



17C

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

January 4, 1982

Redevelopment Agency of the
City of Sacramento
Sacramento, California



Honorable Members in Session:

SUBJECT: Rezoning 1221, 1223 and 1229 "G" Street -
Alkali Flat Redevelopment Project

JAN 12 1982

SUMMARY

The following report discusses the proposed rezoning and special permit for 1221, 1223 and 1229 "G" Street and recommends that it be found not in the best interest for the redevelopment of the Alkali Flat Redevelopment Project. The Agency staff and Commission further recommend that you transmit this report to the City Planning Commission so that they may reconsider the subject rezoning prior to your action on this finding.

BACKGROUND

On November 25, 1981 the City Planning Commission (CPC) recommended approval of City Planning Application No. P-9596 for the rezoning of 1221, 1223 and 1229 "G" Street from R-4-A, Multiple Family Residential, to R-0, Residential/Office. In addition, the CPC approved the issuance of a special permit to utilize the property for office uses (Planning Department staff report is attached as Exhibit I; the CPC Findings of Fact is attached as Exhibit II).

This approval must have an Agency finding as to the "best interest" for the redevelopment of the Alkali Flat Redevelopment Project Area, pursuant to City Ordinance No. 4403, Fourth Series, Section B.2.b. (Alkali Flat Redevelopment Plan) prior to Council approval of this rezoning.

The applicant, Spink Corporation acting as agent for Steve N. Jordan, proposes to construct a 6112 square foot office structure and a 16-space off-street parking lot on the subject property (plans attached to the Planning Department staff report). The subject site is designated for residential uses by the Alkali Flat Redevelopment Plan which was updated in 1980. The Redevelopment Plan contains the following relative objectives which would

1-12-82

D-1

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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encourage the maintenance of R-4-A zoning on this site:

1. To eliminate and prevent blighting conditions..
2. To provide safe, decent, adequate and sanitary housing for Project Area residents.
3. To provide a mixture of many types of residential units, with emphasis on low- and moderate-income family and elderly.
4. To develop a complete, balanced and compatible land use system.
5. To promote the restoration of historically or architecturally significant structures and the conservation of sound housing stock.

A policy of the Central City Plan is to encourage multi-family development on large sites (in excess of 9,600 square feet). These sites tend to allow for project design flexibility and provide room for living amenities for the occupants.

The subject site is located at the perimeter of a large area of fairly consistent residential zoning and uses. This residential area encompasses all or portions of blocks between 12th and 15th Streets and "D" and "G" Streets. Rezoning of the site would interrupt the continuity of the predominantly residential neighborhood that begins in the vicinity of the subject site and would set a precedence for future commercial encroachment.

Planning Department staff has compiled statistics related to the amount of new office space being developed in the Alkali Flat Project Area and adjacent areas. The following table summarizes the amount of developed and proposed office space:

Within Alkali Flat Project Area

Recently completed or under construction	117,857 sq. ft.	
Proposed	<u>57,500 sq. ft.</u>	
Subtotal		175,357 sq. ft. .

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Adjacent to Project Area (Principally 12th Street & "I" Street corridors)

Recently completed or under construction	184,884 sq. ft.	
Proposed	<u>67,003 sq. ft.</u>	
Subtotal		<u>251,887 sq. ft.</u>
Grand Total.....		427,244 sq. ft.

These figures do not account for new office space being developed south of "I" Street within the Central Business District. A 1976 market analysis prepared by Real Estate Research Corporation estimated a Central Business District demand for 1.1 to 1.4 million square feet by 1990. As of March 1, 1981, some 3.9 million square feet were under development. These statistics in combination with a 6.5 percent office vacancy rate, lead Planning Department and Agency staff to the opinion that there is an ample supply of new office space to satisfy the office demand in the vicinity of the subject site for quite some time and without the need for rezoning.

In addition, there are some twelve requests being processed by the Planning Department to convert residential structures to office uses. This could represent the loss of forty-seven housing units or approximately seven percent of the Alkali Flat housing market. Furthermore, the rezoning is inconsistent with the adopted Redevelopment Plan and would set a precedent for further encroachment of commercial uses into residential areas and reduce the limited number of sites suitable for in-fill residential development and thus limit the effectiveness of the Redevelopment Plan and implementation process. In conclusion, the rezoning and necessary community plan amendment constitutes an intrusion into an area of consistent residential uses and zoning, reducing the potential for a 24-hour community in Alkali Flat and is not in the best interest of the redevelopment of the Alkali Flat Redevelopment Project Area.

