REPORT TO COUNCIL
City of Sacramento

16

915 I Street, Sacramento, CA 95814-2671
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PUBLIC HEARING
August 2, 2005

Honorable Mayor and
Members of the City Council

Subject: Central City Community Plan Amendment and Rezone: D Street Townhomes (P05-017)

Location/Council District: 1718 D Street and 400 17th Street. APN: 002-0135-001 & 002-0133-005. (District 3)

Recommendation:
1) Adopt a Resolution amending the Central City Community Plan land use map;
2) consider an Ordinance amending the Comprehensive Zoning Ordinance Title 17 of the Sacramento City Code by removing acreage from the Heavy Commercial zone and placing it in the Multi-Family Residential to construct 52, three story condominium units ranging from 1,263 to 2,366 square feet in size, not including the first floor garage area
3) pass the Ordinance title for publication and 4) continue to August 9, 2005 for adoption.

Contact: Jeanne Corcoran, Senior Planner, 808-5317; David Kwong, Principal Planner, 808-2691

Presenters: Jeanne Corcoran, Senior Planner

Department: Development Services Department

Division: Planning

Organization No: 4875

Summary:

The applicant proposes to construct 52, three story condominium units ranging from 1,263 to 2,366 square feet in size, not including the first floor garage area. The property is currently zoned Heavy Commercial (C-4) and designated Industrial under the Central City Community Plan. In the Central City, housing is permitted by special permit in the C-4, M-1, & M-2 zone. Staff is bringing forward a rezone and Community Plan Amendment to provide consistency with the proposed land use and the zoning & Community Plan. The rezone and Community Plan re-designation consists of 1.89± net acres from the Heavy Commercial (C-4) zone to the Multi-Family Residential (R-3A) zone and from Industrial to Multi-Family Residential, respectively.

Committee/Commission Action:

On May 12, 2005, the Planning Commission approved the necessary entitlements to subdivide the property into seven condominium lots for the development of 52 condominium units, and recommended approval of a Community Plan Amendment and Rezone of 1.89± net acres from Industrial to Multi-Family Residential and from the Heavy Commercial (C-4) zone to the Multi-Family Residential (R-3A) zone, respectively. The Planning Commission voted seven ayes and two absent to approve the proposed project on the consent calendar.

Background Information:

- In December 1991, the City Council adopted the Central City Housing Strategy (M90-051), a comprehensive set of programs and policies aimed at encouraging new housing construction while also preserving existing housing stock and strengthening neighborhoods. The Central City Housing Strategy was adopted since many central city neighborhoods had been negatively impacted by encroachment of incompatible commercial development and/or poor property maintenance or disinvestment in anticipation of more intense office development. The proposed project is consistent with the Central City Housing Strategy since the proposed project maximizes housing units on the site.
- In 1997, the City Code (Title 17) was modified to respond to the Central City Housing Strategy. The City Code was modified to allow residential units within Central City industrial zones subject to a Zoning Administrator Special Permit to generate cost-effective housing opportunities within the Central City.
- On June 1, 1999, the City Council adopted the Sacramento Central City Neighborhood Design Guidelines. The Neighborhood Design Guidelines establish design principles and guidelines to be utilized by the City of Sacramento Design Review and Preservation Board and staff when reviewing proposed buildings, alterations, or public improvements within the Central City Design Review District neighborhoods.

Financial Considerations:

This project has no fiscal considerations.

Environmental Considerations:

The Environmental Services Manager has determined that the proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332).

Policy Considerations:

The proposed project is consistent with the proposed Community Plan land use and zoning designations. Condominium units are permitted with the issuance of a special permit in the Multi-Family (R-3A) zone. The project is also consistent with the General

Plan policies to encourage housing, promote infill development and the reuse of underutilized property within the urban area. Furthermore, in order to encourage residential development and improve the jobs housing ratio in the Central City, residential development is permitted in industrial zones subject to approval of a special permit.

Smart Growth Principles- City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth that is economically sound, environmentally friendly, and supportive of community livability. Supporting development in identified infill areas focuses new development and infrastructure investments within already developed areas.

Strategic Plan Implementation- The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to the goal to enhance and preserve neighborhoods by directing new development (and supportive infrastructure) to existing developed areas, allowing for efficient use of existing facilities, features and neighborhoods.

Emerging Small Business Development (ESBD):

No goods or services are being purchased under this report.

Respectfully Submitted by: _____
Carol Shearly
Interim Planning Director, Planning

Recommendation Approved:

_____
ROBERT P. THOMAS
City Manager

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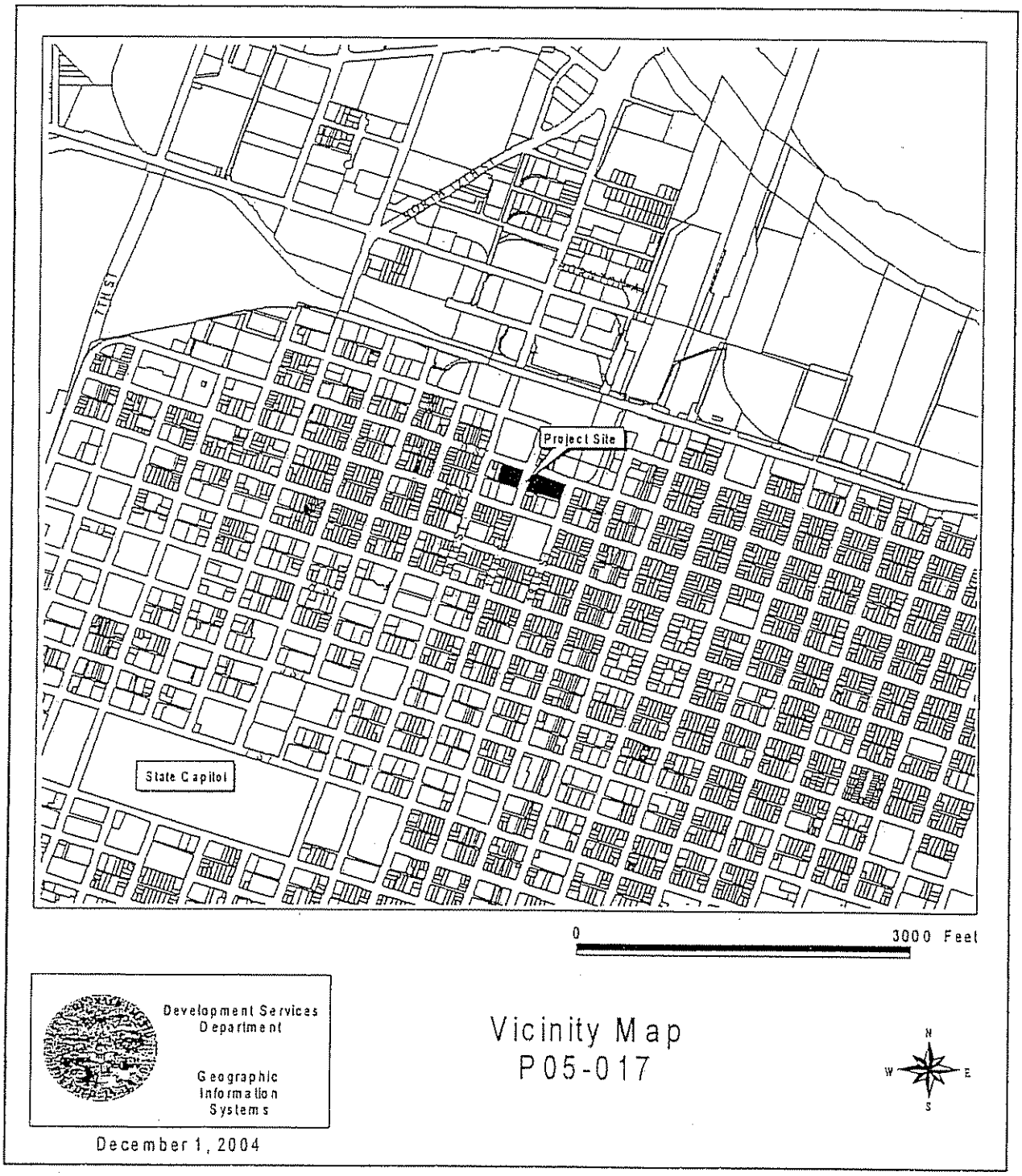
7TH ST
Project Site
State Capitol
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3000 Feet
Development Services Department
Geographic Information Systems
Vicinity Map
P05-017
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December 1, 2004

Attachment 2 – Voting Record

CITY PLANNING COMMISSION
CONSENT ITEMS

CPC AGENDA DATE: May 12, 2005

Item No.	Project No.	Title/Location	Action: Approved/ Denied/Cont'd
1.		Synopsis of April 14, 2005 Planning Commission Meeting	App'd
3	P04-157	Del Paso Panda Express located at the Southwest corner of Del Paso Road and East Commerce Way, North of Advantage Way, North Natomas	Approved
4.	P04-194	Winterhaven Avenue Tentative Map, located at 504 Winterhaven Avenue	Approved as amended
5.	P04-214	South Sacramento Christian Center located at 8700 Bruceville Road	Continued S
6	P04-235	Oakmont Street Variance located east side of Oakmont Street between Eleanor Avenue and Las Palmas Avenue	Approved
8.	P04-260	Konishchuk Addition located at 2336 Downar Way	Approved
10.	P05-006	Kocher Residence located at 5420 Dry Creek Road	Approved
11	P05-016	Opus Gateway Office. located at the northeast corner of Truxel Road and Interstate-80	continued 5/26 A
12.	P05-017	D Street Townhomes located at 1718 D Street and 400 17th Street	Approved
16.	M05-026	41st Street Alley Vacation	Approved
2	P05-126	Kroy Tower 7-0	continue 6/9 NX
7	P04-225	Thelma Ave Tentative Map	continue 5/26 S
14	M05-208	Development Streamline Ordinances	continue 5/26 S
9	P05-005	Merryhill Preschool	continued 5/26 +

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	Motion (M)/ Second (S)	YES	NO	ABSTAIN
Bacchini	M	✓		
Banes		✓		
Boyd		✓		
Notestine		✓		
Taylor-Carroll		✓		
Vallencia		✓		
Wasserman		✓		
Woo		✓		
Yee		✓		

Attachment 3 - Staff Report

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM #_12_
MAY 12, 2005
PAGE 1

P05-017 – D Street Townhomes

REQUEST:

A. Environmental Determination: Exempt, Section 15332;

B. Community Plan Amendment of 1.89± net acres from Industrial to Multi-Family Residential;

C. Rezone of 1.89± net acres from the Heavy Commercial (C-4) to the Multi-Family Residential (R-3A) zone;

D. Lot Line Adjustment to adjust the property lines of the east half of existing "Lot 2" and existing "Lot 3" (APN: 002-0135-001) (Withdrawn by Staff);

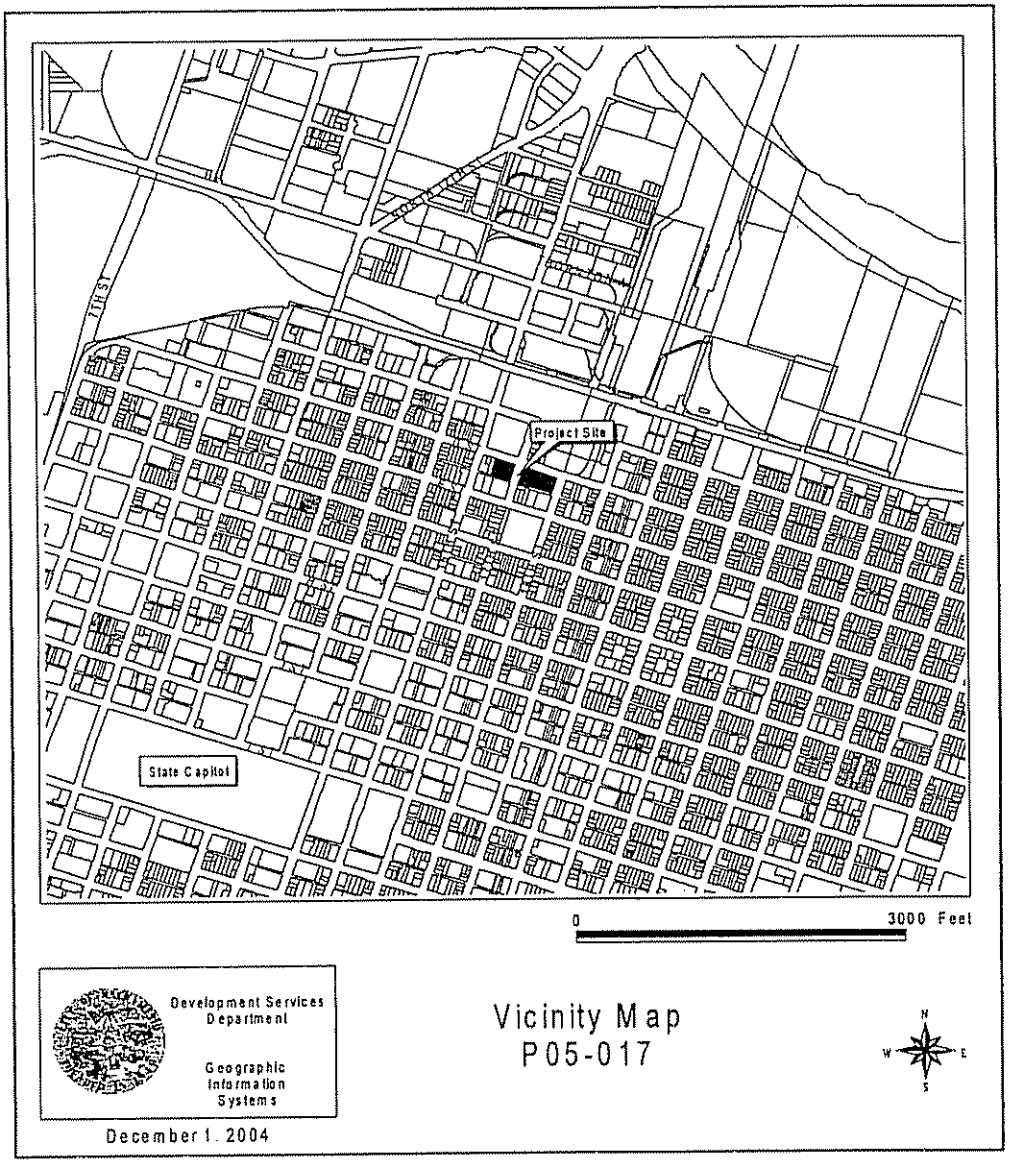
E. Tentative Map to subdivide 1.89± net acres into seven lots for condominium purposes in the existing Heavy Commercial (C-4) zone and/or the proposed Multi-Family Residential (R-3A);

F. Special Permit for alternative single family housing in the Heavy Commercial (C-4) and/or the proposed Multiple Family (R-3A) zone; and,

G. Variance to waive the 50 percent shading requirement

LOCATION: 1718 D Street and 400 17th Street
APN: 002-0135-001, 002-0133-005
Central City Community Plan
Sacramento City Unified School District
Council District 3

APPLICANT	**David Nybo, Signature Properties, Inc.(916) 789-2400** **1322 Blue Oaks Boulevard, Suite 100** **Roseville, CA 95678**
OWNER:	**Blue Diamond Growers** **P.O. Box 1307** **Roseville, CA 95678**
APPLICATION FILED:	**February 15, 2005**
STAFF CONTACT:	**Jeanne Corcoran, (916) 808-5317**


10th St
Project Site
State Capitol
0
3000 Feet
Development Services Department
Geographic Information Systems
Vicinity Map
P05-017
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S
December 1, 2004

SUMMARY/ RECOMMENDATION:

The applicant is requesting various entitlements to construct 52, three story condominium residential units ranging from 1,244 to 1,471 square feet in size, not including the first floor garage area. The project proposes seven condominium buildings, on three lots The buildings will be constructed with porches and balconies to provide private open space Two of the buildings contain six condominium units, while the other five buildings contain eight condominium units All of the units will be constructed with two car garages. A common courtyard and lawn area, located between Buildings 5 and 6, of Lot B & C is provided for the use of the residents

Within the Central City residential uses are permitted in industrial zones subject to the granting of a Special Permit, the special permit of alternative housing is appropriate for the heavy commercial (C-4) zone as well as the multiple family (R-3A) zone The plan amendment and the rezoning of the property to R-3A provides consistencies of the intended use with the land use designation and zoning Furthermore, this consistency provides ease in obtaining financial loans in the future There were no outstanding issues at the time of this report and staff has not received any communication of opposition for this project.

