
PARCEL 1
 All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:
EXCELLENCE
 The North one-half of Lot 1 in the block bounded by "U" and "V", 21st and 22nd Streets in the City of Sacramento, according to the map or plan thereof.
EXCELLENCE
 The North Four Fourths of the East 11.3 Feet and the North 10.10 Feet of the East 49.415 Feet and the North one-half of Lot 2 in the block bounded by "U" and "V", 21st and 22nd Streets in the City of Sacramento, according to the map or plan thereof.
EXCELLENCE
 The North 53.10 Feet of the West 49.415 Feet and the East 11.31 Feet of the West 49.415 Feet of the North one-half of Lot 1 in the block bounded by "U" and "V", 21st and 22nd Streets in the City of Sacramento, according to the map or plan thereof.

PARCEL 2
 All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:
EXCELLENCE
 The North 188 Feet of Lot 1 in the block bounded by "U" and "V", 21st and 22nd Streets in the City of Sacramento, according to the map or plan thereof.
EXCELLENCE
 The North 104 Feet and the East 70 Feet of the North 10 Feet of Lot 2 in the block bounded by "U" and "V", 21st and 22nd Streets in the City of Sacramento, according to the map or plan thereof.
EXCELLENCE
 The North 89 Feet of Lot 1 and the North 80 Feet of the West 10 Feet of Lot 2 in the block bounded by "U" and "V", 21st and 22nd Streets in the City of Sacramento, according to the map or plan thereof.

EXISTING LEGAL DESCRIPTION

PARCEL 1
 All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:
EXCELLENCE
 Lot 1 in the block bounded by "U" and "V", 21st and 22nd Streets in the City of Sacramento, according to the map or plan thereof.
EXCELLENCE
 The North 49.415 Feet of the West 49.415 Feet and the North 49.415 Feet of the East 36.00 Feet of Lot 2 in the block bounded by "U" and "V", 21st and 22nd Streets in the City of Sacramento, according to the map or plan thereof.
EXCELLENCE
 The North 38.30 Feet of the East 38.00 Feet of Lot 1 in the block bounded by "U" and "V", 21st and 22nd Streets in the City of Sacramento, according to the map or plan thereof.

PARCEL 2
 All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:
 Lot 1 and Lot 2 in the block bounded by "U" and "V", 21st and 22nd Streets in the City of Sacramento, according to the map or plan thereof.
 Subjecting therefrom the following described parcel:
 The North 49.415 Feet of the West 49.415 Feet and the North 49.415 Feet of the East 36.00 Feet of Lot 2 in the block bounded by "U", "V", 21st and 22nd Streets in the City of Sacramento, according to the map or plan thereof.
 Also excepting therefrom the following described parcel:
 The North 38.30 Feet of the East 38.00 Feet of Lot 1 in the block bounded by "U" and "V", 21st and 22nd Streets in the City of Sacramento, according to the map or plan thereof.



LEGAL OWNER
 McClatchy Newspapers
 c/o Eleanor McClatchy
 Post Office Box 13719
 Sacramento, California 95814
 (916) 331-1919

ENGINEER
 JTS Engineering Consultants, Inc.
 811 J Street
 Sacramento, California 95814
 (916) 441-6708

PRESUMPT. ZONING
 R10 (Residential)
PRESUMPT. USE
 Family Residence
NUMBER OF LOTS
 TWO (2)
ACREAGE
 PARCEL 1: 0.42 AC
 PARCEL 2: 0.48 AC
ASSESSOR'S PARCEL NUMBER
 010-0102-001/002
SCHOOL DISTRICT
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

LEGAL DESCRIPTION DETAIL

PARCEL 2	PARCEL 1
LOT 1	LOT 3
PARCEL A	PARCEL B
	PARCEL D
PARCEL C	PARCEL E

UTILITY REPRESENTATIVES:

