

# CITY PLANNING COMMISSION

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

**APPLICANT** Rick Scribner, 2041 Hallmark Dr., Sacramento, CA 95825  
**OWNER** N Street Associates, 2041 Hallmark Dr., Sacramento, CA 95825  
**PLANS BY** Rick Scribner, 2041 Hallmark Dr., Sacramento, CA 95825  
**FILING DATE** 7-24-87 **ENVIR. DET.** 8-4-87 **REPORT BY** FG:tc  
**ASSESSOR'S-PCL. NO.** 006-176-22

**APPLICATION:** A. Negative Declaration

B. Variance to reduce required parking from 19 to 11 spaces

**LOCATION:** 1717 N Street

**PROPOSAL:** The applicant is requesting the necessary entitlement to reduce parking for a proposed 18 unit apartment complex

**PROJECT INFORMATION:**

1974 General Plan Designation:

1980 Central City Community

Plan Designation: Multiple Family  
Existing Zoning of Site: R-5  
Existing Land Use of Site: Vacant

**Surrounding Land Use and Zoning:**

	Setbacks:	Required	Provided
North: Residential; C-2	Front:	7 ft.	7 ft.
South: Apartments; R-5	Side(Int):	5 ft.	5 ft.
East: Apartments; R-5			
West: Apartments; R-5	Rear:	5 ft.	26 ft.

Parking Required: 19 spaces  
Parking Provided: 11 spaces  
Property Dimensions: Irregular  
Property Area: 0.30 ± acres  
Density of Development: 60 d.u. per acre  
Square Footage of Building: 14,577 sq. ft.  
Height of Building: 27 ft.  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Stucco, horizontal wood siding  
Roof Material: Composition shingle

**BACKGROUND INFORMATION:** On April 25, 1985, the Planning Commission approved a lot line merger, a variance to waive 18 of 28 required parking spaces and a variance to exceed the maximum lot coverage requirements for a 29 unit elderly housing complex (P85-110). On April 24, 1986, the Commission approved a time extension for the variances (P86-118).

**PROJECT EVALUATION:** Staff has the following comments:

A. The subject site is a vacant 0.3± acre lot which is zoned multiple family (R-5)

**APPLC. NO.** P87-338 **MEETING DATE:** August 27, 1987 **ITEM NO.** 22

zone. The lot is designated for multiple family residential uses in the 1980 Central City Community Plan. Surrounding land uses are apartments to the east, west and south and single and multiple family residences to the north.

- B. The applicant is proposing to construct a two story, 18 unit senior citizen apartment complex. The units will consist of four studios of 488 square feet each and 14 one-bedroom units of 672 square feet each. The units will be for independent living, there will be no congregate or nursing care provided.
- C. The applicant proposes to provide 11 of 19 required parking spaces. The spaces will be located at the rear of the apartment and will back out into the alley. Because the units are intended for senior citizens who normally have fewer cars than the general population, the request to waive eight spaces has been made. If approved, the 11 provided spaces would equal a ratio of 0.6 spaces per unit. It should be noted that the previous application for the 29 unit senior's complex was approved at a ratio of 0.4 spaces per unit. Based on a restriction for elderly tenants only and previous parking variances granted by the Commission for other seniors project. Therefore, staff recommends approval of the variance.
- D. Staff's major concern with this project is the lack of open space/recreation area. The previous project (P85-110) was approved subject to the provision that a recreation area be constructed. Since the small patio's would be the only open areas provided for each unit, staff would recommend that a recreation room or a larger common open space area be provided. The site plan/building elevations indicate that the building could be setback to provide an open area at the front of the complex or that the second story could be extended out over the parking spaces so that a recreation room could be constructed.
- E. The subject site is located in the central City area and will require review and approval by the Design Review Board prior to the issuance of building permits.
- F. The project was reviewed by Traffic, Sacramento Old City Association and the Midtown Business Association. No comments have been returned.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have an adverse impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the negative declaration;
- B. Approve the variance subject to conditions and based on the findings of fact which follow.

