

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, November 26, 2002, the Zoning Administrator approved with conditions a special permit to waive a parking space for 11 separate artist live/work units and to reduce the driveway widths for the project known as Z02-196. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

- Request: 1. **Zoning Administrator Special Permit** to waive 11 (waive one space per lot) required parking spaces for a proposed 11 lot artist live/work complex on 1.37± vacant acres in the General Commercial Special Planning District (C-2)(SPD) zone.
2. **Zoning Administrator Variance** to allow all required individual driveways to be reduced in width from ten feet to eight feet.

Location: Area north of Calvados Avenue between Cantalier St and Oakmont Street (D2, Area 4)

Assessor's Parcel Number: 275-0102-001-016

Applicant: Rural California Housing Corporation (Wendy Saca)
 3120 Freeboard Drive, #202;
 West Sacramento, CA 95691

Property Same as applicant
Owner:

Project Planner: Sandra Yope

General Plan Designation: Special Planning District
North Sacramento
Community Plan Designation: Special Planning District
Existing Land Use of Site: Vacant
Existing Zoning of Site: General Commercial Special Planning District (C-2)(SPD)

Surrounding Land Use and Zoning:

North: C-2 (SPD); North Sacramento School District Office
South: R-1; Residential
East: R-1; Residential
West: R-1; Residential

Property Dimensions: 275 feet x 200 feet
Property Area: 1.37± acres

Parking Required:	22 spaces
Parking Provided:	11 spaces
Square Footage of Buildings:	22,308 square feet
Height of Building:	Single Story, 18 feet
Exterior Building Materials:	Wood Siding
Roof Materials:	Metal
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-1 thru A-5

Previous Files: P00-021

Background Information: On April 27, 2000, the Planning Commission approved numerous entitlements for and artist live-work complex (P00-021). The applicant did not obtain building permits to activate the entitlements within the required two year window and did not file for a time extension prior to their expiration; therefore the previous approved Variances expired. The applicant has filed to construct the same project. Upon staff review, it was determined different entitlements were actually required than previously were granted and that the project could be heard by the Zoning Administrator. The applicant has applied for the required entitlements.

Additional Information: The applicant is requesting to construct eleven separate artist live-work units on eleven lots. The units will range in size from 1,501 to 2,448 square feet. Each structure has a parking pad for one car. Each parcel requires two total parking spaces based on the one space to every 1,000 gross square feet of total artist live-work space. Therefore, each separate parcel is one parking space short and the applicant is requesting to waive the required second space for each parcel. Each unit has a long driveway to the parking pad that will be able to accommodate additional tandem parking. Each driveway is a minimum of eight feet wide. The Zoning Code requires a driveway to be a minimum of ten feet wide. The applicant is requesting a variance to reduce the driveway width for each lot.

The project is located within the Dixieanne Area Neighborhood Association area. The proposed project plans were sent to the neighborhood association for review and comment. Staff did not receive any comments. The project was noticed and staff received no calls.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15332.

Conditions of Approval

1. The applicant shall obtain all necessary building permits prior to construction.
2. Size and location of the structure shall conform to the plans submitted.
3. The parking spaces shall be constructed and maintained substantially as indicated on the approved site plan attached hereto.


4. Any gates across driveways shall be set back 20 feet from the right-of-way line.
5. If gates are utilized, then: Plans shall be submitted for review and approval prior to the installation of gates, barriers, and access control devices which are to be constructed on or within fire department apparatus access roadways. CFC 902.2.4.3
6. The applicant shall record the lot line adjustment prior to obtaining building permits.

Findings of Fact-Special Permit:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the length of the driveways and additional paving area in front of the units will permit additional on-site tandem parking; and
 - b. the use of the buildings as artist studio space in lieu of providing garage space supports the North Sacramento Redevelopment Project area policies to encourage artist live-work space in the area.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the site design will allow adequate on-site tandem parking for several cars per parcel; and
 - b. the required parking pad is provided outside of the setback area.
3. The project is consistent with the General Plan and the North Sacramento Community Plan which both designate the site as Special Planning District (SPD).

Findings of Fact-Variance:

1. Granting the variances does not constitute a special privilege extended to an individual applicant in that a variance would be and have been granted to other property owners facing similar circumstances.
2. Granting the variance requests do not constitute use variances in that the artist live/work units are an allowed use that is permitted in the General Commercial (C-2) zone.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that there is adequate driveway length for each unit and wider paved areas in front of each garage

