

STAFF REPORT AMENDED 7-14-83
CITY PLANNING COMMISSION

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

APPLICANT	Alan Oshima - 1723 J Street, Sacramento, CA 95814				
OWNER	Anthony & Cynthia Giannoni - 1000 G Street, Sacramento, CA 95814				
PLANS BY	Alan Oshima & JTS Engineering - 811 J Street, Sacramento, CA 95814				
FILING DATE	5-10-83	50 DAY CPC ACTION DATE		REPORT BY	JP:sg
NEGATIVE DEC.	6-13-83	EIR		ASSESSOR'S PCL. NO.	002-154-09 & 10

- APPLICATION:
1. Environmental Determination
 2. Rezone 0.2± acres from R-4A to R-0
 3. Special Permit to develop 6,150 square foot office building
 4. Variance to reduce the required 15 foot rear yard setback to 10 feet
 5. Variance to locate one of the 15 required parking spaces off-site
 6. Variance to waive the required six foot high masonry wall along the south and west property lines
 7. Lot Line Adjustment to merge two parcels

LOCATION: 1030 G Street
1180 G Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 6,150 square foot office building at the southwest corner of 11th and G Streets.

PROJECT INFORMATION:

1974 General Plan Designation: Residential-Office, R-0
1980 Central City Community
Plan Designation: Residential-Office, R-0
1980 Alkali Flat Plan
Designation: Residential-Office, R-0
Existing Zoning of Site: R-4A
Existing Land Use of Site: Parking lot and vacant two family structure

Surrounding Land Use and Zoning:

North: Vacant; R-4A
South: Parking; C-3
East: Parking; R-4A
West: Office conversion; R-0

Parking Required: 15 spaces
Parking Provided: 14 on-site, one off-site
Parking Ratio: 1:400
Property Dimensions: 102' x 80'
Property Area: 8,160± sq. ft.
Building Height: Two stories
Square Footage of Building: 6,150 sq. ft.
Topography: Flat

003129

APPLC. NO. P83-172

MEETING DATE July 14, 1983

CPC ITEM NO. 11

Street Improvements: Existing
Utilities: Available to site
Exterior Building Colors: Gray and black
Exterior Building Materials: Drivit, ceramic tile & window wall

STAFF EVALUATION: Staff has the following comments and concerns regarding this proposal:

1. This subject site consists of two parcels on the southwest corner of 11th and G Streets (Exhibit A). The northern 80' x 80' parcel is presently a surfaced parking lot. A two story, vacant, two family residence is on the southern 80'x 22' parcel. The applicant is requesting the necessary entitlements to merge the two parcels and build a 6,150 square foot office building on the subject site (Exhibits C-H). Parking would be on the ground level and the office space on the second level.
2. The proposed lot line merger was reviewed by the Water and Engineering Departments. The following comment was received:

The applicant shall provide a new deed description for the site.

3. The subject site is in the Alkali Flat Redevelopment area and was reviewed by the Alkali Flat Project Area Committee on June 8, 1983 (Exhibits G, H and I). The PAC unanimously recommended approval of the project. They did, however, have some concerns regarding the 10 foot front building setback. The adjacent Victorian structure to the west has a front setback of 18 feet for the main building (Exhibit D). The porch setback is eight feet. This Victorian is a Priority Structure and has an approved special permit for office conversion (P82-212). To maintain the integrity of this structure, the PAC suggested that the new office building also have a front setback of 18 feet.

Planning staff is supportive of the PAC's suggestion to increase the front building setback to maintain the integrity and increase the visibility of the Priority Structure adjacent to the west. The Design Review and Preservation Board will review this project at their July 20, 1983 meeting. The Design Review Board staff is also in agreement with the PAC's recommendation.

4. The proposal was reviewed by the City Traffic Engineering Department. They had no comments regarding the parking and driveway area.
5. Staff has no objection to constructing an office building on the subject site. The proposal is consistent with the Alkali Flat Redevelopment Plan and the Cullers Report which designate the site for residential-office uses.

Staff, however, does have some concerns regarding the size of the proposed office building. As the proposal consists of new construction, there is no hardship to justify either the variance to reduce the rear yard setback to 10 feet or the variance to locate one parking space off-site. In addition,

staff has concerns whether it is appropriate to place the restrooms for the office use on the ground level with the parking. If the applicant were to redesign the proposal to conform to the 15 foot rear yard setback (285± square feet reduction in office space, 350 square feet total reduction), a variance for one off-site parking space would not be required. Staff, therefore, recommends denial of the variance requests to reduce the rear yard setback to 10 feet and to locate one parking space off-site.

- 6. The applicant is also requesting a variance to waive the required six foot high masonry walls along the west and south property lines. Staff has no objection to this request. As previously noted, the Victorian to the west has a previously approved special permit to convert the structure into an office use (P82-212). At that time a variance to waive the required wall was approved as this structure is only three feet from the interior property line and a wall would create a narrow, unusable strip between the wall and the structure. In addition, the proposed office building will service as a wall on the west side between the two adjoining properties.

A parking lot is presently located on the adjoining property to the south of the subject site. While this parcel is zoned Multiple Family R-4A zone and the Alkali Flat Redevelopment Plan designates R-0 use. Staff anticipates that any future construction on the site will either be office or remain a parking lot rather than residential. A wall, therefore, would not be necessary.

