



10.3

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

April 21, 1992

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

APR 21 1992

OFFICE OF THE
CITY CLERK

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

- SUBJECT:
1. ENVIRONMENTAL DETERMINATION
 2. TENTATIVE MAP TO SUBDIVIDE 0.294+
DEVELOPED ACRES INTO THREE DUPLEX LOTS
AND ONE FOUR-PLEX LOT IN THE MULTI-FAMILY
(R-5) ZONE (P91-191)
 3. SUBDIVISION MODIFICATION TO CREATE THREE INTERIOR LOTS
LESS THAN 52 FEET WIDE
 4. SUBDIVISION MODIFICATION TO CREATE FOUR LOTS LESS THAN
100 FEET DEEP
 5. SUBDIVISION MODIFICATION TO CREATE THREE INTERIOR LOTS
LESS THAN 5,200 SQUARE FEET IN AREA
 6. SUBDIVISION MODIFICATION TO CREATE ONE CORNER LOT LESS
THAN 62 FEET WIDE
 7. SUBDIVISION MODIFICATION TO CREATE ONE CORNER LOT LESS
THAN 6,200 SQUARE FEET IN AREA

LOCATION: 1416 19th Street- DISTRICT NO.3

OWNER: Richard Castro et.al., 1416 19th Street, Sacramento, CA 95814

APPLICANT: Train, Sening and Hoffman, 716 Alhambra Blvd., Sacramento, CA 95816

SUMMARY

This is a request for a tentative map to divide .294± developed acres into three duplex lots in the Multi-Family (R-5) zone. Planning Staff and the Subdivision Review Committee have reviewed the project and recommend approval of the request.

VOTE OF PLANNING COMMISSION

On February 27, 1992, the Planning Commission voted eight ayes and one absent to recommend approval of the request.

STAFF RECOMMENDATION

Planning staff recommend that the City Council adopt the attached resolution which approves the Tentative Map and Subdivision Modifications.

BACKGROUND

The site is designated High Density Residential (30+ du/na) by the General Plan. The subject site consists of one 80'X 160' lot which is currently developed with three duplexes.

The request is to subdivide an existing lot into four parcels. As proposed, the subdivision would create three duplex lots and one corner four-plex lot. In order to create the lots as proposed, a number of subdivision modifications are required. Subdivision Modifications are required for lot width, depth, and lot size. Although there is a necessity for the subdivision modifications, the proposal conforms to the existing development in the area. The necessary variances were approved by the Planning Commission.

The City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration (refer to Initial Study Discussion in the Planning Commission File No. P91-191).

FINANCIAL DATA

None.

POLICY CONSIDERATIONS

The proposal is consistent with the Central City Housing Strategy policy which promotes opportunities for new housing in the Central City.

MBE/WBE EFFORTS

None.

FOR CITY COUNCIL INFORMATION:
WALTER J. SLIPE
CITY MANAGER


Contact Person:
Will Weitman, Principal Planner
(916) 264-5604

Respectfully submitted,



GARY L. STONEHOUSE

APPROVED:



DIANNE GUZMAN, AICP
Director of Planning & Development

April 21, 1992
District No. 3

DG:GS:WW:vr
Attachments

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP TIME EXTENSION FOR PROPERTY LOCATED AT 1416 19TH STREET

(P91-191) (APN: 007-0241-014)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration (refer to Initial Study Discussion in the Planning Commission File No. P91-191);

WHEREAS, the City Planning Commission and/or Planning staff has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

FOR CITY CLERK USE ONLY

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein, as follows:
 - A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provision for its design and improvement, is consistent with the City's General Plan which designates the site for High Density Residential (30+ du/na).
4. 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - a. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees for Parcel 4. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map;
 - b. Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P91-191);

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- c. 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;
- d. Dedicate a 5-foot public utility easement for underground and overhead facilities and appurtenances along the west property lines of Parcels 2 and 3, and along the north property line of Parcel 1.
- e. Show all existing easements;
- f. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
- g. Verify the location of the existing sewer services. A separate service is required for each parcel. Relocate services as needed to avoid conflicts with proposed construction and dedicate private sewer easements as needed. Sewer service to Parcel 4 may be deferred until time of building permit;
- h. Provide separate water services for each parcel. Water service to Parcel 4 may be deferred until time of building permit;
- i. All new water services shall require water meters;
- j. Provide a water study to the satisfaction of the Department of Utilities to determine how service will be provided to Parcel 1. Off-site water main extension, to the satisfaction of the Department of Public Works and the Department of Utilities, may be required;
- k. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- l. No structure shall be allowed on Parcel 4 that does not provide a standard 20 foot long driveway;
- m. Provide street lights. Coordinate street light design with the Electrical Section of Engineering Division;
- n. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this Parcel Map if no subdivision improvement agreement is required and all necessary construction is completed prior to recordation;
- o. Prior to recordation of the Final Map or Certificate of Compliance, applicant shall negotiate with the Sacramento City Unified School District a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.
- p. The proposed four-plex and any other exterior changes shall be reviewed and approved by the Design Review/ Preservation Board prior to the issuance of any building permits.
- q. The stairway along the west side of the proposed four-plex shall be eliminated.

MAYOR

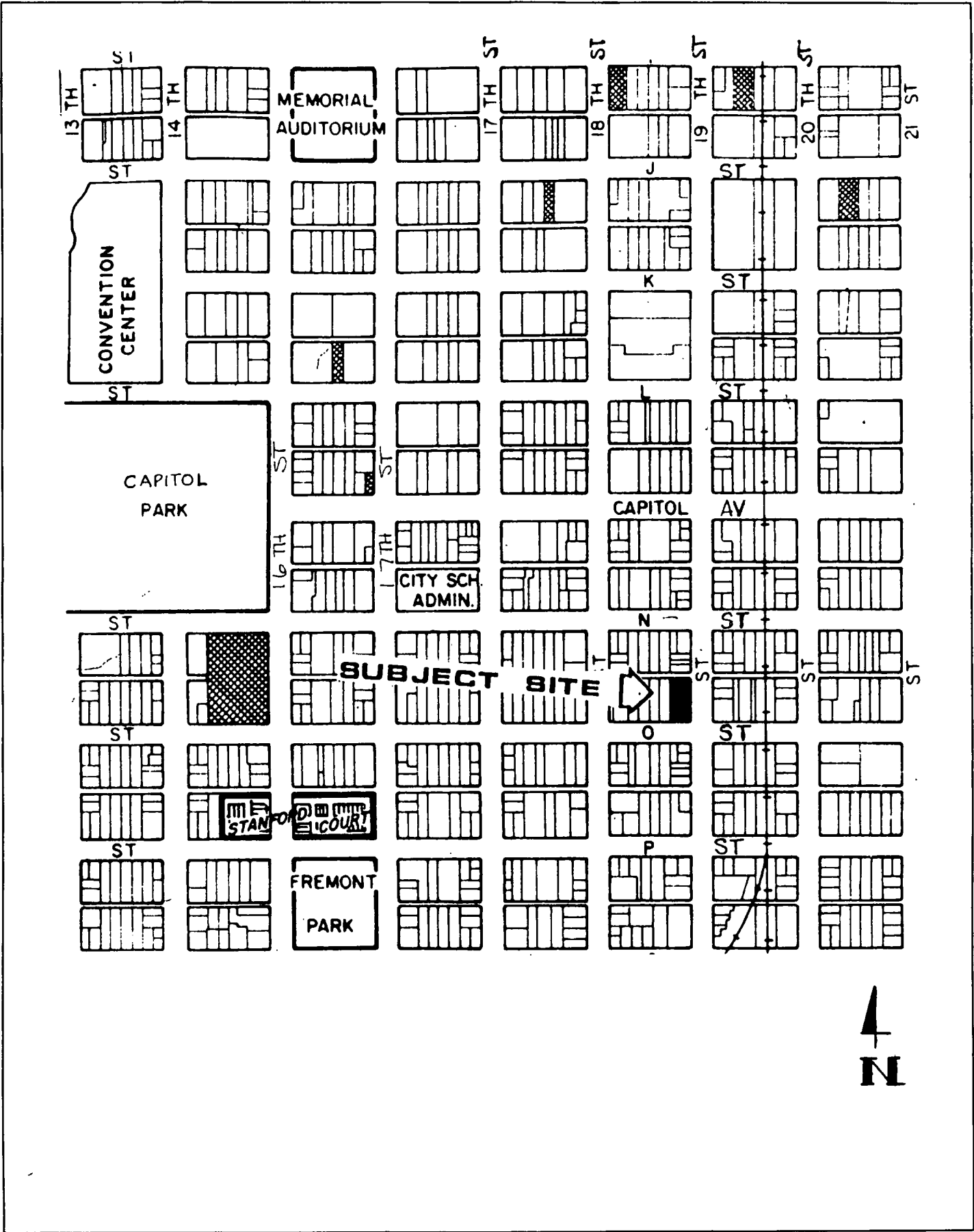
ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

