

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday June 11, 1997, the Zoning Administrator approved a special permit to convert an existing 1,200± square-foot single family house to office use on 0.07± developed acres in the Residential Mixed Use R Street Corridor Special Planning District (RMX{SPD}) zone, and; Special Permit to waive one parking space for a 1,200 square foot office in the Residential Mixed Use R Street Corridor Special Planning District (RMX{SPD}) zone known as Z97-021. Findings of Fact and conditions of approval for the project are listed on page 4.

Project Information

- Request: A. **Zoning Administrator Special Permit** to convert an existing 1,200± square foot single family house to office use on 0.07± developed acres in the Residential Mixed Use (R Street Corridor Special Planning District) (RMX{SPD}) zone, and;
- B. **Zoning Administrator Special Permit** to waive one parking space for a 1200 square foot office building in the Residential Mixed Use (R Street Corridor Special Planning District) (RMX{SPD}).

Location: 1330 Q Street

Assessor's Parcel Number: 006-0285-012

Applicant: John A. Bohl
 1330 Q Street
 Sacramento, CA 95814

Property Owner: John & Margaret Bohl
 1330 Q Street
 Sacramento, CA 95814

General Plan Designation: Special Planning District

Central City

Community Plan Designation: Residential Mixed Use

Existing Land Use of Site: Single Family Residential

Existing Zoning of Site: RMX

Surrounding Land Use and Zoning:

Z97-021

June 11, 1997

Item 3

North: R-5; Residential; Parking lots; Public Garden
 South: RMX; Residential, Warehouse/Industrial
 East: RMX; Residential
 West: RMX; Residential

Property Dimensions: 40' X 80'
 Property Area: 0.07± acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibit A

Previous File Numbers: M94-016

Background Information: On June 21, 1994, the City Council adopted several General Plan and Community Plan amendments and rezones (M94-016) within the area identified as the R Street Corridor. The property located at 1330 Q Street was one of the properties in which the General Plan and Community Plan were amended from Heavy Commercial or Warehouse to Special Planning District, and Multi-Family Residential to Residential Mixed Use, respectively. The property was also rezoned from Residential Office (RO) to Residential Mixed Use (RMX). On December 10, 1996, the City Council adopted the R Street Corridor Special Planning District Ordinance (M96-014) for properties within the R Street Corridor. The R Street Corridor Special Planning District provides for the establishment of 100 percent commercial uses on properties not exceeding 3200 square feet, subject to the approval of a Zoning Administrator Special Permit.

Additional Information: The applicant is requesting the necessary entitlements to legally utilize the existing residential property as an office. The applicant is currently utilizing the residential unit as an office. However, the structure does not comply with commercial building code standards. In 1990 the property was restored as a residential structure. The applicant, also proposes to waive one of the required parking spaces for a 1,200 square foot office use.

The site is a 3,200 square foot lot developed with a single family residential unit. The site is located in the 1200-1300 Q Street Preservation area. In 1990, the applicant restored the structure as a residential unit. The applicant has been operating an office from this structure without obtaining the necessary approvals. The applicant is now requesting approval of a special permit to continue the office use at this site. Staff has no objections of the use of the site as office. The size of the office will not impact the residential ambiance of the neighborhood and the residential character of the structure is being maintained.

The applicant is also requesting a waiver of one parking space for the office use. A 1,200 square foot office use requires three parking spaces. The applicant proposes to provide two side by side parking spaces in the driveway. The applicant could provide a third tandem parking space in the driveway, however, building code upgrades may prevent a third parking space at the rear of the lot.

Staff supports the request to waive one parking space since the size of the lot and the configuration of the house limits the available space for parking. Staff has visited the site and observed that adequate on-street parking is available on 14th Street to serve this site.

The two proposed parking spaces back out onto 14th Street. One and two family residential units are the only uses allowed to back out onto a street. Multi-family or commercial uses may require a variance from Chapter 38 of the City Code if back out parking is proposed. Public Works, however, has determined that a variance is not required since 14th Street is a minor local street.

