



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
[www. CityofSacramento.org](http://www.CityofSacramento.org)

PUBLIC HEARING  
 October 17, 2006

Honorable Mayor and  
 Members of the City Council

**Title: Brownstones (P05-207)**

**Location/Council District:** 2014 T Street, SW corner of 21<sup>st</sup> and T Street. Sacramento City Unified School District, APN: 010-0093-004, Council District 3.

**Recommendation:**

1) Adopt a **Resolution** approving an exemption under the California Environmental Quality per CEQA Guidelines section 15332, 2) Adopt a **Resolution** amending the Central City Community Plan, and 3) Adopt an **Ordinance** amending the Comprehensive Zoning Ordinance.

**Contact:** Evan Compton, Assistant Planner, (916) 808-5260; Jeanne Corcoran, Senior Planner, (916) 808-5317

**Presenters:** Evan Compton, Assistant Planner

**Department:** Development Services

**Division:** Planning

**Organization No:** 4881

**Description/Analysis:**

**Issue:** The applicant proposes to develop 58 single-family alternative units on the subject site. The property is currently in the General Commercial (C-2) and Heavy Commercial (C-4) zones. Within the Central City, residential uses are permitted in the General Commercial zone by right and in the Heavy Commercial zone subject to the granting of a Special Permit which was granted by the Planning Commission on August 10, 2006. While the applicant is not required to amend the Central City Community Plan to redesignate the site from Heavy and General Commercial to Multi-Family or rezone the site from C-4 and C-2 to R-3A for the intended use, the applicant has requested the redesignation and rezone in order to alleviate potential concerns of future property owners in obtaining financing for property that may be considered as inconsistent with the land use designation and zoning.



**Policy Considerations:**

General Plan Update Vision and Guiding Principles: The proposed project complies with the following guiding principles and is not contrary to any of the proposed policies:

- a. Provides accessibility and connectivity between areas and safely and efficiently accommodates a mixture of cars, transit, bicyclists, and pedestrians;
- b. Includes a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels to promote stable neighborhoods; and
- c. Uses the existing infrastructure and public facilities to increase infill and re-use, while maintaining important qualities of community character.

Central City Community Plan: The Community Plan seeks to conserve all viable residential neighborhoods from encroachment of noncompatible uses and excess vehicular traffic and encourages the development of transitional land use areas with land uses that are compatible with adjacent developments.

Central City Housing Strategy: The Central City Housing Strategy was adopted in the early 1990s to encourage new housing construction while also preserving existing housing stock and strengthening neighborhoods. The Zoning Ordinance was changed in response to the Housing Strategy to encourage housing in the Central City by allowing residential developments by right in commercial zones and with a Special Permit in heavy commercial and industrial zones. The Central City neighborhoods have been negatively impacted by encroachment of incompatible commercial development. The proposed project is consistent with the Central City Housing Strategy since it provides additional housing units within the Central City. The project strengthens the residential identity of the area and adds to the jobs/housing ratio in the Central City.

Smart Growth Principles: The proposed project is consistent with Smart Growth Principles. The project contributes to the creation of a range of housing opportunities and choices, fosters walkable neighborhoods, and promotes infill development.

Strategic Plan Implementation: The project is consistent with the Citywide Strategic Plan because it will contribute to the goals of achieving sustainability and livability and will increase opportunities for all Sacramento residents to live in safe and affordable housing.

**Committee/Commission Action:** On August 10, 2006, the Planning Commission unanimously approved (six ayes, zero noes, two absent) the Brownstones project and forwarded the recommendation to the City Council for approval on the Community Plan Amendment and Rezone. At the same

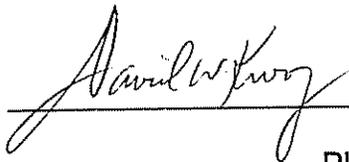
meeting, the Planning Commission approved the Tentative Map, Subdivision Modification, Special Permit, and Variances for the project.

**Environmental Considerations:** The proposed project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines (Section 15332). Section 15332 consists of projects characterized as in-fill development.

**Rationale for Recommendation:** Staff supports the request to amend the Community Plan from Heavy Commercial and General Commercial to Multi-Family Residential and the rezone from C-4 and C-2 to R-3A since it will provide consistency between the land use designation, zoning, and the proposed use.

**Financial Considerations:** This project has no fiscal considerations.

**Emerging Small Business Development (ESBD):** No goods or services are being purchased under this report.

Respectfully Submitted by:   
David Kwong  
Planning Manager

Approved by:   
William Thomas  
Director of Development Services

Recommendation Approved:

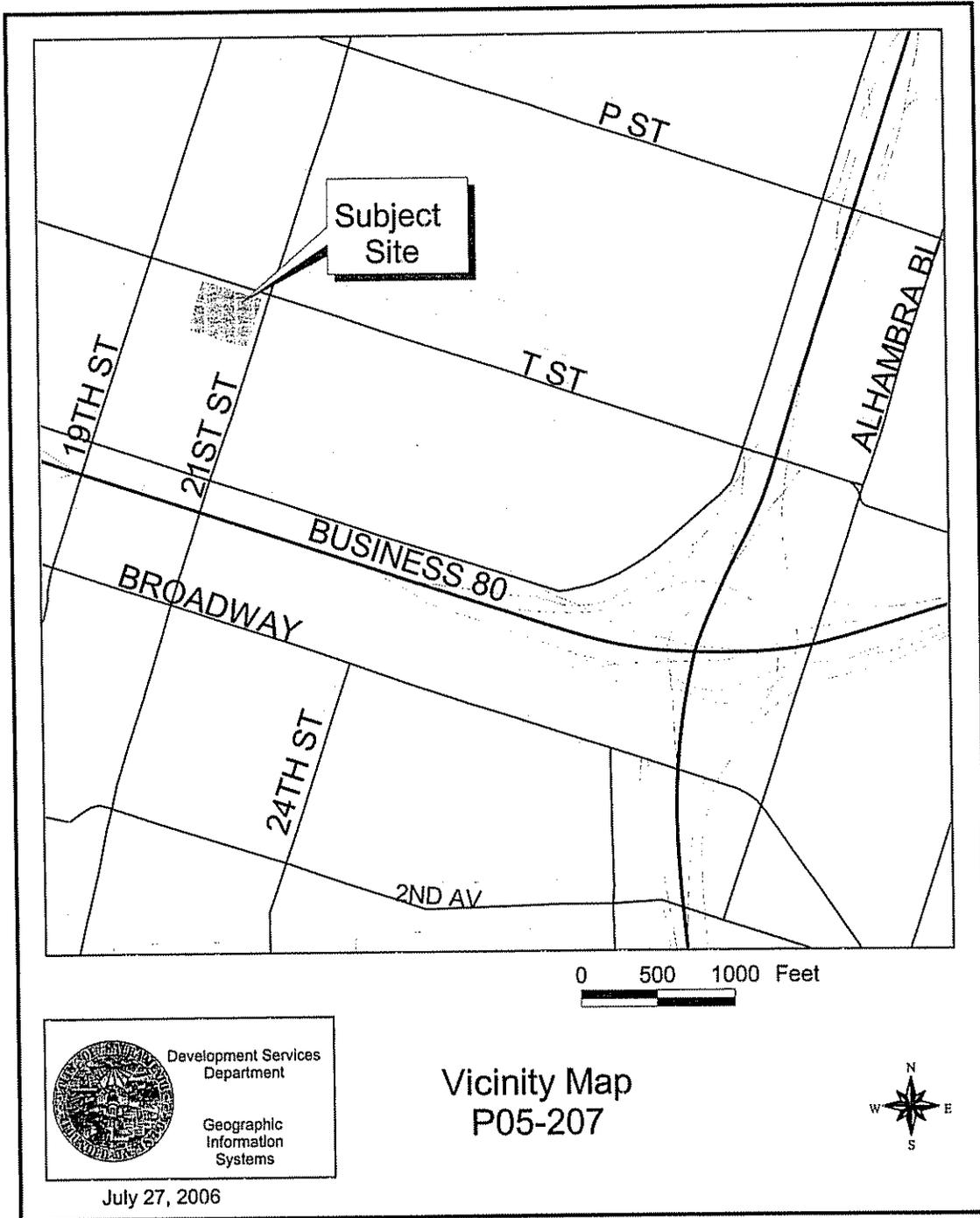
*for*   
RAY KERRIDGE  
City Manager

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Attachment 1 – Vicinity Map

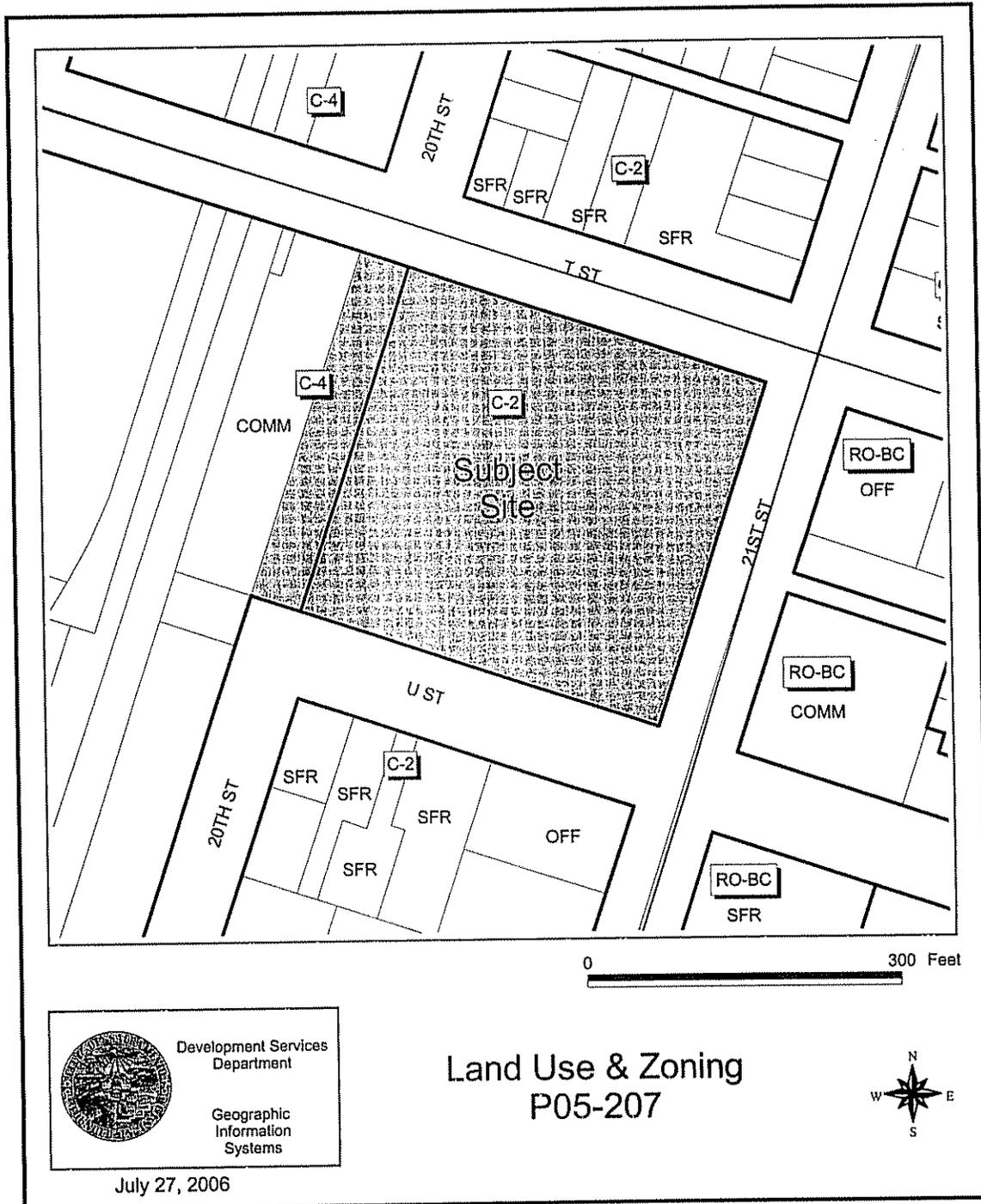


Attachment 2 – Background

**Background Information:**

The property is currently developed with an 89,142 square foot office building. This structure will be demolished and 58 single-family alternative detached units will be constructed. The units will be zero-lot-line housing to resemble brownstones or row houses. The project has two building types which include the Brownstone units on the eastern portion of the site and "Lil Brownstones" on the western edge of the property. The Brownstone units will be three-stories and range in size from 1,920 to 2,542 square feet. The "Lil Brownstones" will be three-stories and range in size from 1,157 to 1,170 square feet.

