



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

March 17, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from R-4 to R-0 (P-9303)

LOCATION: Southeast corner of 7th and E Streets

SUMMARY

The applicant is requesting the necessary entitlements to develop a 9,039 square foot office building on a 20,000 square foot lot. The Planning Commission, in concurrence with the staff, recommended approval of the requests subject to conditions.

BACKGROUND INFORMATION

The subject site contains two boarding houses and a vacated gas station and is presently zoned R-4. The applicant's request to rezone to Residential-Office (R-0) is compatible with the recently adopted Central City Plan which designates the site as residential-office.

Given the surrounding land uses, which include offices and railroad tracks, and given that the site is located on the periphery of the Alkali Flat area, staff and the Planning Commission agreed that the parcel was suitable for office use. The Commission did request that the east facing wall of the proposed structure be scaled down and designed to be more compatible with the structure's north, south and west elevations.

RECOMMENDATION

The staff and the Planning Commission recommend that the City Council approve the rezoning and adopt the attached ordinance.

APPROVED
BY THE CITY COUNCIL

MAR 24 1981

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

OFFICE OF THE
CITY CLERK

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

MVD:DP:bw
Attachments
P-9303

March 24, 1981
District No. 1

1. ORDINANCE NO. ~~81-220~~⁸¹⁻⁹¹⁵, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT SOUTHEAST CORNER OF 7TH & E STREETS FROM THE R-4 MEDIUM DENSITY MULTIPLE FAMILY ZONE AND PLACING SAME IN THE R-O RESIDENTIAL-OFFICE ZONE (FILE NO. P- 9303) (APN: 002-102-01, 02)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the R-4 Medium Density Multiple Family zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-O Residential-Office zone(s).

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P-9303

APPROVED
BY THE CITY COUNCIL

MAR 24 1981

OFFICE OF THE
CITY CLERK

LEGAL DESCRIPTION OF PARCEL TO BE CREATED

One Lot in Block bounded by E and F, 7th and 8th Streets of the City of Sacramento, according to the map or plan thereof, measuring 125.51' to the East and 161.09' to the South beginning from the Southeast corner of 7th and E Streets.

P-9303

STAFF REPORT AMENDED 2-26-81
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Crow, Lytle, Gilwee, Donoghue, Adler, Weininger 431 J St. 95814		
OWNER	Crow, Lytle, Gilwee, Donoghue, Adler, Weininger 431 J St. 95814		
PLANS BY	Caywood Associates, 1435 Alhambra Blvd. Sacramento, 95816		
FILING DATE	1-23-81	50 DAY CPC ACTION DATE	4-1-81
		REPORT BY:	DP:kk
NEGATIVE DEC.	2-13-81	EIR	ASSESSOR'S PCL. NO. 002-102-01,02

- APPLICATION:
1. Environmental Determination
 2. Rezone 0.5[±] acre from Medium Density Multiple Family (R-4) to Residential-Office (R-O) zone.
 3. Special Permit to develop a 9,000[±] square foot office building in the R-O zone.
 4. Variance to waive required six foot high masonry wall on easterly property line.
 5. Lot Line Adjustment to merge two parcels. (P-9303)

LOCATION: Southeast corner of 7th and E Streets

PROJECT INFORMATION:

General Plan Designation:	Residential-Office
1980 Central City Community Plan Designation:	Residential-Office
Existing Zoning of Site:	R-4A
Proposed Zoning of Site:	R-O
Existing Land Use of Site:	Boarding House Structures; Vacant Gasoline Station

Surrounding Land Use and Zoning

North: Offices; R-O
South: Residential; R-4A
East: Vacant; R-4A
West: Railroad Tracks; M-2

Parking Required: 23	Parking Provided: 23
Ratio Required: 1:400	Ratio Provided: 1:400
Property Area: 20,000 sq. ft.	
Square Footage of Building:	9039 square feet
Significant Features of Site:	Existing Structures
Street Improvements:	Existing
Existing Utilities:	Available to Site

BACKGROUND INFORMATION: The subject site, located at the southeast corner of 7th and E Streets contains two boarding houses, a vacated gas station and several concrete slabs. The structures on the subject site are in a deteriorated condition and will be demolished. These structures are not listed as supportive buildings. Surrounding land uses include offices to the north, residences to the south and a vacant parcel to the east. The recently adopted Central City Plan designates the site as residential-office.

APPLC. NO. P-9303

MEETING DATE February 26, 1981

CPC ITEM NO. 12

The applicant is proposing to locate the office building, constructed of brick, wood and ceramic shingle tiles, on the northern half of the site fronting on E Street. Of the required 23 parking stalls to be located on the southern half of the site, 12 will be covered.

