

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dean Unger, Inc., 700 Alhambra Boulevard, Sacramento, CA 95816				
OWNER	Sacramento Housing & Redevelopment, 630 I Street, Sacramento, CA 95814				
PLANS BY	Dean Unger, Inc., 700 Alhambra Boulevard, Sacramento, CA 95816				
FILING DATE	2-19-82	50 DAY CPC ACTION DATE		REPORT BY:	PB:bw
NEGATIVE DEC.	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	002-121-07,11		

APPLICATION: 1. Lot Line Adjustment
2. Special Permit

LOCATION: 414 - 13th Street and 1226 "D" Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop four dwelling units in the R-4A zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Plan Designation:	Multi-Family
Existing Zoning of Site:	R-4A
Existing Land Use:	Vacant

Surrounding Land Use and Zoning:

North:	Residential; R-4A
South:	Vacant; R-4A
East:	Residential; R-4A
West:	Residential; R-4A

Parking Required:	4 spaces
Parking Provided:	4 spaces
Ratio Required:	1:dwelling unit
Ratio Provided:	1:dwelling unit
Property Dimensions:	40' x 60'; 40' x 80'
Property Area:	9,600 square feet
Street Improvements/Utilities:	Existing
School District:	Sacramento City Unified

STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of two vacant abutting parcels at right angles to each other and fronting on two streets. The applicant proposes the two lot merger to eliminate an existing parcel line for the development of two apartments on each existing parcel (total-4 units).
2. The applicant is requesting a special permit for location of four family rental units on the subject property, zoned R-4A. The proposed apartments total 3,860 square feet and are approximately 26 feet high. Parking is located at the rear of the property on the alley. The units are to be rent subsidized by the owner, the Sacramento Housing and Redevelopment Agency.

3. Several trees exist near the west property boundary that should be retained for their aesthetics and summer shade. Also, two Orange trees at the front of the "E" Street site should be retained.
4. The project must comply with the 50 percent parking lot shade ordinance.
5. The Architectural Review Board reviewed the project at its June 17, 1981 meeting. The project was approved with the following conditions:
 - a. The project should be reviewed by the Preservation Board;
 - b. Final landscaping and irrigation plans shall be returned to staff and Art Camacho for review and approval;
 - c. Aluminum double-hung windows to be either pre-painted or baked enamel;
 - d. Wood top and bottom rail be provided over or attached to the proposed metal railings on the balcony and stair steps;
 - e. A two or three paneled door to be used in place of the solid core flat surface door on all front entries;
 - f. That the parking area be reviewed by Penny Bell of the Current Planning Section to determine if it meets the 50 percent shading requirement;
 - g. Four-inch horizontal Masonite siding to be used in place of six-inch horizontal Masonite siding if available at time of construction.
6. The Alkali Flat Project Area Committee has reviewed the project and has no objections.

This proposal has been routed to the offices of the Redevelopment Agency, Traffic Engineering, Water and Sewers and Building Inspections. There were no objections to the request. The City Engineer requests the following conditions:

- a. The applicant shall submit closure calculations for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.
- b. The proposed lot lines are to be monumented.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (Section 15105(a)).

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approve the Lot Line Adjustment by adopting the attached resolution.
2. Approve the Special Permit subject to the following conditions and Findings of Fact.

Conditions

- a. Trees near the west property line shall be retained. Any proposed removal shall be reviewed by the City Arborist and the Planning Director;
- b. A shading diagram indicating 50 percent shading of parking area and a detailed landscape and irrigation plan shall be reviewed and approved by staff prior to approval of building permits;
- c. The applicant shall comply with conditions of the ARB as indicated in Item 6 of the Staff Evaluation.

