

**CITY PLANNING COMMISSION**

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

<b>APPLICANT</b>	Rick Schribner, 2100 Northrup Avenue, #200, Sacramento, CA 95825		
<b>OWNER</b>	N Street Associates, 2100 Northrup Avenue, #200, Sacramento, CA 95825		
<b>PLANS BY</b>	Arktegraf, Inc., 1529-28th Street, Sacramento, CA 95816		
<b>FILING DATE</b>	2-22-85	<b>50 DAY CPC ACTION DATE</b>	<b>REPORT BY:</b> SD:bw
<b>NEGATIVE DEC.</b>	4-18-85	<b>EIR</b>	<b>ASSESSOR'S PCL. NO.</b> 006-176-10,11,12,07

**APPLICATION:**

- A. Negative Declaration
- B. Variance to waive 18 of 29 required parking spaces (Sec. 6-A-1)
- C. Variance to exceed maximum lot coverage requirements in the R-5 zone (Sec. 3-B-12)
- D. Lot Line Adjustment to merge parcels (Ch. 40.107)

**LOCATION:** 1717 'N' Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 29 unit elderly housing complex in the Central City.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-family
Existing Zoning of Site:	R-5
Existing Land Use of Site:	Residential

**Surrounding Land Use and Zoning:**

North:	Residential/Commercial; R-5
South:	Residential/Commercial; R-5
East:	Residential/Commercial; R-5
West:	Residential/Commercial; R-5

Parking Required:	29 spaces
Parking Provided:	11 spaces
Property Dimensions:	Irregular
Property Area:	.3+ acres
Density of Development:	96 du/ac
Square Footage of Building:	20,000+
Height of Building:	35 feet - 3 stories
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	Wood and stucco

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

- A. **Land Use:** The subject site is designated for residential uses in the 1974 General Plan. It is designated multi-family residential in the 1980 Central City Community Plan. The subject site is surrounded by single and multi-family development. The site is zoned Heavy Density Multiple Family (R-5) which allows up to 175 units. The residential project is consistent with applicable plans, surrounding land uses and the current zoning.

APPLC. NO. P85-110

MEETING DATE 4-25-85  
April 11, 1985

CPC ITEM NO. 148

- B. Design: The applicant is proposing an elderly housing complex weith 29 units. The building will be three stories, 35 feet in height. There will be eight studio units, 488 square feet, and 21 one-bedroom units, 675 square feet. The applicant proposes to provide 11 parking spaces under the studio units which will back out onto the alley. The proposed parking space dimensions meet the requirements of the Zoning Ordinance. Because the units are intended for senior citizens, who tend to have fewer cars than the general population, the applicant is requesting to waive 18 of the 29 required parking spaces. The parking ratio proposed is .4 spaces per unit (or 2.6 units per space.) Staff supports this request based upon a restriction to elderly tenants.
- C. As proposed, this project necessitates a variance to exceed the maximum lot coverage for the R-5 zone. Staff is concerned that this project provides no on-site recreational facilities for the tenants. The nearest City parks are Fremont Park at 16th and 'P', and Capitol Park at 15th and 'N'. Both are more than two blocks away and separated from the site by major streets. Open space on-site is provided only in the required setback area. The amount in excess of maximum lot coverage is 429 square feet. Staff can only support the variance provided the applicant designates on the site a common recreational area on the ground floor.
- D. Building: Staff has concerns over the compatibility of the proposed architecture with surrounding architecture. The subject site is in the proposed West Capitol Avenue Preservation Area. Priority Structures are located along the 18th Street frontage. Design is of concern; however, this issue can best be addressed at the Design Review Board hearing.

There are three existing structures on the site which are supportive structures. Staff recommends that the applicant make the three residences available to interested parties for relocation if structurally and economically feasible.

- E. Lot Line Merger: Plans for this merger were routed to the Traffic, Real Estate, Fire and Police Departments. No comments were returned.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A Negative Declaration has been filed.

RECOMMENDATION: Staff recommends:

- A. Ratification of the Negative Declaration;
- B. Approval of the Variance to waive 18 required parking spaces, subject to conditions and based upon Findings of Fact to follow;
- C. Approval of the Variance to exceed maximum lot coverage requirements, subject to conditions and based upon Findings of Fact which follow;
- D. Approval of the Lot Line Merger by adopting the attached resolution.

