

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, September 13, 1994, the Zoning Administrator approved with conditions, a home occupation requirement waiver to allow customers at the residence for the project known as Z94-082. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request: Zoning Administrator Home Occupation Requirement Waiver to allow customers to come to the residence of a seamstress/tailor for custom fittings on 0.08± developed acres in the Multi-Family (R-3A) zone.

Location: 1001 F Street

Assessor's Parcel Number: 002-0116-022

| | | | |
|-------------------|---|------------------------|--|
| Applicant: | Kimberlee Caldwell 1001 F Street Sacramento, CA 95814 | Property Owner: | Richard Mallet 511 8th Street Sacramento, CA 95814 |
|-------------------|---|------------------------|--|

General Plan Designation: High Density Residential (30+ du/na)
Central City

Community Plan Designation: Multi-Family
Existing Land Use of Site: Duplex (Being used as a Single Family Residence)
Existing Zoning of Site: Multi-Family, R-3A

Surrounding Land Use and Zoning:
North: R-3A; Multi-Family Residential
South: R-3A; Multi-Family Residential
East: R-3A; Single Family
West: R-3A; Office

Parking Required: 2 spaces
Parking Provided: 2 spaces
Property Dimensions: 40 feet x 82.5 feet

Z94-082

September 13, 1994

ITEM 2

Property Area: 0.08+ acres
Square Footage of Building: 3,200 square feet
Height of Building: Two Stories, 39 feet
Exterior Building Materials: Wood Siding
Roof Materials: Composition Shingles
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information: The applicant is requesting to operate a seamstress/tailor business for custom fittings in her home. The Zoning Ordinance allows a seamstress/tailor business as a home occupation; however, one of the criteria states that no customers are permitted to come to the residence. The applicant would like a waiver of this requirement in order to accommodate very bulky, non-movable equipment and fitting products (such as wedding dresses). The Zoning Ordinance allows the Zoning Administrator to waive elements of the home occupation permit criteria upon a determination that the application involved a very unusual situation of hardship and that the public health, safety and general welfare will not be adversely affected thereby.

A 240 square foot room in the southwest corner of the lower floor will be used. There will be approximately 15 clients throughout the week by appointment with visits that range from five to 45 minutes. There will be one to two clients on the premises at one time. The applicant proposes to have the clients park in the existing two car garage. There is permit parking on both F and 10th Streets with a one and two hour time limits respectively. There is adequate on-street parking in the area for limited customer parking, therefore, the Zoning Administrator did not required that customers park in the garage.

The site is located in the Alkali Flat Neighborhood Association. The Alkali Flat Neighborhood Association approved the project at the Alkali Flat PAC meeting on November 17, 1993. Planning staff confirmed with SHRA staff that the PAC's findings had not changed in the past ten months.

Environmental Determination:

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(a) and (b)}.

Conditions of Approval

1. The applicant shall not use the driveway to the garage for parking and shall post a no parking

sign for the driveway on the garage.

2. The applicant shall obtain a building permit for the commercial use of the room and make all modifications required by Building Code prior to operating the business in the room.
3. The number of clients shall be limited to one on site at a time (an overlap is permitted for entering/exiting appointments).
4. There shall be no clients on the premise prior to 8AM or after 6PM, Monday-Friday; and prior to 9AM and after 2PM on Saturday. No clients are permitted at the site on Sunday.
5. There shall be no signage put up at the residence advertising the service.
6. The Home Occupation Permit shall only be valid for Ms. Caldwell's sole practice as a seamstress/tailor, and is non-transferrable.
7. The applicant is the only employee allowed on site.
8. The applicant, Ms. Caldwell, shall reside in the residence.
9. If in the future, there appears to be a problem with allowing customers to come to the residence by complaints by neighbors; then the permit is subject to being re-reviewed and possible revocation by the Zoning Administrator.