Findings of Fact - Special Permit

- a. The project, as conditioned, is based on sound principles of land use in that:
 - 1) the project is compatible with surrounding land uses which consist of single and multi-family residences;
- b. The project, as conditioned, is not injurious to the public welfare and safety of surrounding properties in that:
 - 1) the adjoining alley allows adequate backout space for parking;
 - 2) adequate landscaping will be provided in the front setback areas.
- c. The proposal conforms to the 1974 General Plan and the 1980 Central City Plan in that:
 - 1) the plans designate the subject site for residential development;
 - 2) one of the goals of the Central City Plan is to "provide a choice of housing types by developing new housing and conserving existing housing."



LUMBER STORAGE

SAC. THEATRICAL LIGHT.

ALLAN TRANSP. CO. (BUS)

W.H.

MUIP PLAY FIELD

Storage

GRAIN STORAGE WAREHOUSE

REST. SUPPLY

ASS. TRUCKING

W.H. W.H.

HEALTH CTR. EDUC. AID. CTR.

M-1 CRYSTAL

REST. FOOD FACTORY

BATTERY CO. REST. SUPPLY

HEAT. ASS. & COOL.

V.F. V.F. V.F. V.F.

HEALTH CTR. EDUC. AID. CTR.

CREAMERY

STAGE

HOTEL

REST.

V.F. V.F. V.F. V.F.

PARADISE

SUBJECT SITE

CRYSTAL CREAMERY

STAGE

HOTEL

REST.

V.F. V.F. V.F. V.F.

PARADISE

SP. CLEANERS

STAGE

HOTEL

REST.

V.F. V.F. V.F. V.F.

PARADISE

C-2 R-4A

C-2

SP. CLEANERS

STAGE

HOTEL

REST.

V.F. V.F. V.F. V.F.

PARADISE

SP. CLEANERS

STAGE

HOTEL

REST.

V.F. V.F. V.F. V.F.

PARADISE

R-3A

R-3A

SP. CLEANERS

STAGE

HOTEL

REST.

V.F. V.F. V.F. V.F.