Agency Comments

The proposed project has been reviewed by the City Transportation and Engineering Division, Utilities Division, and Building Division. The comments are noted below or made conditions of approval.

Utilities: There is no existing water distribution main adjacent to this parcel. Although there is existing domestic water service for this parcel, if the fire engineer determines that a fire service is required for this project, a water main extension may be required to provide fire service.

Solid Waste: The project is subject to Section 34 of the Zoning Ordinance. A written statement from the project developer indicating that they will subscribe to either the City's service or an equivalent service would represent adequate compliance with Section 34 of the City's Zoning Ordinance.

Tree Services: City street trees will not be impacted by this project.

Neighborhood Comments

The project was routed to CCAN, Midtown Business Association, Fremont Park Neighborhood Association, SOCA, Stanford Park Homeowners Association, R Street Corridor Group.

A letter from the R Street Corridor was received indicating no opposition to this request. However, the Group does not feel "completely comfortable with a residential property being sanctioned by the city for commercial use". The Group suggested that a time limited be placed as a condition so that future owners would not benefit from this action and the structure would revert to residential use once the present owners vacate the site.

Staff does not support placing a time limit on the special permit, since staff does not know when the applicant will vacate the site. The applicant proposes minor interior changes to the floor plan which will not preclude a future owner from utilizing the structure as a residence.

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 15303(a)}.

Conditions of Approval

1. The applicant shall submit for a building permit and comply with commercial building code standards.
2. A recycling plan shall be submitted and approved prior to issuance of occupancy permit.
3. If any of the sidewalk along 14th Street is to be replaced, ornamental type lighting shall be installed.
4. If any exterior modifications are required, the applicant shall an application for the review and approval of the preservation staff.