Conditions

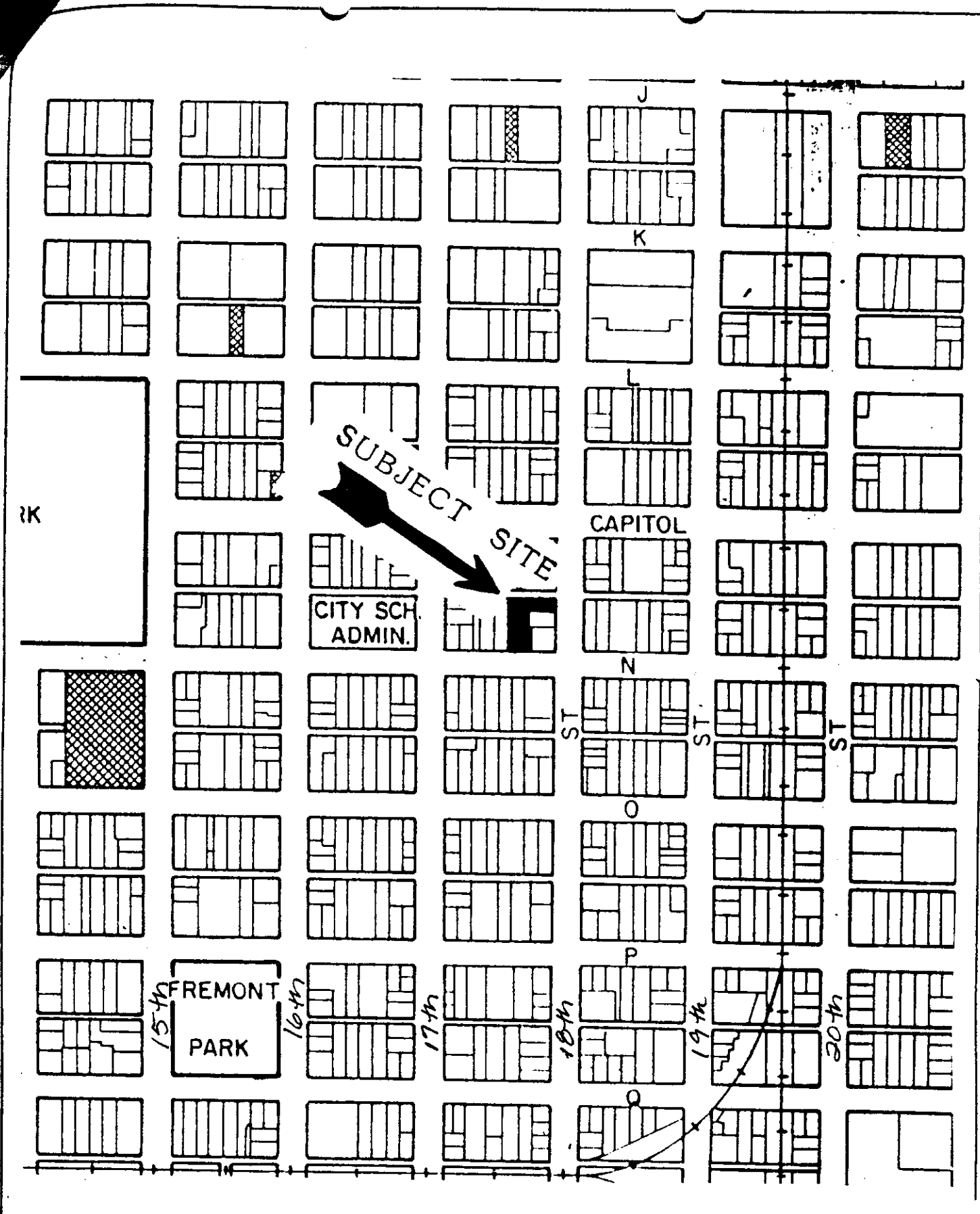
1. A recreation area/room shall be provided on-site.
2. The applicant shall submit the proposed development plans to the Design Review

Board review and approval prior to the issuance of any building permit.

3. Eleven parking spaces shall be provided on-site.
4. The applicant shall include language in the deed restrictions and covenants, conditions and restrictions and/or in a separate document which assures that the development shall only be sold or rented to/or used by elderly persons. Elderly persons means persons over the age of 62 years, provided that for each unit sold or rented to, or used by, two or more persons, one of such persons may be under 62 years old. Such language shall be acceptable in form and content to the Planning Director and City Attorney and may include any measure for enforcement deemed appropriate by the Planning Director and City Attorney.

Findings of Fact - Variance

1. Granting the variances does not constitute a special privilege extended an individual, in that:
  - a. similar parking variances have been granted for senior citizen housing projects in other locations throughout the City;
  - b. it will not significantly alter the residential character of the neighborhood.
2. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for multi-family use by the 1980 Central City Community Plan, and the proposed residential care facility use conforms with the plan designation.