Findings of Fact:

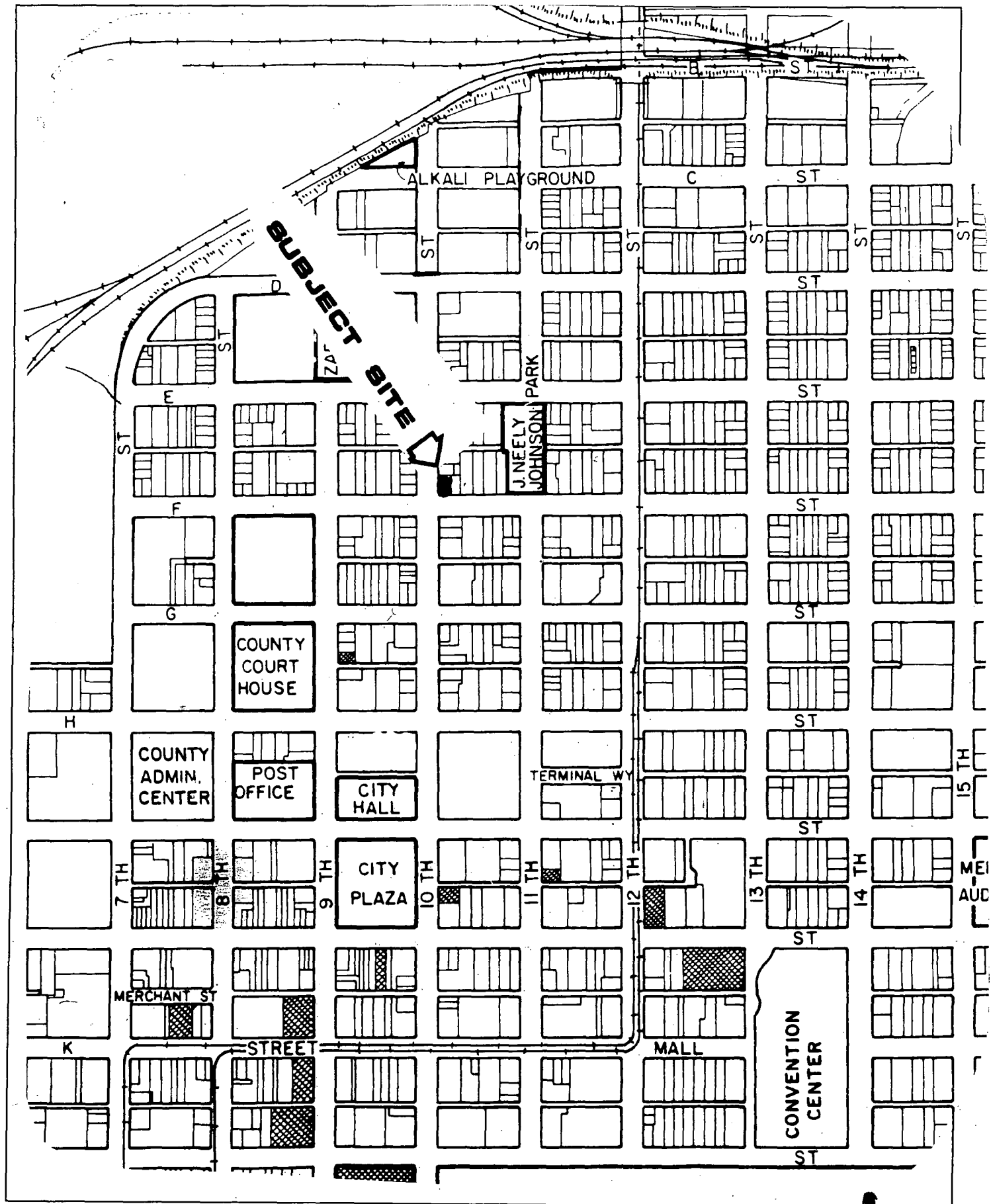
1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the existing duplex will remain a residential use with no loss of units with the granting of the criteria waiver;
 - b. the allowing of periodic customer visits to the residence will not substantially alter the characteristics of the site or the surrounding neighborhood;
 - c. the site is located in a mixed use area with office and residential; and
 - d. the service oriented business has the support of the neighborhood association.
2. Granting the criteria waiver request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the number of clients actually coming to the site will be limited to one to two people at any one time; and

- b. there will be adequate on-street parking available.
3. The applicant's seamstress/tailor business has a unusual situation of hardship in that:
- a. it is a highly specialized service that involves fittings that utilizes large bulky equipment that would be difficult to move; and
 - b. it requires a sewing process that is lengthy and immovable without causing potential damage during the actual creation of the outfit.
4. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as High Density Residential (30+ du/na) and Multi-Family respectively.