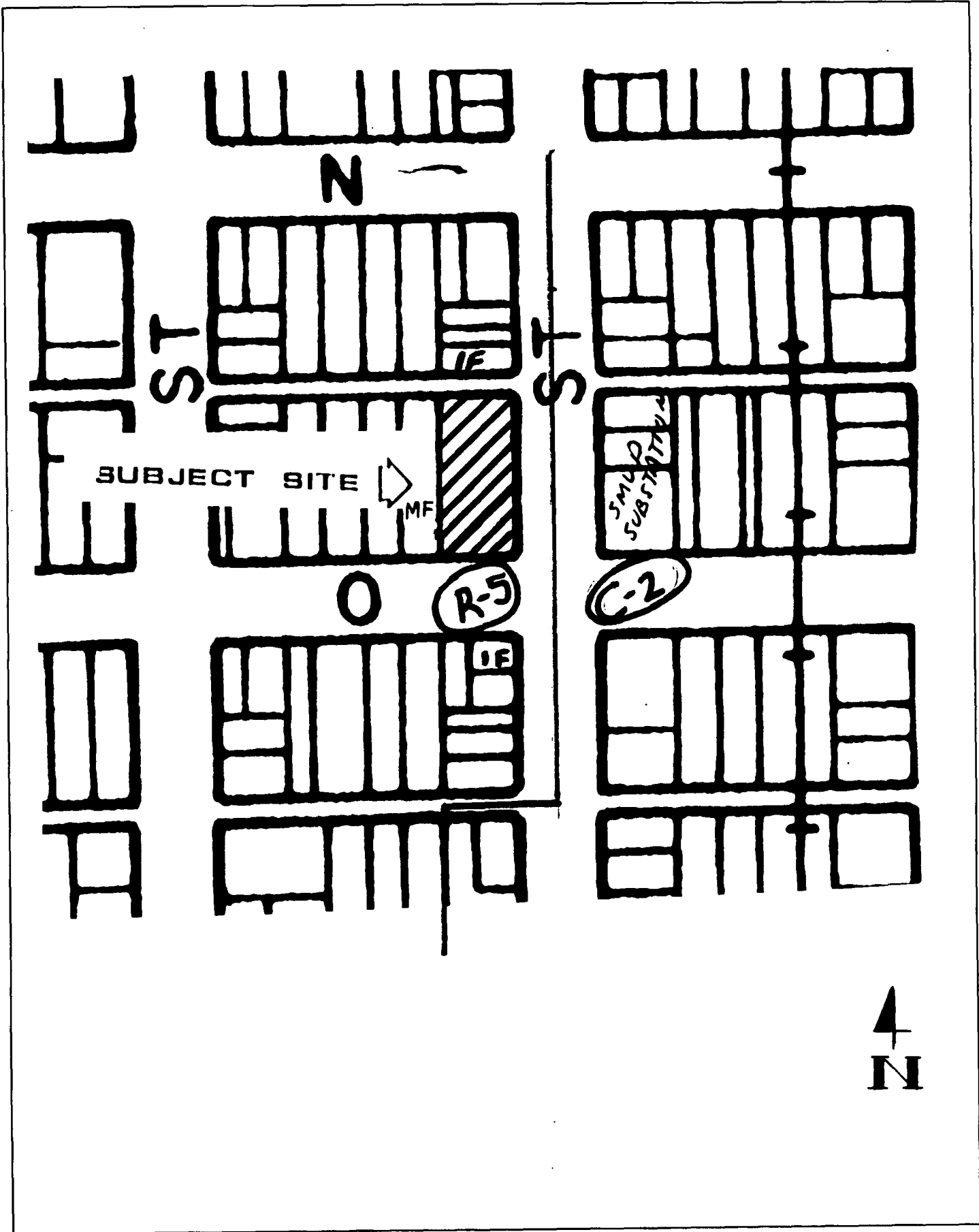
RESOLUTION NO.: _____

DATE ADOPTED: _____



VICINITY MAP

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LAND USE & ZONING MAP

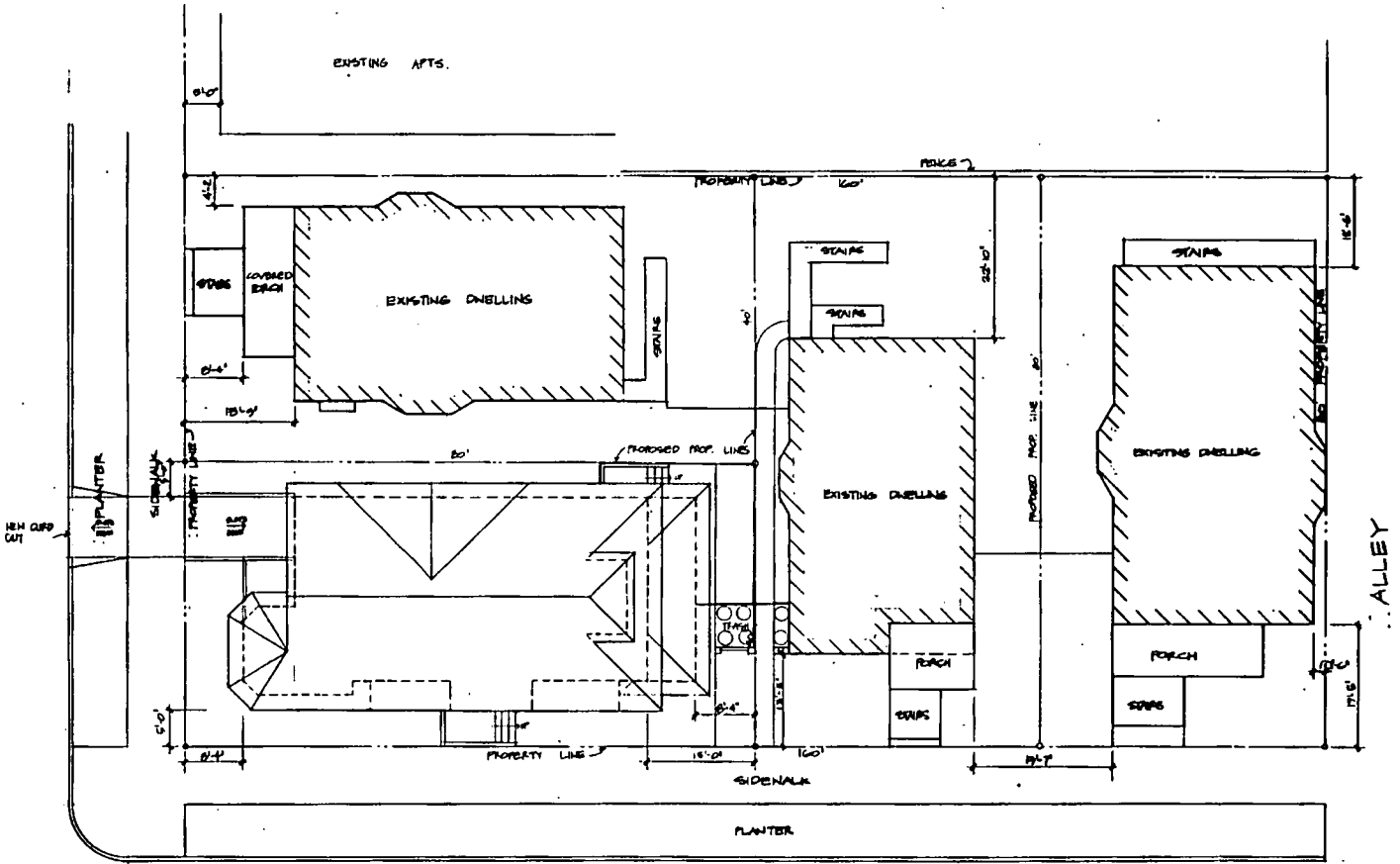
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APRIL 21, 1992

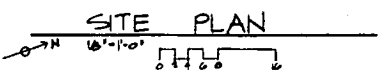
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10

O STREET



19 TH STREET



SITE PLAN

A.P.N. : 007-241-04
ZONING DATA
 OTB ZONING : R-5
 BUILDING SETBACKS REQUIRED:
 FRONT : 4'-0"
 SIDE : 5'-0"
 REAR : 5'-0"
 NUMBER OF UNITS PROVIDED : 4
 LOT AREA COVERED : 2089/8200 = 24.9%
 PARKING PROVIDED : 4 SPACES

