

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	James M. Barlow, P.O. Box 1681, Sacramento, CA 95814		
OWNER	August Joseph Cafferate, 36341 Shelly Court, Newark, CA 94650		
PLANS BY	R. Daniel Hood		
FILING DATE	7/6/84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	Ex. 15311	EIR	ASSESSOR'S PCL NO. 002-112-14

- APPLICATION: A. Special Permit to establish two residential units in the R-4A zone (Sec. 2-B-1)
- B. Variance to waive two required parking spaces (Sec. 6-A-1)

LOCATION: 520-10th Street

PROPOSAL: The applicant is requesting the necessary entitlements to renovate a two-unit Victorian residential structure and add two units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Plan Designation:	Multi-family
Existing Zoning of Site:	R-4A
Existing Land Use of Site:	Two-unit residence
Proposed Use:	Four-unit residence
Proposed Zoning in Alkali Flat Plan:	R-3A

Surrounding Land Use and Zoning:

North:	Vacant; R-4A
South:	Residential; R-4A
East:	Residential; R-4A
West:	Vacant; R-4A

Parking Required:	2 spaces
Parking Provided:	0 spaces
Property Dimensions:	40' x 80'
Property Area:	.07 acres
Density of Development:	54 du/ac
Square Footage of Building:	4,000±

Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Not specified
Exterior Building Materials:	Wood siding; composition roof
Height of Structure:	36 feet; three stories

PROJECT EVALUATION: Staff has the following concerns and comments regarding this project.

1. The subject site is a 40' x 80' interior lot located in Alkali Flat. The site is currently developed with a two-unit Victorian residence which is not listed on the City's Official Register. No parking is currently provided on the site. The subject site is designated for residential uses in the 1974 Central City Plan. Pursuant to the recently adopted Alkali Flat Plan, the site was recently rezoned R-3A which will be effective on August 17, 1984.
2. The applicant is requesting the necessary entitlement approvals to expand the structure by raising it in height and adding two residential units on the new lower floor. The applicant is credited with the two parking spaces not previously provided. Since no additional parking can be provided on the site, a waiver of two parking spaces is necessary. In addition, a special permit is required to establish a residence in the R-4A zone.
3. The applicant has processed a loan through the Housing and Redevelopment Agency prior to obtaining the necessary Planning approvals. The HUD loan is based upon four units. The Building Division gave verbal consent to raise the structure and place a new foundation under it. However, the applicant was cautioned that no building permits would be issued, nor HUD money released, until appropriate Planning approval was obtained. The applicant, therefore, has the right, by virtue of the existing zoning and circumstances (no parking), to renovate the structure to its original use of two units.
4. As previously stated, the Alkali Flat Plan was adopted on July 17, 1984 and related rezoning becomes effective August 17, 1984. Although the subject request will be heard on August 9, building permits for the additional units cannot be issued until August 19, 1984 when the 10-day appeal period is over. Variance rights are vested when building permits are issued and construction commences. Variance rights, therefore, cannot be bested until two days after the new R-3A zoning has taken effect.

The applicant has been informed that the proper request would be a concurrent request to rezone to R-4 and to waive two parking spaces. Staff also indicated that we could not support either requests. The applicant insisted upon hearing the matter as applied for.

5. Staff does not support the requested variance. The hardship is self-imposed in that the structure could be renovated to its original two units. In addition, the area is impacted with parking from adjacent business areas. Preferential parking is in effect on both sides of 10th Street from E to F Streets (see Exhibit D).
6. The special permit to establish residences in the R-4A zone has been advertised. Since the entitlement is not necessary in the R-3A zone, and staff is not supportive of the variance, it is suggested that this request also be denied.

STAFF RECOMMENDATION: Staff recommends the following:

- A. Denial of the Special Permit, based upon Findings of Fact which follow.
- B. Denial without prejudice of the Variance to waive two parking spaces, based upon the following Findings of Fact.

Findings of Fact - Special Permit

- a. Granting the Variance is not based upon sound principles of land use, in that, inadequate parking is provided;
- b. Granting the special permit would be injurious to surrounding property, in that a parking problem already exists which will be further increased.

