



# REPORT TO COUNCIL

## City of Sacramento

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

Consent  
**April 3, 2007**

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

**Title: 2001 Del Paso Boulevard (P06-141)**

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

**Recommendation:** 1) Review a **Resolution** approving the Environmental Exemption per the California Environmental Quality Act Section 15332, 2) Review an **Ordinance** approving the rezone from General Commercial Special Planning District (C-2-SPD) zone to General Commercial Transit Overlay Special Planning District (C-2-TO-SPD) zone, and 3) Pass for Publication the **Ordinance** title as required by Sacramento City Charter 32c to be adopted on April 10, 2007.

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

**Presenters:** Not Applicable

**Department:** Development Services

**Division:** Current Planning

**Organization No:** 4881

### **Description/Analysis**

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

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

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

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

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


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

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

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

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

Respectfully Submitted by:   
David Kwong  
Planning Manager

Approved by:   
William Thomas  
Director of Development Services

Recommendation Approved:



*for* Ray Kerridge  
City Manager

**Table of Contents:**

Report	Page 1
<b>Attachments</b>	
1. Background	Page 4
2. Vicinity Map	Page 5
3. Land Use & Zoning Map	Page 6
4. Environmental Resolution	Page 7
5. Ordinance to approve Rezone	Page 8
Exhibit A – Rezone	Page 9
6. Tentative Map for Condominium Purpose	Page 10
7. Site and Ground Level Floor Plan	Page 11
8. Third & Fourth Level Floor Plans	Page 12
9. Fifth and Sixth Level Floor Plans	Page 13
10. Building Elevations	Page 14
11. Building Elevations	Page 15
12. Night Elevation on Del Paso Boulevard	Page 16
13. Wall Sections	Page 17
14. Streetscape on Del Paso Boulevard	Page 18
15. Stacked Parking Exhibit	Page 19

Attachment 1: Background

**Background Information:**

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

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

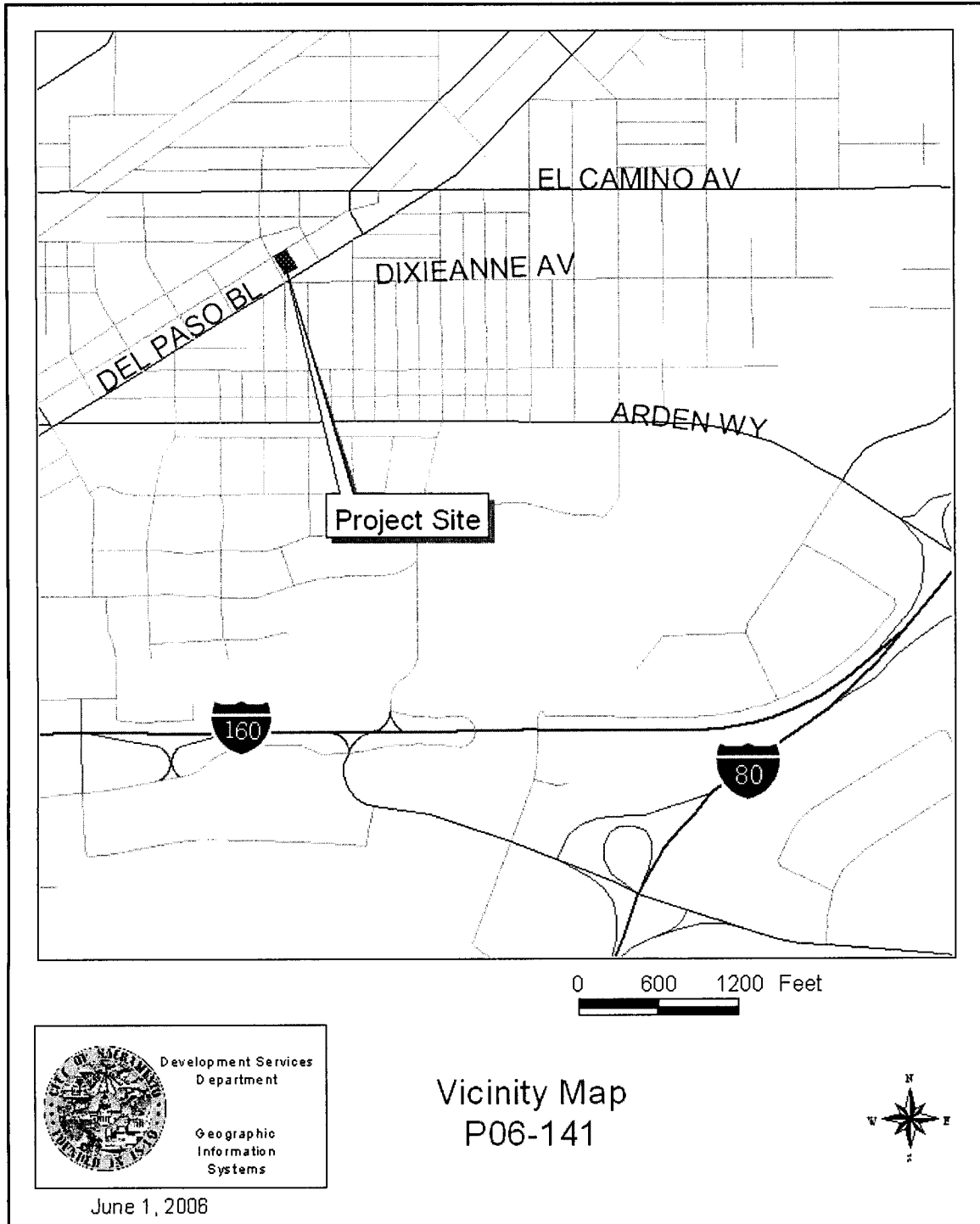
**Public/Neighborhood Outreach and Comments:**