Staff recommends approval of the project, subject to conditions. This recommendation is based on its consistency with Central City Housing Strategy which encourages the reuse of existing warehousing, industrial and commercial property for residential purposes, as well as the consistency of the project with the proposed Central City Community Plan designation of Multi-Family Residential, the proposed R-3A zone (maximum 36 dwelling units per net acre), General Plan polices promoting infill development, and smart growth principles Additionally, the project's density and design is appropriate because the project site is located in a transitional location between the industrial uses to north and the residential to the south.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Existing Community Plan Designation:	Heavy Commercial
Proposed Community Plan Designation:	Multi-Family Residential
Existing Land Use of Sites:	Vacant (paved)
Existing Zoning of Sites:	C-4 zone
Proposed Zoning of Sites:	R-3A zone

Surrounding Land Use and Zoning:

North:	Industrial; C-4 zone
South:	Industrial; C-4 zone
East:	Industrial; C-4 zone
West:	Industrial; C-4 zone

Proposed Buildings:

Lot A-C
Property Area: 0 73± net acres

Building 1 (Referenced as Residential 6-Plex in Plans)

(R-3A zone) Setbacks:	Required	Provided
Front (D St - North):	Average of two Nearest buildings	8'*
Side (Int - West):	5'	5 5'
Side (Int - East):	5'	4 1'
Rear (South):	15'	33'

Building 2 (Referenced as Residential 6-Plex in Plans)

(R-3A zone) Setbacks:	Required	Provided
Front (North p/l):	N/A	16'
Side (Int - West)	5'	5'
Side (Int - East):	5'	5'
Rear (South):	N/A	7'

Building 3 (Referenced as Residential 8-Plex in Plans)

R-3A Zone Setbacks:	Required	Provided
Front (D St - North):	Average of two nearest buildings	12 2'*
Side (Int - West):	5'	26'
Side Street (17th St - East):	5'	0'
Rear (South):	15'	4 6'

Lot D-G
Property Area: 1 2± net acres

Building 4 (Referenced as Residential 8-Plex in Plans)

R-3A Zone Setbacks:	Required	Provided
Front (D St - North):	Average of two nearest buildings	12 3'*
Side (East):	5'	20'
Side Street (West):	5'	0'
Rear (South):	15'	4 5'

Building 5 (Referenced as Residential 8-Plex in Plans)

R-3A Zone Setbacks:	Required	Provided
Front (D St - North):	Average of two Nearest buildings	12 3'*
Side (Int - West):	5'	10'
Side (Int - East):	5'	27.5'
Rear (South):	15'	4.5'

Building 6 (Referenced as Residential 8-Plex in Plans)

R-3A Zone Setbacks:	Required	Provided
Front (D St - North):	Average of two Nearest buildings	12.1'*
Side (Int - West):	5'	21'
Side (Int - East):	5'	10'
Rear (South):	15'	4.7'

Building 7 (Referenced as Residential 8-Plex in Plans)

R-3A Zone Setbacks:	Required	Provided
Front (D St - North):	Average of two Nearest Buildings	12.1'*
Side (Int - West):	5'	22'
Side (18th St - East):	5'	6.2'
Rear (South):	15'	4.7'

*Includes 8' landspace planter adjacent to street; all setbacks are ±

Lots A & B:	.22 net ac (9,600 sf)
Lots C-G:	.29 net ac (12,800 sf)
Density of Development:	27du/nac
Square Footage of Buildings:	
Buildings 1&2:	7,980 SF
Building 3-7:	10,922 SF
Project Lot Coverage (includes patios):	65%
Height of Buildings:	3 stories, 28.5' to top of plate 38.5' to top of roof
Exterior Building Materials:	Wood, Stone, Glass
Exterior Building Colors:	Beige, Brown and Grey earth tones
Roof Material:	Tile
Parking:	Two car garages, 1st Floor Plan 1 provides tandenm spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit	Agency
Building Permit	Building Division
Design Review	Planning Division – Board Review
Final Map	Development Engineering & Finance

BACKGROUND INFORMATION

In December 1991, the City Council adopted the Central City Housing Strategy (M90-051), a comprehensive set of programs and policies aimed at encouraging new housing construction while also preserving existing housing stock and strengthening neighborhoods. The Central City Housing Strategy was adopted since many central city neighborhoods had been negatively impacted by encroachment of incompatible commercial development and/or poor property maintenance or disinvestment in anticipation of more intense office development. The proposed project is consistent with the Central City Housing Strategy since the proposed project maximizes housing units on the site.

In 1997, the City Code (Title 17) was modified to respond to the Central City Housing Strategy to generate cost-effective housing opportunities within the Central City. The City Code was modified to allow residential units within the Central City to be developed in C-4, M-1 and M-2 zones, subject to a zoning administrator special permit.

On June 1, 1999, the City Council adopted the Sacramento Central City Neighborhood Design Guidelines. The Neighborhood Design Guidelines establish design principles and guidelines to be utilized by the City of Sacramento Design Review and Preservation Board and staff when reviewing proposed buildings, alterations, or public improvements within the Central City Design Review District neighborhoods.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The project is consistent with the land use designations of the proposed Central City Community Plan designation of Multi-Family Residential. The project is consistent with the General Plan designation of Industrial since residential is a permitted use in industrial zones within the Central City subject to a Special Permit. No General Plan Amendment is required since the General Plan does not require modification of existing land designations of parcels less than 5 acres in size.

The project is consistent with the following General Plan and Central City Community Plan Policies promoting infill development, alternative single family

housing, Central City residential ownership opportunities, and the following Smart Growth Principles, as adopted by the City Council (Resolution 2001-805):

General Plan Goals and Policies:

Sec 1-30 Policy 1-
It is the policy of the City to enhance and maintain the quality of life by adhering to high standards for project and plan evaluation.

Sec 1-33 Policy 1-

Promote the reuse and rehabilitation of existing urban development as a means to meet projected growth

Sec 5-26 Goal A-

Provide adequate off-street parking for new development and reduce the impact of on street parking in established areas.

Central City Community Plan Goals and Policies:

Housing and Residential Sub-Goal, Sec III, pg 7
Conserve all viable residential neighborhoods from encroachment of non-compatible uses and excess vehicular traffic.

Commercial Sub-Goal, Sec III, pg 8
Encourage the development of transitional land use areas with land use compatible with adjacent developments. (Central City Community Plan,)

Smart Growth Principles

- Take advantage of existing community assets by emphasizing joint use of existing areas.
- Concentrate new development and target infrastructure investments within the urban core of the region to allow for efficient use of existing facilities, infill, and reuse areas.
- Strengthen and encourage growth in existing communities by targeting infrastructure investments in infill and reuse areas.

Strategic Plan

- Promote and support economic vitality.

B. Community Plan Amendment

The proposal includes an amendment to the Central City Community Plan for 1.89± acres from Industrial to Multi-Family Residential. The city staff has encouraged the applicant to amend the Community plan to provide consistency with the land use and the Community Plan designation. The applicant has agreed to redesignate the site since this is in the best interest of potential buyers. The proposed Multi-Family Residential use designation is more appropriate than the Industrial designation and will prevent confusion by loaning agencies between the zone and land use designation. Furthermore, the Central City Housing Strategy recommends rezoning sites within the Central City to Multi-Family Residential because they are located in close proximity to the relatively high density urban. Therefore, staff supports the Community Plan Amendment, as proposed.

C. Rezone

The existing zoning for the parcels is Heavy Commercial (C-4). Within the Central City, residential is permitted in warehouse/ industrial zones, subject to a Special Permit. In order to provide consistency with the land use and the zone, and to prevent inconsistencies for lending institutions, staff again encouraged the applicant to rezone the property.

The R-3A zone is a multi-family residential zone in the Central City designed to provide development regulations that are consistent with goals for various residential areas in the Central City. The maximum density in the R-3A zone is 36 dwelling units per net acre. The subject project proposes 52 dwellings on 1.89± acres, which equals approximately 27 dwelling units per net acre. Since the project is consistent with the type and density of housing constructed in the R-3A zone, and with the proposed Central City Community Plan designation of Multi-Family Residential, staff supports the rezone.

D. Tentative Map

On April 20, 2005, the Subdivision Review Committee (SRC), by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions of approval in the attached Notice of Decision.

The Tentative Map subdivides two vacant parcels totaling approximately 1.89± net acres into seven lots containing 52 condominium units. Lots A & B are 9,600 square feet each (0.22± net acres) and Lots C-G are 12,800 square feet each (0.29± net acres). Lots A & B will be developed with a structure that contains six units and Lots C-G will be developed with a structure that will contain eight units. Each lot contains building area and a shared driveway, Lots E & F will be developed with a common open space area that is to be shared by all the residents of the condominium project. The driveways and common areas will

have private access easements to be shared by all the residents Vehicular access to the lots will be provided of the alleys located to the south of the sites, no street (D, 17th & 18th Sts) access is proposed. Lots A,C-F will have units oriented towards the street, while Lot B will be interior oriented with the main entry doors facing the shared driveway. (Exhibit1B).

The proposed project is within the density range permitted in the proposed R-3A zone and the Tentative Map provides ownership opportunities for residential uses within the Central City. The three lots range in size from 9,600± square feet to 12,800± square feet. The proposed lots are consistent with the Subdivision Ordinance (Title18) requires lots to be no less than 6,200 square feet for multiple family zones

E Special Permit for Alternative Housing/ Residential in C-4 and/or R-3A zone

Alternative Housing/ Condominiums

The applicant proposes to construct 52 single family alternative ownership units (condominiums) in seven buildings The Sacramento City Code states that a Special Permit is required for new dwellings that provide for individual ownership in a form other than standard single-family detached dwellings, such as condominium ownership. With the Special Permit, issues such as setbacks, lot coverage, and design are included in the project review. The overall design of the project and each of the units have been reviewed by City Design Review staff and was recommended for approval by the Design Review and Preservation Board (DR/PB) on May 4, 2005.

The structures are to be three stories, 28.5' to the top plate line. The units to be provided are as follows: 14 units of Plan 1 (1,242 sf), containing a two car tandem garage on the ground floor, living area, kitchen and bath on the second level and 2 bedrooms, 2 baths on the third level; 14 units of Plan 2 (1,277 sf), containing a two car garage on the ground floor, living area, kitchen and bath on the second floor level and two bedrooms, two baths on the third floor level; and 24 units of Plan 3 (1471 sf), containing a two car garage on the ground level, kitchen, bath, living, dining and family room on the second level and three bedrooms, two baths on the third level.

The units all have front patio area with the buildings being separated by either hardscape or landscape. Lot B, a six unit structure will have garage alley access, and front doors facing the interior of the lot, the remaining 14 units will enter their garages through the private drive provided on the interior of the lot accessing from the alley, with entry (main) doors facing D Street or 17th Street. All the units will be provided private patio space, however a common area is provided between Lots E and F to be shared by all the residents. Furthermore, the site is served by a park at the corner of 16th and C Street which is in walking distance of the site. Staff will require that access to the common area on Lots E

& F be provided to all residents of the 52 condominium lots and covered in the conditions of the special permit as well as the CC&R's

Lots D-G will be developed similarly as Lots A-C with vehicular access provided from the alley through private drives between buildings A common area to be developed as hardscape and landscape will be provided between building five on Lot E and building six on Lot F. Units facing 17th, 18th & D Street will have the entry door facing the streets. The interior units of building five and six will have entry ways that face the common area

The special permit also provides the opportunity for the planning commission to vary the setbacks and lot coverage of alternative housing projects. In this case, as noted above the front setbacks will be approximately four feet from the public right-of-way, however a landscaped planter is provided between the sidewalk and the street which can be counted as front setback area, defined in the zoning regulations (Title 17), thereby providing approximately 12' of setback. The stairs and patio area are located outside of the setback area. Staff does not oppose the proposed setback since the ground level of the buildings will be garages and the setback is adequate to provide private patio and/or balcony area for each unit.

The lot coverage for the project is approximately 69%, the R-3A zone permits a 60% lot coverage. Staff believes that the increase lot coverage is necessary to provide the densities the City is trying to achieve to provide an adequate housing supply for residents of the city, the project is providing both private and common open space for residents of the units as well as the site being located in close proximity to a park at 16th & C Streets

Since the proposed project meets the following City Code criteria for such developments and provides ownership opportunities within the Central City, staff supports approval of the requested Special Permit:

i. The proposed site development plan must integrate structures, common and private open spaces, pedestrian and vehicular circulation, parking, and other site features in such a way as to produce a development which provides for all desirable residential features and environmental amenities

ii. Accessory structures and uses designed and constructed for the exclusive use of the residents of the project including recreational facilities, and service facilities, such as garages, patios, courtyards, and other similar accessory features.