Findings of Fact

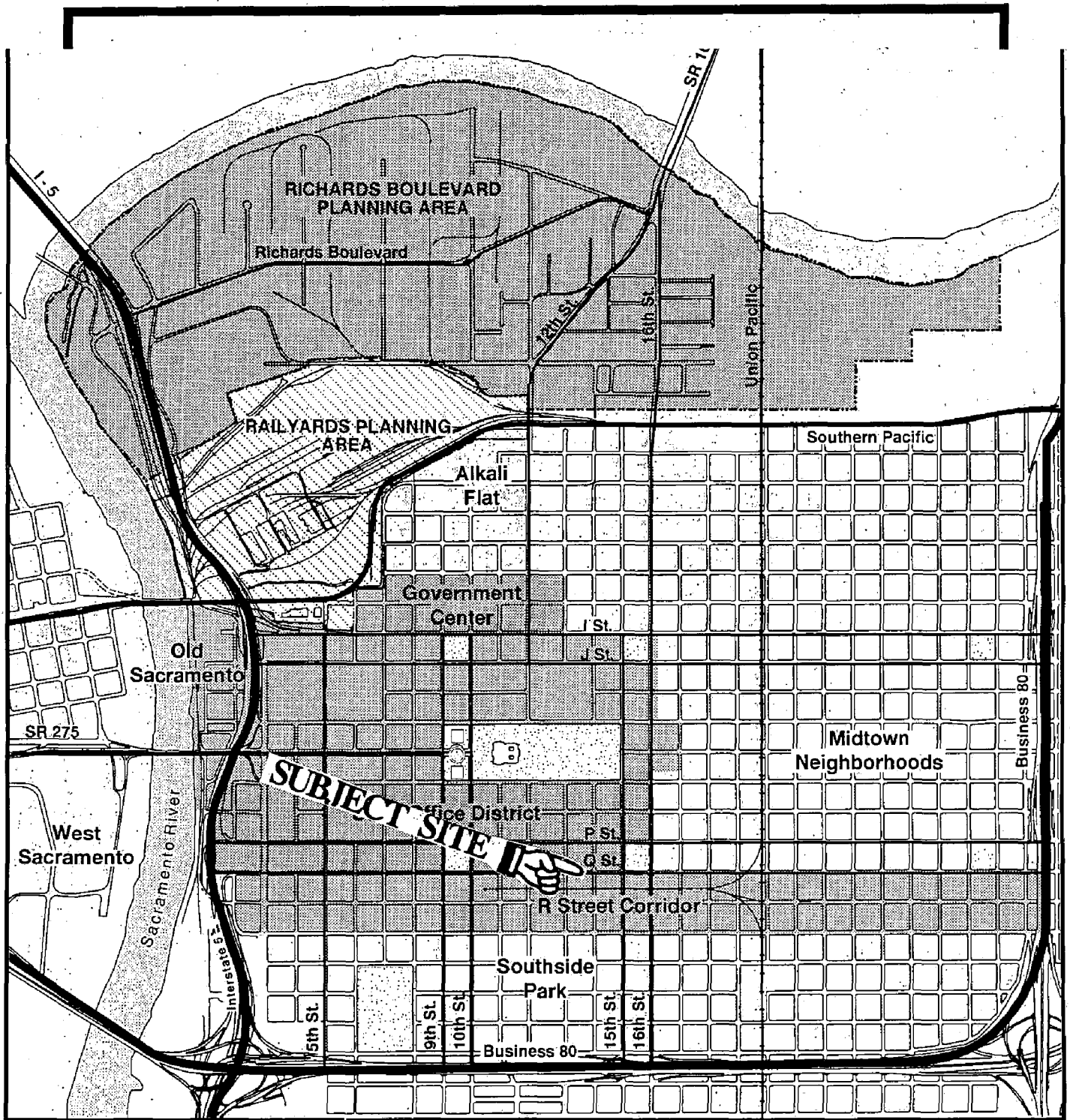
1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The office use provided for the restoration of a structure within a designated preservation area;
 - b. The lot does not exceed 3,200 square feet;
 - c. An existing structure is developed on the site and the demolition of a portion of the structure to provide parking will diminish the historical context of the site, and;
 - d. The office use is compatible with the existing land uses of multi-family residential, parking lots and gardens.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The applicant shall comply with commercial building code standards for the conversion of the residential unit to office space, and;
 - b. adequate parking on-street parking is available in the area.
3. The project is consistent with the General Plan and Central City Community Plan designations of High Density Residential and Residential Mixed Use respectfully. Office use is a permitted use in these designations.