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

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

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

Attachment 2: Vicinity Map



Attachment 3: Land Use & Zoning Map



Attachment 4: Environmental Resolution

**RESOLUTION NO. 2007-**

Adopted by the Sacramento City Council

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

**BACKGROUND**

A. The City of Sacramento's Environmental Planning Services has reviewed the 2001 Del Paso Boulevard project (P06-141) ("Project") and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

1. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines: Section 15332, infill Development.
2. The factual basis for the finding of exemption is as follows: The project is consistent with the applicable General Plan designation and all applicable plan policies as well as with applicable zoning designations and regulations. The project occurs within city limits on a site not more than five acres and substantially surrounded by urban uses.

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

SECTION 1

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

Attachment 5: Ordinance to Approve Rezone

**ORDINANCE NO. 2007-**

Adopted By the Sacramento City Council

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

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

SECTION 1

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

SECTION 2

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

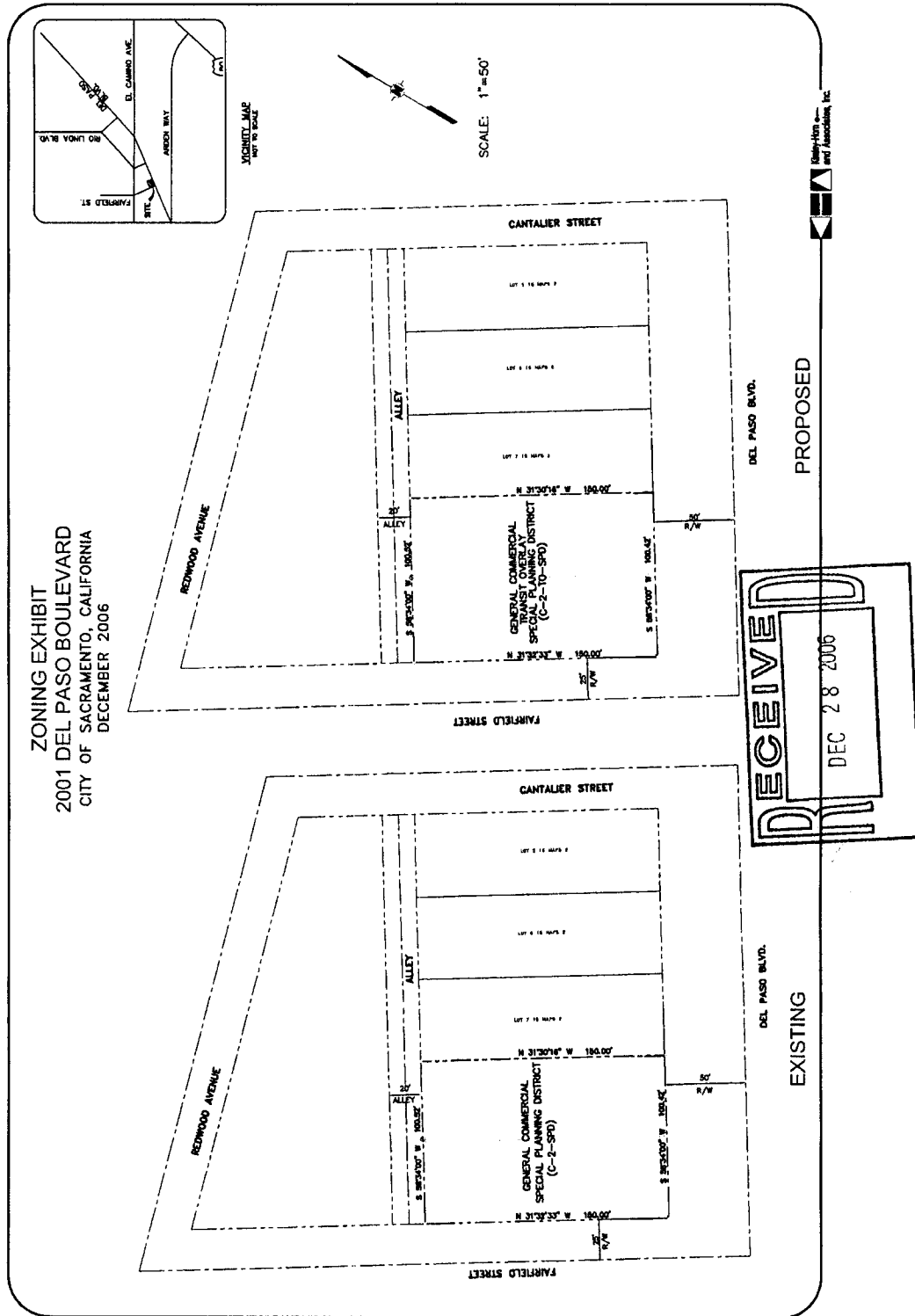
SECTION 3

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

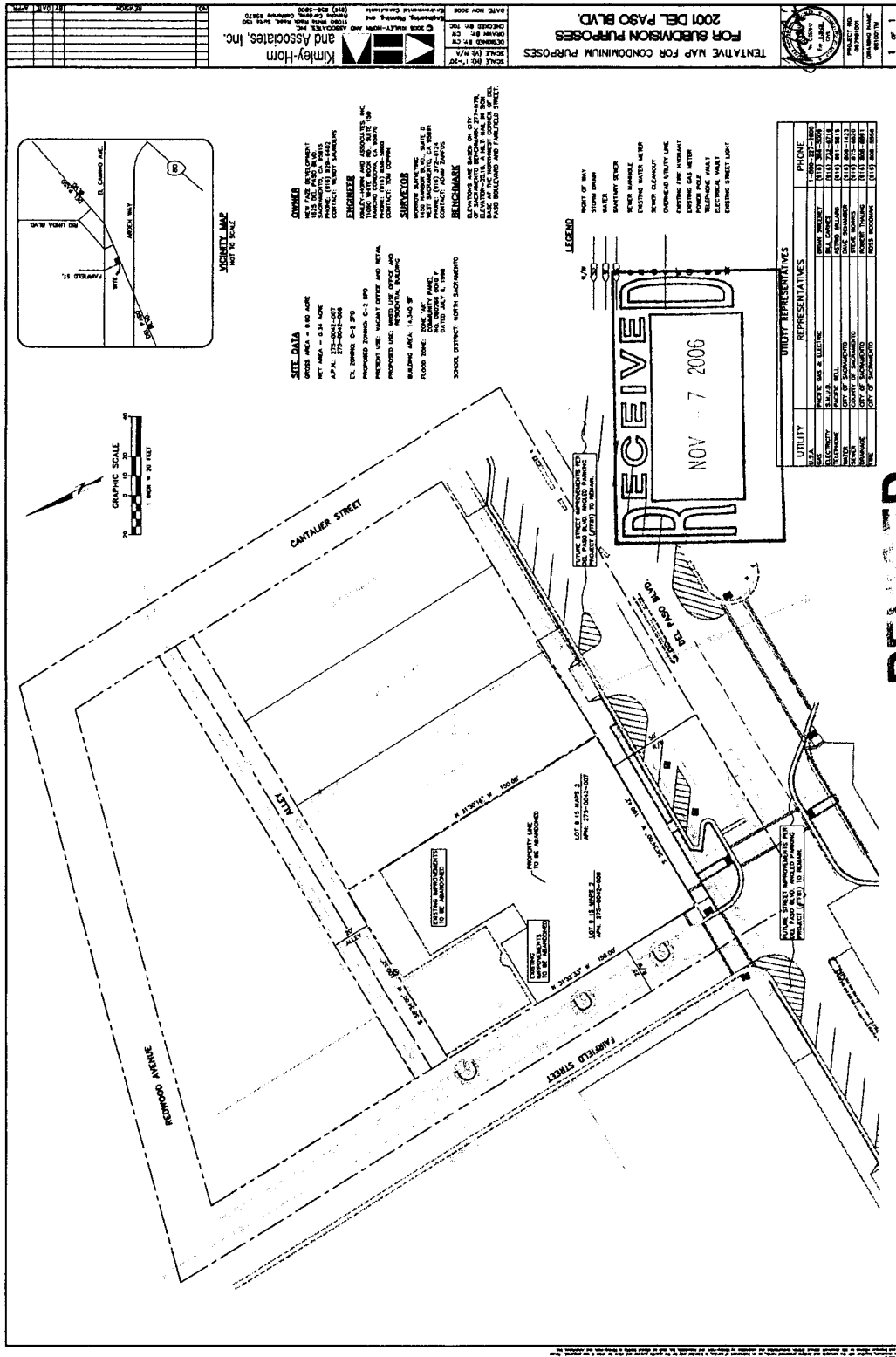
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Exhibit A: Rezone – 1 page