Staff recommends that this item be referred back to the City Planning Commission for reconsideration so that they may have the benefit of the Agency's input.

The Alkali Flat PAC at their regular meeting of November 18, 1981, recommended denial of the proposed rezoning.

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VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of January 4, 1982, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of a resolution of finding that the rezoning of 1221, 1223 and 1229 G Street as not in the best interest of the Alkali Flat Redevelopment Project. The Commission further recommended that the City Council refer this item back to the City Planning Commission for their reconsideration. The votes were recorded as follows:

AYES: Coleman, Knepprath, Luevano, A. Miller, Walton,
B. Miller

NOES: Fisher, Teramoto

ABSENT: None

VACANCY: One

RECOMMENDATION

The staff recommends that the proposed rezoning of 1221, 1223 and 1229 G Street is not in the best interest of the Alkali Flat Redevelopment Project. Staff further recommends that the City Council refer this item back to the City Planning Commission for their reconsideration.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slipe

WALTER J. SLIPE, City Manager

RESOLUTION NO. 82-001

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

January 12, 1982

NEGATIVE FINDING FOR REZONING
1221, 1223 and 1229 G Street, Alkali Flat Redevelopment Area
FROM R-4-A (residential) to R-O (commercial)

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE
CITY OF SACRAMENTO:

Section 1. The Agency finds that the rezoning of
1221, 1223 and 1229 G Street from R-4-A to R-O is not in the
best interests of the redevelopment of the Alkali Flat
Redevelopment Project.

CHAIRPERSON

ATTEST:

APPROVED

SECRETARY SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

JAN 12 1982

CITY PLANNING COMMISSION

~~SECRET~~ - SACRAMENTO, CALIFORNIA 95814
927-10th Street

APPLICANT	Spink Corp., P.O. Box 2511, Sacramento, CA 95814				
OWNER	Steve N. Jordan, 2636 Fulton Avenue, Sacramento, CA 95821				
PLANS BY	Spink Corp., P.O. Box 2511, Sacramento, CA 95814				
FILING DATE	10-23-81	50 DAY CPC ACTION DATE		REPORT BY	SD:bw
NEGATIVE DEC	11-13-81	EIR		ASSESSOR'S PCL NO.	002-161-13,14,15

- APPLICATION:
1. Environmental Determination
 2. Amend 1980 Central City Community Plan from Multi-Family to Residential-Office
 3. Rezone .3+ acre from Medium Density Multiple Family, R-4A, to Residential-Office, R-0
 4. Special Permit to establish 6,112 square foot office in R-0 zone
 5. Variance to waive required six-foot high masonry wall adjacent to residential uses
 6. Lot Line adjustment to merge three parcels into one .3+ acre parcel

LOCATION: 1221, 1223, 1229 "G" Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish a new 6,000+ square foot office intended for attorneys and accountants.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-Family
1980 Alkali Flat Plan Designation:	Residential
Existing Zoning of Site:	R-4A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Residential/Commercial; R-4A
South:	Offices and Parking; C-2
East:	Multi-Family; R-4A
West:	Two-family and Commercial; C-2

Parking Required:	15 spaces	Parking Provided:	16 spaces
Parking Ratio:			1:400 sq. ft. of office
Property Dimensions:			80' x 160'
Property Area:			12,800 square feet
Square Footage of Building:			6,112 square feet
Significant Features of Site:			Comparatively large vacant residential site
Topography:			Flat
Street Improvements:			Existing
Utilities:			To be provided
Exterior Building Colors:			Brick and stucco with copper roofing
Exterior Building Materials:			Brick and stucco with copper roofing
Building Height:	35' maximum		

APPLC. NO. P-9596

MEETING DATE November 25, 1981

CPC ITEM NO. 18

STAFF EVALUATION: Staff has the following concerns and comments with regard to the project:

1. The subject site is designated for residential uses by the Alkali Flat Plan which was updated in 1980. A policy of the Central City Plan is to encourage multi-family development on large sites (in excess of 9,600 square feet). These sites tend to allow for project design flexibility and provide room for living amenities for the occupants.
2. The subject site is located at the perimeter of a large area of fairly consistent residential zoning and uses. This residential area encompasses all or portions of blocks between 12th and 15th Streets and "D" and "G" Streets. A rezone of the site would interrupt the continuity of the predominantly residential neighborhood begun in the vicinity of the subject site and set precedent for future commercial encroachment.
3. Staff has compiled statistics related to the amount of new office space being developed in the Alkali Flat Project Area and adjacent areas. The following table summarizes the amount of developed and proposed office space:

Within Alkali Flat Project Area

Recently completed or under construction	117,857 sq. ft.	
Proposed	<u>57,500 sq. ft.</u>	
Sub Total		175,357 sq. ft.

Adjacent to Project Area (Principally 12th Street & I Street Corridors)

Recently completed or under construction	184,884 sq. ft.	
Proposed	<u>67,003 sq. ft.</u>	
Sub Total		251,887 sq. ft.

Grand Total (These figures do not account for new office space being developed south of I Street within the Central Business District) 427,244 sq. ft.

Based on these statistics, staff feels that there is an ample supply of new office space to satisfy the office demand in the vicinity of the subject site for quite some time.

4. This project has been transmitted to the Alkali Flat PAC and the Redevelopment Agency. This item will be reviewed by the PAC on November 18. Their comments will be provided at the Commission hearing. The PAC has consistently recommended denial of the rezoning requests which involve the reduction of housing stock or potential infill sites.

5. In conclusion staff believes that the rezoning and necessary community plan amendment constitutes an intrusion into an area of consistent residential uses and zoning. Furthermore, the rezoning would set precedent for further encroachment of commercial uses into residential areas and reduce the limited number of sites suitable for infill residential development. Without the rezoning, the special permit and variance must be denied since office uses are not allowed in the R-1A zone.
6. The applicant has also requested a lot line adjustment to merge the three parcels into one. This request was reviewed by the City Engineer and the Fire Marshal who had no comments. Staff has no objection to the request since the lots are now composed of two 20' x 160' lots and one 40' x 160' lot. Merger is necessary for almost any type of development.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Denial of the community plan amendment from multi-family to residential-office;
2. Denial of the rezone from medium density multiple family, R-4A, to residential office, R-0;
3. Denial of the special permit to establish an office in the R-0 zone based on findings of fact to follow;
4. Denial of the variance to waive the six-foot wall based on findings to follow;
5. Approval of the lot line adjustment to merge three parcels by adoption of the attached resolution.