STAFF RECOMMENDATION: Staff recommends the following actions:

- 1. Ratification of the Negative Declaration;
- 2. Approval of the Rezoning from R-4A to R-0;
- 3. Approval of the Special Permit to construct an office building subject to conditions and based on findings of fact which follow;
- * 4. Denial of the Variance to reduce the required 15 foot rear yard setback to 10 feet based on findings of fact which follow; *(CPC approved the Variance).*
- * 5. Denial of the Variance to locate one of the ¹⁴/₁₅ required parking spaces off-site based on findings of fact which follow; *(CPC approved the Variance).*
- 6. Approval of the Variance to waive the required six foot high masonry walls along the south and west property lines based on findings of fact which follow; and
- 7. Approval of the Lot Line Adjustment to merge two parcels by adopting the attached resolution.

Special Permit - Conditions

- * a. The applicant shall increase the front yard setback to a depth of ~~approximately 18 feet. to be equal with the setback of the adjacent Northside to the west.~~

15 feet.

- b. The applicant shall submit revised site plans indicating the ~~18~~¹⁵ foot rear yard setback and the ~~18~~¹⁵ foot front yard setback to staff for review and approval.
- c. Detailed landscape and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits.

** See condition d below

Findings of Fact - Special Permit

- a. The proposal, as conditioned, is based upon sound principles of land use in that the surrounding land uses, which consist of parking lots and office buildings, are compatible with the proposed office use;
- b. The proposal, as conditioned, will not be detrimental to public health, safety or welfare in that parking is provided on-site and adequate landscaping is provided in setback areas;
- c. The proposal, as conditioned, is consistent with the 1974 General Plan, the 1980 Central City Plan and the Alkali Flat Redevelopment Plan which designate the site for residential-office uses.

Findings of Fact - Off-Site Parking Variance and Rear Yard Setback Reduction Variance

The proposed Variances would constitute a special privilege extended to one individual property owner in that it is physically possible to redesign the office structure to conform to Zoning Ordinance setback and parking requirements.

Findings of Fact - Masonry Wall Variance

- a. The Variance does not constitute a special privilege extended to one individual property owner in that:
 - 1. The masonry wall, if installed, would create a narrow, unusable area between the adjacent existing structure to the west of the site and the wall;
 - 2. A similar Variance was granted to the property to the west of the subject site;
- b. The Variance does not constitute a use Variance in that office uses are allowed in the Residential-Office zone and a masonry wall is not necessary between office uses.

** Condition d:

The applicant shall offer residential structure located on the site to Redevelopment or any other party for relocation.

003132

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Alan Oshima, Architect, 1723 J St., Sacramento, CA 95814		
OWNER	Anthony R. & Cynthia M. Giannoni, 1000 G St., Ste. 250, Sacramento, CA 95814		
PLANS BY	Alan Oshima, Architect, 1723 J St., Sacramento, CA 95814		
FILING DATE	6/13/83	50 DAY DRACTION DATE	REPORT BY: RL:mmm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	002-154-09 & 10

LOCATION: Southwest corner 11th & G Streets (1030 G Street)

PROPOSAL: Two story 6,150 s.f. office building

PROJECT INFORMATION:

Existing Zoning of Site:	R-4A
Existing Land Use of Site:	Parking Lot and Two-family residence
Surrounding Land Use and Zoning:	
North:	Vacant; R-4A
South:	Parking; C-3
East:	Parking; R-4A
West:	Single Family; R-4A

Property Dimensions:	80' x 102'
Property Area:	8,160 s.f.
Building Size:	6,150 s.f.
Building Height:	2 stories
Parking Required:	15
Parking Proposed:	14

BACKGROUND INFORMATION: The subject site is presently zoned R-4A. The applicant has filed a concurrent application (P83-172) to the Planning Commission for:

1. Rezoning to R-0 (Residential- Office) zone;
2. Special Permit for office development;
3. Variance to reduce rear yard setback from 15' to 10';
4. Variance to waive one parking space;
5. Variance to waive 6-foot masonry wall; and
6. Lot Line Merger to create the project parcel.

STAFF EVALUATION: Staff has the following comments and concerns:

1. The proposed office building with its 10' 2" setback on "G" Street will detract from the Priority Structure on the adjacent lot to the west. The Victorian has a porch setback of 8-feet but an upper story setback of about 18 feet. Thus, the office building will partially hide the older structure.
2. The R-0 zone is a residential zone in which office may be approved by Special Permit. A Special Permit is defined in the Zoning Ordinance as:

"a zoning instrument used primarily to review the location, site development, or conduct of certain land uses. These are uses which generally have a distinct impact on the area in which they are located, or are capable of creating special problems

003133

~~MAAATZ~~

for bordering properties unless given special attention. A special permit is granted at the discretion of the Planning Commission and is not the automatic right of any applicant."

The ordinance states further that:

"A Special Permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance."

- 4. There is doubt that staff in the matter of the variance for reduced rear setback and reduced parking can justify approval. There does not appear to be any basis of hardship to recommend for these variances.
- 5. Staff questions the appropriateness of having restroom facilities on the ground floor with the parking instead of on the second floor with the offices.

Relocation to the second floor would reduce the parking demand.

- 6. The parking spaces abutting the G Street end of the building could be moved back several feet to accommodate an increased front setback.
- 7. If an increased front setback is required of the applicant, and should the Commission deny one or both of the variance requests, the design of the proposed office building could change significantly. It would be appropriate to continue the design review of the project until the Commission takes action on rezoning, Special Permit and variances at its July 14th meeting.

STAFF RECOMMENDATION: Staff recommends that the Design Review of the proposed project be continued to the Board's July 20th meeting.

