



# CITY OF SACRAMENTO

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## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

May 29, 1980

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-8817)

LOCATION: 618-620 15th Street

### SUMMARY

This is a request for entitlements necessary to develop a four-story, six-unit condominium on a 6,400 square foot lot located in the R-5 zone. The staff and Planning Commission recommended approval of the Tentative Map subject to conditions. The Planning Commission also approved a Special Permit to allow the condominium units.

### BACKGROUND INFORMATION

This item was originally presented to the City Council on December 11, 1979. The Council had concerns regarding the overall design of the structure and therefore continued the item in order to allow review and consideration of the project by the Architectural Review Board. The item was continued to December 26, 1979. However, the applicant was unable to submit revised plans to ARB and therefore the application was withdrawn from the Council agenda. The project was finally approved by the ARB on April 2, 1980. Exhibits B and C illustrate the plans that were approved by the ARB. Basically, the project was approved subject to the following changes:

- a. The structure was reduced from four to three stories
- b. A new roof line was required
- c. A courtyard was created at the southwest corner of the site
- d. The garages were oriented directly to the alley.

The applicant has agreed with the modifications as suggested by the ARB.

**APPROVED**  
BY THE CITY COUNCIL

*CONT TO*

JUN 4 1980

*6-17-80*

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BY THE CITY COUNCIL

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CITY CLERK

May 29, 1980

The subject site is an 80 foot by 80 foot vacant parcel that is located in the Central City area and within a preservation area. The applicant proposes to develop a three-story structure. The first story is designed primarily for parking, and the dwelling units occupy the remaining two stories.

The proposed residential land use appears to be compatible with surrounding properties. The site is surrounded by multiple family structures.

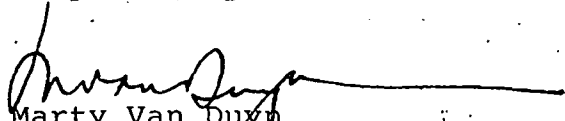
VOTE OF COMMISSION

On November 8, 1979 the Planning Commission, by a vote of six ayes, one nay, two absent, recommended approval of the Tentative Map subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Tentative Map and adopt the attached resolution.