Residential in C-4 zone

Within the Central City residential uses are permitted in C-4, M-1 and M-2 zones subject to the granting of a Special Permit. The applicant will be pursuing a

Community Plan amendment and rezone of the site to residential. However, in the interim, with the approval of the special permit for alternative housing, the applicant will be able to final the map and start construction of the structures prior to the City Council approval of the Community Plan amendment and rezone. Staff thought it appropriate to acknowledge that the special permit for alternative housing is sufficient for both the alternative housing special permit and housing in the C-4 zone. As stated previously, the project does not require legislative entitlements to construct the houses; therefore, staff supports the Special Permit.

F. Site Plan Design/Zoning Requirements

1. Setbacks

As stated above, the Sacramento City Code allows for the Planning Commission to determine the appropriateness of the requested setbacks with the Special Permit for alternative housing without requiring variances. For the proposed project, all of the lots with the exception of Lot B will have street frontage. Lots Lot A & C the front D and 17th Streets. The remaining Lots D-G front on D Street. As discussed above the structures are approximately 4'± from the right-of-way line and utilizing the landscaped planter strip provides approximately 12'± of front setback area. Lots A and B also provide side setbacks of 5' feet (east and west property lines) which is appropriate for residential setback. Staff supports the setbacks as proposed since they permit higher densities and provide setbacks in keeping with established setbacks in the area. The adjacent properties (warehouse buildings) to the west, north, south, and east have been developed with little or no setbacks from the right-of-way (sidewalk).

The proposed development is a multi-family condominium development with varying interior side setbacks from 4 to 22 feet. Each unit will provide a patio area and an interior facing two-car garage accessed from an interior private drive. Staff supports the proposed setback with the condition that the 5' setback provided on the west property line of Lot A and B remains as access for fire personnel as needed, if gated a KNOX box will be required on the gate. A minimum of three feet shall be maintained free and clear of debris and storage for emergency access

The overall lot coverage for the project is approximately 65 percent, including covered patios, which is consistent with this type of housing product in the R-3A zone. Staff recommends approval of the setbacks and lot coverage since the proposed development provides an alternative housing type (attached condominium housing), provides higher densities and ownership opportunities, and contains adequate open space (patios and a courtyard area) for each unit

The density (27 dwelling units per acre) and type of housing is consistent with the goals of the Sacramento General Plan and the Central City Community Plan (maximum 36 dwelling units per acre) to concentrate higher intensity housing near the urban core to encourage alternative modes of transportation such as walking, bicycling, or bus ridership. Therefore, staff supports the setbacks, as proposed.

2. Parking/Circulation

Each condominium unit has an attached two car garage which exceeds the minimum one enclosed parking space per unit requirement, as required by the Zoning Ordinance. The garages are accessed from three private drives located off the alleys for all lots. No vehicular access is provided to D Street. Since the project abuts a deteriorated alley, the City's Engineering Development & Finance Department (DEF) has conditioned the project to require reconstruction of the alleys abutting the lots.

This project will increase on street parking demand within the neighborhood. No additional curb cuts will be required for vehicular access since the project will access from the alley ways. Ownership residential development has the potential of generating a minimum of two cars per unit. Since each of the units will provide a two car garage, additional on-street parking will be required for visitor since no guest parking is being provided. The Central City, due to different life styles and proximity to transit, is the most likely area where single family development may not generate two car families. Regional Transit is located within walking distance of the project. Bus routes are established on F, 12th, and 16th Streets. Staff does not anticipate any on-street parking issues to arise with this project since it is located in an area that is predominately industrial.

3. Tree Shading

The tree shading ordinance requires 50% shading for all surfacing on which a vehicle can drive. This ordinance exempts one and two family residential units. Condominiums while providing ownership housing is considered a multiple family housing type. The proposed project does not comply with the tree shading ordinance and requires a variance to waive this requirement. As proposed the project will not provide any shading for the driveway portions of the development. Due to the densities, size of the lot and ownership opportunities the project provides it is difficult to comply with the shading requirements. The project however supports other policies adopted by the City Council such as increase housing opportunities in the Central City, increase densities to support transit and air quality goals and reduce urban sprawl as well as providing affordable

ownership to city residents Staff has spoken to the applicant regarding increasing the planter areas at the terminus of the driveways along D Street to reduce the visibility of these driveways and to clearly acknowledge that these are not vehicular access points. The applicant believes that increased landscaping at these driveway locations may be appropriate and some trees may be added to the landscape area to provide shade and reduce the visibility of the driveway However, the project will still be deficient in complying with the tree shading ordinance. Staff therefore supports the variance to waive the 50% tree shading requirement since the project to meet other city policies.

F Building Design

The proposed project is located within the Central City Design Review area and therefore requires Design Review and Preservation Board (DR/PB) review. On May 4, 2005, the project was recommended for approval by the DR/PB (DR05-) on the basis that the design of the housing is compatible and appropriate for the area. The applicant has worked with the neighborhoods to identify the design the neighborhoods felt appropriate for this section of the Central City. The applicant suggested a more industrial look would be appropriate in this area, however the neighborhoods were more supportive of a traditional residential development. The subject project has been conditioned to comply with all Preservation conditions of approval for DR05-038.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332)

B. Public/Neighborhood/Business Association Comments

The project was routed to the Mansion Flats Neighborhood Association, Boulevard Park Neighborhood Association, and The Neighborhood, and routed to neighboring property owners within a 500' radius of the site. There have been no comments received regarding the proposed project.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Comments from City Departments have been incorporated as conditions of approval for the project.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the tentative map, special permits and variance. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. The Community Plan Amendment and the Rezone requires City Council approval.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15332;

B. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the Community Plan Amendment of 1.89± acres from Industrial to Multi-Family Residential and forward to the City Council;

C. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the Rezone of 1.89± acres from the Heavy Commercial (C-4) to the Multi-Family Residential (R-3A) zone and forward to the City Council;

D. Adopt the attached Notice of Decision and Findings of Fact withdrawing the Lot Line Adjustment to adjust the property lines of the east half of existing "Lot 2" and existing "Lot 3"; (Withdrawn by Staff)

E. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide 1.89± net acres into seven lots for condominium purposes in the existing Heavy Commercial (C-4) zone and/or the proposed Multi-Family Residential (R-3A);

F. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit for alternative single family housing in the Heavy Commercial (C-4) and/or the proposed Multiple Family (R-3A) zone; and

G. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to waive the 50 percent shading requirement.

Report Prepared By,

Jeanne Corcoran
for Ted Kozak, Associate Planner

Report Reviewed By,

Jeanne Corcoran
Jeanne Corcoran, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Map/ Condominiums
Exhibit 1B	Site Plan
Exhibit 1C	Tree Inventory Exhibit
Exhibit 1D	Landscaping Exhibit
Exhibit 1E	Floor Plans, Unit 1
Exhibit 1F	Floor Plans, Unit 2
Exhibit 1G	Floor Plans, Unit 3
Exhibit 1H	Floor Plans, 6-Plex
Exhibit 1I	Floor Plans, 6-Plex
Exhibit 1J	Elevations, 6-Plex
Exhibit 1K	Elevations, 6-Plex
Exhibit 1L	Floor Plans, 8-Plex
Exhibit 1M	Floor Plans, 8-Plex
Exhibit 1N	Elevations, 8-Plex
Exhibit 1O	Elevations, 8-Plex
Attachment 2	Community Plan Amendment
Attachment 3	Rezone Exhibit
Attachment 4	Land Use & Zoning Map

NOTICE OF DECISION AND FINDINGS OF FACT FOR D STREET TOWNHOMES, LOCATED AT 1718 D STREET & 400 17TH STREET, SACRAMENTO, CALIFORNIA IN THE EXISTING HEAVY COMMERCIAL (c-4) AND/OR PROPOSED MULTI-FAMILY RESIDENTIAL (R-3A) ZONE. (P05-017)

At the regular meeting of May 12, 2005, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

A. **Environmental Determination, Exempt, Section 15332;**

B. **Recommended approval of the Community Plan Amendment of 1.89± acres from Industrial to Multi-Family Residential and forwarded to the City Council;**

C. **Recommended approval of the Rezone of 1.89± acres from the Light Industrial (M-1) to the Multi-Family Residential (R-3A) zone and forwarded to the City Council;**

D. **Withdrew the Lot Line Adjustment to adjust the property lines of the east half of existing "Lot 2" and existing "Lot 3" (APN: 002-0135-001);**

E. **Approved the Tentative Map to subdivide 1.89± net acres into seven lots for condominium purposes in the existing Heavy Commercial (C-4) zone and/or the proposed Multi-Family Residential (R-3A);**

F. **Approved the Special Permit for alternative single family housing in the Heavy Commercial (C-4) and/or the proposed Multiple Family (R-3A) zone; and,**

G. **Approved the Variance to waive the 50 percent shading requirement.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15332 of the CEQA Guidelines.

E. Tentative Map to subdivide 1.89± net acres into seven lots for condominium purposes in the existing Heavy Commercial (C-4) zone and/or the proposed Multiple Family (R-3A) zone: The Tentative Map is approved based upon the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision;

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, and Title 16 of the City Code, which is a Specific Plan of the City; and

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

G. Special Permit for alternative single family housing in the existing Heavy Commercial (C-4) and/or the proposed Multiple Family (R-3A) zone: The Special Permit is approved based on the following findings of fact:

1. The project is based upon sound principles of land use in that:

   a. The project will add to the housing supply within the Central City and will contribute positively to the jobs/housing ratio, and;

   b. The project will provide much-needed home ownership opportunities within the Central City.

2. The Special Permit, as conditioned, will not be detrimental to public health, safety, or welfare, or result in the creation of a nuisance in that:

   a. The housing will contribute positively to an area that is transforming from an industrial base to a residential base, and

   b. The development provides amenities such as private and public open space and parking to accommodate the needs of future residents.

3. The project is consistent with the proposed Central City Community Plan designation of Multi-Family Residential and the proposed Multi-Family Residential (R-3A) zone as well as the industrial zone in which housing is permitted subject to the approval of a Special Permit and General Plan policies encouraging infill residential development. As well as supporting other city goals to encourage alternate modes of transportation (bus, bike, walk, etc.), air quality and reduce urban sprawl.

H. Variance to waive the 50 percent shading requirement: The Variance is approved based on the following findings of fact:

1. The variance is consistent with general purpose and intent of Zoning Ordinance, General Plan, and Central City Community Plan to encourage ownership housing opportunities and maximize residential densities in the Central City;

2. Granting the variance does not constitute a special privilege extended to an individual property owner in that the variance would be granted to other property owners facing similar circumstances, in that increasing the shading of the internal private drive would require a reduction of residential units and density;

3. Granting the variance would not be detrimental to the public welfare, nor result in the creation of a public nuisance, in that the Central City currently maintains a high amount of street trees to contribute to the urban forest, and;

4. Granting the variance does not constitute a use variance in that condominiums are allowed with issuance of special permit in the Heavy Commercial (C-4) and/or Multi-Family Residential (R-3A) zone.

CONDITIONS OF APPROVAL

E The Tentative Map to subdivide 1.89± vacant acres into seven lots for condominium purposes in the existing Heavy Commercial (C-4) zone and/or the Multiple Family (R-3A) zone is hereby approved subject to the following conditions of approval:

General: All Projects

E1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

E2. Private reciprocal ingress, egress, and maneuvering access easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that private reciprocal ingress, egress and maneuvering access easements shall be conveyed to and reserved from: Parcels A,B and C; Parcels D & E; Parcels E & F; Parcels F & G, at no cost, at the time of sale or other conveyance of either parcel.

E3. The proposed easements/shared drive aisles shall be privately maintained in perpetuity by the owner(s)/future owner(s) of the project site. This may require that a Maintenance Agreement and/or Homeowners Association be in place to ensure the future maintenance of the shared driveway.

E4. Show all continuing and proposed/required easements on the Final Map.

E5. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

DEVELOPMENT SERVICES: Streets

E6. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.

E7. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering & Finance Division.

E8. The applicant shall install and/or replace the landscaping within the planter between the sidewalk and curb. These improvements shall be to the satisfaction of the Development Engineering & Finance Division.

E9. Any existing site driveways on 17th ,18th and D Streets shall be removed and replaced (if applicable) to match existing adjacent improvements to the satisfaction of the Development Engineering and Finance Division.

E10. The applicant shall construct A.D.A. compliant curb ramps at the intersections of D Street with 17th and 18th Streets, adjacent to the project site (if not already in place). This shall include the construction of any receiving ramps at said intersections, as deemed necessary by the City. Reimbursement for said ramps may be available per the Curb Ramp Replacement Policy for Development Projects. All improvements shall be per City Standards to the satisfaction of the Development Engineering and Finance Division.

E11. The applicant shall improve the existing alleys, adjacent to the project site, per City Standards to the satisfaction of the Development Engineering & Finance Division

E12. Obtain all necessary abandonment clearance letters for any abandonment's necessary for the proposed development. Only letters executed by the appropriate recipients are acceptable. Letters shall be provided to the Development Engineering & Finance Division.

E13 The applicant shall comply with conditions of approval of the abandonment (if any), as placed on Clearance Letters, to the satisfaction of the Development Engineering & Finance Division;

E14. The applicant shall provide acceptable documentation to the satisfaction of the Development Engineering & Finance Division to verify that all necessary abandonments have been applied for and obtained from the appropriate jurisdictions.

PUBLIC/PRIVATE UTILITIES: SMUD

E15. Dedicate a 10-foot public utility easement (PUE) for underground facilities and appurtenances adjacent to the alleyways, excepting where buildings or structures are located.

CITY UTILITIES

E16. Any new domestic water services shall be metered. Each condominium lot (7 lots) shall have a single domestic water service. On-site water systems including irrigation lines shall not cross parcel lines. Excess services shall be abandoned to the satisfaction of the Department of Utilities.

E17. Each condominium lot (7 lots) shall have a separate street tap for a metered domestic water service.

E18. The project shall provide for sub-metering of all the condominium units consistent with the Utility Service Agreement. The sub-metering shall be to the satisfaction of the Department of Utilities.

E19. Common area landscaping shall have a separate street tap for a metered irrigation service.

E20. An ownership association shall be formed and C.C &R's shall be approved by the City and recorded assuring maintenance of sanitary sewer, water and storm drainage facilities within the condominium project. The onsite water, sewer and storm drain systems shall be private systems maintained by the association.

