

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, June 20, 1995, the Zoning Administrator approved with conditions, a special permit to waive required parking for a meeting hall for the project known as Z95-046. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

Request: Zoning Administrator Special Permit to waive 44 required parking spaces for a 7,500 square foot meeting hall in the Del Paso Boulevard Special Planning District (SPD) on 0.17± developed acres in the General Commercial, C-2 (SPD) zone.

Location: 1925 Del Paso Boulevard

Assessor's Parcel Number: 275-0035-011

Applicant: Joe Benson (Musicians Union Hall Association) 670 Dixie Avenue Sacramento, CA 95815	Property Owner: Same as owner
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General Plan Designation: North Sacramento	Community Neighborhood Commercial and Offices
Community Plan Designation:	Retail- General Commercial
Existing Land Use of Site:	Vacant Commercial Building
Existing Zoning of Site:	General Commercial, C-2 (SPD)

Surrounding Land Use and Zoning:
North: R-1; Multi-Family Residence
South: C-2 (SPD); Commercial
East: C-2 (SPD); Commercial
West: C-2 (SPD); Parking Lot

Property Dimensions:	50 feet x 150 feet
Property Area:	0.17± acres
Parking Provided:	0 spaces

Parking Required:	67 spaces (44 spaces after credit)
Parking Credit:	23 spaces
Square Footage of Building:	7,500 square feet
Height of Building:	Single Story, 26 feet
Exterior Building Materials:	Brick
Roof Materials:	Built-up
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-D

Previous Files: DR95-127

Additional Information: The applicant is requesting to waive the required 44 parking spaces for a musicians meeting/rehearsal hall. The existing vacant 7,500 square foot commercial building was previously used for a drapery manufacturing business in one half and a second hand store in the other half. The applicant proposes to remodel the interior creating 6,427 square feet for a rehearsal hall and using the remaining space for offices. There is no on-site parking for the building as the structure spans the entire property. The site is granted a parking credit of 23 spaces based on the previous retail and commercial uses. The proposed rehearsal hall use requires one space for every 100 square feet and the office use requires one space for every 400 square feet. The proposed change in use in the building would require a total of 67 parking spaces and reduced to 44 spaces after applying the parking credit. The site is located within the Del Paso Boulevard Special Planning District (SPD). The Zoning Ordinance stipulates that the Zoning Administrator can issue a Special Permit to approve deviations from certain development requirements for the C-2 zone within the Del Paso Boulevard SPD to include waiving off-street vehicle parking for small buildings (less than 10,000 square feet). In addition to the findings required for approval of a Special Permit, findings must also be made that the granting of the deviation will not be materially detrimental to other properties or land uses in the area.

The applicant has submitted an area map indicating the available street parking and off-street parking on nearby commercial sites (see Exhibit D). There are 22 parking spaces available adjacent to the site to the west. The building will have the largest amount of people on-site during the evenings when many of the adjacent businesses are closed.

The site is located within Del Paso Boulevard Design Review area and the North Sacramento Project Committee area. An application has been submitted and approved by Design Review staff (DR95-127). The proposed plans have been submitted to the neighborhood association and they have submitted their letter of support (see Exhibit C). The Sacramento Housing & Redevelopment Agency (SHRA) has also sent a letter of support for the proposed project stating that the project has the support of many surrounding business owners (see Exhibit D). SHRA also conducted parking surveys

which indicated adequate on-street parking available for the site. SHRA stated there is an agreement in place with the nearby business owners and the Musicians Hall that arranges for adequate parking for all uses should the Musicians Hall ever have an extraordinarily large event. The project has been noticed and staff has not received any calls.

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 15301(a)}.

Conditions of Approval

1. There shall be no further expansion of the building for rehearsal use without further Planning review.
2. Size of use areas and floorplans of the structure shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the existing commercial building covers the entire property and does not provide any on-site parking; and
 - b. there are many other properties along Del Paso Boulevard that have little or no on-site parking in the surrounding neighborhood.
2. Waiving the parking will not be materially detrimental to the other properties or uses in the area in that the building will be primarily used in the evening for larger events when surrounding businesses will be closed.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed use of the building will primarily be in the evening when surrounding businesses are closed; and
 - b. there is adequate on-street parking and nearby off-street parking associated with other commercial uses available.
4. The project is consistent with the General Plan and the North Sacramento Community

Plan which designate the subject site as Community Neighborhood Commercial and Offices and Retail- General Commercial respectively.