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

1. The site appears to be suited for the proposed office use. It is located on the western outskirts of the Alkali Flat residential community. The railroad tracks are located across 7th Street to the west. To the north, across E Street, are two office structures. Because the applicant is able to provide the required parking on site, the neighborhood will not be impacted with additional on-street parking.
2. Staff does not have a problem with the proposed lot line adjustment to merge the two parcels. The merger will allow the applicant to meet building code requirements.
3. The applicant shall note that in the R-0 zone signage cannot exceed sixteen square feet and it cannot be located in the required setback areas.
4. The property to the east, which is currently vacant, is zoned for multiple-family residential. To alleviate the solid east facing wall, staff suggests the masonry wall be extended along the east property line to the front setback line in accordance with the Zoning Ordinance. Additionally, to provide relief, staff suggests that the Architectural Review Board consider "fake" windows along the east wall.
5. The Alkali Flat PAC has reviewed the project and does not oppose the proposed office use. PAC recommends that the wall along the alley be eliminated and replaced with a planting strip. The Committee did not object to the waiver of the wall along a portion of the easterly property line. Staff notes that there is insufficient room to provide a landscaped strip along the alley.

STAFF RECOMMENDATION: Staff recommends that:

1. The Negative Declaration be ratified;
2. The Rezone to R-0 be granted;
3. The Special Permit be approved subject to the conditions and findings listed below;
4. The Variance be denied subject to the findings listed below;
5. The Lot Line Adjustment be approved pursuant to the attached resolution.

Conditions - Special Permit

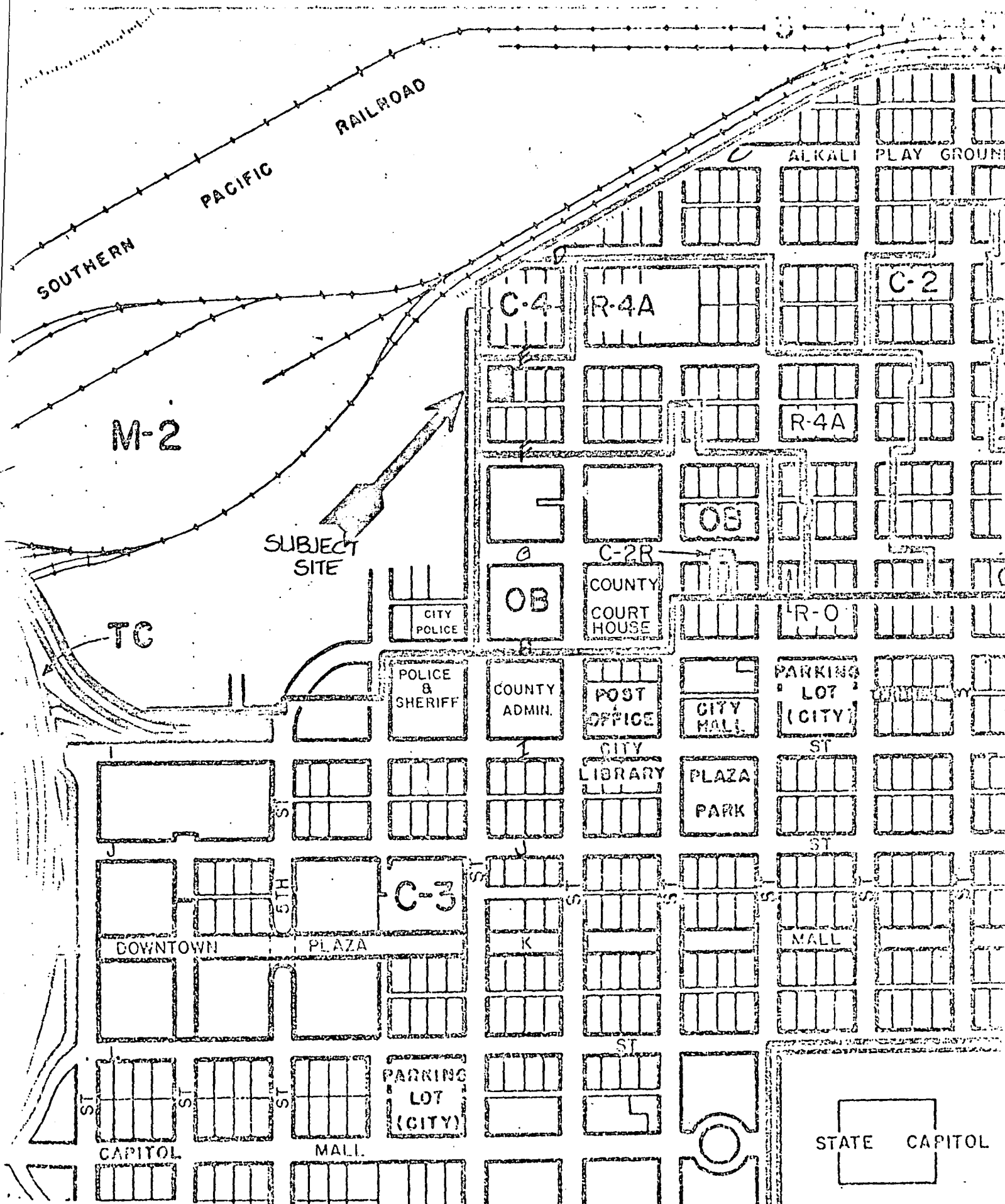
1. The applicant shall submit landscaping and irrigation plans to the City Planning Director for review and approval.
2. The applicant shall comply with the City's Energy Ordinance requiring that 50% shading (at noon, August 21) of the surface area be achieved by trees within 15 years.
3. The applicant shall design signage in accordance with the City's Sign Ordinance and obtain the necessary permits.
4. The construction materials of the covered car stalls shall be compatible with the main structure.
5. Subject to review and approval of the Architectural Review Board, the Board shall consider the following:
 - a. The east wall ~~should be redesigned to provide relief.~~ (CPC amended to: The east wall shall be consistent with north, south & west elevations.)
 - b. The proposed six-foot masonry wall material should be similar to the brick material of the structure.
6. The east portion of the property shall be appropriately landscaped (added by CPC)
7. The applicant shall provide a transparent low-profile barrier and landscaping along the south property line (added by CPC)

