



REPORT TO COUNCIL City of Sacramento

26

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

PUBLIC HEARING
April 10, 2007

**Honorable Mayor and
Members of the City Council**

Title: 2001 Del Paso Boulevard (P06-141)

Location/Council District: 2001-2005 Del Paso Boulevard APN# 275-0042-008 & 009
(Council District 2)

Recommendation: Conduct a Public Hearing and upon conclusion 1) Adopt a **Resolution** approving the Environmental Exemption per the California Environmental Quality Act Section 15332, 2) Adopt an **Ordinance** approving the rezone from General Commercial Special Planning District (C-2-SPD) zone to General Commercial Transit Overlay Special Planning District (C-2-TO-SPD) zone

Contact: Elise Gumm, Assistant Planner, (916) 808-1927; Stacia Cosgrove, Senior Planner, (916) 808-7110

Presenters: Not Applicable

Department: Development Services

Division: Current Planning

Organization No: 4881

Description/Analysis

Issue: The project involves the construction of a 57,864± square foot, 6-story mixed-use building that consists of twenty-seven (27) alternative ownership housing (condominium) units, 13,300± square feet of office space, 6,440± square feet of retail space, and 50 stacked parking spaces on a 0.34± acre vacant parcel within the Del Paso Boulevard Special Planning District in the General Commercial (C-2-SPD) zone. The applicant is requesting a rezone from General Commercial Special Planning District (C-2-SPD) zone to General Commercial Transit Overlay Special Planning District (C-2-TO-SPD) zone.

Policy Considerations: The site is in both the Del Paso Boulevard Special Planning District and the North Sacramento Redevelopment Area. The North Sacramento Redevelopment Area provides strategies for the revitalization and improvement of the commercial area via infill development, economic development and the creation of urban spaces that encourage pedestrian activity.

Smart Growth Principles: City Council adopted a set of Smart Growth Principles in December 2001 to encourage development patterns that are sustainable and balanced in terms of economic objectives, social goals, and use of environmental/natural resources. This proposed infill development allows a mixture of land uses and supports vibrant city centers by redeveloping a blighted property with vertically integrated land uses and building transit supportive development within an existing transit corridor.

Strategic Plan Implementation: The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to goals that achieve sustainability, enhance livability, promote increased housing opportunities for Sacramento residents and expand economic development throughout the City.

Committee/Commission Action: On January 11, 2007, the Planning Commission approved the entitlements to develop the 2001 Del Paso Boulevard project. The Design Review and Preservation Board approved the design review application (DR06-222) for the same project on December 20, 2006.

Environmental Considerations: The Environmental Planning Services Division has reviewed the proposed project and determined it is exempt pursuant to California Environmental Quality Act (CEQA) Section 15332, which consists of projects characterized as infill development meeting the conditions described in this section.

Rationale for Recommendation: The project is consistent with the objectives of the General Plan and the North Sacramento Community Plan.

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:



Ray Kerridge
City Manager

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Attachment 1: Background

Background Information:

There were originally two buildings on the project site that were demolished in 2006 due to several code violation cases reported to the Code Enforcement Department. Originally, the building along Fairfield Street was a small retail store, and the building adjacent to it was an apartment.

The project as proposed will be one of the first in the area in regards to size and density. This project is to be a catalyst for the area to spur further development within the Del Paso Boulevard Special Planning District as well as the general area. The applicant has been working with staff closely for direction and has made modifications to the design.

Because of the proposed density exceed the requirement of General Commercial Special Planning District (C-2-SPD) zone, the applicant requests to rezone the property to General Commercial Transit Overlay Special Planning District (C-2-TO-SPD) zone in order to permit increased densities. The transit overlay (TO) zone allows a mix of moderate to high density residential and nonresidential uses, by right, to promote transit ridership within walking distance of an existing or proposed light rail transit station. The district is intended to promote coordinated and cohesive site planning and design that maximizes land use transit supportive development, to create continuity of pedestrian-oriented streetscapes and activities throughout the district and to encourage pedestrian, bicycle and transit rather than exclusive automobile access to employment, services and residences. This overlay zone provides a streamlined approval process, permits increased heights, densities and intensities over the base zone for projects with a residential component and encourages housing and mixed use projects.

The project site is in between two light rail stations—the Arden/Del Paso Station and the Royal Oaks Station. The project site is within ¼ mile of the Arden/Del Paso Station, is less than ½ mile of the Royal Oaks Station, and is within ½ mile of the Swanton Station Village area. Thus, the project site is eligible to Transit Overlay (TO) zone and the mixed-use project is in compliance with the purpose of the Transit Overlay (TO) zone. In addition, the proposed project provides a mixture of uses and a variety of housing types, which is consistent with the intension of the Transit Overlay zone. Thus, staff recommends the Planning Commission recommend approval of the rezone for the proposed project, as the project is in compliance with the adopted General Plan Vision and Guiding Principles and supports development along the Del Paso Boulevard Commercial Corridor.