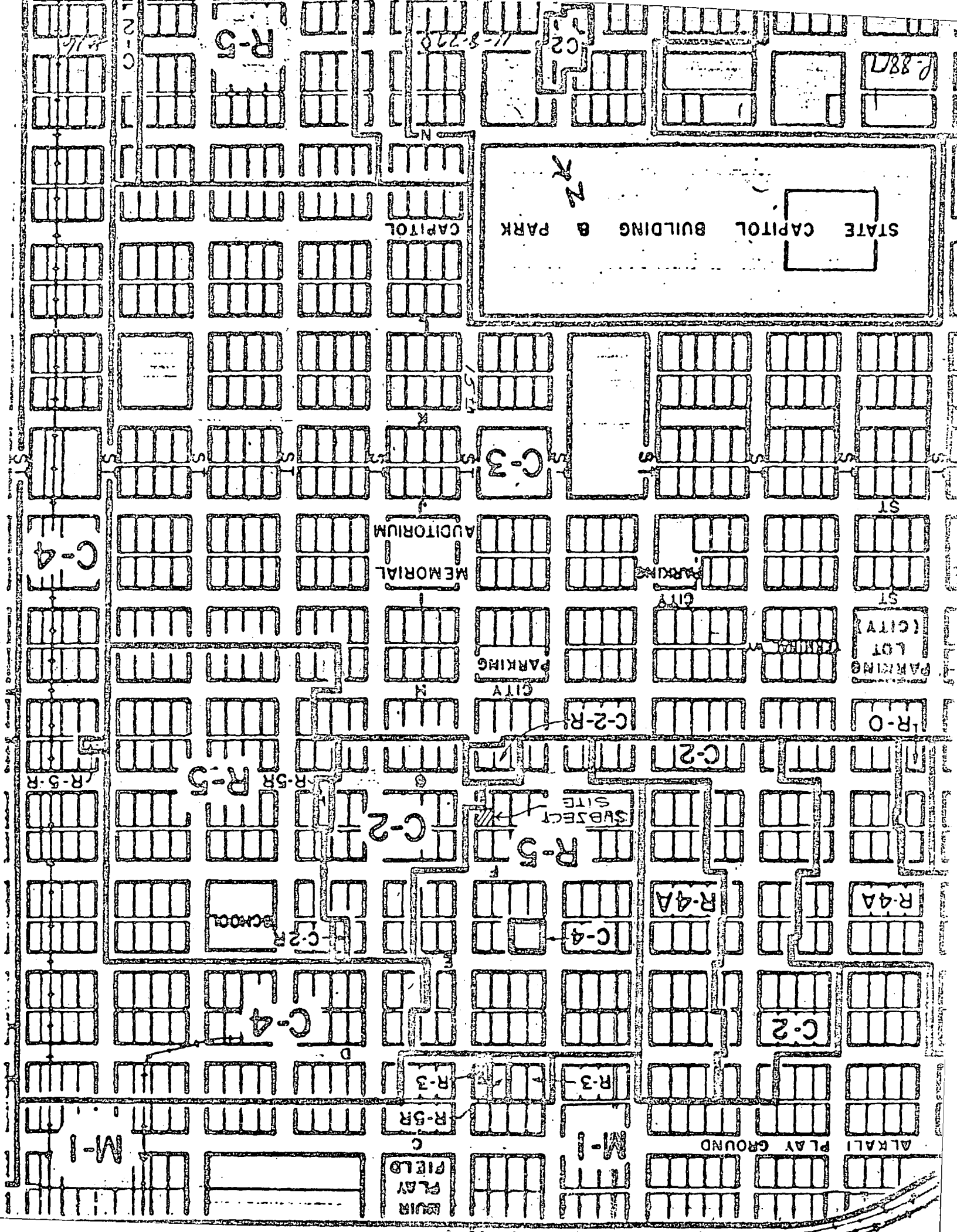
Respectfully submitted,

  
Marty Van Dux  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:jm  
Attachments  
P-8817

June 4, 1980  
District No. 1



0-887

STATE CAPITOL BUILDING B PARK  
R-2

CAPITOL

C-3

MEMORIAL AUDITORIUM

C-4

ST  
ST  
CITY  
PARKING LOT  
PARKING

PARKING CITY

C-2-R

R-0

C-2

R-5

R-4A

R-4A

C-4

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C-2

R-5R

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R-5

R-5R

SCHOOL

C-2

C-4

R-3

R-5R

PLAY FIELD

R-3

M-1

PLAY GROUND

ALALI PLAY GROUND

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FIELD

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M-1

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GROUND

ALALI

M-1

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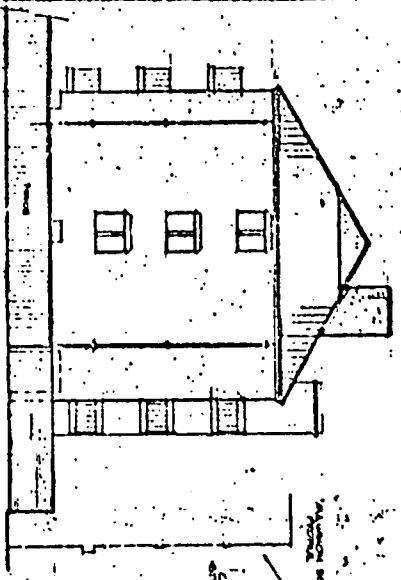
GROUND