PARADISE

SP. CLEANERS

STAGE

HOTEL

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PARADISE

P-82-042

3-25-82

No. 16

PUBLIC PARKING 000697

BULL MKT REST. MOTEL

GOOD YEAR TIRE REST. C.P. BUS

S.P. V.R. BAR

THRIET

M OFF. T T T T

M F

SP

M HOTEL

V.W. GOV. MANS. SP

MOTO GARAGE

GAS

SP

TIRBY

SP

SP

MEMORIAL

EXHIBIT A

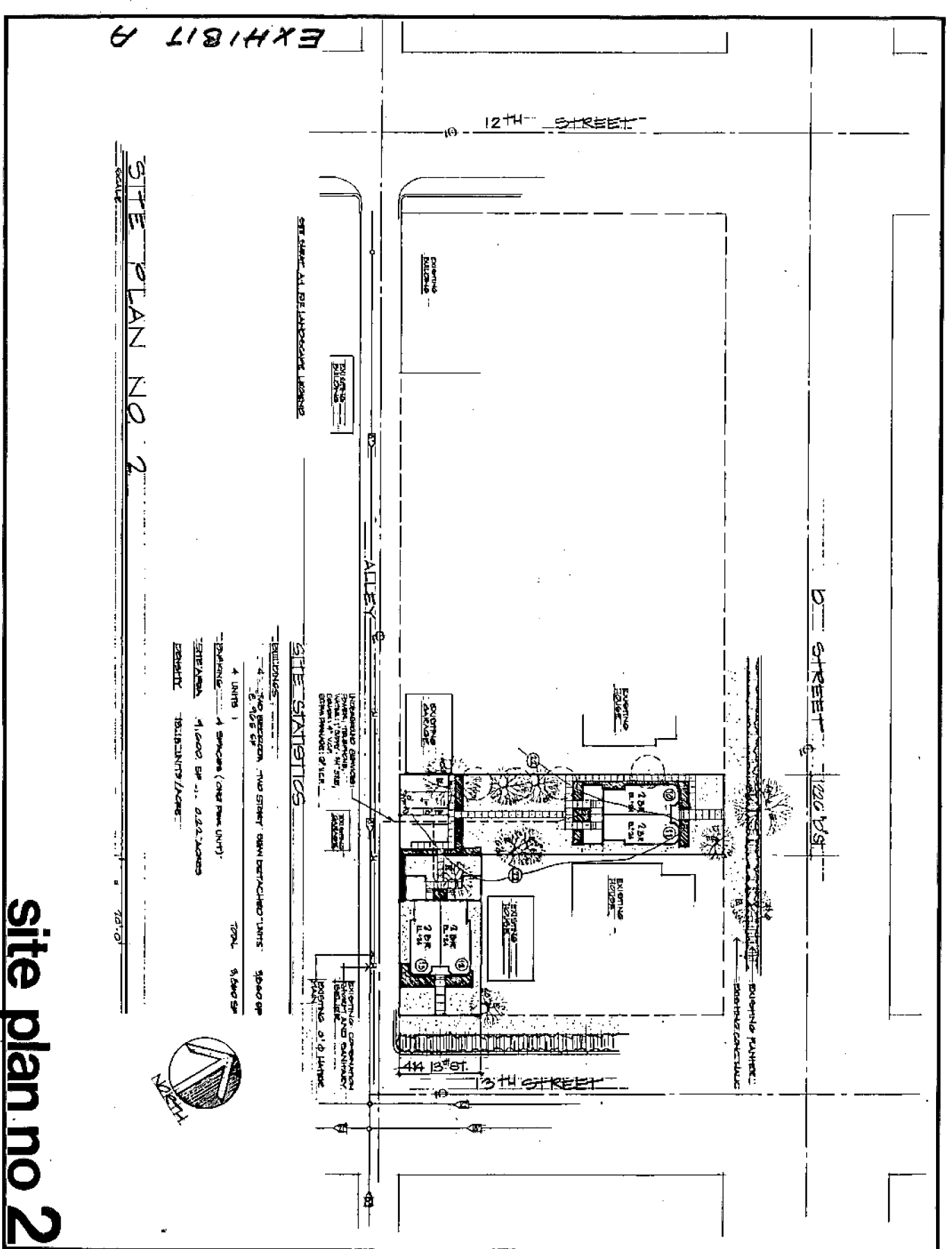
SITE PLAN NO. 2

SCALE

70' = 1"

000698

site plan no 2



SITE STATISTICS

UNDEVELOPED GROUNDS	10,000 sq. ft.	EXISTING IMPROVEMENTS	10,000 sq. ft.
DEVELOPED GROUNDS	10,000 sq. ft.	EXISTING IMPROVEMENTS	10,000 sq. ft.
TOTAL	20,000 sq. ft.	TOTAL	20,000 sq. ft.
4 UNITS		4 UNITS	
4 Single (one park unit)		4 Single (one park unit)	
SITE AREA	11,600 sq. ft. 0.265 acres	SITE AREA	11,600 sq. ft. 0.265 acres
PERMIT	18 BUILDING UNITS	PERMIT	18 BUILDING UNITS

ALKALI FLAT FAMILY HOUSING
 18 UNITS ON 3 SCATTERED SITES
 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 SACRAMENTO, CALIFORNIA