Findings of Fact - Variance

- a. Granting the variance would constitute a special privilege extended an individual applicant, in that the hardship is self-imposed since the structure can be renovated to its original two units.
- b. Granting the variance would constitute a disservice to surrounding property, in that it would add to parking problems in an area with a preferential parking program in existence.
- c. Granting the variance would not be in harmony with the specific plan which will be effective at the time variance rights can be vested, in that the R-3A zone allows two units on the subject site.

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EXHIBIT D

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CRYSTAL

CRYSTAL
CREAMERY

CREAMERY

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CRYSTAL
CREAMERY

9TH

10TH

11TH

12TH

JURY
PARKING

NOTE: SHADED STREETS DENOTE
PREFERENTIAL PARKING

G

ST

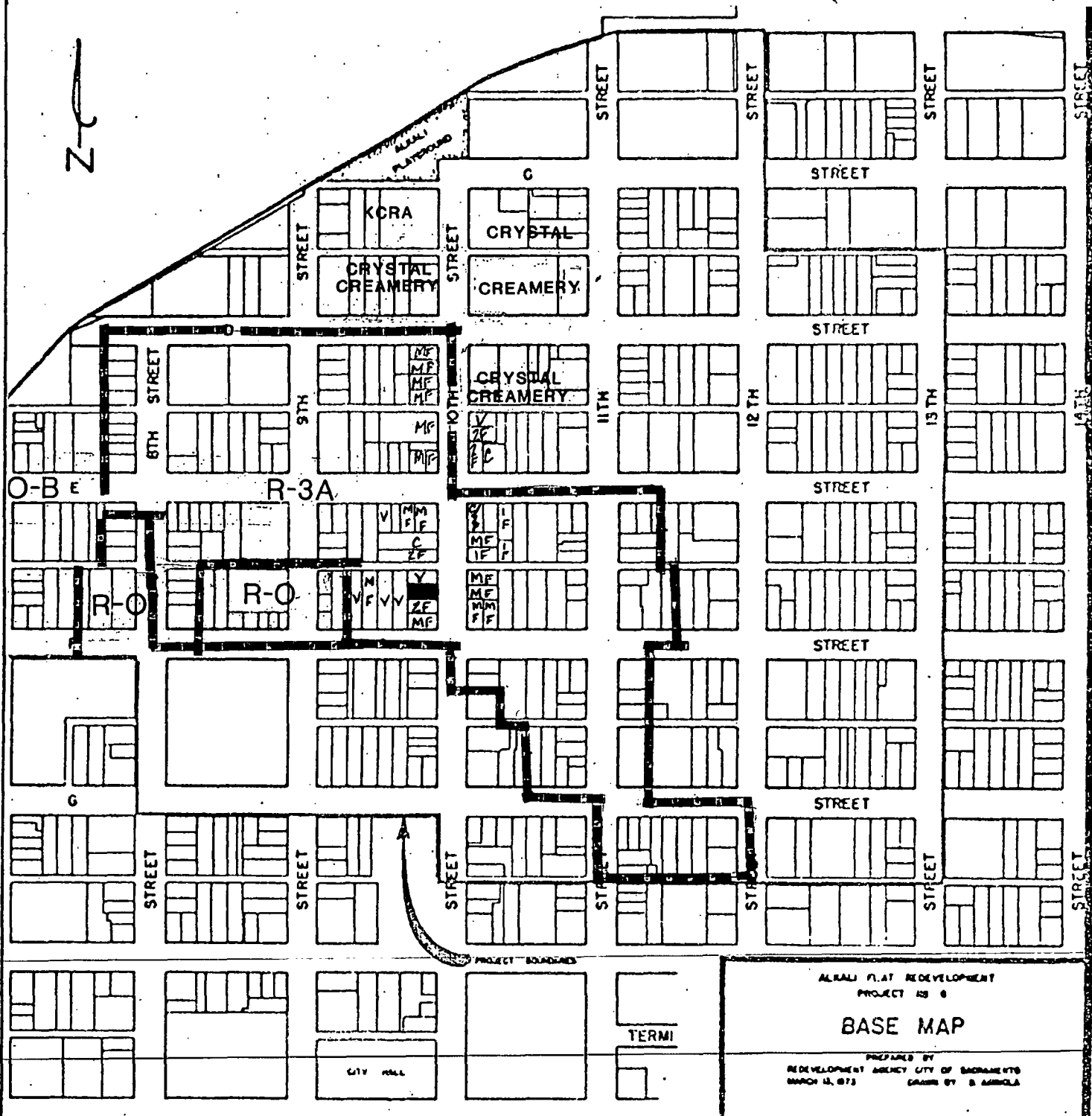
COUNTY
COURT
HOUSE

001512

8-9-84

Stein 15

22



VICINITY - LAND USE - ZONING

P84-263

001508

August 9, 1984

Item 15

520 10TH STREET

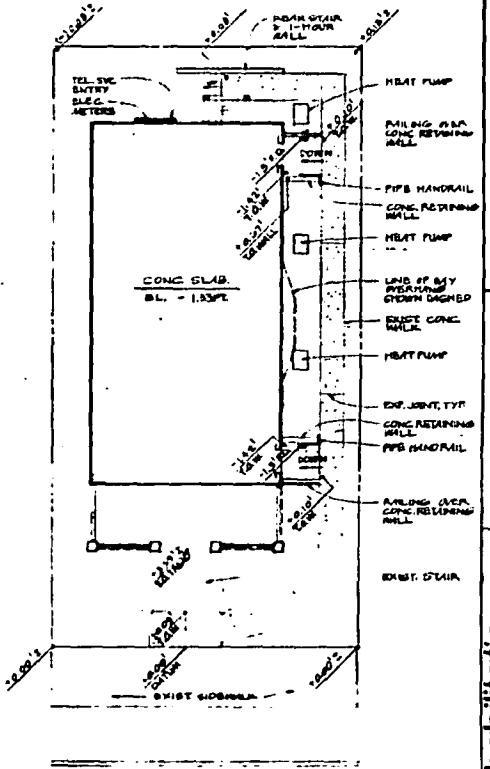