Attachment 3 – Land Use Map



**RESOLUTION NO. 2006-**

Adopted by the Sacramento City Council

**DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (P05-207)**

**BACKGROUND**

A. The City of Sacramento's Environmental Planning Services has reviewed the Brownstones (P05-207) and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

1. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines: Section 15332 consisting of projects characterized as infill development.
2. The factual basis for the finding of exemption is as follows:
  - a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
  - b) The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses;
  - c) The project site has no value as habitat for endangered, rare, or threatened species;
  - d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality;
  - e) The site can be adequately served by all required utilities and public services.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. The City Council has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and determines that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**AMENDING THE CENTRAL CITY COMMUNITY LAND PLAN USE MAP FOR  
2.14± NET ACRES FROM HEAVY COMMERCIAL AND GENERAL  
COMMERCIAL TO MULTI-FAMILY RESIDENTIAL FOR THE PROPERTY  
LOCATED IN THE CENTRAL CITY, SPECIFICALLY AT 2014 T STREET,  
SACRAMENTO, CALIFORNIA. (P05-207) (APN: 010-0093-004)**

**BACKGROUND**

The City Council conducted a public hearing on October 17, 2006 concerning the Central City land use map and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

- A. The proposed land use amendment is consistent with the conversion of this site to multi-family residential to implement the goals and policies of the Central City Community Plan and the Housing Strategy to maintain a balance between housing and jobs and to meet future housing needs;
- B. The proposed Plan Amendment is compatible with the surrounding uses; and
- C. The proposal is consistent with the policies of the Community Plan to promote a variety of housing types within neighborhoods to encourage economic diversity and housing choice.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

**Section 1.** The property (APN: 010-0093-004), as described on the attached Exhibit A, within the City of Sacramento is hereby designated on the Central City's Community Land Use map as Multi-Family Residential.

**Table of Contents:**

Exhibit A: Community Plan Amendment – 1 page

Adopted by the City of Sacramento City Council on October 17, 2006, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

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Mayor Heather Fargo

Attest:

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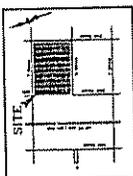
Shirley Concolino, City Clerk

Exhibit A: Community Plan Amendment

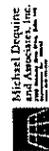
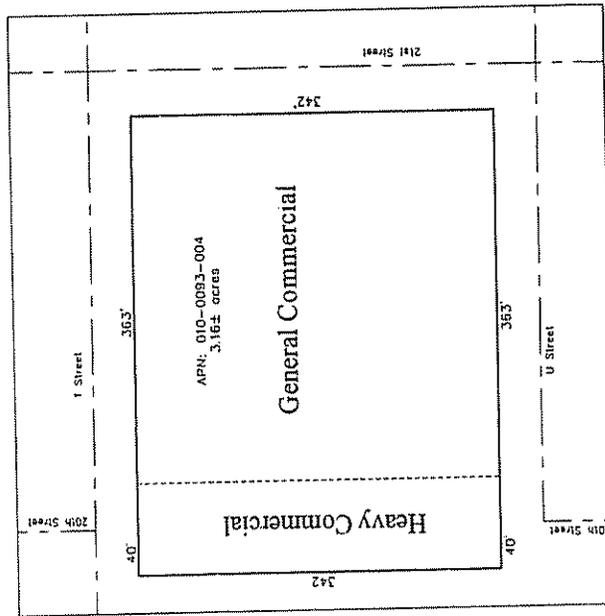
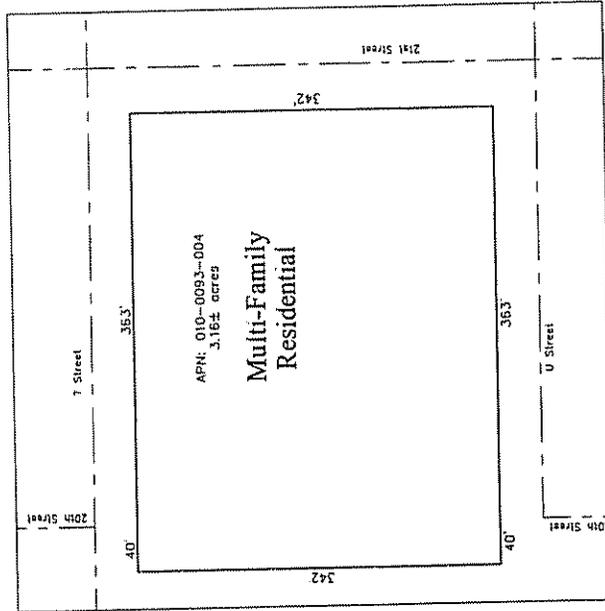
**The Brownstones at 21st Street**

Showing Lots 1 thru 8 in the Block bounded by T and U Streets and 21st and 20th Streets and that portion of 20th Street lying between the south line of T Street and the north line of U Street and the 20 foot alley lying between the west line of 21st Street and the east line of 20th Street, in the City of Sacramento, Sacramento County, California

December, 2005  
Sheet 1 of 1



VICINITY MAP



**ORDINANCE NO.**

Adopted by the Sacramento City Council

**AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, TITLE 17 OF THE CITY CODE, BY REMOVING 2.85± ACRES FROM THE GENERAL COMMERCIAL (C-2) ZONE AND .31± ACRES FROM THE HEAVY COMMERCIAL (C-4) ZONE AND PLACING IT IN THE MULTI-FAMILY (R-3A) ZONE, FOR THE PROPERTY LOCATED AT 2014 T STREET, SACRAMENTO, CALIFORNIA (P05-207) (APN: 010-0093-004), COUNCIL DISTRICT 4**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

**SECTION 1**

The property generally described, known and referred to as 2014 T Street (APN: 010-0093-004) which is shown on attached Exhibit A, consists of 3.16± acres and is currently in the General Commercial (C-2) and Heavy Commercial (C-4) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the C-2 and C-4 zones and placed in the Multi-Family (R-3A) zone.

**SECTION 2**

The rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the Community Plan Amendment and rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as those procedures have been affected by recent court decisions.

**SECTION 3**

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps, which are part of said Ordinance to conform to the provisions of this Ordinance.

**Table of Contents:**

Exhibit A: Brownstones Rezoning Map – 1 Page

Adopted by the City of Sacramento City Council on October 17, 2006, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

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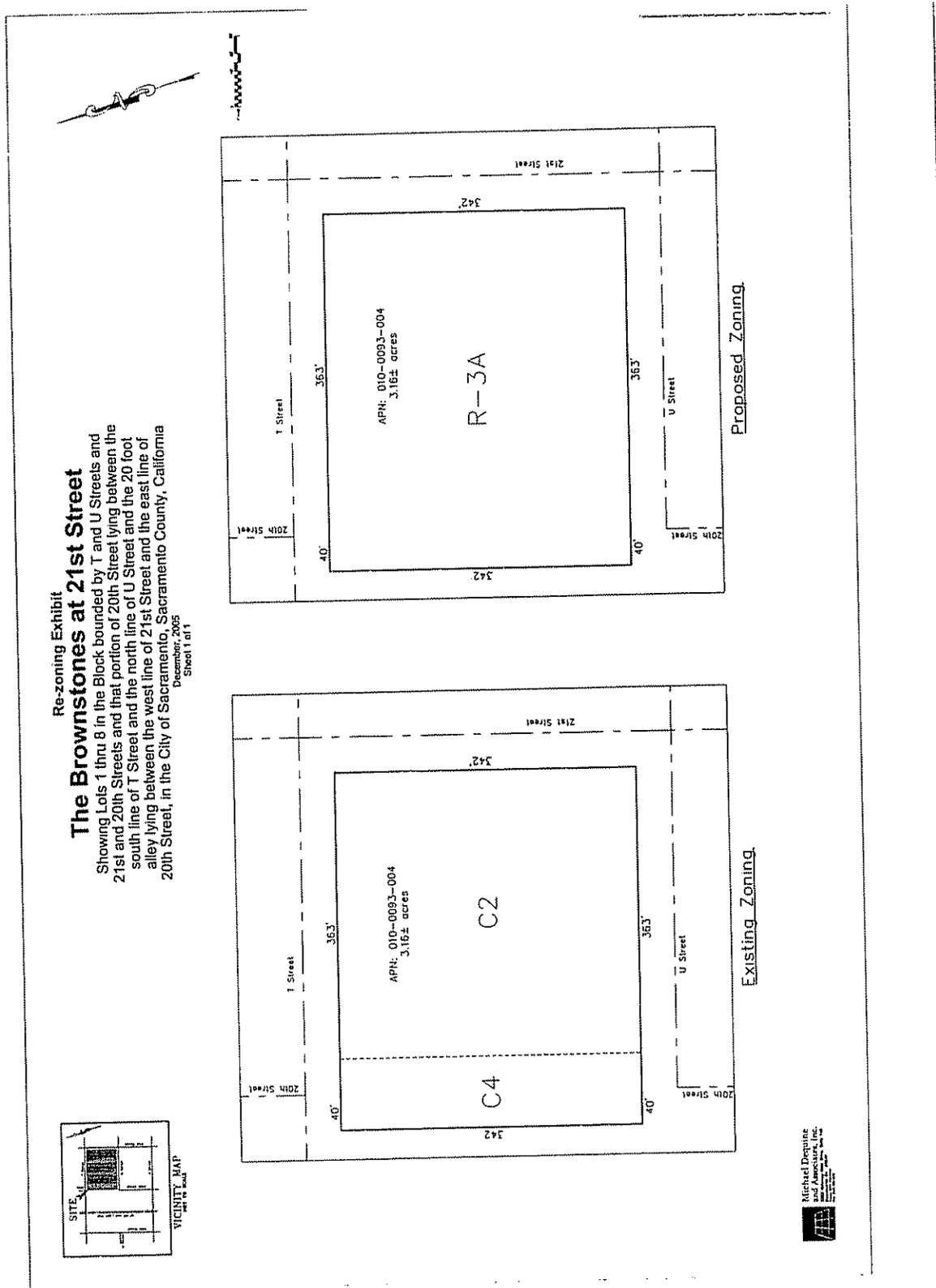
Mayor Heather Fargo

Attest:

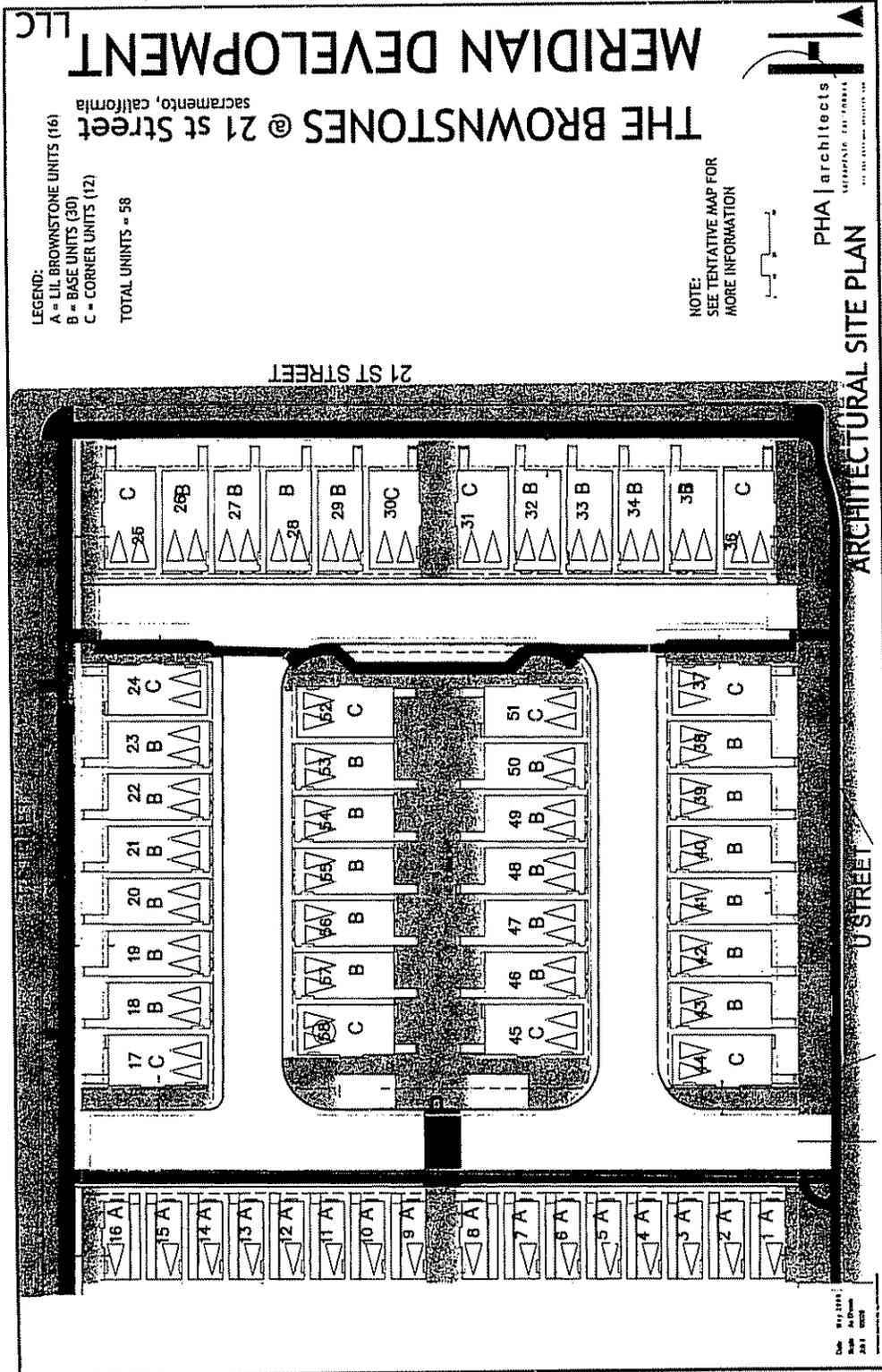
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Shirley Concolino, City Clerk