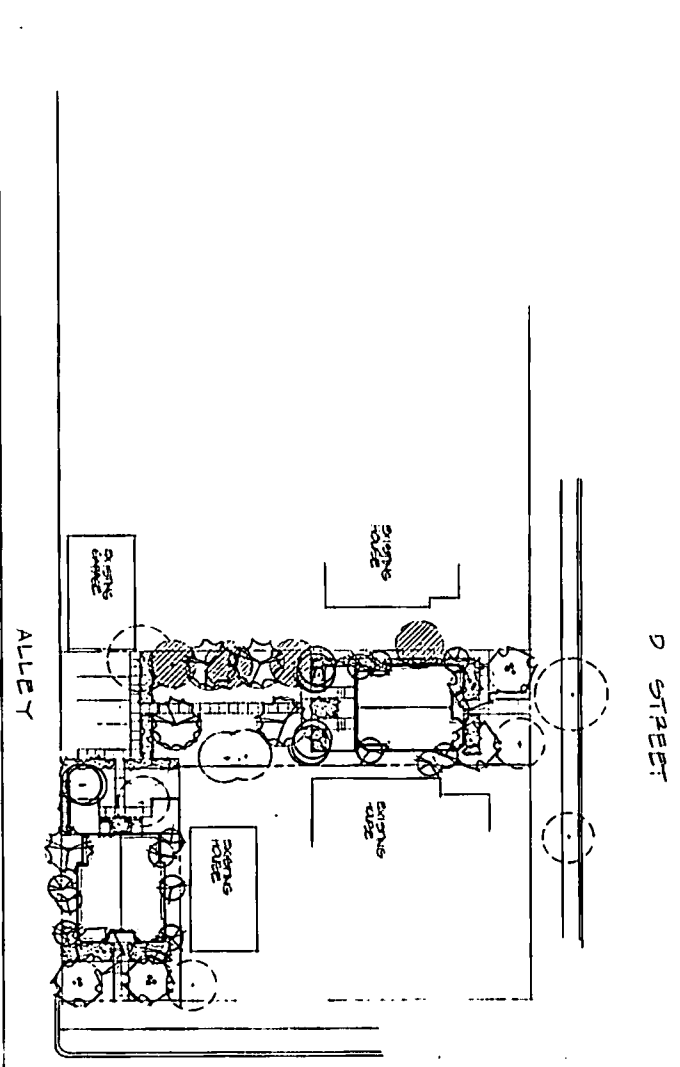
DEAN FUNCKER
 AIA INC.
 ARCHITECTURE AND
 PLANNING
 700 Alameda Blvd.
 Sacramento, Cal.
 95811 916.443.5317

NOTATIONS
 This drawing is not final and no construction shall be started until approved by the Architect.

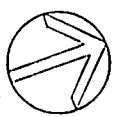
ARCHITECT
 DEAN FUNCKER
 AIA INC.
 ARCHITECTURE AND PLANNING
 700 Alameda Blvd.
 Sacramento, Cal.
 95811 916.443.5317

DRAWN BY S.C.
CHECKED BY P.P.U.
JOB NO. 0-70
DATE APRIL 11, 81
DRAWING NO.