Exhibit A: Rezone Exhibit

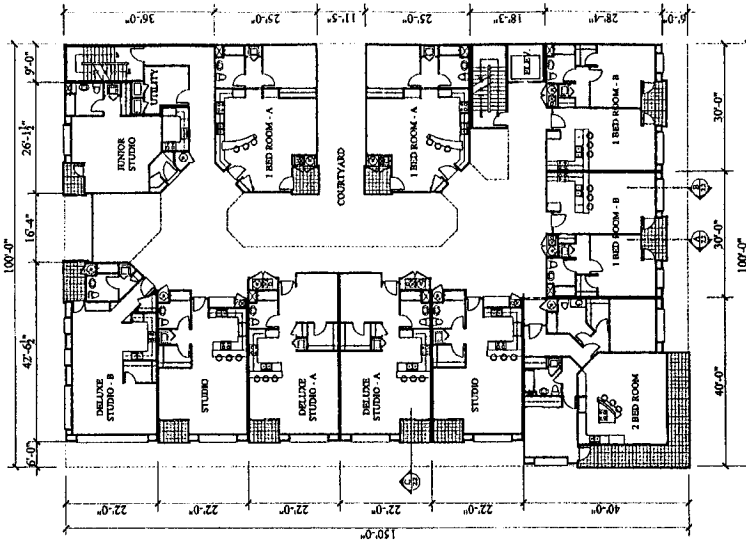


Attachment 6: Tentative Map for Condominium Purpose



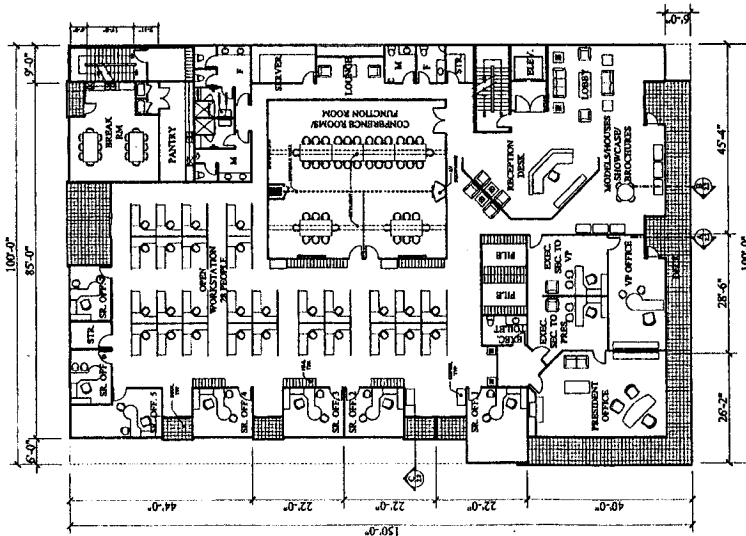


Attachment 8: Third & Fourth Level Floor Plans



**OFFICE INFORMATION**  
 THIRD LEVEL OFFICE SPACE 11,300 SF  
 3 CONFERENCE ROOMS  
 2 SMALL LOBBY FOR 8 PEOPLE  
 1 BIG CONF. FOR 28 PEOPLE  
 1 RECEPTION AREA FOR 40 PEOPLE  
 1 PRESIDENT ROOM + SECRETARY  
 1 VICE PRESIDENT ROOM + SECRETARY  
 1 OPEN WORKSTATION FOR 28 PEOPLE  
 1 PANTRY  
 2 RESTROOMS

