

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dan Schott - P.O. Box 193, Fair Oaks, CA 95628		
OWNER	Capitol Area Development Authority - 1230 N Street, Sacramento, CA 95814		
PLANS BY	Nacht & Lewis		
FILING DATE	6/10/83	50 DAY CPC ACTION DATE	REPORT BY: GM:sg
NEGATIVE DEC.	7/1/83	EIR	ASSESSOR'S PCL. NO. 006-224-08,09,11,12 & 13

- APPLICATION:
1. Environmental Determination
  2. Rezone 0.4± ac. from C-2 & R-5 to R-0
  3. Special Permit for office development
  4. Lot Line Adjustment to merge 5 parcels into 2 lots

LOCATION: Southwest corner of 14th and O Streets

PROPOSAL: The applicant is requesting the necessary entitlements to develop a three story, 12,000± square foot mixed use office/apartment building consisting of 4,000± square feet of ground floor office space and seven apartment units on the 2nd and 3rd floors.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial & offices
1980 Central City Plan Designation:	Multiple family
1977 Capitol Area Plan:	Mixed use - primarily residential
Existing Zoning of Site:	C-2 & R-5
Existing Land Use of Site:	Existing office building & paved parking lot

Surrounding Land Use and Zoning:

North:	Residential & commercial; R-5 & C-2
South:	Parking lot; R-5
East:	Parking lot; R-5 & C-2
West:	Apartment building; R-5

Parking Required:	14 spaces
Parking Provided:	16 spaces
Parking Ratio:	1:600 sq. ft.-office; 1:1 unit-residential
Property Dimensions:	Flag-shaped
Property Area:	0.385± acres
Density of Development:	18 units/acre
Square Footage of Building:	12,000± sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	White with brown trim
Exterior Building Materials:	Tile/stucco/wood trim

000670

BACKGROUND INFORMATION: The subject site consists of five parcels located at the southwest corner of 14th and O Streets. A one story concrete building housing the Office of Appropriate Technology is located in the southwest corner of the subject site and the remainder is developed as a State parking lot. The subject site is bordered by a three

story building containing a ground floor grocery store with apartments above immediately adjacent to the northeast and a two story apartment building to the west. The alley and State parking lot are located to the south and apartments and commercial uses are located to the north across O Street.

The applicant is proposing a 12,000± square foot, three story building containing 4,000 square feet of ground floor office space, and the second and third floors developed with seven apartment units. Sixteen parking spaces are proposed west of the subject building. CADA has agreed to lease 14 of the 16 spaces to the applicant based on a ratio of one space/600 square feet of office use and one space/unit of residential use. Seven bicycle lockers are also provided on-site.

The Design Review/Preservation Board approved the subject project on July 7, 1982 (DR82-158).

STAFF EVALUATION:

1. The staff supports the applicant's project in that the requested rezoning is consistent with the proposed and existing uses on the subject site. The proposed project is also consistent with the Capitol Area and Central City Plans in encouraging diverse uses on most blocks in the Capitol Area to permit round the clock use of the entire area.
2. The site plan indicates a six foot high concrete block wall along the north property line abutting the O Street sidewalk. In order to allow surveillance of the parking lot and improve public safety, minimize the opportunity for graffetti and vandalism of the wall, and create a sense of visual openness along O Street, staff suggests that the applicant install a six foot high steel (wrought iron) fence instead of a solid masonry wall (or a combination masonry and wrought iron fence). The planter strip should be planted with shrubs and climbing vines to soften the appearance of the parking lot.
3. The City Engineer requests that the existing driveway along O Street be removed and replaced with new concrete curbing in addition to replacement of the cracked and broken sidewalk along O and 14th Street abutting the subject site.
4. The applicant is requesting to merge the five parcels totalling 0.39± acres into two parcels. Parcel A contains 16 parking spaces and the subject building is located on Parcel B. The purpose for the lot line adjustment to merge five parcels into two lots is based upon a performance agreement between CADA and the applicant for a phased development plan for the entire site (see attachment, Exhibit D, for CADA agreement). Staff has no objection to this request. The City Engineer requests that the new lot lines be monumented.

RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning for 0.4± acres from General Commercial C-2 and Heavy Density Residential R-5 to Residential/Office R-0 zone;

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3. Approval of the Special Permit, subject to conditions and based upon the findings of fact which follow;
4. Approval of the Lot Line Adjustment by adopting the attached resolution.

Conditions

- a. The applicant shall install a six foot high decorative steel (wrought iron-type) fence or combination masonry/wrought iron fence along the north property line abutting the parking lot and the adjacent planter strip shall be planted with a variety of shrubs and climbing vine plants.
- b. The applicant shall remove the existing driveway on O Street and construct new concrete curbing per the City Engineer's requirement. The existing sidewalk abutting the subject site shall also be replaced.
- c. The applicant shall submit detailed landscape, irrigation and shading plans to staff for review and approval prior to building permit approval.

Findings of Fact

- a. The Special Permit, as conditioned, is based upon sound principles of land use in that the subject project is compatible with the character of the neighborhood and consistent with the allowed density.
- b. The Special Permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that it provides adequate on-site parking and landscaping.
- c. The proposed project is consistent with the policies of the 1980 Central City Plan and 1977 Capitol Area Plan in that the area is designated for mixed use development.

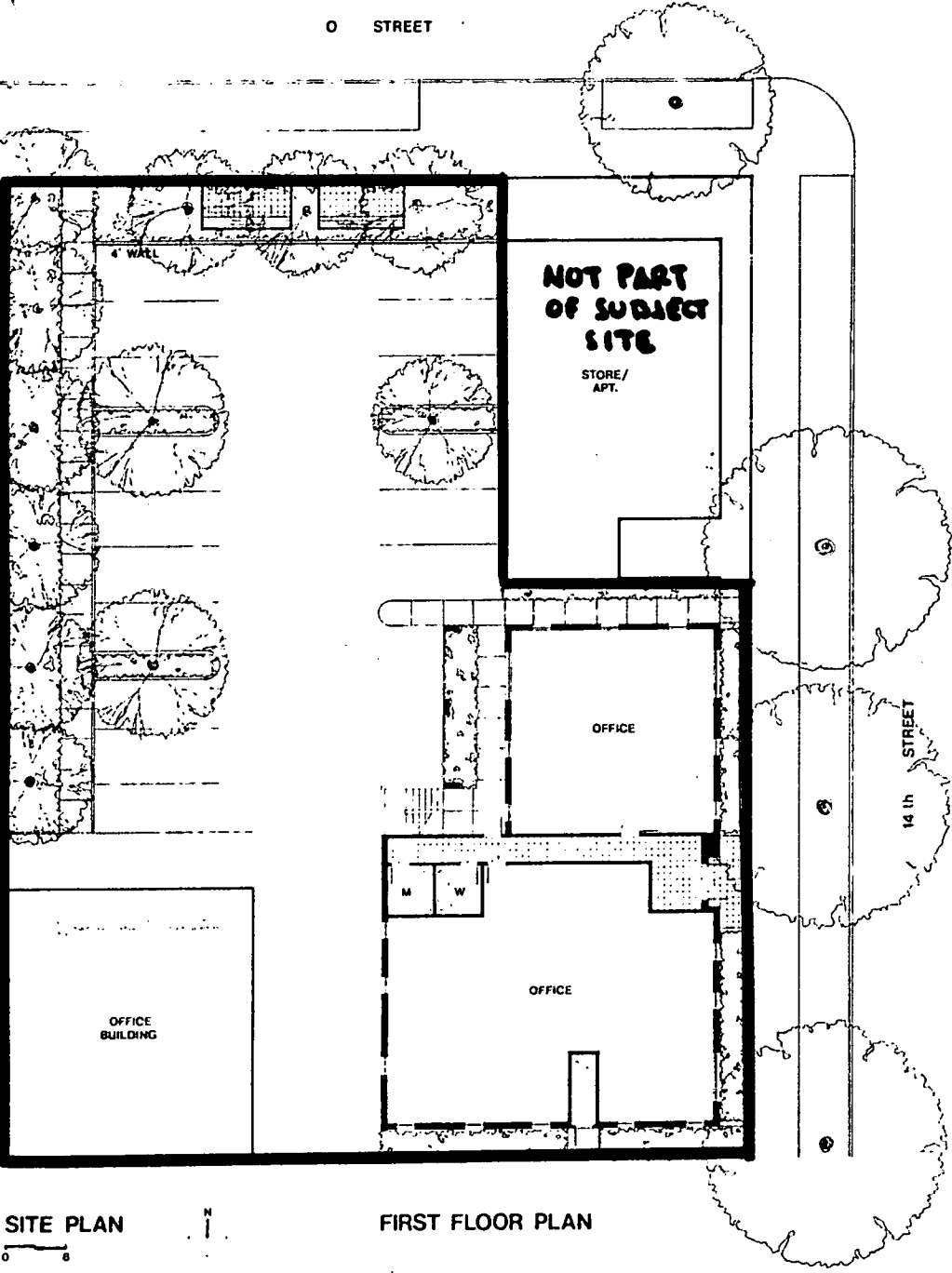
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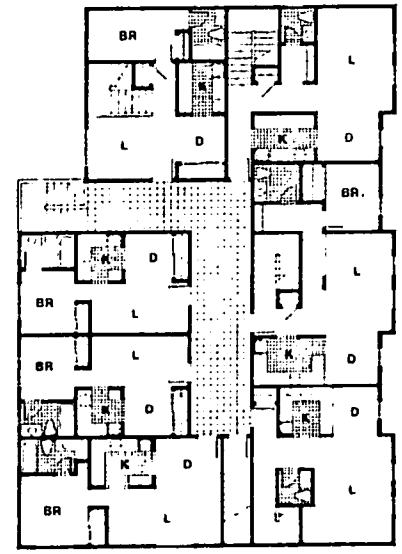
O STREET