SHEET TITLE AL2
SHEET NO. 5
OF 18 SHEETS



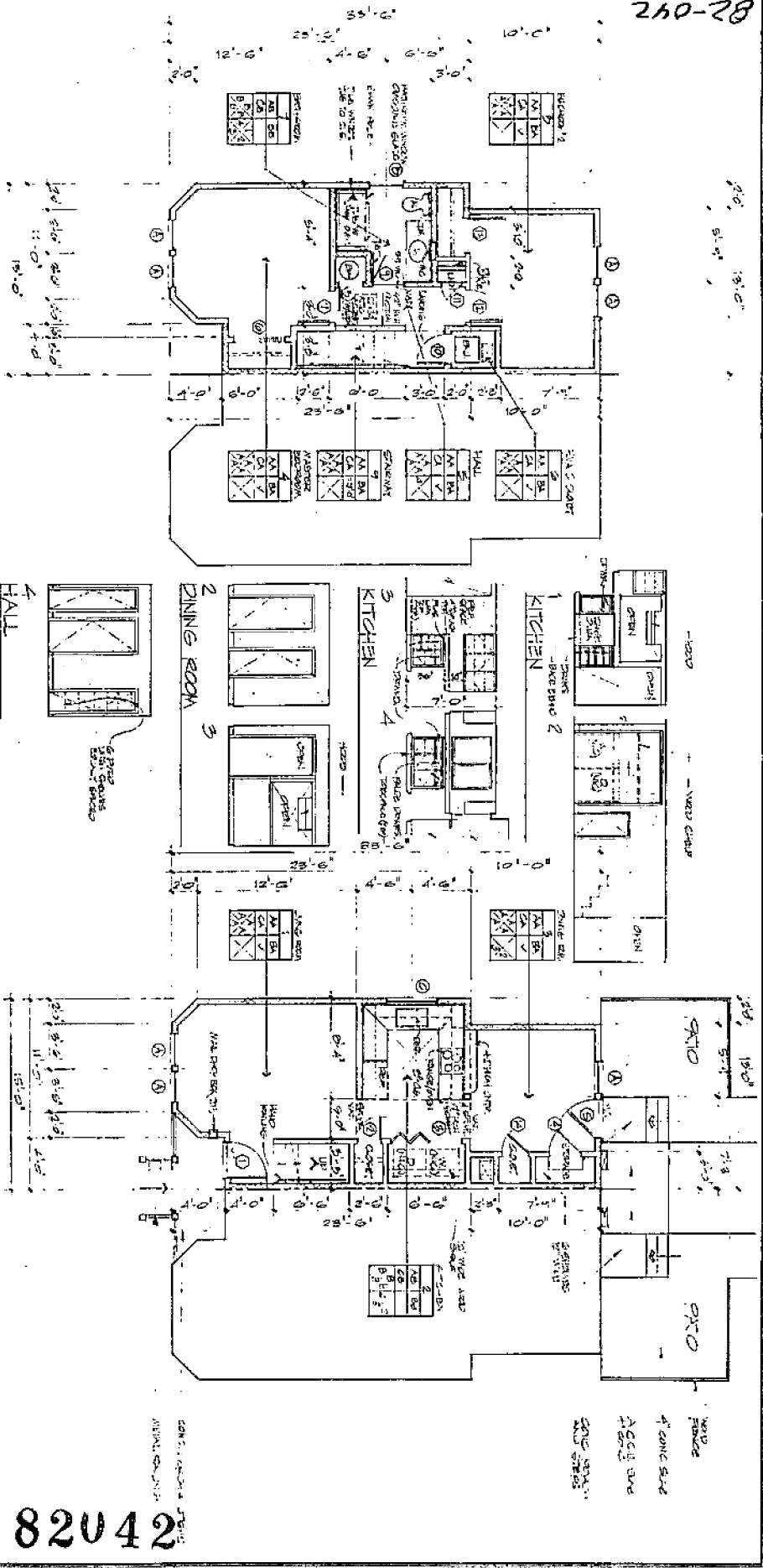
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site plan no 2

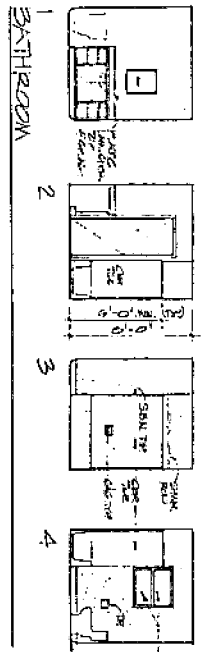
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<p>DEAN E. UNGER AIA, INC. ARCHITECTURE AND PLANNING 700 Alhambra Blvd. Sacramento, California 95816 916 441 3217</p>	<p>ALKALI FLAT FAMILY HOUSING 16 UNITS ON 3 SCATTERED SITES U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY SACRAMENTO CALIFORNIA</p>	<p>revisions This drawing is not final and is not to be used for construction until signed by the architect. architect</p>	<p>drawn by: JES checked by: job no. date: MAY 25, 1982 drawing no.</p>	<p>sheet title sheet no. L2</p>	<p>of sheets</p>
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SECOND FLOOR PLAN 437 S. 5th ST. SACRAMENTO

