

Planning Entitlement Application

The City of Sacramento Planning Division has designed this application to obtain important information about your proposed project that will help to expedite the application review process. Please complete all sections, providing as much detail as possible regarding the scope of your proposal.

Subject Site Information

Project Name: _____
Zoning: _____
General Plan Designation: _____
Site address or location of property: _____
Assessor's Parcel Number(s): _____
Total property size in acres (Gross/Net): _____
Square feet if less than one (1) acre: _____
Lot dimensions: _____

Property Owner Information

Contact name: _____
Company name: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Ext: _____ Fax: _____
Email Address: _____

Applicant Information

Contact name: _____
Company name: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Ext: _____ Fax: _____
Email Address: _____

Staff Use Only

Date Filed: _____ Received By: _____
File Number: _____

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 apply for the requested entitlement(s).

Date: _____

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

Community Development Department:

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

Applicant: Curt Castro Phone: (916) 213-5500

Applicant's Address: 2908 Sandhurst Court

to apply for the following entitlement(s): _____

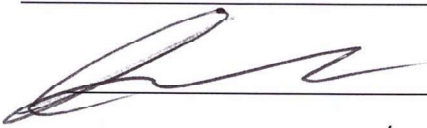
The subject property located at: 5200 V Street, Sacramento, CA

Assessor's Parcel Number: 011-0215-001

Printed Name of Owner of Record: Sergei Kucher

Address of Owner of Record: 9719 Lincoln Village Drive, Suite 609 Phone: (916) 247-8234

Signature of Owner of Record: _____



(must be original signature)

All Projects

Land Use

What is the current use of the site? _____

Please list all previous land use(s) of site for the last 10 years. _____

Do you have knowledge of any **environmental issues** (e.g., underground storage tanks, site contamination, past clean-up activities, etc.)?

Have any **technical reports** been prepared, such as a Phase I ESA, Biological Resources Survey, Noise Analysis, etc.? YES NO If Yes, please provide a copy.

Neighborhood Contact

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area:

Site Characteristics

Providing the following information regarding the environmental setting with your application is one the most effective ways to expedite your project's environmental review. If your site contains structures, large trees, mature vegetation, 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.

Are there any **structures** or **buildings** on the project site? YES NO

If yes, how many? _____

What is the construction date of each structure/building? _____

Current Use of Existing Structure(s)? _____

Proposed Use of Existing Structure(s)? _____

Are any existing structures proposed for **demolition**? _____

Are there any **trees** on the project site? YES NO

Are there trees proposed to be **removed**? YES NO

Does your site contain any **natural drainage** ways? YES NO

Does your site contain any **wetland areas** or areas where water pools during the rainy season?

YES NO

What land uses surround your site? (for example, single family or multi-family residential, commercial)
Please describe:

Are you proposing any new **fencing or screening**?

YES NO

If yes, please describe the location of the fencing, the height, and the materials (i.e., wood, masonry, etc.):

Is there **parking** onsite?

YES NO

If yes, how many spaces are existing (for the entire property) and how many are proposed onsite with this project?

Existing _____
Proposed _____

Are you proposing any parking offsite?

YES NO

If yes, where is it to be located and how many spaces?

Are you proposing to waive any parking spaces?

YES NO

Are you proposing any new **signs** with this project?

YES NO

If yes, please describe the number and type.

Are there any **easements** crossing the site?

YES NO

Are there any **trash/recycling** enclosures onsite?

YES NO

If yes, what is the size of the enclosure(s) and where are they located?

Please describe the height and materials.

What is the total number of cubic yards allocated for recycling?

Building Setback from Property Lines:

Existing (feet'-inches")

Proposed (feet'-inches")

	Existing (feet'-inches")	Proposed (feet'-inches")
Front		
Rear		
Street side		
Interior Side		

What are the front setbacks of the two nearest buildings (on adjacent property) on the same side of the block? If there are no other buildings/properties, please write "N/A."