ALALI

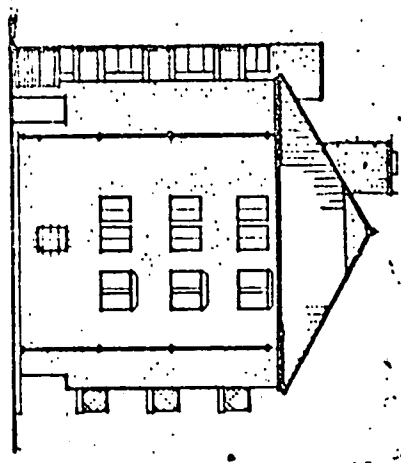
EXHIBIT A

ORIGINAL DESIGN

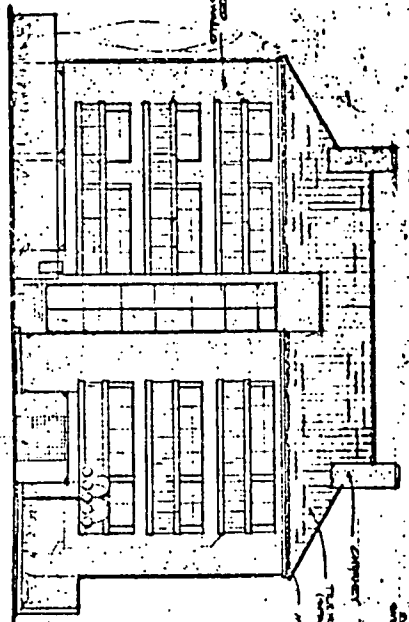
SOUTH ELEVATION



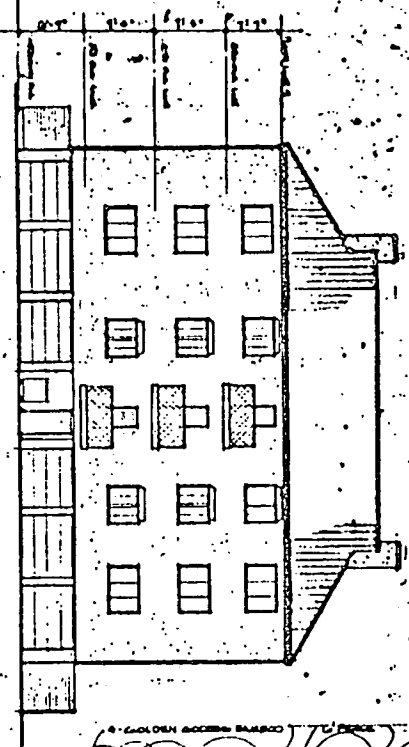
NORTH (ALLEY) ELEVATION



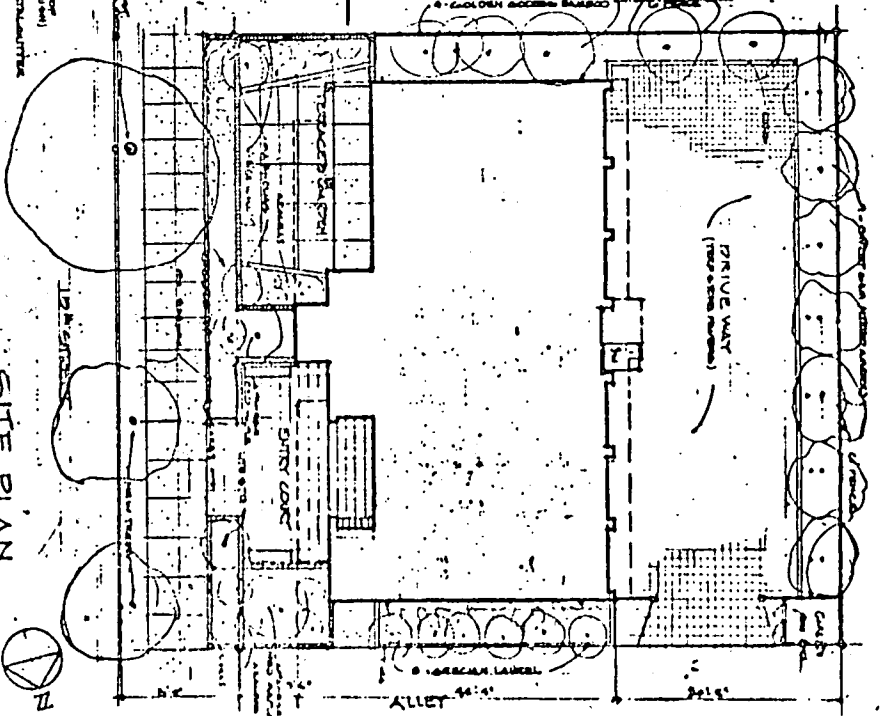
FRONT ELEVATION (10th STREET)