FIRST FLOOR PLAN 423 S. 5th ST. SACRAMENTO



DECORATE BATHS
4 COVER VINA BATH

KEY FINISH SCHEDULE	ROOM MATERIAL CODE	DOOR SCHEDULE	DOOR SCHEDULE NOTES
<p>SEEN WALL - LINOLEUM</p> <p>ROOFING - ASPHALT</p> <p>CEILING - POP</p> <p>FLOOR - 1. WOOD 2. CARPET 3. TILE</p>	<p>BASE FINISH</p> <p>AA - FLOORING WOOD BASE</p> <p>AB - ALUMINUM CASE FINISH</p> <p>AC - ALUMINUM CASE FINISH</p> <p>AD - ALUMINUM CASE FINISH</p> <p>AE - ALUMINUM CASE FINISH</p> <p>AF - ALUMINUM CASE FINISH</p> <p>AG - ALUMINUM CASE FINISH</p> <p>AH - ALUMINUM CASE FINISH</p> <p>AI - ALUMINUM CASE FINISH</p> <p>AJ - ALUMINUM CASE FINISH</p> <p>AK - ALUMINUM CASE FINISH</p> <p>AL - ALUMINUM CASE FINISH</p> <p>AM - ALUMINUM CASE FINISH</p> <p>AN - ALUMINUM CASE FINISH</p> <p>AO - ALUMINUM CASE FINISH</p> <p>AP - ALUMINUM CASE FINISH</p> <p>AQ - ALUMINUM CASE FINISH</p> <p>AR - ALUMINUM CASE FINISH</p> <p>AS - ALUMINUM CASE FINISH</p> <p>AT - ALUMINUM CASE FINISH</p> <p>AU - ALUMINUM CASE FINISH</p> <p>AV - ALUMINUM CASE FINISH</p> <p>AW - ALUMINUM CASE FINISH</p> <p>AX - ALUMINUM CASE FINISH</p> <p>AY - ALUMINUM CASE FINISH</p> <p>AZ - ALUMINUM CASE FINISH</p>	<p>DOOR MARK</p> <p>1. 10' x 7' 0"</p> <p>2. 8' 0" x 7' 0"</p> <p>3. 6' 0" x 7' 0"</p> <p>4. 4' 6" x 7' 0"</p> <p>5. 3' 6" x 7' 0"</p> <p>6. 2' 6" x 7' 0"</p> <p>7. 1' 6" x 7' 0"</p> <p>8. 1' 0" x 7' 0"</p> <p>9. 1' 0" x 7' 0"</p> <p>10. 1' 0" x 7' 0"</p> <p>11. 1' 0" x 7' 0"</p> <p>12. 1' 0" x 7' 0"</p> <p>13. 1' 0" x 7' 0"</p> <p>14. 1' 0" x 7' 0"</p> <p>15. 1' 0" x 7' 0"</p> <p>16. 1' 0" x 7' 0"</p> <p>17. 1' 0" x 7' 0"</p> <p>18. 1' 0" x 7' 0"</p> <p>19. 1' 0" x 7' 0"</p> <p>20. 1' 0" x 7' 0"</p>	<p>1. 6' 0" x 7' 0" (WOOD)</p> <p>2. 6' 0" x 7' 0" (WOOD)</p> <p>3. 6' 0" x 7' 0" (WOOD)</p> <p>4. 6' 0" x 7' 0" (WOOD)</p> <p>5. 6' 0" x 7' 0" (WOOD)</p> <p>6. 6' 0" x 7' 0" (WOOD)</p> <p>7. 6' 0" x 7' 0" (WOOD)</p> <p>8. 6' 0" x 7' 0" (WOOD)</p> <p>9. 6' 0" x 7' 0" (WOOD)</p> <p>10. 6' 0" x 7' 0" (WOOD)</p> <p>11. 6' 0" x 7' 0" (WOOD)</p> <p>12. 6' 0" x 7' 0" (WOOD)</p> <p>13. 6' 0" x 7' 0" (WOOD)</p> <p>14. 6' 0" x 7' 0" (WOOD)</p> <p>15. 6' 0" x 7' 0" (WOOD)</p> <p>16. 6' 0" x 7' 0" (WOOD)</p> <p>17. 6' 0" x 7' 0" (WOOD)</p> <p>18. 6' 0" x 7' 0" (WOOD)</p> <p>19. 6' 0" x 7' 0" (WOOD)</p> <p>20. 6' 0" x 7' 0" (WOOD)</p>