P83-194

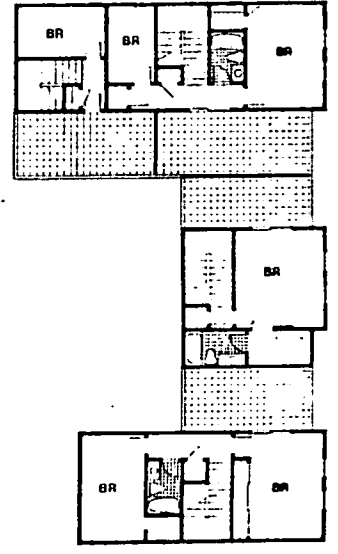
JULY 14, 1983



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

SITE PLAN

Item 15

000676

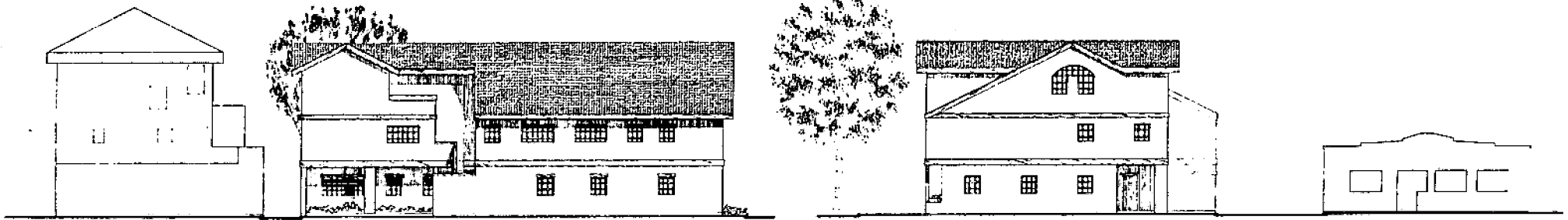
SITE 16



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PROPOSED DEVELOPMENT FOR SITE 16  
DEVELOPER: ADMAIL/EXPRESS, INC.