**VICINITY MAP**

**P87-338**

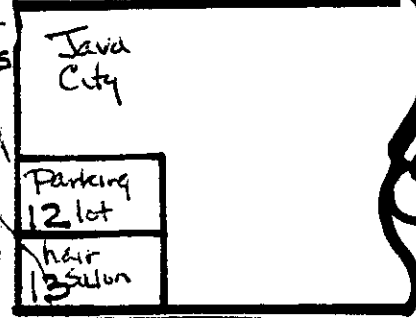
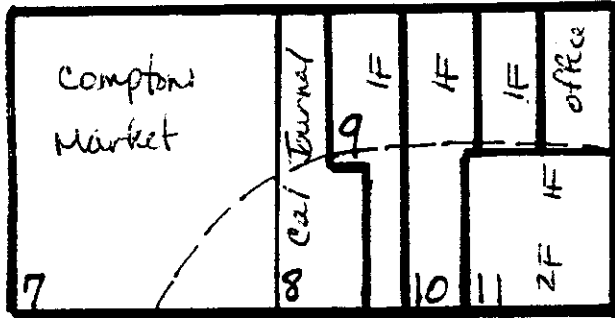
**8-27-87**

**Item 22**

# CAPITOL AVE

2hr 'E' permit →

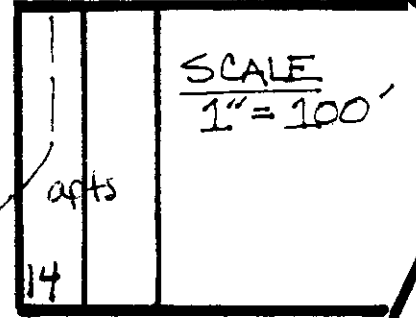
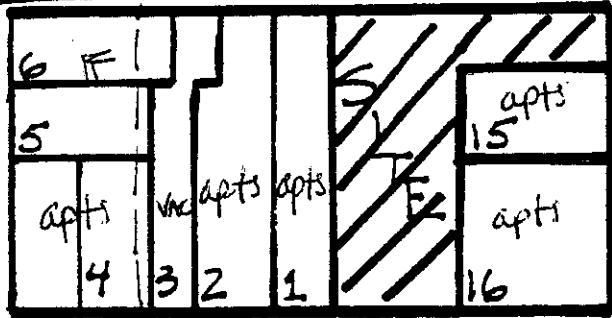
**C-2**