~~Property Owners~~

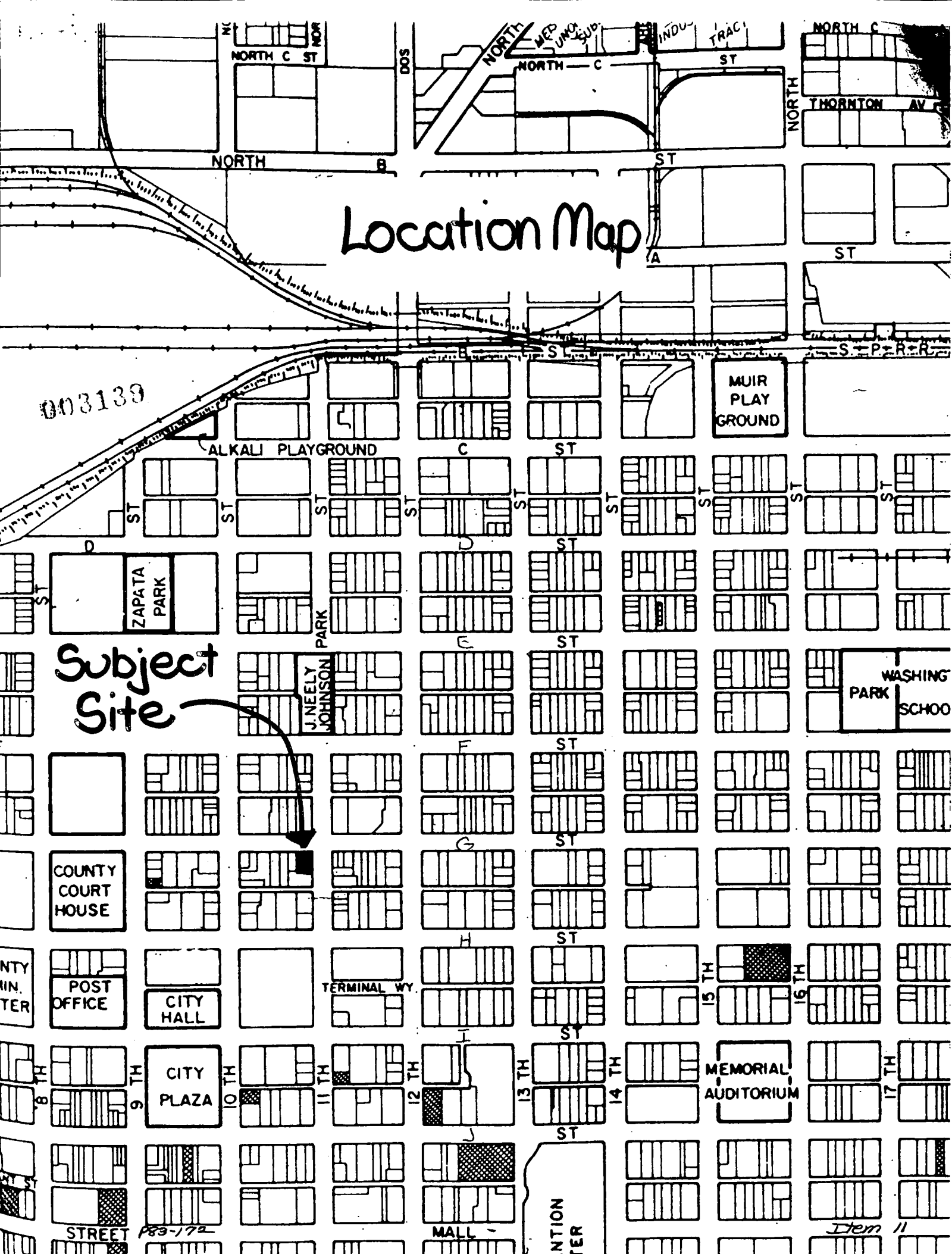
Site
site to South
At PAC meeting

~~PAC discussed
suggested~~

~~RO~~

~~Handwritten signature~~

Location Map



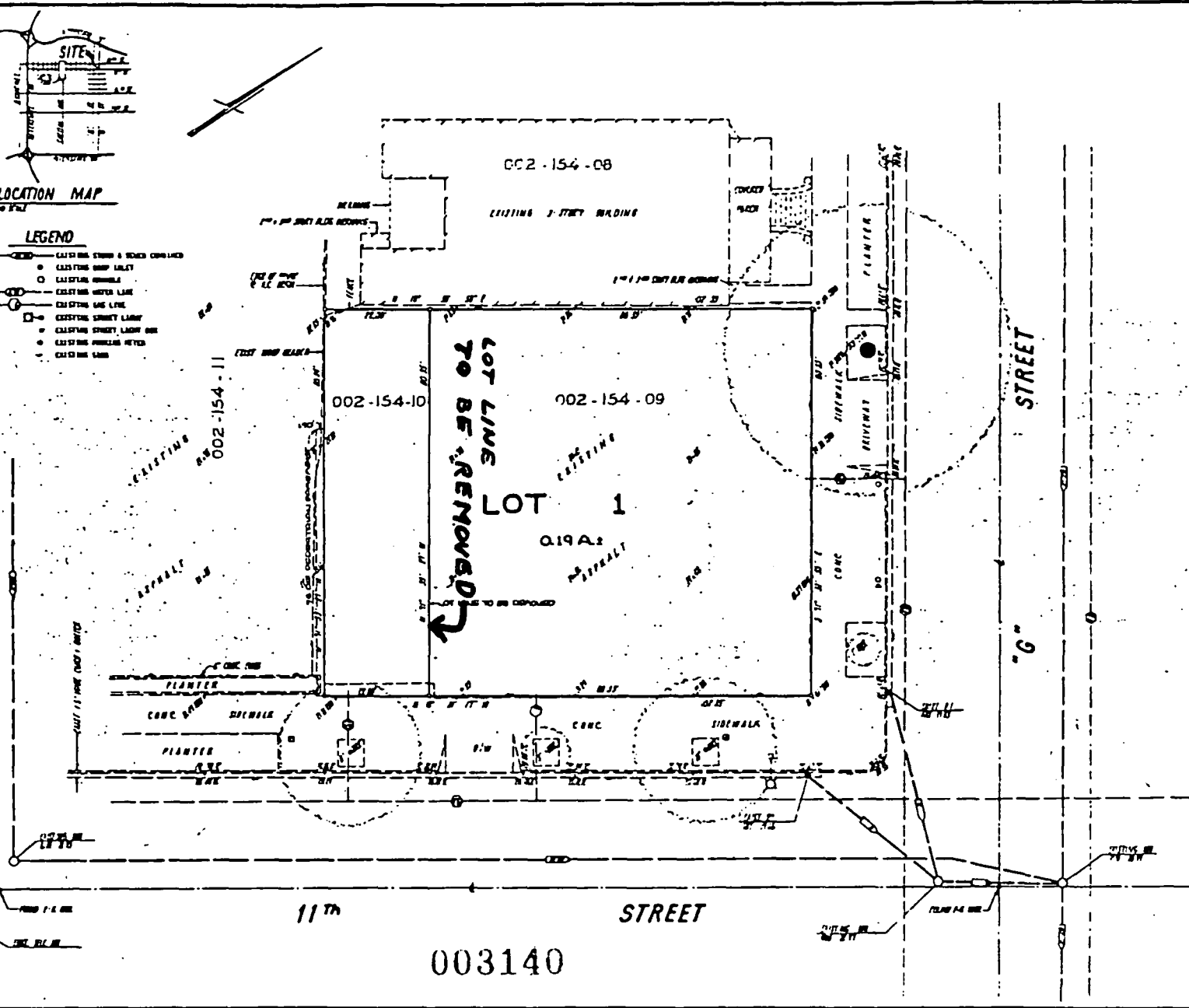
P 83-172

LOCATION MAP

- LEGEND**
- CALL TO THE STREET & REAR CORNERS
 - EXISTING SIDE WALK
 - EXISTING SIDEWALK
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING SEWER LINE
 - EXISTING STREET LIGHT
 - EXISTING STREET LIGHT AND
 - EXISTING SIDEWALK WALK
 - EXISTING SIDE WALK

July 14, 1983

Item 11



PROPOSED LINE DESCRIPTION
OF LOT NUMBER FOR THIS & SURVEY

ALL THIS BEING SUBJECT MATTER TO THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING AS FOLLOWS:

BEING HALF OF LOT 4 IN BLOCK NUMBER 174 IN THE BLOCK NUMBERED BY THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP IN FILE NUMBER 174.

BEING HALF OF LOT 4 IN BLOCK NUMBERED BY THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP IN FILE NUMBER 174.

BEING HALF OF LOT 4 IN BLOCK NUMBERED BY THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP IN FILE NUMBER 174.

OWNER DEVELOPER
ANTHONY R. & CYNTHIA M. GIAMMONI
1000 G STREET
SACRAMENTO, CA 95814

ENGINEER
JTS ENGINEERING CONSULTANTS, INC.
811 J STREET
SACRAMENTO, CA 95814
EXISTING ZONING: D-4A
PROPOSED ZONING: R-0
PRESENT USE: PLURALS PARKING
STREET IMPROVEMENT: EXISTING
ASSESSOR'S PARCEL NUMBER: 002-154-09 & 10