E21. Per City Code, the point of service for water, sewer and storm drain service is located at the back of curb for separated sidewalks and at the back of sidewalk for attached sidewalks. The onsite water, sewer and storm drain systems shall be private systems maintained by the condominium association.

E22. Prior to recording the final map and prior to the initiation of water, sewer or drainage services to any airspace lot or the common lot, the various owners of such lots shall enter into an agreement authorizing one owner

or an association of owners to obtain and pay for water, sewer and drainage facilities services for all lots, and such owner or association of owners shall enter into a separate agreement with the City to receive such utility services for all lots at points of service designated by the Department of Utilities (for example, the private water system serving each airspace lot and the common lot shall connect to the City's water system at a single point of service). Such separate agreement with the City shall provide for payment of all charges for the water, sewer and drainage services provided to all lots, shall authorize discontinuance of utility services to all lots in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, and shall be in a form approved by the City Attorney.

E23. The applicant shall comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

E24. The applicant shall place fire hydrants at the southwest corner of the intersections of 17th and D Streets and 18th and D Streets to the satisfaction of the Fire Department and Department of Utilities.

E25. Either the lots must be graded so that drainage does not cross property lines or the applicant must enter into and record an **Agreement for Conveyance of Easements** with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved from each parcel as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Final Map: **"THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK ___, PAGE__)."**

E26. Provide sewer and separate metered domestic water services to each lot the satisfaction of the Department of Utilities. Any new domestic water services shall be metered.

PPDD: Parks

E27 The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; **and/or**, as determined by PPDD, request the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council.

E28 The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager)

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

a. This project is served by the Combined Sewer System (CSS). Therefore, impacts from the project to the CSS must be mitigated to the satisfaction of the Department of Utilities. If mitigation of impacts is not feasible, the developer/property owner will be required to pay the Combined System Development Fee prior to the issuance of any building permit. The impact to the CSS due to 52 condominium units at 0.75 ESD per unit is estimated to be 39 ESD. The existing use of the project sites are parking lots which currently contribute no sewer flows to the CSS. Therefore, no credit for existing flows will be deducted from the estimated project impact to the CSS. The Combined System fee at time of building permit is estimated to be $39,487 plus any increases to the fee due to inflation. The fee will be used for improvements to the CSS;

b. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

c. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.

d. Note: Subdivider shall notify future property owners within this subdivision that they will be required to maintain the sidewalks and landscaping between the curbs and sidewalks.

G The Special Permit for alternative single family housing in the proposed Multi-Family Residential (R-3A) zone and Special Permit for single family residential in the existing Light Industrial (M-1) zone are hereby approved subject to the following conditions of approval:

Planning

G1. The applicant shall work with City's Tree Services Section to replace or add street trees in the landscape planter, if necessary, to complete the street canopy.

G2. The applicant shall comply with all Design Review and Preservation Board conditions of approval for DR05-038.

G3. Prior to issuance of building permit, the Final Map shall be recorded.

G4. The interior garage space shall be useable by a vehicle.

G5. The common open space on Lots E & F shall be accessible by all 52 condominium units.

G6. If gates are provided along the west property lines of Lot A & B, a KNOX box shall be provided to the satisfaction of the Fire Department.

G7. A three foot hardscape access path, to remain free and clear of debris, required between the west property line of Lots A & B and the proposed buildings on the lots.

Development/Engineering/Finance

G8 Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.

G9. The applicant/developer shall install and/or replace the landscaping within the planter between the sidewalk and curb. These improvements shall be to the satisfaction of the Development Engineering & Finance Division.

G10 The applicant/developer shall improve the existing alleys, adjacent to the project site, per City Standards to the satisfaction of the Development Engineering & Finance Division.

G11. Existing site driveways on 17th, 18th, and D Streets shall be removed and replaced to match existing adjacent improvements to the satisfaction of the Development Engineering and Finance Division.

G12 The site plan shall conform to A.D.A. requirements in all respects.

G13. The applicant shall construct A.D.A. compliant curb ramps at the intersections of D Street with 17th and 18th Streets, adjacent to the project site (if not already in place). This shall include the construction of any receiving ramps at said intersections, as deemed necessary by the City. Reimbursement for said ramps may be available per the Curb Ramp Replacement Policy for Development Projects. All improvements shall be per City Standards to the satisfaction of the Development Engineering and Finance Division.

G14. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.

Fire

G15 Timing and Installation When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 901.3.

G16. Surface Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fire flow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2.

G17. Required Water Supply for Fire Protection. An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2 Note: contact Department of Utilities for a flow test at (916) 264-5371.

G18. Required installations. The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or the site of the premises or both to be protected as required and approve by the chief. Sacramento City Ordinance, §15.36.040 (H), Section 5, Distribution of Fire Hydrants.

G19. Fire Department Connection (FDC). Locate and identify FDC on address side of building within 40 feet of a fire hydrant.

G20. Fire service. The fire sprinkler system in each building, if necessary, shall be supplied by its own main. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided. CFC 903.1.1.

Utilities

G21. Provide separate sewer and metered domestic water services to each parcel. Any new domestic water services shall be metered.

G22. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

G23. The project shall provide for sub-metering of all the condominium units consistent with the Utility Service Agreement. The sub-metering shall be to the satisfaction of the Department of Utilities

Building

G24. Any exterior walls that are less than 3 feet from the property line shall be one hour fire-resistive construction, and no opening in the wall will be permitted per UBC Table 5-A

Advisory Notes:

Utilities

i. The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.

ii. This project is served by the Combined Sewer System (CSS). However, based on the information found in the application, we do not anticipate any significant impacts to the CSS. Consequently no Impact/Mitigation Agreement is required

iii. The proposed project is in an area which has experienced street flooding during heavy storms. The applicant should elevate the lowest floor of the living area or floodproof the structure a minimum of 18 inches above the adjacent sidewalk grade.

Theresa Taylor Carroll
CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P05-017)

Attch

Exhibit 1A	Tentative Map/ Condominiums
Exhibit 1B	Site Plan
Exhibit 1C	Tree Inventory Exhibit
Exhibit 1D	Landscaping Exhibit
Exhibit 1E	Floor Plans, Unit 1
Exhibit 1F	Floor Plans, Unit 2
Exhibit 1G	Floor Plans, Unit 3
Exhibit 1H	Floor Plans, 6-Plex
Exhibit 1I	Floor Plans, 6-Plex
Exhibit 1J	Elevations, 6-Plex
Exhibit 1K	Elevations, 6-Plex
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Exhibit 1M	Floor Plans, 8-Plex
Exhibit 1N	Elevations, 8-Plex
Exhibit 1O	Elevations, 8-Plex