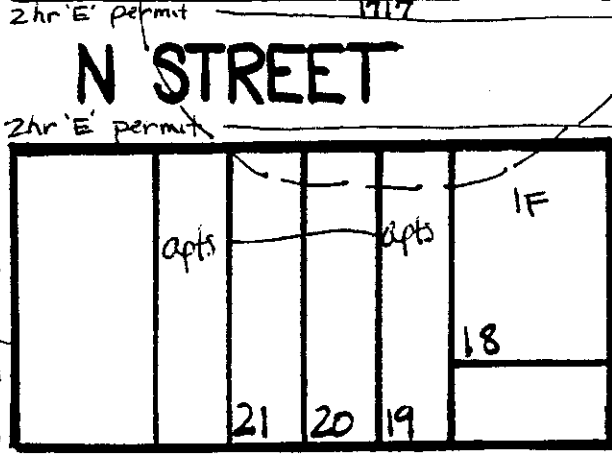
**C-2**

2hr meters

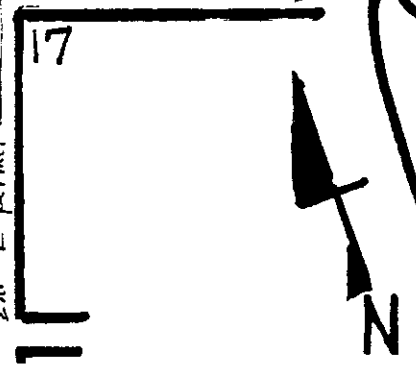
17TH STREET



## N STREET



18TH STREET



**R-5**

**R-5**

**R-5**

## LAND USE & ZONING MAP

P87-33F

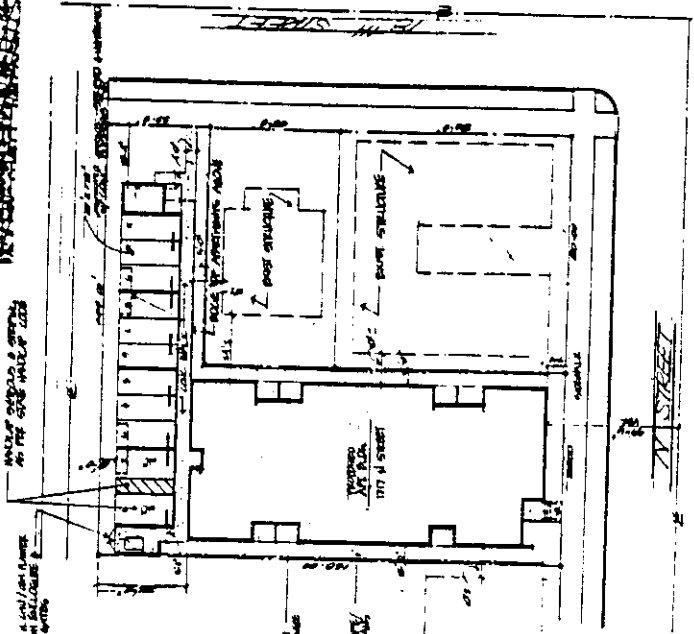
8-27-87

Item 22

VICINITY MAP



LOCATION



SITE PLAN

**PROJECT DATA**

JOB ADDRESS: 117 N G SACRAMENTO CA 95814  
 A.P.N.: 009-076-022-0000  
 BUILDING USE: APARTMENT HOUSING FOR THE ELDERLY  
 OCC. TYPE: R-1 (SAC. 916.042-94)  
 STORES: 1  
 CONST. TYPE: 3-1HAP  
 FIRE SPRINKLERS: NO  
 ALLOWABLE FLR. AREA: BASE ALLOWABLE = 10,500 SQ FT. 2.2 = 23,100 SQ FT (SEE TABLE 40)  
 ALLOWABLE AREA REDUCTION = (N/A)

ACTUAL FLR. AREA:  
 1ST FLOOR = 6,000 SQ FT  
 2ND FLOOR = 6,000 SQ FT  
 TOTAL = 12,000 SQ FT

OWNER: BARTY RESEARCH 2041 HILLVIEW DR SACRAMENTO CA 95825 (916) 251-8444  
 CONTRACTOR: JOHN E. JORGENSEN 6401 JORDON RD SACRAMENTO CA 95831 (916) 451-8400  
 ARCHITECT: ARCHONICS 1007 ARDEN HWY SACRAMENTO CA 95835 (916) 502-1075  
 STRUCTURAL: TAYLOR SWINNEY ASSOC. 5050 EL CAMINO AVE. SACRAMENTO CA 95821 (916) 448-0799  
 CIVIL: HORTON & MITCHELL INC. 1450 ALHAMBRA BLVD SUITE 200 SACRAMENTO CA 95816 (916) 474-5400  
 MECHANICAL & PLUMBING: FINEBERG MECHANICAL DESIGN 5150 SANDREE BLVD SUITE E DUBLIN CA 94568 (916) 251-1448  
 ELECTRICAL: ETS 170 BOX 1075 FINE CREEK CA 95626 (916) 255-1918  
 LANDSCAPING: AM WEST LANDSCAPING 8178 DELWOODS AVE SUITE B SACRAMENTO CA 95826 (916) 511-9187  
 FIRE PROTECTION: (N/A)