5. The project is consistent with the stated goal of properties in the Del Paso Boulevard SPD to: maintain and improve the character, quality, and vitality of this unique commercial neighborhood, drawing on the opportunities for an arts and entertainment orientation.

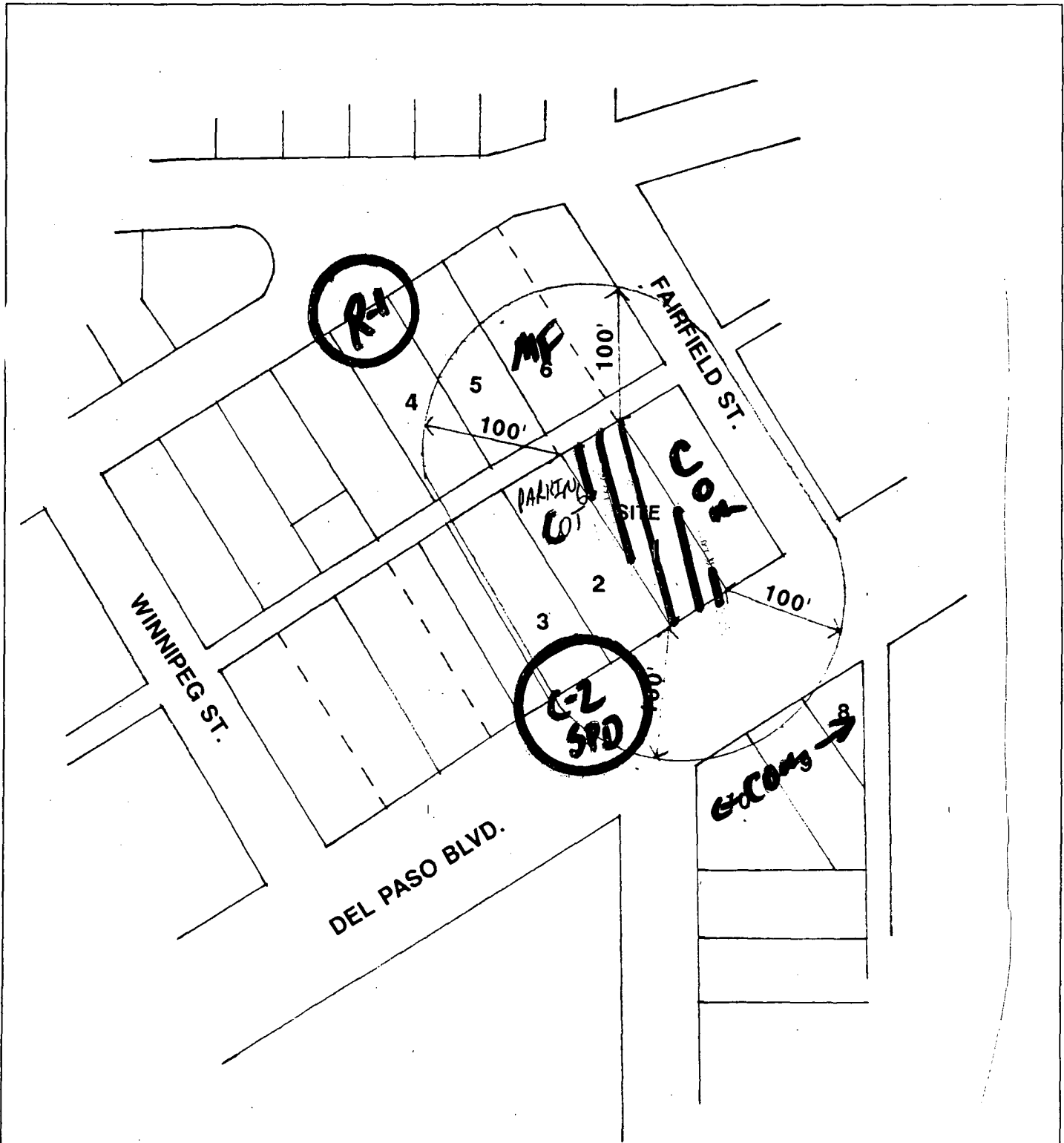
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