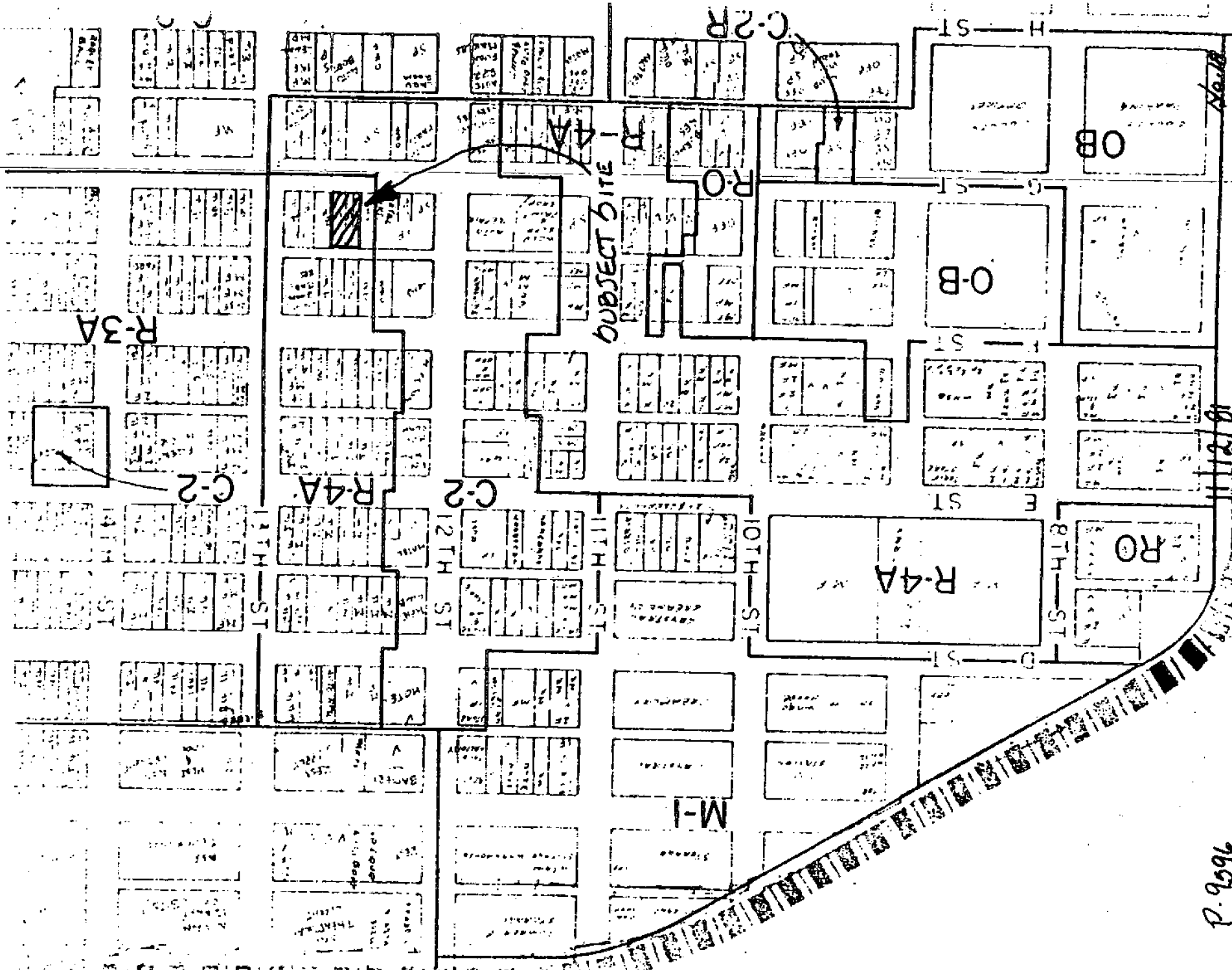
Findings of Fact - Special Permit

1. The project is not based on sound principles of land use in that office uses would alter the residential character of the neighborhood.
2. The project will be detrimental to surrounding property in that:
 - a. it will interrupt the continuity begun near the subject site of a large residential neighborhood;
 - b. it will reduce further the limited number of large, vacant residential sites in the Central City;
 - c. the office use could generate additional vehicles in the neighborhood.
3. The project is not in harmony with the goals of the 1980 Central City Plan which state:
 - a. "Conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic." (1980 Central City Plan, pg. 4.)

- b. "...provide a choice of housing types by developing new housing and conserving existing housing." (1980 Central City Plan, pg. 3.)

Findings of Fact - Variance

1. Granting the request constitutes a special privilege in that:
the site is regular in shape and comparatively large;
therefore, no conditions exist to preclude erection
of the required wall.
2. Granting the request will create a disservice to residences
adjoining the site in that the parking area noise and view
will not be adequately buffered.



9696-D

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission

on date of

APPROVING A LOT LINE MERGER FOR THE WEST ONE-HALF OF LOT 7 AND THE EAST ONE-HALF OF LOT 8 IN THE BLOCK BOUNDED BY 'F', 'G', 12TH AND 13TH STREETS, ACCORDING TO THE OFFICIAL PLAT OF THE CITY OF SACRAMENTO (P-9596)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at 1221, 1223, and 1229 'G' Street; and

WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)); and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1980 Central City Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

That the lot line merger for property located at 1221, 1223, and 1229 'G' Street, City of Sacramento be approved as shown and described in Exhibits "B" and "C" attached hereto.

CHAIRMAN

ATTEST:

SECRETARY TO CITY PLANNING
COMMISSION

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of *June 25, 1981*

APPROVING A LOT LINE MERGER FOR PARCELS *the west one-half of Lot 7 and the East one-half of Lot 8 in the block bounded by 'F' St, 12th and 13th Streets, according to the official plat of the City of Sacramento.*

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located *1221, 1223, and 1229 'G' St;*

WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)); and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the *1980 Central City Community Plan*

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

That the lot line merger for property located at *1221, 1223, and 1229 'G' St.*

City of Sacramento, be approved as shown and described in Exhibits "A", "B" and "C" attached hereto, ~~subject to the following condition:~~

M. M. M.
The applicant shall submit closure calculation for the overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.