Findings of Fact - Special Permit

1. The project as conditioned is based on sound principles of land use in that:
 - a. Adequate parking is provided on site.
 - b. Proximity of the site to the railroad tracks makes office use preferable to residential uses.
2. The project as conditioned is neither injurious to public health or safety nor detrimental to surrounding property in that:
 - a. There are other office uses in the surrounding area.
 - b. Adequate parking is provided on site.

Findings of Fact - Denial of Variance

1. The variance, if granted, would constitute a special privilege.
2. The variance is injurious to public health and safety and detrimental to surrounding property in that the adjacent parcel is zoned for residential land use.
3. The project as conditioned is consistent with the 1974 General Plan and the 1980 Central City Plan which encourage the development of transitional land use areas with land use compatible with adjacent developments. (added by staff 2-26-81)



P.9303

FEBRUARY 26, 80

ITEM NO. 12

9303

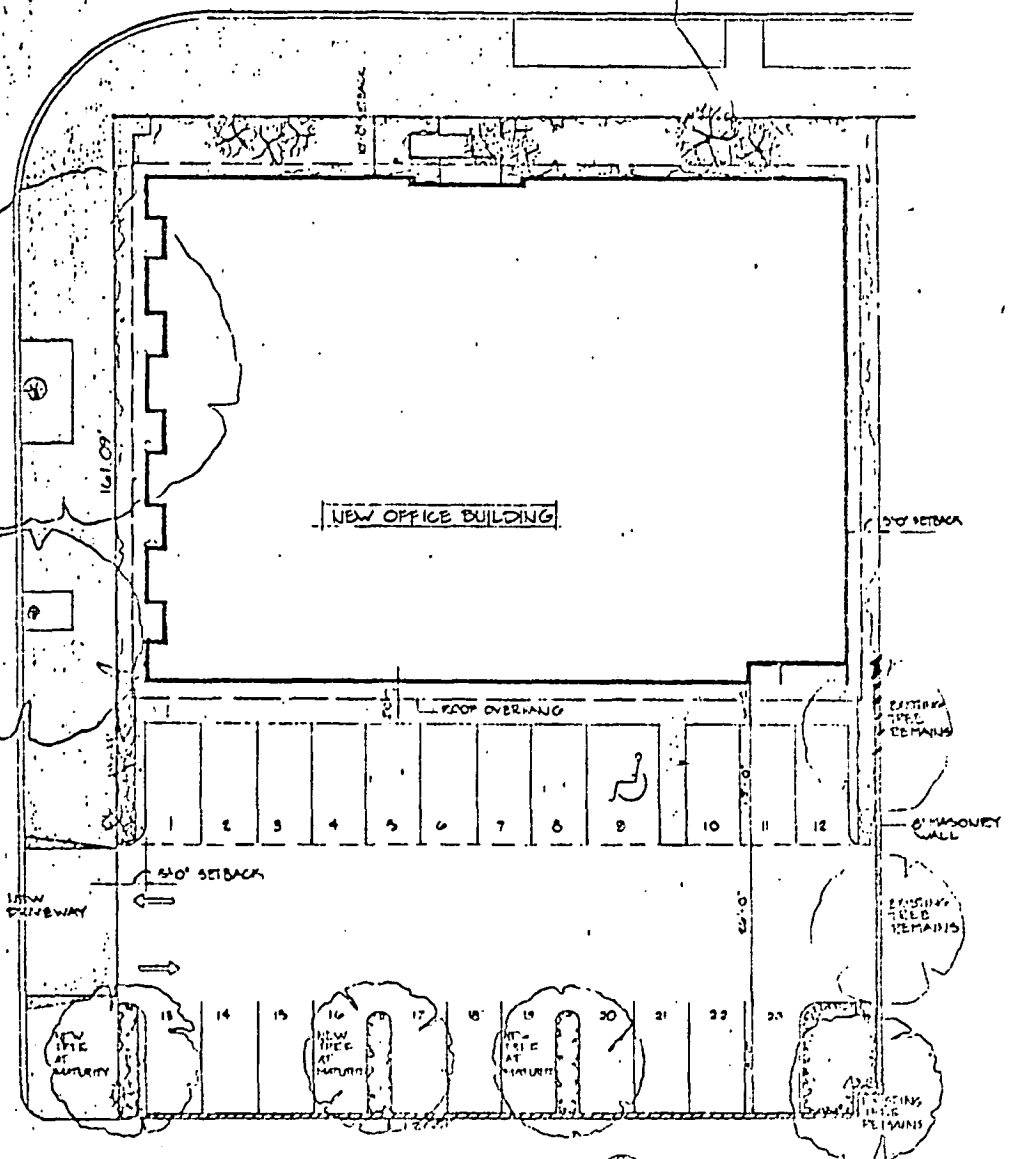
2-26-81

Chambers R.

E ST.

7th ST.

-9-



SITE PLAN
1" = 10' 0"

NOTES:

LCT AREA	20,000 SQ. FT.
BUILDING AREA	9,089 SQ. FT.
PARKING AREA	7,505 SQ. FT.
PARKING SPACES	23
LANDSCAPING AREA	3,456 SQ. FT.

Cay...
and
Assu...
archi...
and
plann...
a.l.a.

1435...
...
910 452...

architect

owner

consultant

revisions

date

scale

check

drawn

job no.

7th ST.
OFFICE BUILDING

project

sheet title

of
total sheets

**Caywood
and
Associates**
architects
and
planners
a.i.a.

1435 alhambra blvd.
sacramento, ca. 95816
916-452-7421

architect

owner

consultant

revisions

date

scale

check

drawn

job no.

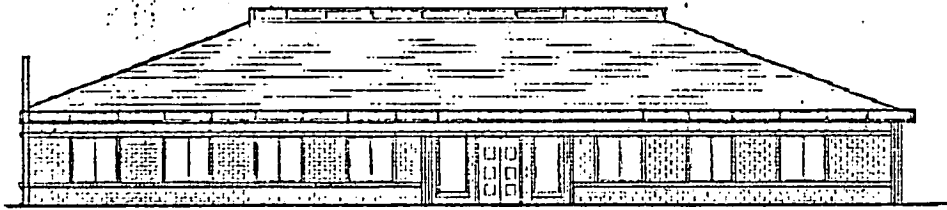
TREE
OFFICE
BUILDING

project

sheet title

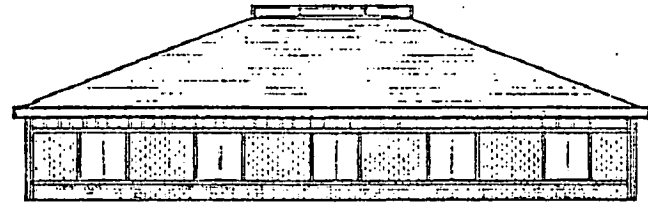
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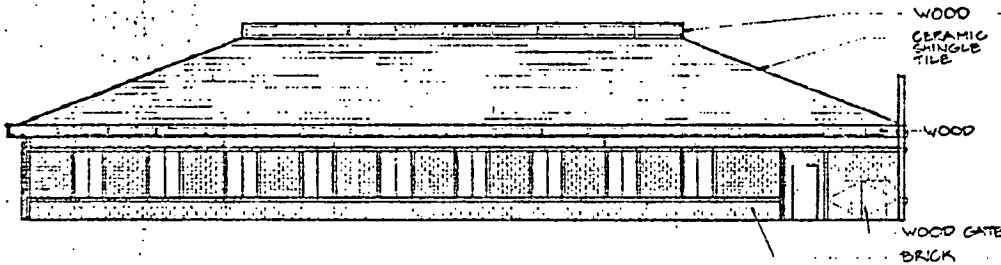
NORTH ELEVATION