Public/Neighborhood Outreach and Comments:

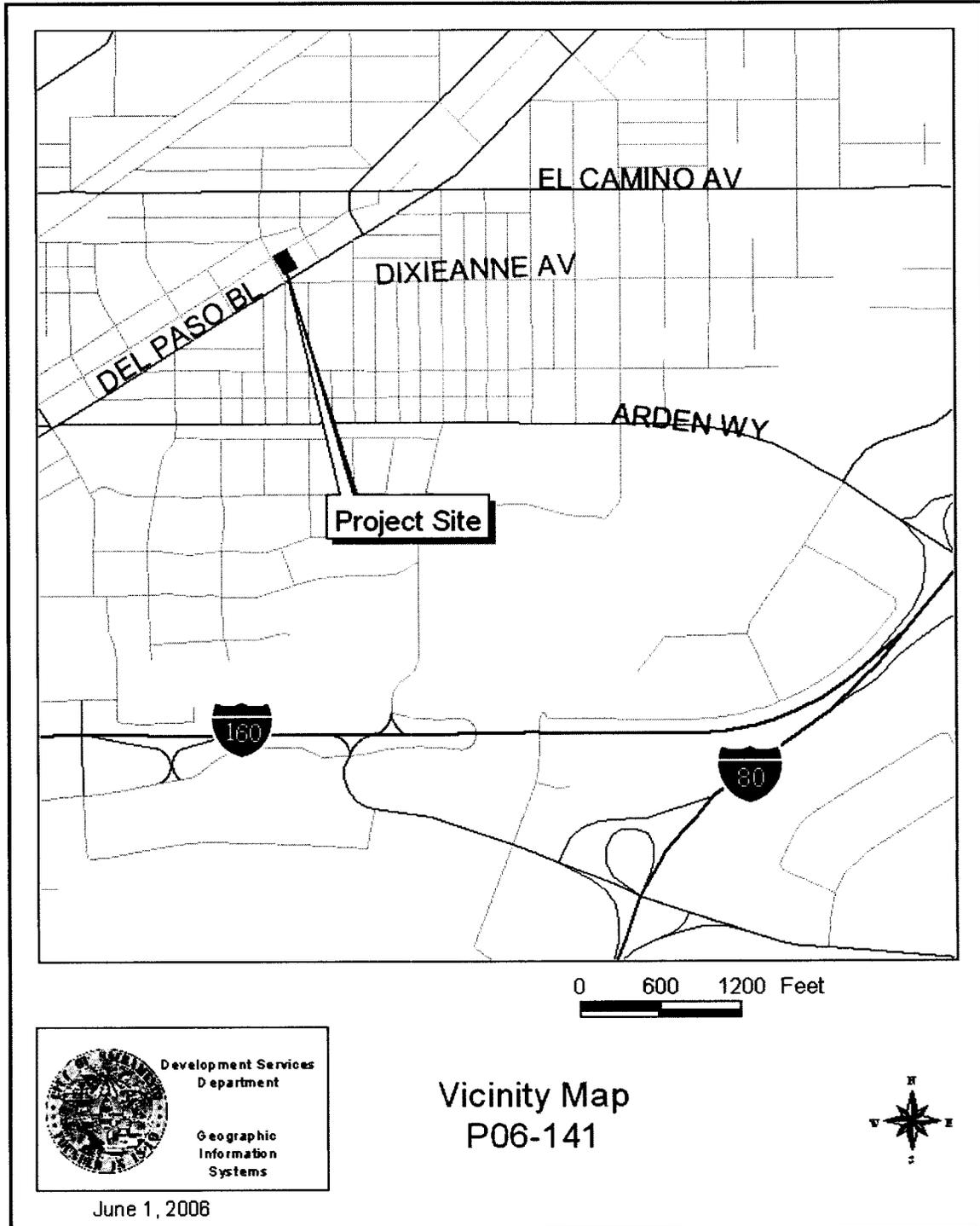
The project was routed to Del Paso Heights Improvement Association, East Del Paso Heights Target Area Committee (TAC)/McClellan Heights West, and Heights Residents Working Together. City staff has not received any comments in writing from any of these Associations. The project was also presented to the North Sacramento Redevelopment Advisory Committee (RAC) on November 16, 2006 and the North Sacramento RAC

supported the project.