**RESIDENTIAL INFORMATION**  
 11 FLAT-TYPE UNITS  
 FOURTH LEVEL - 11 FLATS  
 (1) JUNIOR STUDIO 631 SF  
 (1) SENIOR STUDIO 1458 SF  
 (1) BELLE STERLING - A 1458 SF  
 (1) BELLE STERLING - B 1458 SF  
 (1) BELLE STERLING - C 915 SF  
 (1) BELLE STERLING - A 1458 SF  
 (1) BELLE STERLING - B 1458 SF  
 (1) BELLE STERLING - C 915 SF  
 (1) TWO BEDROOM 1271 SF  
 (1) TWO BEDROOM 1271 SF  
 TOTAL THIRD LEVEL 9,140 SF



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 Contact: Bob Werten  
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 1.415.288.0288

**HUNT  
HALE  
JONES**

NEW FAZE DEVELOPMENT, INC.  
 1525 Del Paso Boulevard  
 Sacramento, CA 95815  
 Contact: Wendy Swanson

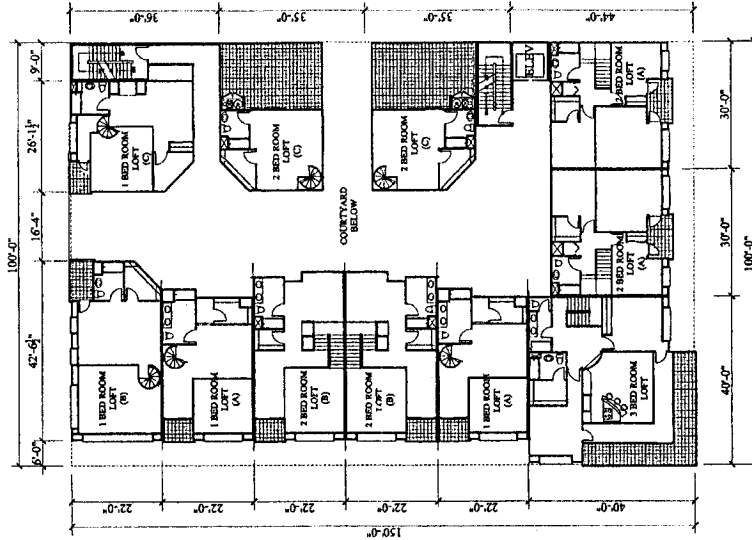
KIMLEY-HORN & ASSOCIATES, INC.  
 11000 White Rock Road, Suite 100  
 Rancho Cordova, California  
 95670  
 Contact: Charles R. Webb, P.E.