Joy D. Patterson

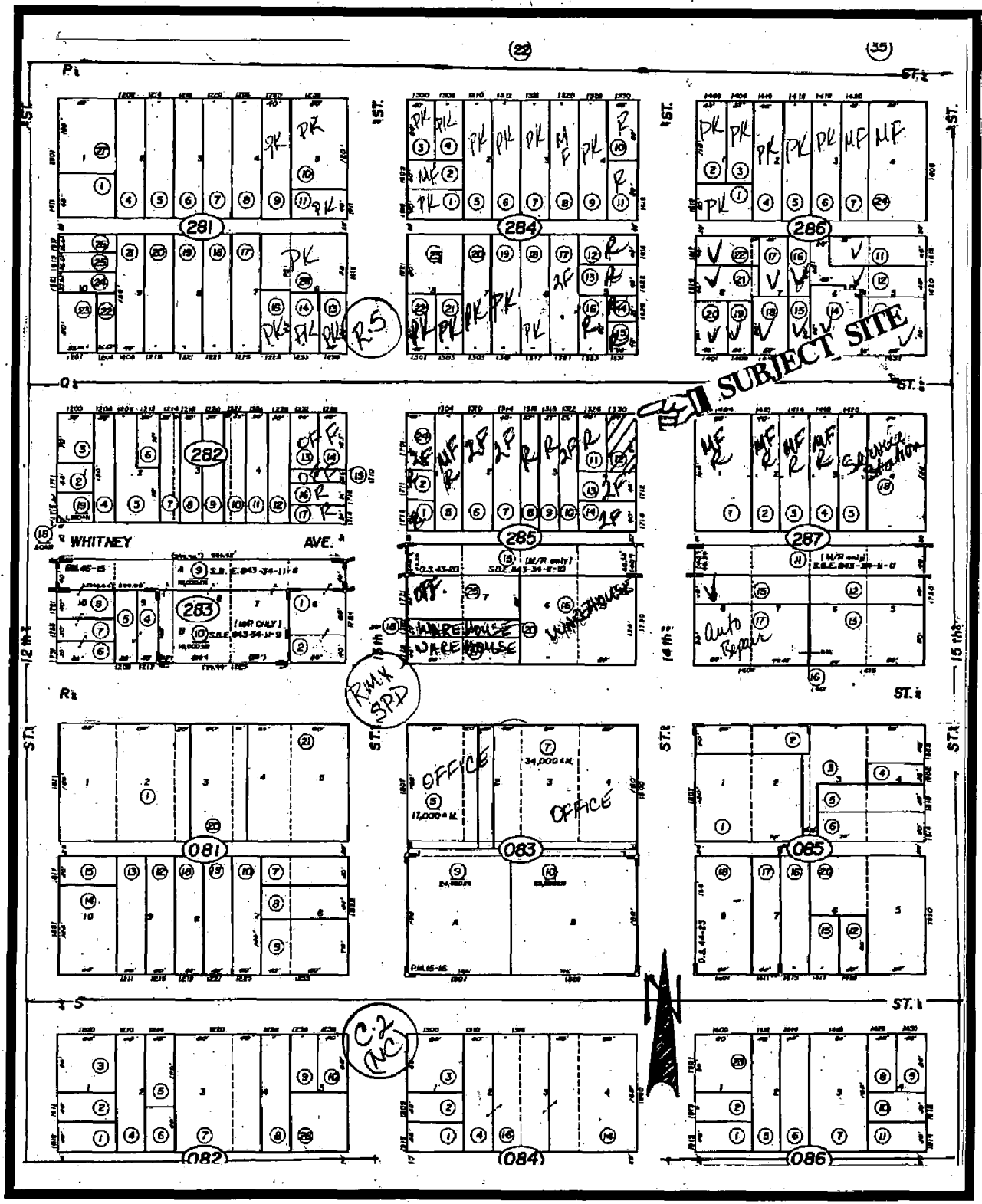
Joy D. Patterson
Zoning Administrator

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Applicant
File
Log book



VICINITY MAP