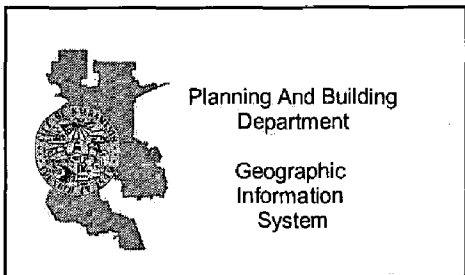
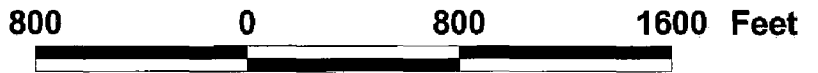
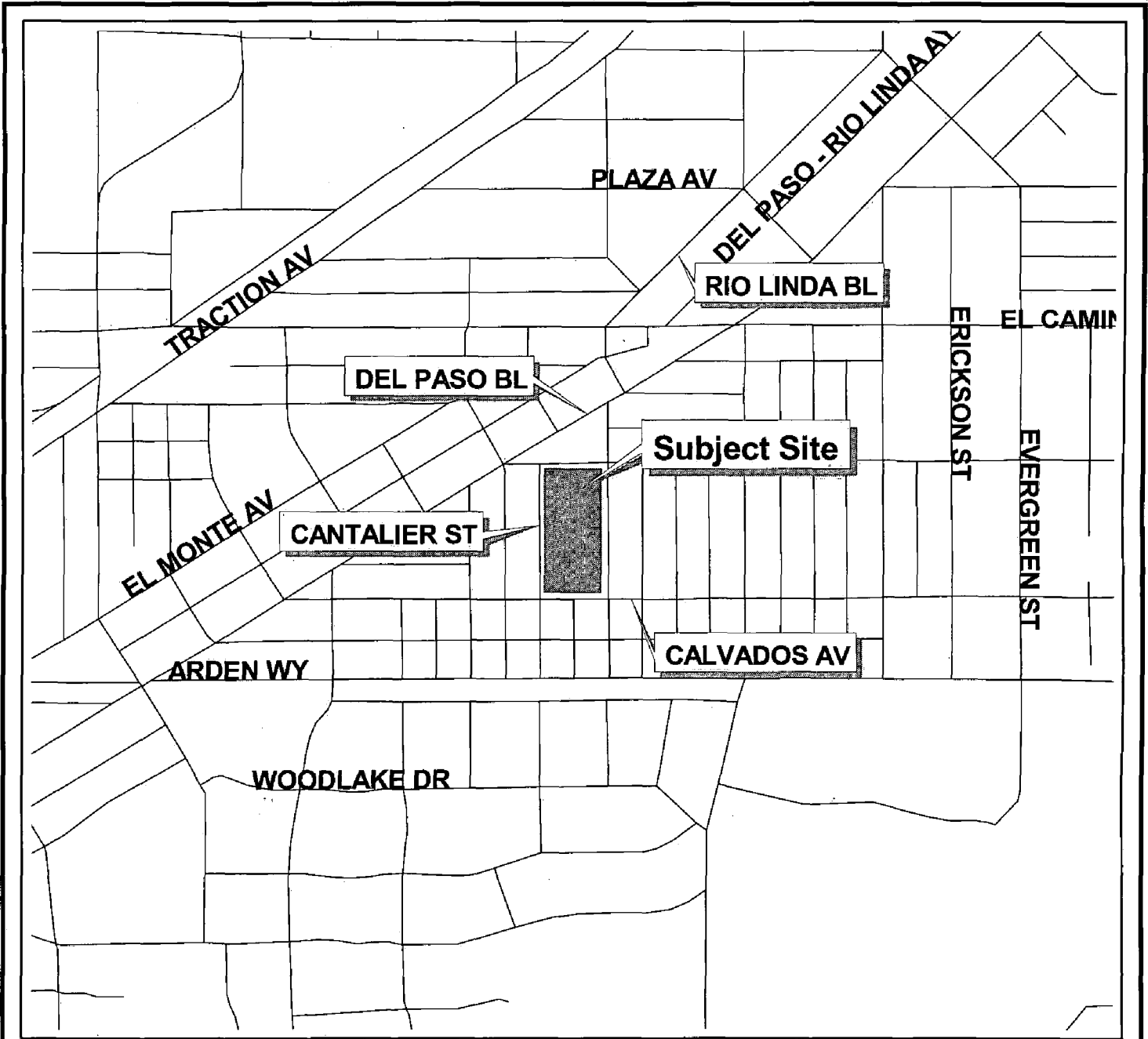

Joy D. Patterson
Zoning Administrator

A use for which a Special Permit and/or Variance is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit and/or Variance shall be deemed to have expired and shall be null and void. A

Variance which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

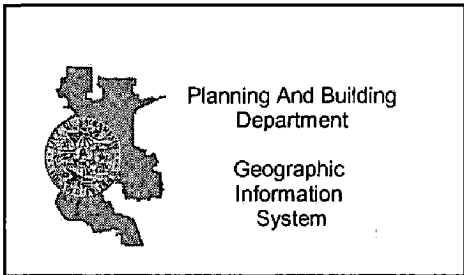
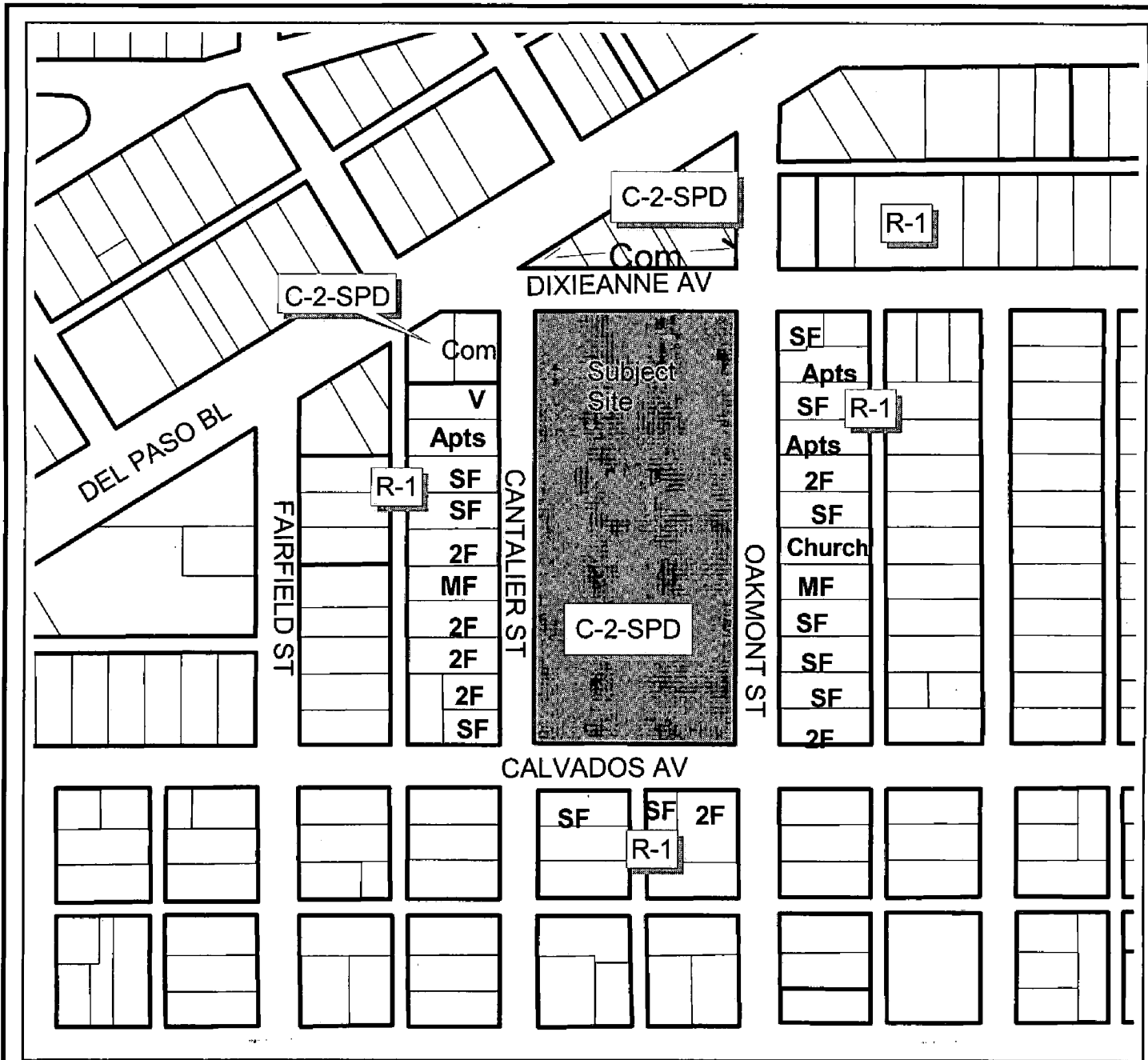
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book