P05-017 MAY 12, 2005

Exhibit 1A
Tentative Map/ Condominiums

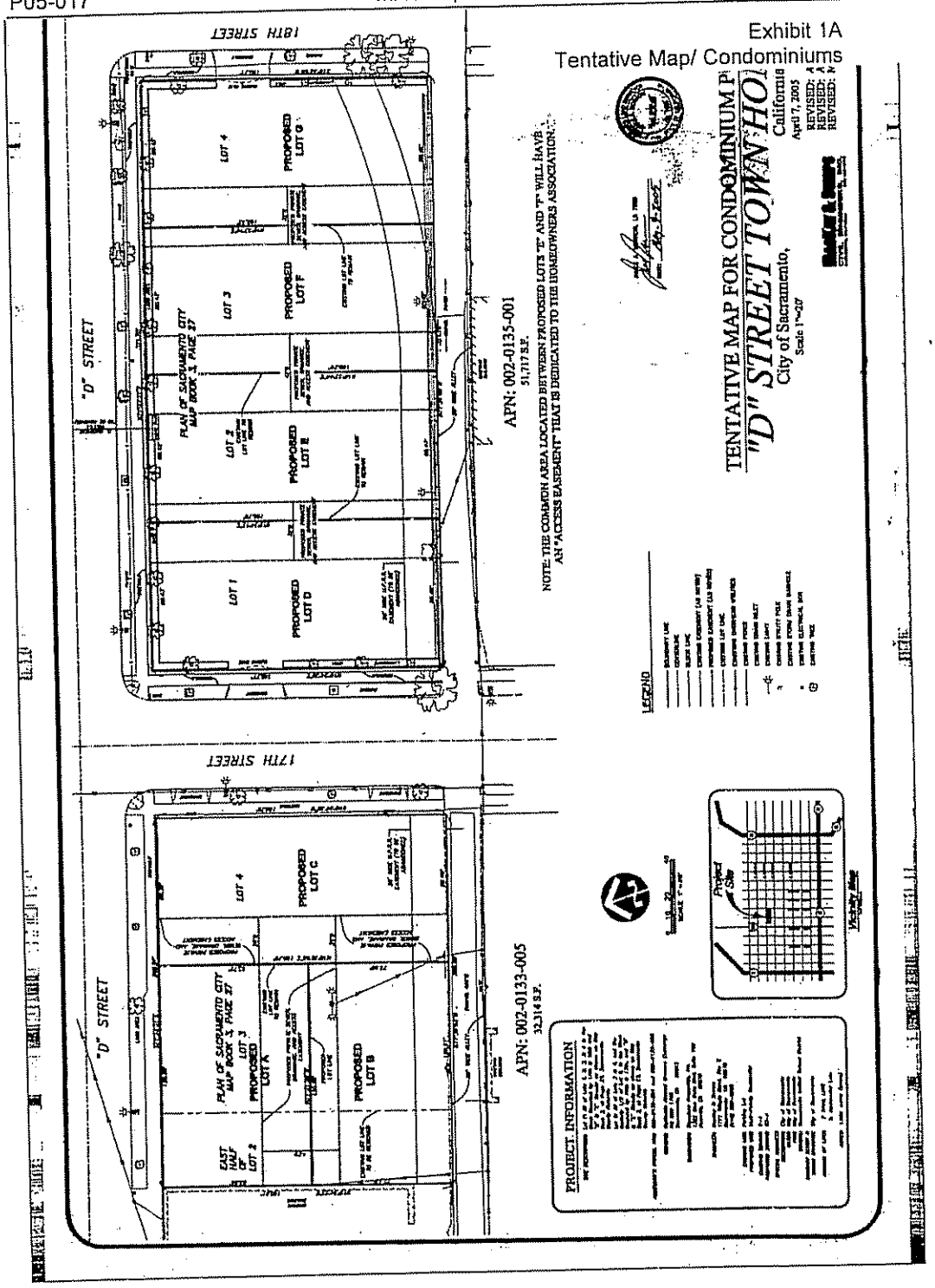


Exhibit 1B
Site Plan

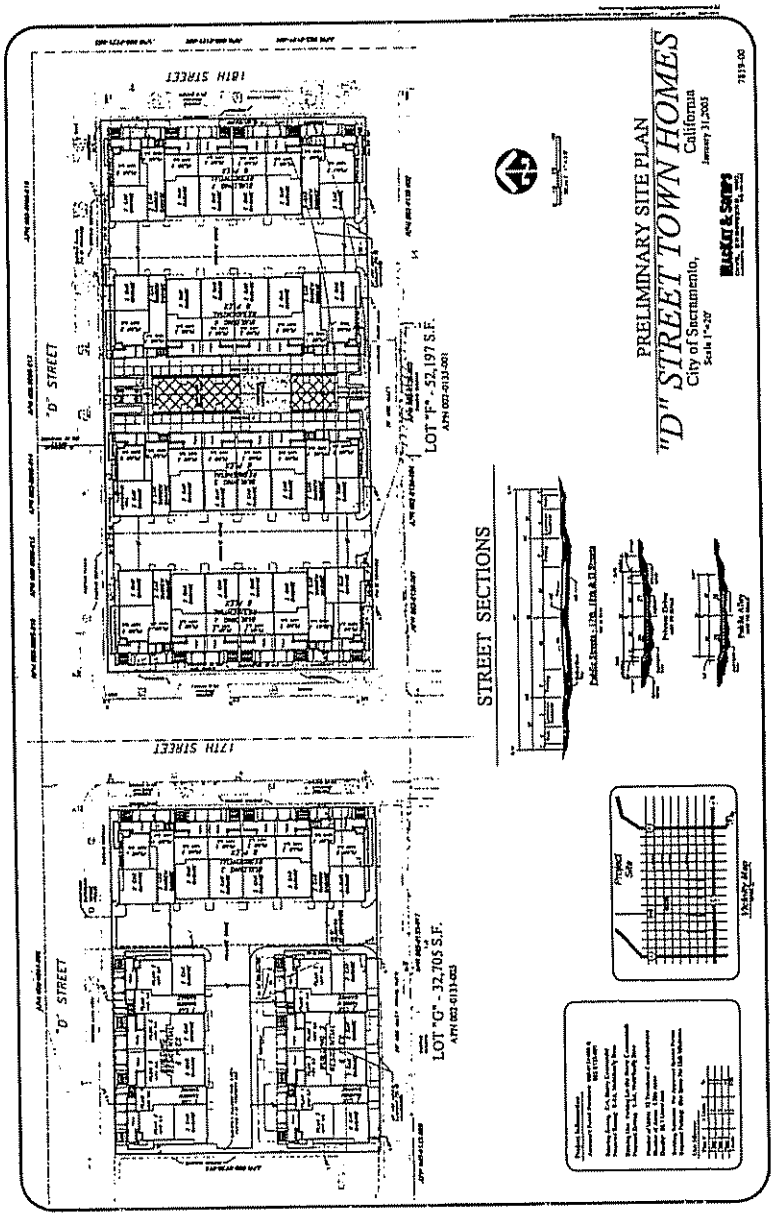


Exhibit 1C
Tree Inventory Exhibit

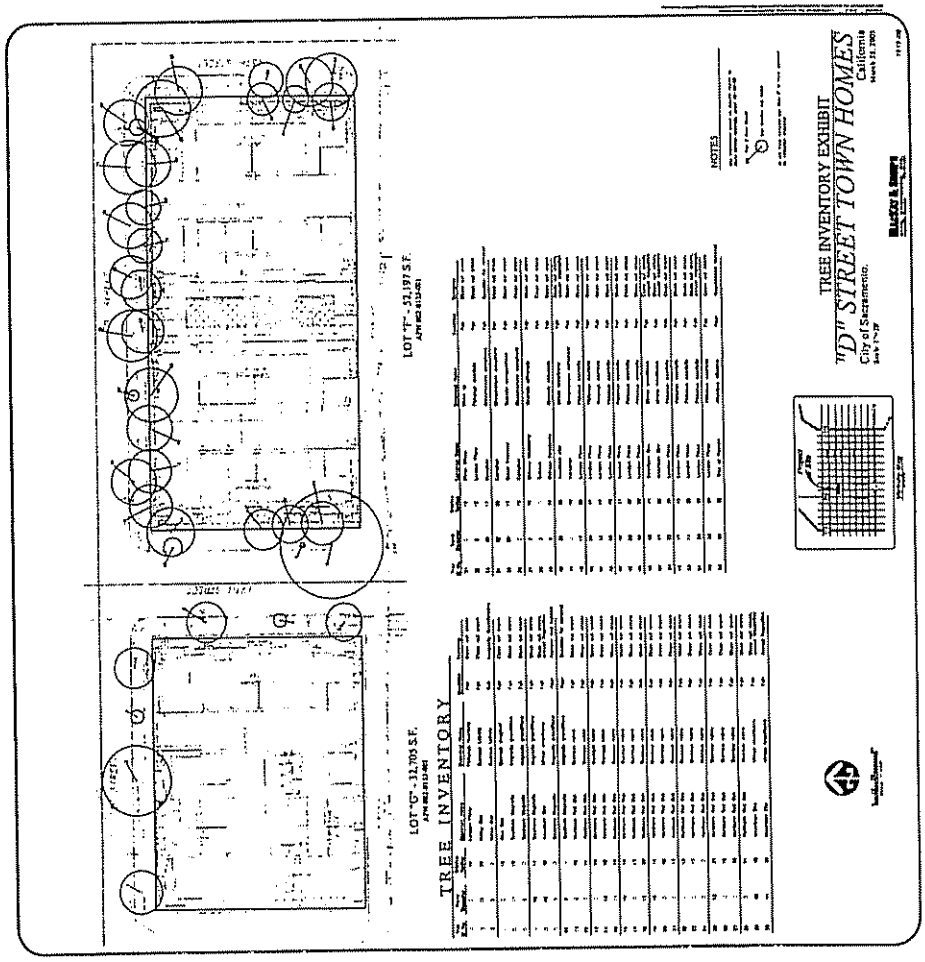


Exhibit 1D
Landscaping Exhibit

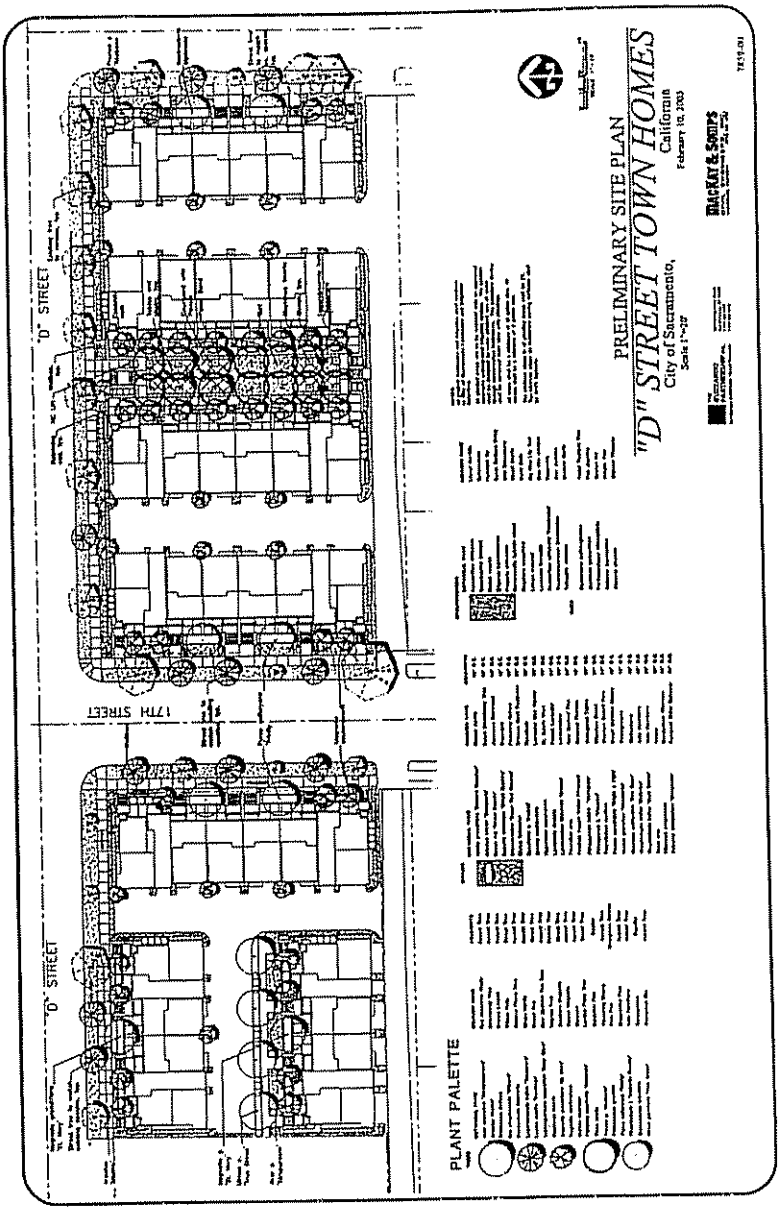


Exhibit 1E
First Floor Plans, Unit 1

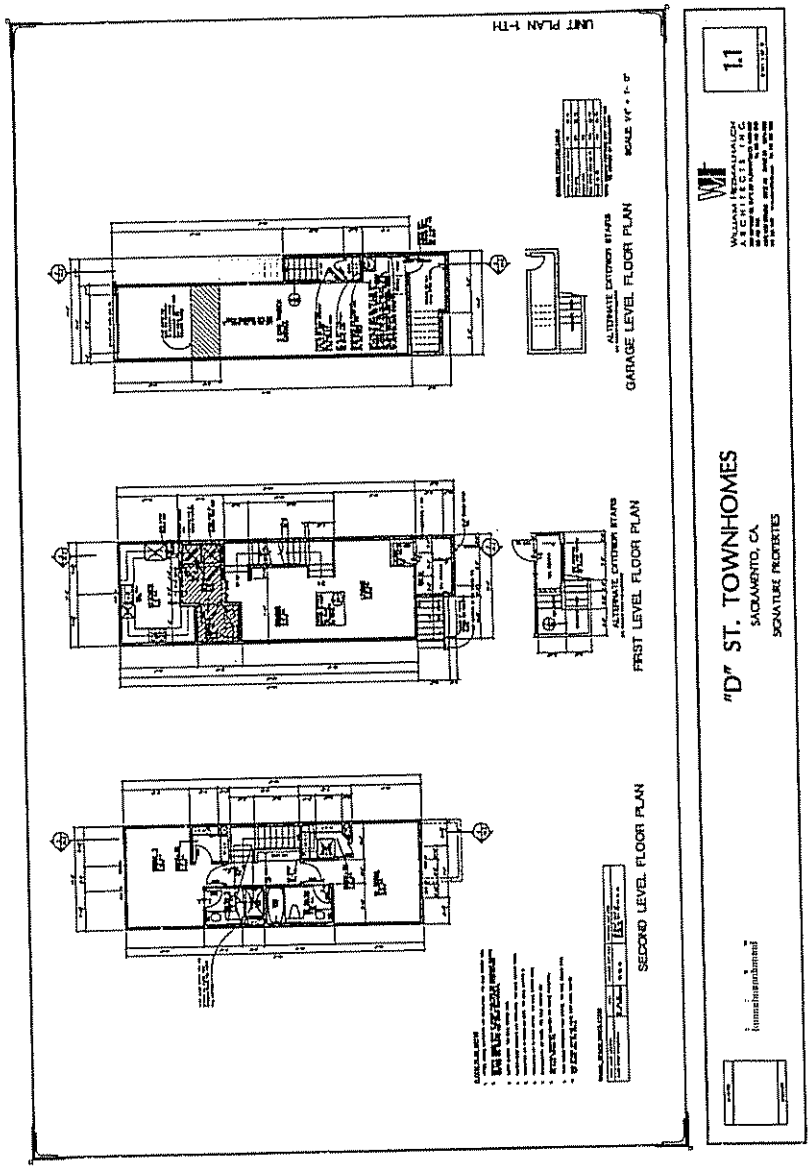
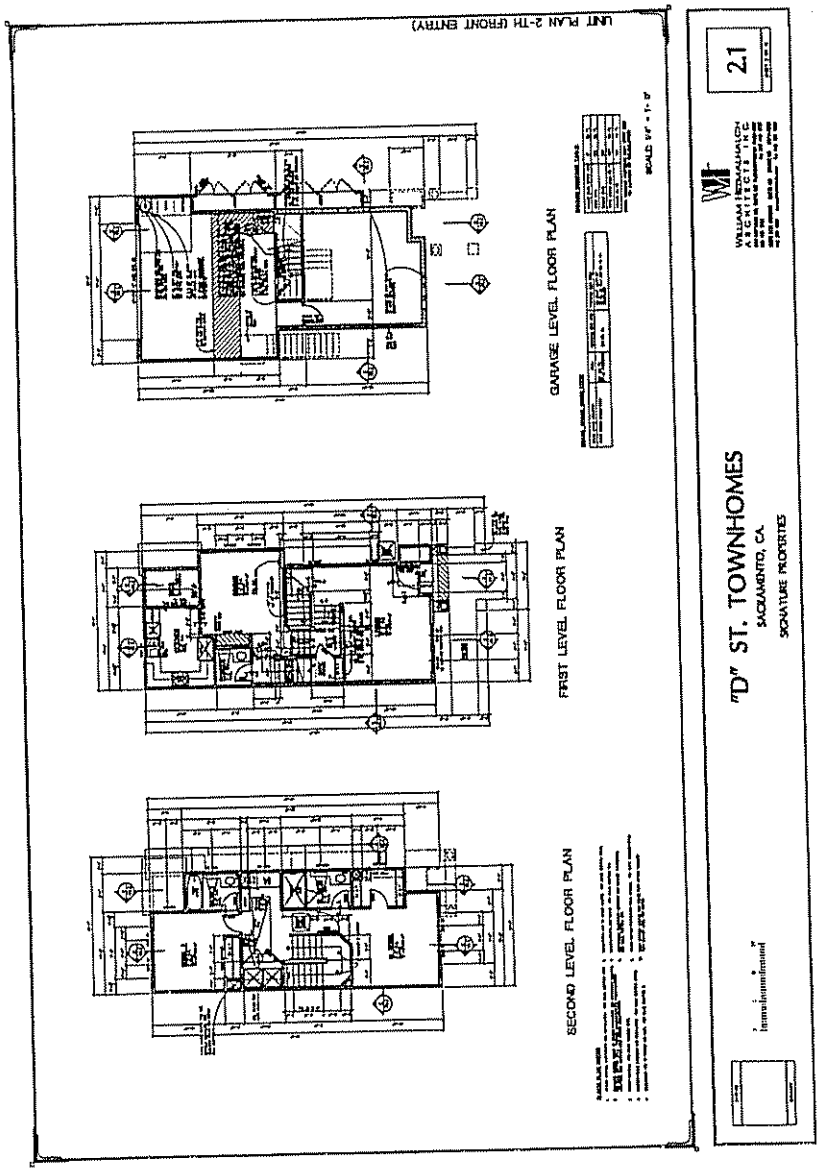