WEST ELEVATION

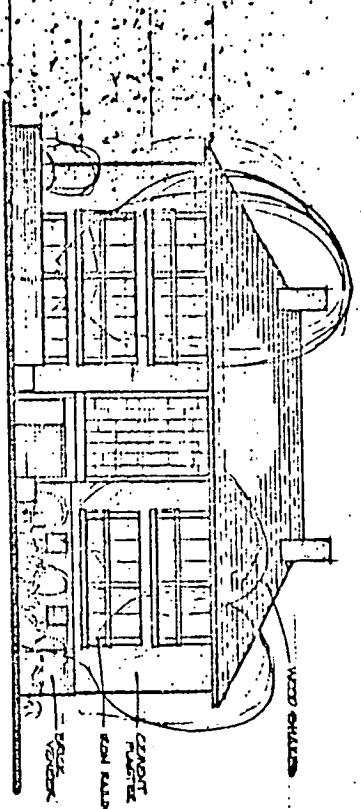


SITE PLAN

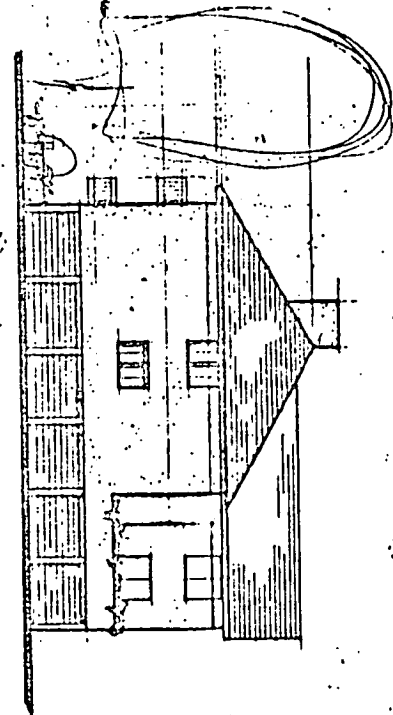


2/20-80  
MARCH 19, 1980

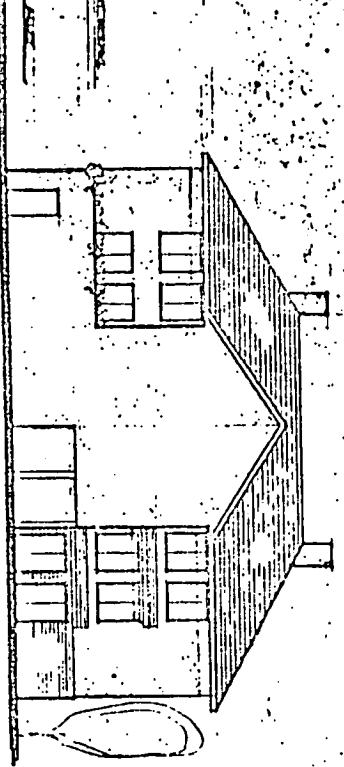