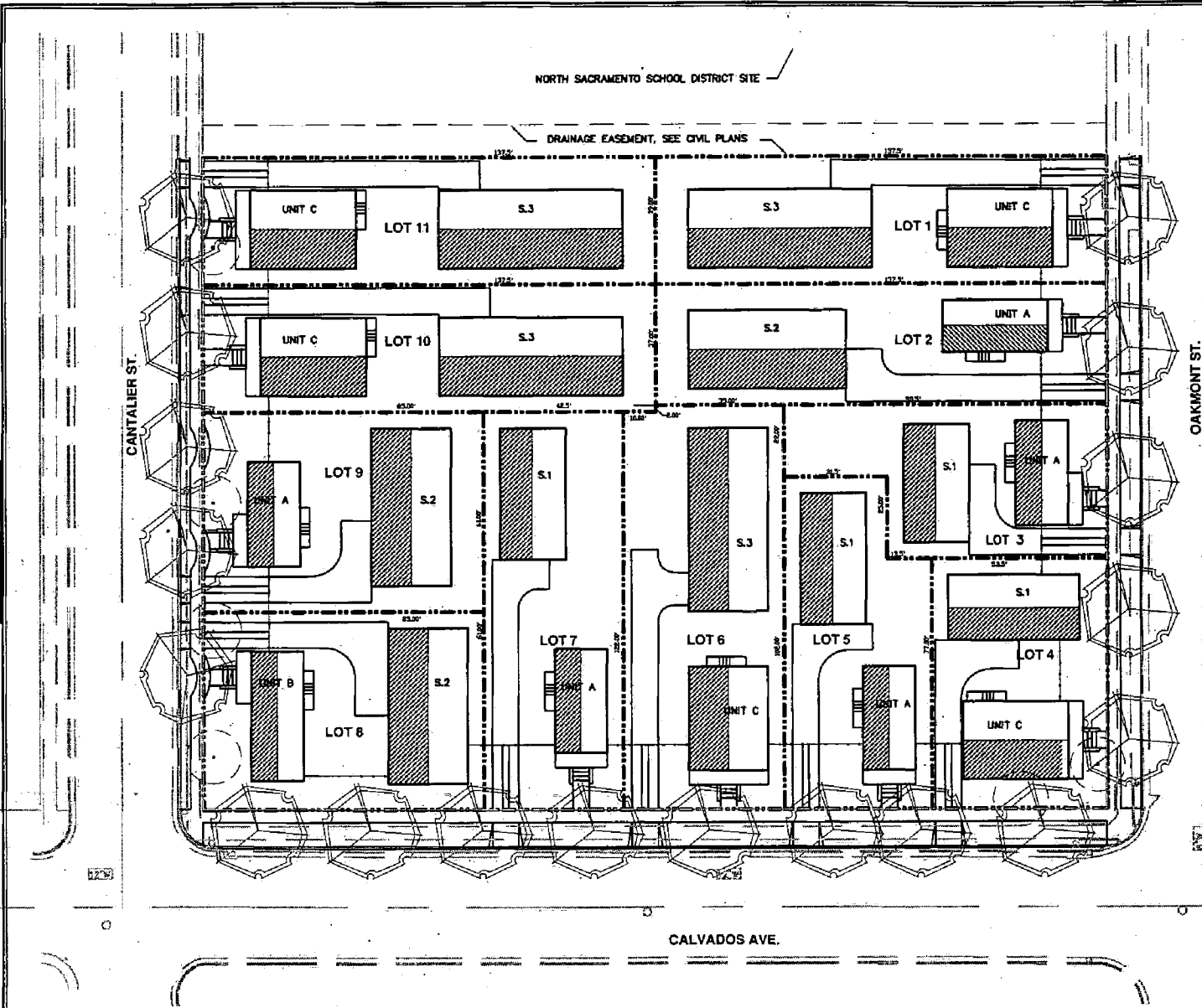
VICINITY MAP





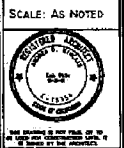
LAND USE AND ZONING





- NOTES**
- FOR INDIVIDUAL LOT LAYOUTS SEE A-SHEETS
 - SEE CIVIL SHEET FOR ALL SITE IMPROVEMENTS, TYP.