MIXED-USE OFFICE/APARTMENT BUILDING  
NACHT & LEWIS ARCHITECTS



WEST

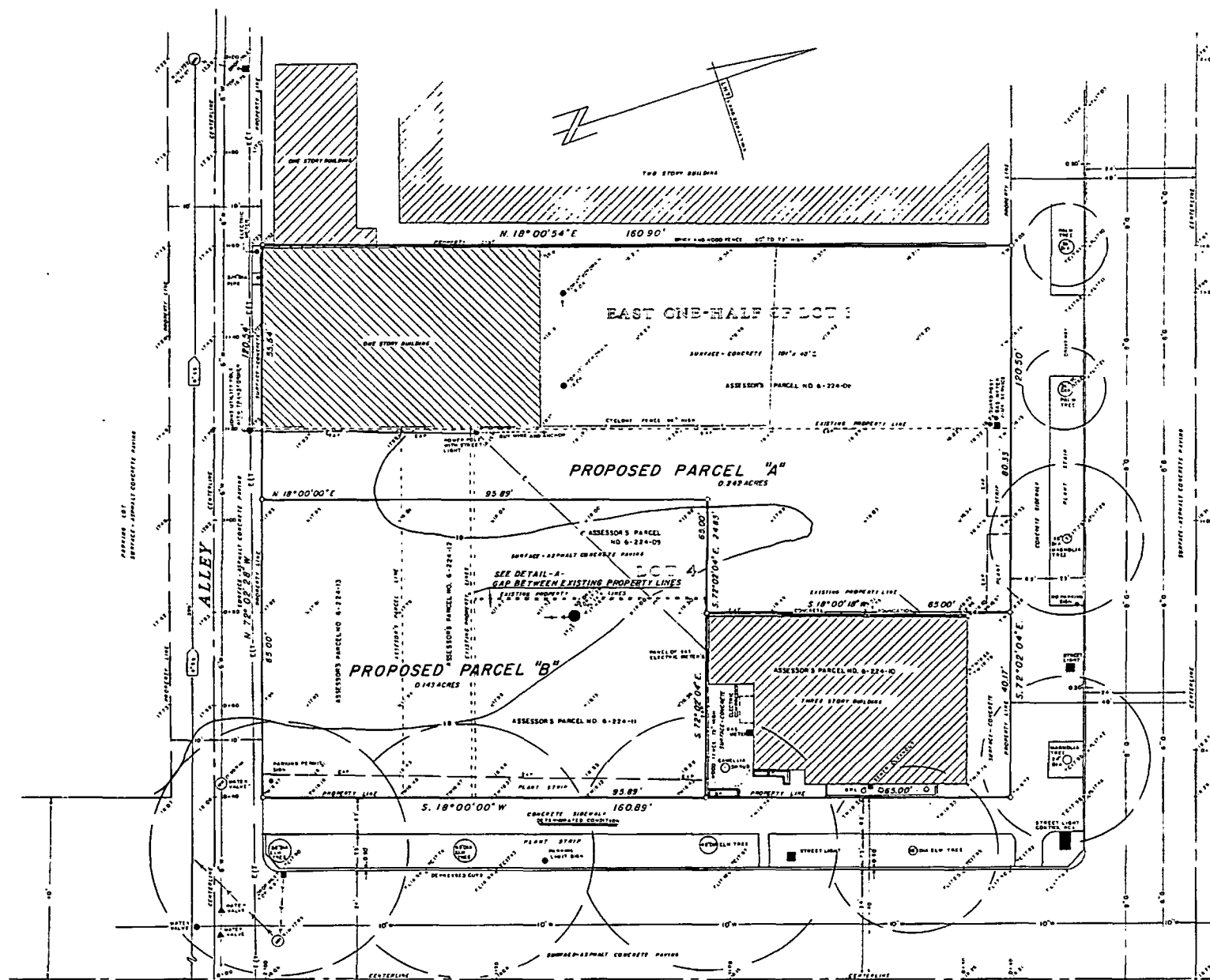
NORTH



SOUTH

EAST

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**BENCH MARK**  
 40 BY 32 ELEVATION: 1922  
 MULTIFUNCTIONAL TRAFFIC LIGHT AT THE SOUTHWEST CORNER  
 OF 17TH AND "A" STREETS

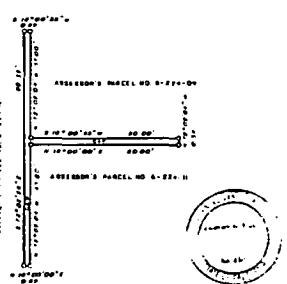
- LEGEND**
- SPOT ELEVATION
  - ▲ ELEVATION TOP OF 6" CONCRETE CURB
  - ▲ ELEVATION BUTTE FLOORLINE
  - ▲ ELEVATION TOP OF SIDEWALK
  - DRIVEWAY
  - VENTRIATED CLAY PIPE
  - EDGE OF ASPHALT CONCRETE DRIVE
  - AIRIAL ELECTRIC LINE
  - AIRIAL TELEPHONE LINE
  - WATER MAIN - PIPE SIZE
  - GAS MAIN - PIPE SIZE
  - DRAINAGE TRENCH
  - DIRECTION OF FLOW FOR DRAIN - CONVENTION
  - SLOPE AT SEWER AND STORM DRAIN
  - BRUSH PLANTED
  - MANHOLE
  - LINE NOT TO SCALE
  - ELEVATION CONTOUR