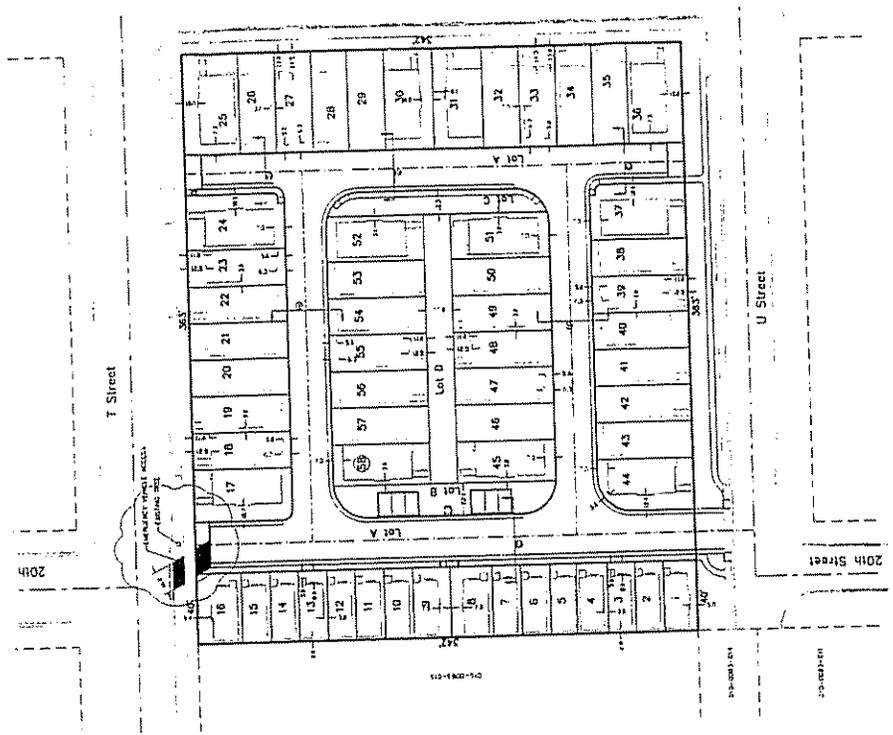
Exhibit A: Rezone



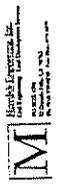
Attachment 7: Architectural Site Plan



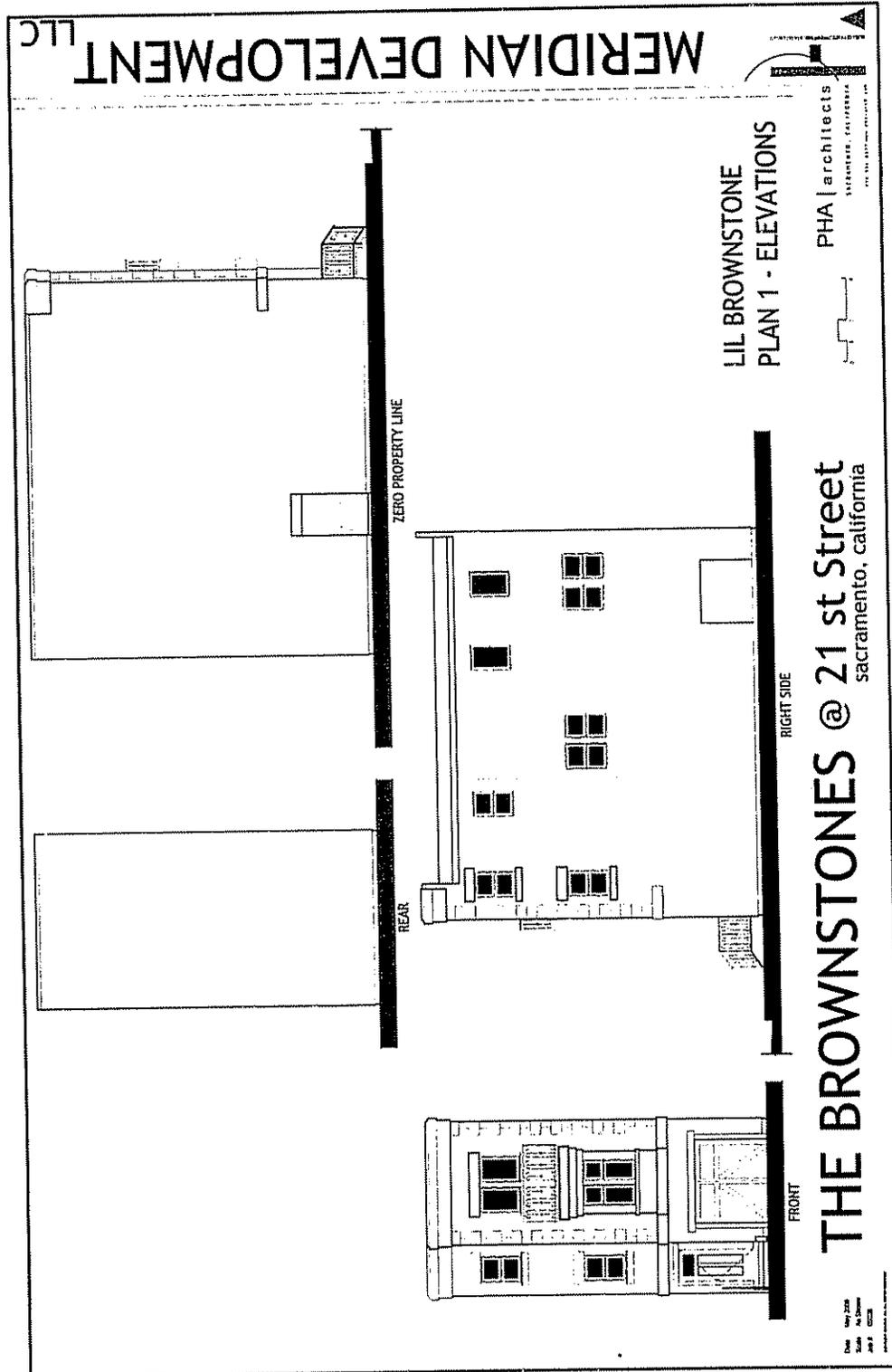
Attachment 8: Dimensioned Site Plan



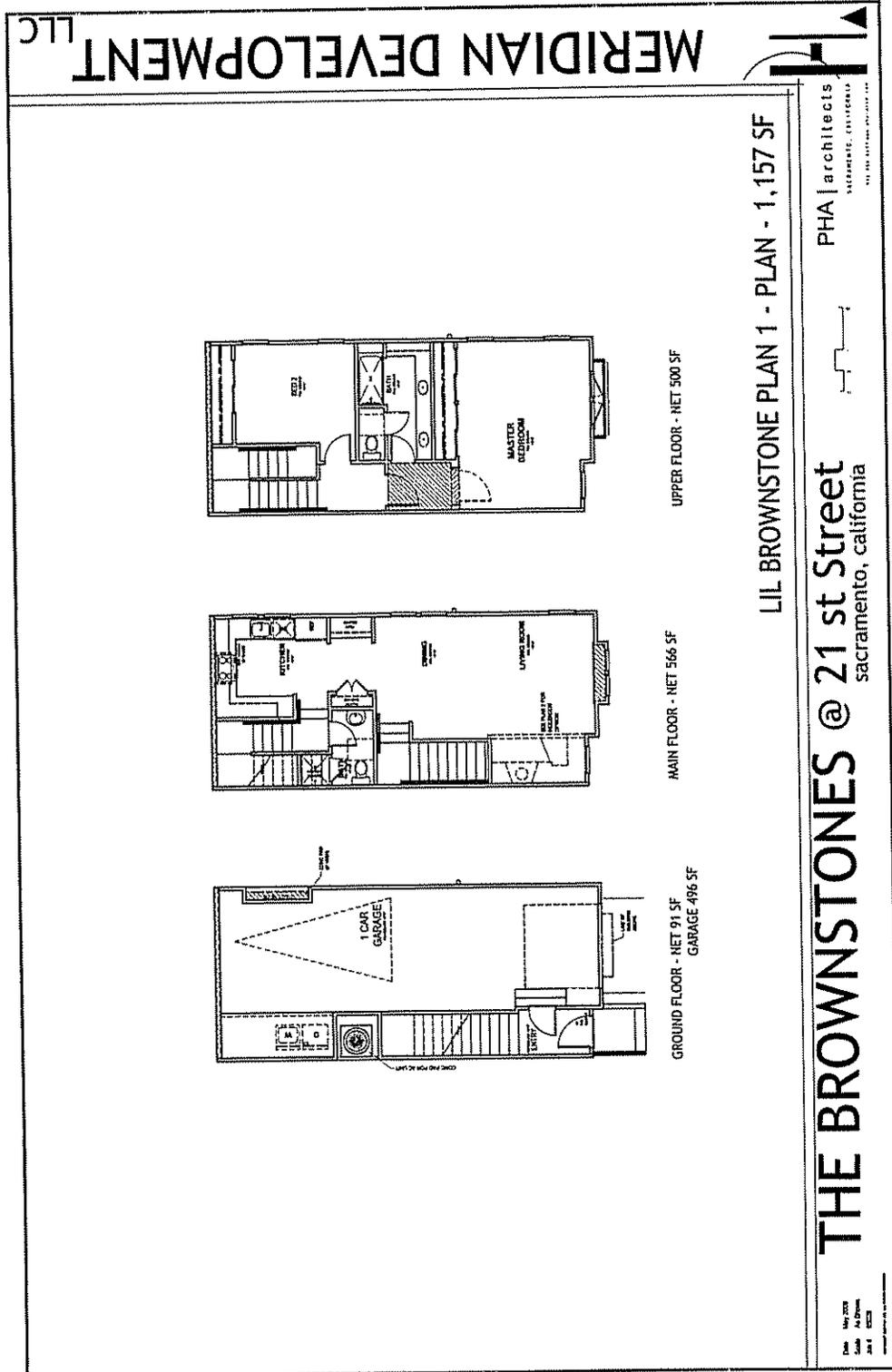
THE BROWNSTONES  
SITE PLAN



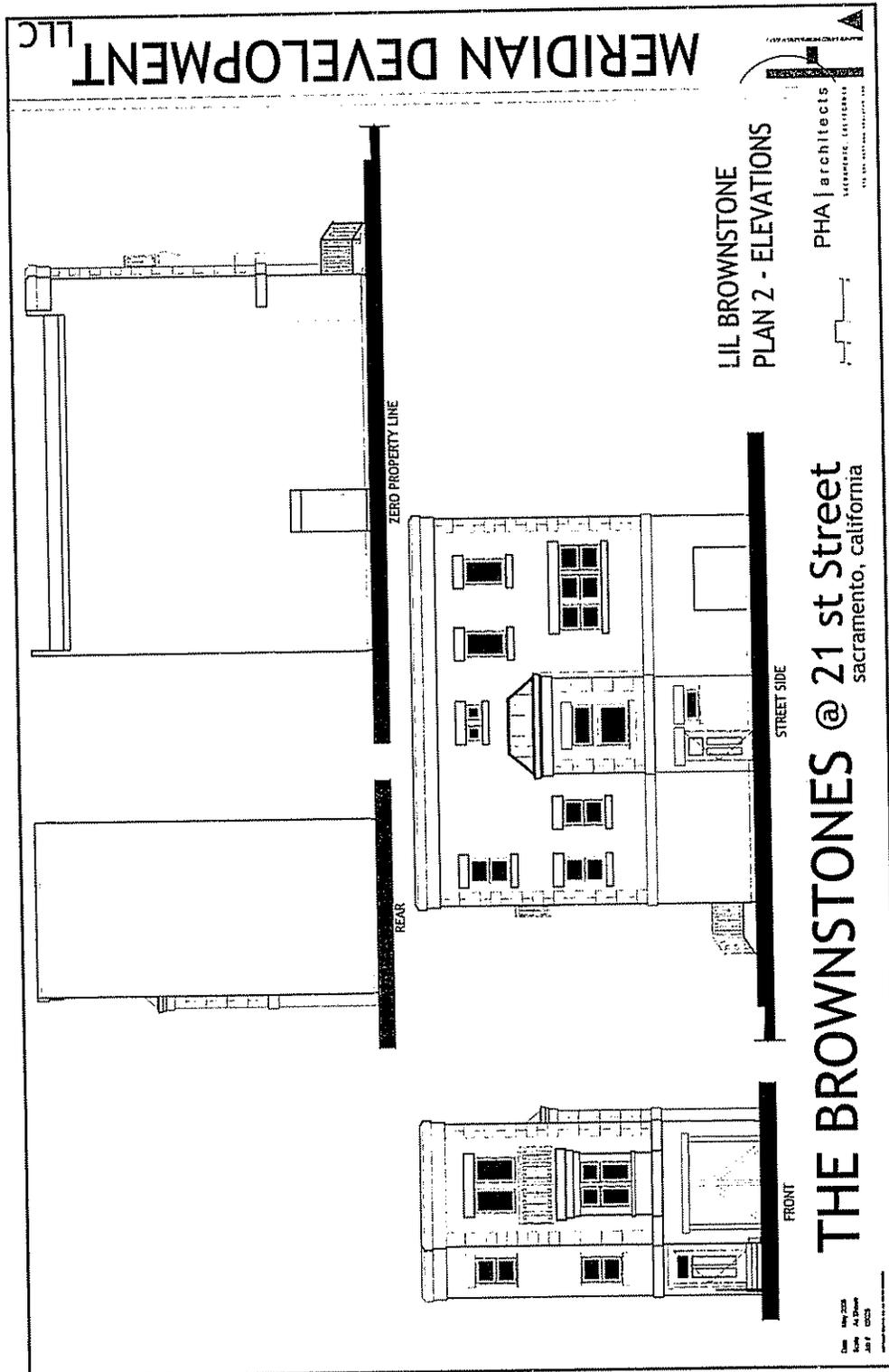
Attachment 9: Lil Brownstone Plan 1 Elevations



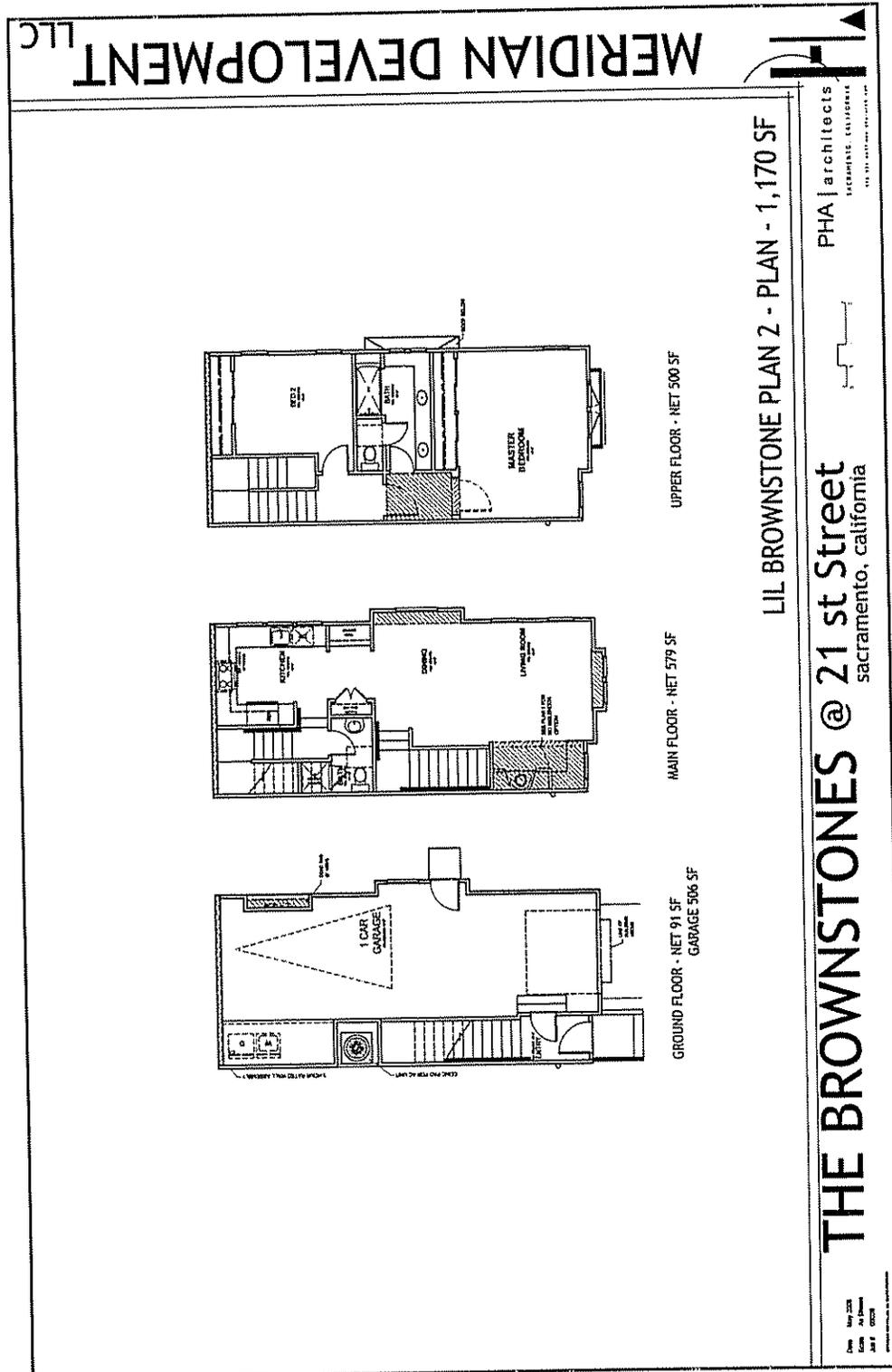
Attachment 10: Lil Brownstone Plan 1 – Floor Plans



