

**CITY PLANNING COMMISSION**

927-10th Street, Suite 300 . SACRAMENTO, CALIFORNIA 95814

APPLICANT	Jules Loventhal, 2417 'I' Street, Sacramento, CA 95816
OWNER	Jules Loventhal, 2417 'I' Street, Sacramento, CA 95816 & Orin Wilbanks Family Trust, 2417 'I' Street
PLANS BY	U. Paul Nekrassoff Drafting Service
FILING DATE	2-12-82
50 DAY CPC ACTION DATE	
REPORT BY:	WW:bw
NEGATIVE DEC.	3-15-82
EIR	
ASSESSOR'S PCL. NO.	002-104-16

- APPLICATION:
1. Environmental Determination
  2. Rezone .04± acre from Medium Density Multiple Family R-4A to Residential-Office R-0
  3. Special Permit for office development in the R-0 zone
  4. Special Permit to develop a 15-space parking facility to serve the office use at 819 'F' Street
  5. Variance to locate three parking spaces off site at 720 'E' Street
  6. Variance to allow one backout parking space on the office site (Withdrawn)
  7. Variance to waive the required six-foot high masonry wall on the building site and the parking lot site

LOCATION: 819 'F' Street - building site  
720 'E' Street - parking lot site

PROPOSAL: The applicant is requesting the necessary entitlements to retain an existing office use on the second floor and convert the first floor residence to office use in a residential structure located in the R-4A zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential/Office
1980 Central City Community Plan Designation:	Residential/Office
Existing Zoning of Site:	R-4A
Existing Land Use of Site:	Attorneys' offices and vacant dwelling unit

Surrounding Land Use and Zoning:

<u>Office site</u>	<u>Parking site</u>
North: Warehouse; R-4A	Office; R-0
South: Parking Lot; OB	Residential; R-4A
East: Residential (vacant); R-4A	Residential; R-4A
West: Approved Office; R-0	Vacant Lot; R-4A
Parking Required:	4 spaces
Parking Provided off-site:	15 spaces
<u>Building Site:</u>	
Property Dimensions:	45' x 40' (office) and 42' x 160' (parking)
Property Area:	1,800 square feet
Square Footage of Building:	1,904 (office)
Significant Feature of Site:	Substandard in size
Topography:	Flat
Street Improvements/Utilities:	Existing

APPLC. NO. P82-032

MEETING DATE June 10, 1982  
December 16, 1982

CPC ITEM NO. 6  
Item 4

003286

Exterior Building Colors: Gray and White  
Exterior Building Materials: Wood frame

BACKGROUND INFORMATION: The subject site contains a two-story residential structure. The first floor is vacant; however, the second floor has been illegally used as an attorney's office since April 1981. The applicant is now requesting a rezoning, special permit and variance to retain the office use on the second floor and rehabilitate the first floor for a office use. The variance and special permit are necessary to locate the parking spaces at an off-site property which is zoned R-4A.

The staff originally recommended that this structure, as well as two other structures on the same block face (north side of 'F' Street between 7th and 8th Streets), be retained as residential uses. However, on May 18, 1982 the City Council approved appeals for 813 and 831 'F' Streets and thereby adopted the rezoning, special permit and variance to allow offices. The Council felt that office uses were more appropriate than residential uses at these locations.

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

1. Originally the applicant proposed to retain the second floor as offices and rehabilitate the first floor with a 476 square foot residence and the remaining 500 square feet for office use. In addition, the applicant requested variances to waive the parking (4 spaces) and waive the wall requirement.

Subsequently, the applicant obtained vacant property on 'E' Street for the required parking spaces. Therefore, the applicant has modified the request by eliminating the residential use and locating parking on a different building site.

The proposed parking lot at 720 'E' Street was originally proposed to be used by the Wheeler Row Office conversion at 608 10th Street. In February 1982 the Commission approved a special permit and variance to locate the 15 off-site parking spaces at 720 'E' Street. This approval was conditioned to provide a wrought-iron fence along the west property line and a six-foot high masonry wall along the east property line. The owner of this property, however, determined not to lease to the owners of Wheeler Row.

2. The applicant is requesting a variance to waive the six-foot wall requirement for the proposed parking lot site. The proposed parking lot is located in the R-4A zone and located adjacent to vacant property to the west and residential uses to the east. Staff has concerns regarding the buffering element along the east property line. In order to mitigate the noise generated from parking and maneuvering of vehicles, and reduce this impact onto the adjacent residences, staff feels that a six-foot high masonry wall is necessary. In addition, staff concurs with the Commission's original intent to install a wrought-iron fence along the west property line.