Joy D. Patterson

Joy D. Patterson
Zoning Administrator

cc: File
Applicant
ZA Log Book
Building Division-Yang Lim

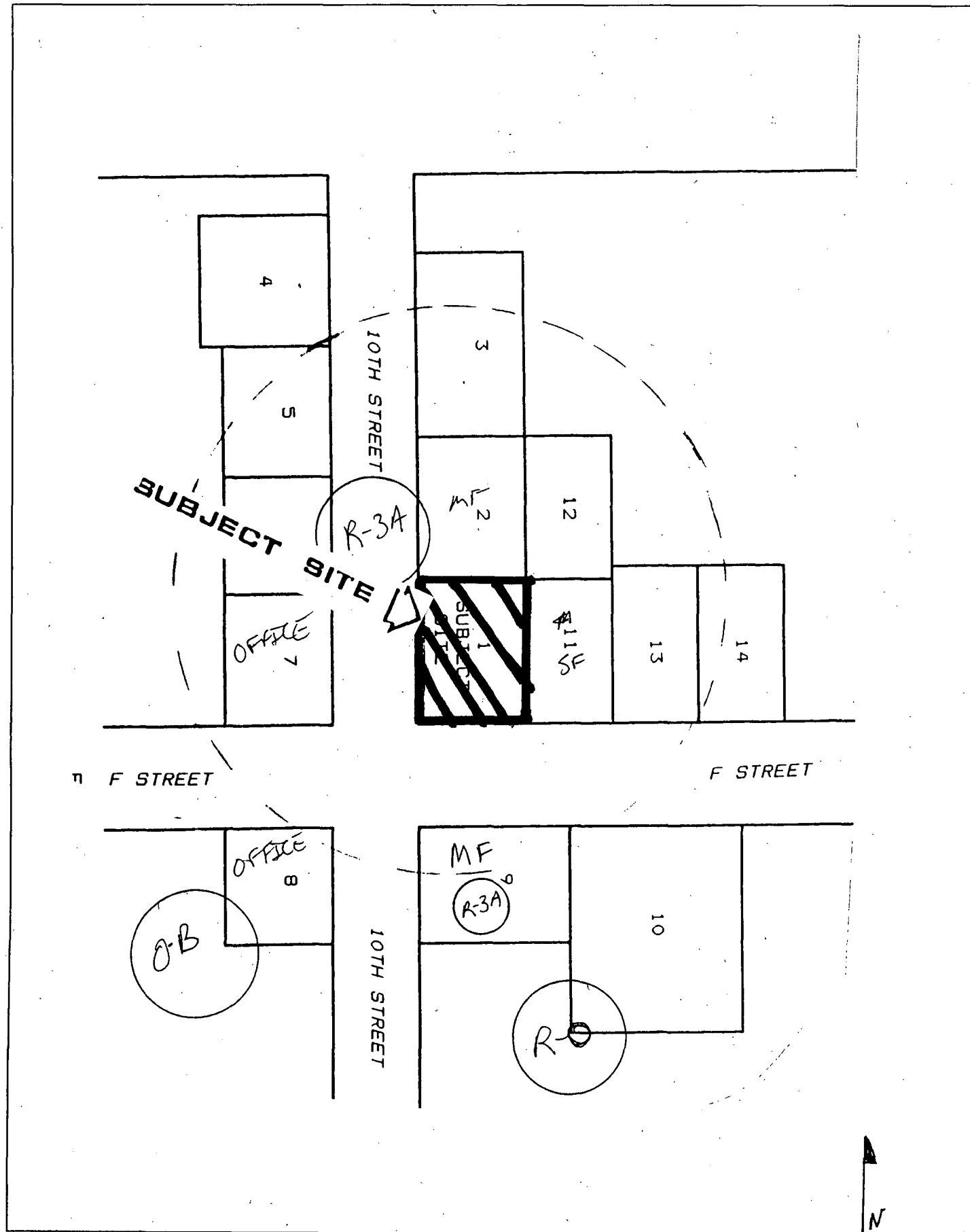


VICINITY MAP

Z94-082

SEPTEMBER 13, 1994

ITEM NO. 2



LAND USE & ZONING MAP

294-092

SEPTEMBER 13, 1994

ITEM 2

DRIVEWAY 8' DEEP X 19' WIDE

10TH STREET

8'
SIDE WALK

17'-0"

6'