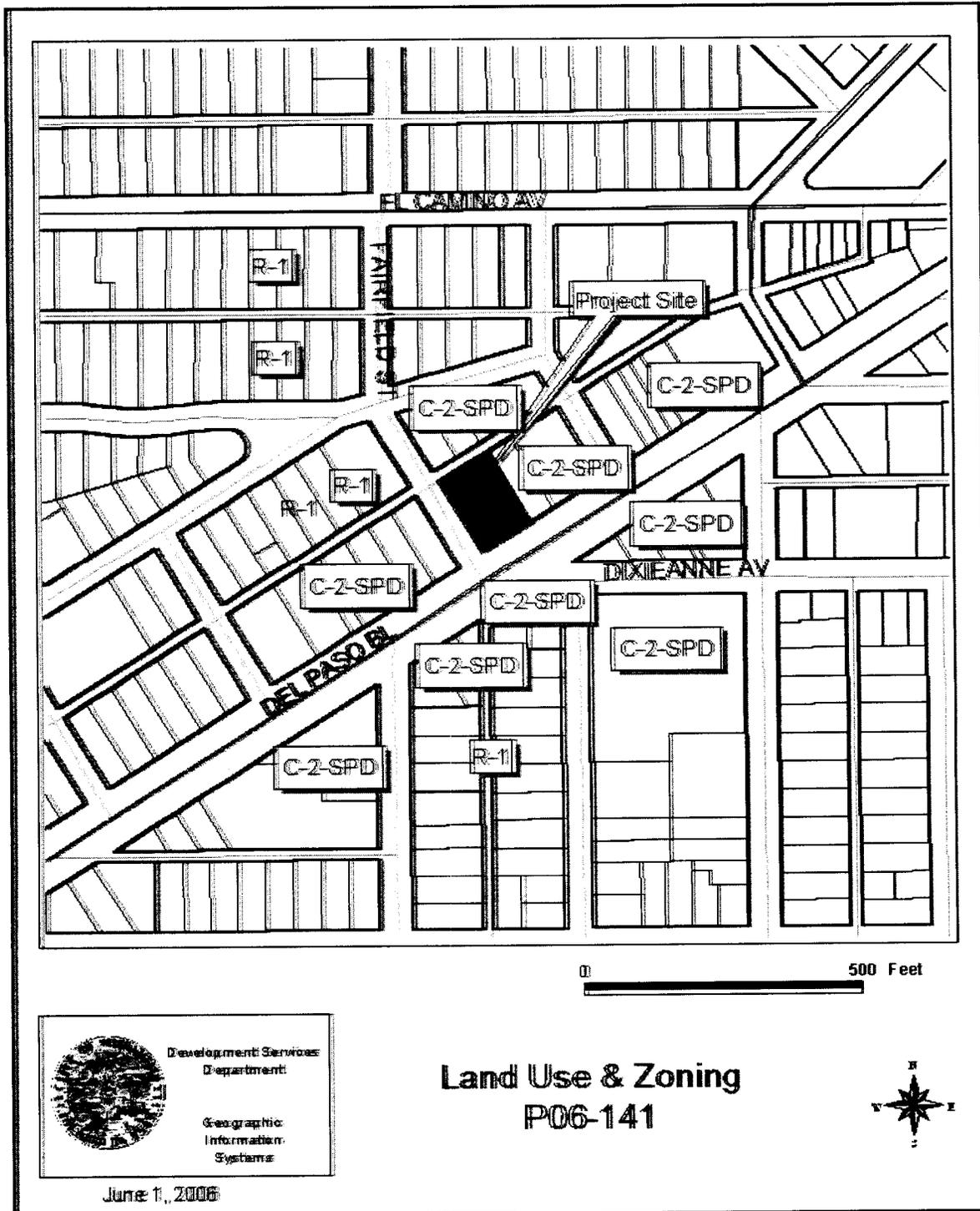
Early Notification of the project was sent to adjacent property owners within 500 feet of the subject site on August 17, 2006. Staff received a total of seven phone calls from these owners. All callers are property owners within 200 feet of the proposed project. Two callers supported the project and wanted to see it built as soon as possible. Three callers requested additional details and supported the project after discussions with staff. One caller is a long time resident in the Del Paso Boulevard area, who would rather see no changes to the boulevard and keep the boulevard as before it was annexed to the City. One caller is the owner of Sammy's Restaurant, whose parking lot is adjacent to the east side of the proposed project. The owner of Sammy's is concerned about the shortage of parking and potential impacts to his business, especially during weekends, which is the busiest time for Sammy's. Staff has been informed that the applicant has been working with the owner of Sammy's restaurant to find a solution. The owner of Sammy's restaurant did not attend in the Planning Commission meeting on January 11, 2007 to oppose the project.

Notice of Hearing: As required by section 17.208.020(C) of the City Code, ten day notice of the April 10, 2007 public hearing has been published and mailed.

Attachment 2: Vicinity Map



Attachment 3: Land Use & Zoning Map



Attachment 4: Environmental Resolution

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

**DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT,
FOR THE PROPERTY LOCATED AT 2001 & 2005 DEL PASO BOULEVARD
(APN: 275-0042-007 & 008) (P06-141)**

BACKGROUND

A. The City of Sacramento's Environmental Planning Services has reviewed the 2001 Del Paso Boulevard project (P06-141) ("Project") 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, infill Development.
2. The factual basis for the finding of exemption is as follows: The project is consistent with the applicable General Plan designation and all applicable plan policies as well as with applicable zoning designations and regulations. The project occurs within city limits on a site not more than five acres and substantially surrounded by urban uses.