**DESCRIPTION**  
 LOT A AND THE EAST ONE-HALF OF LOT B OF THE BLOCK BOUNDED BY 13th AND 16th STREETS  
 CITY OF SACRAMENTO, CALIFORNIA, EXCEPT THAT PART OF THE EAST ONE-HALF OF LOT B

**ASSESSORS REFERENCE**  
 2008-008 BLOCK 224 PARCELS 9, 10, 11 AND 12

- NOTICE**
1. ALL UNDERGROUND UTILITY LINES ARE SHOWN AT APPROPRIATE LOCATIONS - CALL USA 800-742-7444 - 48 HOURS PRIOR TO EXCAVATION - VERIFY BY HAND TOOLS
  2. SUBSURFACE UTILITY LINES NOT SHOWN ON THIS MAP
  3. PER 14TH STREET - 2' GAS AHEADSET
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**DETAIL-A:**  
 NOT TO SCALE



**TOPOGRAPHIC SURVEY**

DATE: 7-10-07  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROPOSED DEVELOPMENT FOR SITE 16  
 DEVELOPER: ADMAIL/EXPRESS, INC.  
 LHY LAND SURVEYING  
 2425 24th Street, Sacramento, CA 95818  
 916-442-1111

000679



*Engineering*

DESCRIPTION OF PARCEL "A"

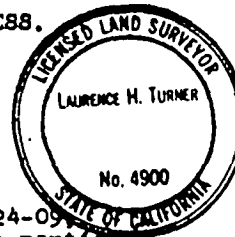
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING:

THE EAST ONE-HALF OF LOT 3 AND A PORTION OF THE WEST ONE-HALF OF LOT 4 OF THE BLOCK BOUNDED BY "P" AND "O", 13TH AND 14TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST ONE-HALF OF LOT 3, MARKED BY A "X" CUT IN CONCRETE; THENCE THE FOLLOWING SIX COURSES: (1) THENCE ALONG THE NORTHERLY LINE OF LOTS 3 AND 4, PARALLEL WITH THE CENTERLINE OF "O" STREET ON AN ASSUMED BEARING SOUTH 72°02'04" EAST 80.33 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF LOT 4, FROM WHICH THE NORTHEAST CORNER OF LOT 4 BEARS SOUTH 72°02'04" EAST 40.17 FEET; (2) THENCE SOUTH 18°00'18" WEST 65.00 FEET; (3) THENCE NORTH 72°02'04" WEST 24.83 FEET; (4) THENCE PARALLEL WITH THE EASTERLY LINE OF LOT 4, SOUTH 18°00'00" WEST 95.89 FEET TO A NO. 5 REBAR TAGGED L.S.4900 ON THE SOUTHERLY LINE OF LOT 4, FROM WHICH THE SOUTHEAST CORNER OF LOT 4, MARKED BY A NO. 5 REBAR TAGGED L.S.4900 BEARS SOUTH 72°02'28" EAST 65.00 FEET; (5) THENCE NORTH 72°02'28" WEST 55.54 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF LOT 3, MARKED BY A "X" CUT IN CONCRETE; (6) THENCE NORTH 18°00'54" EAST 160.90 FEET TO THE POINT OF BEGINNING, CONTAINING 0.242 ACRES MORE OR LESS.