5 SHEET INDEX

- T-1 TITLE SHEET, SITE PLAN, NOTES & LEGENDS
- 4-1 FLOOR PLANS
- 4-2 EXTERIOR ELEVATIONS
- 4-3 INTERIOR ELEVATIONS & FINISH SCHEDULE - BUILDING SECTION
- 4-4 DOOR & WINDOW - SCHEDULES & DETAILS
- 4-5 MISCELLANEOUS DETAILS

- 6-1 STANDARD STRUCTURAL NOTES & DETAILS
- 9-1 FINISHING PLAN & DETAILS
- 9-2 FRAMING PLANS & DETAILS

- MB-1 MECHANICAL & ELECTRICAL SITE MECHANICAL-ELECTRICAL NOTES & SCHEDULES
- M-1 PLUMBING DIAGRAMS, SCHEDULES & NOTES
- M-2 MECHANICAL FLOOR PLANS

- B-1 ELECTRICAL FLOOR PLANS



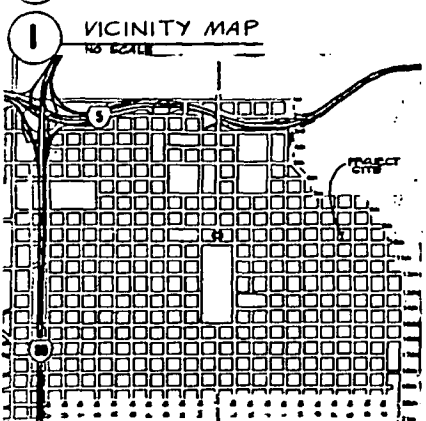
4 SYMBOLS

- (1) ITEM REFERENCE NO.
- (1) ELLIPTION FOR NO. SHEET NO.
- (A) SECTION REF. NO. SHEET NO.
- (D) DOOR TYPE NO.
- (W) WINDOW TYPE NO.
- (R) ROOM NO.

3 LEGEND

- EXIST. BR. V. CASINGS & FINISH TO REMAIN EXCEPT AS NOTED
- NEW 3/4" x 3/4" FRAMING W/O.C. W. GYP. BR. FIN. EXCEPT AS NOTED
- CONC. - PLAN
- CONC. - SECTION
- BRICK - SECTION
- MST. - ELEVATION
- MST. - SECTION
- BATT INSULATION
- CONT. WOOD FRAMING MEMBER
- WOOD BLAG
- FINISH WOOD - SECTION
- EXIST. DOOR, CASING, FRAME & HINGE TO BE REUSED IN PLACE OR REFINISHED FOR REUSE & REUSE AS NOTED