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



100' RADIUS MAP

LAND USE & ZONING MAP

The undersigned architect does not represent
plans or the specifications in connection therewith
unless, whether or not modified for any other
purpose, they were specifically prepared
and submitted to the undersigned architect
and approved by them in whole or in
part.

The contractor shall verify and be responsible
for the dimensions and conditions on the job and the
work shall be modified in writing if any variation from
the dimensions and conditions shown by these drawings.
This drawing is not final or to be used for construction
until signed by the architect and owner.

All drawings and written material appearing herein
constitute the original and unpublished work of the
Architect and the same may not be duplicated, used or
disseminated without written consent of the Architect.

ARCHITECT

OWNER

REVISIONS

NO.	DATE	DESCRIPTION

JOB NO.: 199004

DATE: APRIL 23, 1999

DRAWING NO.:

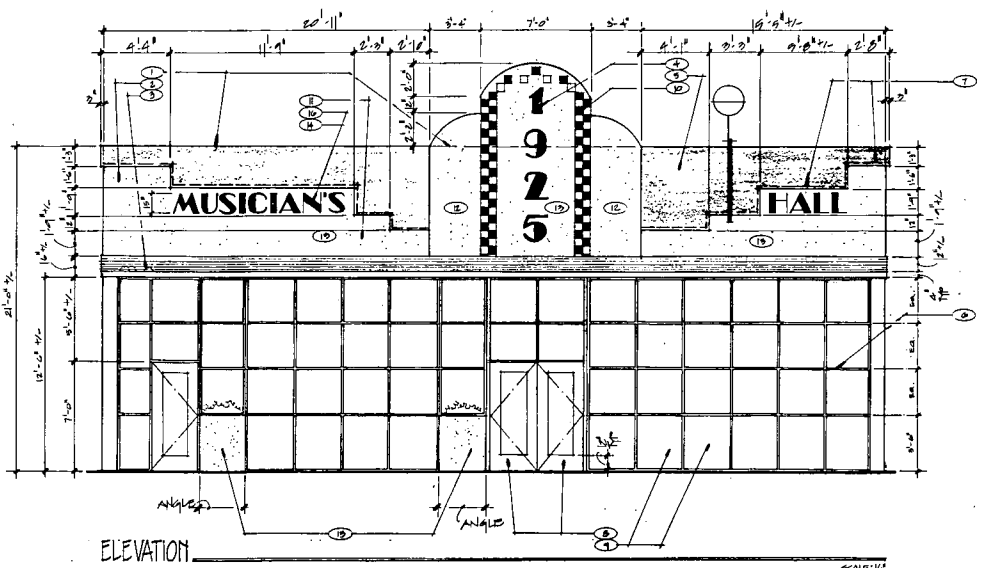
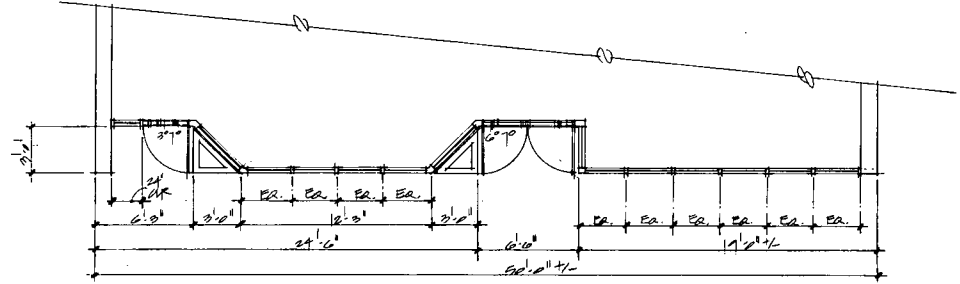
A2