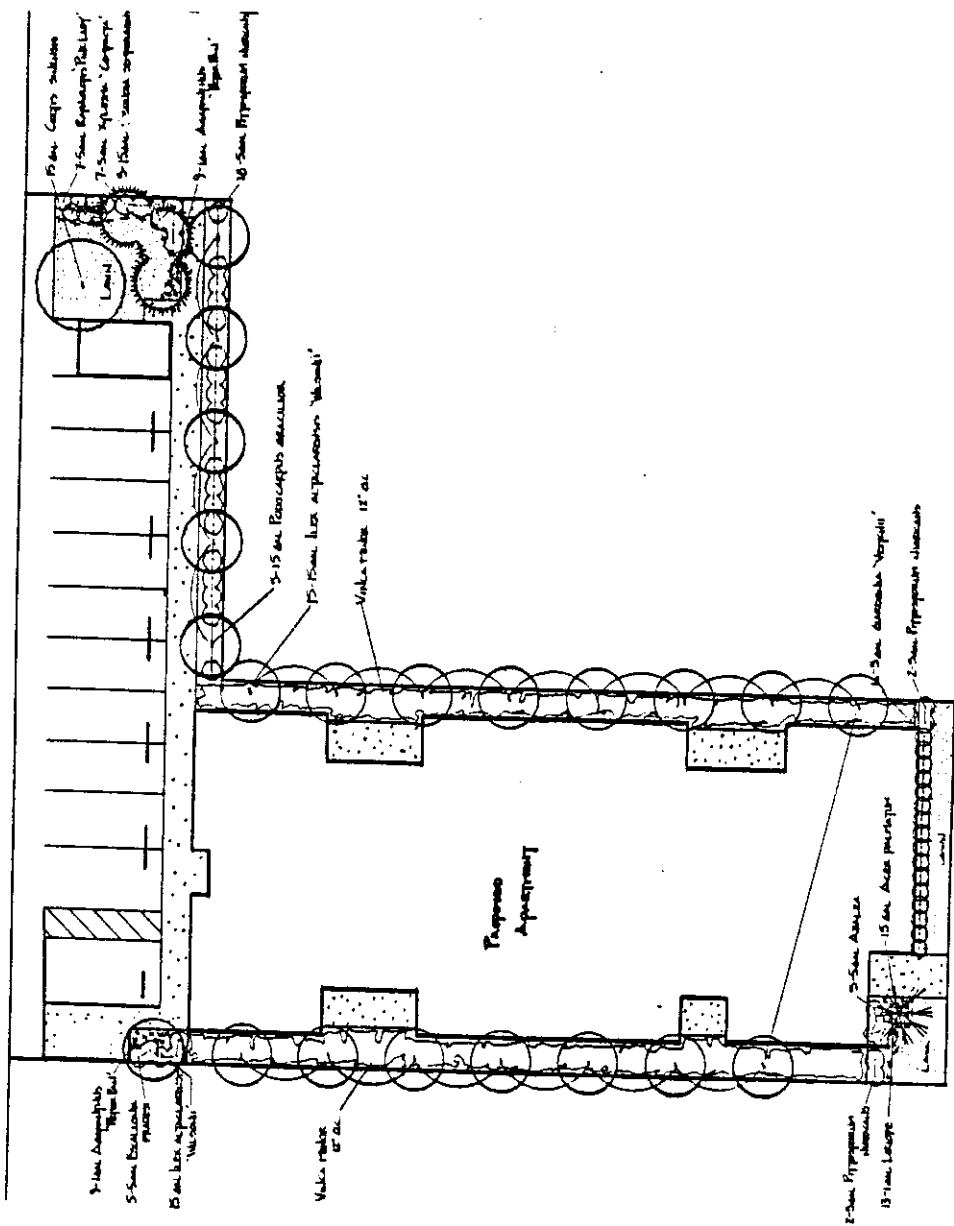
**NOISE REQUIREMENT**

67dB  
 All noise  
 requires noise  
 barrier  
 10' high  
 10' wide  
 10' deep