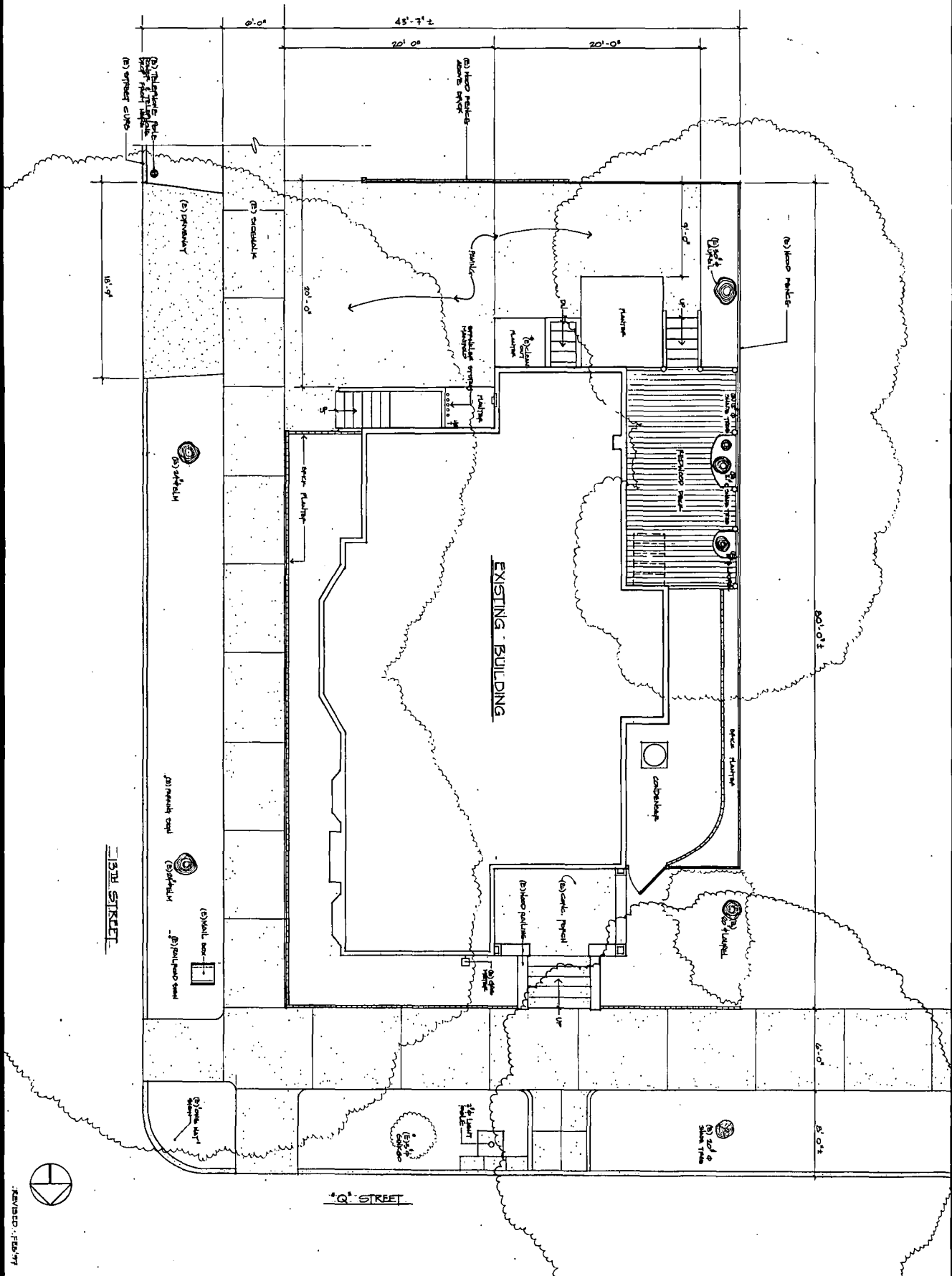


LAND USE AND ZONING MAP

3

LB-11-9

297-021



15th STREET

Q STREET

EXISTING BUILDING

1

SITE PLAN
 Job No. 409 SCALE: 1/4" = 1'-0"

