



Development Services Department

300 Richards Boulevard 3rd Floor Sacramento, CA 95811

Help Line: (916) 808-5656

www.cityofsacramento.org/dsd



Planning Division Application

The City of Sacramento Planning Division has designed this application in order to obtain important information about your proposed project that will help us in expediting the application process. Please complete all sections providing as much detail as possible regarding the scope of your proposal. Questions regarding the application can be directed to the Development Services Helpdesk from 7:30 a.m. - 3:30 p.m. weekdays at 916-808-5656 (option 3 for Planning) or you can visit either public counter at 300 Richards Boulevard 3rd Floor, Sacramento California to speak to a Planner-on-Duty.

Subject Site Information

Site address or location of property: 2001 Capitol Avenue and 1221 20th Street (NEC Capitol & 20th)
 Assessor's Parcel Number: 007-0145-011, -012
 Total property size in acres (Gross/Net): .156 AC (0.08 ± ± 0.07 ±)
 Square feet if less than 1 acre: 6,800 SF (3600 ± ± 3200 ±)
 Lot dimensions: Irregular (see attached site plan) (45' x 80' ± 40' x 80')

Applicant Information

Contact name: John Gack, AIA
 Company name: JG&A
 Mailing Address: 2277 Watt Avenue, Second Floor
 City: Sacramento State: CA Zip: 95825
 Phone: (916) 296-4225 Ext: _____ Fax: (916) 488-8566
 Email Address: jgack@pacbell.net

Owner Information

Contact name: John Pappas
 Company name: Louie J. Pappas and Voula L. Pappas, as Trustees of the LVP Revocable Trust dated June 29, 1987
 Mailing Address: 2020 L Street
 City: Sacramento State: CA Zip: 95814
 Phone: (916) 447-7100 Ext: _____ Fax: (916) 447-7112
 Email Address: john@pappasinvestments.com

Date Filed **Z08-295 10/29/2008**
 File numb. **CONCURRENT**
DR08-243 10/29/2008

Use Only

Received By: _____

Judy Elias

Statement of Intent

Your Statement of Intent will provide Planning staff with a clear vision of what you are proposing to do. Answer in complete sentences in the space below or on a separate attachment. The description of your project should include ALL the entitlements being requested for your project (i.e., Rezone, Tentative Map, Special Permit, Variance, Design Review, Preservation, etc.). Provide as much detail as possible regarding all the characteristics of your project. Explain the reasons why you are applying for this project.

The proposed project consists of a new three-story, 15,800 square foot building with retail or restaurant uses on the street level and offices on the second and third levels. The intent of the project's design is to conform with the Urban Design Guidelines for Midtown as well as fit into the existing and proposed context of the immediate neighborhood. The building materials will include brick and "stone" tile similar to the new City Hall building, as well as a metal and glass wall system reflecting the design of the proposed project on the southwest corner of 20th Street and Capitol Avenue. The building's base is intended to create an active pedestrian environment with shops and restaurants that open out to the street, consistent with the existing shops and restaurants along the street.

This project seeks a Special Permit, Design Review, and a Variance for a front yard setback (7.5 feet) and off-site parking.

Neighborhood Contact

Please describe contact with property owners and/or neighbors adjacent to the subject site:

None to date. We will meet with them simultaneous with the planning application.

Please describe any contact you have had with Neighborhood Associations, Community Groups, and/or Business Associates in the area surrounding your project site:

None to date. We will meet with them simultaneous with the planning application.

Site Characteristics

Are there any structures on the project site? NO

If yes, how many? _____

Proposed use of existing structure(s) Commercial - Office / Retail

Are any structures to be demolished? NO If yes, the age? _____

Are there any trees on the project site? NO If yes, the age? _____

Are there trees to be removed? NO

Are there any easements crossing the site? YES * If yes, please show on site plan.

*3-foot utility easement on easternly-most property line-- see attached site plan

Residential Projects: Part 1

Fill in the next three sections if your project has residential units.

Complete both residential and non-residential sections if you are submitting a mixed-use project.