P87-338

8-27-87

Jan 22

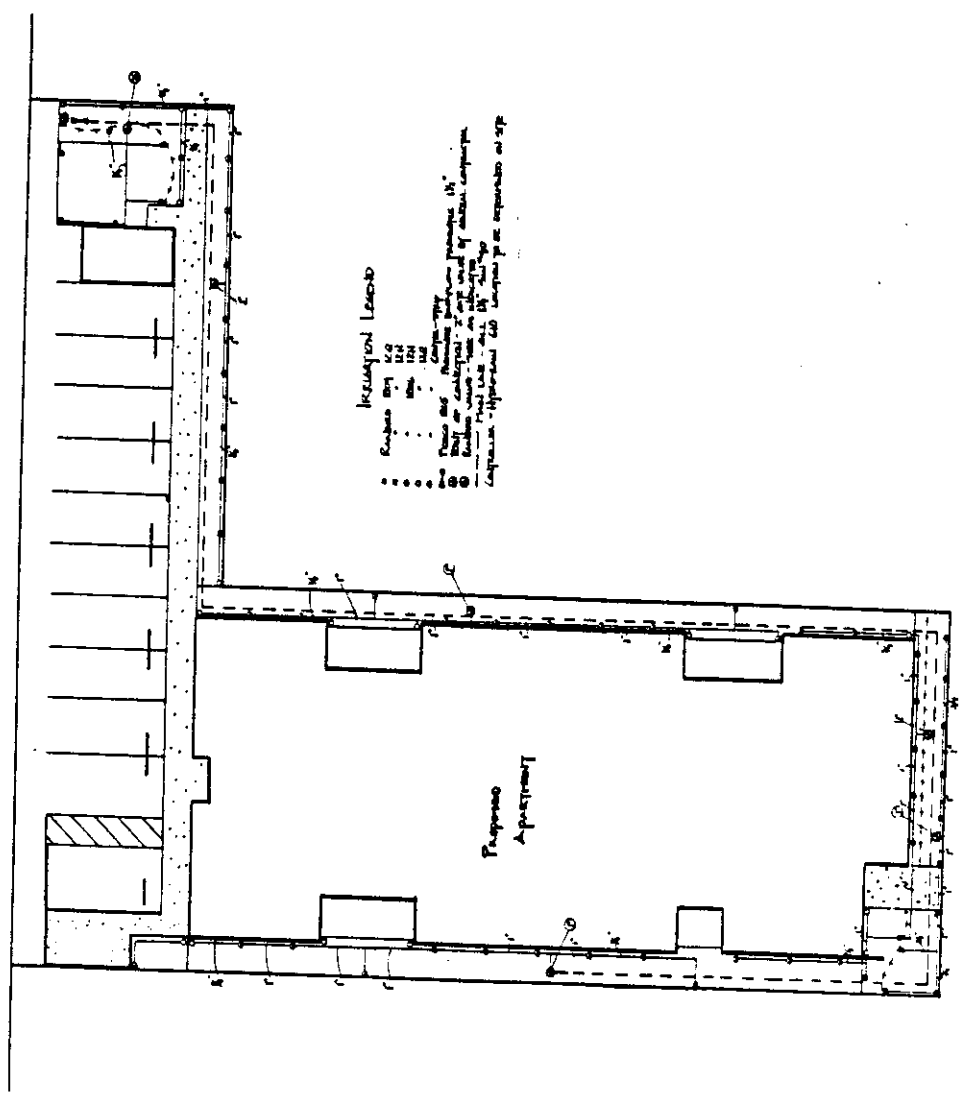


LANDSCAPE PLAN

P87-338

8-27-87

Item 20



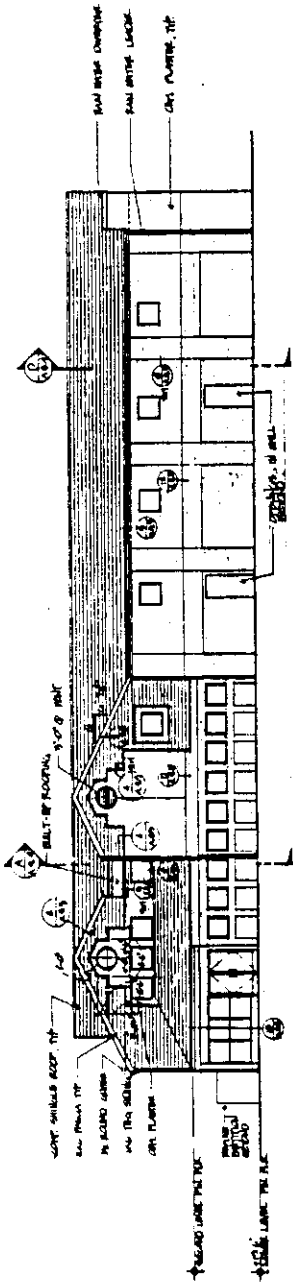
IRRIGATION PLAN

PF1-338