UTILITY	REPRESENTATIVE	PHONE
WATER	P.A. LEE	877-2424
ELECTRICITY	E. EDWARDS	737-3377
TELEPHONE	PACIFIC BELL	437-6000
CABLE TV	CITY OF SACRAMENTO	444-5277
SCHOOL	CITY OF SACRAMENTO	444-5277
PLUMBING	CITY OF SACRAMENTO	444-5277
FIRE	CITY OF SACRAMENTO	444-5277
CABLE TV	SACRAMENTO CABLE	444-5277

DESIGNED: SCALE: 1" = 20'

DRAWN:

CHECKED:

SUBMITTED: RCE

JTS ENGINEERING CONSULTANTS, INC.
 811 J STREET
 SACRAMENTO, CALIFORNIA 95814 (916) 441-6708

LOT LINE ADJUSTMENT & REZONE EXHIBIT
2124 U STREET
 A.P.N. 010-0102-001 AND 002

DATE: 11/1

SHEET: 1/1

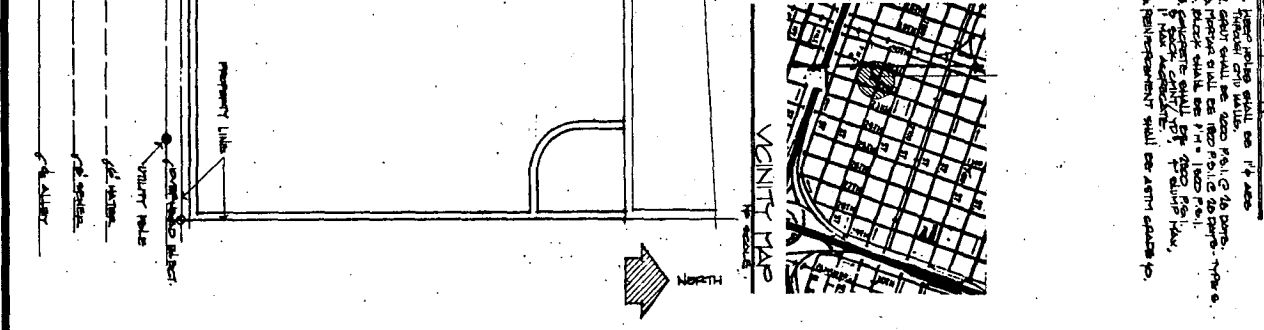
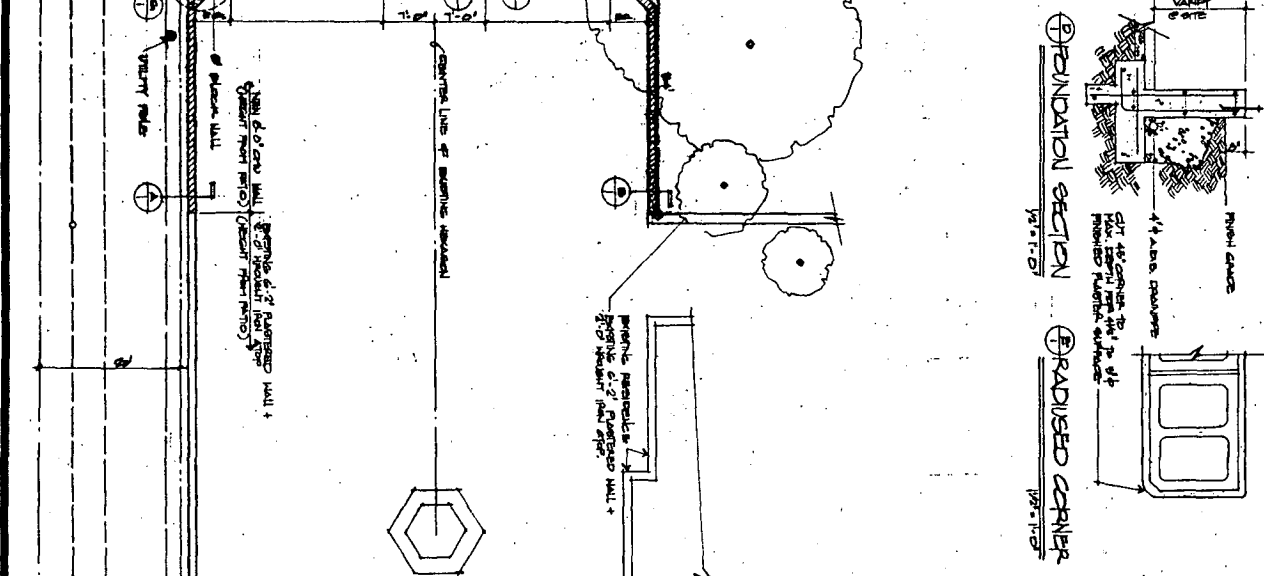
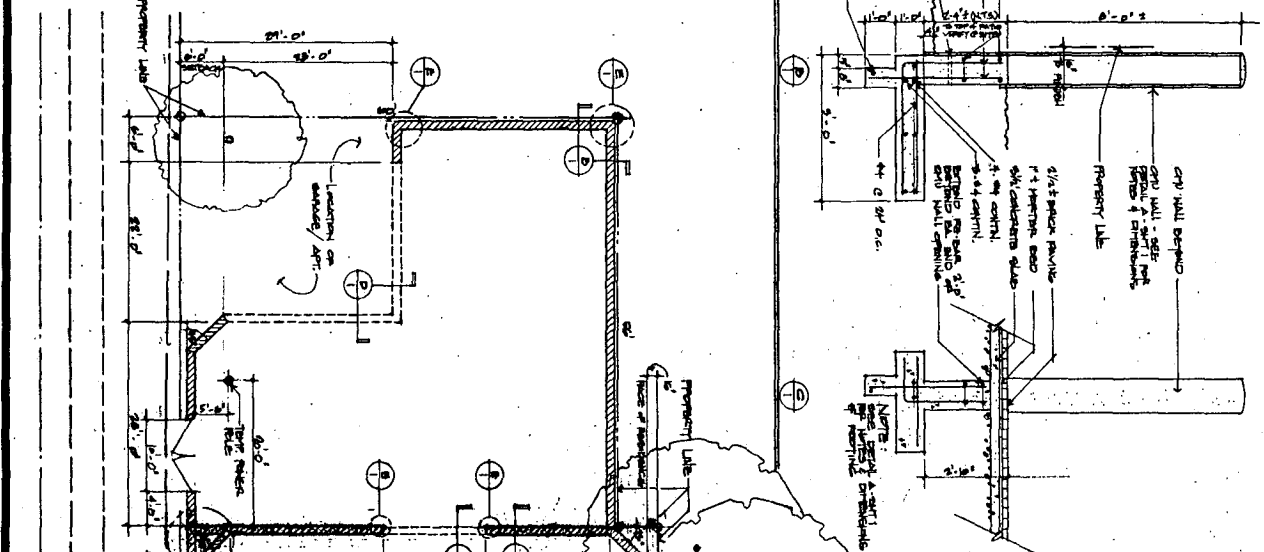
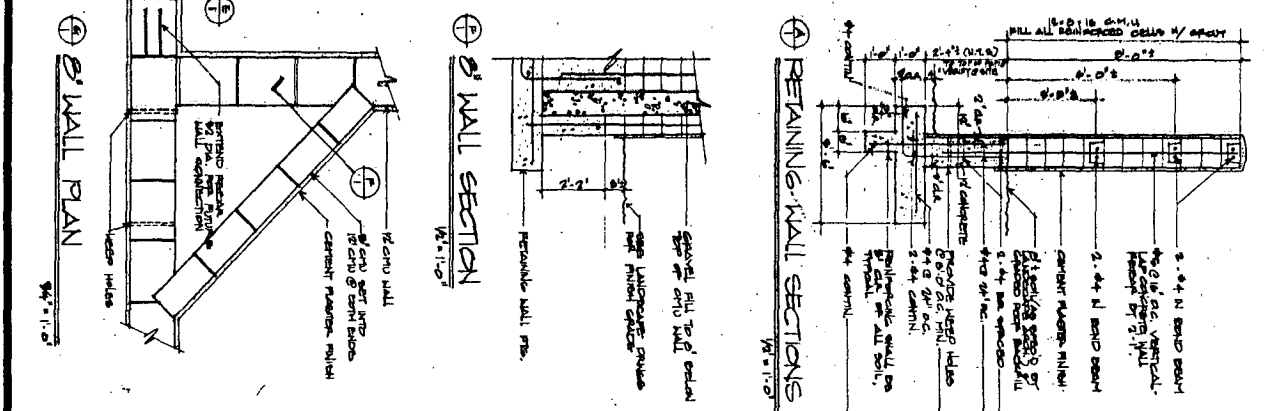
JOB NO. 87187