P 82042

ALKALI FLAT FAMILY HOUSING

16 UNITS ON 3 SCATTERED SITES

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
SACRAMENTO CALIFORNIA

DEAN F. UNGER
ARCHITECT
200 ALHAMBRA BLVD.
SACRAMENTO CALIFORNIA
95816 916 441 5722

DATE: 3/25/82

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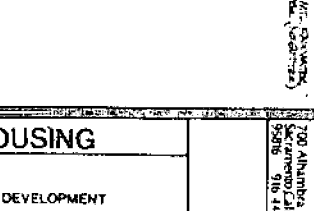
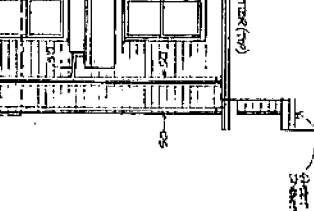
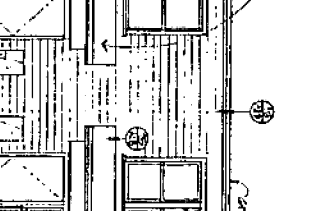
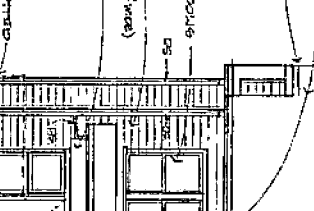
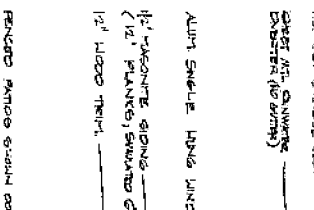
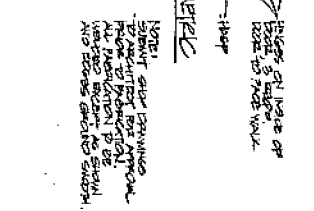
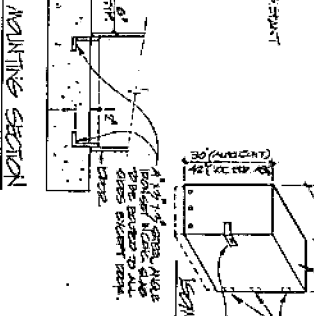
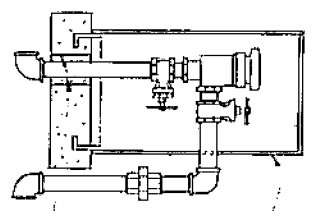
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DATE: 3/25/82