2. (Cont'd)

This would reduce the tunnel effect of walls on narrow parking lots. Staff also suggests that lighting (low intensity) should be installed in the parking lot to deter crime.

The subject vacant property consists of two separate parcels. Staff suggests the applicant merge these parcels in order to make a workable design and to comply with the City Traffic Department's requirements for driveway access.

3. Staff suggests the applicant retain the existing trees if possible in order to conform to 50 percent parking lot shading ordinance. A shading diagram must be submitted to staff for review and approval.
4. The applicant has indicated to staff that the backout parking space on the office site will be eliminated and therefore requests withdrawal of that variance.
5. Staff inspected the office site and suggests that the asphalt area in the front setback area be removed and replaced with landscaping. The remaining parking area should be screened off and designed as a patio area. Also, the existing asphalt driveway curb cut should be replaced with a standard curb and landscaping.
6. In regards to the request to waive the six-foot masonry wall on the office site, staff has no objection. The purpose of the wall requirement is to screen and buffer residential uses from non-residential uses. The adjacent property to the west was approved for office use and the adjacent vacant residence to the east could be developed as offices in the near future. In addition, the distance between the subject structure and the vacant residence is approximately four feet, and the windows of both structures are located on the second floor. Therefore, a masonry wall at the location would not serve any purpose.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from R-4A to R-0;
3. Approval of the Special Permit for the office use, subject to conditions and based on Findings of Fact which follow;
4. Approval of the Special Permit to develop a 15-space parking facility in the R-4A zone, subject to conditions and based on Findings of Fact which follow;
5. Approval of the Variance to locate the required parking spaces off site; based on Findings of Fact to follow;
6. Approval of the Variance to waive the six-foot high masonry wall on the building site, based on Findings of Fact to follow;

7. Approval of the Variance to waive the six-foot high masonry wall on the westerly property line of the parking lot site, subject to conditions and based on Findings of Fact to follow.

Conditions - Special Permit

- a. applicant shall submit detailed landscaping and irrigation plans which demonstrate 50 percent shading of the surfaced parking area. Plans shall be reviewed and approved by the Planning Director prior to issuance of building permits.
- b. Lighting of the parking lot shall be provided using high pressure sodium vapor lamps which shall be of low intensity. Plans for the lighting facility shall be subject to specifications of the Crime Prevention Unit of the Police Department and reviewed and approved by that unit, as well as the Planning Director, prior to issuance of building permits.
- c. The applicant shall make the following changes to the building site and as indicated on Exhibit C:
- 1) The driveway curb cut shall be replaced with a standard curb and landscaped;
  - 2) The portion of the asphalt parking area that is located in the building setback area shall be removed and replaced with landscaping;
  - 3) The remaining asphalt area shall be screened from public view with a decorative wall or fence element.
- d. Prior to issuance of a Certificate of Occupancy, the required improvements to the building site and the parking site shall be completed and then inspected by the Planning Director for compliance with all conditions of the Special Permit and Variance.
- e. Approval is subject to the applicant obtaining a Lot Line Merger to combine the two parcels proposed for the parking lot at 720 'E' Street.

*Added Condition* \*f. Applicant shall provide written evidence for the City Attorney's approval of the applicant's exclusive right to use the offsite parcel for parking for 10 years.

Findings of Fact - Special Permit

- a. The proposed office and parking lot as conditioned is based on sound principles of land use in that:
- 1) The size of the building site parcel and its relationship to the adjacent commercial structure to the north makes the property unsuitable for residential uses;
  - 2) The proposed office is compatible with surrounding land uses;
  - 3) The proposed parking lot is located at a reasonable distance from the office site;
  - 4) The proposed parking lot will not significantly alter the character of the neighborhood which consists of a mixture of office and residential uses.

- b. The proposed office and parking lot, as conditioned, is not injurious to the public welfare or surrounding properties in that:
  - 1) The office use is compatible with adjacent land uses and adequate parking will be provided off site;
  - 2) The backout parking space will be eliminated and replaced with landscaping;
  - 3) Adequate landscaping and shading will be provided to soften the appearance of the parking lot;
  - 4) A wrought-iron fence will be installed on the parking lot to improve the appearance and a masonry wall will be installed to buffer the adjacent residential uses;
  - 5) Lights will be installed to deter crime.
- c. The office project is consistent with the Alkali Flat Redevelopment Plan which designates the site for R-0, Residential-Office use.
- d. The parking lot proposal complies with the goal of the Central City Plan to "provide adequate off-street parking to meet the needs of shoppers, visitors and residents."