1st Address: _____ 2nd Address: _____

Setback: _____ Setback: _____

Exterior Materials

Existing Exterior Building Materials: _____

Existing Roof Materials: _____

Existing Exterior Building Colors: _____

Proposed Exterior Building Materials: _____

Proposed Roof Materials: _____

Proposed Exterior Building Colors: _____

Residential Projects

Note: Fill in this section 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: _____ Net Acreage of Site: _____
 Total Dwelling Units: _____ Density/Net Acre: _____

Unit Type	#	Min. sq. ft.	Max. sq. ft.
# of Single Unit Dwellings:	_____	_____	_____
# of Duplex Units:	_____	_____	_____
# of Condominium/Halfplex Units:	_____	_____	_____
# of Multi-Unit Dwellings/3+ Units:	_____	_____	_____
Accessory Dwelling Units	#	Min. sq. ft.	Max. sq. ft.
# of ADUs:	_____	_____	_____
Bedroom Types (For Multi- Unit /3+ Units/Apartments):	#	Min. sq. ft.	Max. sq. ft.
# of Studio Units	_____	_____	_____
# of 1-Bedroom Units	_____	_____	_____
# of 2-Bedroom Units	_____	_____	_____
# of 3-Bedroom Units	_____	_____	_____
# of 4+ Bedroom 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.

Structure Size

Please identify the size of all existing structures to be retained (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

Building Height means the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

Existing building height (Measured from ground to the plate line):	_____ ft.	_____ # of floors
(Measured from the ground to the top of roof)	_____ ft.	_____
Proposed building height (Measured from ground to the plate line):	_____ ft.	_____ # of floors
(Measured from the ground to the top of roof)	_____ ft.	_____

Lot Coverage

Total (proposed new and existing to be retained) 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.)

Housing Questions

Does the project propose demolishing residential dwelling units? YES NO

If yes, does the project propose creating at least as many units as will be demolished? YES NO

Does the project propose demolishing "protected" residential units—whether vacant or occupied? "Protected" residential units are any of the following: YES NO

- (1) Residential dwelling units that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income within the past five years;
- (2) Residential dwelling units that are or were subject to any form of rent or price control through the City of Sacramento's Tenant Protection Act, Sacramento City Code Title 5, Chapter 5.156 (exemptions include units built after February 1, 1995), or SHRA's affordable housing preservation ordinance, Sacramento City Code Chapter 15.148, within the past five years; or
- (3) Residential dwelling units that are or were occupied by lower or very low-income households within the past five years;
- (4) Residential units that were withdrawn from rent or lease in accordance with the "Ellis Act," Chapter 12.75 (commencing with section 7060 of the California Government Code), within the past 10 years

If "protected" units are proposed to be demolished, do *all* the following apply? YES NO

A. The project will replace (with equivalent size—meaning with at least the same total number of bedrooms as the units being replaced) all existing or demolished protected units

B. The project will include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last five years.

The applicant agrees to:

Provide relocation benefits to the occupants of those affordable residential rental units as provided by California Government Code Chapter 16 (commencing with Section 7260) of Division 7 of Title 1; and YES NO

Provide a right of first refusal for a comparable unit available in the new housing development affordable to the household at an affordable rent, as defined in Section 50053 of the California Health and Safety Code, or an affordable housing cost, as defined in Health and Safety Code 50052.5. YES NO

Allow existing residents to occupy their units until six months before the start of construction activities with proper notice, subject to California Government Code Chapter 16 (commencing with Section 7260) of Division 7 of Title 1. YES NO

Non-Residential Projects

Note: Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: _____

If your project includes fixed seats, how many are there? _____

Building Size

Total Building Square Footage Onsite: _____ gross square feet

Breakdown of square footage: Please mark all that apply.

	Existing	Proposed		Existing	Proposed
Warehouse Area:			Sales Area:		
Office Area:			Medical Office Area:		
Storage Area:			Assembly Area:		
Restaurant/ Bar Area:			Theater Area:		
Structured Parking:			Other Area:*		

*Describe use type of "other" areas

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

Total Building Coverage Area, existing and proposed* (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.)

Design Guidelines

Design Guidelines have been established by the City Council for every area of the city. The intent of the Design Guidelines is to foster and maintain a level of quality in building development that supports desirable neighborhoods, livability, and community value, consistent with the City's General Plan.

- YES NO I have read the applicable Design Guidelines and have completed the Design Guidelines Checklist for the district or area of this project.
- YES NO This project meets all the Design Guidelines listed on the checklist.
- YES NO This project proposes to deviate from the Design Guidelines.

Please note: For projects involving historic Landmarks or their sites, or properties within Historic Districts, please include the Secretary of the Interior's Standards for Historic Properties, and Guidelines for Interpreting the Standards, as part of your responses to the Design Guidelines questions above.

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.

I hereby give permission to City Staff and other authorized personnel to post public notification signs on my property during the processing of this application.

I understand that some application fees required to submit this application may be an initial deposit and based on full cost recovery. If the time to review the project exceeds the amount of deposit that is collected, additional payment will be required.

Applicant
Signature:



Date: 9/17/2021

(may be a digital signature)