Attachment 11: Lil Brownstone Plan 2 Elevations



Attachment 12: Lil Brownstone Plan 2 Floor Plan



Attachment 13: Lil Brownstone Materials

**MERIDIAN DEVELOPMENT LLC**

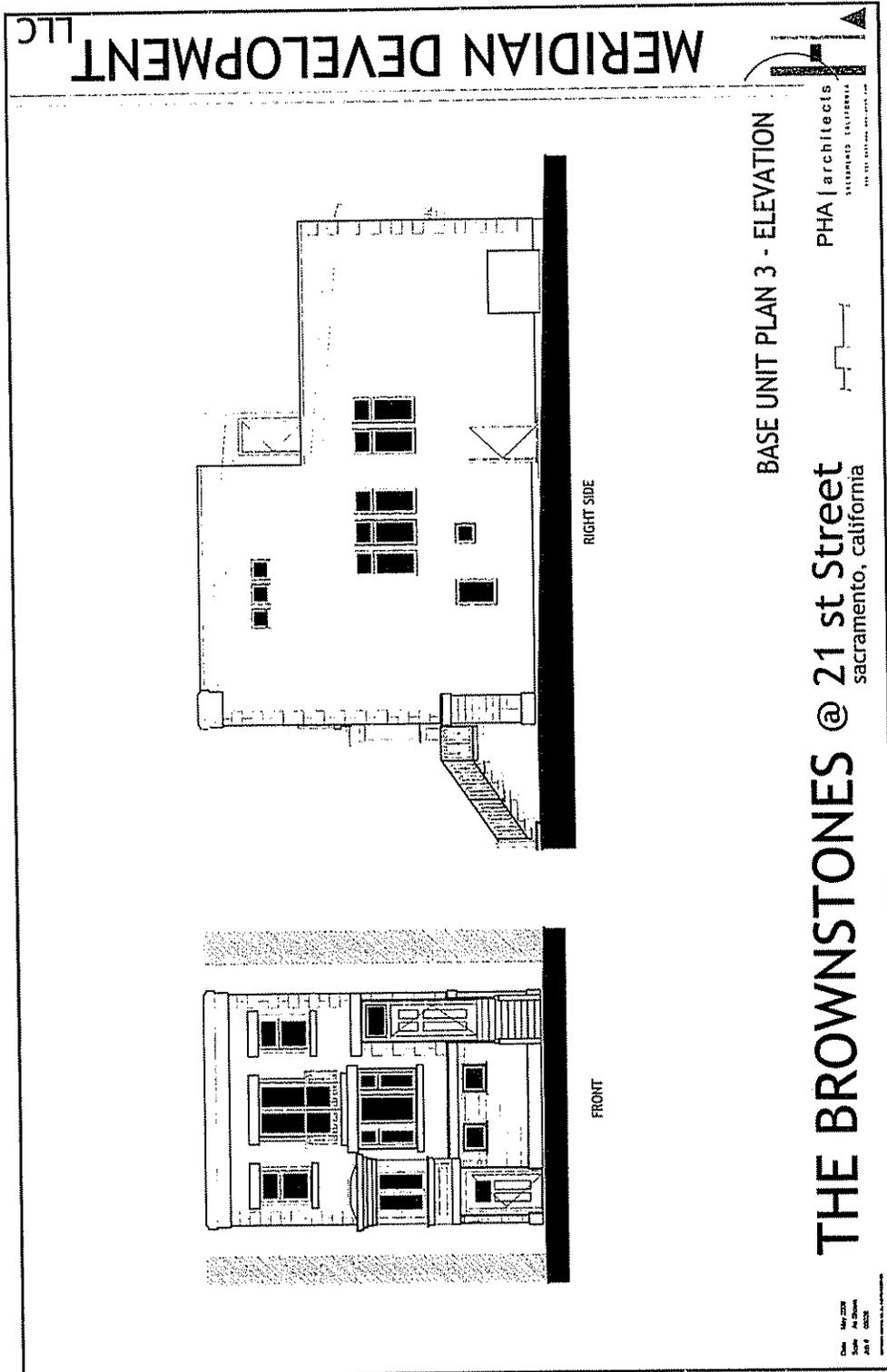
**LIL BROWNSTONE- MATERIALS**

**THE BROWNSTONES @ 21 st Street**  
sacramento, california

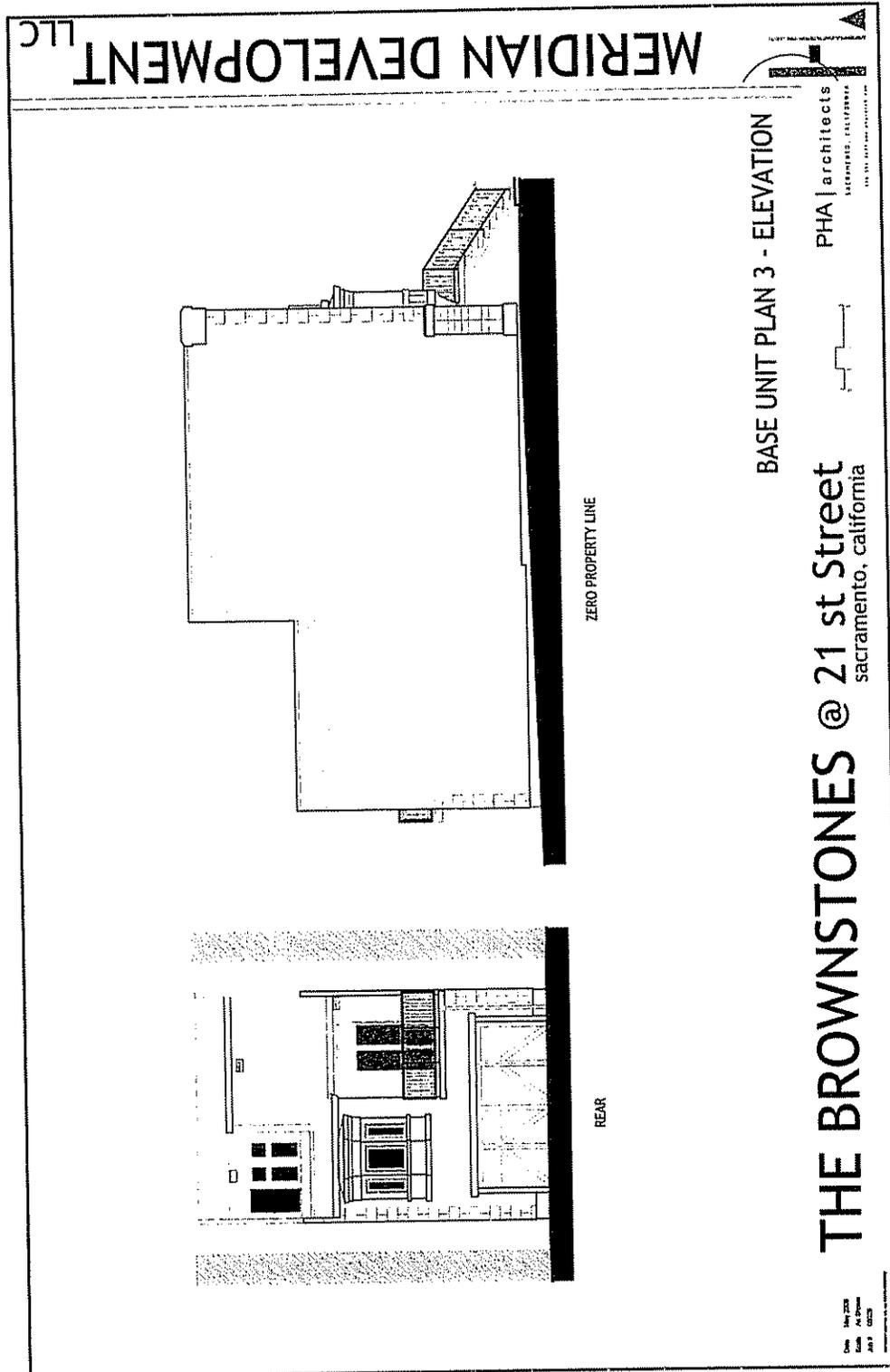
PHA | architects  
ARCHITECTS • INTERIORS • LANDSCAPE  
THE PHA GROUP INCORPORATED

Date: 10/17/06  
Scale: As Shown  
Job #: 0523

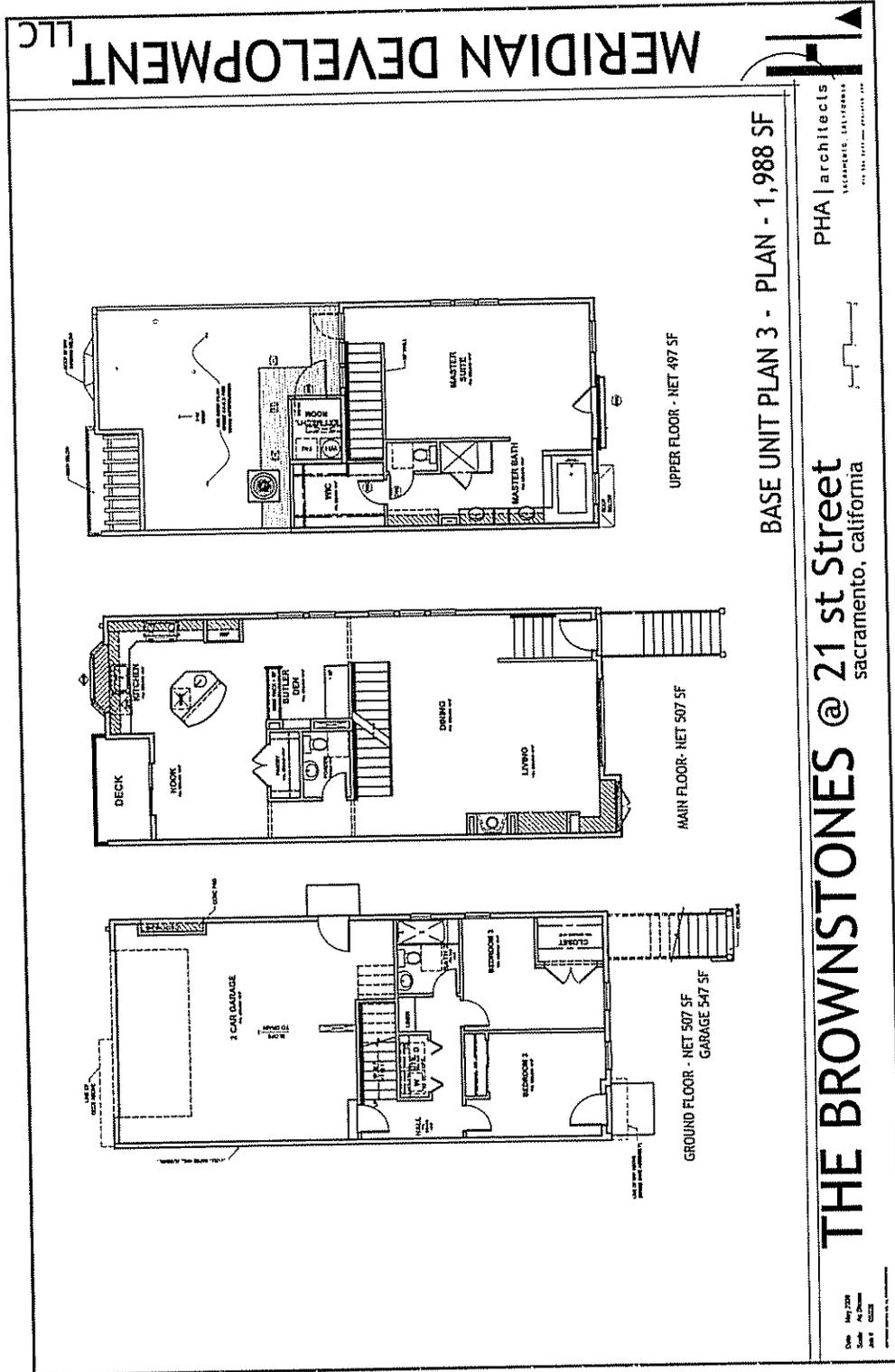
Attachment 14: Base Unit Plan 3 – Elevation (Front)



Attachment 15: Base Unit Plan 3 – Elevation (Rear)