Conditions - Variance

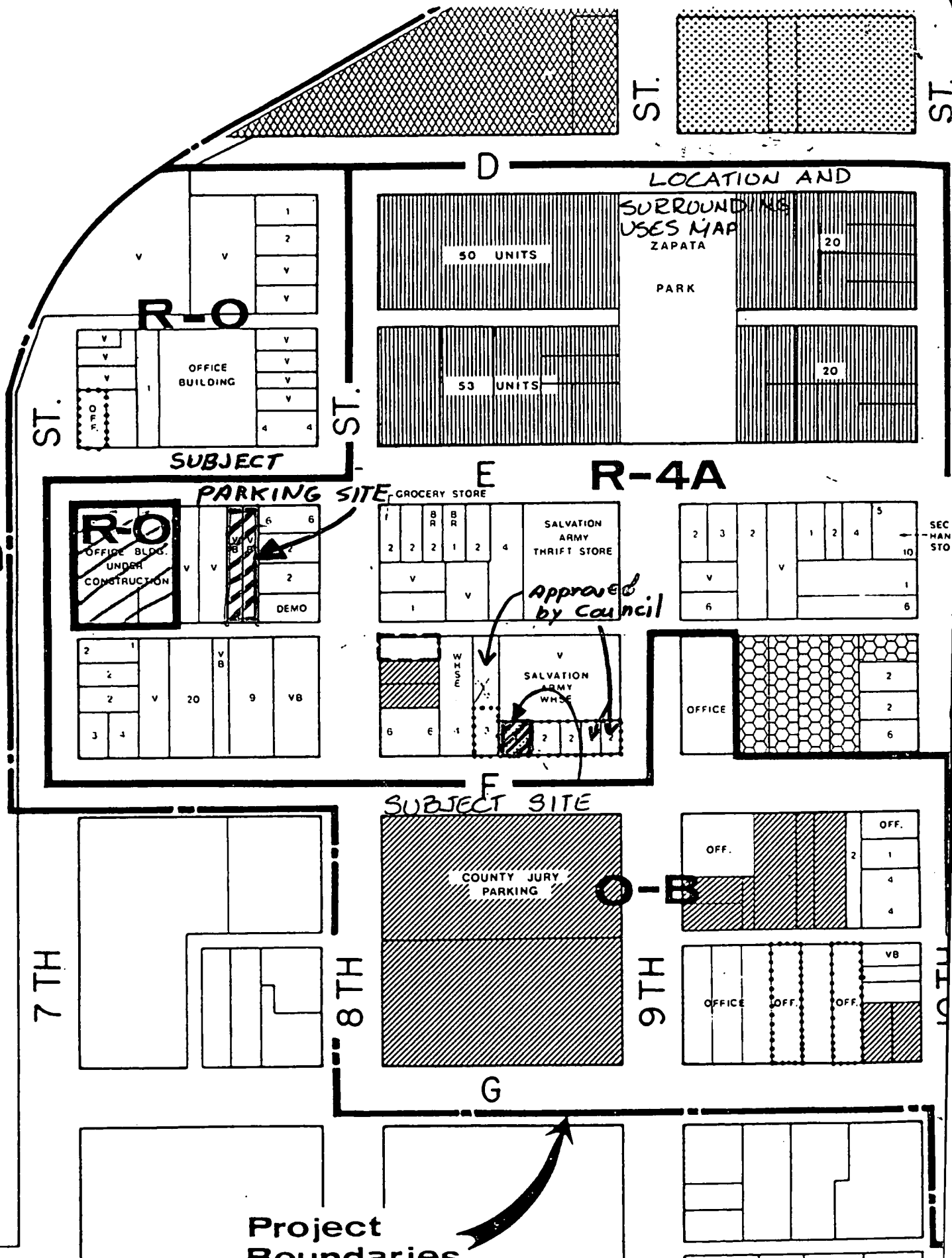
Waiver of wall on parking lot site.

- a. Applicant shall install a wrought-iron fence in place of a masonry wall on the westerly property line (see Exhibit C/D).
- b. Applicant shall install a decorative masonry wall on the easterly property line of the proposed parking lot. The design of the wall shall be reviewed and approved by the Planning Director.

Findings of Fact - Variance

- a. The granting of the Variance to provide parking off site and to waive the wall requirement would not constitute a special privilege in that:
  - 1) No other sites are available to provide the required parking;
  - 2) The parking site is located at a reasonable distance from the office site;
  - 3) A six-foot masonry wall between the two structures would not serve any purpose because the windows are located on the second floor.
- b. Waiving the masonry wall on the west property line of the parking lot and replacing it with a wrought-iron fence would improve the appearance and reduce the tunnel effect created by two walls on a narrow lot. Also, the property to the west is vacant.