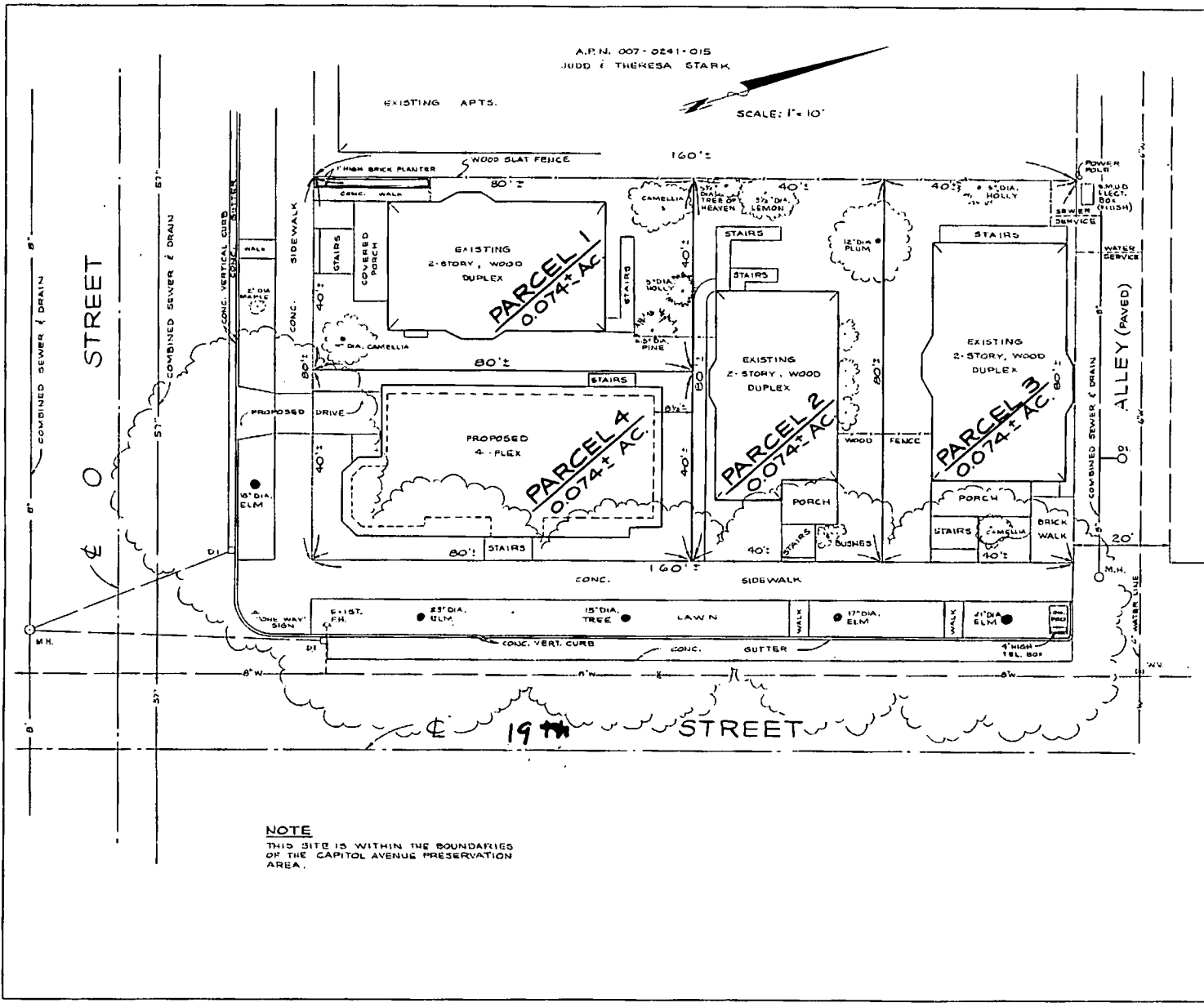
JEC
 ARCHITECT
 Edward J. Orr
 2118 E Street
 Sacramento
 California
 95816
 (916) 443-7887

19TH AND O

PAI-191

April 21, 1992

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A.P.N. 007-0241-015
JUDD & THERESA STARK

SCALE: 1" = 10'

TENTATIVE MAP
LOT 5, BLOCK BOUNDED BY
N, O, 18TH & 19TH STREETS
 CITY OF SACRAMENTO
 CALIFORNIA
 JULY 1991

RECORD OWNERS
 RICHARD CASTRO, LAWRENCE FOY
 AND ERNEST M. BAUMBERGER
 1416 19TH STREET
 SACRAMENTO, CA 95814
 (916) 443-5493

SURVEYOR
 TRAIN, SENING & HOFFMAN SURVEYING, INC.
 716 ALHAMBRA BLVD.
 SACRAMENTO, CA 95816
 (916) 451-7793



ASSESSOR'S PARCEL NUMBER
 A.P.N. 007-0241-014

EXISTING ZONING & USE
 ZONE R-5

PROPOSED ZONING & USE
 ZONE R-5

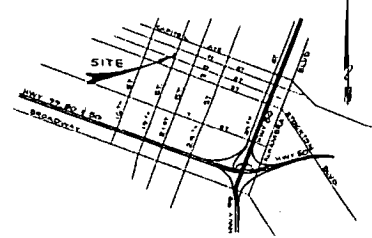
PROPOSED SEWAGE DISPOSAL
 EXISTING, CITY OF SACRAMENTO

PROPOSED DRAINAGE
 EXISTING, CITY OF SACRAMENTO

PROPOSED WATER SUPPLY
 EXISTING, CITY OF SACRAMENTO

SCHOOL DISTRICT
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

NOTE
 THIS SITE IS WITHIN THE BOUNDARIES
 OF THE CAPITOL AVENUE PRESERVATION
 AREA.