OF SHEETS

NOTES

- NOTE: CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS
- NOTE: CLEAN AND PREP ALL SURFACES
- NOTE: ALL CONDITIONS ARE NEW UNLESS OTHERWISE NOTED.
- NOTE: PROVIDE ALL DEMOLITION AS REQUIRED FOR NEW LAYOUT AS SHOWN ON THIS SHEET.
- NOTE: ALL EXISTING SURFACES DAMAGED OR DISTURBED BY ALTERATIONS SHALL BE PATCHED, PAINTED, REPAIRED OR REPLACED IN KIND (UNLESS OTHERWISE NOTED). PAINT TO NEAREST NATURAL BREAK.
- NOTE: ALL PAINT TO BE FULLER O'BRIEN UNLESS OTHERWISE NOTED.
- NOTE: CONTRACTOR OPTION TO PROPOSE SUBSTITUTIONS (IN WRITING) OF EQUIVALENT MATERIALS FOR THOSE SPECIFIED. SUBSTITUTIONS MUST BE APPROVED BY OWNER, ARCHITECT, AND S.H.R.A. PRIOR TO INSTALLATION OR APPLICATION.

- KEYNOTES:
- 1 LINE OF EXISTING PARAPET.
 - 2 EXISTING PARAPET WALL TO BE PAINTED TO MATCH C-74 "MAUIVE MIST". TYP.
 - 3 PROVIDE RECESSED FLUORESCENT DOWNLIGHTS IN OVERHANG. SEE REFLECTED OVERHANG PLAN.
 - 4 2" HIGH ACRYLIC ART DECO STREET NUMBERS SPACED AT 12" BETWEEN EACH NUMBER VERTICALLY; COLOR TO MATCH RM-38 "BLACK"; VERIFY NUMBERS WITH BUILDING OWNER. TYP.
 - 5 STAINLESS STEEL PANELS OR ANODIZED ALUMINUM PANELS ON METAL STUDS. INSTALL AS SHOWN IN DETAIL. SHOWN SHADED.
 - 6 NEW ANODIZED ALUMINUM FRAME STOREFRONT WINDOWS WITH BLUE TINTED DUAL GLAZING AS SHOWN, TYP.
 - 7 BLUE NEON INSTALLED PER DETAIL. OBTAIN APPROVAL OF COLOR FROM ARCHITECT.
 - 8 NEW ANODIZED ALUMINUM DOORS WITH TEMPERED DUAL GLAZING (BLUE TINTED) AND LEVER HARDWARE TO MEET T-24 AND ADA REQUIREMENTS, TYP.
 - 9 NEW ANODIZED ALUMINUM PANELS PAINTED; COLOR TO MATCH C-74 "MAUIVE MIST", TYP.
 - 10 6" x 6" OAL TILE, QUARRY TILE CO. TILES IN CHECKERBOARD PATTERN; REFER TO ELEVATION; SHADED COLOR TO MATCH "BLACK", SHOWN IN WHITE, COLOR TO MATCH "ATLANTIS"; CONTRACTOR CAN PROVIDE SUBSTITUTE WITH ARCHITECT'S APPROVAL.
 - 11 CEMENT PLASTER 3/8" CEMENT PLASTER OVER METAL LATH OVER BUILDING PAPER OVER 1" FOAMBOARD. WHERE APPLICABLE, NEW PARAPET WALL CONSTRUCTION TO BE 2X WOOD STUD WALLS (CONTRACTOR OPTION TO SUBSTITUTE 16 GAUGE 3 1/2" METAL STUDS AT NON-STRUCTURAL CONDITIONS); TYP. PAINT TO MATCH C-74 "MAUIVE MIST" OR C-75 "WISTERIA"; REFER TO ELEVATION.
 - 12 PAINT TO MATCH C-75 "WISTERIA"
 - 13 PAINT TO MATCH C-74 "MAUIVE MIST"
 - 14 VERIFY SIGNAGE TYPE AND TEXT WITH OWNER AND TENANT; TYP.
 - 15 NEW 42" HIGH CEMENT PLASTER FINISH PLANTER BOX; COLOR TO MATCH C-75 "WISTERIA"; PROVIDE ANNUAL PERENNIALS IN PLANTER. SEE TYP.
 - 16 15" HIGH PAINTED ART DECO LETTERING; COLOR TO MATCH RM-38 "BLACK"