**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.

Attachment 5: Ordinance to Approve Rezone

ORDINANCE NO. 2007-

Adopted By the Sacramento City Council

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE TITLE 17 OF THE SACRAMENTO CITY CODE, BY REZONING 0.34± ACRE OF GENERAL COMMERCIAL SPECIAL PLANNING DISTRICT (C-2-SPD) ZONE TO 0.34± ACRE GENERAL COMMERCIAL TRANSIT OVERLAY SPECIAL PLANNING DISTRICT (C-2-TO-SPD) ZONE, FOR THE PROPERTY LOCATED AT 2001 & 2005 DEL PASO BOULEVARD (APN: 275-0042-007 & 008) (P06-141)

Be It Enacted By The Council Of The City Of Sacramento That:

SECTION 1

The property generally described, known and referred to as 2001 Del Paso Boulevard (APN: 275-0042-007 & 008) which is shown on Exhibit A, consists of 0.34± acre currently in the General Commercial Special Planning District (C-2-SPD) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said property, totaling 0.34± acre, is hereby removed from the C-2-SPD zone and placed in the General Commercial Transit Overlay Special Planning District (C-2-TO-SPD) zone.

SECTION 2

Rezoning of the property described in the attached Exhibit A by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as said procedures have been affected by recent court decisions.

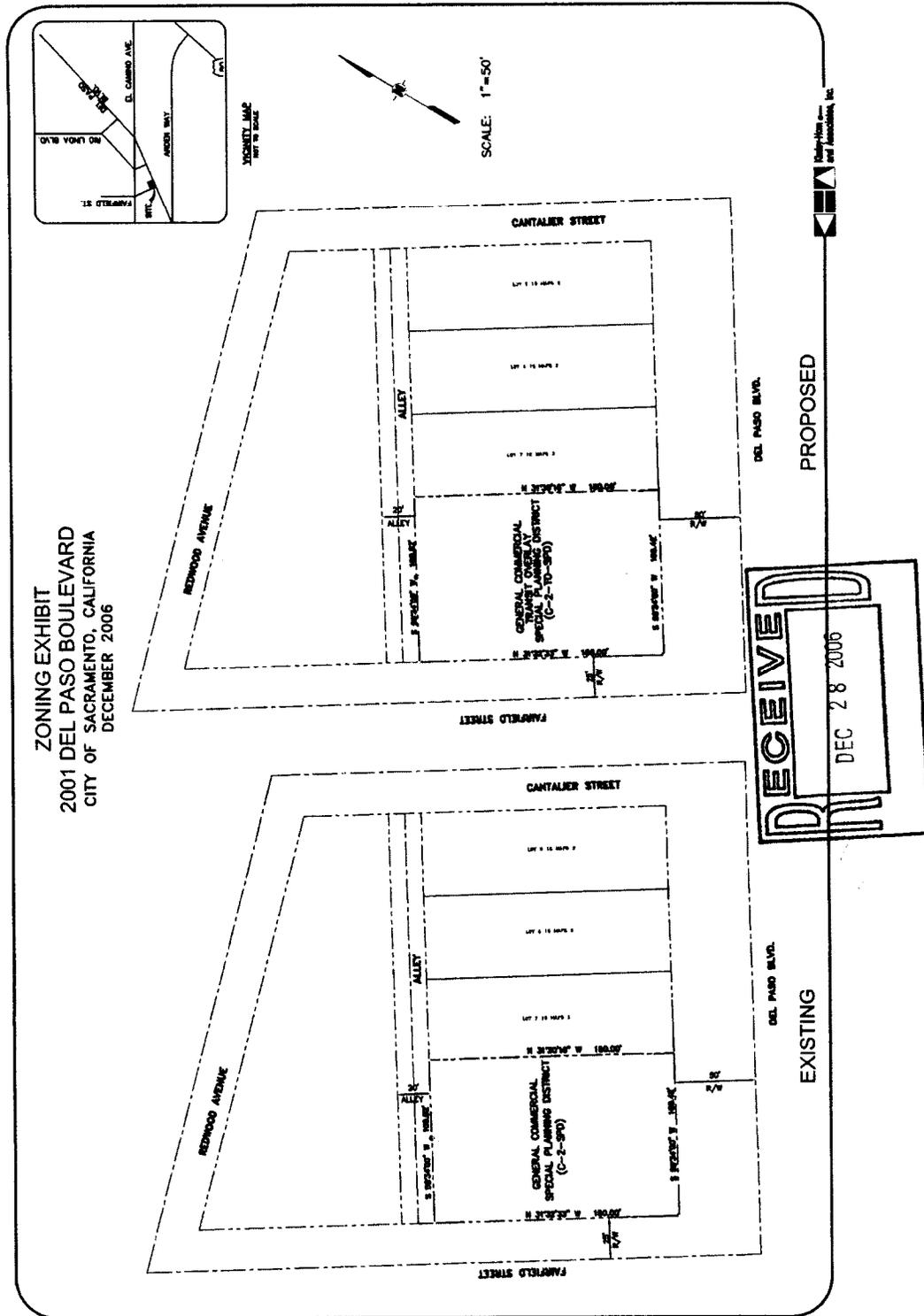
SECTION 3

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning map, which is a part of said Comprehensive Zoning Ordinance, Title 17 of the City Code, to conform to the provisions of this Ordinance.