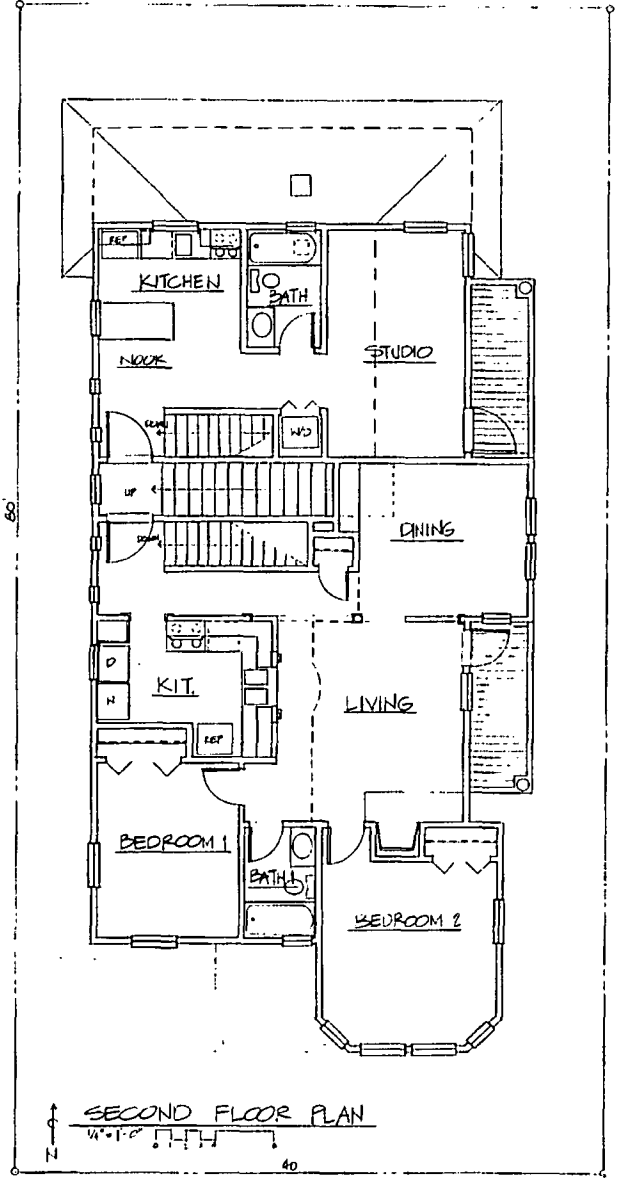
VICINITY MAP
 NO SCALE

PA-1-191

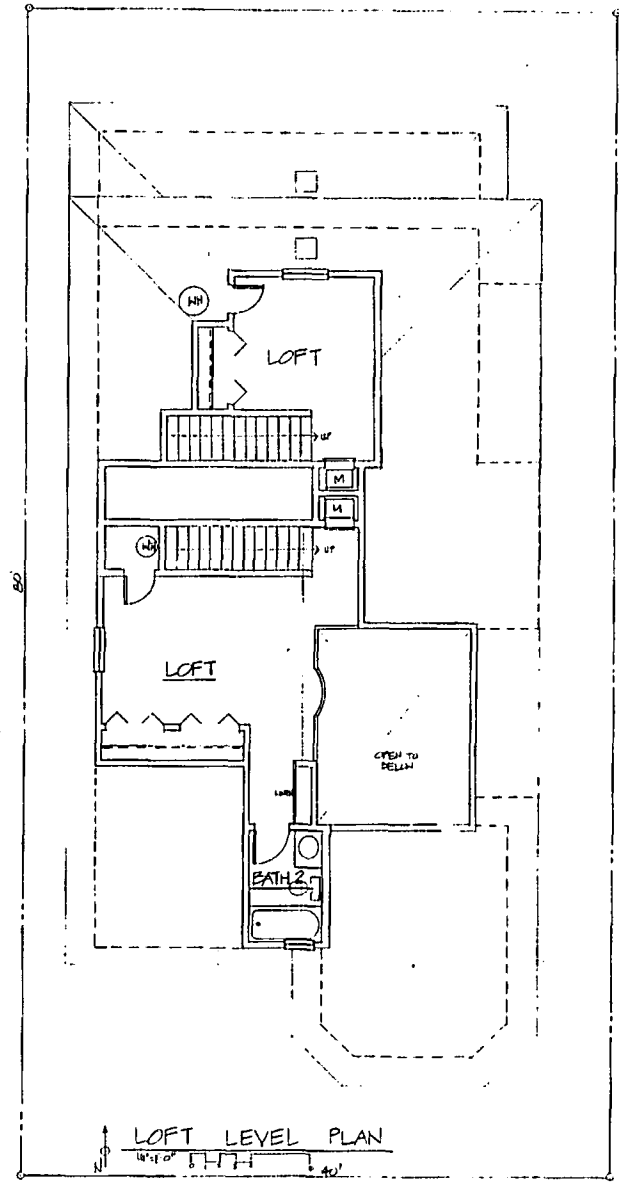
APRIL 21, 1992

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SECOND FLOOR PLAN
1/4" = 1'-0"
40



LOFT LEVEL PLAN
1/4" = 1'-0"
40

REVISIONS	BY

JC
ARCHITECT
Edward J. Cox
2118 E Street
Sacramento
California
95816
(916) 442-7407

19TH AND O

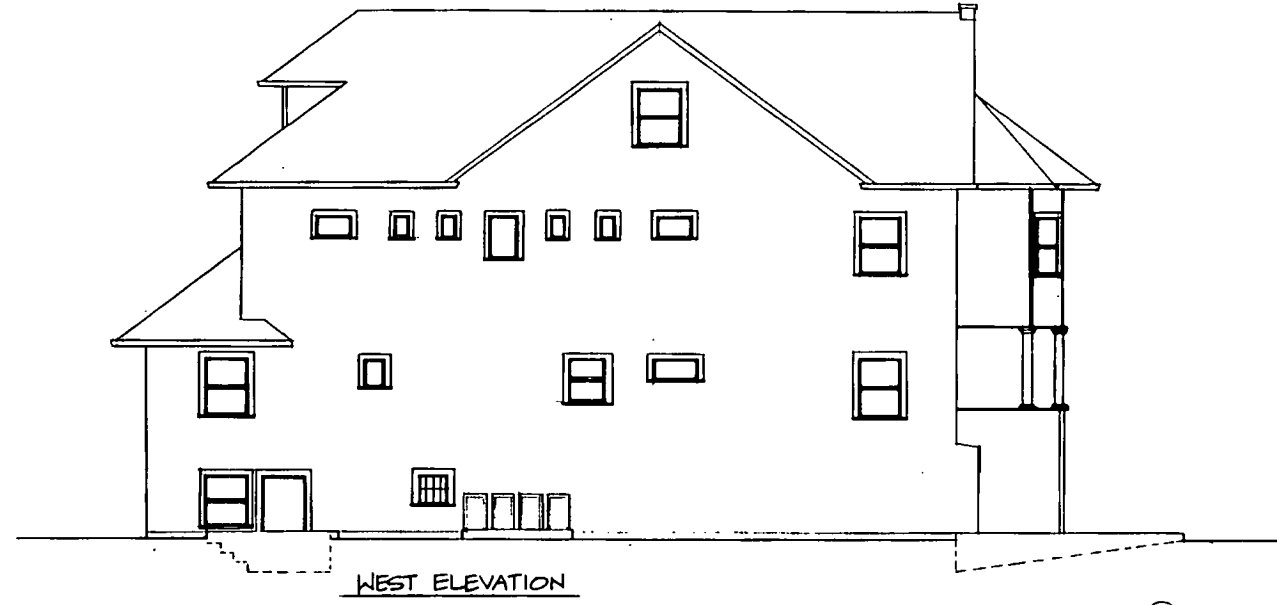
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Drawn	
Job	
Sheet	4
Of 6 Sheets	

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APRIL 21, 1992

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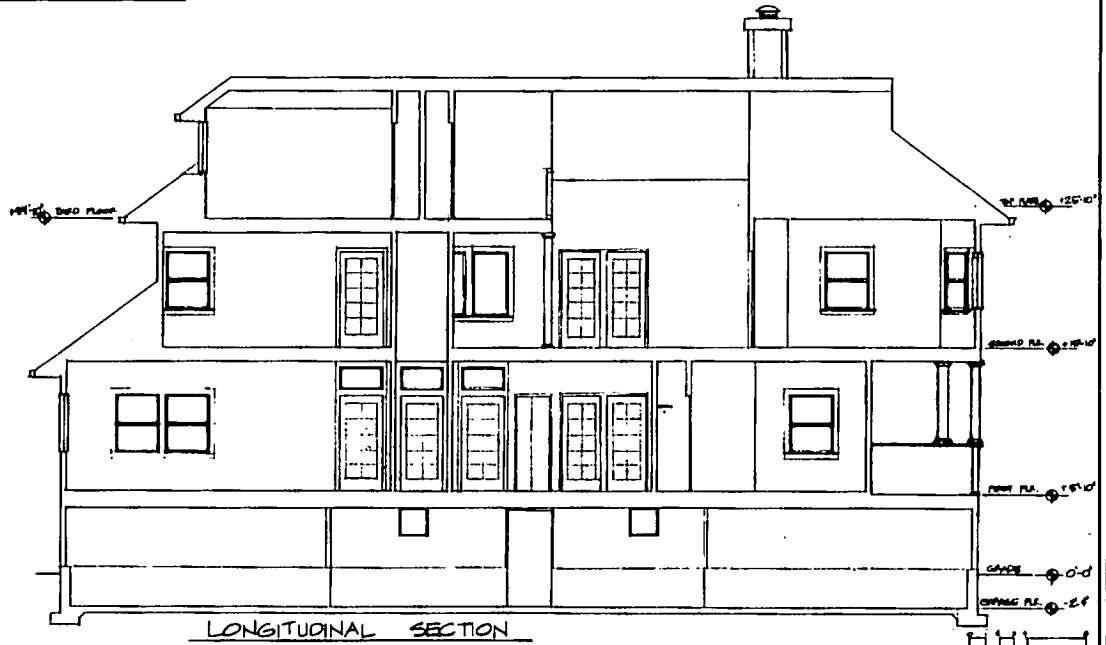
14