Exhibit A

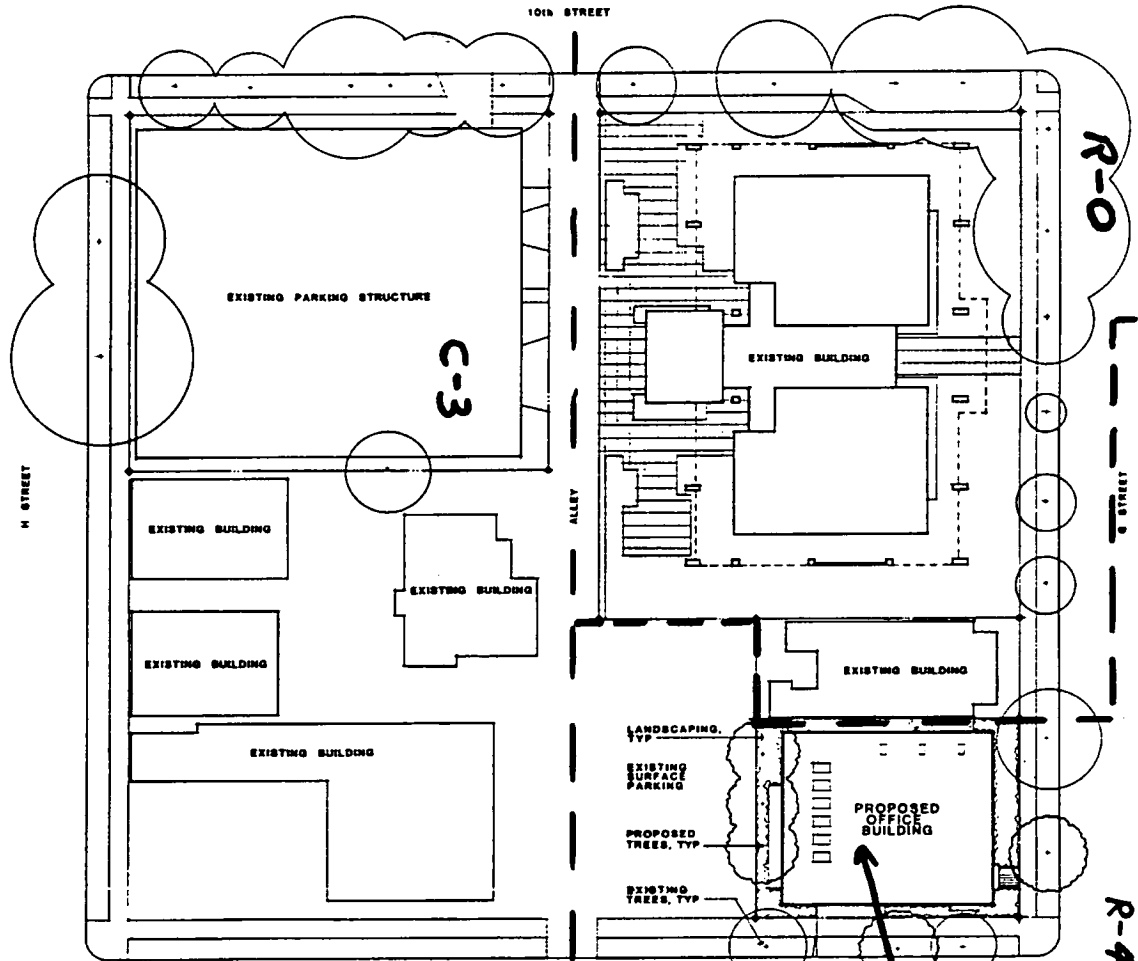
NOTE

THE TYPES, LOCATIONS, SIZES AND DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXAMINATION OF THE TYPES, SIZES, TYPES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND MARK ALL OPEN UNDERGROUND UTILITIES), HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETION OR ACCURACY OF THE LOCATION OF SUCH UNDERGROUND UTILITIES AND FOR THE EXISTENCE OF OTHER UNLabeled UTILITIES WHICH MAY BE UNDISCOVERED BUT WHICH ARE NOT SHOWN ON THESE IMPROVEMENT PLANS.

UTILITY	REPRESENTATIVE	PHONE
GAS	PEARL	383-6448
ELECTRICITY	S.M.U.	432-3229
TELEPHONE	AT&T BANK BUILDING	341-1511
WATER	CITY OF SACRAMENTO	449-8273
SEWER	CITY OF SACRAMENTO	449-8273
DRAINAGE	CITY OF SACRAMENTO	449-3200
UNDERGROUND SERVICE ALERT	CITY OF SACRAMENTO	449-3274
FIRE	CITY OF SACRAMENTO	449-3274

JTS ENGINEERING CONSULTANTS, INC. 811 J STREET SACRAMENTO, CALIFORNIA 95814 (916) 441-0700	DESIGNED BY: JTS DRAWN BY: JTS CHECKED BY: JTS SUBMITTED BY: JTS	SCALE: 1" = 10' DATE: 7/14/83		LOT AERGER EXHIBIT 1130 'G' ST. & 706 11th ST. CITY OF SACRAMENTO APN: 002-154-09 & 10	DATE: 7/14/83 SHEET: 1/1
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003142



BLOCK PLAN

SUBJECT SITE

ALAN CHASE ARCHITECT
1721 9TH
SACRAMENTO, CA 95811
(916) 443-8777
PLAN 02/0001-0017

CONTRACT

OFFICE BUILDING

Exhibit C

1130 G STREET
SACRAMENTO CA

REVISION

DATE: 8/20/83 JOB NO: 8240

1

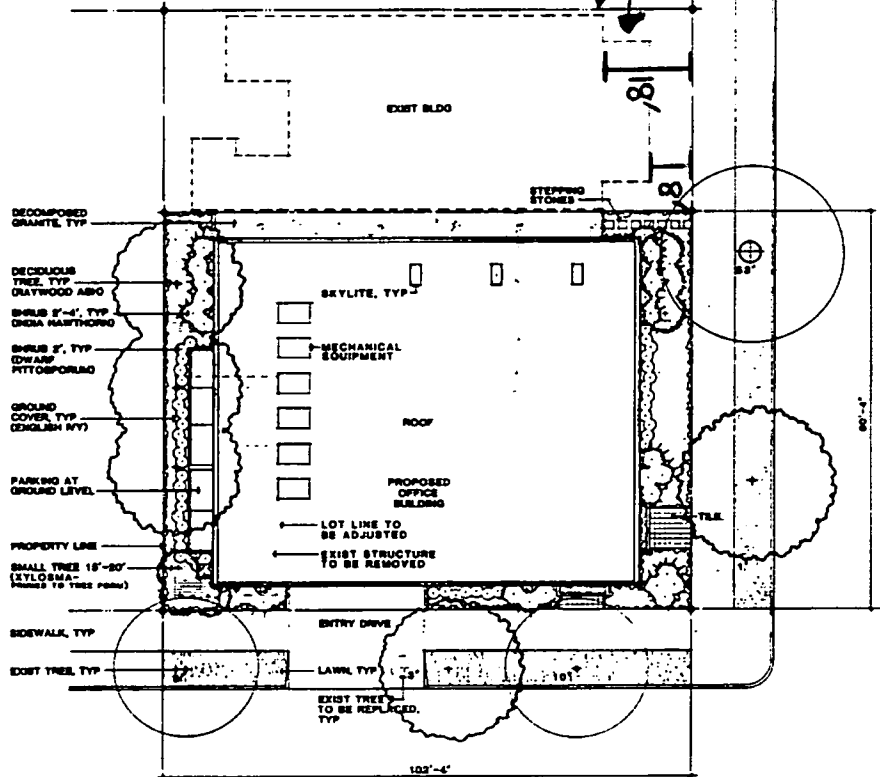
PGS-172

JULY 14, 1983

Item 11

003144

2 Story Victorian Structure Begins
1 Story Covered Porch



1114 STREET

10' setback

Required 15' setback

10' setback

SITE / LANDSCAPE PLAN

SITE SUMMARY

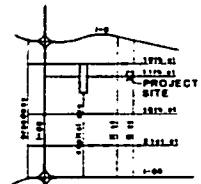
Building:	9,737 S.F. (1 1/2 ST)
Lot Area:	1,990 S.F. (1 1/2 ST)
Setback Area:	1,990 S.F. (1 1/2 ST)
TOTAL:	11,727 S.F. (1 1/2 ST)