CHAIRMAN

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

P-9596

11/12/81

EXHIBIT 'B'

October 15, 1981

DESCRIPTION

The West one-half of Lot 7 and the East one-half of Lot 8 in the block bounded by "F", "G", 12th and 13th Streets, according to the official plat of the City of Sacramento.

THE SPINK CORPORATION

CHECKED: _____ DATE _____

TYPING _____

TRAVERSE _____

MAP _____

DELIVERED TO: _____

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

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P-9596

11/12/81

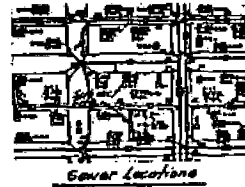
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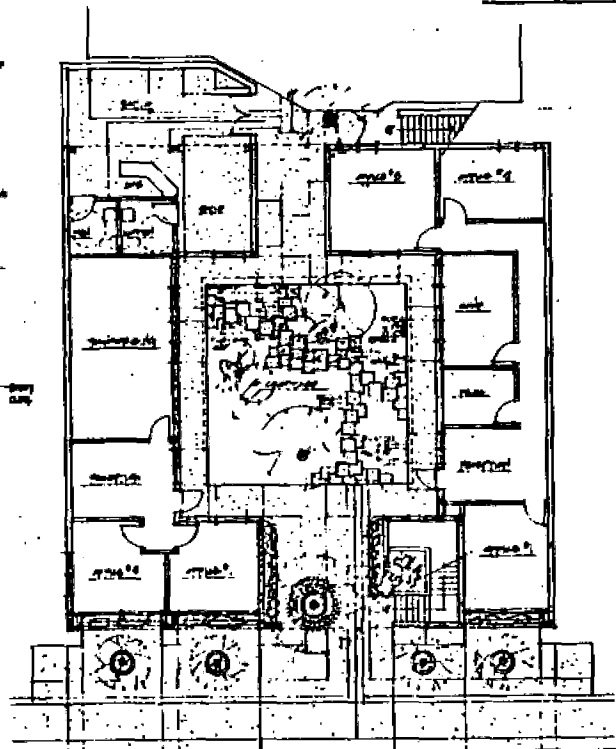
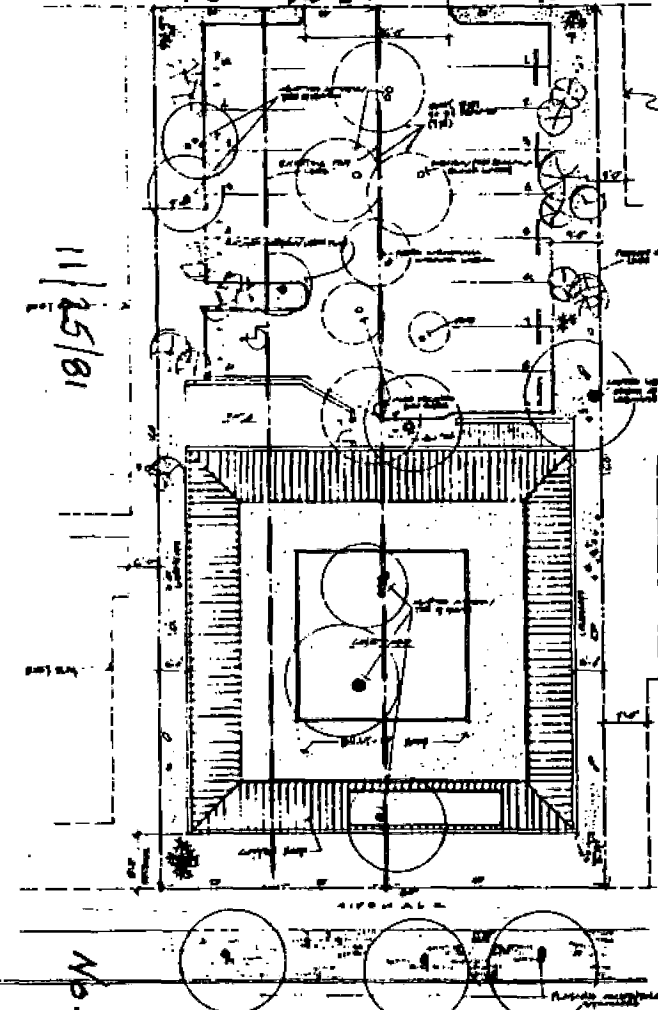
P 9596