- c. A six-foot high masonry wall would be necessary on the easterly property line of the parking lot to mitigate noise and reduce maintenance problems of wooden fences.
- d. The requested Variance would not be injurious to the public welfare or surrounding properties in that:
  - 1) The parking lot will not significantly alter the characteristics of the neighborhood which consists of offices, parking lots and residential uses;
  - 2) Adequate landscaping, shading and fencing will be provided on the parking lot site to soften the asphalt area, improve the appearance and mitigate noise;
  - 3) If parking were waived, the demand for on-street parking would impact the surrounding neighborhood;
  - 4) Eliminating the wall between the structures will not affect the occupants in that the windows are on the second floor;
- e. The variance is not a use variance in that parking lots, when related to a commercial use and located in a residential zone, are allowed with the approval of the Planning Commission.
- f. The proposal is consistent with the goal of the Alkali Flat Redevelopment Plan to "minimize the impact of non-residential use of on-street parking facilities within the project area."
- g. The wall variance, as conditioned, is in harmony with the general intent of the Zoning Ordinance in that the wall will be required where it is necessary to protect the adjacent residential zoned property from non-compatible parking lot use.



9039

**R-O**

OFFICE BUILDING

**SUBJECT**

**PARKING SITE**

**R-O**  
OFFICE BLDG.  
UNDER  
CONSTRUCTION

DEMO

GROCERY STORE

Approved  
by Council

SALVATION  
ARMY  
WHOLE

**O-B**

**SUBJECT SITE**

COUNTY JURY  
PARKING

LOCATION AND  
SURROUNDINGS  
USES MAP  
ZAPATA

PARK

50 UNITS

53 UNITS

**R-4A**

7 TH

8 TH

9 TH

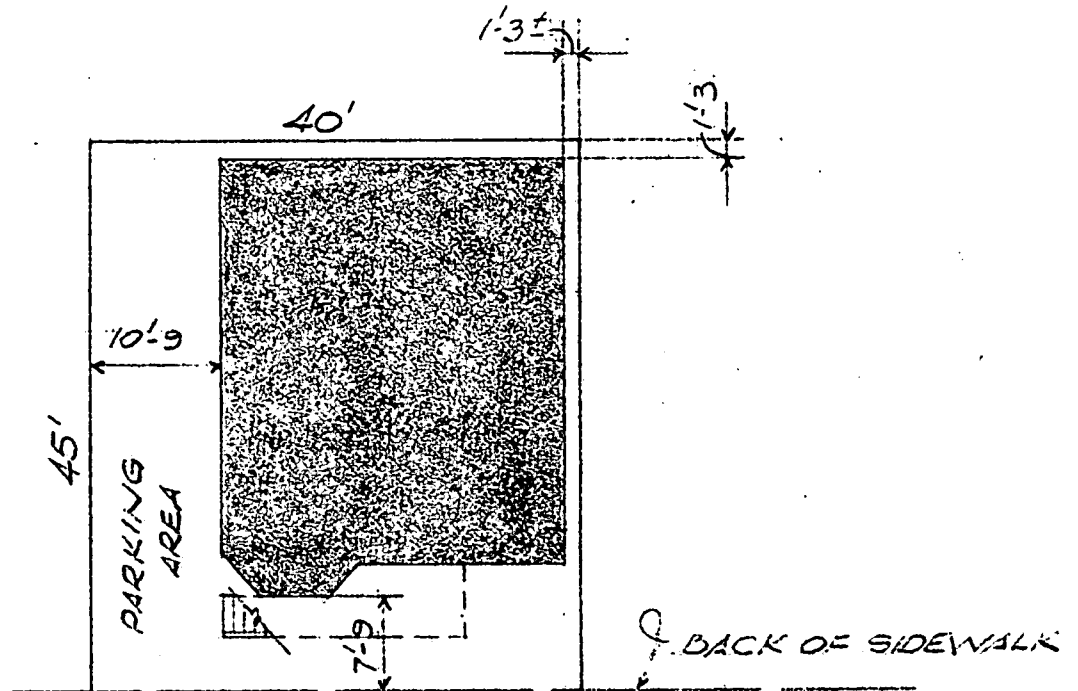
**Project  
Boundaries**

P82032 003295

4/22/82 5-13-82

No. 98

EXHIBIT A



F St.