PERMITS

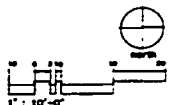
Required:	13
Provision:	0
Standard:	8' x 8'
Special:	12' x 16'
Special:	12' x 16'

SLICES

Provision:	3
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LOCATION MAP



San Diego County
170 1/2 ST
SACRAMENTO CA 95811
San Diego County

CONTAINS

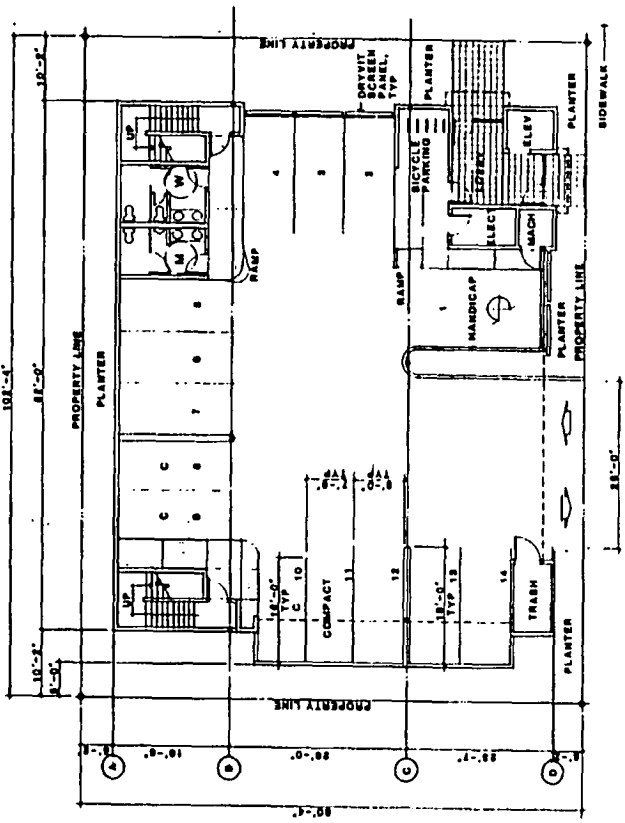
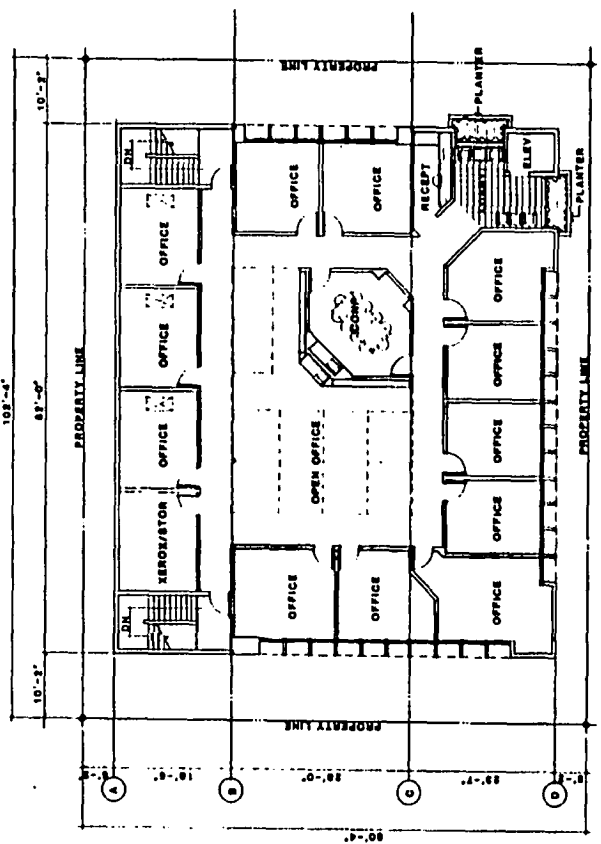
OFFICE BUILDING