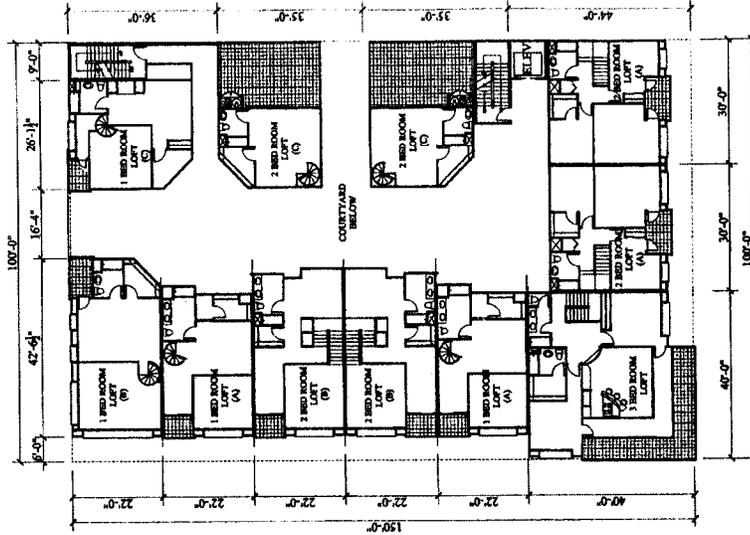
Table of Contents:

Exhibit A: Rezone – 1 page

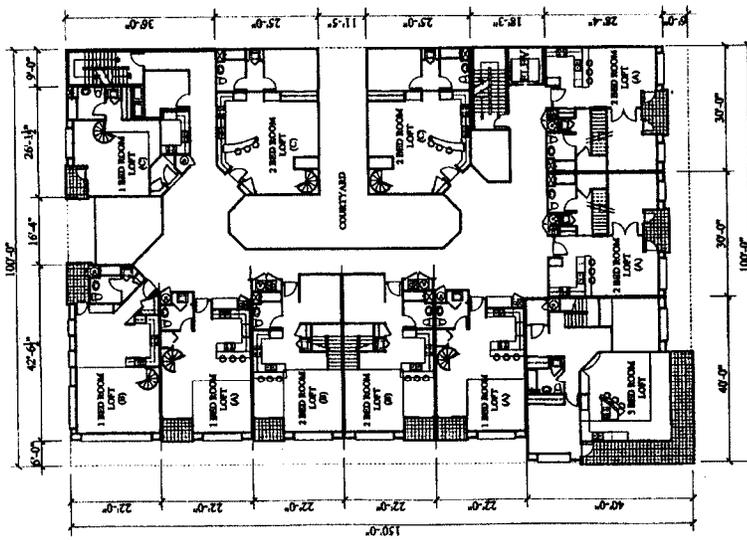
Exhibit A: Rezone Exhibit



Attachment 9: Fifth and Sixth Level Floor Plans



SIXTH LEVEL - UPPER FLOOR LOFTS



FIFTH LEVEL - LOWER FLOOR LOFTS

RESIDENTIAL INFORMATION
ILLOFT LINES

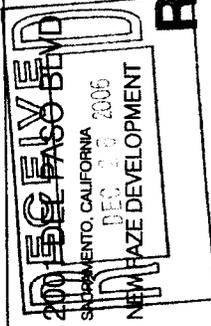
- FIFTH LEVEL - 11 LOFTS
- (-D) 3 BEDROOM - A 2,442 SF
- 1,221 SFRONT 1,224 SF
- (-B) 1 BEDROOM - C 1,204 SF
- 1,224 SFRONT 1,153 SF
- (-D) 3 BEDROOM - A 2,390 SF
- 1,446 SFRONT 2,411 SF
- (-D) 3 BEDROOM - C 1,204 SF
- 1,224 SFRONT 2,178 SF
- (-D) 3 BEDROOM - C 1,194 SF
- 1,224 SFRONT 1,493 SF
- TOTAL 5TH & 6TH LEVEL 14,913 SF

LOWER & UPPER LOFT LEVEL
FIFTH & SIXTH LEVEL
2A
SCALE: 3/32"=1'-0"
DATE: 12-26-06
PROJECT: 40011

Architecture | Planning | Interiors
444 Spear Street, Suite 200
San Francisco, CA 94105
www.hurlingham.com
Contact: Bob Hurlingham
1.415.512.1300
1.415.288.0288