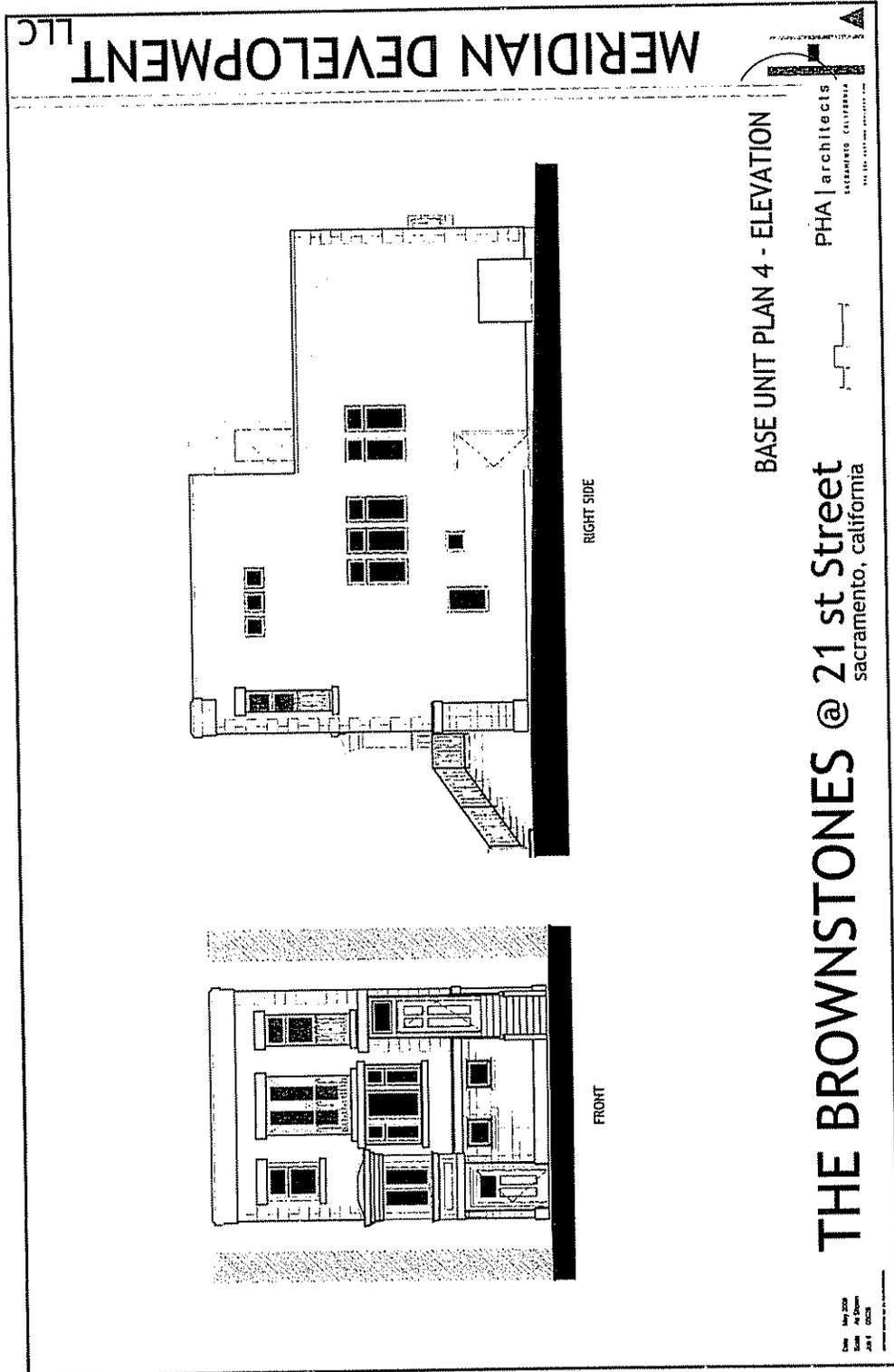


Attachment 16: Base Unit Plan 3 – Floor Plan

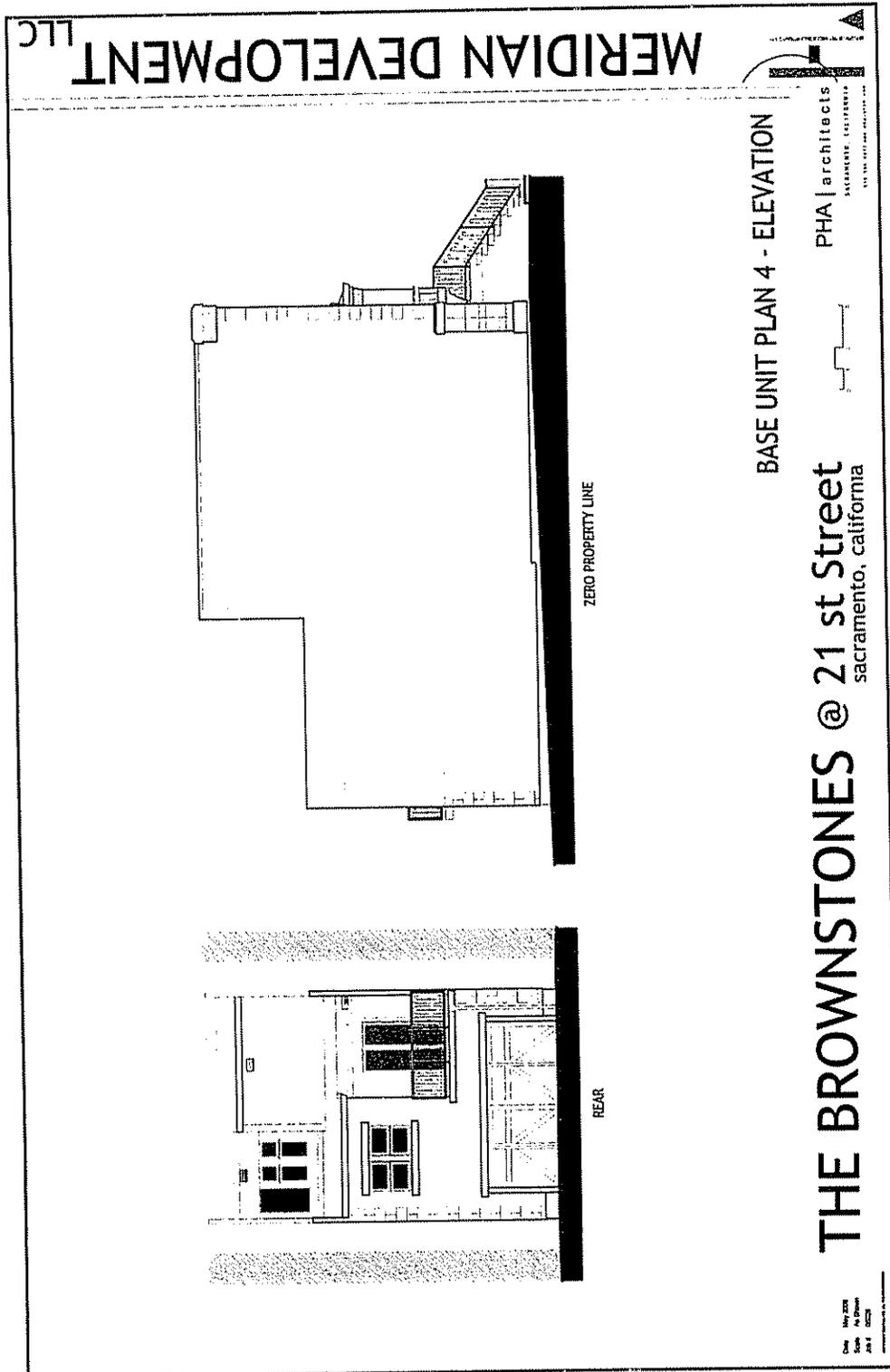




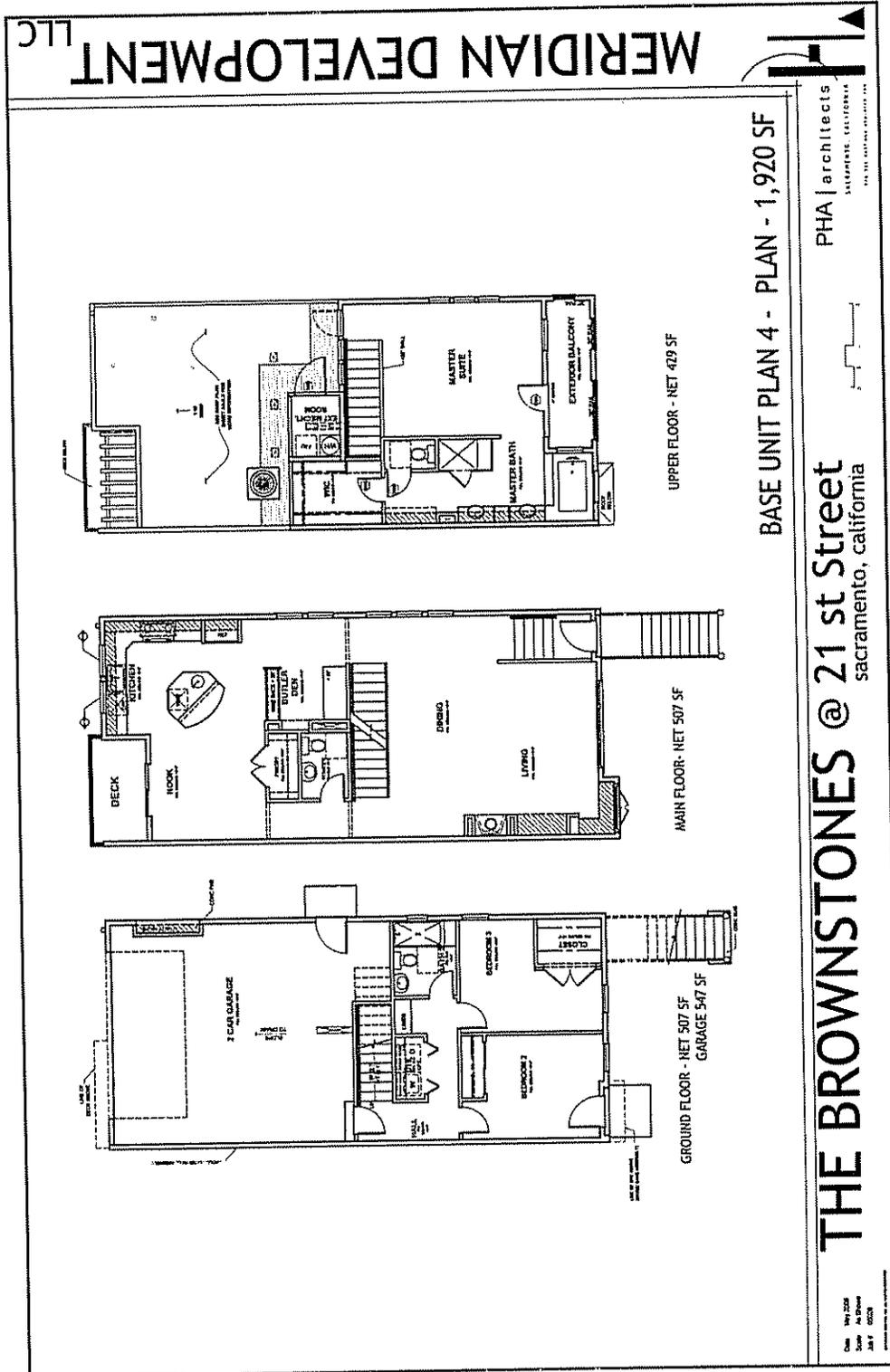
Attachment 18: Base Unit Plan 4 – Elevation (Front)