1130 G STREET
SACRAMENTO CA

DATE: 8/20/83
DRAWN: 8240

2

Exhibit E



003146

P83-172

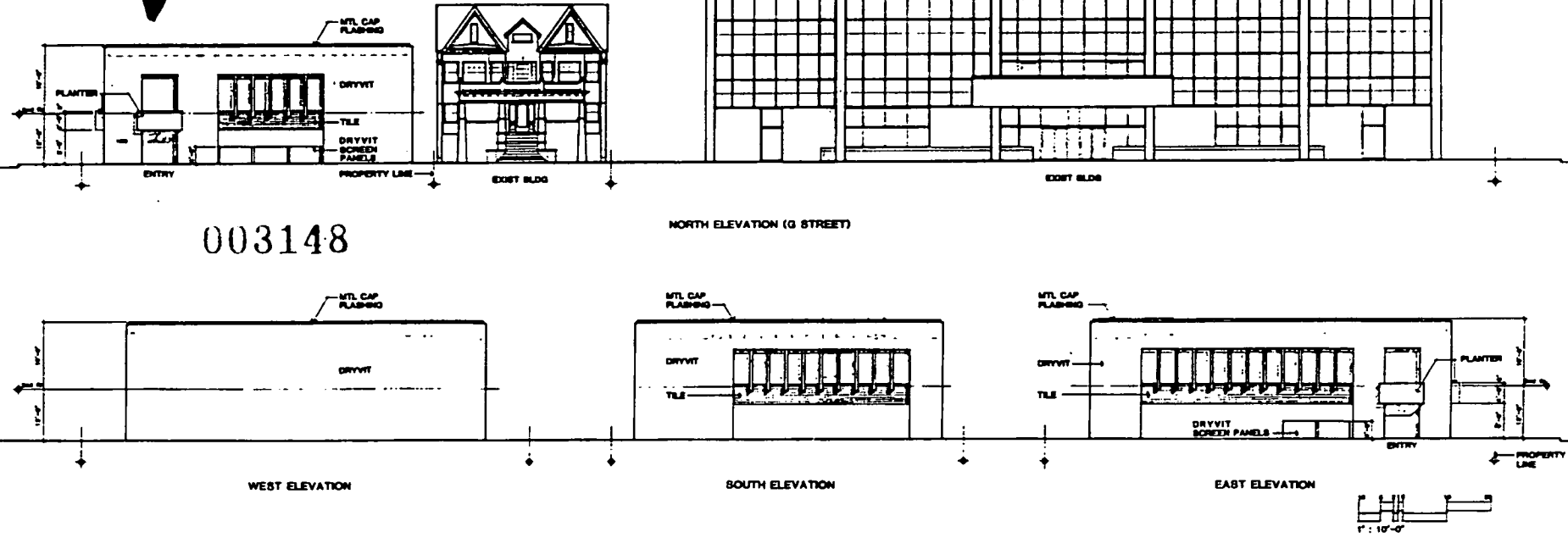
July 14, 1985

Item 11

Existing Victorian Office Conversion

Proposed Office Building

Christopher Center Office



003148

NORTH ELEVATION (G STREET)

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

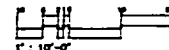


Exhibit F

PLAN DRAWING

CONTRACT

OFFICE BL

1130 G ST
BACKLASH

DATE
8/20/85

4



Exhibit G

ALKALI FLAT PROJECT AREA COMMITTEE

630 - 18TH STREET • SACRAMENTO, CALIFORNIA 95814 • (916) 446-6111

TO: Tom Miller, Assoc. Planner
FROM: Tim Quintero, Director
DATE: June 28, 1983
SUBJECT: 1030 "G" Street

On June 8, 1983 at the Regular PAC Meeting the Alkali Flat Project Area Committee approved the rezoning request for 1030 "G" Street from R-4A to R-0 and to grant the special permit and variance to waive one (1) parking space for said office development.