PLOT PLAN

$\frac{1}{16}'' = 1'-0$



CPC FILE COPY

APPL. NO. **P 82032**

EXHIBIT NO. \_\_\_\_\_

MTG. DATE(S) 3/25/82

AGENDA NO.(S) \_\_\_\_\_

EXISTING BUILDING	
819 "F" ST. SACRAMENTO	
U. PAUL NEKRASSOFF DRAFTING SERVICE	
2444 GLENDALE LANE SACRAMENTO 481 1442	
PLOT PLAN	DRAWING NO. 1 of 2

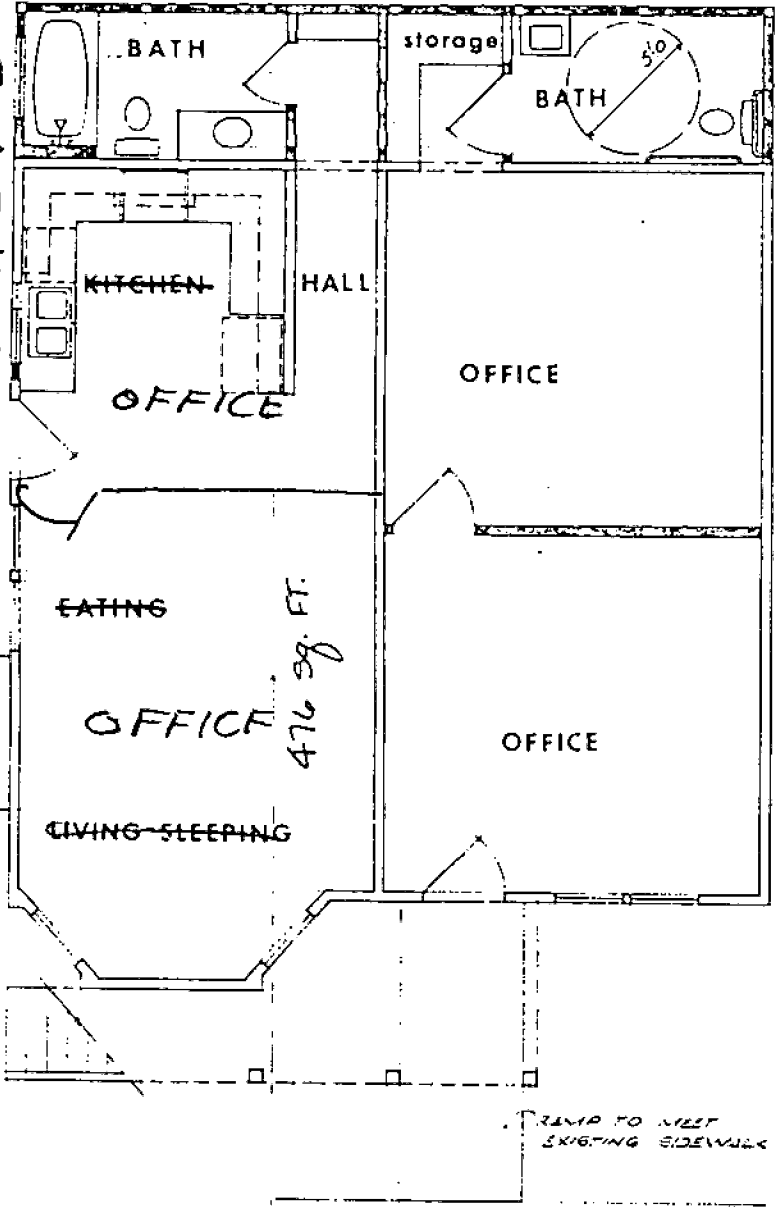
**P 82032**  
003297

~~6-10-82~~  
12-16-82

#8  
4



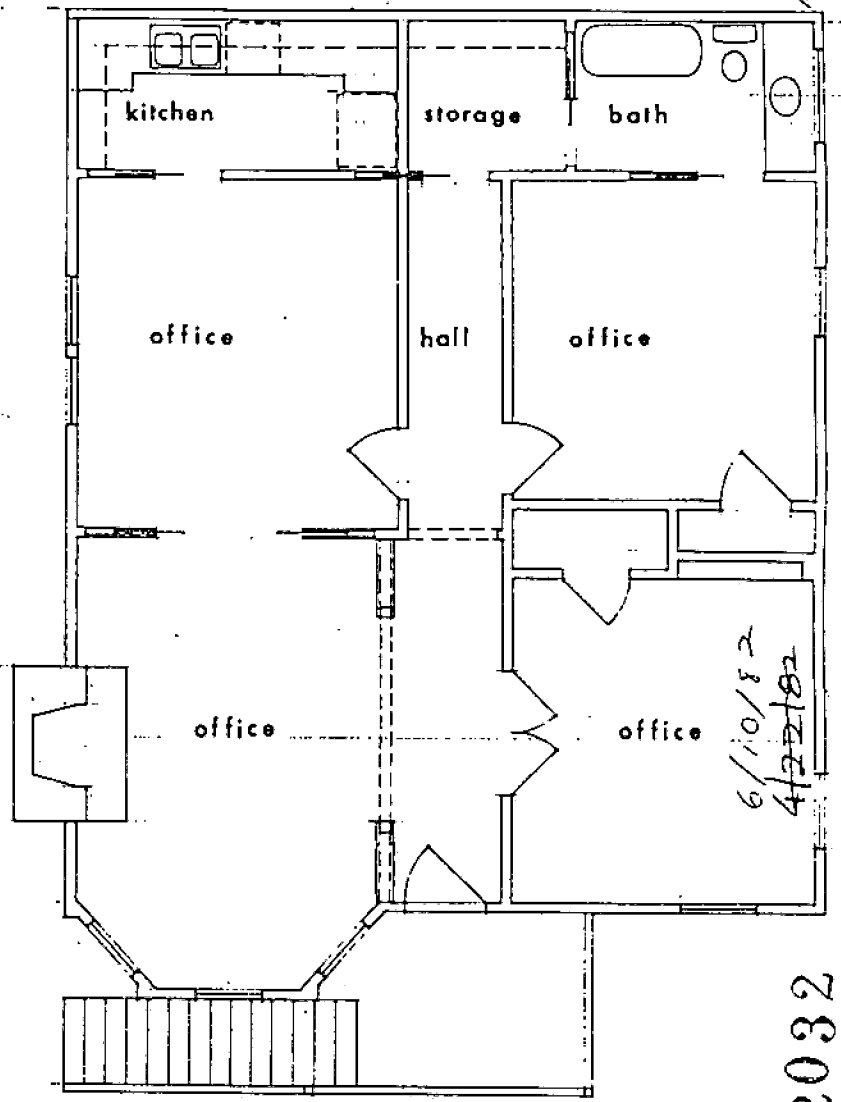
EXHIBIT B