295-049

JUNE 20, 1999

ITEM 2

EXHIBIT B

PROJECT

**S.H.R.A.
FACADE
ENHANCEMENT**

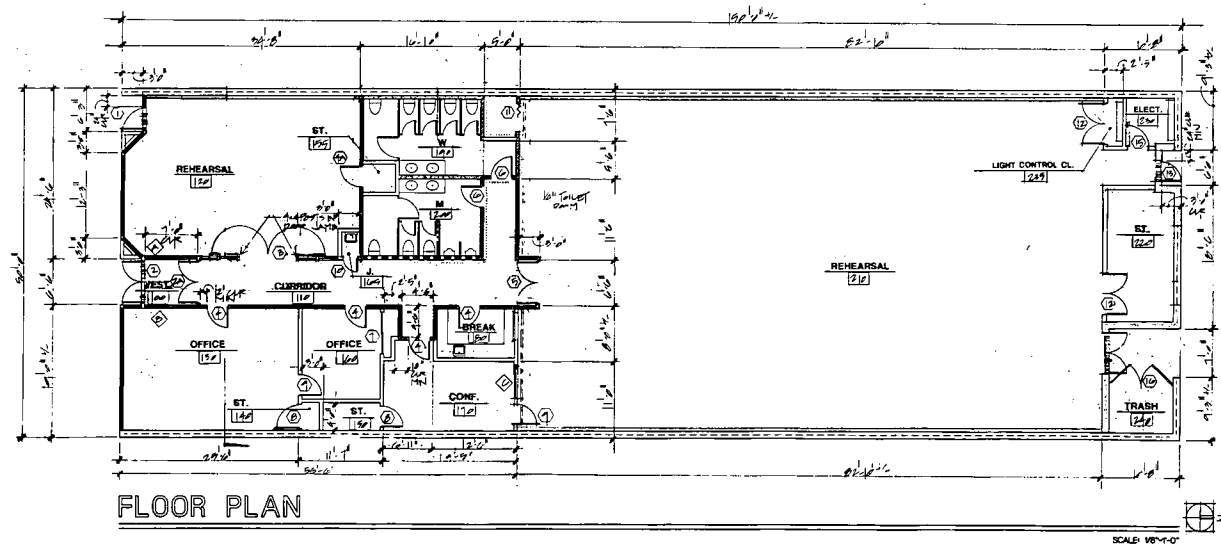
FOR

**THE MUSICIAN'S
HALL**

THE AMERICAN
FEDERATION OF
MUSICIANS

1925-1927
DEL PASO BLVD.

EXHIBIT - C



FLOOR PLAN

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

The architectural contract does not constitute any warranty, express or implied, for the accuracy of the information contained herein. The architect shall not be responsible for any errors or omissions in the drawings, specifications, or any other documents prepared by the architect or its consultants, or for any consequences arising therefrom. The contractor shall be responsible for the accuracy of the information provided to the architect and for the proper construction of the project. The architect shall not be responsible for any delays or cost overruns caused by the contractor or any other parties. The architect shall not be responsible for any claims or damages arising from the use of the drawings, specifications, or any other documents prepared by the architect or its consultants, or for any consequences arising therefrom.

ARCHITECT

OWNER

REVISIONS	
NO.	DESCRIPTION

JOB NO: 090804
DATE: APRIL 29, 1993
DRAWING NO:

A3

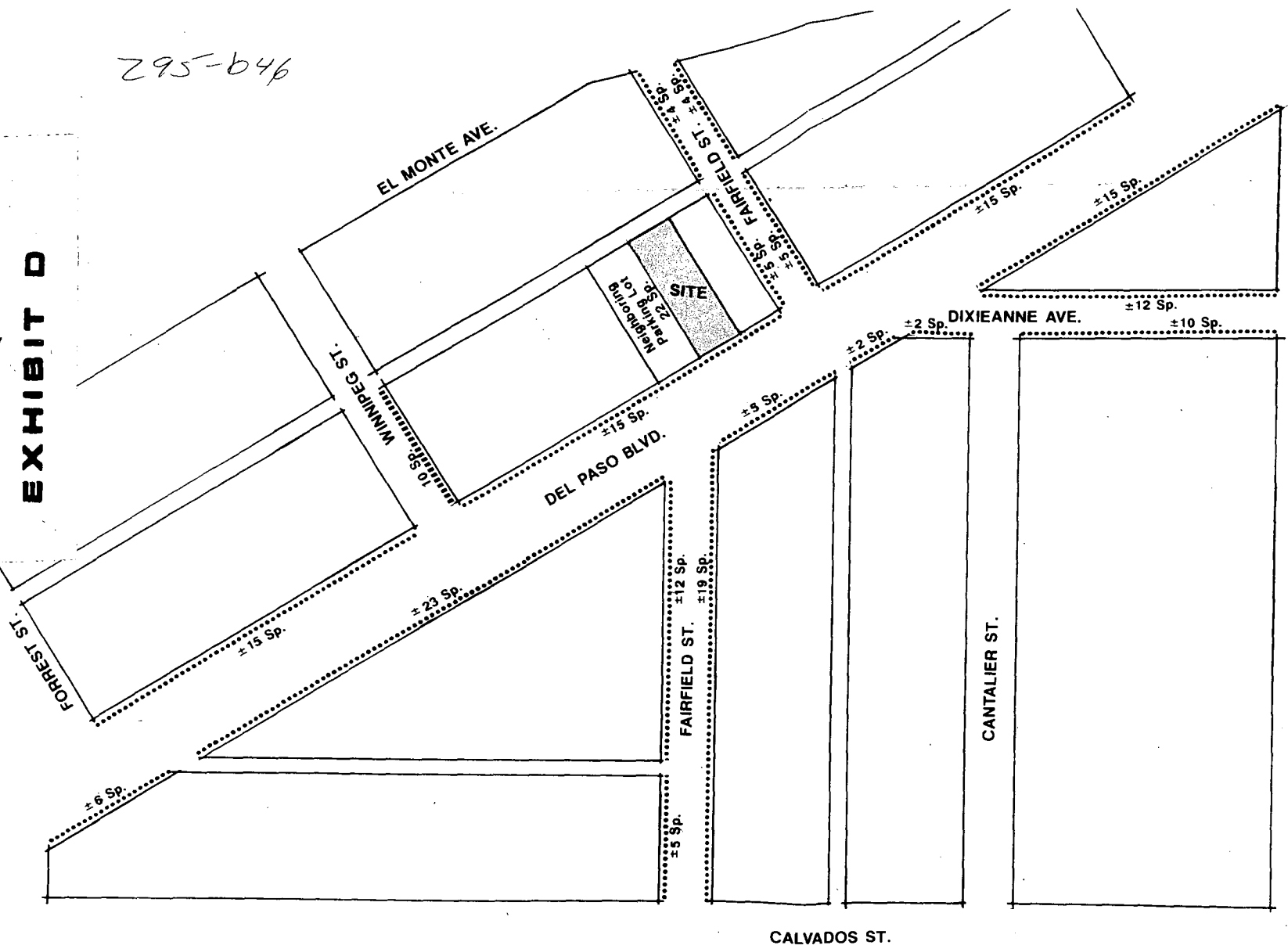
295-049

SUNE 20, 1995

ITEM 2

295-646

EXHIBIT D



..... ±8 Sp. STREET PARKING
BASED ON
24'-0" LONG SPACE:

..... EXISTING ANGLED
PARKING SPACES

EXISTING PARKING

ON-STREET PARKING:
±174 SPACES

ANGLED ON-STREET PARKING:
10 SPACES

NEIGHBORING PARKING LOT
22 SPACES

APPROXIMATE TOTAL PARKING
AVAILABLE: 206 SPACES

AREAS OF OFF-SITE PARKING MUSICIAN'S HALL ● 1925 - 1927 DEL PASO BLVD.