Exhibit 1F
Floor Plans, Unit 2



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Floor Plans, Unit 3

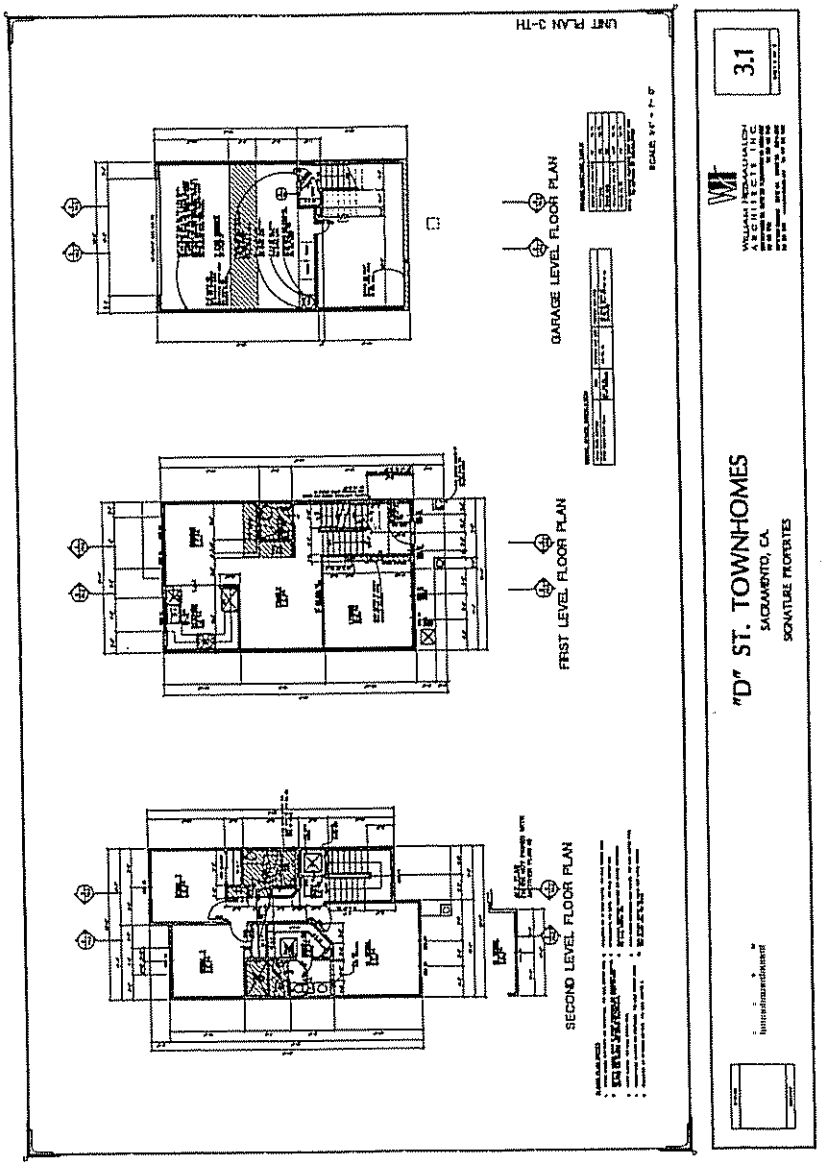


Exhibit 1H
Floor Plans, 6-Plex

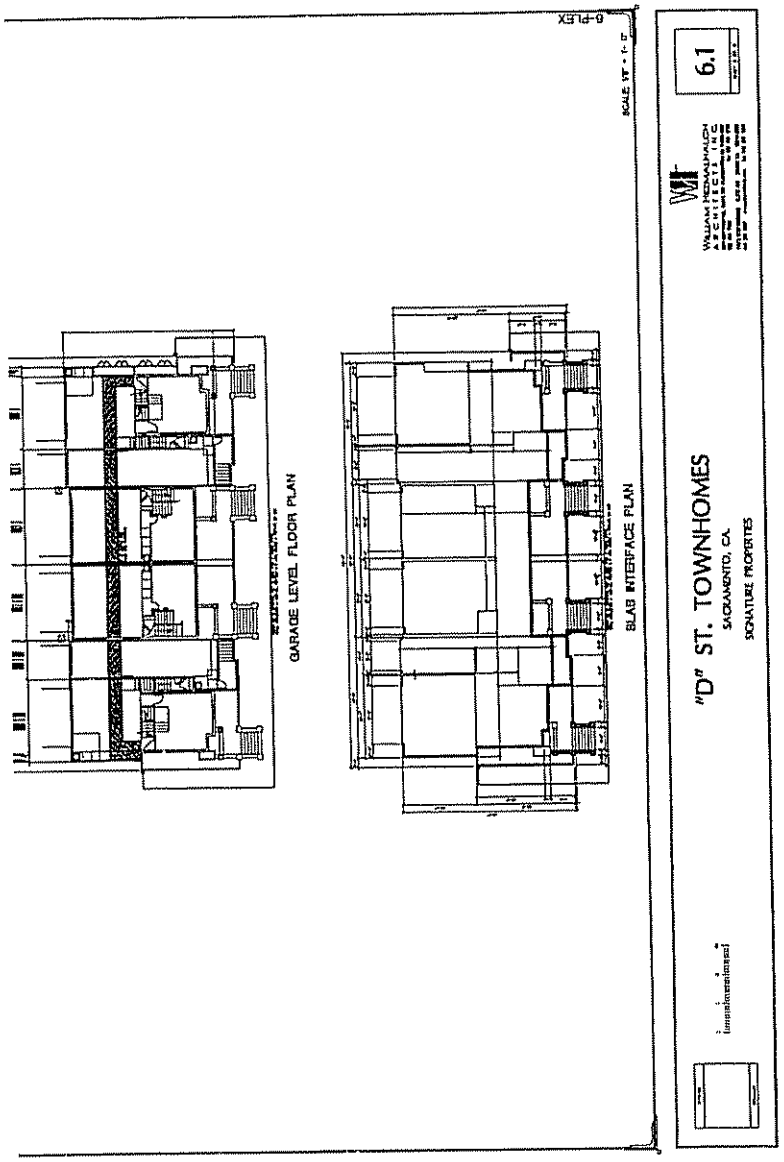


Exhibit 1I
Floor Plans, 6-Plex

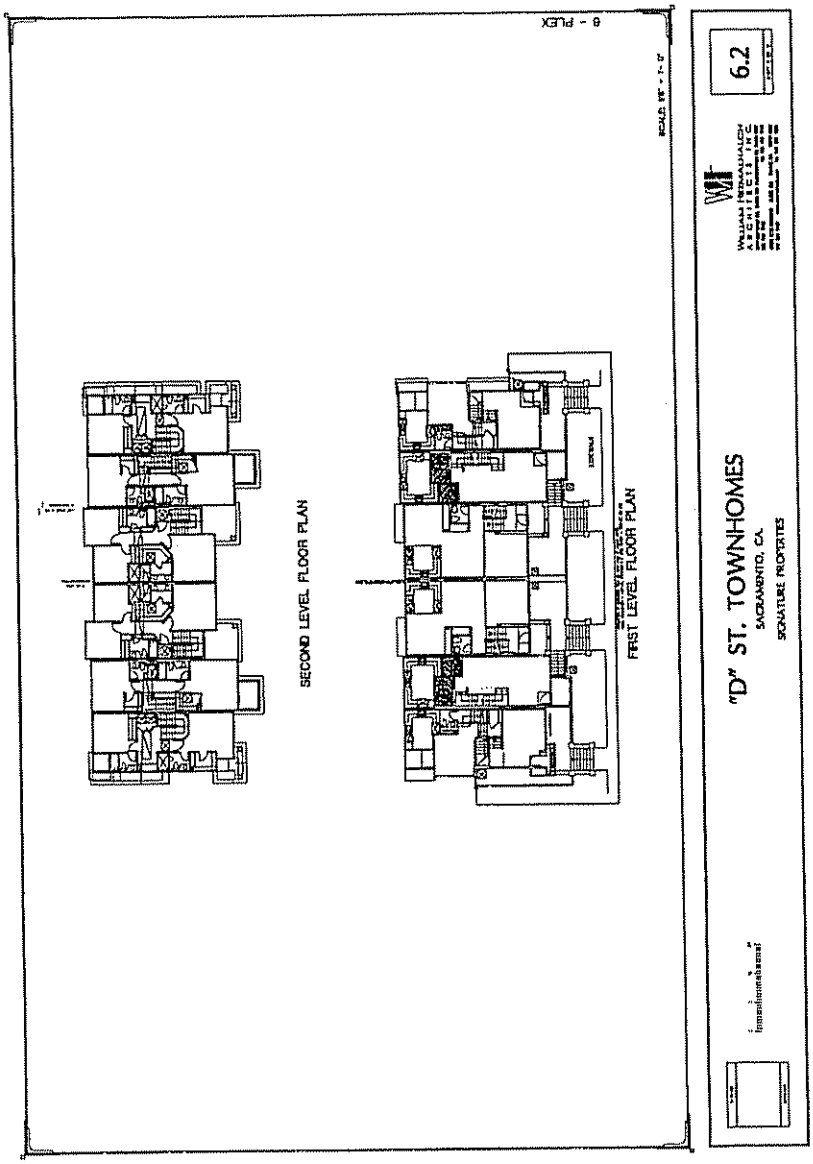
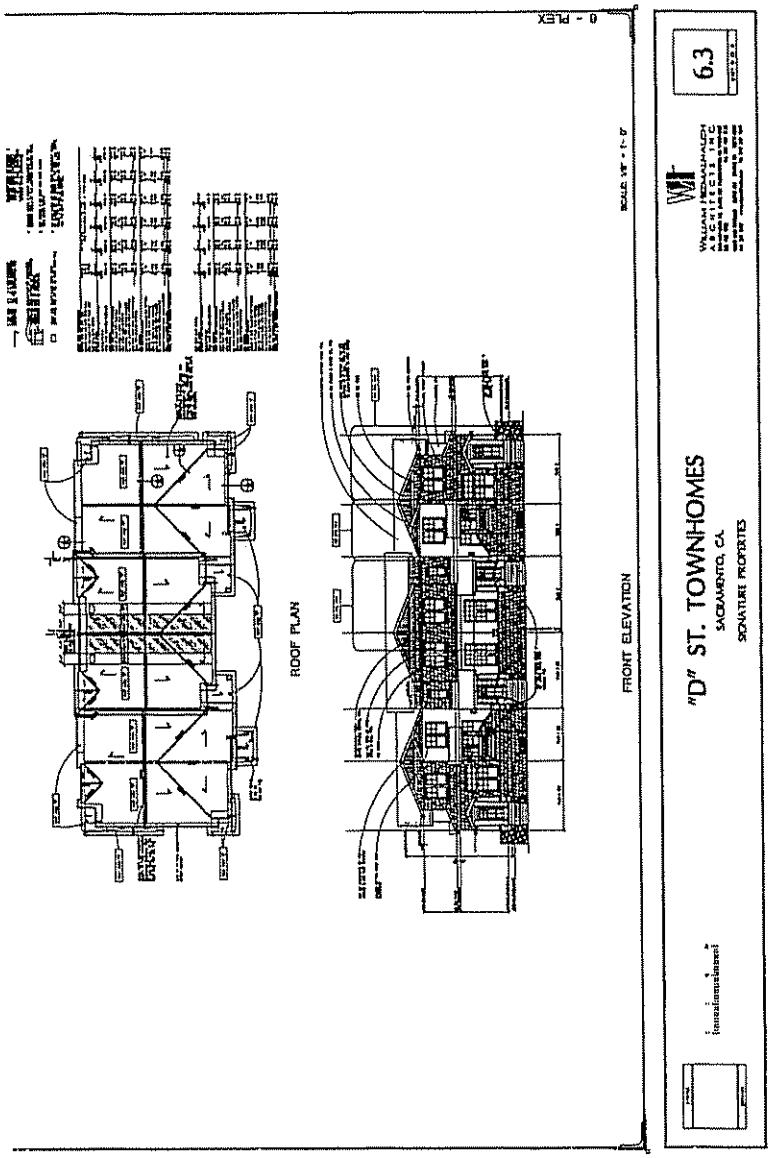


