

(3.3)



CONTINUED
FROM February 29, 2000
TO MARCH 9, 2000

NEIGHBORHOODS, PLANNING,
AND DEVELOPMENT
SERVICES DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5381
FAX 916-264-5328

February 8, 2000

City Council
Sacramento, California

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 21st & 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 21st 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 (21st Street).