EXISTING LOT LINES
TO BE REMOVED

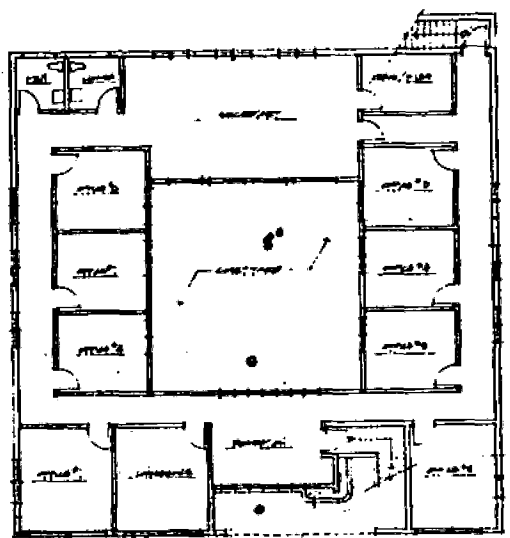
20' 20' 40'



11/25/81



FIRST FLOOR



SECOND FLOOR

EXHIBIT 'C'

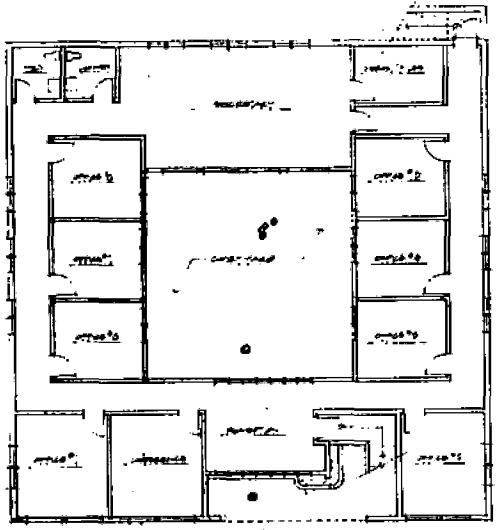
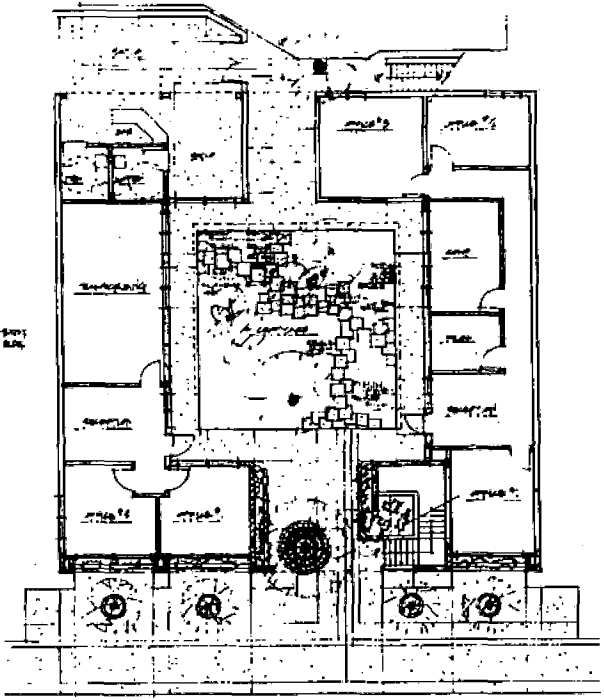
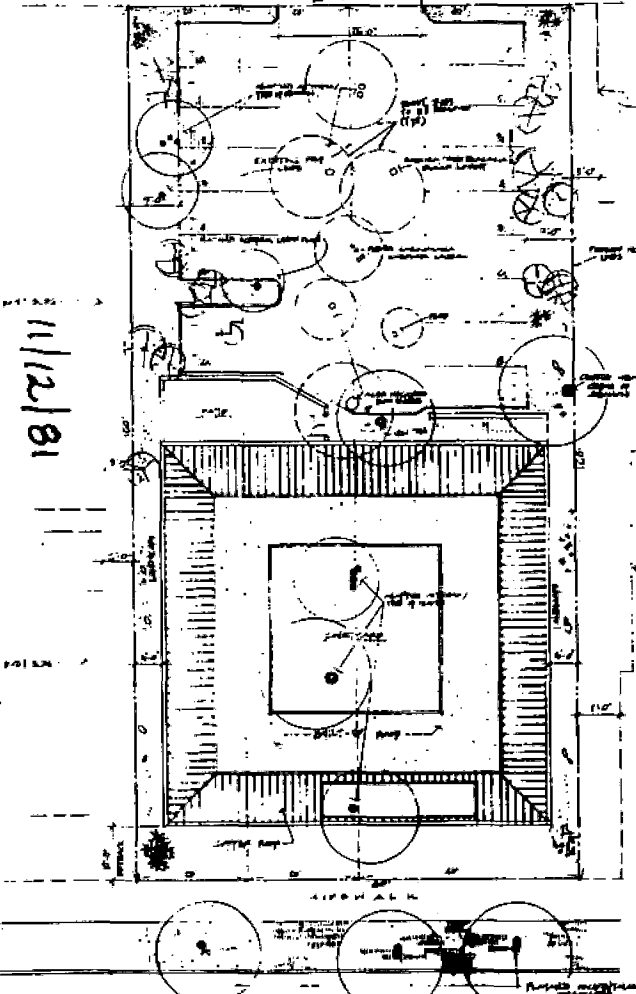
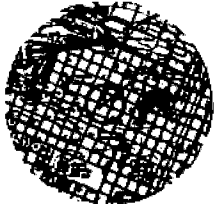
SITE PLAN