END OF DESCRIPTION

PREPARED BY: *Laurence H. Turner*  
Laurence H. Turner  
Licensed Land Surveyor



ASSESSOR'S PARCELS: 6-224-08, a portion of 6-224-09, 6-224-12 and 6-224-13 and a portion of the Gap between 6-224-09 and 6-224-12

P 83194

000660

Real Estate Division has reviewed the attached ~~plat~~ *description* and hereby certifies that it is true and correct as of 6-3-83

By: *[Signature]*

July 28, 1983

P 83194

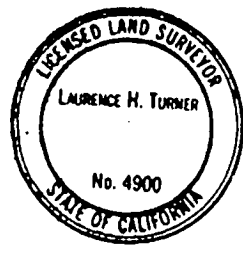
DESCRIPTION OF PARCEL "B"

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING:

A PORTION OF LOT 4 OF THE BLOCK BOUNDED BY "P" AND "O", 13TH AND 14TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF LOT 4, MARKED BY A NO. 5 REBAR TAGGED L.S. 4900, FROM WHICH THE NORTHEAST CORNER OF LOT 4 BEARS NORTH 18°00'00" EAST 65.00 FEET; THENCE THE FOLLOWING FOUR COURSES: (1) THENCE ALONG THE EASTERLY LINE OF LOT 4, PARALLEL WITH THE CENTERLINE OF 14TH STREET ON AN ASSUMED BEARING SOUTH 18°00'00" WEST 95.89 FEET TO THE SOUTHEAST CORNER OF LOT 4, MARKED BY A NO. 5 REBAR TAGGED L.S. 4900; (2) THENCE NORTH 72°02'28" WEST 65.00 FEET TO A NO. 5 REBAR TAGGED L.S. 4900, FROM WHICH THE SOUTHWEST CORNER OF LOT 4 BEARS NORTH 72°02'28" WEST 15.36 FEET; (3) THENCE PARALLEL WITH THE EASTERLY LINE OF LOT 4, NORTH 18°00'00" EAST 95.89 FEET; (4) THENCE PARALLEL WITH THE NORTHERLY LINE OF LOT 4 AND 65.00 FEET THEREFROM, SOUTH 72°02'04" EAST 65.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.143 ACRES MORE OR LESS.

END OF DESCRIPTION



PREPARED BY: Laurence H. Turner  
Laurence H. Turner  
Licensed Land Surveyor

ASSESSOR'S PARCELS: 6-224-11, a portion of 6-224-09, 12 and 13.

The Gap between 6-224-09 and 11, and a portion of the Gap between 6-224-09, 11 and 12.

000661

Real Estate Division has reviewed the attached ~~map~~ and hereby certifies that it is true and correct as of 6-3-83.

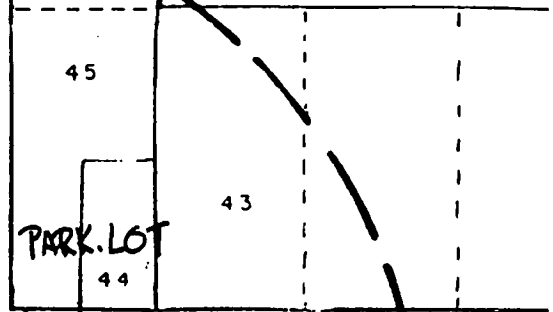
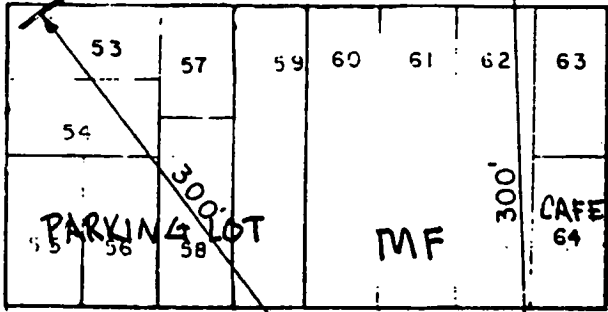
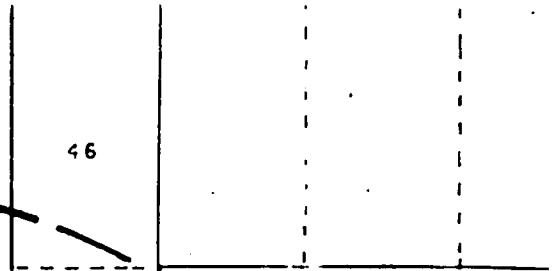
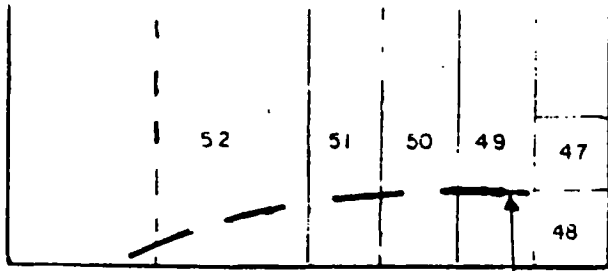
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By: [Signature]