Hem #3



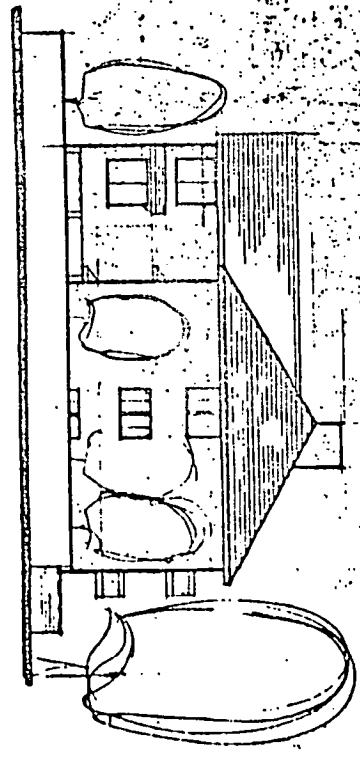
EAST



NORTH



WEST



SOUTH



NEW DESIGN

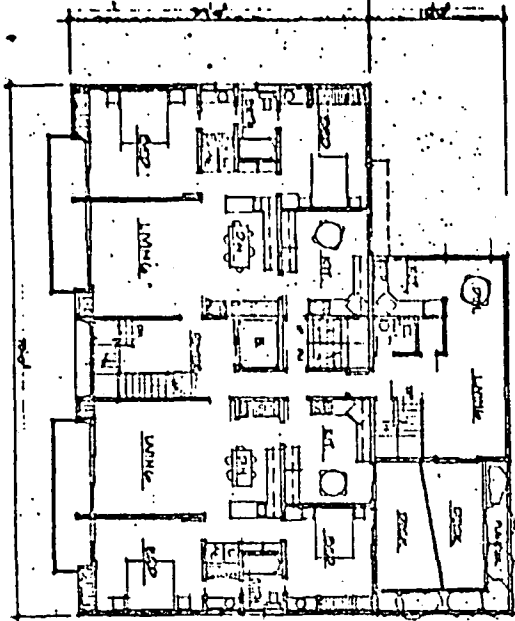
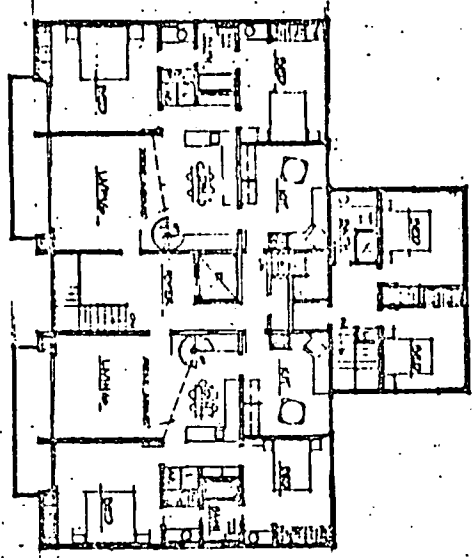
EXHIBIT B