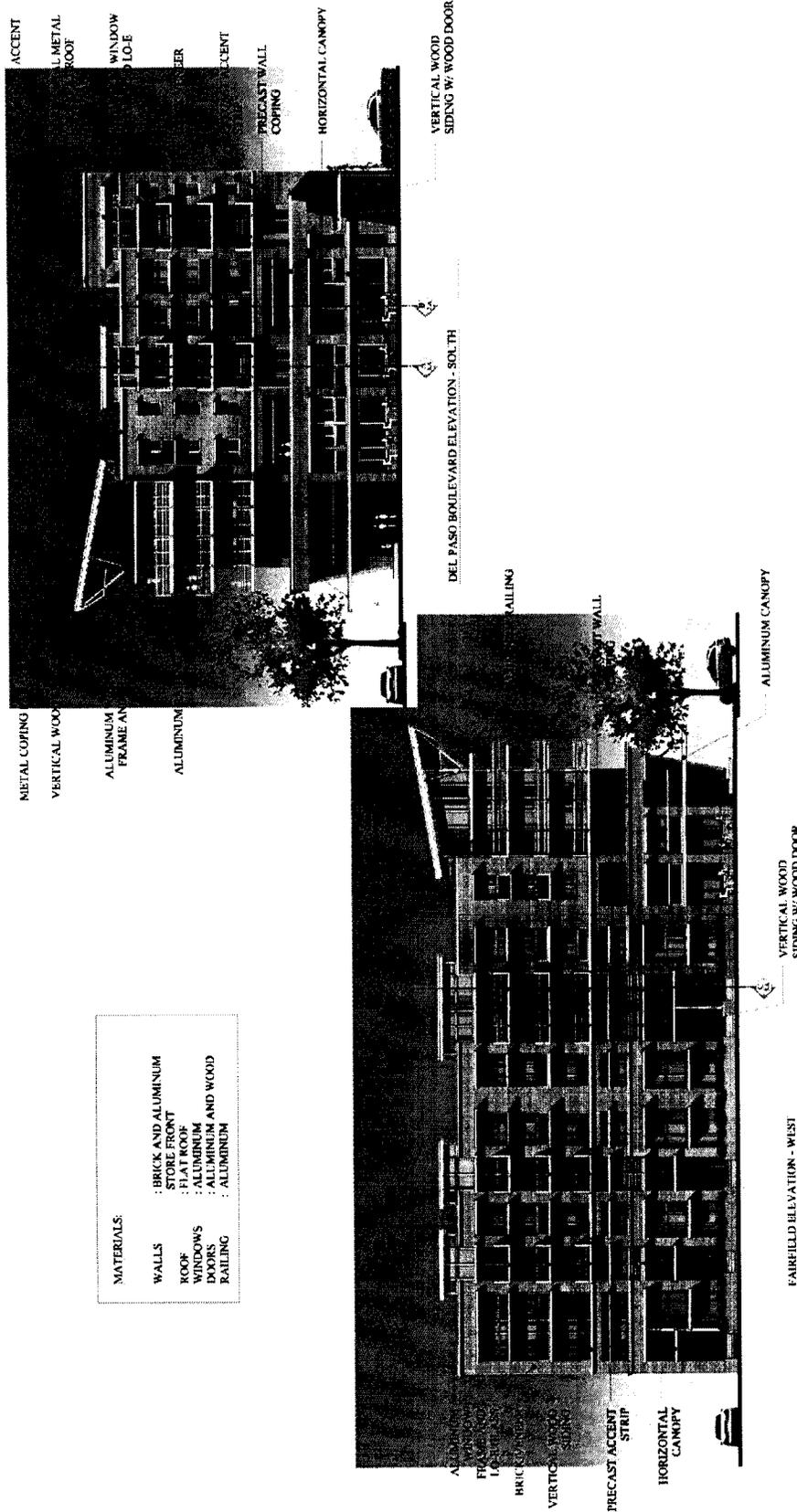
NEW FAZE DEVELOPMENT, INC.
1825 Del Paso Boulevard
Berkeley, CA 94705
Contact: Wendy Sharron
KIMLEY-HORN & ASSOCIATES, INC.
11000 White Rock Road, Suite 150
Menlo Park, CA 94025
Contact: Claudia R. Wick, P.E.



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Attachment 10: Building Elevations

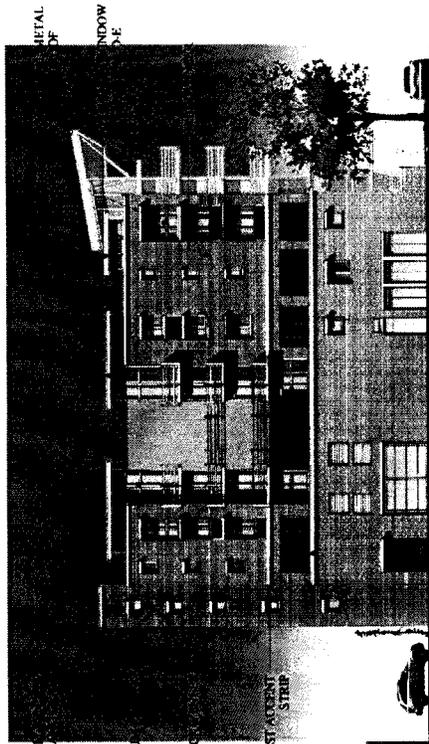


MATERIALS:

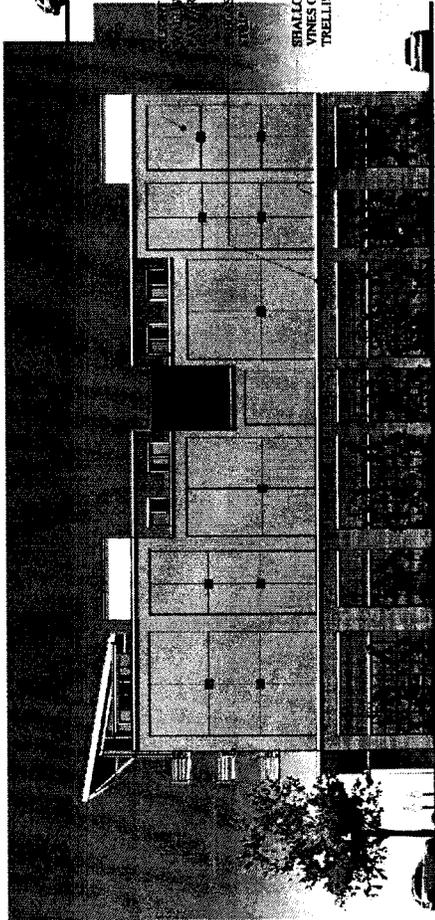
- WALLS : BRICK AND ALUMINUM
- ROOF : STONE FRONT
- : FLAT ROOF
- WINDOWS : ALUMINUM
- DOORS : ALUMINUM AND WOOD
- RAILINGS : ALUMINUM

<p>2001 DEL PASO BLVD SACRAMENTO, CALIFORNIA</p>		<p>Architecture Planning Interiors</p> <p>444 Soobar Street, Suite 200 San Francisco, CA 94106 www.hornhones.com Contact: Bob Jensen</p>		<p>ELEVATIONS 3</p> <p>SCALE: 3/32"=1'-0" DATE: 11-20-06 PROJECT: 02011</p>
<p>NEW FAZE DEVELOPMENT, INC. 1025 L Street, Suite 150 Sacramento, CA 95811 Contact: Wendy Stauden</p>		<p>KIMLEY-HORN & ASSOCIATES, INC. 11000 White Rock Road, Suite 150 Folsom, CA 95630 Contact: Candice H. Weeks P.E.</p>		<p>NEW FAZE DEVELOPMENT</p>

Attachment 11: Building Elevations



NORTH ALLEY ELEVATION - NORTH



SAMMY'S PARKING LOT ELEVATION - EAST

MATERIALS

- WALLS : BRICK AND ALUMINUM
- ROOF : FLAT ROOF
- WINDOWS : ALUMINUM
- DOORS : ALUMINUM AND WOOD
- RAILING : ALUMINUM

ELEVATIONS
4
SCALE: 3/8" = 1'-0"
DATE: 12/26/06
PROJECT: 47001

Architecture | Planning | Interiors
444 Scott Street, Suite 200
San Francisco, CA 94105
www.humintalco.com
Contact: Bob Ineson
1-415-517-1300
1-415-285-0388



NEW FAZE DEVELOPMENT, INC.
1100 White Rock Road, Suite 150
Folsom, CA 95630
Contact: Wendy Saunders
916-432-6442

KIMLEY-HORN & ASSOCIATES, INC.
1100 White Rock Road, Suite 150
Folsom, CA 95630
Contact: Charles H. Witek, P.E.

2001 DEL PASO BLVD
SACRAMENTO, CALIFORNIA
NEW FAZE DEVELOPMENT

DATE PLOTTED: 12/26/06 10:58:58 AM

DATE PLOTTED: 12/26/06 10:58:58 AM

Attachment 12: Night Elevation on Del Paso Boulevard



DEL PASO BOULEVARD ELEVATION - SOUTH
NIGHT ELEVATION

2001 DEL PASO BLVD
 SACRAMENTO, CALIFORNIA
 NEW FAZE DEVELOPMENT

NEW FAZE DEVELOPMENT, INC.
 1845 J STREET, SUITE 200
 SACRAMENTO, CALIFORNIA 95811
 1-916-328-8402
 Contact: Wendy Saunders

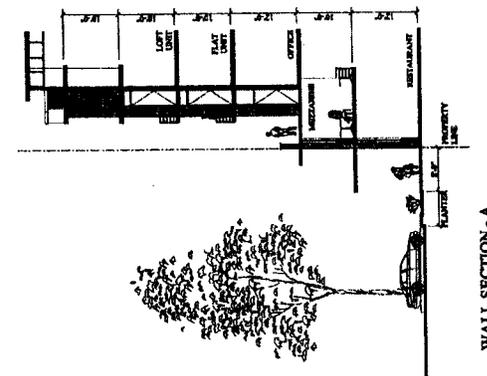
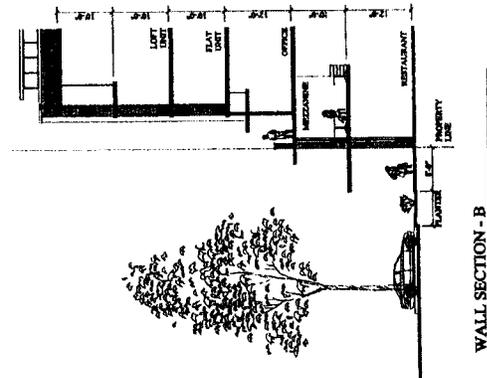
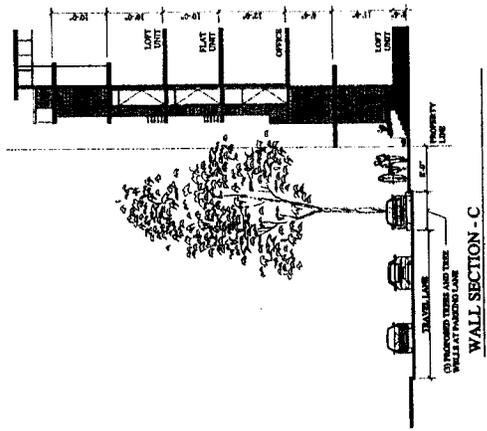
KIMLEY-HORN & ASSOCIATES, INC.
 11000 WHITE ROCK ROAD, SUITE 150
 RANCHO CORDON, CA 95926
 Contact: Cathie H. Wang P.E.



