

P94-043 - Vocational Therapist's Office

REQUEST: Variance to allow tandem parking for 1,588 square feet of office space in the General Commercial (C-2) zone.

LOCATION: 1914 21st Street
Assessor's Parcel Number: 010-0026-011
Central City
Sacramento Unified School District
Council District 3

APPLICANT:	John Westphal, Architect 5749 El Camino Avenue, Carmichael, CA 95608
OWNER:	Richard & Barbara Zazzi 1914 21st Street, Sacramento, CA 95814
APPLICATION FILED:	April 15, 1994
STAFF CONTACT:	Mike Dale, Assistant Planner, 264-5381

SUMMARY/RECOMMENDATION: The property owner wishes to establish office space within the former 1,588 square foot residential unit. The conversion requires the provision of at least four off-street parking spaces in accordance with the City's parking standards. Subject to the granting of a variance to allow tandem parking, the project will meet the required amount of off-street parking.

The proposal has been routed to several neighborhood associations and City departments, and no major concerns, issues or objections have been raised. The project is compatible with the surrounding land uses, as conditioned, and is consistent with the adopted plan designations and zoning. Staff therefore recommends **approval** of the requested variance subject to conditions.

PROJECT INFORMATION:

General Plan Designation:	Community / Neighborhood Commercial & Offices
Community Plan Designation:	General Commercial
Existing Land Use of Site:	1,588 Square Foot Building w/Detached Garage

02373

Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: Office: C-2
 South: Alley, Single Family Dwelling: C-2
 East: Office: C-2
 West: Single Family Dwelling: C-2

Site Dimensions: 40' x 80'
 Property Area: 3,200 Square Feet (0.073± Acres)
 Square Footage of Building: 1,588 Square Feet
 Parking Required: 4 Spaces (@ 1 space per 450 gross square feet)
 Parking Provided: 4 Spaces (including tandem)

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Demolition Permit	Building Division

STAFF EVALUATION:

A. Policy Considerations

The applicant's proposal to convert the residential unit to office space is consistent with the General Plan which supports minor office space in areas designated as "Community / Neighborhood Commercial & Offices" and with the Central City Community Plan which supports office space in areas designated as "General Commercial."

The project is also subject to the goals and policies adopted through the **Central City Housing Strategy (1991)**. The provision and preservation of adequate and affordable housing in the Central City area are the primary goals of this study. However, the study targets the subject site for a rezone to "Residential Mixed-Use" (RMX). The RMX zone has been designed to permit complete office utilization of smaller lots for purposes of maintaining the economic vitality of these lots in commercial areas (see *Land Use and Zoning* discussion, below). The project is therefore considered to be compatible with the Central City Housing Strategy.

B. Land Use and Zoning

The subject building was constructed in 1923 as a single-family dwelling in the

02374

Multi-Family zone. The project area was later rezoned to General Commercial (C-2), but the structure remained as a residential use. The area is presently targeted for another rezone to "Residential Mixed-Use" (RMX) as part of the implementation of the Central City Housing Strategy. The land use criteria for the RMX zone, adopted by the Council on May 31, 1994, indicates that smaller parcels such as the subject site would be permitted to accommodate 100% office subject to the granting of a Zoning Administrator's Special Permit. The site, as currently zoned, may accommodate 100% office (by right) subject to all applicable provisions of the Zoning Ordinance.

C. Parking Requirement, Site Plan Design, Conditions of Approval

The proposed site plan shows the provision of four parking stalls at the rear of the lot thereby meeting the office parking requirement for this project. The existing garage will be removed in order to accommodate the tandem parking stalls. Vehicles entering or exiting the site may utilize the public alley located mid-block. The existing driveway and curb cut will be removed and replaced with standard improvements in order to preclude the possibility of back-out maneuvering onto 21st Street. Handicap parking and wheel-chair accessibility have been incorporated into the project, as well.

The project will be subject to the standard shading and masonry wall requirements as prescribed by the Zoning ordinance for new parking lots and commercial uses which abut residential uses, respectively. A demolition permit will also be required prior to the removal of the garage.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The project constitutes a minor alteration of an existing private structure which will not result in the addition of more than 50% of the existing floor area of the structure, or 2,500 square feet. The proposal therefore qualifies for a categorical exemption pursuant to Section 15301(e)(1) of the California Environmental Quality Act (CEQA) Guidelines. Additional environmental review is not required.