Notes:
1. All dimensions are in feet.
2. All areas are approximate.
3. All areas are subject to change.
4. All areas are subject to approval.

LAW OFFICE
TOY & COLEMAN
6 STREET LOT
SACRAMENTO, CA.



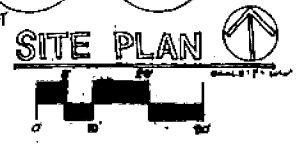
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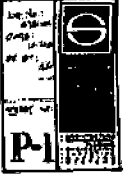
FIRST FLOOR

SECOND FLOOR

Notes:
1. All work to be done in accordance with the approved plans.
2. All work to be done in accordance with the approved specifications.
3. All work to be done in accordance with the approved schedule.
4. All work to be done in accordance with the approved budget.
5. All work to be done in accordance with the approved quality control program.
6. All work to be done in accordance with the approved safety program.
7. All work to be done in accordance with the approved environmental program.
8. All work to be done in accordance with the approved community relations program.
9. All work to be done in accordance with the approved public relations program.
10. All work to be done in accordance with the approved media relations program.



LAW OFFICE
TOY & COLEMAN
17 STREET LOT
SACRAMENTO, CA.



11/12/81

No. 18

(15)

P 9596



NORTH ELEVATION

1/8" = 1'-0"

11/12/81



SOUTH ELEVATION

1/8" = 1'-0"

No. 18

JOHN NO: 0781-44	
DATE: 10-01-81	
BY: H.S.	
SHEET NO: P-2	

P 9596


11/12/81



EAST ELEVATION



WEST ELEVATION

NO. 13 DATE: 11-12-81 BY: JLC	
P-3	1977/81

No. 13

In the matter of the decision of the
Planning Commission on the special)
permit to establish an office in the)
R-0 zone and variance to waive the)
six-foot high masonry wall along a)
portion of the site perimeter)
at 1221, 1223 and 1229 'G' Street)
(P-9596))

FINDINGS OF FACT

On November 25, 1981, the City Planning Commission indicated an intent to approve the special permit and variance application based on findings of fact due December 10, 1981.

Based on documentary and oral evidence submitted at the public hearing on November 25, 1981, the Planning Commission approved the special permit to establish an office use in the R-0 zone and variance to waive a portion of the required six-foot high masonry wall, based on the following findings of fact.