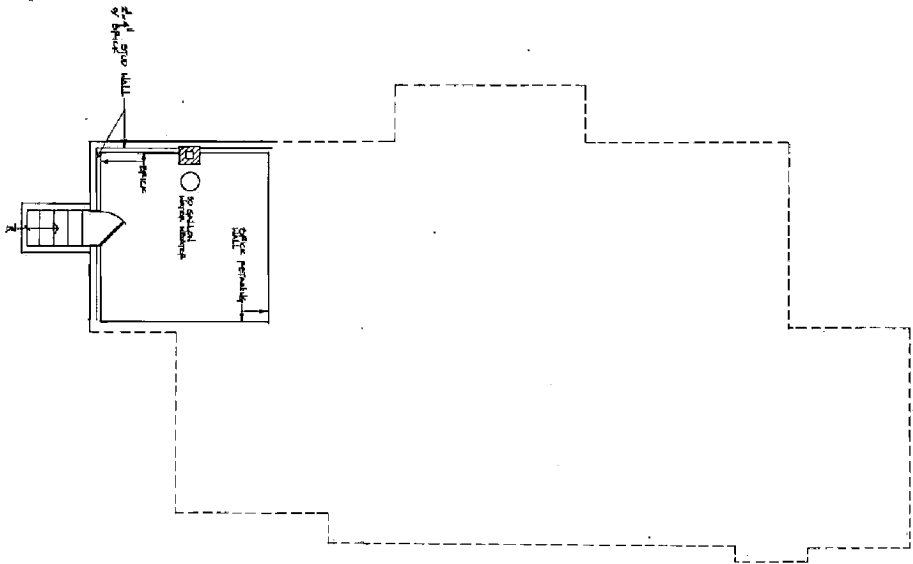
BOHL'S OFFICE
 1330 "Q" STREET

BOB McCABE ARCHITECT
 1000 15TH STREET • SACRAMENTO • 95814 • 447-8247
 DRAWN: EXP/PTT/T/ROBERTY DATED: M.C.C.A.B.

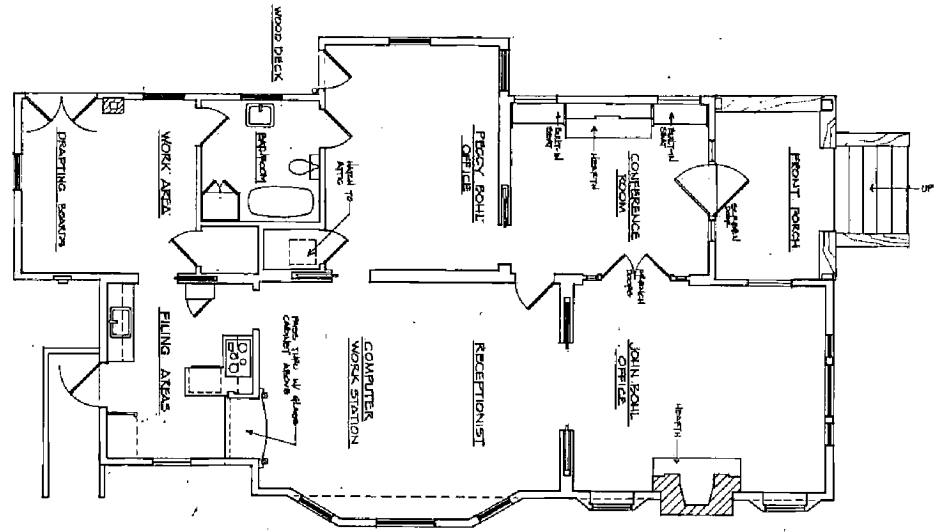
38

LB-11-9

180-LBZ



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



Revised: 10/2/99

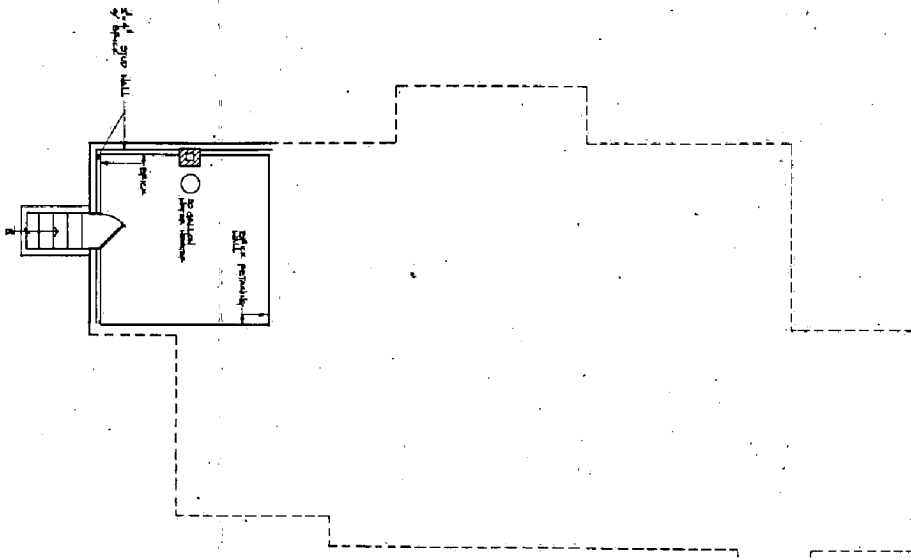
2

FLOOR PLANS
 scale 1/4" = 1'-0"