Vote: Ayes - 8; Noes - 0; Abstentions - 0

003163

P83-172

July 14, 1983

003150

Item 11

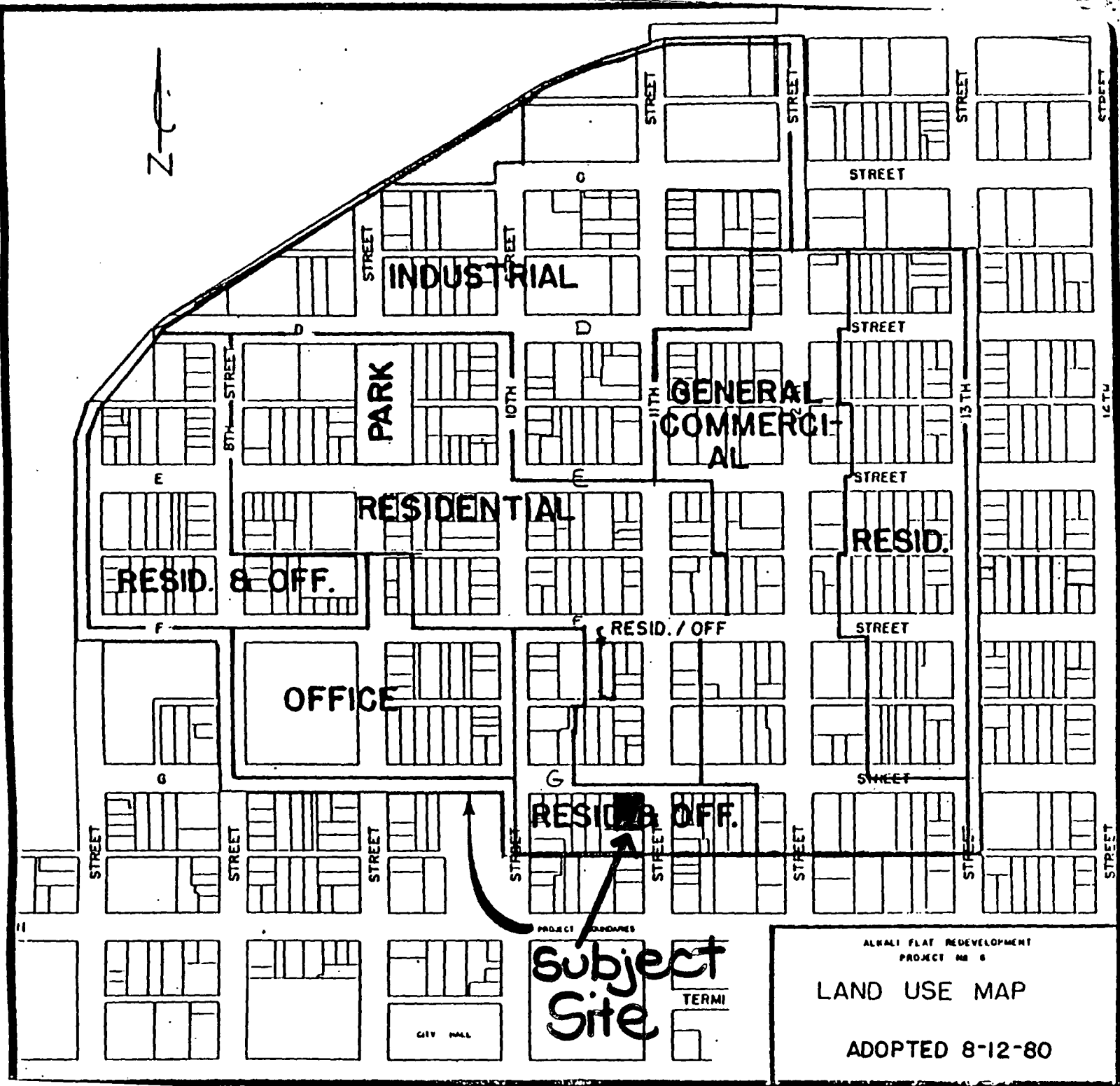
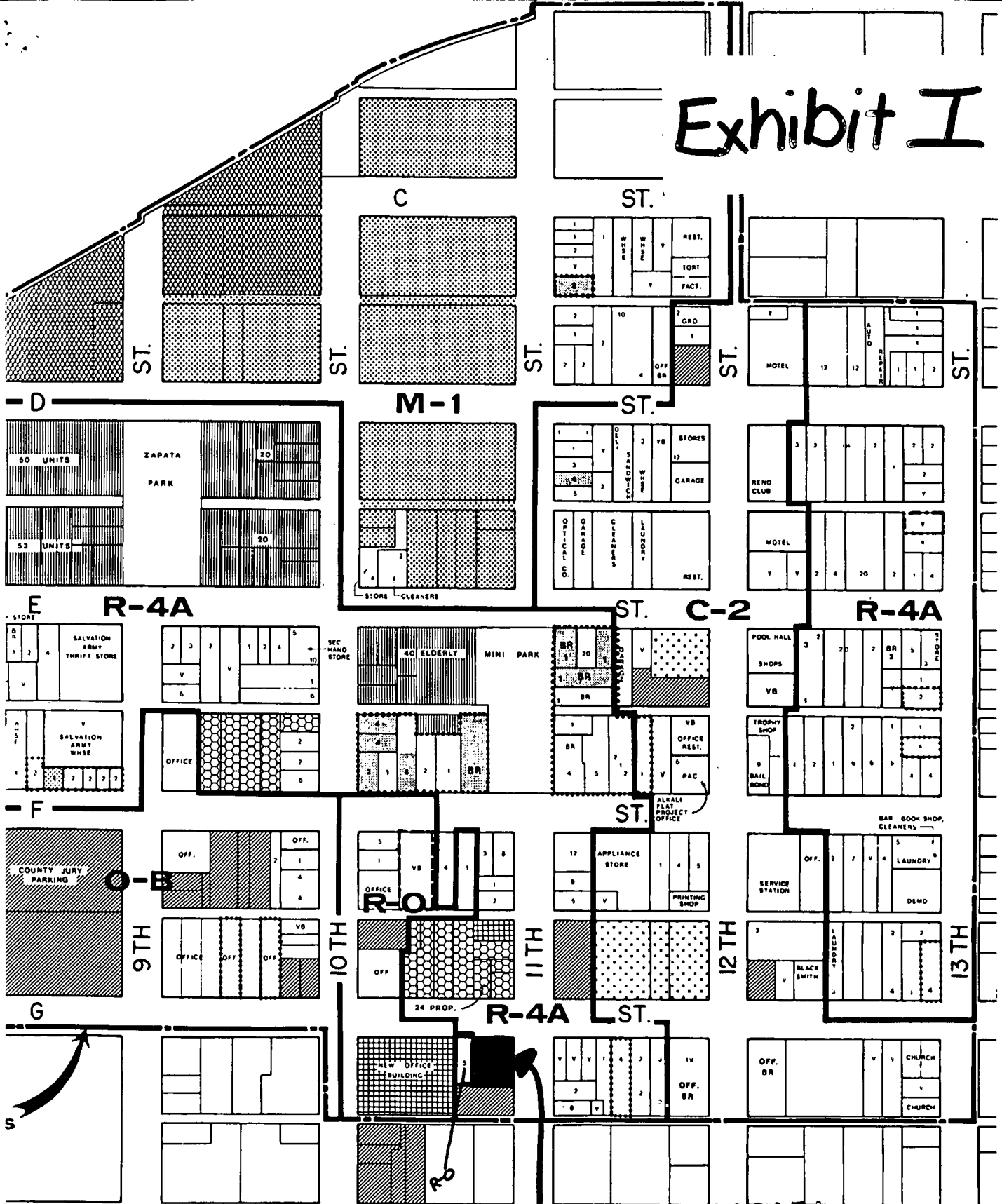


Exhibit H

Exhibit I



Subject Site

003151



- BR Being Rehab'd
 - V Vacant
 - VB Vacant Building
 - OFF. Small Office
 - DEMO Demolished
 - WHSE Warehouse
 - REST. Restaurant
 - GRO. Grocery
 - PROP. Proposed
- NOTE:**
Number in parcel indicates number of residential dwellings.

SACRAMENTO HOUSING and REDEVELOPMENT AGENCY
ALKALI FLAT REDEVELOPMENT
 Project No. 6
ZONING & EXISTING
PARCEL USES