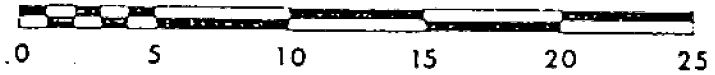
FIRST FLOOR

003298

FLOOR PLANS



SECOND FLOOR

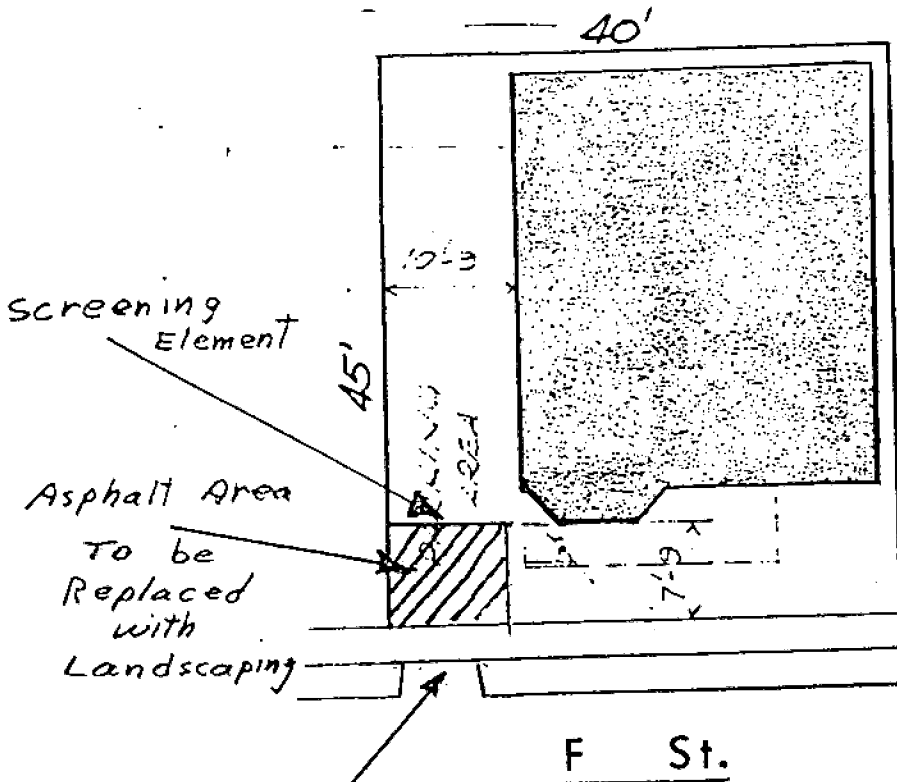


#6  
No. 9

P 82032

Scale

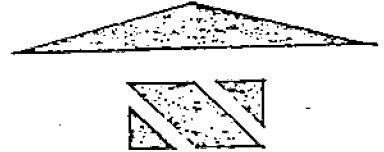
EXHIBIT C



PLOT PLAN

$\frac{1}{16}'' = 1'-0''$

Driveway curb cut  
To be  
Replaced  
with  
standard curb  
and Landscaping



EXISTING BUILDING	
819 "F" ST SACRAMENTO	
U. PAUL NEKRASSOFF DRAFTING SERVICE	
2444 GLENDALE LANE SACRAMENTO 481 1442	
PLOT PLAN	DRAWING NO. 1052