Total Number of Lots: _____ Gross Density/ Acre: _____

Total Dwelling Units: _____ Total Acreage: _____

Acreage gross and/ or net: _____ Square feet per Unit: _____

Number of Single Family Units: _____

Number of Two Family/ Duplex/ Halfplex Units: _____

Number of Multi-Family/ Apartments/ 3+ Units: _____

Number of Condominium Units: _____

Are any of these proposed units to be subsidized? YES NO

If yes, please state the number of units and describe the type and source of the subsidy. _____

Have the required number of low-income units been provided? YES NO Number _____

Residential Projects: Part 2

Structure Size

Size of all existing structures (Identify separately):

Residence	Gross square footage:	_____
Garage	Gross square footage:	_____
Other	Gross square footage:	_____
Size of new structure(s) or building addition(s):	Gross square footage:	_____
	Total square footage:	_____

Building Height

Existing building height (Measured from ground to highest point): _____ ft. _____ # of floors
 Proposed building height (Measured from ground to highest point): _____ ft. _____ # of floors

Lot Coverage

Building Coverage Area* (sq. ft.): _____ Project Site Lot Area (sq. ft.): _____
 Total lot coverage percentage: _____ %
 Example: building area (2000) / lot area (5000) = 40% total lot coverage
 *Include all covered structures (patios, porches, sheds, detached garages, etc.)

Residential Projects: Part 3

Exterior Materials

Existing Exterior Building Materials: _____
 Existing Roof Materials: _____
 Proposed Exterior Building Materials: _____
 Proposed Roof Materials: _____
 Existing Exterior Building Colors: _____
 Proposed Exterior building Colors: _____

Parking Requirements

Total number of on-site parking spaces: Required _____ Proposed _____
 Total number of off-site parking: _____
 (Include a signed lease agreement or letter of agency)

Signage

Does this proposal include signs? YES NO

Non-Residential Projects: Part 1

Fill in the next three sections if your project has non-residential use components.
 Complete both residential and non-residential sections if you are submitting a mixed-use project.

Type of use(s) proposed: _____ Retail, Office, Possible Restaurant
 Previous use(s) in the building: _____ None
 Hours of operation of the proposed use: _____ Commercial 8 AM-6 PM; Restaurant 11 AM-11 PM
 If your project includes fixed seats, how many are there? _____ No

Gross Square Footage of:

Warehouse Area:	<u> - 0 - </u>	Sales Area:	<u> 4000 SF </u>
Office Area:	<u> 9040 SF </u>	Medical Office Area:	<u> - 0 - </u>
Storage Area:	<u> 440 SF </u>	Church Area:	<u> - 0 - </u>
Restaurant/ Bar Area:	<u> - 0 - </u>	Theater Area:	<u> - 0 - </u>
Other Area:*	<u> 2320 SF* </u>	Other Area:*	<u> - 0 - </u>

*Lobby, Circulation, Utility Rooms

*Describe use type of other areas

Non-Residential Projects: Part 2

Structure Size

Size of all existing structures (Identify separately):

Commercial	Gross square footage:	<u> - 0 - </u>
Other	Gross square footage:	<u> - 0 - </u>
Other	Gross square footage:	<u> - 0 - </u>
Size of new structure(s) or building addition(s):	Gross square footage:	<u> 15,800 SF </u>
	Total square footage:	<u> 15,800 SF </u>

Building Height

Existing building height (Measured from ground to highest point): - 0 - ft. - 0 - # of floors

Proposed building height (Measured from ground to highest point): 53* ft. 3 # of floors

*Mechanical Screen = 53 ft; Top of Roof = 44 ft

Lot Coverage

Building Coverage Area* (sq. ft.): 5200 SF Project Site Lot Area (sq. ft.): 6890 SF

Total lot coverage percentage: 75 %

Example: building area (2000) / lot area (5000) = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Non-Residential Projects: Part 3

Exterior Materials

Existing Exterior Building Materials:	<u> N/A </u>
Existing Roof Materials:	<u> N/A </u>
Proposed Exterior Building Materials:	<u> Brick, Tile, Glass, and Metal Panels </u>
Proposed Roof Materials:	<u> Single-ply </u>
Existing Exterior Building Colors:	<u> N/A </u>
Proposed Exterior building Colors:	<u> (See attached Material/Color Board) </u>

Parking Requirements

Total number of on-site parking spaces: Required 34 Proposed - 0 -

Total number of off-site parking: 34

(Include a signed lease agreement or letter of agency)

Signage

Does this proposal include signs? **NO**

City of Sacramento Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: October 22, 2008

To: **City of Sacramento**
 Development Services Department
 300 Richards Boulevard
 Third Floor
 Sacramento, CA 95811

Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: John Gack Phone: (916) 296-4225

Applicant's Address: 2277 Watt Avenue, Ste. 201, Sacramento, CA 95825

to apply for the following entitlement(s):