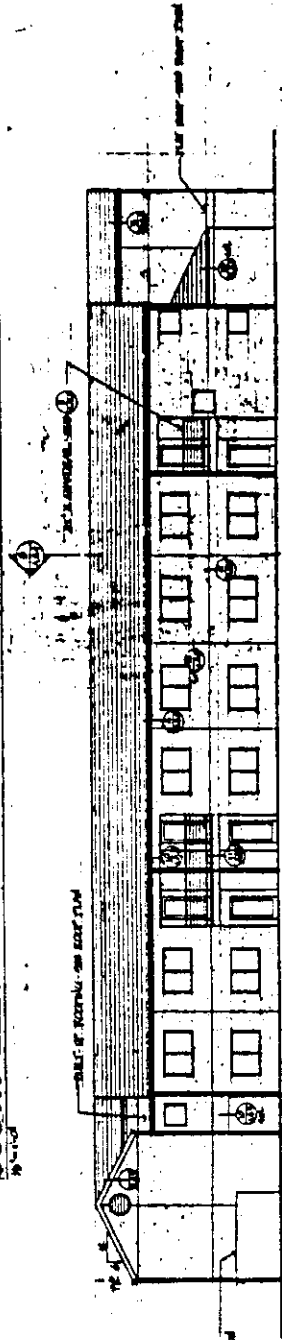
8-27-77

Item 20

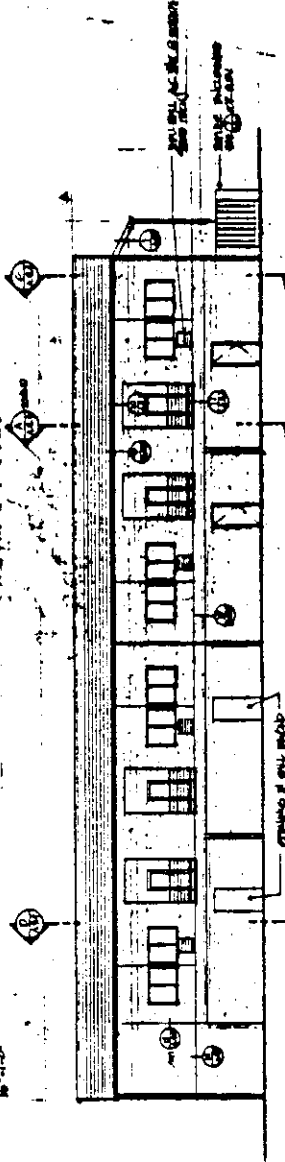




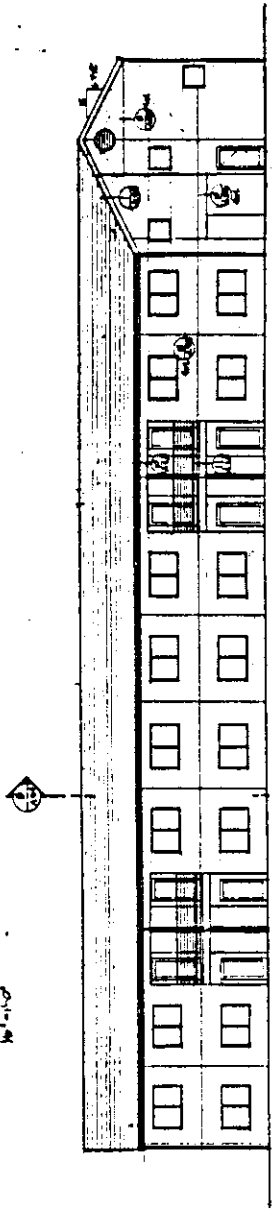
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