Architecture | Planning | Interiors
 444 Spear Street, Suite 200
 San Francisco, CA 94105
 www.humbalicious.com
 Contact: Bob Larsen
 1-415-512-1800
 1-415-268-0268

ELEVATIONS
5
 SCALE: 1/8" = 1' or
 DATE: 12/06
 PROJECT: 07011

Attachment 13: Wall Sections



WALL SECTIONS
5A
 SCALE: 1/8"=1'-0"
 DATE: 03-29-07
 PROJECT: 407011

Architecture | Planning | Interiors
 444 Spear Street, Suite 200
 San Francisco, CA 94105
 www.funtfalcon.com
 Contact: Bob Hanson
 1.415-612-1000
 1.415-285-0285



NEW FAZE DEVELOPMENT, INC.
 1825 Del Paso Boulevard
 Suite 100
 Sacramento, CA 95811
 Contact: Wendy Saunders
 916.488.8422

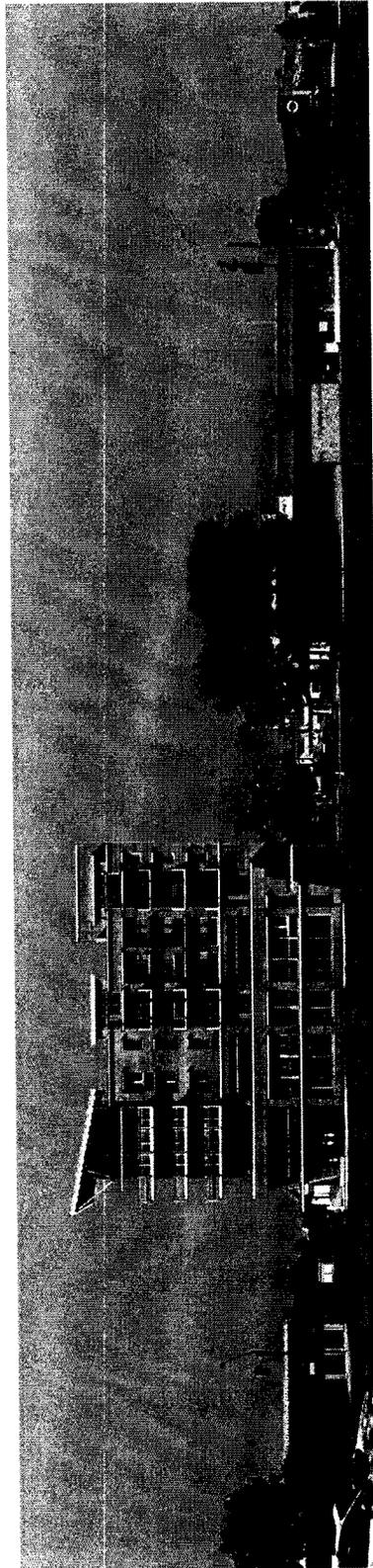
KIMLEY-HORN & ASSOCIATES, INC.
 11000 White Rock Road, Suite 150
 Rancho Cordova, CA 95670
 Contact: Charles R. Wash, P.E.

2001 DEL PASO BLVD
 SACRAMENTO, CALIFORNIA
 NEW FAZE DEVELOPMENT

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Attachment 14: Streetscape on Del Paso Boulevard



VIEW AT DELPADO BOULEVARD

2001 DEL PASO BLVD
 SACRAMENTO, CALIFORNIA
 NEW FAZE DEVELOPMENT

NEW FAZE DEVELOPMENT, INC.
 1800 Del Paso Boulevard
 Sacramento, CA 95815
 Contact: Mike Johnson
 916-486-0422

KIMLEY-HORN & ASSOCIATES, INC.
 1100 Mike Road, Suite 100
 Folsom, CA 95630
 916-992-5200
 Contact: Claudia P. Wells, P.E.



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 444 Spear Street, Suite 200
 San Francisco, CA 94105
 www.furnihallohns.com
 Contact: Bob Iversen
 415-512-1000
 415-286-0288

STREETSCAPE
6
 SCALE: 3/32"=1'-0"
 DATE: 02/26/07
 PROJECT: 427011

SHW+PARTNERS ARCHITECTS