Conditions - Variances

1. 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 mean 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.
2. Applicant shall designate an area on the ground floor for common recreational use. Language to this effect shall be included in the Covenants, Conditions and Restrictions and/or in a separate document subject to review and approval of the City Attorney and Planning Director.
3. The applicant shall, through advertising, offer the three residential structures located on the parking lot site up for relocation purposes and/or transfer the structures to an interested house mover for relocation to a holding site.

Findings of Fact

1. Granting the variances do not constitute a special privilege extended an individual applicant, in that:
  - a. similar parking variances have been granted for senior citizen apartment projects in other localities throughout the City;
  - b. the subject site is narrow and irregularly shaped, making strict adherence to the Zoning Ordinance a hardship.
2. Granting the request does not constitute use variances, in that the site is designated for residential uses.
3. Granting the variances is not injurious to public welfare or to property in the vicinity, in that:
  - a. senior citizens tend to possess fewer vehicles than the general population, thereby, generating less demand for parking;
  - b. it will not significantly alter the residential characteristics of the neighborhood.
4. Granting the variances is compatible with the 1974 General Plan and the 1980 Central City Plan which designate the site for residential uses.

Conditions - Variances

1. 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 mean 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.
2. Applicant shall designate an area on the ground floor for common recreational use. Language to this effect shall be included in the Covenants, Conditions and Restrictions and/or in a separate document subject to review and approval of the City Attorney and Planning Director.
3. The applicant shall, through advertising, offer the three residential structures located on the parking lot site up for relocation purposes and/or transfer the structures to an interested house mover for relocation to a holding site.

Findings of Fact

1. Granting the variances do not constitute a special privilege extended an individual applicant, in that:
  - a. similar parking variances have been granted for senior citizen apartment projects in other localities throughout the City;
  - b. the subject site is narrow and irregularly shaped, making strict adherence to the Zoning Ordinance a hardship.
2. Granting the request does not constitute use variances, in that the site is designated for residential uses.
3. Granting the variances is not injurious to public welfare or to property in the vicinity, in that:
  - a. senior citizens tend to possess fewer vehicles than the general population, thereby, generating less demand for parking;
  - b. it will not significantly alter the residential characteristics of the neighborhood.
4. Granting the variances is compatible with the 1974 General Plan and the 1980 Central City Plan which designate the site for residential uses.





REVISED LEGAL DESCRIPTION

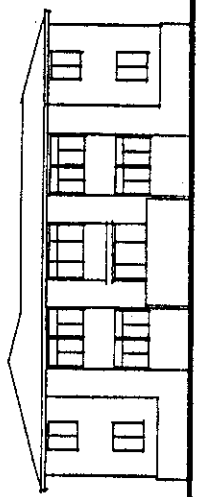
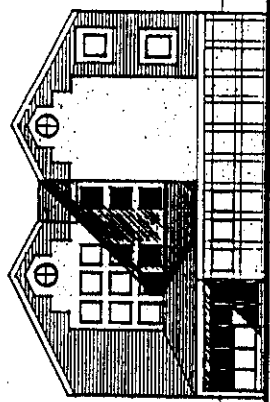
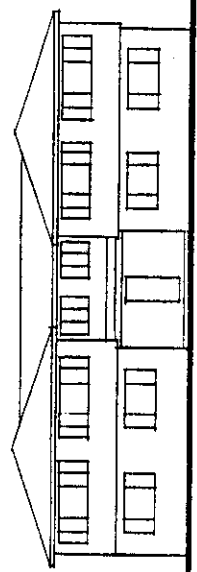
"THE EAST 64 FEET OF LOT 6 AND THE WEST  
2 FEET OF THE SOUTH 1/2 OF LOT 5 AND THE  
NORTH 35 FEET OF LOT 5 IN THE BLOCK BOUNDED  
BY "M" (now Capital Avenue) AND "N" AND  
17th AND 18th STREETS, OF THE CITY OF  
SACRAMENTO, ACCORDING TO THE OFFICIAL  
PLAT OF OLD CITY"