Attachment 19: Base Unit Plan 4 – Elevation (Rear)



Attachment 20: Base Unit Plan 4 – Floor Plan



Attachment 21: Base Unit Plan 4 – Materials

**MERIDIAN DEVELOPMENT LLC**

**BASE UNIT PLAN 4 - MATERIALS**

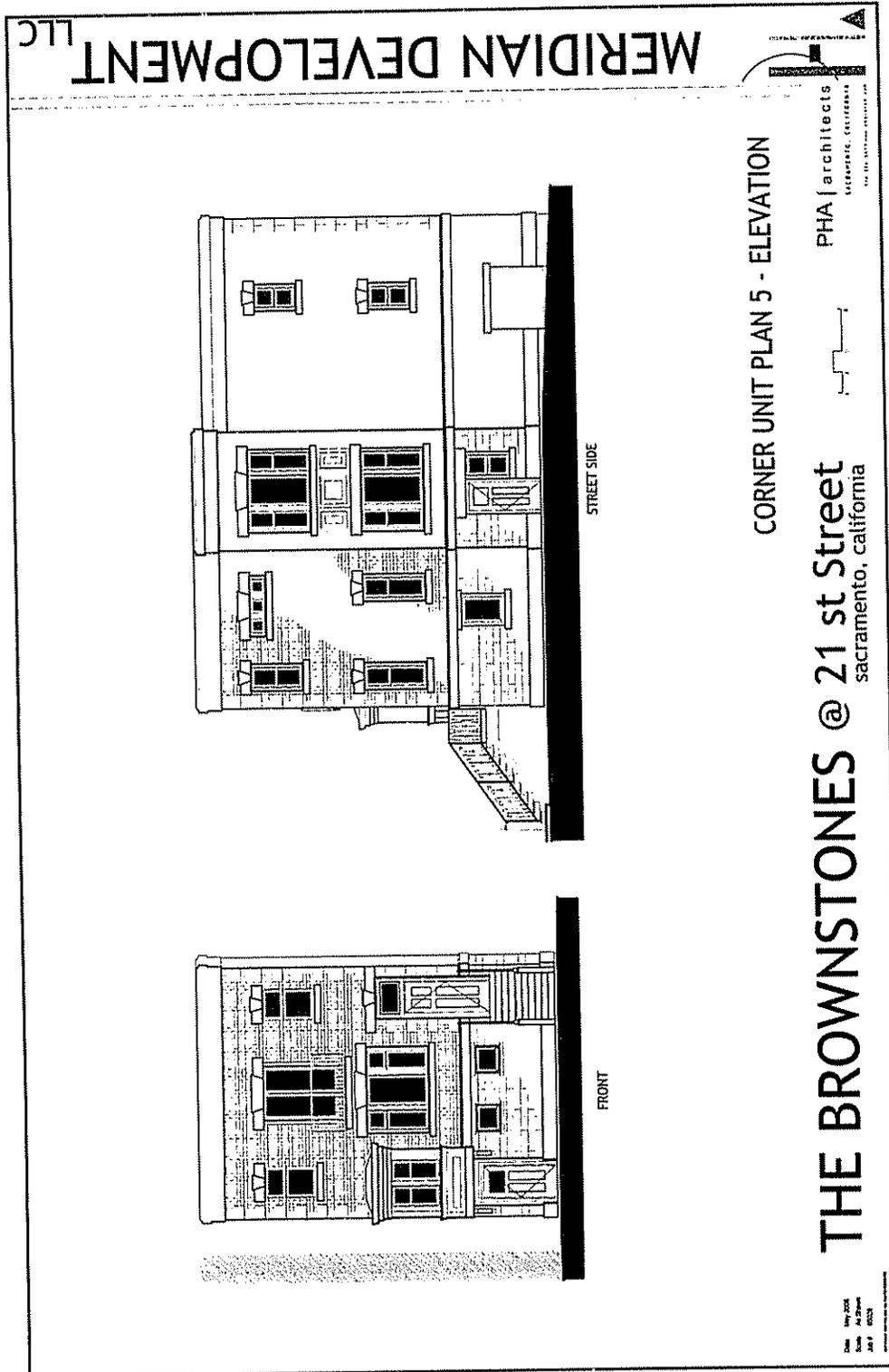
**THE BROWNSTONES @ 21 st Street**  
sacramento, california

PHA | architects  
1400 MARKET STREET, SACRAMENTO, CALIFORNIA 95811  
TEL: 916.441.1111 FAX: 916.441.1112

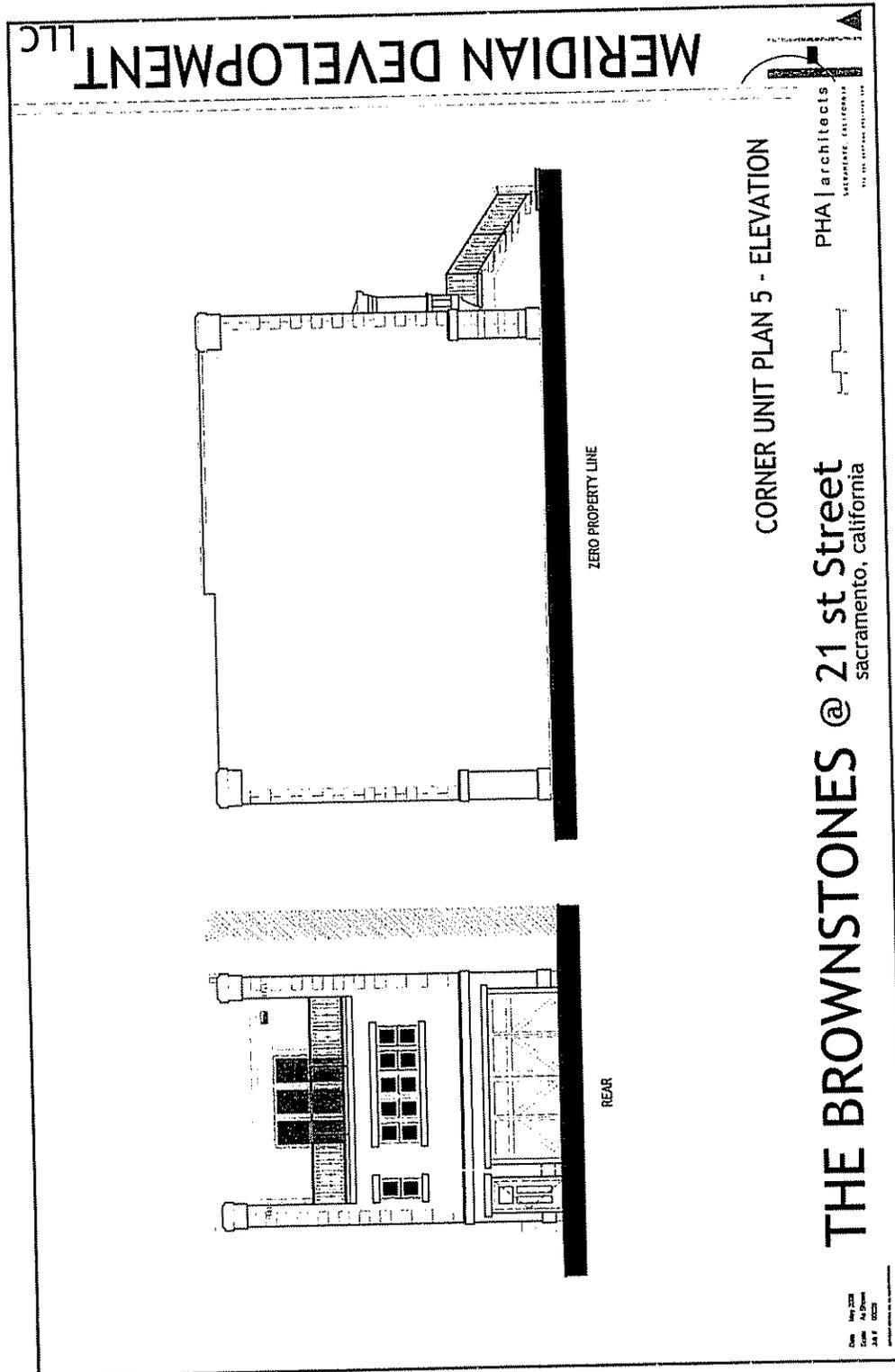
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SCALE: AS SHOWN  
JOB #: 0504

- SIMULATED LIMESTONE CORNICE
- STUCCO
- FORGED STEEL RAIL
- SIMULATED LIMESTONE OQUIN
- SIMULATED LIMESTONE LINTEL
- ADDRESS ETCHED IN TRANSPARENT GLAZING, ILLUMINATED BY CAN FIXTURE IN SOFFIT, TYP.
- FIBERGLASS DOOR PAINTED
- SIMULATED LIMESTONE BANDING
- SIMULATED LIMESTONE
- FORGED STEEL NEVEL
- CAST CONCRETE TREADS
- SIMULATED LIMESTONE
- FIBERGLASS / WOOD WINDOWS
- WOOD
- SIMULATED LIMESTONE CORBLE
- FIBERGLASS DOOR PAINTED
- SIMULATED LIMESTONE
- SIMULATED LIMESTONE

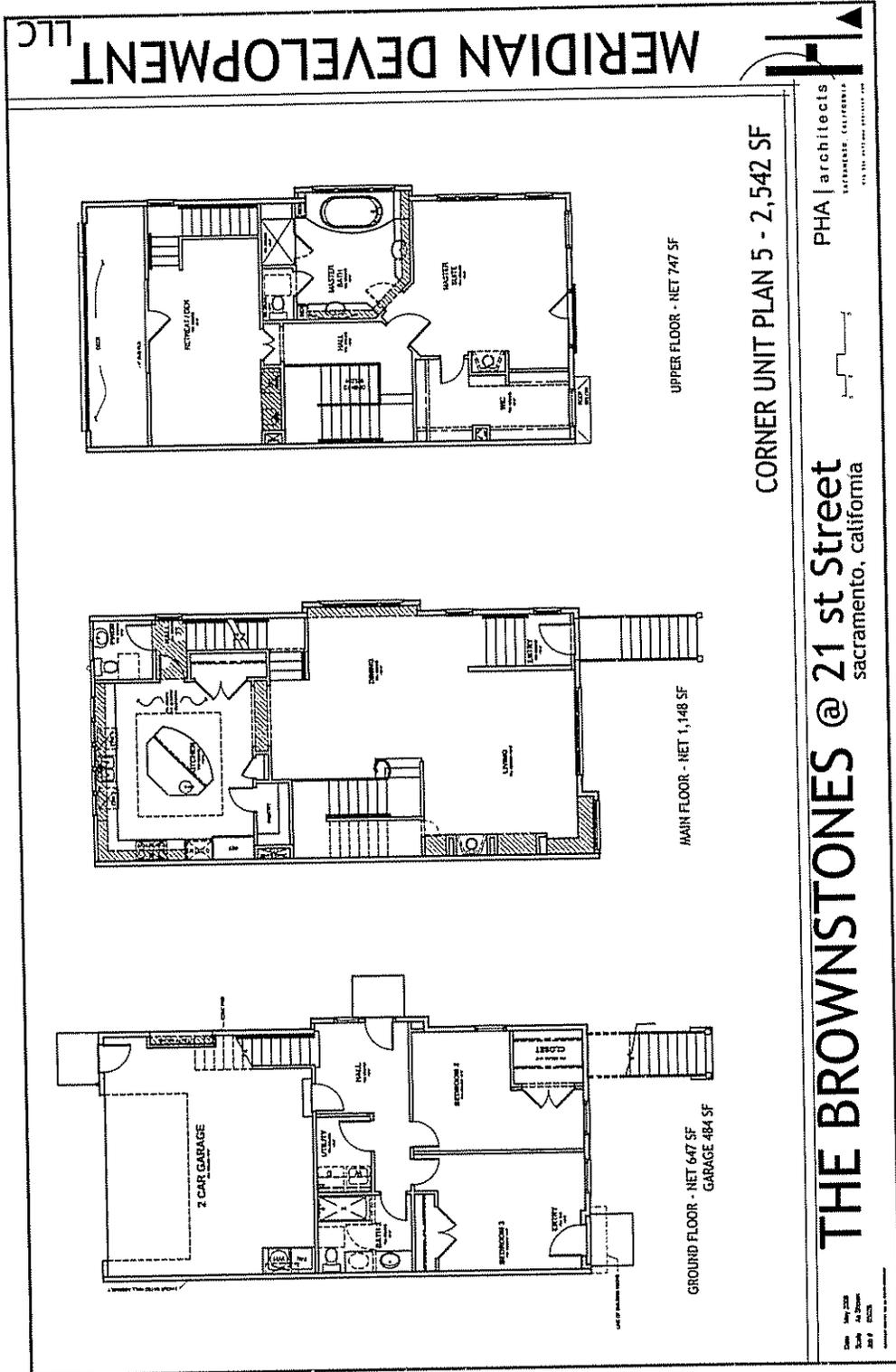
Attachment 22: Corner Unit Plan 5 – Elevation (Front)