WEST ELEVATION



NORTH ELEVATION



LONGITUDINAL SECTION

REVISIONS	BY



EDWARD J. COX
 2118 E STREET
 SACRAMENTO
 CALIFORNIA
 95816
 (916) 442-7407

19TH AND O

DATE 6/28/91
 SCALE 1/4"=1'-0"
 6

P91-191

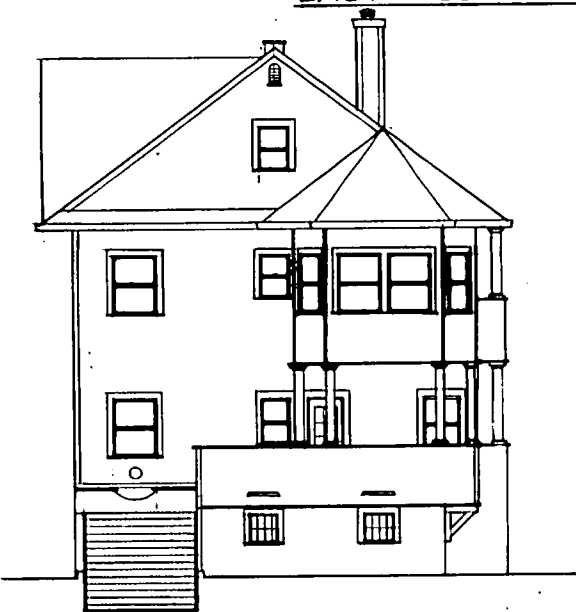
APRIL 21, 1992

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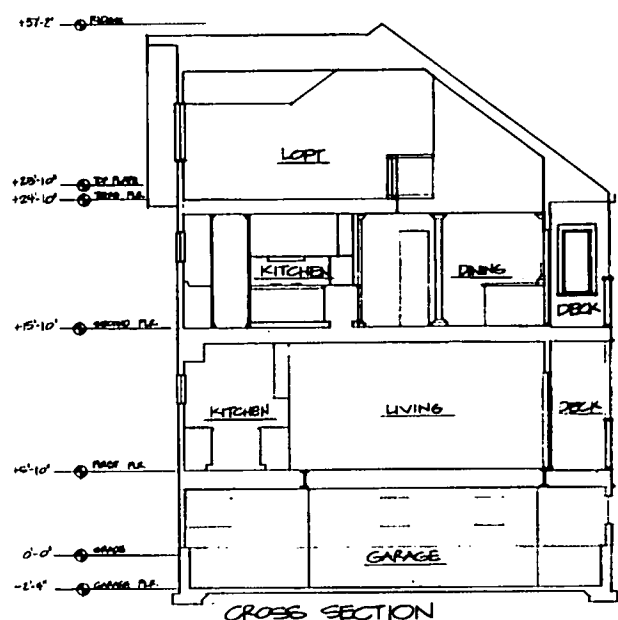
15



EAST ELEVATION



SOUTH ELEVATION



CROSS SECTION

JJC
ARCHITECT

Edward J. Cox
2118 E Street
Sacramento
California
95878
(916) 443-7407

19TH AND O

Scale: 1/8" = 1'-0"

Sheet: 5

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Train, Sening & Hoffman, 716 Alhambra Bl, Sacramento, CA 95816
OWNER Richard Castro et. al., 1416 19th Street, Sacramento, CA 95814
PLANS BY Train, Sening & Hoffman, 716 Alhambra Bl, Sacramento, CA 95816
FILING DATE July 17, 1991 ENVIR. DET. Neg. Dec. REPORT BY Don Smith
ASSESSOR'S PCL. NO. 007-0241-014

- APPLICATION:
- A. Negative Declaration;
 - B. Tentative Map to subdivide .294± developed acres into three duplex lots and one four-plex lot in the Multi-Family (R-5) zone;
 - C. Variance to reduce the rear yard setback (parcel 4) from 15 feet to eight and one-half feet;
 - D. Variance to reduce the rear yard setback (parcel 3) from 15 feet to 13 feet;
 - E. Variance to allow the stairs to project five feet into the rear yard setback area (parcel 2);
 - F. Variance to allow the stairs to project into the street side yard setback (parcel 4);
 - G. Subdivision Modification to create three interior lots less than 52 feet wide;
 - H. Subdivision Modification to create four lots less than 100 feet deep;
 - I. Subdivision Modification to create three interior lots less than 5,200 square feet in area;
 - J. Subdivision Modification to create one corner lot less than 62 feet wide; and,
 - K. Subdivision Modification to create one corner lot less than 6,200 square feet in area.

LOCATION: 1416 19th Street

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide .294± developed acres into three (40'X 80') duplex lots and one four-plex (40'X 80') lot in the Multi-Family (R-5) zone.

PROJECT INFORMATION:

General Plan Designation: High Density Residential (30+ du/na)
Existing Zoning of Site: R-5
Existing Land Use of Site: Three duplexes

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Surrounding Land Use and Zoning:

North: Single Family Residential; R-5
South: Single Family Residential; R-5
East: SMUD Substation; C-2
West: Multi-Family Residential; R-5

Existing Property Dimensions: 80'X 160'
Proposed Property Dimensions: Four 40'X 80' Parcels
Property Area: .294± gross acres
Existing Buildings: Three duplexes 2000 to 3000± sq.ft. each
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Parking Required: 4 spaces (Parcel 4)
Parking Provided: 4 spaces (Parcel 4)
School District: Sacramento Unified School District
Exterior Building Materials: Wood lap siding with asphalt shingle roofing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On January 22, 1992, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site is designated High Density Residential (30+ du/na) in the General Plan. The Central City Community Plan designates the site Multi-Family Residential. Zoning on the site is also Multi-Family (R-5). The property is a .294± acre developed parcel located at 1416 19th Street. Three duplexes are currently located on the parcel.

B. Applicant's Proposal

The applicant is requesting a tentative map to subdivide the .294± developed acres into four lots. The three existing duplexes would be located on Parcels 1, 2 and 3. A new four-plex is proposed for Parcel 4. A variety of variances and subdivision modifications are requested to meet the requirements of the Zoning and Subdivision Ordinances. The variances are necessary due to the locations of the existing buildings on the parcels, and due to the 40' X 80' lot sizes proposed. The applicant indicates that the subdivision is requested so that individual financing can be obtained for repairs and upscaling of the units.

C. Staff Analysis

Site Design and Lot Layout- The property is currently 80'X 160' in size. There are three existing buildings located on the site which are older than 50 years. Approval of the map would create four 40'X 80' parcels with one structure on each lot. In addition to the three existing duplexes, a new four-plex would be constructed on the corner lot. There are other buildings and lots similar to those proposed in the neighborhood. For example, across the street to the east and south from the proposed subdivision are similar buildings on 40'X 80' lots.

Because the proposed parcels are not the required 52 feet in width, 100 feet in length, or appropriate square footage, a variance and subdivision

modification are required. Other variances are required for portions of the existing buildings which are located within setback areas. Variances are necessary since the side yards of existing buildings become rear yards and vice versa. These changes alter the way they are viewed with respect to the zoning ordinance. The result is that the new lots do not meet the distances prescribed by the existing ordinances and require variances. For example, the older buildings in the neighborhood have stairs that encroach within the existing setback areas. Stairs that are built in the same location today require variances today. In addition, the submitted plans show a staircase on the west side of the proposed building (Parcel 4). The staircase will be eliminated from the plans as it would render the side yard useless. In this case, the side yard must also be kept free and clear to allow fire access.

Parking- The three existing buildings do not have on-site parking which is common for older parcels in the Central City. The proposed building for parcel four will have four parking spaces located underground. The four spaces will meet the required parking for the project.

Building Design and Materials- The new building will be constructed of wood lap siding with asphalt shingle roofing similar to the existing buildings. The site is located within the Central City Design Review area and Capitol Avenue Preservation area. Therefore, the project is subject to the review and approval of the Design Review/ Preservation Board.

The requested variances and subdivision modifications are supported by staff because they are consistent with that which has been constructed in the area. The requests also allow the development to occur which ultimately promotes housing in the Central City, an important goal of the City.

D. Policy Considerations

Policies found in the General Plan, Central City Community Plan, and Central City Housing Strategy support the creation of housing opportunities in the Central City and on the subject site. Several General Plan policies promote the provision of affordable housing in the City. For example: Goal B (Section 2) states: "Provide affordable housing opportunities for all income household categories throughout the City"; Goal E (Section 2) states: "Provide appropriate residential opportunities to meet the City's required fair share of the region's housing needs"; and, another goal indicates: "Provide affordable housing for all income groups" (Section 3-49).

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The Central City Community Plan also contains a number of policies that support housing. For example, one states: "Provide adequate housing for all residents of the Central City at all socio-economic levels, and in particular, provide the opportunity for low and moderate income persons to reside within the Central City. And further, provide a choice of housing types by developing new housing and conserving existing housing types by developing new housing and conserving existing housing" (Pages 3 and 4).

In addition, the Central City Housing Strategy was adopted with the intent to support housing opportunities in the Central City. The introduction of the Housing Strategy states: "Adopted plans and policies for Sacramento's Central City envision a district that is busy beyond the normal 9 to 5 workday, with activity during the evening, nighttime and weekend hours as well as on weekdays. To achieve this vision, downtown must have a mix of land uses. Housing is critical to this mix, both because residents are the primary potential source of non-worktime activity and because they are important supporters of downtown retail and service uses" (Page ES-1). Because of the policies contained within the adopted plans, and the zoning that is applied to the site, Planning Staff supports the overall project.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. The specific mitigation measures for this project are identified below.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend Approval of the Tentative Map to subdivide .294± developed acres into three duplex lots and one four-plex lot in the Multi-Family (R-5) zone subject to conditions and forward to the City Council;
- C. Approve the Variance to reduce the rear yard setback (parcel 4) from 15 feet to eight and one-half feet based on findings of fact which follow;
- D. Approve the Variance to reduce the rear yard setback (parcel 3) from 15 feet to 13 feet based on findings of fact which follow;

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- E. Approve the Variance to allow the stairs to project five feet into the rear yard setback area (parcel 2) based on findings of fact which follow;
- F. Approve the Variance to allow the stairs to project into the street side yard setback (parcel 4) based on findings of fact which follow;
- G. Recommend approval of the Subdivision Modification to create three interior lots less than 52 feet wide and forward to the City Council;
- H. Recommend approval of the Subdivision Modification to create four lots less than 100 feet deep and forward to the City Council;
- I. Recommend approval of the Subdivision Modification to create three interior lots less than 5,200 square feet in area and forward to the City Council;
- J. Recommend approval Subdivision Modification to create one corner lot less than 62 feet wide and forward to the City Council; and,
- K. Recommend approval of the Subdivision Modification to create one corner lot less than 6,200 square feet in area and forward to the City Council.