P 85110

CITY PLANNING DIVISION

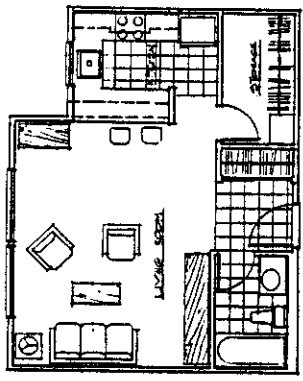
FEB 25 1985

RECEIVED



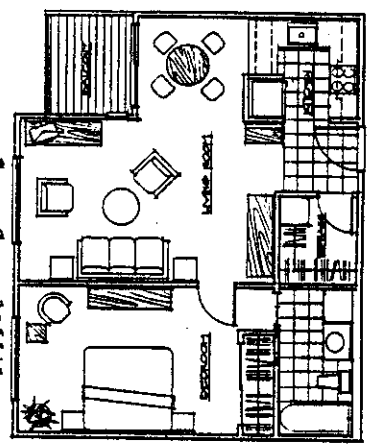
N STREET ELEVATION

SCALE: 1/4" = 1'-0"  
 0 10 20 30 40 Feet



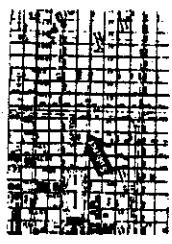
STUDIO PLAN

SCALE: 1/4" = 1'-0"  
 0 10 20 30 40 Feet

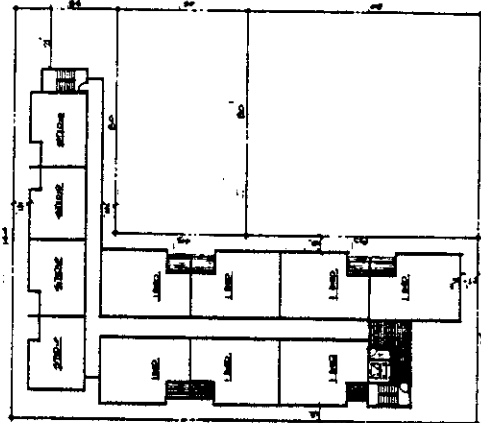


1 BEDROOM PLAN

SCALE: 1/4" = 1'-0"  
 0 10 20 30 40 Feet



VICINITY MAP

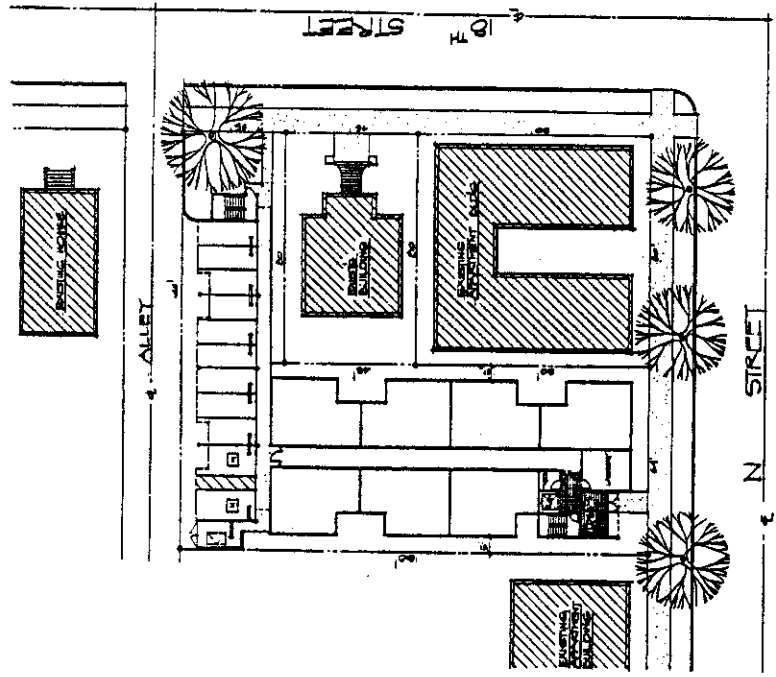


2ND & 3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"  
 0 10 20 30 40 Feet

STATISTICS :

- 1. STUDIO 8
- 2. 1 BEDROOM UNITS 2
- 3. 1 1/2 BDR UNITS 1
- 4. 2 BDR UNITS 1
- 5. 3 BDR UNITS 1
- 6. TOTAL UNITS 13
- 7. TOTAL AREA: 118,000 sq. ft.
- 8. TOTAL COST: \$1,100,000 (est.)
- 9. TOTAL COST PER UNIT: \$82,000 (est.)



SITE / 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"  
 0 10 20 30 40 Feet