Date: 8/26/02
 Scale: AS NOTED



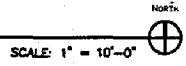
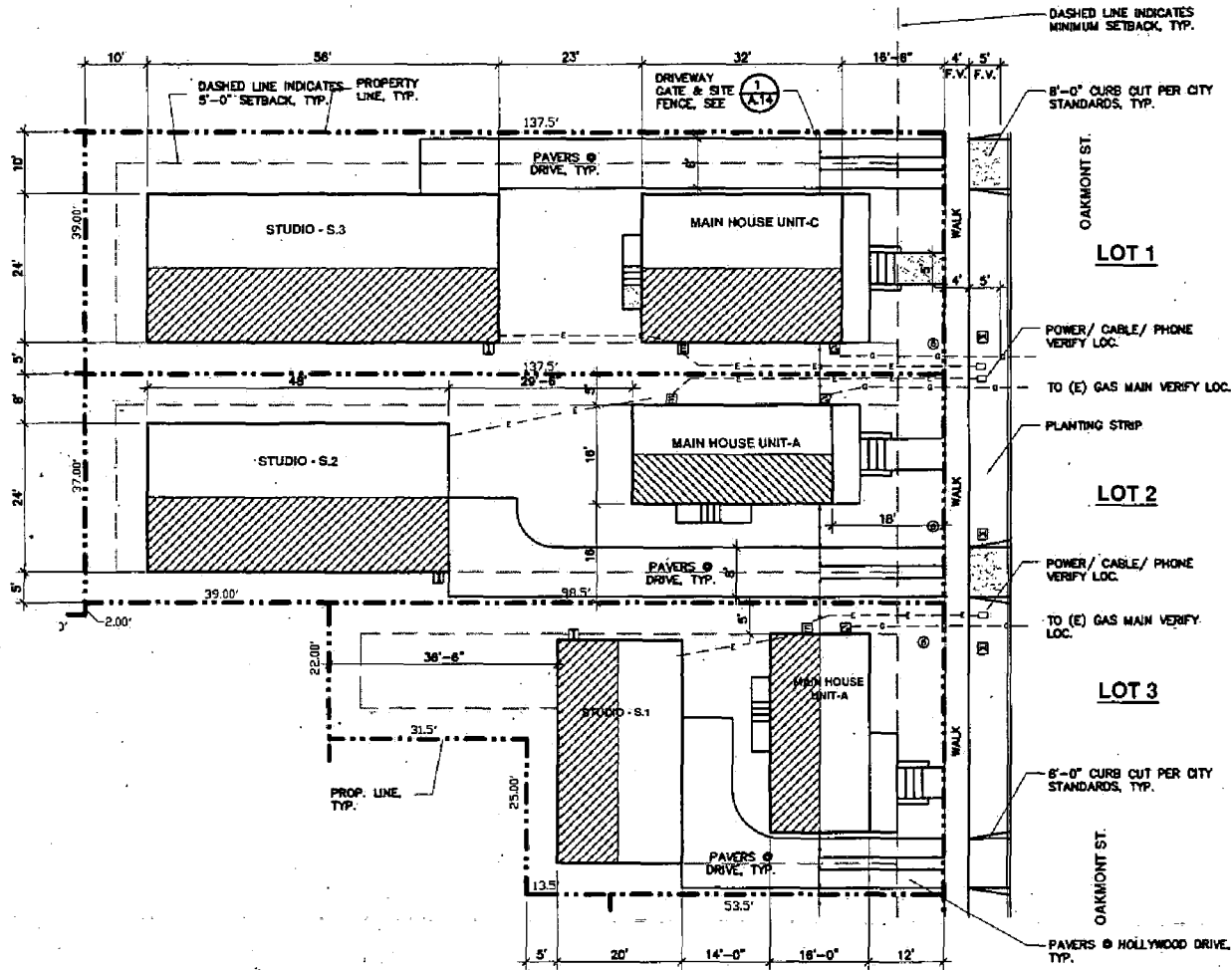
Surrealestates, Ink.

ARTIST LIVE/WORK PROJECT
 NORTH SACRAMENTO SCHOOL DISTRICT
 SURPLUS PROJECT
 SACRAMENTO, CA
 November 26, 2002

A.0

202-196
 SURREALESTATES

SITE PLAN - LOT 1, LOT 2, LOT 3



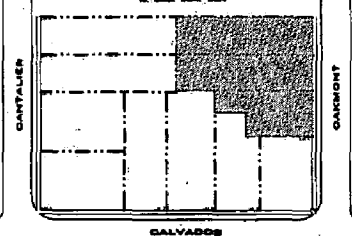
LEGEND

- LEGEND:**
- ☒ GAS METER LOCATION
 - ⓔ 200 AMP ELEC. PANEL LOCATION
 - Ⓜ INVERTER LOCATION FOR PHOTO VOLTAIC ROOFS AS REQ'D. VERIFY W/ MFR.
 - Ⓢ Ⓣ PROPOSED WATER & SEWER SERVICE, VERIFY LOCATION W/ UTILITIES & CIVIL DWGS.
 - ▨ INDICATES SIDE OF ROOF W/ PHOTO-VOLTAIC PANEL SYSTEM

NOTES

- NOTES:**
1. 3/4" CONC. PAD @ EA. BACK DOOR, TYP.
 2. PROVIDE 5' WIDE CONC. WALK TO ENTRY STEPS, TYP.
 3. COORD. ALL SITE WORK & UTILITIES WITH CIVIL PLANS.
 4. SEE L-SHEETS FOR LANDSCAPING AT ALL LOTS.
 5. SEE STUDIO FLOOR PLANS FOR UTILITY STUD LOCATION; ROUTE SERVICE LINES AS REQ'D.