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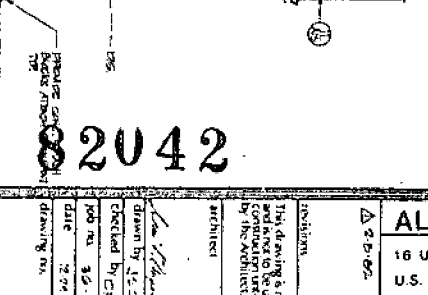
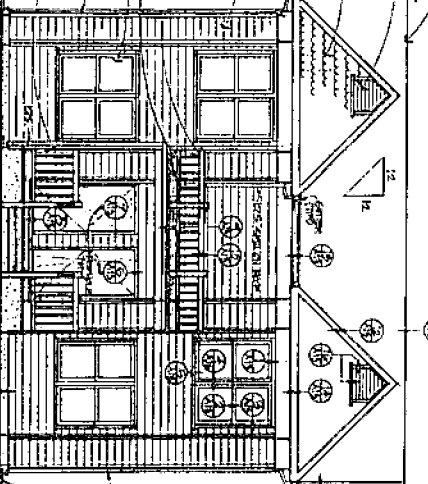
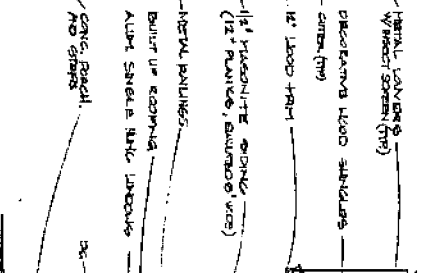
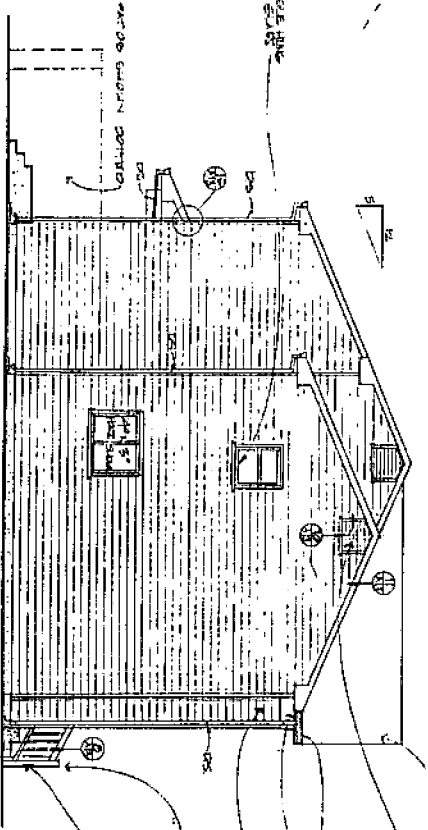
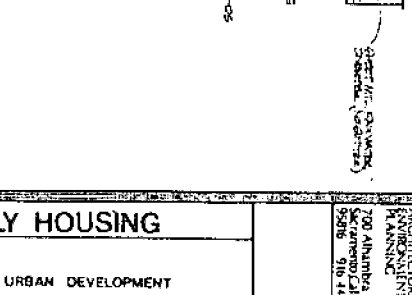
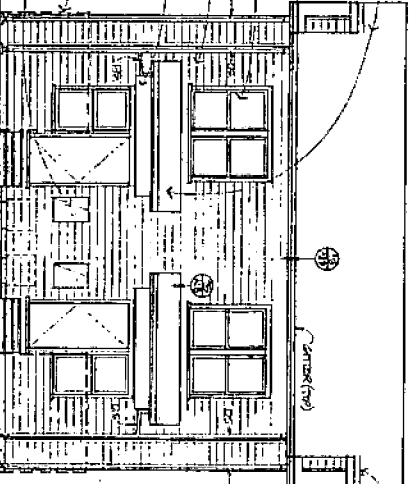
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000700



① WINDOW BEARING WINDOW RESISTANT ENCLOSURE

REAR ELEVATION



P 82042

000701

2 BRUNT

<p>DEAN E UNGER AIA INC ARCHITECTURAL AND PLANNING 700 Alhambra Blvd Sacramento, California 95816 916-443-5247</p>		<p>ALKALI FLAT FAMILY HOUSING 16 UNITS ON 3 SCATTERED SITES U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY SACRAMENTO CALIFORNIA</p>	
<p>DATE: 3-25-82 DRAWING NO: 16 SHEET NO: 15 OF 44 SHEETS</p>		<p>THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.</p>	