1/8"=1'-0"



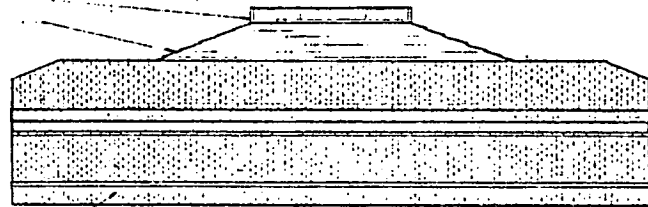
WEST ELEVATION

1/8"=1'-0"



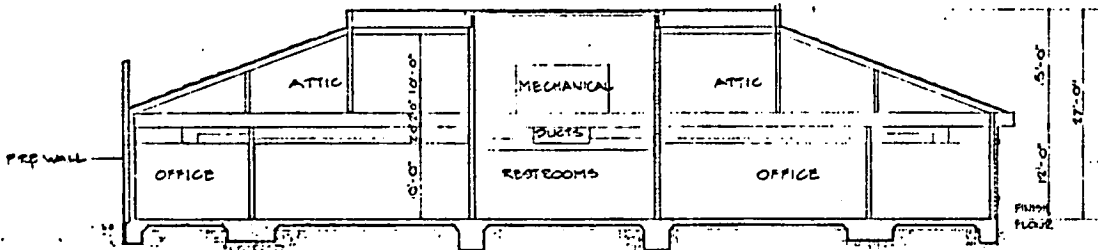
SOUTH ELEVATION

1/8"=1'-0"



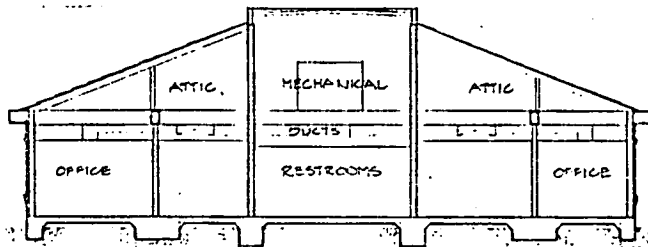
EAST ELEVATION

1/8"=1'-0"



SECTION

1/4"=1'-0"



SECTION

1/4"=1'-0"

-10-

3-26-81

Drawn 7/20/12



CITY OF SACRAMENTO

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
MAR 19 11 28 AM '81

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203
March 13, 1981

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

Owner of Property:
Crow, Lytle, Gilwee, Donoghue, Adler & Weininger
431 "J" Street
Sacramento, CA 95814

On March 13, 1981, the following matter was filed with my office to set a hearing date before the City Council.

Rezone 0.5+ acre from "R-4" to R-0.
Location: Southwest corner 7th and E Streets (P-9303) (D1)

The hearing has been set for March 24, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

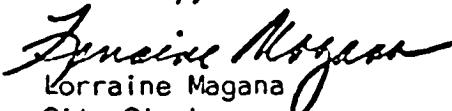
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

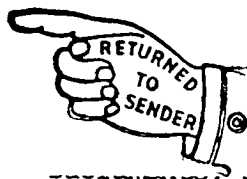
Sincerely,


Lorraine Magana
City Clerk

LM:am :sj
cc: Mailing List 57
(P-9303)



OFFICE OF THE CITY CLERK
918 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 449-8428



002-102-01

EUGENE W. & ARLENE K.
SAELTZER/DAVID E. &
VIRGINIA LANE
1330 21ST ST 102
SACRAMENTO CA 95814

FORWARDING TIME EXPIRED

NOTICE OF CITY COUNCIL HEARING



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-6426

LORRAINE MAGANA
CITY CLERK

March 25, 1981

Crow, Lytle, Gilwee, Donoghue,
Adler & Weininger
431 J Street
Sacramento, CA 95814

Gentlemen:

On March 24, 1981, the City Council approved the following
for property located on Southwest corner of Seventh and E
Streets (P-9303):

Rezone 0.5_± acre from "R-4" to "R-0".

Enclosed please find a copy of certified ordinance relative to
this action.

Sincerely,


Lorraine Magana
City Clerk

LM:sj
Encl.

cc: Planning

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