GATE

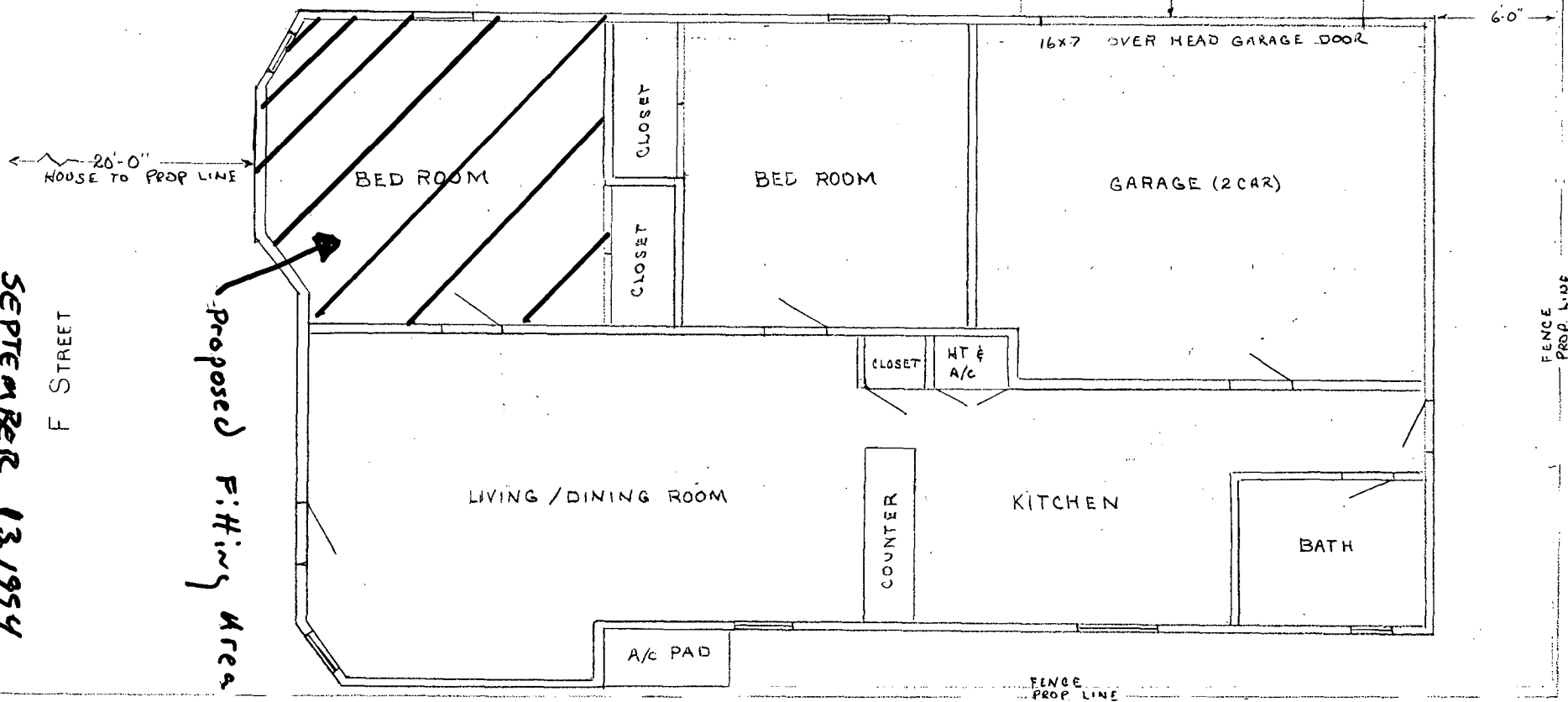
6'-0"

FENCE

FENCE

FENCE
PROP. LINE

EXHIBIT - A



| | | |
|----------------------|-----------------------------------|---------------------------|
| SCALE: 1/4" = 1' | APPROVED BY: <i>Richard Small</i> | DRAWN BY RLM |
| DATE: 5 NOV 93 | | REVISED |
| 100IF 1ST FLOOR PLAN | | |
| | | DRAWING NUMBER 100IF-1 |