SITE MAP



Date: _____



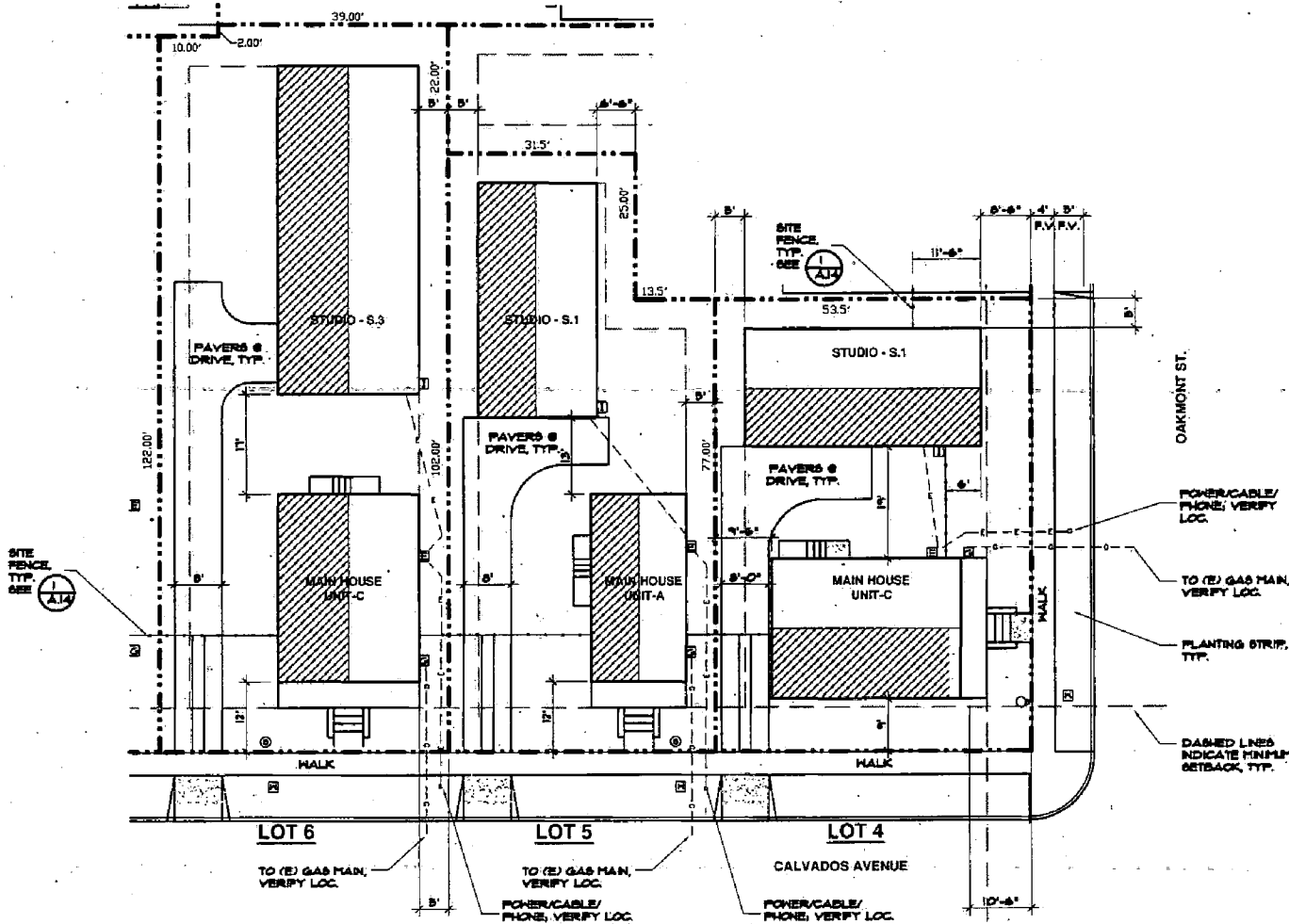
SCALE: AS NOTED



Surrealestates, Ink.
 ARTIST LIVE/WORK PROJECT
 NORTH SACRAMENTO SCHOOL DISTRICT
 SURPLUS FROM November 26, 2002
 SACRAMENTO

A.1

202-96
 SURREALESTATES



SITE PLAN - LOT 4, LOT 5, LOT 6

SCALE: 1" = 10'-0"

LEGEND

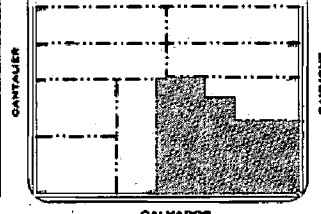
- ⊠ GAS METER LOCATION
- ⊠ 300 AMP ELEC. PANEL LOCATION
- ⊠ INVERTER LOCATION FOR PHOTO VOLTAIC ROOFS AS REQ'D. VERIFY W/ PPR.
- ⊠ PROPOSED WATER & SEWER SERVICE. VERIFY LOCATION W/ UTILITIES
- ▨ INDICATES SIDE OF ROOF W/ PHOTO-VOLTAIC PANEL SYSTEM

NOTES

1. 3"x4" CONC. PAD @ EA. BACK DOOR. TYP.
2. PROVIDE 5' WIDE CONC. WALK TO ENTRY STEPS. TYP.
3. COORD. ALL SITE WORK & UTILITIES WITH CIVIL PLANS
4. SEE L-SHEETS FOR LANDSCAPING AT ALL LOTS
5. SEE STUDIO FLOOR PLANS FOR UTILITY STUD LOCATION, ROUTE SERVICE LINES AS REQ'D.

POWER/CABLE/PHONE, VERIFY LOC.
 TO (E) GAS MAIN, VERIFY LOC.
 PLANTING STRIP, TYP.
 DASHED LINES INDICATE MINIMUM SETBACK, TYP.