B. Public / Neighborhood / Business Association Comments

The project site is located within the defined areas of interest for the following neighborhood and merchant groups: Sacramento Old City Association, the Midtown Business Association, the Sacramento Downtown Association, the Poverty Ridge Neighborhood Association, and the Central City Alliance of Neighborhoods. These organizations were notified of the project by mail and subsequently contacted by phone but expressed no opposition.

C. Summary of Agency Comments

The project has been reviewed by the Public Works Department, Utilities Department, and the Building Division. The Transportation Division recommended that the existing driveway on 21st Street be replaced with curb, gutter, and sidewalk. This will result in an additional on-street parking space as well as eliminate the possibility of back-out maneuvering onto 21st Street. No other comments were received.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the entitlement listed below. Appeal of the Planning Commission action must occur within 10 days of the date of the Planning Commission action.

Staff recommends that the Planning Commission approve the following entitlement via the attached resolution.

- **Variance** to allow tandem parking for 1,588 square feet of office space in the General Commercial (C-2) zone.

Report Prepared By,

Mike Dale
Mike Dale, Assistant Planner

Report Reviewed By,

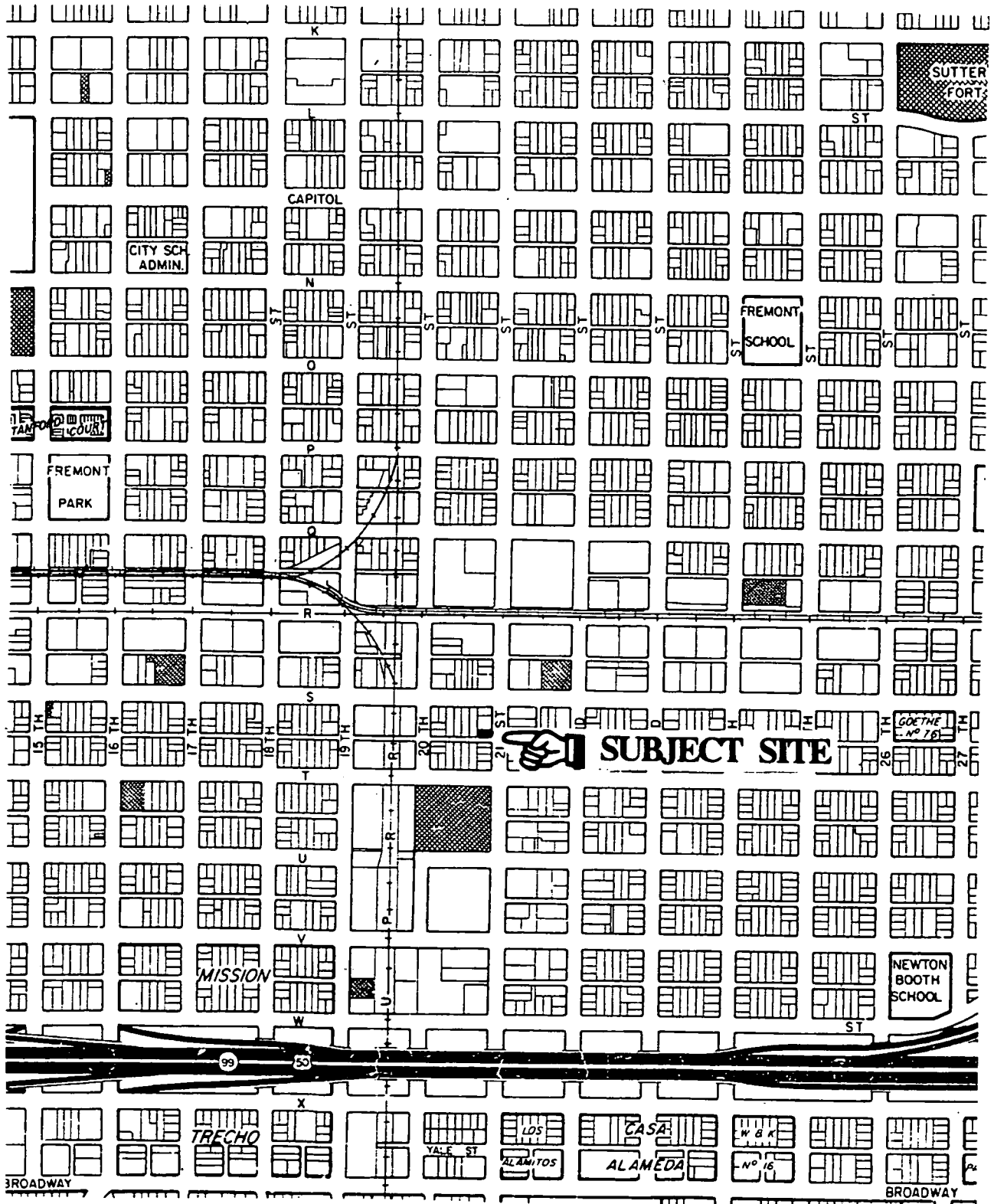
ART GIBB
Steve Peterson, Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution - Variance
Exhibit A	Site Plan