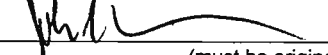
- | | | |
|--------------------------|--|--------------------------|
| Special Permit | Rezone | Community Plan Amendment |
| Major Modification | Lot Line Adjustment | Planned Unit Development |
| Minor Modification | Parcel Merger | Schematic Plan Amendment |
| Plan Review | Time Extension | Guidelines Amendment |
| Major Modification | (file #) _____ | Design Review Staff |
| Minor Modification | <input checked="" type="checkbox"/> Special Permit | Design Director |
| Variance | <input checked="" type="checkbox"/> Plan Review | Design Commission |
| Tentative Map | <input checked="" type="checkbox"/> Variance | Preservation Staff |
| Preliminary Review | Tentative Map | Preservation Director |
| Subdivision Modification | General Plan Amendment | Preservation Commission |

The subject property located at: NE Corner of 20th Street & Capitol Avenue

Assessor's Parcel Number: 007-0145-011 and -012

Printed Name of Owner of Record: Louie J. Pappas and Voula L. Pappas, as Trustees of the LVP Revocable Trust dated June 29, 1987

Address of Owner of Record: 2020 L St, Sacramento, CA 95814 Phone: (916) 447-7100

Signature of Owner of Record: 
 (must be original signature)

Please note that once this application is submitted to the
 City of Sacramento, your information may be subject to public record.
 However, please note that the City will not sell your data or information for any purposes.

Environmental Questionnaire

Providing the following information regarding the environmental setting with your application is one the most effective ways to expedite your environmental review. If your site contains structures more than 49 years old, large trees, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project. If you are quite certain that your project includes the demolition of older structures, removal of trees or impacts wetlands you may wish to provide the appropriate information with your original submittal.

You may contact Environmental Planning Services at (916) 801-9736 to obtain information on the types of reports that may be required in these situations.

Environmental Questionnaire: Part 1

Describe the project site as it exists today, including information on topography, water features, soil stability, plants and animals and any cultural, historical or scenic aspects. Describe any existing structures on the site and the use of the structures. Attach photographs of the site.

Vacant, level lot - see attached photo.

Environmental Questionnaire: Part 2

Describe the surrounding properties, including information on plants and animals, water features and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.) intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (height, frontage, setback, rear yard, etc.) Attach photographs of the vicinity.

The immediately adjacent properties include two single-family residences and a mortuary. The mortuary is on Sacramento's Historic List. All buildings are two-story with pitched roofs. Building heights vary from 30 feet to 35 feet. Building setbacks are approximately 10 feet exclusive of porches and front steps - see attached photos. Buildings on the same block include a five-story office building; buildings across the street are one- and two-story and a proposed four-story retail/office building.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial elevation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Signature: 

Date: 10/28/08

Recycling Information

A Statement of Recycling Information is required for all new multi-family residential units of 5 or more and commercial, office, industrial and public/ quasi-public uses. New development is defined as the construction of a new building or an addition that is greater than 10% of the existing building. The statement shall include at least the following:

- A. **Information describing the flow of recyclable materials** through the building or operation including: the location of collection points, how materials are collected and transferred to the main trash/recycling enclosure, and what materials will be recycled initially by the project. (Attach information)
- B. **Site plan and elevations of the trash/recycling enclosure(s)** indicating the location and size of the enclosure(s), the types and sizes of dumpsters/receptacles, and the access and security measures planned for the enclosure(s). (Attach plans).
- C. **Construction Plan:** What recycled material(s) will be used in the construction of the new building(s) or addition(s) (e.g. reused brick, recycled steel beams)
- D. **Demolition Plan:** Are there any buildings to be demolished on the site? NO
If yes, what material(s) are proposed to be separated and collected for recycling (e.g. brick, steel beams, aluminum)
- E. **Education/Public Relations Information:**

Please indicate how users of the trash/recycling receptacles will be instructed about how to use the enclosure(s). (Attach information)

Please answer the following questions regarding recycling and solid waste disposal for the proposed project:

Number of Trash/ Recycling Enclosures: one

Size of Trash/ Recycling Enclosures: 11 feet x 25 feet

Total Number of Cubic Yards allocated for Recycling: Required: TBD Proposed: TBD

Materials to be recycled during the operations of the business/ apartment complex: _____

Paper, plastic, cardboard, glass, aluminum, etc.

Please note that once this application is submitted to the City of Sacramento, your information may be subject to public record. However, please note that the City will not sell your data or information for any purposes.