2 SITE PLAN



6 GENERAL NOTES

- 1 ALL DIMENSIONS TAKEN TO FACE OF EXTERIOR SHEATHING OR CONG. & SF POSTS & PARTITIONS & E OF OPENINGS UNLESS OTHERWISE NOTED
- 2 EXCEPT ALL DIMS. IN THIS FIELD PRIOR TO WORK, & NOTIFY OWNER IF ANY DIFFERENCES BETWEEN DRAWINGS & ACTUAL CONDITIONS
- 3 ALL ITEMS LABELED ON THE DRAWINGS ARE NEW UNLESS SPECIFICALLY NOTED AS EXIST
- 4 REVISIONS & DIMENSIONS OFF SITE ANY ITEMS NOT TO BE REUSED WHETHER OR NOT SPECIFICALLY NOTED FOR REUSE.
- 5 GYP. BR. W/ TYPE 'M' AT EXTERIOR & PARTY WALLS & COLLARS

7 ABBREVIATIONS

1/4"	1/4" INCH BOLT	BD	BRICK	ESAL	EXTERIOR SAULTING	NIC	N.I.C.	NOT IN CONTRACT	J.S	UNDERGROUND
1/2"	1/2" INCH BOLT	BD	BRICK	ESAL	EXTERIOR SAULTING	NIC	N.I.C.	NOT IN CONTRACT	J.S	UNDERGROUND
1/8"	1/8" INCH BOLT	BD	BRICK	ESAL	EXTERIOR SAULTING	NIC	N.I.C.	NOT IN CONTRACT	J.S	UNDERGROUND
1/2"	1/2" INCH BOLT	BD	BRICK	ESAL	EXTERIOR SAULTING	NIC	N.I.C.	NOT IN CONTRACT	J.S	UNDERGROUND
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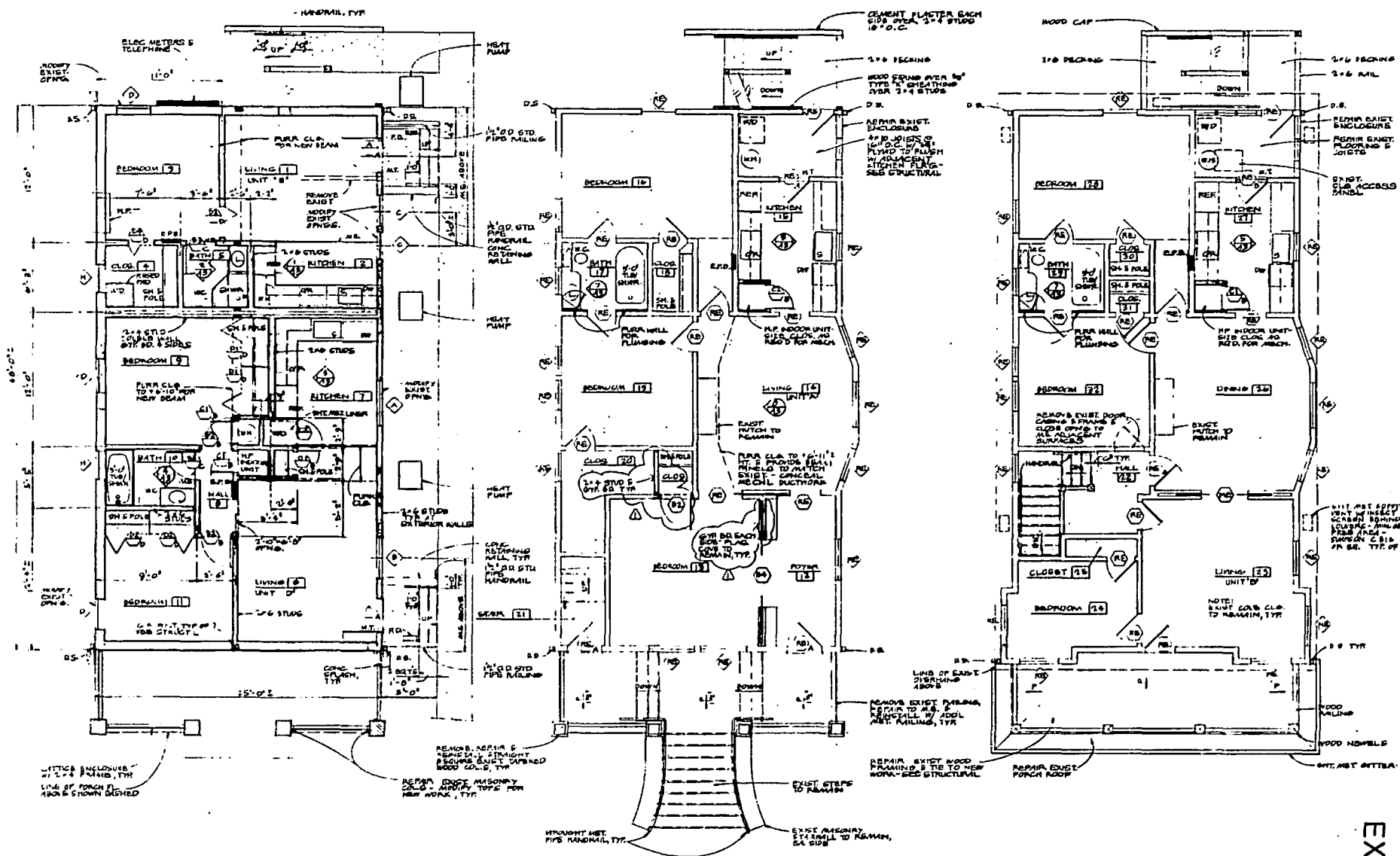
- 6 PROVIDE EXTRA JOIST OR BLAG FULL SIZE OF SPACE BETWEEN TOP IC AND PL. SKTH. ABOVE AT PARTY WALLS - SALK IN APPROVED SEALANT PRIOR TO INSTALLATION OF JOIT SO FOR AIR-TIGHT, SOUND-TIGHT BARRIER, TYR.
- 7 BRICK & OTHER MATERIALS DELIVERED FROM SITE ANY BE REUSED UPON APPROVAL OF THE OWNER. BRICK SALVAGED FROM CHIMNEY & FLUE NOT MATERIALS "ELEVATORS" FROM PORCH MAY BE REUSED IN CONCRETE LOCATIONS.
- 8 ELEVATIONS SHOWN ON THE SITE PLAN AND FINISH GRADES - ELEVATE, SHOW, BACKFILL & GRADE AS REQUIRED FOR FINISH GRADES & DEP. OR ELEVATE AT DATE
- 9 PATCH PLASTER IN LINE AND TO MATCH EXISTING ADJACENT SURFACES, TYPICAL.
- 10 APT UNIT DESIGNATION 'C' NOT USED