Mitigation Measures:

- A. A six foot high chain link fence shall be erected along the parkway planter strip where the trees are located. There shall be no grade changes, no parking of vehicles and no storage of materials within the fenced in areas.
- B. The 18" Chinese Elm ^{is} "O" Street and the 23" Chinese Elm on 19th Street will require limb removal if the project is built as proposed. The applicant will be required to hire a contractor who will be responsible for all work and must contact the City Arborist in order to secure a Permit to Remove or Trim City-Owned Trees.
- C. If, during construction or grading, tree roots 2" in diameter or greater are encountered,, work shall stop immediately and the City Arborist shall be contacted for a root inspection. There is s concern with the root disturbance that may occur, and how it will impact the health of

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the trees. If a large number of roots require cutting, the tree will then have to be reevaluated for possible removal.

- D. A note shall be placed on the grading for site plans including the mitigation measures.

Conditions- Tentative Map:

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically noted:

1. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees for Parcel 4. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map;
2. Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P91-191);
3. 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;
4. Dedicate a 5-foot public utility easement for underground and overhead facilities and appurtenances along the west property lines of Parcels 2 and 3, and along the north property line of Parcel 1.
5. Show all existing easements;
6. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
7. Verify the location of the existing sewer services. A separate service

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MEETING DATE February 27, 1992

ITEM NO. 5

is required for each parcel. Relocate services as needed to avoid conflicts with proposed construction and dedicate private sewer easements as needed. Sewer service to Parcel 4 may be deferred until time of building permit;

8. Provide separate water services for each parcel. Water service to Parcel 4 may be deferred until time of building permit;
9. All new water services shall require water meters;
10. Provide a water study to the satisfaction of the Department of Utilities to determine how service will be provided to Parcel 1. Off-site water main extension, to the satisfaction of the Department of Public Works and the Department of Utilities, may be required;
11. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system;
12. No structure shall be allowed on Parcel 4 that does not provide a standard 20 foot long driveway;
13. Provide street lights. Coordinate street light design with the Electrical Section of Engineering Division;
14. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this Parcel Map if no subdivision improvement agreement is required and all necessary construction is completed prior to recordation;
15. Prior to recordation of the Final Map or Certificate of Compliance, applicant shall negotiate with the Sacramento City Unified School District a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.
16. The proposed four-plex and any other exterior changes shall be reviewed and approved by the Design Review/ Preservation Board prior to the issuance of any building permits.
17. The stairway along the west side of the proposed four-plex shall be eliminated.

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MEETING DATE February 27, 1992

ITEM NO. 5

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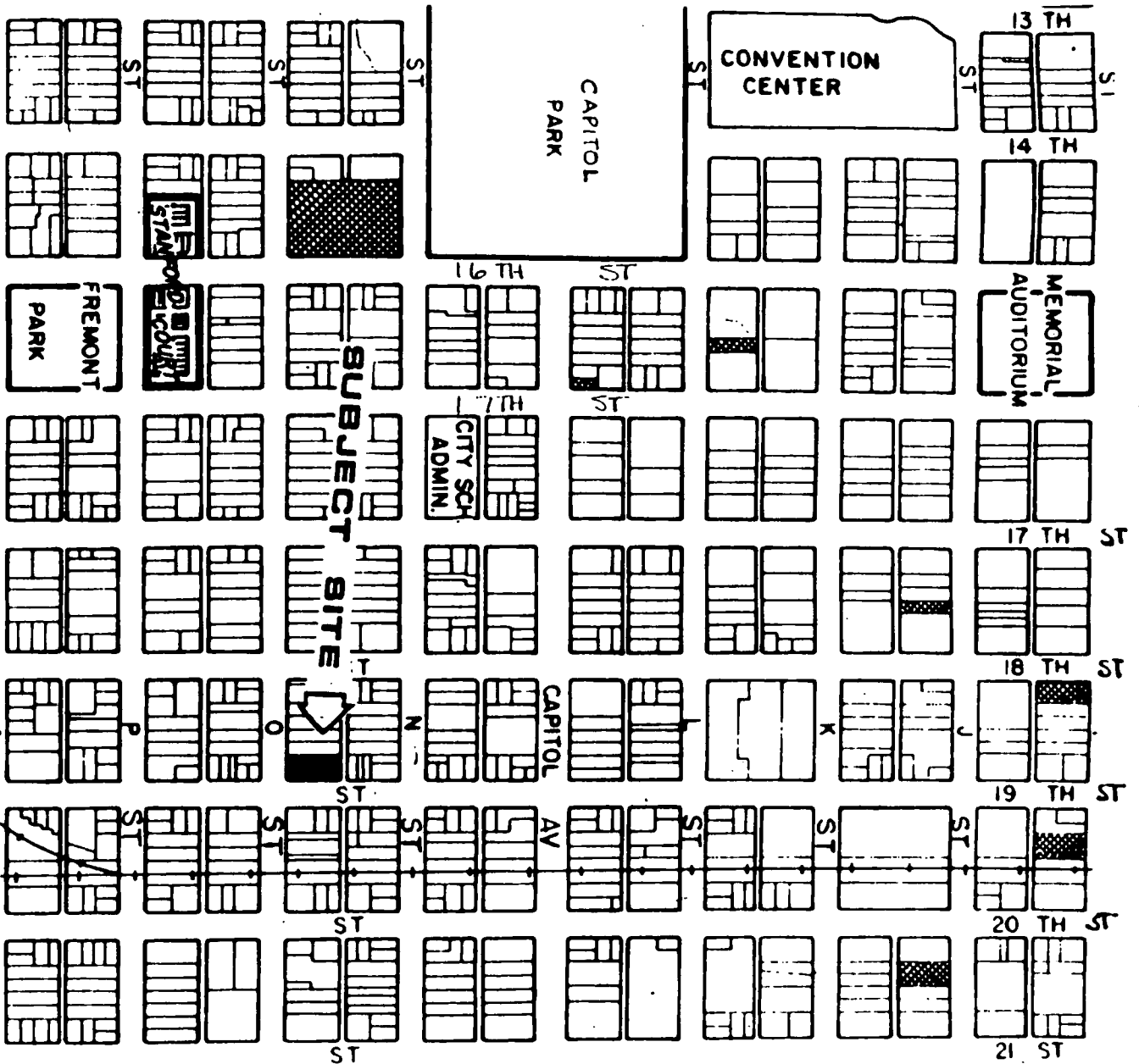
Findings of Fact- Variance

1. Granting of the variances does not constitute a special privilege extended to an individual applicant in that:
 - a) there are several lots in the area that are less than 52 feet wide, 100 feet deep, 5200 and 6200 square feet in size;
 - b) the variances would be granted to other property owners facing similar circumstances; and,
 - c) the buildings and subsequent conditions are existing.
2. Granting of the variance does not constitute a use variance in that residential uses are allowed in the R-5 zone.
3. Granting the request will not be injurious to public welfare nor to property in the vicinity in that:
 - a) the buildings and related conditions are existing; and,
 - b) the building's final design will be subject to the review and approval of the Design Review/ Preservation Board.
4. The proposed project is consistent with the intent of the General Plan which designates the site for residential uses.