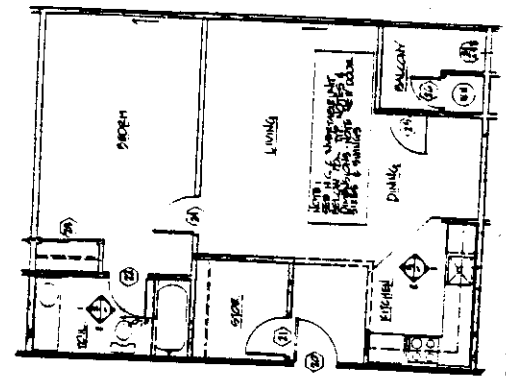


EAST ELEVATION

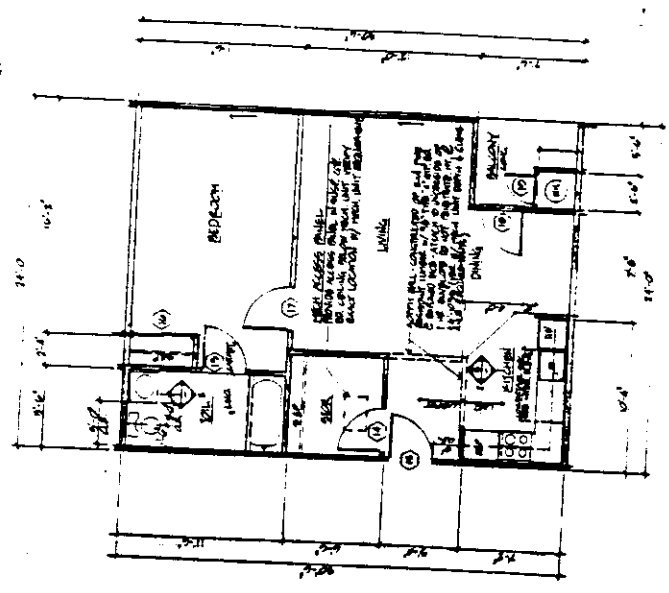
P87-338

8-27-87

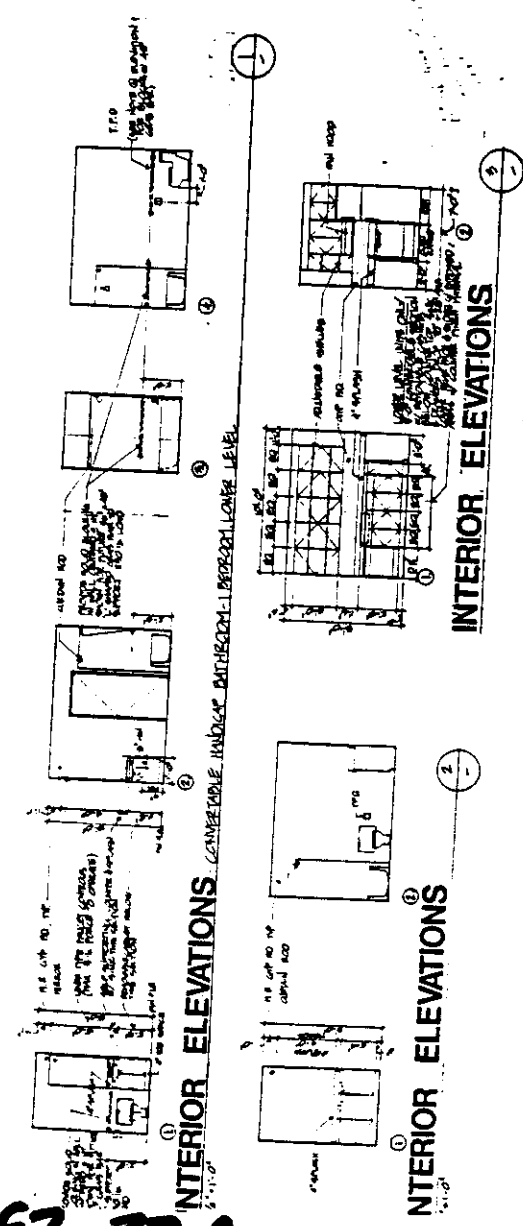
Tom 22



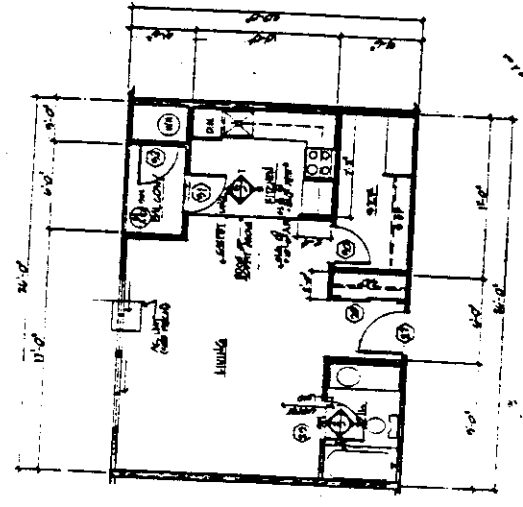
**FLOOR PLAN**  
 SECOND LEVEL  
 LOWER LEVEL



**FLOOR PLAN**  
 LOWER LEVEL  
 ONE BEDROOM



**INTERIOR ELEVATIONS**



**FLOOR PLAN**  
 SECOND LEVEL  
 UPPER LEVEL

UNLESS NOTED TO THE CONTRARY, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

1. ALL WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER STUDS AND JOISTS. ALL WALLS TO BE PAINTED WITH A LIGHT COLOR INTERIOR PAINT.

2. ALL FLOORS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER SUBFLOORING. ALL FLOORS TO BE PAINTED WITH A LIGHT COLOR INTERIOR PAINT.

3. ALL CEILING TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER JOISTS. ALL CEILING TO BE PAINTED WITH A LIGHT COLOR INTERIOR PAINT.

4. ALL DOORS TO BE FINISHED WITH 1 3/4" SOLID CORE DOORS WITH 1" RABBET. ALL DOORS TO BE PAINTED WITH A LIGHT COLOR INTERIOR PAINT.

5. ALL WINDOWS TO BE FINISHED WITH 1 1/2" ALUMINUM WINDOWS WITH 1" RABBET. ALL WINDOWS TO BE PAINTED WITH A LIGHT COLOR INTERIOR PAINT.

6. ALL BATHS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER STUDS AND JOISTS. ALL BATHS TO BE PAINTED WITH A LIGHT COLOR INTERIOR PAINT.

P87-338

8-27-87

Item 22