02376

Attachment A
Vicinity Map



02377

Attachment B
Land Use and Zoning Map

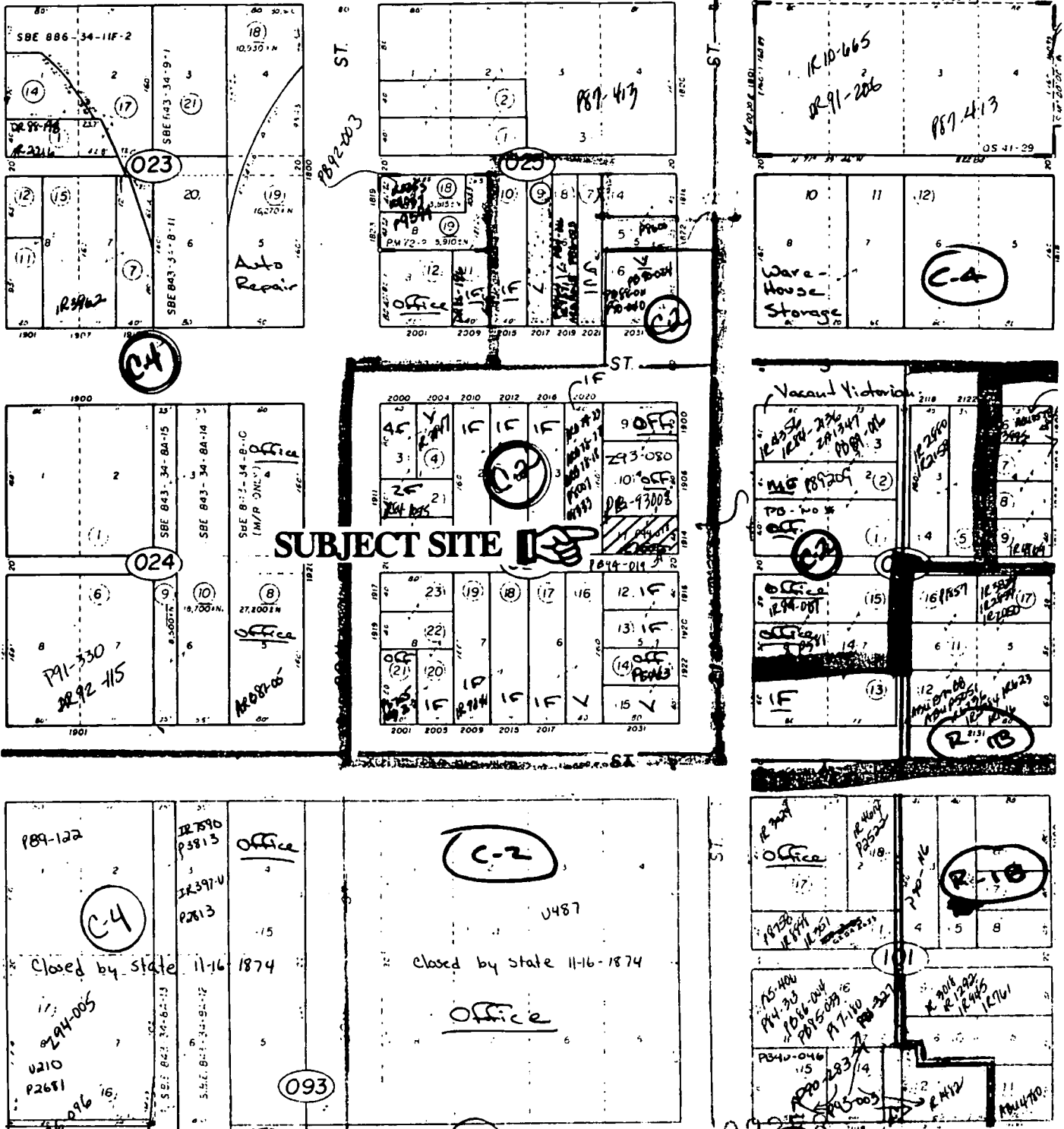
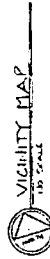
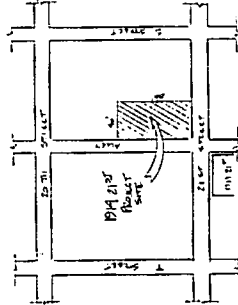