SCALE: 1" = 100'-0"



JUNE 5, 1995

ITEM 2

June 20, 1995

295-646

EXHIBIT - E

June 6, 1995

Sandra Yope, Project Manager
City of Sacramento
Department of Planning & Development
1231 I Street, Suite 200
Sacramento, CA 95814

Dear Ms. Yope,

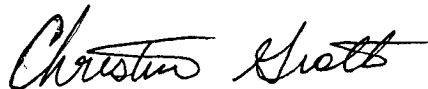
I am writing to express Sacramento Housing and Redevelopment Agency's (SHRA) support of the Musicians Union Hall Association's request of May 22, 1995, for a Zoning Administrator Special Permit. Specifically, we are encouraging the waiving of 52 parking spaces for the Musician Union's 7500 square foot meeting hall at 1925 Del Paso Boulevard.

As you know, this property is located within the North Sacramento Redevelopment Area and the Del Paso Boulevard Special Planning District. The objective of both designations is to encourage development which will result in the revitalization of the area. With the growing trend of arts and entertainment on Del Paso Boulevard, it is logical that the Musicians Hall be located there. In fact, to encourage and assist this project, SHRA has provided the applicant a low-interest loan for building improvements.

The Musicians' building, which is typical of many older structures on Del Paso Boulevard, occupies the entire parcel, leaving no on-site parking. However, the lack of on-site parking will not hinder use of the hall nor surrounding businesses. After many conversations with business owners and random parking surveys, we have been assured that there is ample on street parking for the hall users. If an extraordinarily large event were to occur, parking agreements with adjacent property owners (who are closed during the Musicians Hall peak practice hours) have been arranged. Finally, it is anticipated that many of the buildings users will make use of the near by the light rail station.

Again, we view this project as critical to Del Paso Boulevard's success and believe the area will not be adversely affected by the waiving of certain parking requirements. Thank you for your assistance. Please feel free to call me at 440-1315 if you have any questions.

Sincerely,



Christine Groth, Associate Planner
Community Development

CG95-16

CITY OF SACRAMENTO
PERMIT ASSISTANCE

JUN 08 1995

RECEIVED

P.O. Box 1834

S a c r a m e n t o

CA 95812-1834

916-444-9210

295-046

JUNE 20, 1995

ITEM 7



CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
1231 I Street, Suite 200
Sacramento, CA 95814

ZONING ADMINISTRATOR'S SECTION

EARLY PROJECT NOTIFICATION
OF
NEIGHBORHOOD ASSOCIATIONS

Project Number: 95-046

Date: 22 May 95

TO: SHRA- Christine ^{Groth} ~~Graff~~ for the North Sacramento Project Comm.
Neighborhood Association

FROM: SHRA
Address
Sandra Yope, Project Manager
Phone # 264-7158
Fax# 264-7046

The Zoning Administrator has received an application for a project in your neighborhood. The project is described below. Please return your comments to me within 15 days (7 June 95). If this is not enough time for your organization to respond or you have any questions regarding this project, please call me at 264-7158. If you do not plan to comment on this application, I would appreciate a call acknowledging that you have received this notification and do not intend to comment.

Project Location: 1925 Del Paso Boulevard
Assessor's Parcel No.: 275-0035-011
Applicant's Name: Joe Benson- (Musicians Union Hall Association)
Applicant's Phone No: 565-2502

Project Description: <u>Zoning Administrator Special Permit</u> to waive 52 required parking spaces for a 7500 square foot meeting hall in the Del Paso Boulevard Special Planning District (SPD) on 0.17± developed acres in the General Commercial, C-2 (SPD) zone.

Your Comments*: <u>The North Sacramento Project Area Committee is very supportive of this project and encourages the waiving of required parking spaces as necessary. They feel there will be adequate parking available to all users with ^{after} the addition of the rehearsal hall.</u>
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*Attach additional pages if necessary.

Please contact Steve Lemmon, PAC
at 925-2787 with ^{CHAIR} ~~ITEM 2~~ questions or more information.

295-046

JUNE 20, 1995