SITE MAP



Date: 5-1-06
 Revision: _____



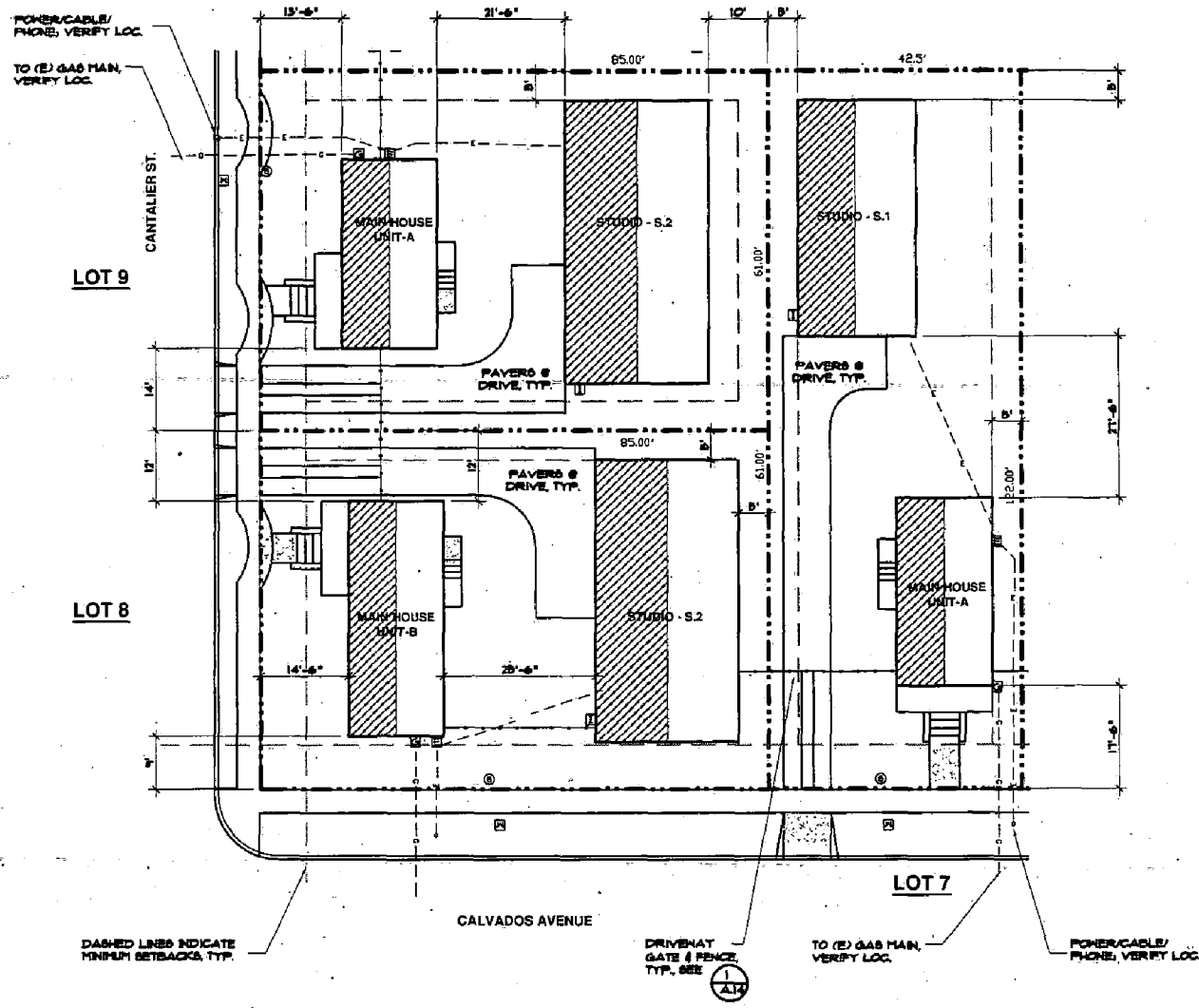
SCALE: AS NOTED



Surrealstates, Inc.
 ARTIST LIVE/WORK PROJECT
 NORTH SACRAMENTO SCHOOL DISTRICT
 SURPLUS PROJECT
 SACRAMENTO, CA
 November 26, 2002

A.2

202-96
 SURREALSTATES INC.



SITE PLAN - LOT 7, LOT 8, LOT 9

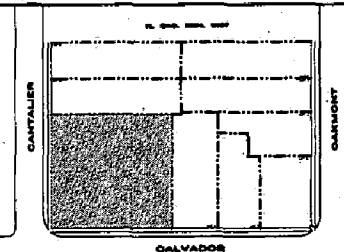
LEGEND

- ⊕ GAS METER LOCATION
- ⊞ 200 AMP ELEC. PANEL LOCATION
- ⊞ INVERTER LOCATION FOR PHOTO VOLTIC ROOFS AS REQ'D, VERIFY W/ MFR.
- ⊞ PROPOSED WATER & SEWER SERVICE, VERIFY LOCATION W/ UTILITIES
- ▨ INDICATES SIDE OF ROOF W/ PHOTO-VOLTIC PANEL SYSTEM

NOTES

1. 3/4" CONC. PAD @ EA. BACK DOOR, TYP.
2. PROVIDE 8" WIDE CONC. WALK TO ENTRY STEPS, TYP.
3. COORD. ALL SITE WORK & UTILITIES WITH CIVIL PLANS
4. SEE L-SHEETS FOR LANDSCAPING AT ALL LOTS.

SITE MAP



Date: 9-10-02
 Name: _____
 Title: _____
 Project: _____
 Location: _____



1725 J Street
 Sacramento, CA 95811
 916 444 5020

SCALE: AS NOTED



Surrealestates, Ink.

ARTIST LIVE/WORK PROJECT
 NORTH SACRAMENTO SCHOOL DISTRICT
 SURPLUS PROJECT
 SACRAMENTO, CALIFORNIA
November 26, 2002

A.3

Z02-196
 SURREALESTATES, INC.

DASHED LINES INDICATE MINIMUM SETBACKS TYP.

8'-0" CURB CUT PER CITY STANDARDS

CONC. DRIVE TO GATE

DRIVEWAY GATE & FENCE, SEE 1 A.P.D.

LOT 11

TO (U) GAS MAIN, VERIFY LOC.