294-082

SEPTEMBER 13, 1954

ITEM 2

10 TH STREET

SIDE WALK

PROP. LINE

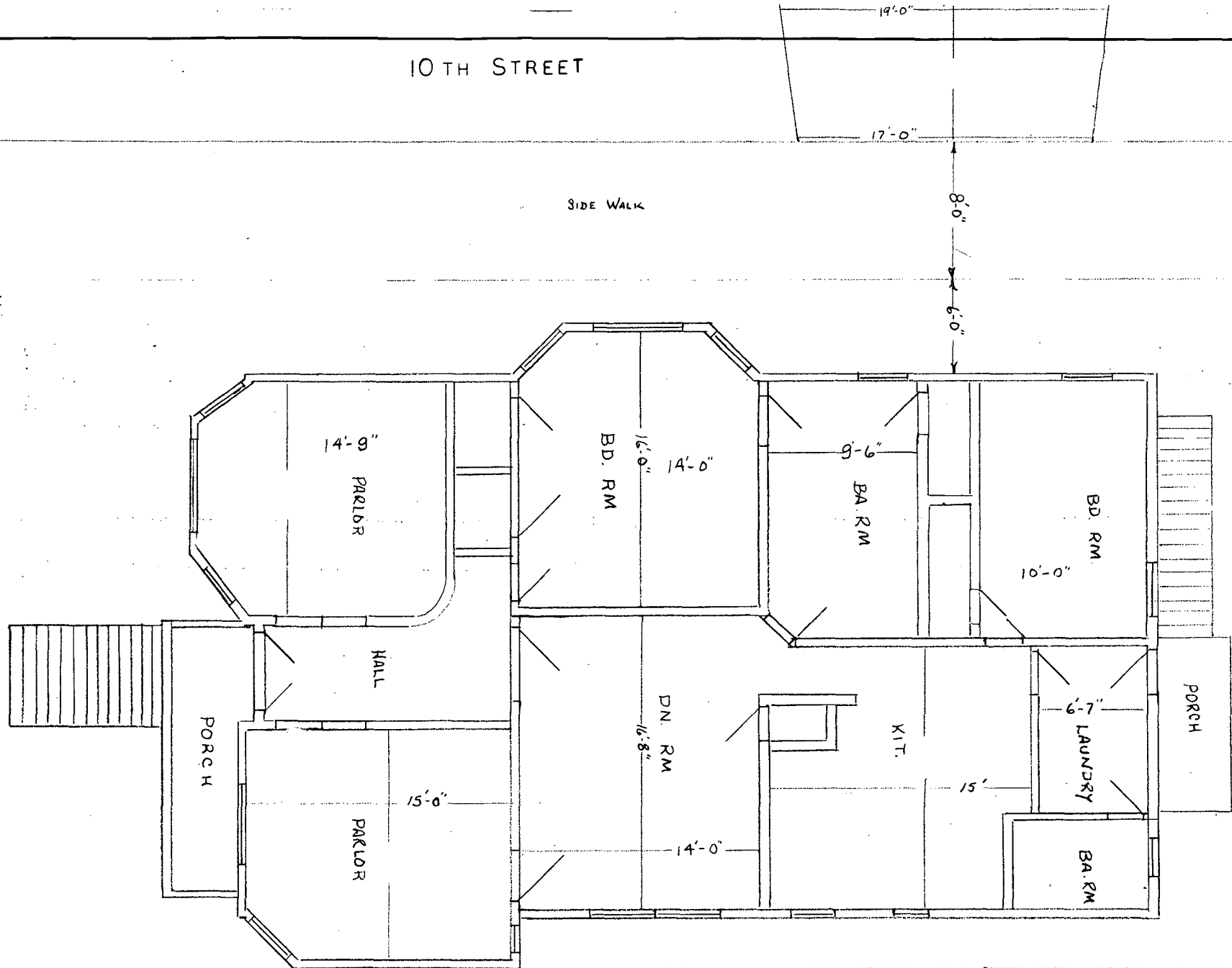


EXHIBIT - B

LOT SIZE: 40' x 82'-6" = 33,000 sq. ft.

| | | |
|----------------------------|---------------------------------|---------------------------|
| SCALE: $\approx 1/4" = 1'$ | APPROVED BY: <i>[Signature]</i> | DRAWN BY: RLM |
| DATE: 20 July 94 | | REVISED |
| 1001F 2ND FLOOR PLAN | | |
| | | DRAWING NUMBER 1001F-2 |

EXHIBIT - C



294-082

SEPTEMBER 13, 1994

ITEM 2