**REVISED**

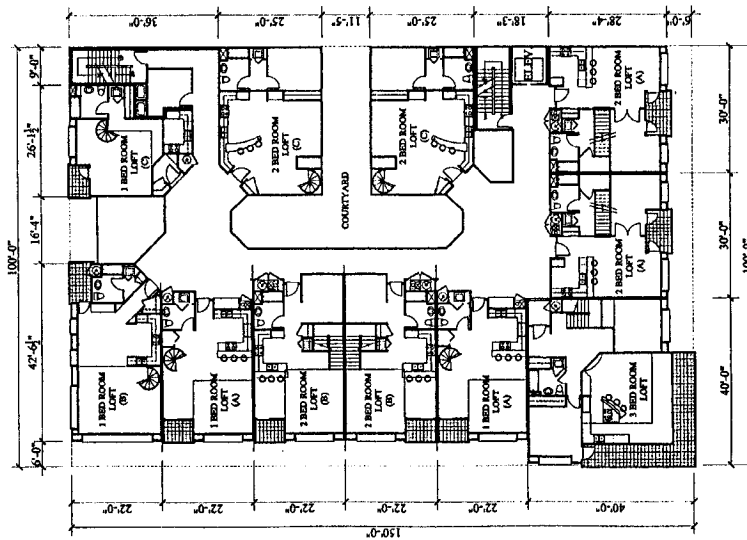
NEW FAZE DEVELOPMENT

SCALE: 3/32" = 1'-0"  
 DATE: 12.20.06  
 PROJECT: 407011

Attachment 9: Fifth and Sixth Level Floor Plans



SIXTH LEVEL - UPPER FLOOR LOFTS



FIFTH LEVEL - LOWER FLOOR LOFTS

RESIDENTIAL INFORMATION

- LOFT UNITS
- FIFTH LEVEL - 11 LOFTS
- (C) 1 BEDROOM - A 2,442 SF
  - (D) 1221 SFRONT 1,224 SF
  - (E) 1224 SFRONT 1,224 SF
  - (F) 1224 SFRONT 1,131 SF
  - (G) 1224 SFRONT 2,990 SF
  - (H) 1224 SFRONT 2,418 SF
  - (I) 1224 SFRONT 2,418 SF
  - (J) 1224 SFRONT 2,418 SF
  - (K) 1224 SFRONT 2,418 SF
  - (L) 1224 SFRONT 2,418 SF
  - (M) 1224 SFRONT 2,418 SF
  - (N) 1224 SFRONT 2,418 SF
  - (O) 1224 SFRONT 2,418 SF
  - (P) 1224 SFRONT 2,418 SF
  - (Q) 1224 SFRONT 2,418 SF
  - (R) 1224 SFRONT 2,418 SF
  - (S) 1224 SFRONT 2,418 SF
  - (T) 1224 SFRONT 2,418 SF
  - (U) 1224 SFRONT 2,418 SF
  - (V) 1224 SFRONT 2,418 SF
  - (W) 1224 SFRONT 2,418 SF
  - (X) 1224 SFRONT 2,418 SF
  - (Y) 1224 SFRONT 2,418 SF
  - (Z) 1224 SFRONT 2,418 SF
- TOTAL 5TH & 6TH LEVEL 14,913 SF

LOWER & UPPER LOFT LEVEL  
FIFTH & SIXTH LEVEL  
**2A**  
SCALE: 3/32" = 1'-0"  
DATE: 12-28-06  
PROJECT: 407011

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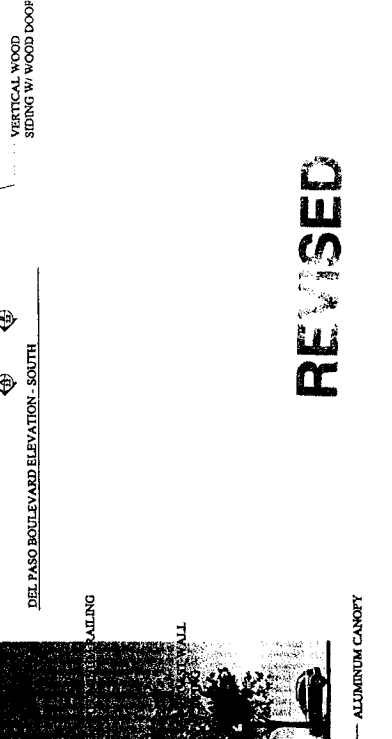
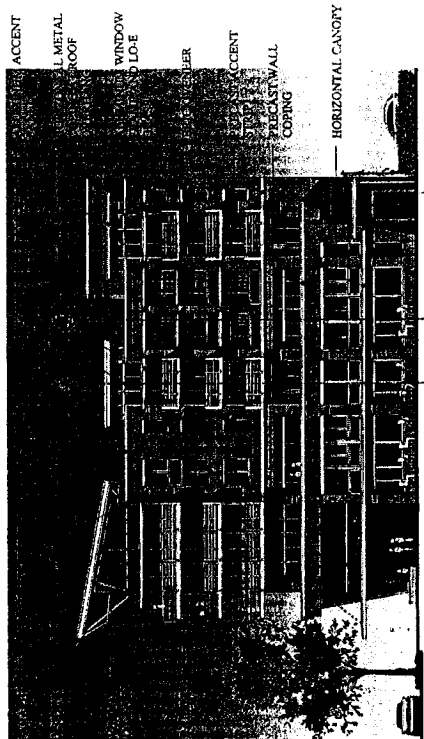
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HALE  
JONES**

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Pleasanton, CA 94566  
Contact: Charles R. Wink, P.E.