Exhibit 1J
Elevations, 6-Plex



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Elevations, 6-Plex

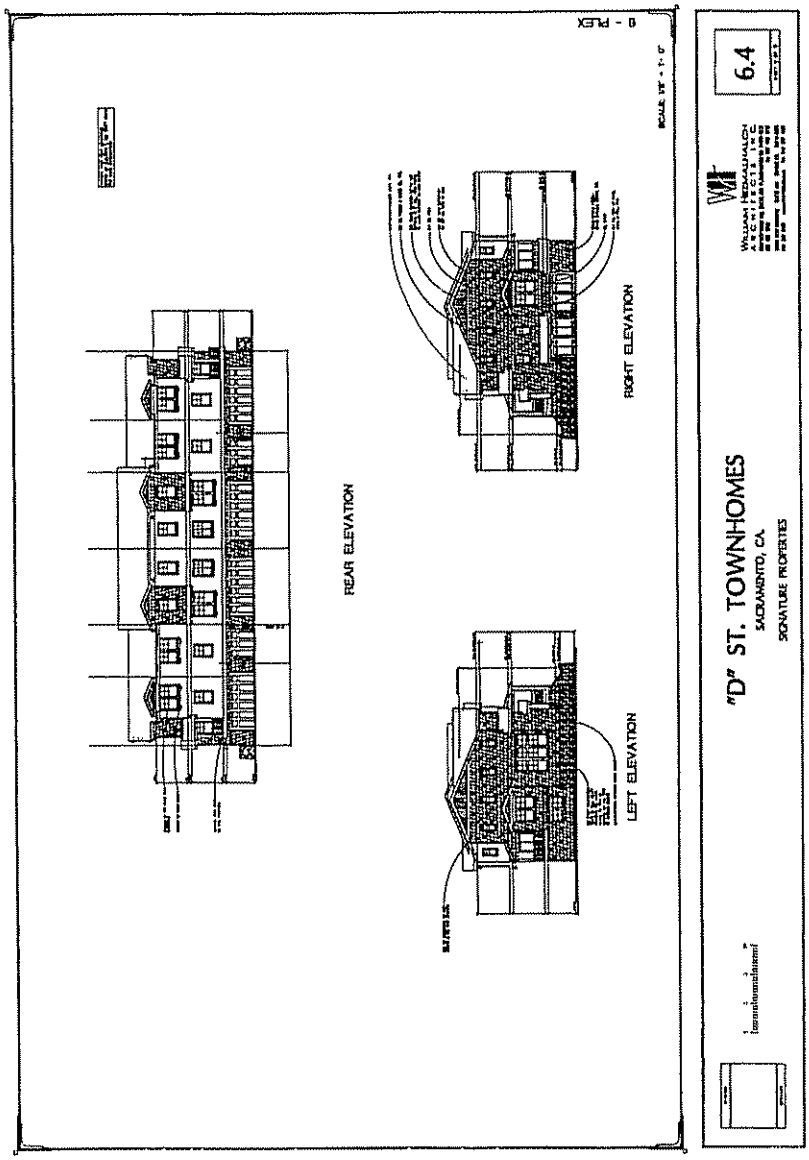


Exhibit 1L
Floor Plans, 8-Plex

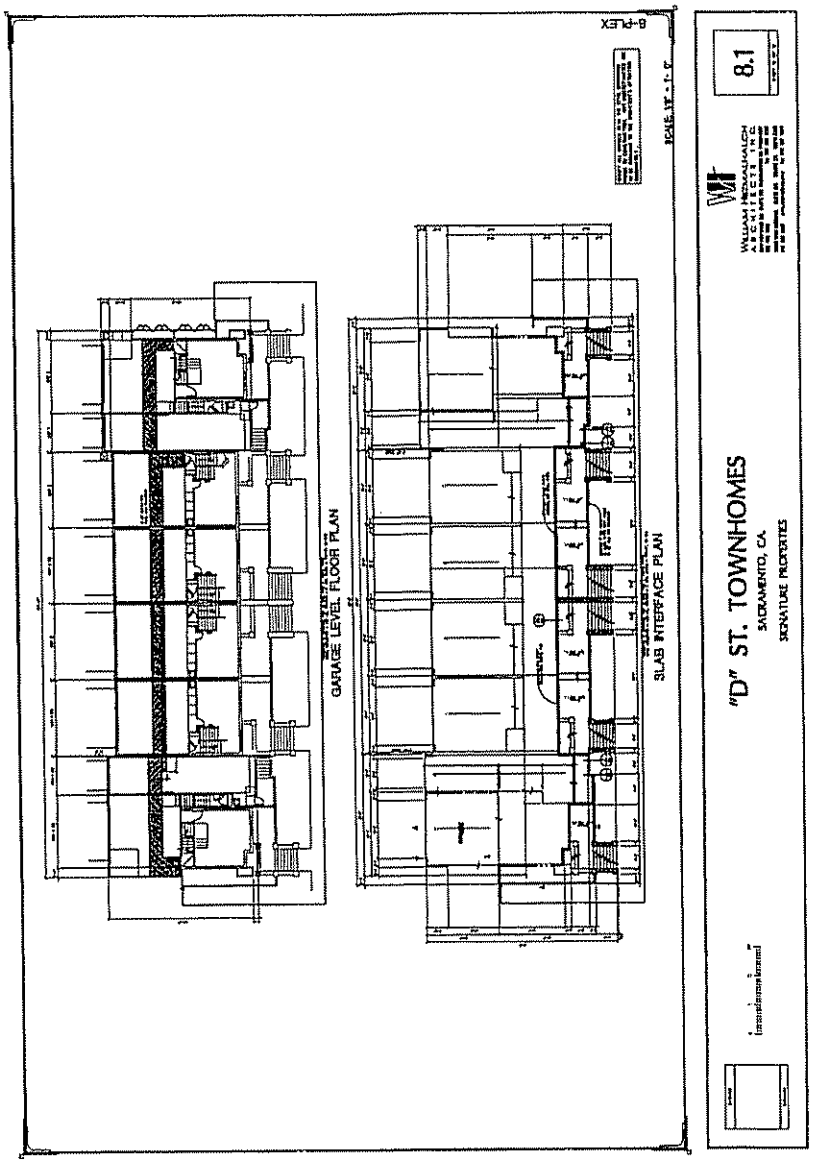


Exhibit 1M
Floor Plans, 8-Plex

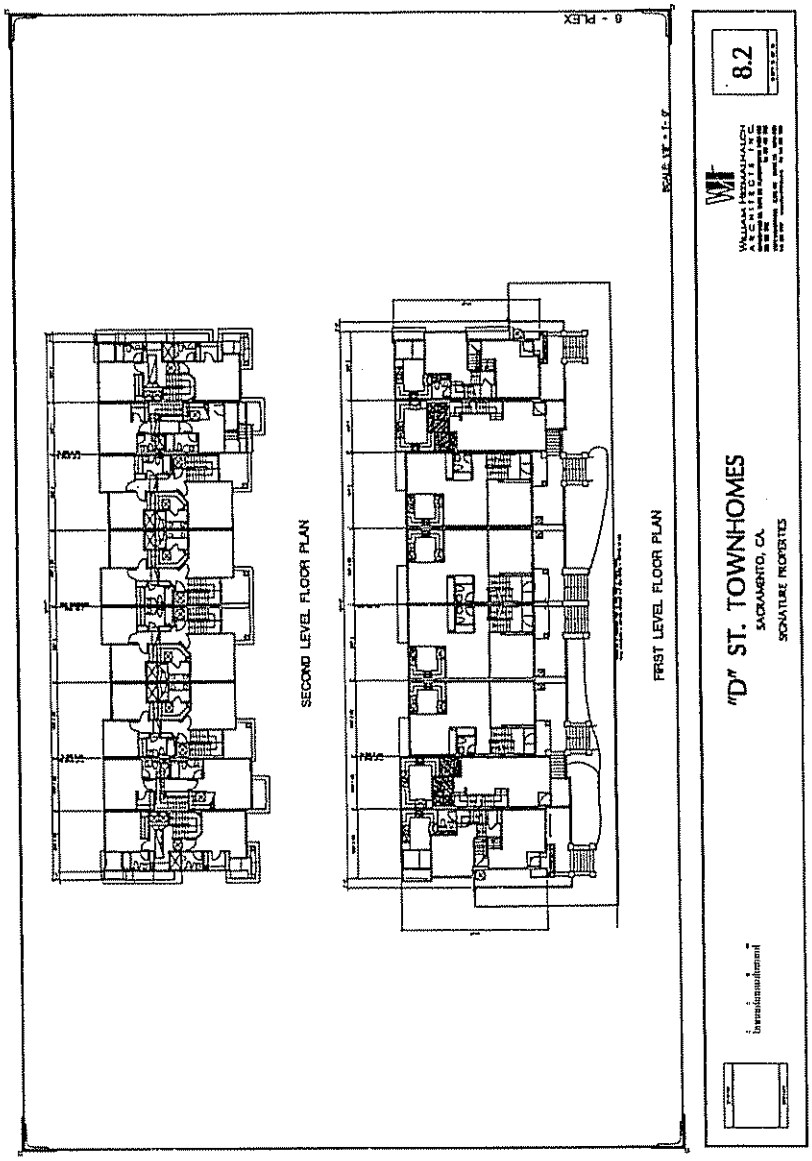


Exhibit 1N
Elevations, 8-Plex

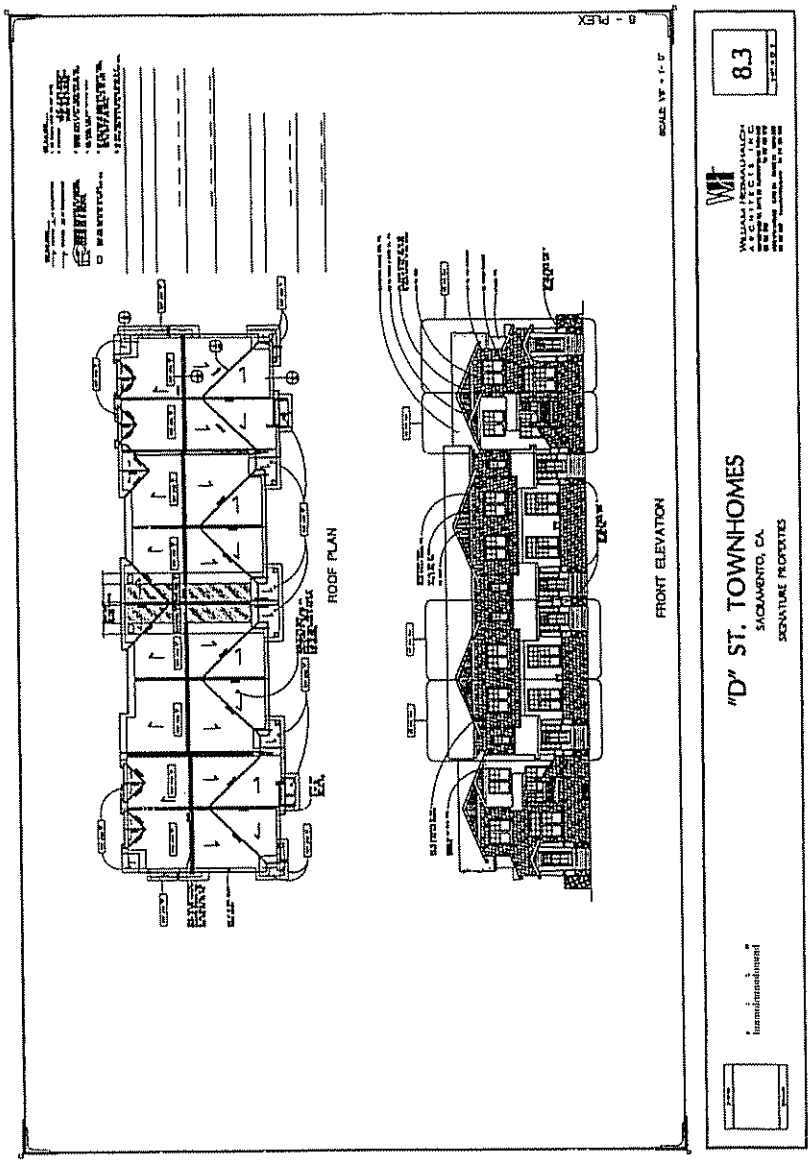
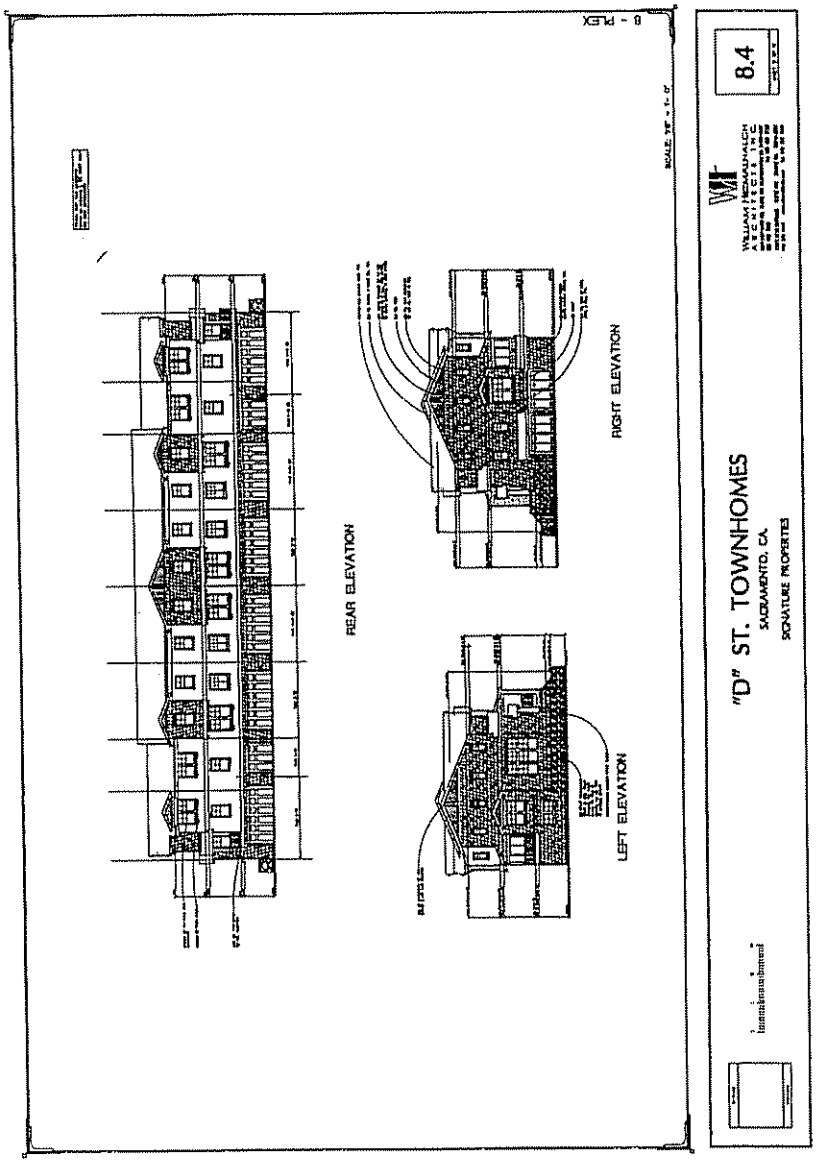
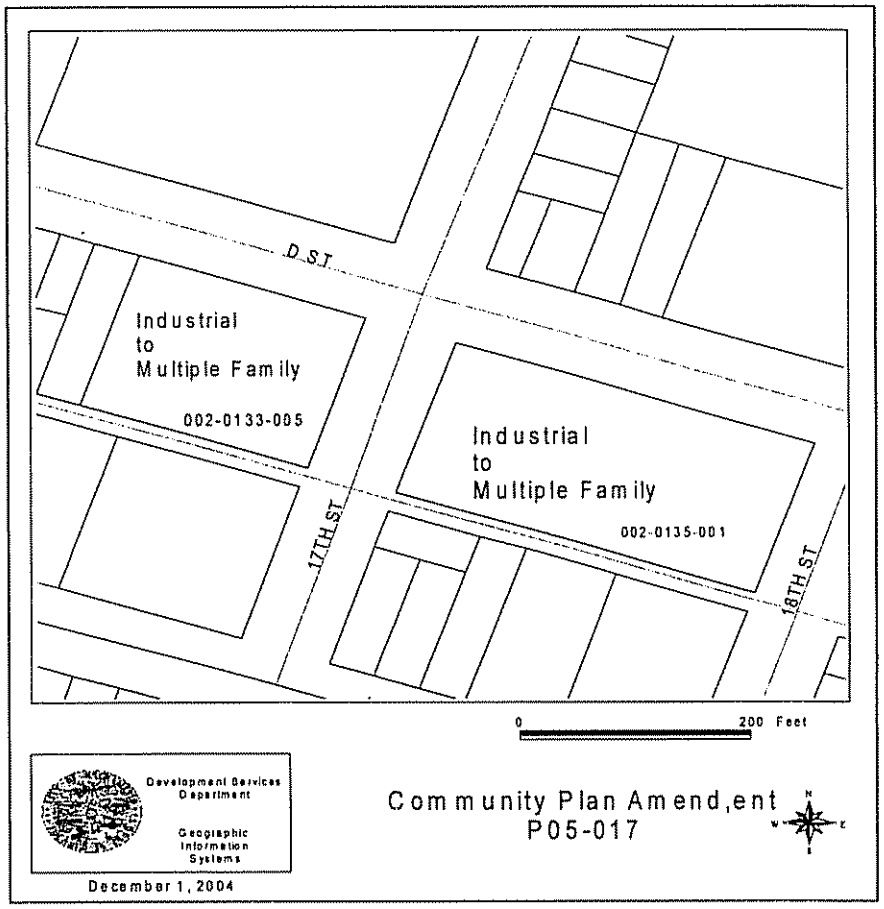