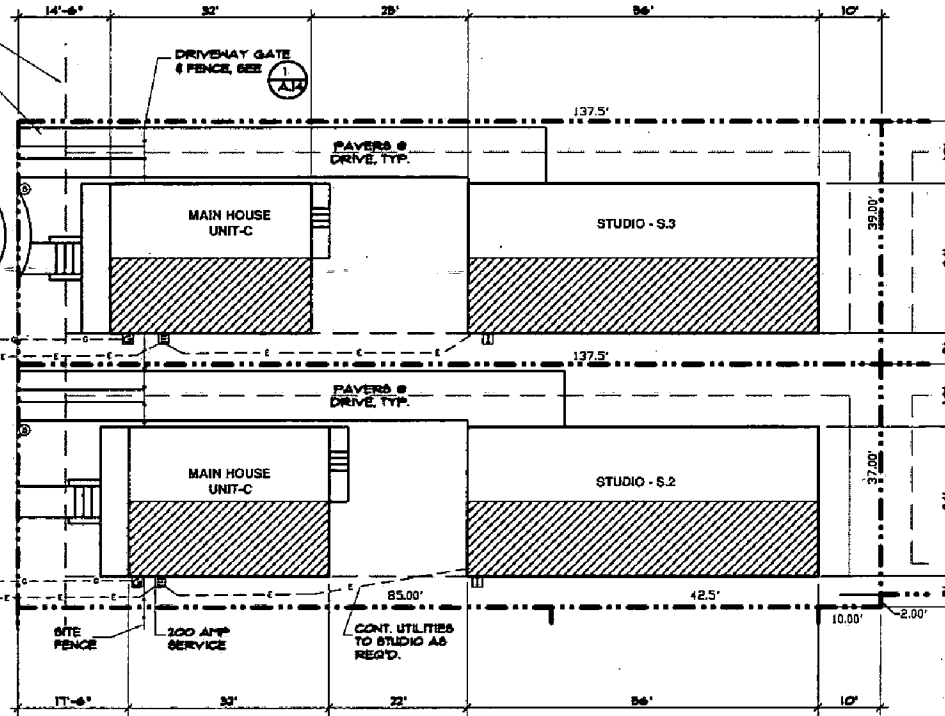
POWER/CABLE/PHONE, VERIFY LOC.

CANTALIER ST.

LOT 10

TO (U) GAS MAIN, VERIFY LOC.

POWER/CABLE/PHONE, VERIFY LOC.



SITE PLAN - LOT 10, LOT 11

SCALE: 1" = 10'-0"

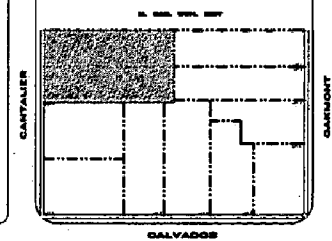
LEGEND

- ⊗ GAS METER LOCATION
- ⊠ 200 AMP ELEC. PANEL LOCATION
- ⊞ INVERTER LOCATION FOR PHOTO VOLTAIC ROOFS AS REQ'D, VERIFY W/ PFR.
- ⊕ PROPOSED WATER & SEWER SERVICE, VERIFY LOCATION W/ UTILITIES
- ▨ INDICATED SIDE OF ROOF W/ PHOTO-VOLTAIC PANEL SYSTEM

NOTES

1. 3'x4' CONC. PAD @ EA. BACK DOOR, TYP.
2. PROVIDE 9" WIDE CONC. WALK TO ENTRY STEPS, TYP.
3. COORD. ALL SITE WORK & UTILITIES WITH CIVIL PLANS
4. SEE L-SHEETS FOR LANDSCAPING AT ALL LOTS.
5. SEE STUDIO FLOOR PLANS FOR UTILITY STUD LOCATION, ROUTE SERVICE LINES AS REQ'D.