Item 15 11

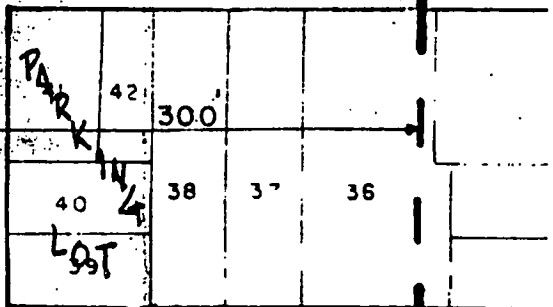
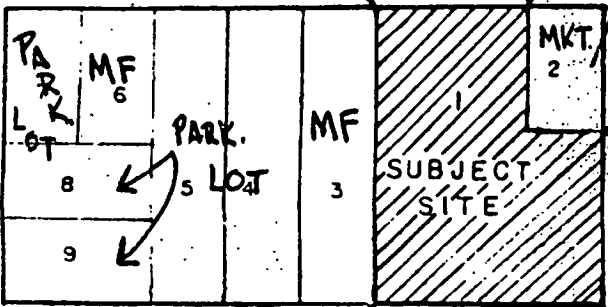
7-28-83

STREET



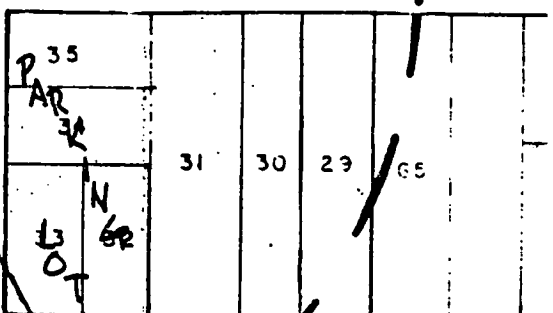
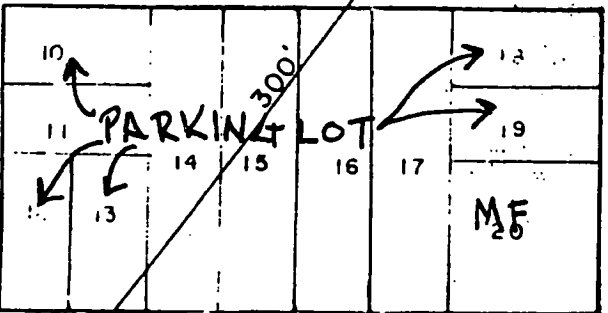
"O"

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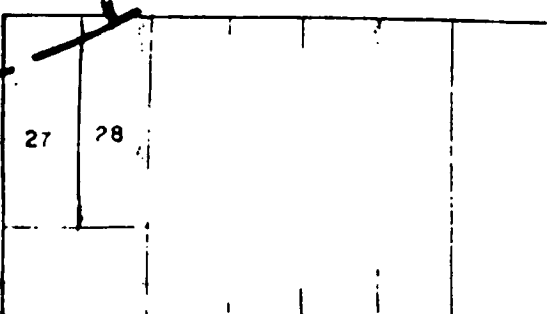
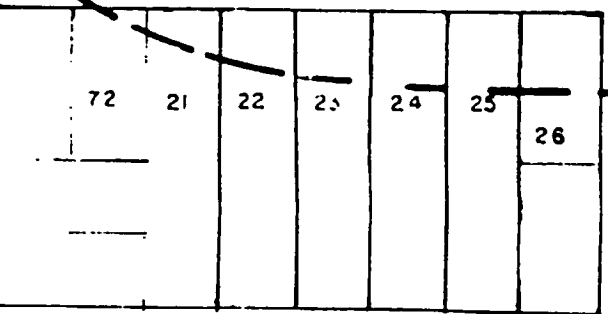
13 TH

14 TH



"P"

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000714

P-83-194

EXISTING LAND USE MAP

7-28-83

No. 11