APPLC. NO. P91-191

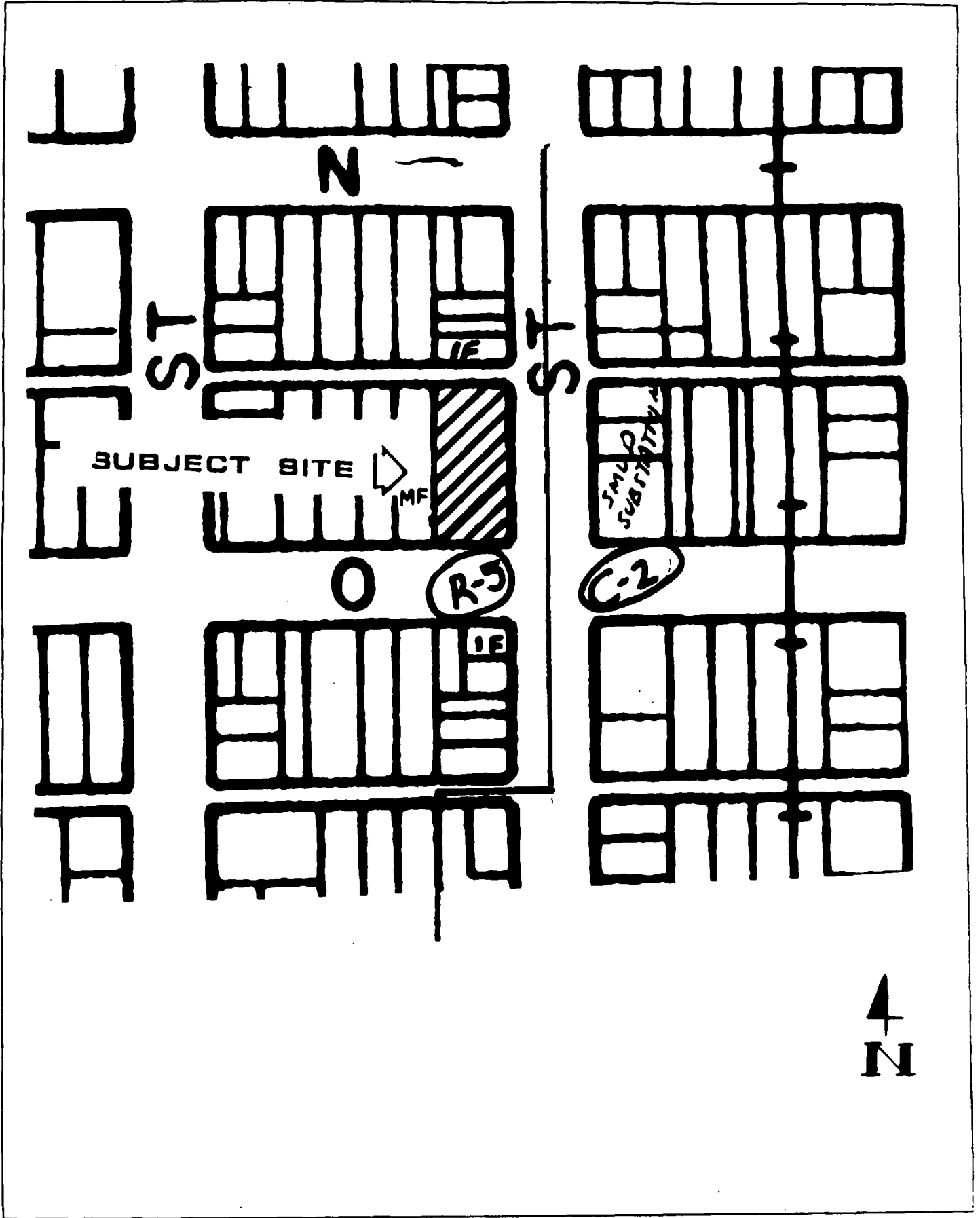
MEETING DATE February 27, 1992

ITEM NO. 5



VICINITY MAP





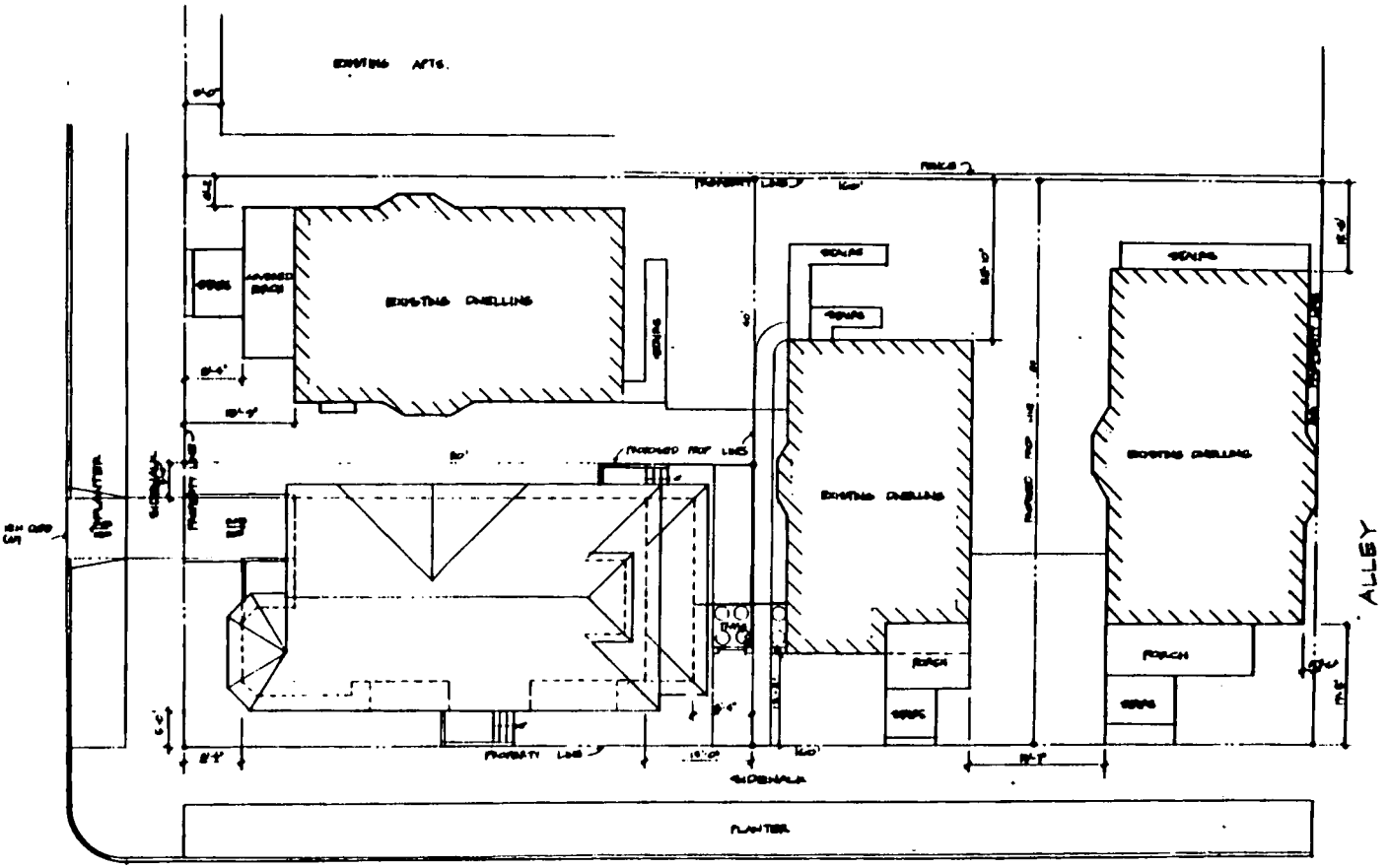
LAND USE & ZONING MAP

P91-191

FEBRUARY 27, 1992

#5

O STREET



19TH STREET

SITE PLAN

APN 407-281-04
 ZONING DATA
 SITE CODE: R-5
 BUILDING RESTRICTIONS REQUIRED:
 FLOOR: 6'-0"
 HEIGHT: 6'-0"
 AREA: 8'-0"
 NUMBER OF UNITS PERMITTED: 4
 LOT AREA COVERED: 2000/3000 - 41.8
 PARKING PROVIDED: 4 SPACES