003127

P87-375

10-22-87

11/20/87



GENERAL NOTES:

1. All work shall be in accordance with the City of Sacramento Specifications for Public Works.
2. All work shall be done in accordance with the City of Sacramento Specifications for Public Works.
3. All work shall be done in accordance with the City of Sacramento Specifications for Public Works.
4. All work shall be done in accordance with the City of Sacramento Specifications for Public Works.
5. All work shall be done in accordance with the City of Sacramento Specifications for Public Works.
6. All work shall be done in accordance with the City of Sacramento Specifications for Public Works.
7. All work shall be done in accordance with the City of Sacramento Specifications for Public Works.
8. All work shall be done in accordance with the City of Sacramento Specifications for Public Works.
9. All work shall be done in accordance with the City of Sacramento Specifications for Public Works.
10. All work shall be done in accordance with the City of Sacramento Specifications for Public Works.

EXHIBIT A P87375

87107
9/24/87

PROPOSED LEGAL DESCRIPTION

PARCEL 1

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

Parcel "A":

Lot 3 in the Block bounded by "U" and "V", 21st and 22nd Streets in the City of Sacramento, according to the map or plan thereof.

Parcel "B"

The South 60.00 feet of the West 48.00 feet and the South 65.00 feet of the East 32.00 of Lot 2 in the Block bounded by "U" and "V", 21st and 22nd Streets in the City of Sacramento, according to the map or plan thereof.

Parcel "C"

The South 60.00 feet of the East 10.00 feet of Lot 1 in the Block bounded by "U" and "V", 21st and 22nd Streets in the City of Sacramento according to the map or plan thereof.

PARCEL 2

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lot 1 and Lot 2 in the block bounded by "U" and "V", 21st and 22nd Streets, in the City of Sacramento, according to the map or plan thereof.

Excepting therefrom the following described parcel:

The South 60.00 feet of the West 48.00 feet and the South 65.00 feet of the East 32.00 feet of Lot 2 in the Block bounded by "U", "V", 21st and 22nd Streets in the City of Sacramento, according to the map or plan thereof.

Also excepting therefrom the following described parcel:

The South 60.00 feet of the East 10.00 feet of Lot 1 in the Block bounded by "U" and "V", 21st and 22nd Streets in the City of Sacramento according to the map or plan thereof.