**REVIS**

2001 DEL PASO BLVD  
SACRAMENTO, CALIFORNIA  
DEC 28 2006  
NEW FAZE DEVELOPMENT

Attachment 10: Building Elevations



**MATERIALS:**

WALLS	: BRICK AND ALUMINUM
ROOF	: STORE FRONT
WINDOWS	: PLAT ROOF
DOORS	: ALUMINUM AND WOOD
RAILING	: ALUMINUM

**REVISED**

ELEVATIONS **3**  
 SCALE: 3/32" = 1'-0"  
 DATE: 12-28-06  
 PROJECT: 407611

Architecture: Planning | Interiors  
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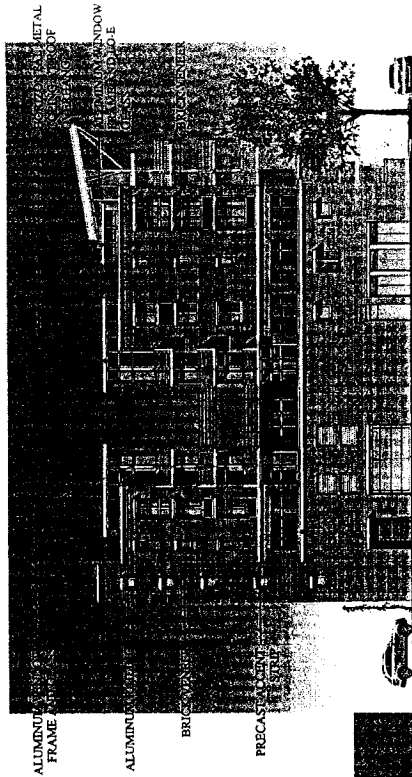


NEW FAZE DEVELOPMENT, INC.  
 1525 Del Paso Boulevard  
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 KIMLEY-HORN & ASSOCIATES, INC.  
 11060 White Road Road, Suite 150  
 Rancho Cordova, CA 95670  
 Contact: Claudia F. Walsh, P.E.

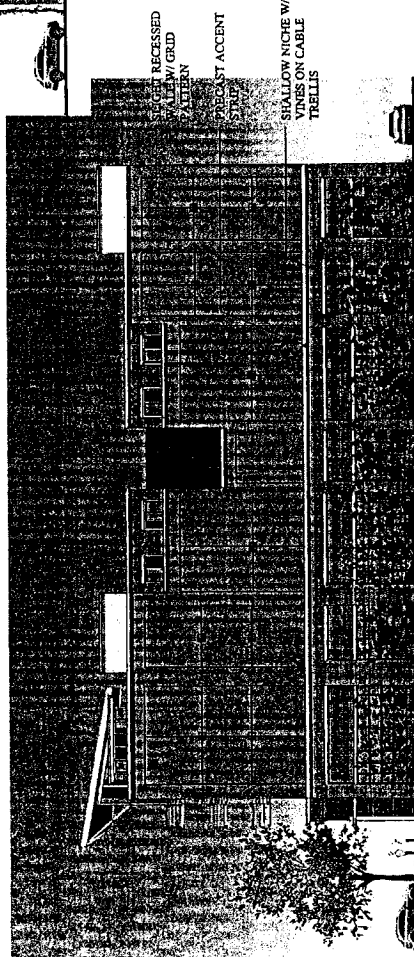
**2001 DEL PASO BOULEVARD**  
 SACRAMENTO, CALIFORNIA  
 NEW FAZE DEVELOPMENT, INC. © 2006

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Attachment 11: Building Elevations



NORTH ALLEY ELEVATION - NORTH



SAMMY'S PARKING LOT ELEVATION - EAST

MATERIALS:	
WALLS	: BRICK AND ALUMINUM
ROOF	: STORE FRONT
WINDOWS	: ALUMINUM
DOORS	: ALUMINUM AND WOOD
RAILING	: ALUMINUM

RECEIVED  
 DEC 20 2006  
 REWISED

ELEVATIONS  
 4  
 SCALE: 3/8" = 1'-0"  
 DATE: 03.28.06  
 PROJECT: 4-0701

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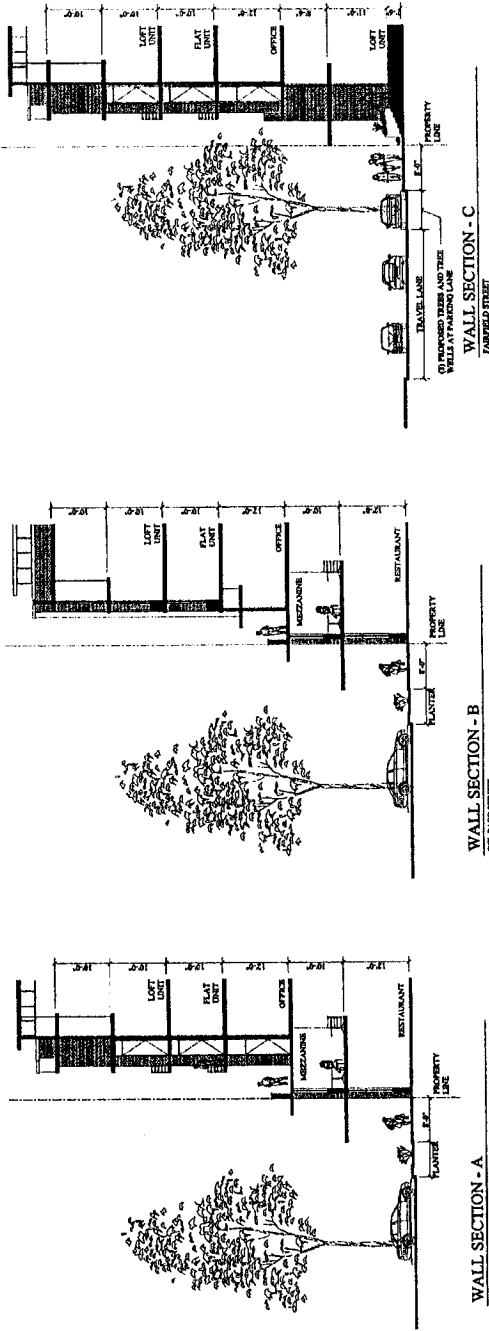
KIMLEY-HORN & ASSOCIATES, INC.  
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 F. 916-858-8800