R. Daniel Hood ARCHITECT
 1445 CALIFORNIA STREET
 BAY AREA OFFICE 415-444-8768
 ANDOVER APT. UNIT 'C' EXHIBIT A
 TITLE SHEET, SITE PLAN, NOTES & LEGENDS
 apartment rehabilitation
 520 10th street
 A.J. Cafferata / owner
 30341 Shelly Court
 Newark, CA 94560
 415-657-6000
 REFERENCE NORTH
 SCALE: 1/8" = 1'-0"
 11/104
 EXHIBIT A

84-263

8-9-84

Plan 15



1 FIRST FLOOR PLAN AND PARTIAL SITE PLAN

2 SECOND FLOOR PLAN

3 THIRD FLOOR PLAN

R. Daniel Hood
 RESTORATION ARCHITECT
 PHONE 816 444-8786

PLEASE CONTACT THE CITY OF ST. LOUIS, MISSOURI, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, 1415 MARKET STREET, ROOM 1000, ST. LOUIS, MISSOURI 63103, FOR A COPY OF THE CITY OF ST. LOUIS PLANNING DEPARTMENT'S REGULATIONS AND ORDINANCES. THE CITY OF ST. LOUIS PLANNING DEPARTMENT'S WEBSITE IS WWW.PLANCITY.ORG.