Exhibit A
Site Plan

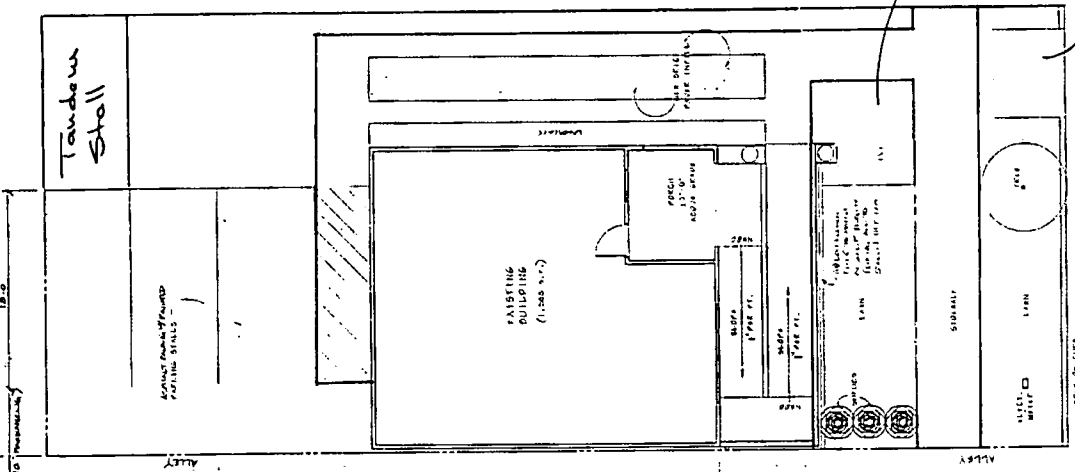
PROJECT DATA

EXISTING OUTLING AREA - 1,766 S.F.
 EXISTING - 1,500 S.F.
 DRIVEWAY - 100 S.F.
 PARKING REQUIRED - 1 STALL
 AT 1 STALL PER 150 S.F.
 PARKING PROVIDED - 1 STALL
 2 STALLS ON SITES
 PARKING PERMITTED AT 1919
 21ST STREET VIA COMMON OWNERSHIP
 PAVED AREA - (24' x 20') 600 S.F.
 20% TREE SHADE 300 S.F.

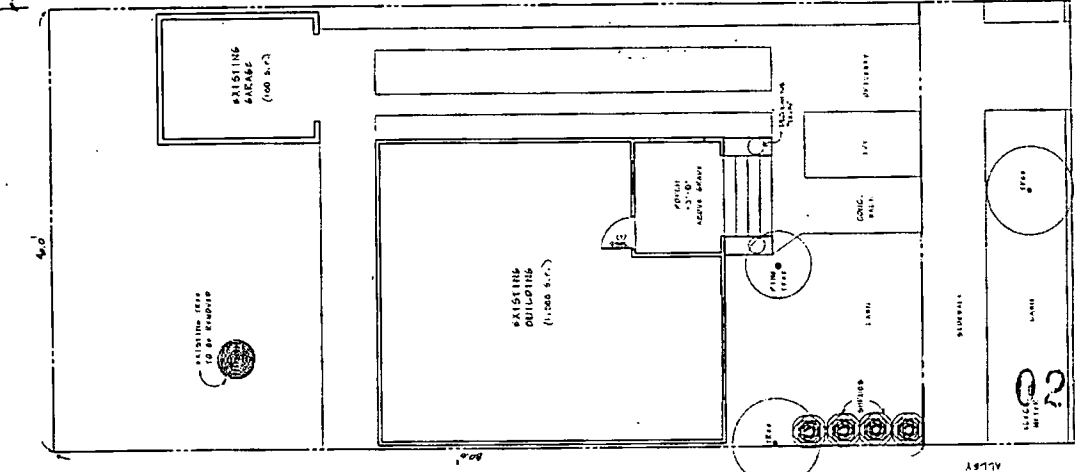


EXISTING DRIVEWAY
 TO BE REMOVED
 AND REPLACED WITH
 STANDARD CURB & GUTTER

Remove Existing Driveway / Install standard Curb & Gutter



PROPOSED SITE PLAN
 3/16" = 1'-0"