2001 DEL PASO BLVD  
 SACRAMENTO, CALIFORNIA  
 NEW FAZE DEVELOPMENT

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Attachment 13: Wall Sections

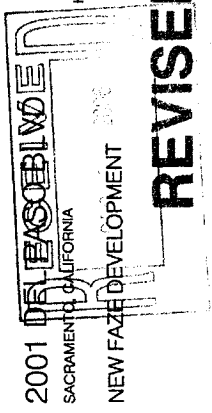


WALL SECTIONS  
**5A**  
SCALE: 1/8" = 1'-0"  
DATE: 12.20.06  
PROJECT: 40011

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KIMLEY-HORN & ASSOCIATES, INC.  
11050 White Rock Road, Suite 150  
Rancho Cordova, CA 95670  
Contact: Chaudhri F. Wadhwa, P.E.

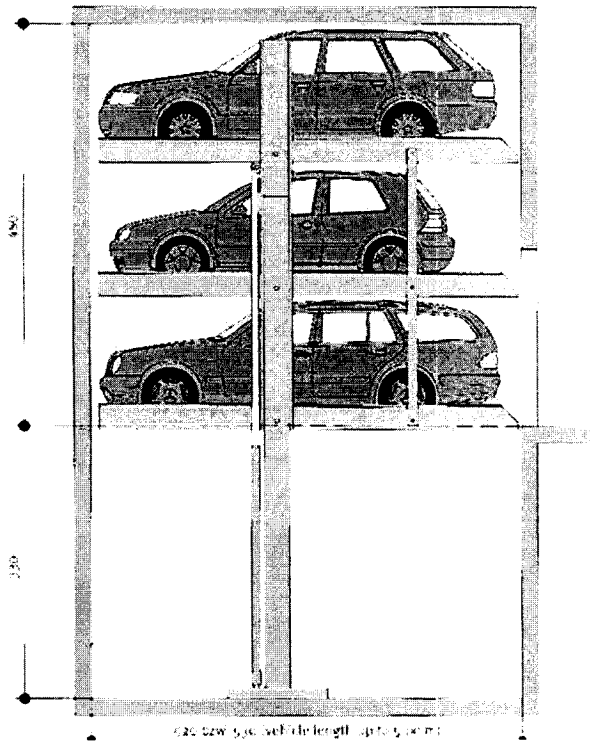
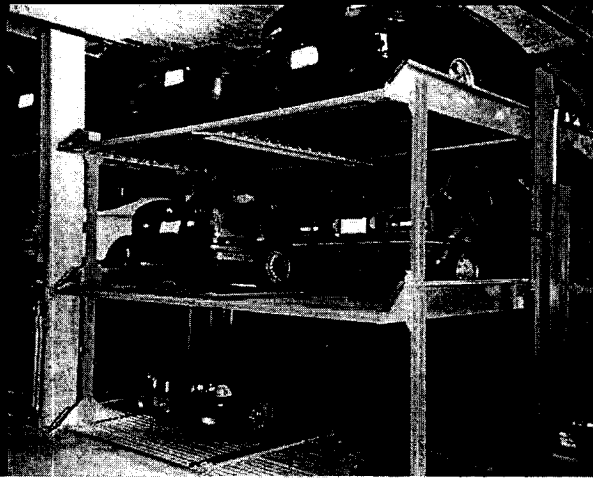


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Attachment 15: Stacked Parking Exhibit

# Knowledge creates Space



## G63



If you want to park more than two vehicles above each other, the G63 system is the right choice for you. Moreover, it allows you to park station wagons on all platforms. Spaces above or below the carriageway can be used perfectly as cellar or storage rooms. The system is available with single or double platforms for a total of three or six vehicles correspondingly.