P87-375

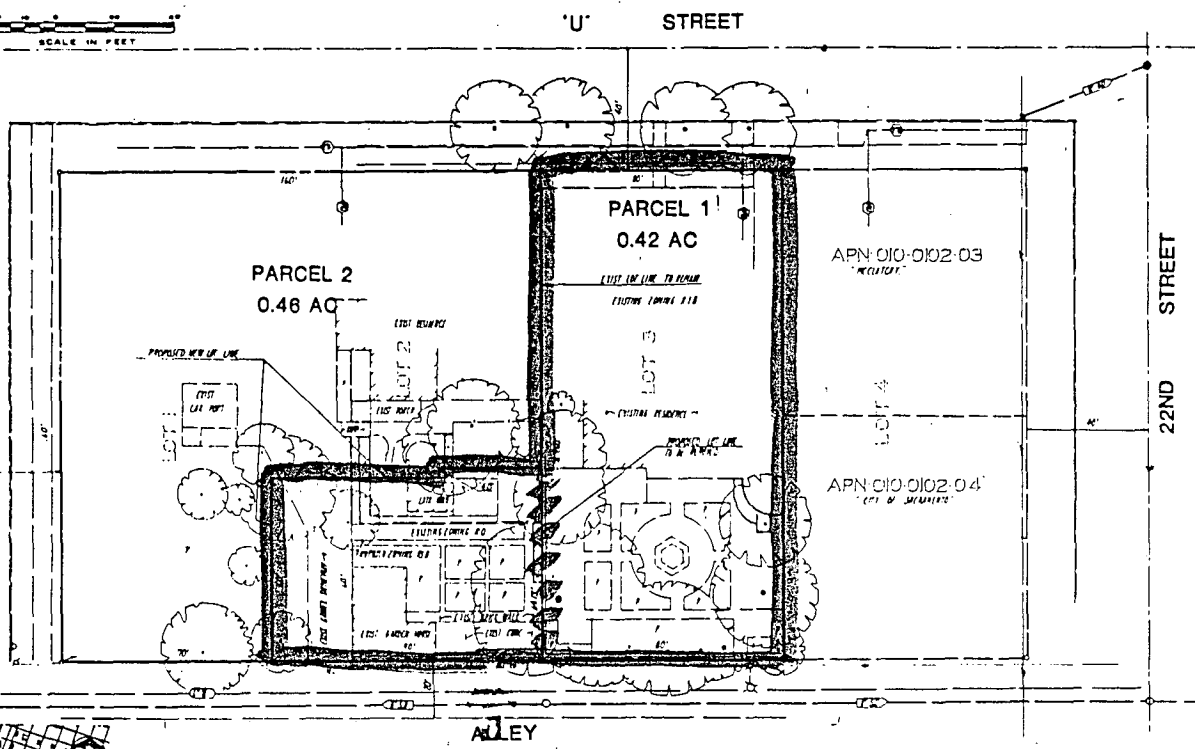
003103

12
10-22-87

Item 11

EXHIBIT B

SCALE IN FEET



LEGEND
An easement for sewer, water and underground electrical conduits which are over Parcel 2 but do not disturb the exact location of said easement, as disclosed in the deed recorded July 29, 1960 in Book 826 Instrument Number 18736 Official Records.

EXHIBIT LEGAL DESCRIPTION

PARCEL 1
All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:
Parcel 1A
The North one-half of Lot 3 in the block bounded by "U" and "V", 21st and 22nd Street in the City of Sacramento, according to the map or plan thereof.
Parcel 1B
The North Four Fifths of the East 11.3 feet and the North 24.39 feet of the West 69.613 feet of the South one-half of Lot 3 in the block bounded by "U" and "V", 21st and 22nd Street in the City of Sacramento, according to the map or plan thereof.
Parcel 1C
The South 55.58 feet of the West 69.613 feet and the East 11.33 feet of the South 81.11 feet of the South one-half of Lot 3 in the block bounded by "U" and "V", 21st and 22nd Street in the City of Sacramento, according to the map or plan thereof.

PARCEL 2
All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:
Parcel 2A
The North 198 feet of Lot 1 in the block bounded by "U" and "V", 21st and 22nd Street, in the City of Sacramento, according to the map or plan thereof.
Parcel 2B
The North 198 feet AND the East 78 feet of the South 88 feet of Lot 2 in the block bounded by "U" and "V", 21st and 22nd Street, in the City of Sacramento, according to the map or plan thereof.
Parcel 2C
The South 88 feet of Lot 1 and the South 88 feet of the West 18 feet of Lot 2 in the block bounded by "U" and "V", 21st and 22nd Street, in the City of Sacramento, according to the map or plan thereof.