SITE MAP



Date: 2-16-02
 Name: _____
 Title: _____
 License: _____



SCALE: AS NOTED



Surrealstates, Ink.
 ARTIST LIVE/WORK PROJECT
 NORTH SACRAMENTO SCHOOL DISTRICT
 SURPLUS PROPERTY
 SACRAMENTO, CA

A.4

SURREALSTATES, INC

SURREAL ESTATES

North View from
Calvados & Cantalier



South View from
Calvados & Cantalier

Z02-196

0-16-02

SURREAL ESTATES

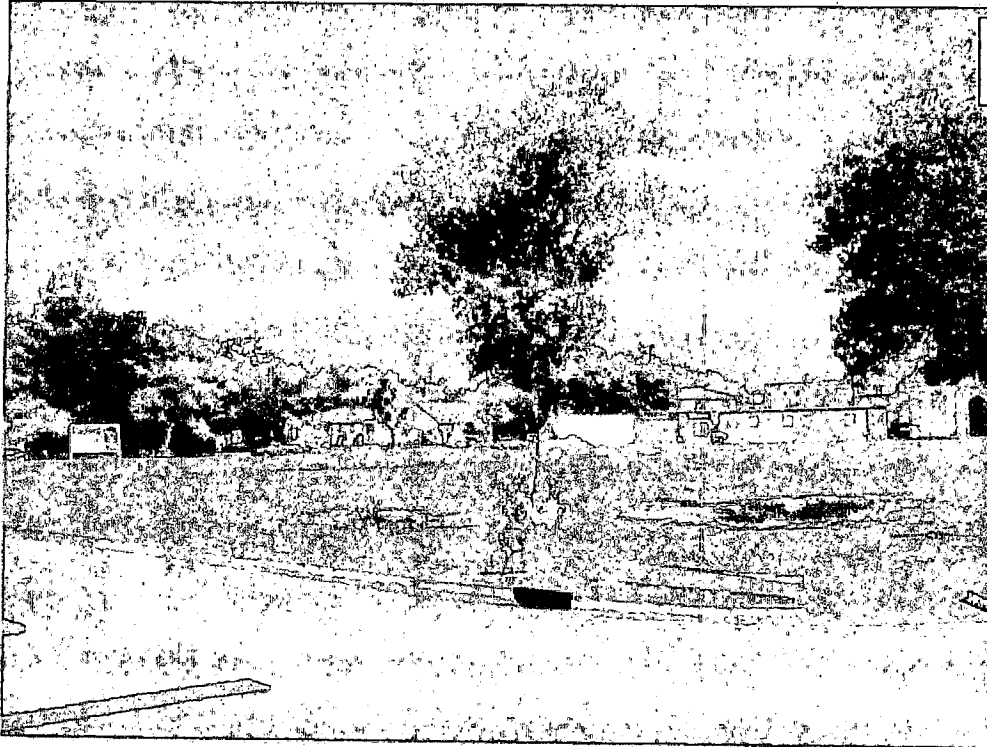
East view from
Oakmount & Calvados



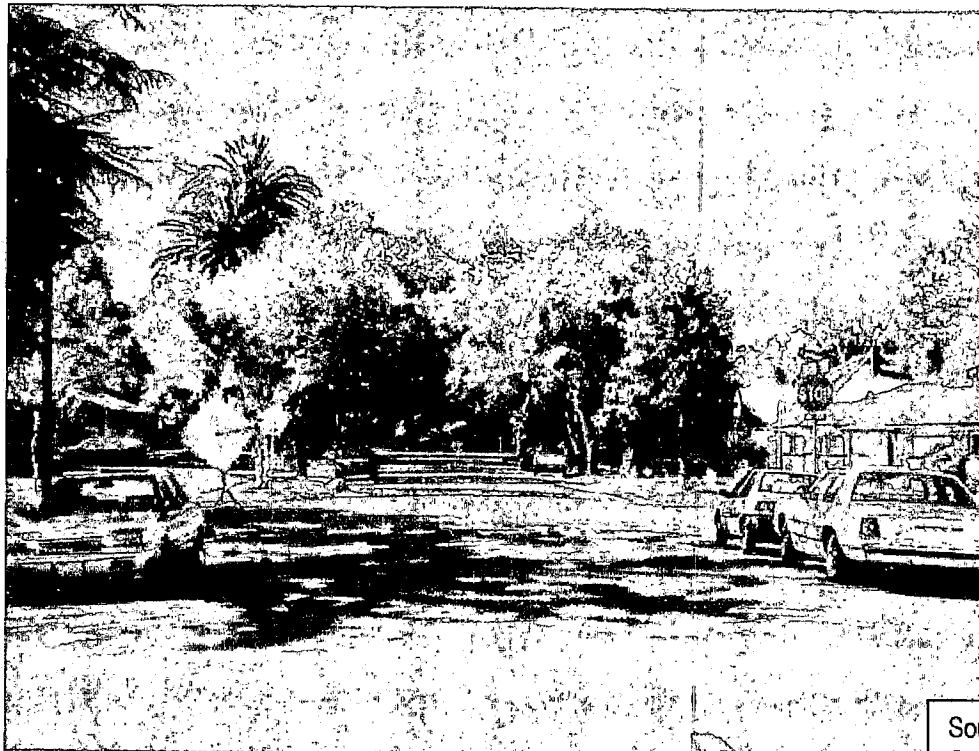
North view from
Oakmount & Calvados

Z02-196

SURREAL ESTATES



Northwest view from
Oakmount & Calvados

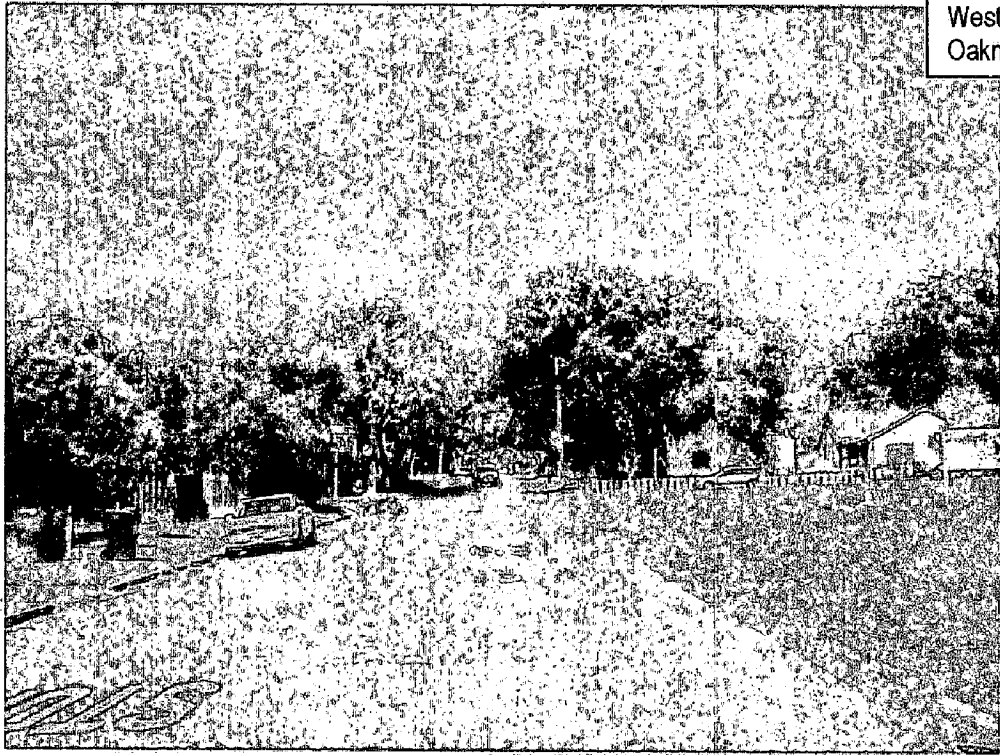


South view from
Oakmount & Calvados

Z02-196
9-16-02
Variance

SURREAL ESTATES

West view from
Oakmount & Calvados



Northeast view from
Oakmount & Cantalier

Z02-196

9-16-02

Variance