19TH AND O

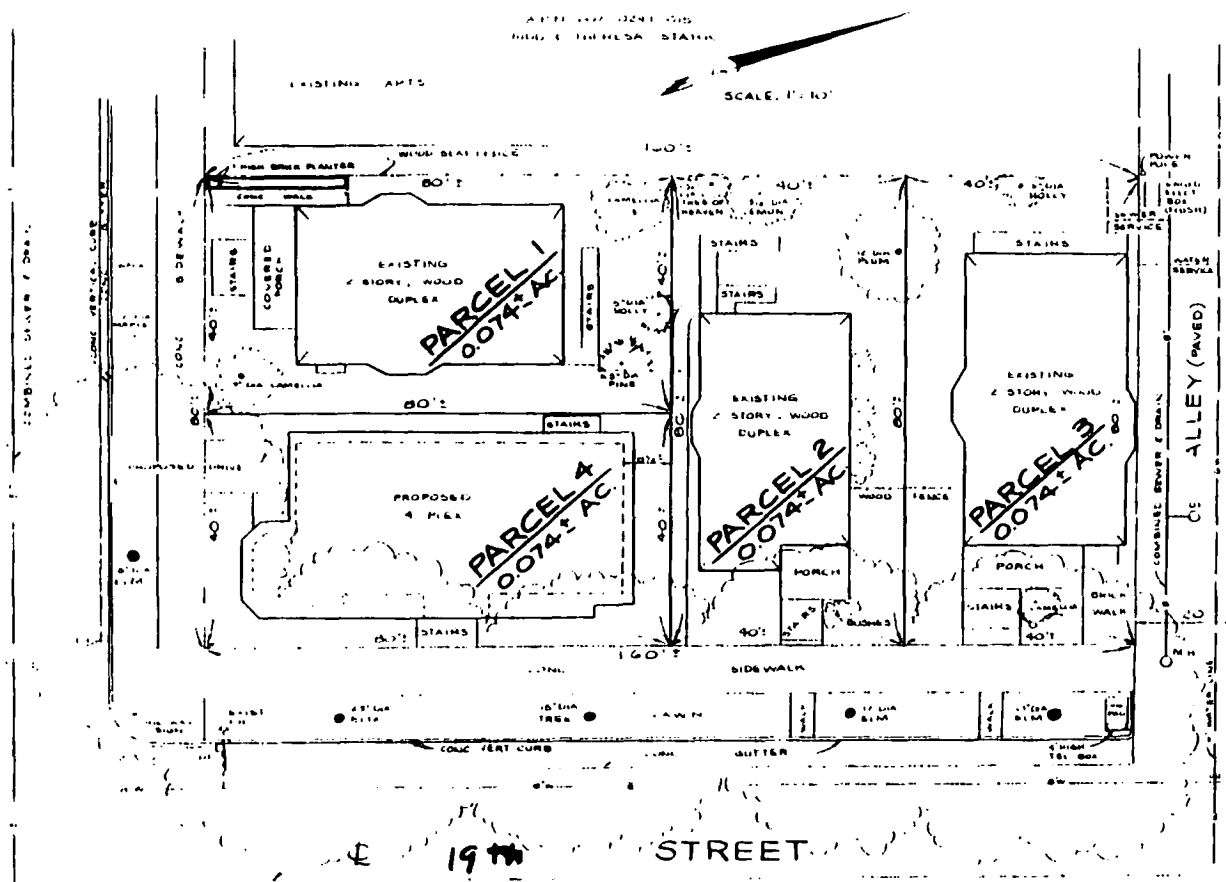
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08-1-1991

PCAS/10/01/23/1992

STREET & C STREET



NOTE
 THIS MAP IS PREPARED FOR THE CITY OF SACRAMENTO AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER.

TENTATIVE MAP
 LOT 1, BLOCK BOUNDED BY
 N. 18TH & 19TH STREETS
 CITY OF SACRAMENTO
 CALIFORNIA
 JULY 1991

RECORD OWNERS
 RICHARD J. ASTRO, LAWRENCE FOR
 AND ETHEL M. BAUMBERGER
 1500 10TH STREET
 SACRAMENTO, CA 95814
 (916) 451-5498

SURVEYOR
 TRACY DENING & HOFFMAN SURVEYING, INC.
 710 ALHAMBRA DRIVE
 SACRAMENTO, CA 95811
 (916) 451-1722

Richard J. Astro

JUL 19 1991
ASSESSOR'S PARCEL NUMBER
 A.P.N. 00711241 018

EXISTING ZONING / USE
 ZONE M-2

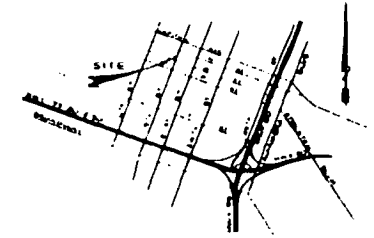
PROPOSED ZONING / USE
 ZONE M-2

PROPOSED SEWAGE DISPOSAL
 EXISTING, CITY OF SACRAMENTO

PROPOSED DRAINAGE
 EXISTING, CITY OF SACRAMENTO

PROPOSED WATER SUPPLY
 EXISTING, CITY OF SACRAMENTO

SCHOOL DISTRICT
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

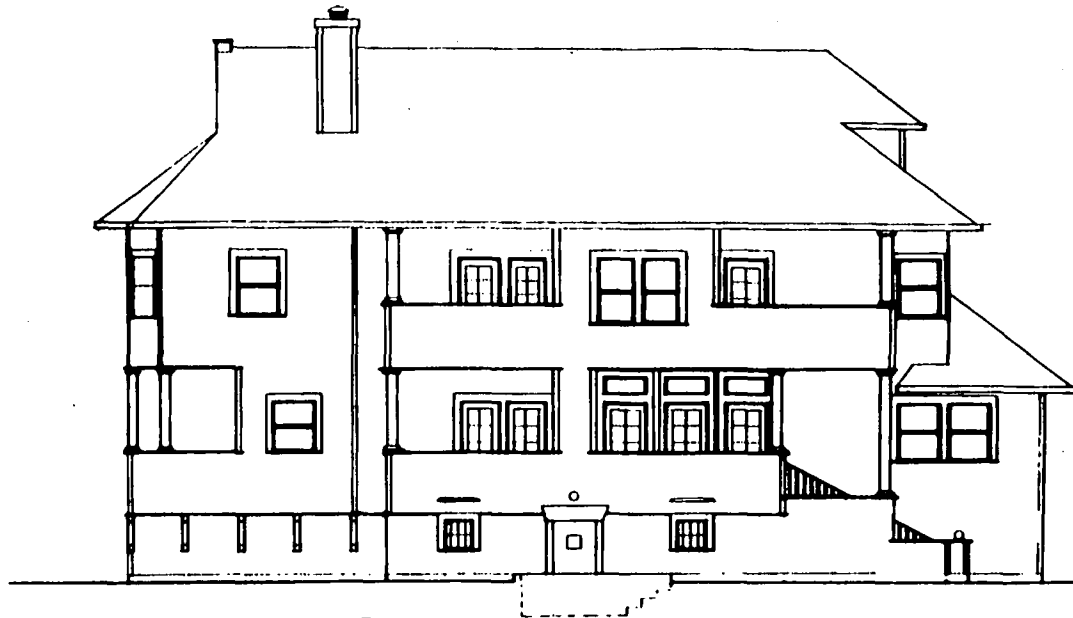


VICINITY MAP
 1/8" SCALE

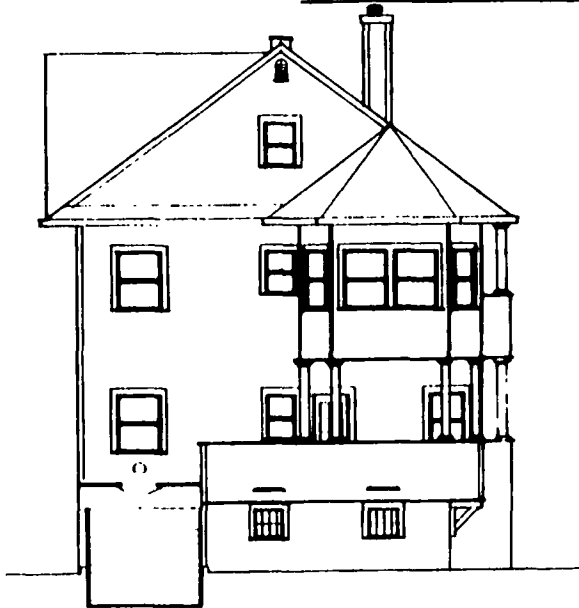
27

DA 1-161

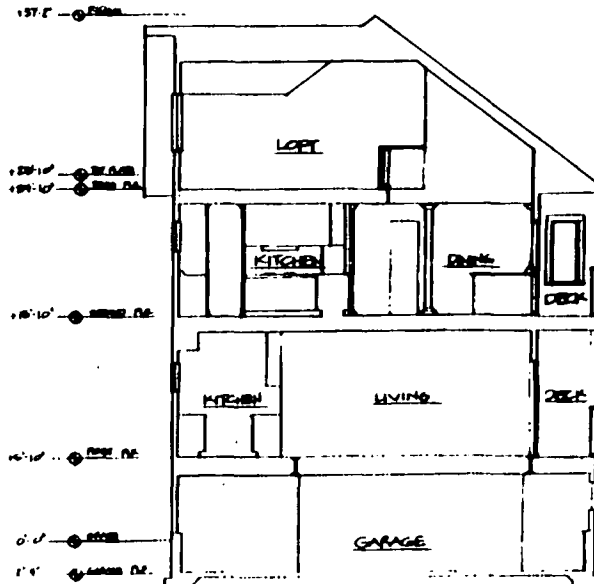
FEBRUARY 27 1932



EAST ELEVATION



SOUTH ELEVATION



CROSS SECTION

J.C.
 ARCHITECT
 210 E. 1st St.
 ST. LOUIS, MO.

18TH AND O

1/4" = 1'-0"
 5

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