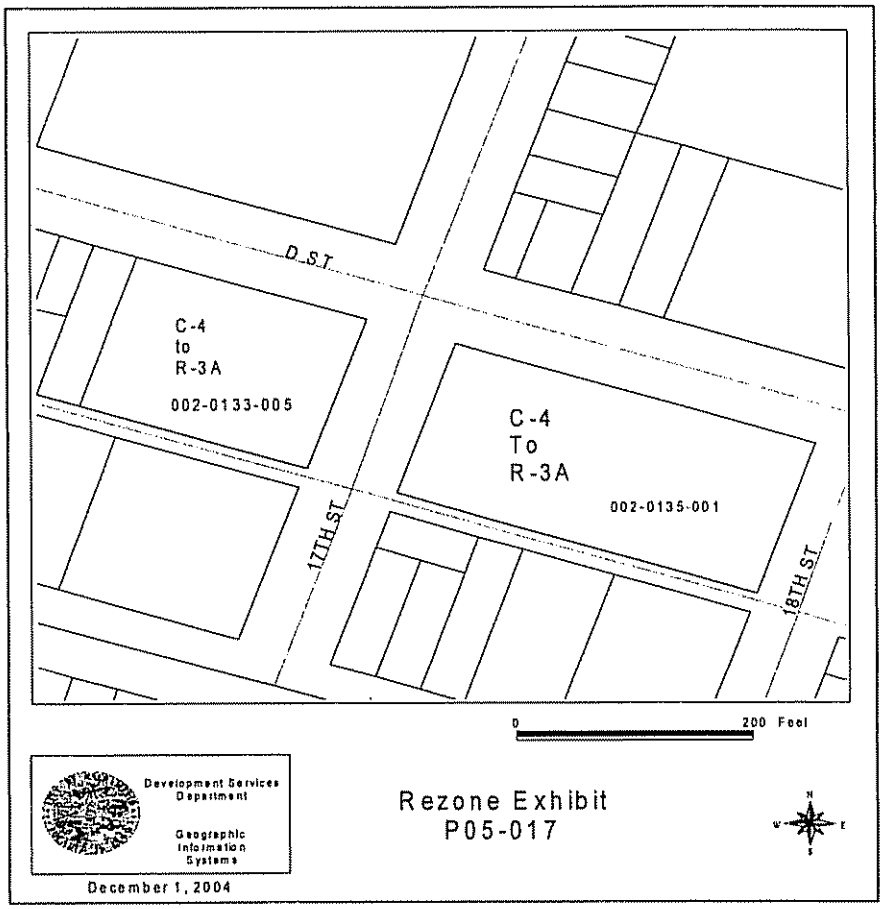
Exhibit 1O
Elevations, 8-Plex



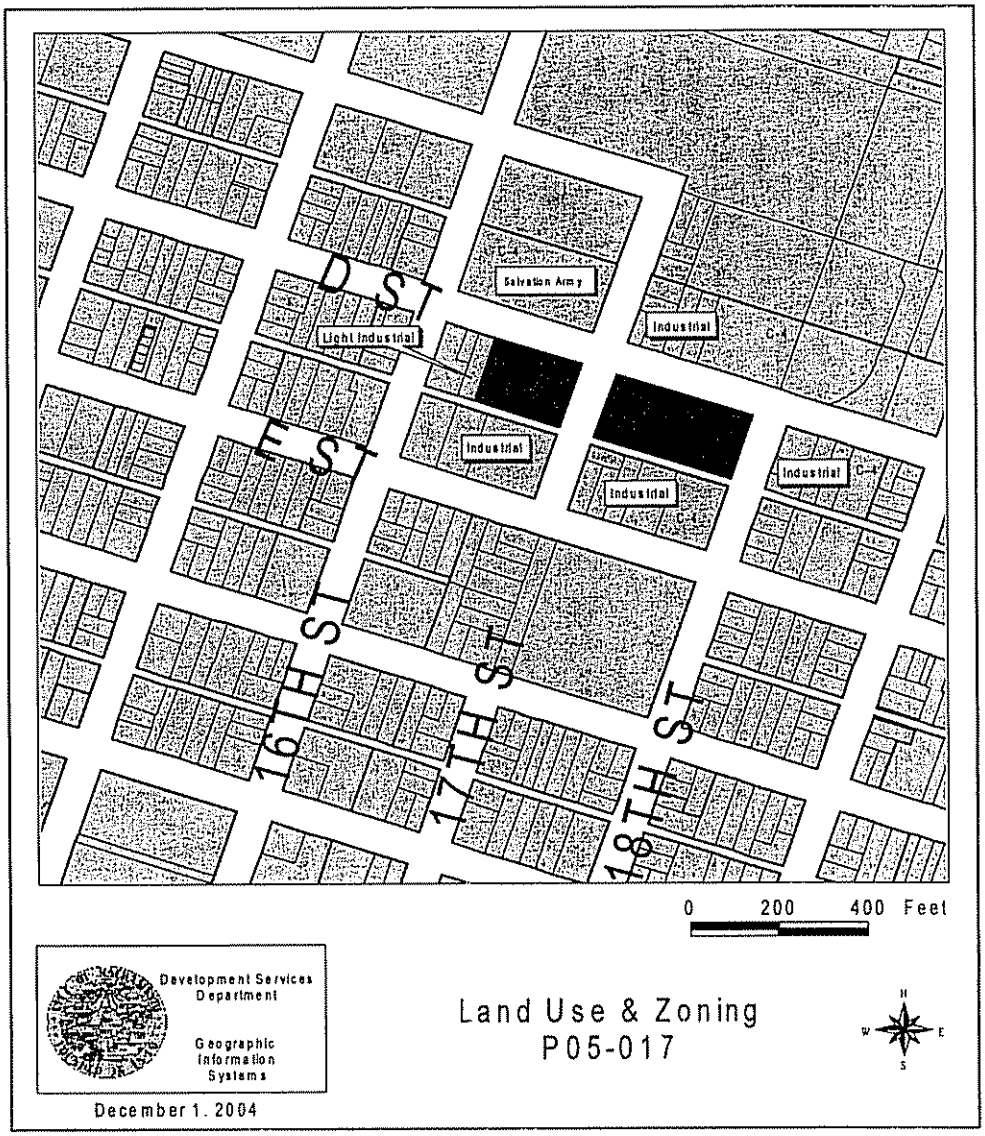
Attachment 2
Community Plan Amendment



Attachment 3
Rezone



Attachment 4
Land Use & Zoning Map



RESOLUTION NO. 2005-XXXX

Adopted by the Sacramento City Council

Date

RESOLUTION AMENDING THE CENTRAL CITY COMMUNITY PLAN LAND USE MAP FOR 1.89± NET ACRES FROM INDUSTRIAL TO MULTI FAMILY RESIDENTIAL FOR THE PROPERTY LOCATED IN THE CENTRAL CITY, SPECIFICALLY AT 1718 D STREET AND 400 17TH STREET.

(APN: 002-0135-001; 002-0133-005) (P05-017)

BACKGROUND

The City Council conducted a public hearing on August 2, 2005 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 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;

B. The proposed plan amendment is compatible with the surrounding uses; and

C. The proposal is consistent with the policies of the General Plan and the Central City Community Plan that promote infill opportunities, reuse, and rehabilitation and provide ownership opportunities to all.

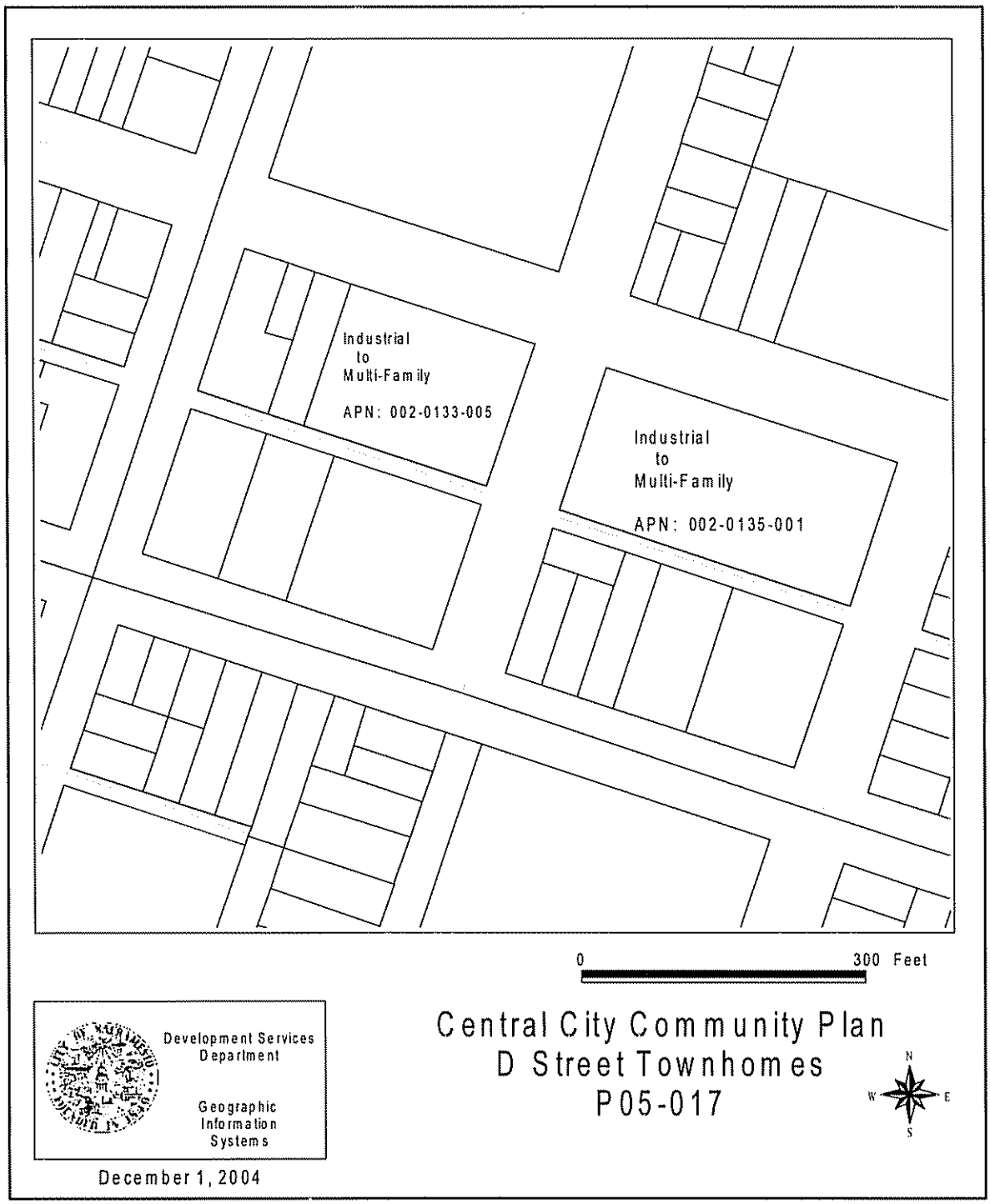
BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The properties (APN: 002-0135-001; 002-0133-005), as described on the attached Exhibit 1, within the City of Sacramento are hereby designated on the Central City's Community Plan land use map as Multi-Family Residential

Table of Contents:

Exhibit 1: Community Plan Exhibit – 1 Page

Exhibit 1


Industrial
to
Multi-Family
APN: 002-0133-005
Industrial
to
Multi-Family
APN: 002-0135-001
0
300 Feet
Development Services
Department
Geographic
Information
Systems
Central City Community Plan
D Street Townhomes
P05-017
N
W
E
S
December 1, 2004

ORDINANCE NO. 2005-XXXX

Adopted by the Sacramento City Council

Date

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE TITLE 17 OF THE SACRAMENTO CITY CODE, AS AMENDED, BY REMOVING 1.89± NET ACRES FROM THE HEAVY COMMERICAL (C-4) ZONE AND PLACING THE SAME IN THE MULTI-FAMILY RESIDENTIAL (R-3A) ZONE.
(APN: 002-0135-001; 002-0133-005) (P05-017)

A. The properties generally described, known and referred to as 1718 D Street (APN: 002-0135-001) and 400 17th Street (APN 002-0133-005) which are shown on Exhibit 1, consist of 1.89± net acres and are currently in the Heavy Commercial (C-4) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said properties are hereby removed from the C-4 zone and placed in the Multi-Family Residential (R-3A) zone.

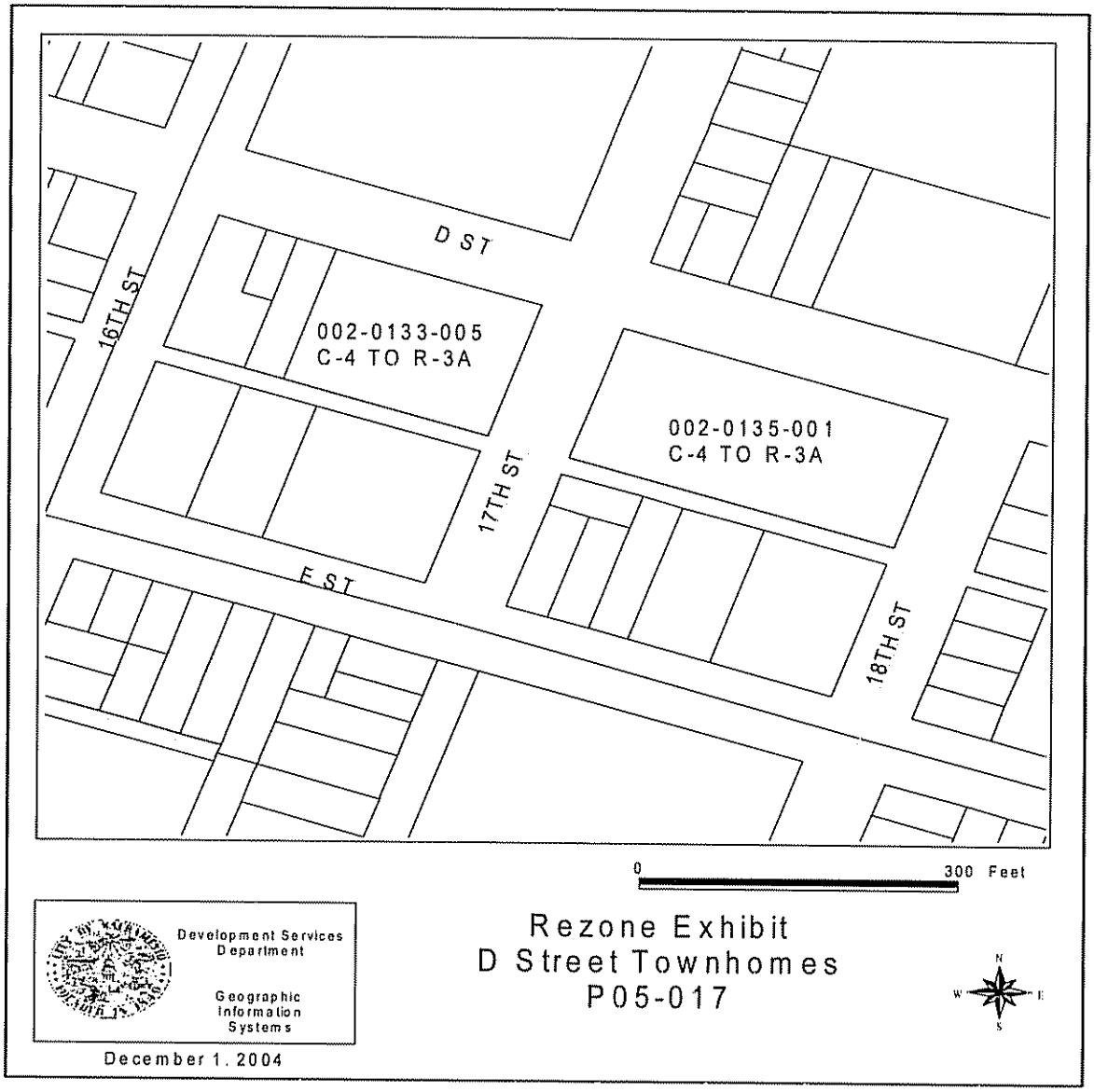
B. The City Clerk of the City of Sacramento is hereby directed to amend the official zoning map, which is a part of said Comprehensive Zoning Ordinance, Title 17 of the City Code, to conform to the provisions of this Ordinance.

C. Rezoning of the property described in the attached Exhibit 1 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 or the City Code, as amended, as said procedures have been affected by recent court decisions.

Table of Contents:

Exhibit 1: Rezone Exhibit – 1 Page

Exhibit 1


D ST
16TH ST
002-0133-005
C-4 TO R-3A
002-0135-001
C-4 TO R-3A
17TH ST
E ST
18TH ST
0
300 Feet
Development Services Department
Geographic Information Systems
Rezone Exhibit
D Street Townhomes
P05-017
N
W
E
S
December 1, 2004