EXHIBIT LEGAL DESCRIPTION

PARCEL 3
All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:
Parcel 3A
Lot 3 in the block bounded by "U" and "V", 21st and 22nd Street in the City of Sacramento, according to the map or plan thereof.
Parcel 3B
The South 88.88 feet of the West 68.00 feet and the South 68.15 feet of the East 34.00 feet of Lot 3 in the block bounded by "U" and "V", 21st and 22nd Street in the City of Sacramento, according to the map or plan thereof.
Parcel 3C
The South 88.88 feet of the East 18.88 feet of Lot 1 in the block bounded by "U" and "V", 21st and 22nd Street in the City of Sacramento, according to the map or plan thereof.

PARCEL 4
All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:
Lot 1 and Lot 2 in the block bounded by "U" and "V", 21st and 22nd Street, in the City of Sacramento, according to the map or plan thereof.
Subdividing therefrom the following described parcel:
The South 88.88 feet of the West 68.00 feet and the South 68.15 feet of the East 34.00 feet of Lot 3 in the block bounded by "U", "V", 21st and 22nd Street in the City of Sacramento, according to the map or plan thereof.
Also exempting therefrom the following described parcel:
The South 88.88 feet of the East 18.88 feet of Lot 1 in the block bounded by "U" and "V", 21st and 22nd Street in the City of Sacramento, according to the map or plan thereof.

LEGAL OWNER
McClatchy Newspapers
c/o Eleanor McClatchy
Post Office Box 15779
Sacramento, California 95816
(916) 321-1811

ENGINEER
JTS Engineering Consultants, Inc.
611 J Street
Sacramento, California 95814
(916) 441-8708

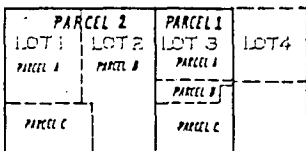
PRESENT ZONING
R18 (Residential)

PRESENT USE
Family Residence

NUMBER OF LOTS
Two (2)

ACREAGE
Parcel 1 - 0.42 AC
Parcel 2 - 0.46 AC
ASSESSOR'S PARCEL NUMBER
010-0102-001/002

SCHOOL DISTRICT
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT



- LEGEND**
- EXISTING SEWER AND DRAIN LINE
 - EXISTING GAS LINE
 - EXISTING TREE
 - EXISTING OVERHEAD UTILITY LINES
 - EXISTING PROPERTY LINE
 - EXISTING UNDERGROUND TELEPHONE LINES
 - EXISTING POWER POLE
 - EXISTING POWER POLE AND LIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING DRAIN INLET
 - EXISTING WATER VALVE
 - EXISTING MANHOLE
 - EXISTING SEWER CLEANOUT
 - EXISTING FENCE

UTILITY REPRESENTATIVES			
UTILITY	REPRESENTATIVE	PHONE	PO BOX
WATER	P.A.S.E.	916-434	30-610
ELECTRICITY	P.A.S.E.	916-434	30-610
TELEPHONE	PACIFIC BELL	916-434	30-610
SEWER	CITY OF SACRAMENTO	916-434	30-610
POWER	CITY OF SACRAMENTO	916-434	30-610
FIRE	CITY OF SACRAMENTO	916-434	30-610
CABLE T.V.	SACRAMENTO CABLE	916-434	30-610

BENCHMARK ELEV. 2330.77
NAD 83 11 021 18 00 117 11.5
FIELD BOOK NO. 828 PG. 11/17

JTS ENGINEERING CONSULTANTS, INC.
611 J STREET
SACRAMENTO, CALIFORNIA 95814 (916) 441-8708

DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SUBMITTED BY: [Signature]

NO.	DATE	REVISION	COUNTY APPROVAL	BY

LOT LINE ADJUSTMENT & REZONE EXHIBIT
2124 U STREET
A.P.N. 010-0102-001 AND 002

DATE REVISION BY
SHEET 1/1
JOB NO. 87107

003128

11

18-88-01

087-375