ARB 80-21

MARCH 19, 1980

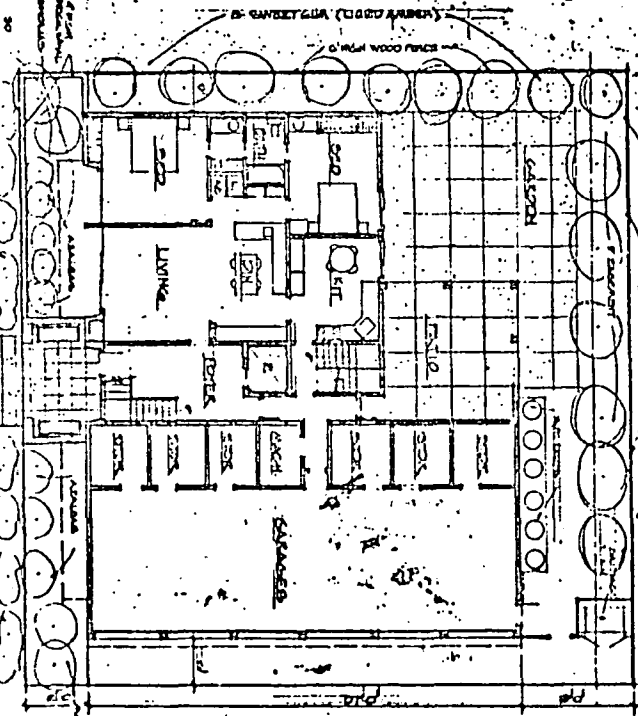
4-0 80

ITEM 6



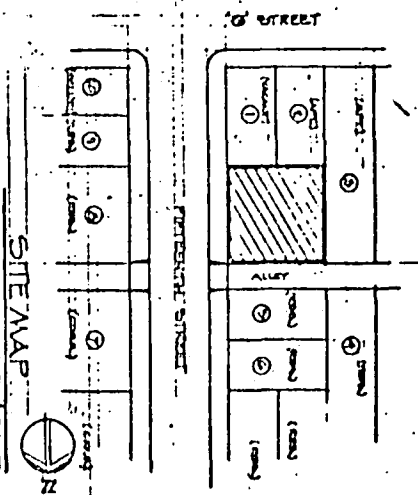
NEW DESIGN

FIFTEENTH STREET



LEGEND

NO.	DESCRIPTION	NO.	DESCRIPTION
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**TOMICH AND YEE**  
 ARCHITECTS AND PLANNERS, INC.  
 1821 87th ST., SACRAMENTO, CALIF. 95814 • (916) 441-8974

WASHINGTON ARCHITECTS  
 670 10th STREET  
 SACRAMENTO CALIFORNIA

DATE: 3/19/80  
 SHEET: 1 OF 1

ENCLOSURE

# RESOLUTION NO. 80-372

Adopted by The Sacramento City Council on date of

JUNE 4, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR TENTATIVE MAP FOR MANSION LA MANCHA (P-8817)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Mansion La Mancha, located at 618 - 620 Fifteenth Street

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on June 4, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Old City Community Plan in that both plans designated the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

**APPROVED**  
BY THE CITY COUNCIL

JUN 17 1980

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- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
1. The applicant shall locate and provide easements for water and sewer service pipelines to the corner lot located at the intersection of 15th and G Streets.
  2. The applicant shall comply with all conditions required by the Architectural Review Board.

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MAYOR

ATTEST:

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CITY CLERK

P-8817



5-29-80

Jerry E. Colbert with a continuance on the June 4 hearing regarding Tentative Map on 6/5-6/20 15<sup>th</sup> Street - HWY. 502-165-13,14 (P-8817) (con) as pursuant to Council rules of Procedure 4.5. (P-8817)

*Jerry E. Colbert*

9741 - Mount Vernon Rd  
Auburn Ca 95603  
988-7248

Cont to 6-17-80

called 6:45 pm 6-2-80 talked to Mr. Oddest notified him could not grant continuance as he is not the property owner nor applicant. He must appear before Council to request continuance & state reason why.

RECEIVED  
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CITY OF SACRAMENTO  
MAY 30 3 55 PM '80

APPROVED  
BY THE CITY COUNCIL

JUN 4 1980

CONT TO  
6-17-80

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CITY CLERK

OFFICE OF THE  
COMMISSIONER OF THE  
REVENUE

NO. 1000

1000



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

June 19, 1980

Bea Simpson, et al  
1521 I Street  
Sacramento CA 95814

Dear Ms. Simpson:

On June 17, 1980 the Sacramento City Council approved the tentative map for 618-620 15th Street subject to conditions. Attached is Resolution 80-372 which adopted Findings of Fact and approving your request for the tentative map for Mansion La Mancha (P-8817).

Sincerely,

*Anne Mason*

Anne Mason  
Deputy City Clerk

cc: Planning  
N.A. Tomich