P 82032

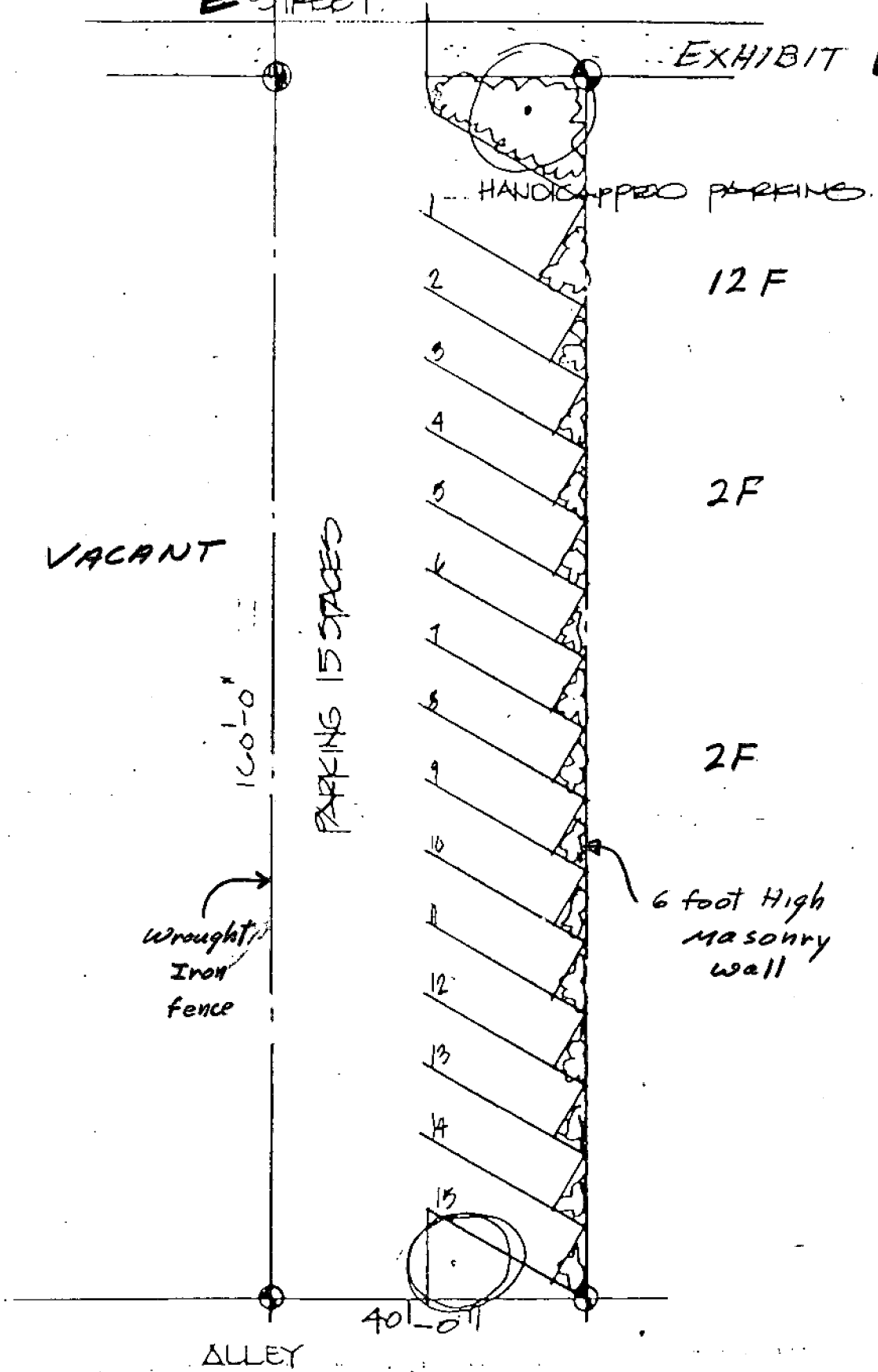
003296

4/22/82 5-13-82  
6-10-82

10.7-8  
6

E STREET

EXHIBIT D



003301

P82-032

~~6-10-82~~  
12-16-82

4/4  
4

12



# PROPOSED PARKING PLAN FOR 40' x 160' LOT