FLOOR PLANS

apartment rehabilitation
 520 10th street
 A.J. Carferrata / owner
 36341 Shelly Court
 Newark, CA 94560 415 657-6000



SCALE: 1/8" = 1'-0"

A-1 OF 5

4/1/84

EXHIBIT B

001510

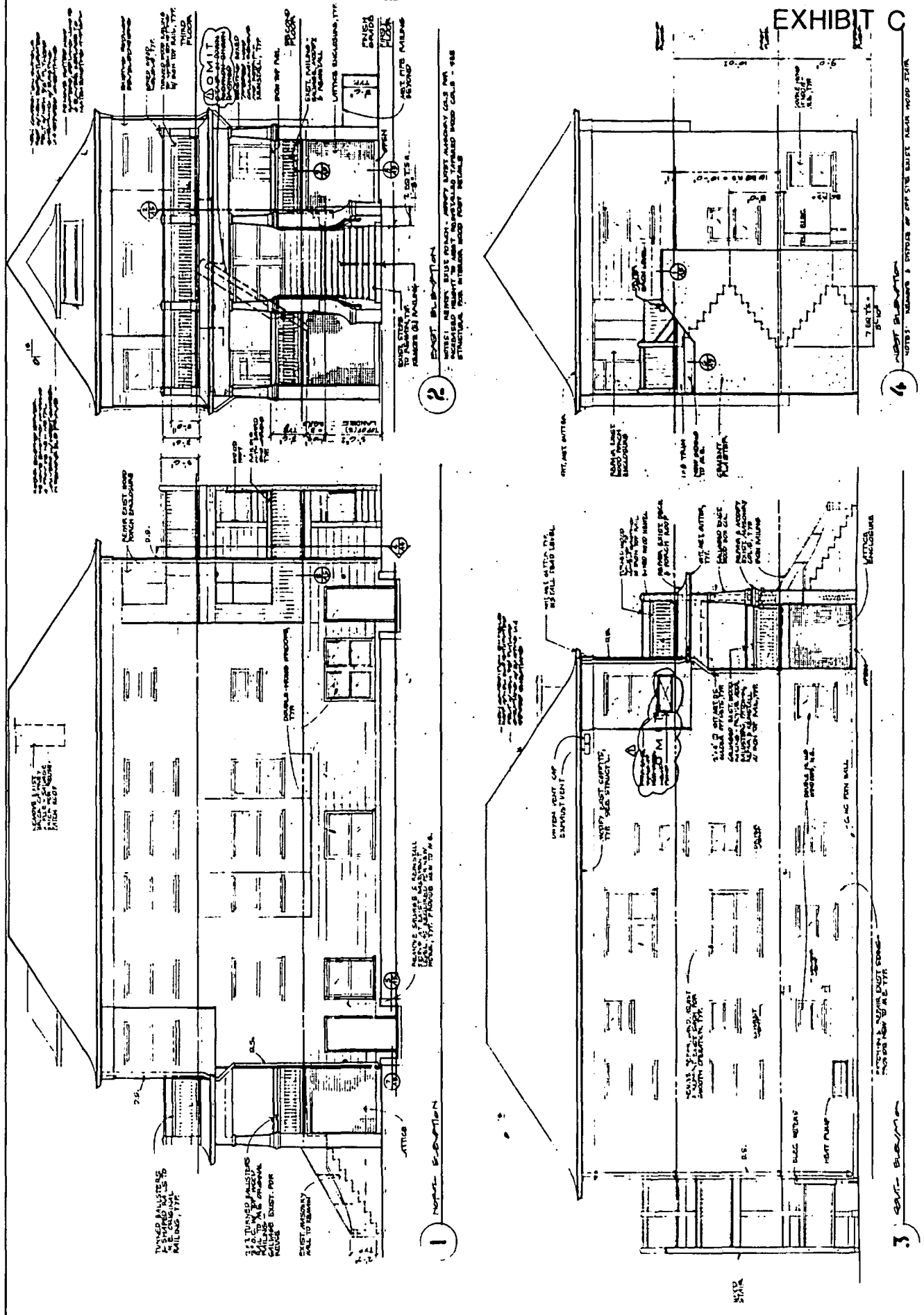
P 84263

apartment rehabilitation
520 10th Street
A.J. Catterala / OWNER
30361 Shelly Court
Newark, CA 94560
415 657-6000

EXTERIOR ELEVATIONS
R. Daniel Hood
RENOVATION ARCHITECT
PHONE 916 444-8788

DATE: 8/1/84
DRAWN BY: R. D. HOOD
CHECKED BY: R. D. HOOD
SCALE: 1/4" = 1'-0"

EXHIBIT C



2

1

3

SECTION 3: NORTH ELEVATION OF OFFICE BUILDING NORTH SIDE

SECTION 1: NORTH ELEVATION

SECTION 2: SECTION ELEVATION

SECTION 3: SECTION ELEVATION