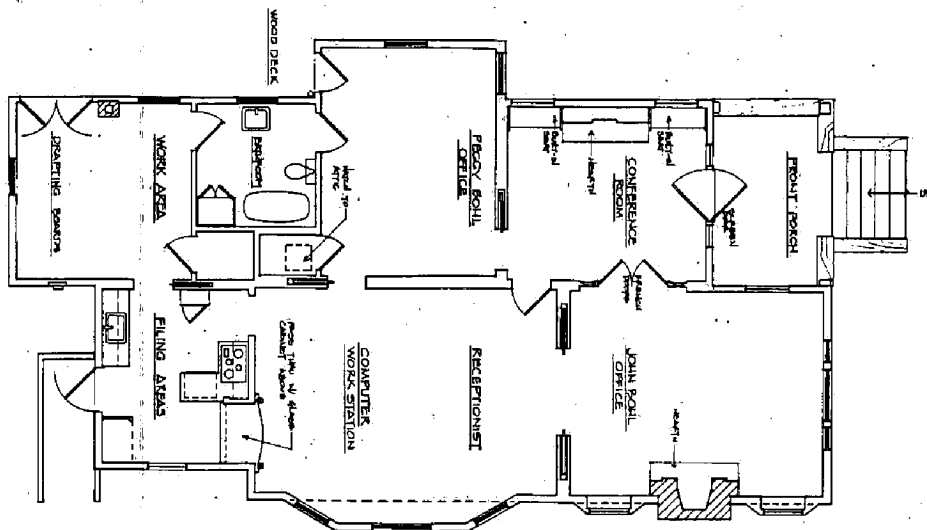
BOHL'S OFFICE
 1330 "Q" STREET

BOHL'S OFFICE

BOB McCABE - ARCHITECT
 1300 10TH STREET - SACRAMENTO - CALIF. 95814 - 667-6247
 DRAWN: FERRIS/REDDY CHECKED: McCABE



BASMENT FLOOR PLAN



GROUND FLOOR PLAN



REVISED FEB 97

2

FLOOR PLANS
 SCALE 1/4" = 1'-0"
 100'

BOHL'S OFFICE
 1330 "Q" STREET

BOB McCABE • ARCHITECT
 1200 15TH STREET • SACRAMENTO • 95814 • 917-4247
 WWW: BOBMCABE.COM

R Street Corridor Group
2620 P Street
Sacramento, CA 95816
March 1, 1997

Jeanne Corcoran
City Planning
1231 I Street
Sacramento, CA 95814

Dear Ms. Corcoran:

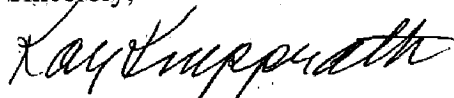
RE: 1330 Q Street
P96-115

After reviewing this application and being assured by you that it is not a rezone but a special use permit, the R Street Corridor Group has decided to not oppose it.

We are not completely comfortable with a residential property being sanctioned by the city for commercial use. Is there a condition that could be put on the special permit that is time limited or which would prevent a future owner from benefiting from this action? We would like not to close the door on the possibility that the building could be used as residential when the present owner abandons office use. From the drawing it looks as though few changes have been made to the interior and the building could easily be used as a residence again.

The Sacramento Old City Association will also be taking similar action and you should be hearing from Ed Cox, SOCA president shortly.

Sincerely,



Kay Kneprath
Coordinator

cc: John and Peggy Bohl
Ed Cox, SOCA

RECEIVED APR 07 1997
6-11-97

297-021