Special Permit

1. The project is based on sound principles of land use in that office uses are compatible with the commercial and office uses south of the site on the south side of 'G' Street, and to the west of the site on the north side of 'G' Street.
2. The proposal will not be detrimental to the public welfare or surrounding properties in that the site will be adequately landscaped and sufficient parking is provided to the rear of the building.
3. The project complies with the Central City Plan Goal which states:
"Maintain and encourage quality public and private office developments in selected areas in the Central City."

Variance

1. Granting the variance does not constitute a special privilege granted to an individual property owner in that:
 - a. the rear yard is proposed as parking and a wall would be only necessary to screen the parking area from residential uses;
 - b. the elimination of the wall on the front portion of the site would maintain the residential character of the area.
2. The proposal does not constitute a disservice to the public welfare or property in the vicinity in that:
 - a. adequate landscaping area is provided to buffer the parking area;

- b. the parking area will be further buffered from east and west adjacent residential uses by a six-foot high masonry wall;
 - c. parking is provided on the site to zoning ordinance standard.
3. The request does not constitute a use variance in that offices are allowed in the R-0 zone.
 4. The proposal is in harmony with the General Plan Goal which states:

"Design neighborhood areas to reduce impact from noise, pollution and the physical danger of excessive traffic."

Approved by the Commission on
November 25, 1981 for the
December 10, 1981 meeting

Chairman, City Planning
Commission



ALKALI FLAT PROJECT AREA COMMITTEE

530 - 18TH STREET • SACRAMENTO, CALIFORNIA 95814 • (916) 446-6111

TO: Gene Masuda

FROM: Tim Quintero

DATE: November 25, 1981

SUBJECT: Rezoning Request from Residential to Residential-Office to construct new office building to be located at 1229, 1223, 1221 G Street.

The Alkali Flat Project Area Committee met on November 18, 1981 to review the rezoning Request for the property located at 1229, 1223, 1221 G Street. Following review, the Alkali Flat PAC approved the following recommendation to the City Planning Commission:

1. Rezoning Request from R-4A to R-0
1229, 1223, 1221 G Street.
The Alkali Flat PAC recommends that the City Planning Commission deny the rezoning Request for the above mentioned property.

Gene, according to City Planning Department statistics there is approximately 427,244 square feet of office space under construction or proposed within the Alkali Flat area and adjacent to the redevelopment area, which indicates that the need for office space is being met without rezoning.

The block bounded by 7th, 8th, D and E Streets contains eight vacant parcels zoned R-0 which are in need of development.

However, there is only nine R-4A zoned vacant parcels in the twenty five block Alkali Flat redevelopment area to develop needed housing units.

The Alkali Flat PAC respectfully recommends that this rezoning request be denied by the City Planning Commission.

Tim Quintero

Tim Quintero, Director
Alkali Flat PAC Office



CITY OF SACRAMENTO

file

~~#229~~
1-12
#17

OFFICE OF THE CITY CLERK

915 I STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

Steve Jordan
2636 Fulton Avenue
Sacramento, CA 95821

On December 8, 1981, the following matter was filed with my office to set a hearing date before the City Council:

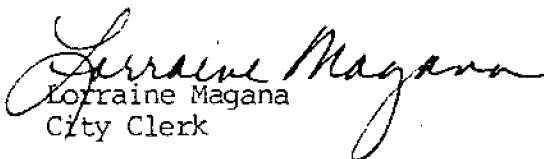
- Various requests for property located at
221, 1223 and 1229 "G" Street (D1) (P-9596):
- A. Amend Central City Plan from Multiple Family to Residential-Office
 - B. Rezone 0.3± acre from R-4A to R-O

This hearing has been set for December 29, 1981, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.

Sincerely,


Lorraine Magana
City Clerk

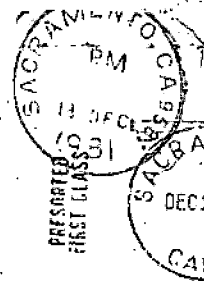
LM/mm

cc: The Spink Corporation
P-9596 Mailing List (62)

82
98



RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
DEC 24 10 31 AM '81



OFFICE OF THE CITY CLERK
915 I STREET SACRAMENTO CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 448-0426

now to 2100 Fulton Ave

(15) L & L Development
3231 Fulton Avenue
Sacramento, CA 9582
APN: 002-156-71

LLD 31 252253N1 12/22/81

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

NOTICE OF CITY COUNCIL HEARING