EXISTING SITE PLAN
 3/16" = 1'-0"

11

LETTER OF AGENCY

FORM B

If the applicant is not the owner of record of the subject site, a Letter of Agency (Form B) from the owner or the owner's authorized representative must be submitted which grants the applicant permission to make application for the requested entitlement.

Date: 3/29/94

City of Sacramento
Department of Planning and Development
1231 I Street, Suite 200
Sacramento, CA 95814

Planning Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Jon N. Westphal Phone: (916) 488-9019

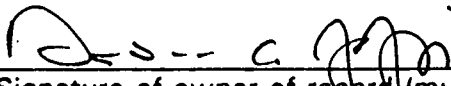
Applicant's address: _____

to apply for the following entitlement(s):

- | | |
|--|---|
| <input type="checkbox"/> Plan Amendment | <input type="checkbox"/> Subdivision Modification |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Special Permit |
| <input type="checkbox"/> PUD Designation | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Tentative Map | <input type="checkbox"/> "R" Review (Development Plan Review) |
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Other |

The subject property is located at 1914 21st Street

Assessor's Parcel Number 010-026-011


Signature of owner of record (must be original)

Barbara Zazzi
Name of owner of record

1914 21st Street (916) 646 6991
Address of owner of record Phone

Application Number LP94 043

RECEIVED
APR 15 1994
CITY OF SACRAMENTO
CITY PLANNING DIVISION

02380

994-043

(PROOF OF SERVICE BY MAIL - 1013A, 2015 C.C.P.)

STATE OF CALIFORNIA)
) SS.
COUNTY OF SACRAMENTO)

The below signed verily states:

That I am an employee of the Sacramento City Planning Division and that I am a citizen of the United States and a resident of the County aforementioned; that I am over the age of eighteen years and not a party to the within entitled proceedings; that my business address is 1231 I Street, Room 200, Sacramento, CA 95814.

On 6-23-94, 1992, I served the applicant and the property owners whose names appear on the attached list(s) at the addresses shown, public notices in said proceedings by placing a true copy thereof with postage fully prepaid in the United States Post Office mail at Sacramento, California.

I CERTIFY OR DECLARE UNDER THE PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Pederson

02381



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PUBLIC NOTICE

PLANNING
916-264-5604
FAX 916-264-7046

Date: June 24, 1994

Dear Property Owner:

The Planning Division is notifying all owners of property within 500' of the proposed project (described below) that the Sacramento City Planning Commission will consider this proposal at a public hearing scheduled to begin at 5:30 P.M. in room 102, first floor, 1231 I Street, Sacramento, California, on July 14, 1994.

The proposed project is:

P94-043 Entitlement to accommodate the conversion of a residential unit to commercial use for a building located at 1914 21st Street in the C-2 zone APN: 010-0026-011 A. *Variance* to allow tandem parking for 1,768 square feet of office space in the General Commercial (C-2) zone

If you challenge the above requested entitlements in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

If you have any concerns, questions or objections, or need further information, please contact Mike Dale at the City Planning Division, 264-5381, and please refer to the above 'P' or 'M' number.

02382

A. Tsakopoulos c/o B.Oates Ent.
8615 Elder Creek Road #100
Sacramento, California 95828
010-093-004

Charlotte Shaber
P.O. Box 558
Genoa, Nevada 89411
010-093-015

Briggs Mansion Ass'n.
2015 21st Street
Sacramento, CA 95818
010-101-001

Mary Cook
2120 T Street
Sacramento, California 95816
010-101-005

Mary Armstrong
2000 21st Street
Pleasant Hill, California 94518
010-101-006,007

David Karabinus
720 14th Street
Sacramento, CA 95814
010-101-017

Willard Parrish Jr.
2110 T Street
Sacramento, California 95816
010-101-018

Samuel Tong
1915 21st Street
Sacramento, California 95818
010-032-001

Olga Sambuceti
485 Hartnel Place
Sacramento, CA 95825
010-032-002

Robert Holderness
925 L Street #1490
Sacramento, California 95814
010-032-003

Edward Fisher Et Al
2118 S Street
Sacramento, California 95816
010-032-004

King N. Lee
7005 Waterview Way
Sacramento, CA 95831
010-032-005

Khalsa Siri Gian Singh
1900 22nd Street
Sacramento, California 95816
010-032-006,7