Attachment 23: Corner Unit Plan 5 – Elevation (Rear)



Attachment 24: Corner Unit Plan 5 – Floor Plan



Attachment 25: Corner Unit Plan 5 – Materials

**MERIDIAN DEVELOPMENT LLC**

**CORNER UNIT - MATERIALS**

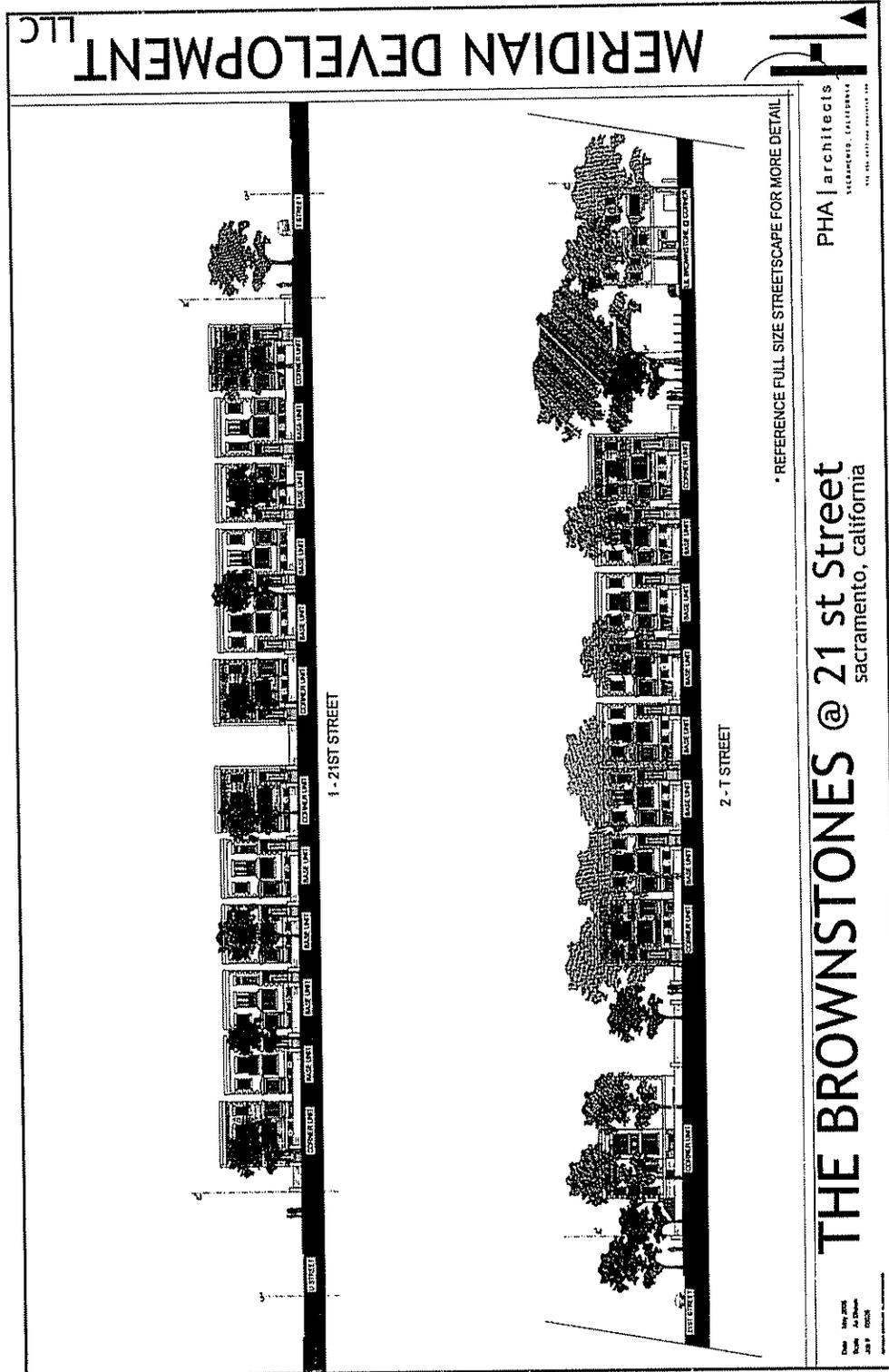
**THE BROWNSTONES @ 21 st Street**  
sacramento, california

PHA | architects  
SACRAMENTO CALIFORNIA  
100 11th Street, Sacramento, CA 95811

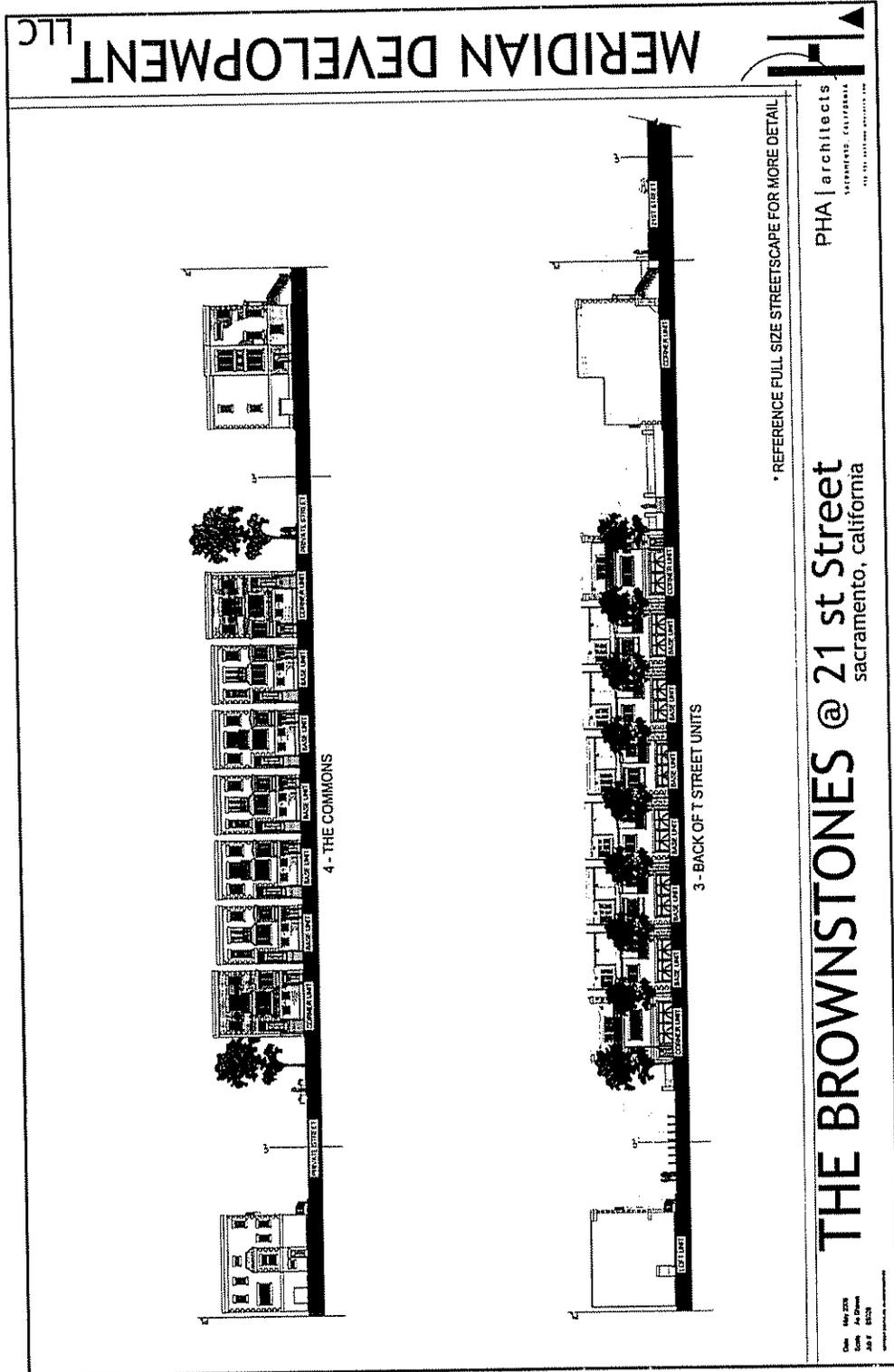
DATE: May 2005  
SCALE: As Shown  
JOB: P05-207

Labels in drawing:  
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 - SIMULATED LIMESTONE KEYSTONE  
 - VENEER BRICK  
 - FORGED STEEL RAILS  
 - CORNICE (SIMULATED LIMESTONE)  
 - LINTEL (SIMULATED LIMESTONE)  
 - ADDRESS ETCHED IN GLAZING, ILLUMINATED BY CAN FIXTURE IN SOFFIT, TYP.  
 - FIBERGLASS DOOR PAINTED  
 - SIMULATED LIMESTONE BANDING  
 - CAST CONCRETE TREADS  
 - FORGED STEEL NEWEL  
 - SIMULATED LIMESTONE  
 - SIMULATED LIMESTONE  
 - FIBERGLASS / WOOD WINDOWS  
 - WOOD  
 - SIMULATED LIMESTONE CORBLE  
 - FIBERGLASS DOOR PAINTED  
 - SIMULATED LIMESTONE

Attachment 26: Streetscape for 21<sup>st</sup> and T Streets



Attachment 27: Streetscape for Common Area and Private Drives



MERIDIAN DEVELOPMENT LLC



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Fax: 916.442.1112  
www.phaarchitects.com

THE BROWNSTONES @ 21 st Street  
sacramento, california

\* REFERENCE FULL-SIZE STREETScape FOR MORE DETAIL

Date: May 2006  
Drawn: JAY  
July 2006

Attachment 28: Streetscape of "Lil Brownstones" from Private Drive