Alberta Taylor
1908 22nd Street
Sacramento, California 95816
010-032-008

Sacto. Recovery House Inc.
1914 22nd Street
Sacramento, CA 95816
010-032-009

Joseph Ryan
1926 22nd Street
Sacramento, California 95816
010-032-011

Scott Adamson
2131 T Street
Sacramento, California 95816
010-032-012

W. & A. Smith Rev. Trust
1931 21st Street
Sacramento, CA 95814
010-032-013,14

1919 Partnership
1919 21st Street
Sacramento, California 95814
010-032-015,16

Marjorie Lundstrom
1918 22nd Street
Sacramento, California 95814
010-032-017

McClatchy Newspapers
P.O. Box 15779
Sacramento, CA 95852
010-033-009

Fisher Tile
1800 23rd Street
Sacramento, California 95816
010-033-010

Thomas Campbell
601 Van Ness Ave #801
San Francisco, California 94102
010-033-011,12

Josephine Matranga
5210 Salvator Way
Sacramento, CA 95822
010-034-001

Mitchell Aronson
1320 20th Street
Sacramento, California 95814
010-034-002

Richard Carisle
565 Swanston Drive
Sacramento, California 95818
010-034-003,4

Suzane Gaugen
2378 Morley Way
Sacramento, CA 95864
010-034-020

P 94 043

02383

Wallace Freitag
990 Jonas Ave
Sacramento, California 95864
010-026-002

Joseph Capone
2000 S Street
Sacramento, California 95814
010-026-003

Vincent Mc Donald
2017 T Street
Sacramento, CA 95814
010-026-001,4,5,6,12,15,16,17

Leon Flores
2270 24th Avenue
Sacramento, California 95822
010-026-007

William Woolford Et Al
P.O. Box 161446
Sacramento, California 95816
010-026-008

William Hobbes
3110 H Street
Sacramento, CA 95816
010-026-009

Jim & Mary Maniery
2116 T Street
Sacramento, California 95818
010-026-010 / 010-101-001

Larry & Gayle Wever
1920 21st Street
Sacramento, California 95814
010-026-013

John J. Wicks Et Al
1922 21st Street
Sacramento, CA 95814
010-026-014

Simmons Family Rev. Trust
2015 T Street
Sacramento, California 95814
010-026-018

Thomas Orr
2009 T Street
Sacramento, California 95814
010-026-019

Barry Cassidy
2005 T Street
Sacramento, CA 95814
010-026-020

Spero Jouganatos
1270 35th Ave
Sacramento, California 95814
010-026-021

Mingo Mak
1919 20th Street
Sacramento, California 95814
010-026-022

Michael Lowman
1917 20th Street
Sacramento, CA 95814
010-026-023

BBM Partners
1300 Elmer Street
Belmont, California 94002
010-025-001,2,3

Ken & Pam Carlton
4349 Hale Ranch Lane
Fair Oaks, California 95828
010-025-004

Donald Primavera
1822 21st Street
Sacramento, CA 95814
010-025-005

JHL c/o John Shimabakuro
6875 Waterview Way
Sacramento, California 95831
010-025-006

M. Martin c/o R. Martin
7406 Pardis Lane
Sacramento, California 95828
010-025-007

Glenn Wong
P.O. Box 22177
Sacramento, CA 95822
010-025-008

Josephine Fong
2009 S Street
Sacramento, California 95814
010-025-009,10,11

Paul Irish
2001 S Street
Sacramento, California 95814
010-025-012

Craig Foster
1819 20th Street
Sacramento, CA 95814
010-025-018

Joseph Mohamed
4405 College Oak Drive
Sacramento, California 95821
010-025-0019

Brett Hayes Et Al
1800 20th Street
Sacramento, California 95821
010-023-019

Western Pacific Railroad
1916 S Street
Sacramento, CA 95821
010-023-020 / 010-024-008,9,10

P94 043

02384