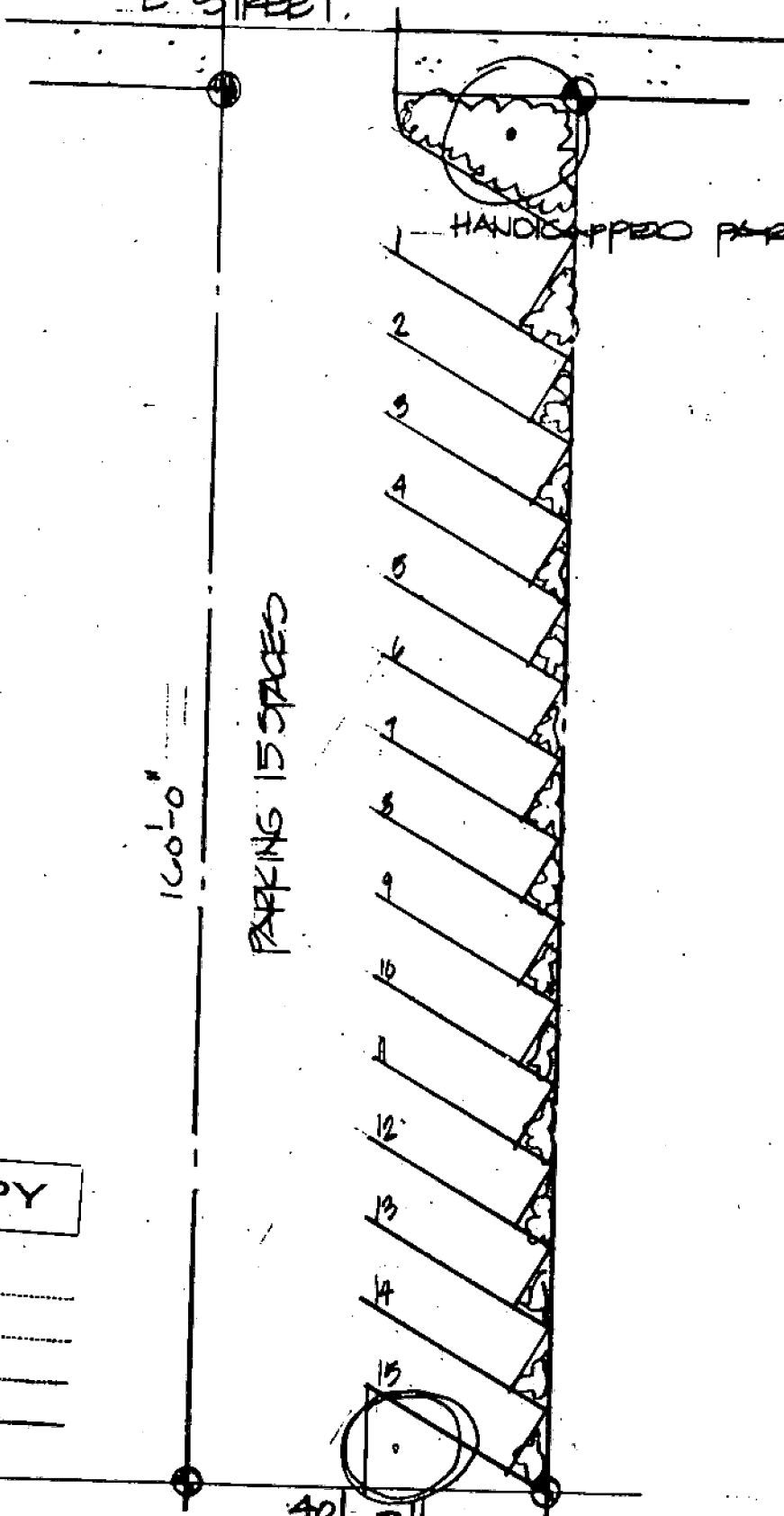
7/14/98

revised

P.1

## WHEELER ROW

E STREET



HANDICAPPED PARKING

PARKING 15 SPACES

160'-0"

40'-0"

ALLEY

CPC FILE COPY

APPL. NO. **P 9664**

EXHIBIT NO. \_\_\_\_\_

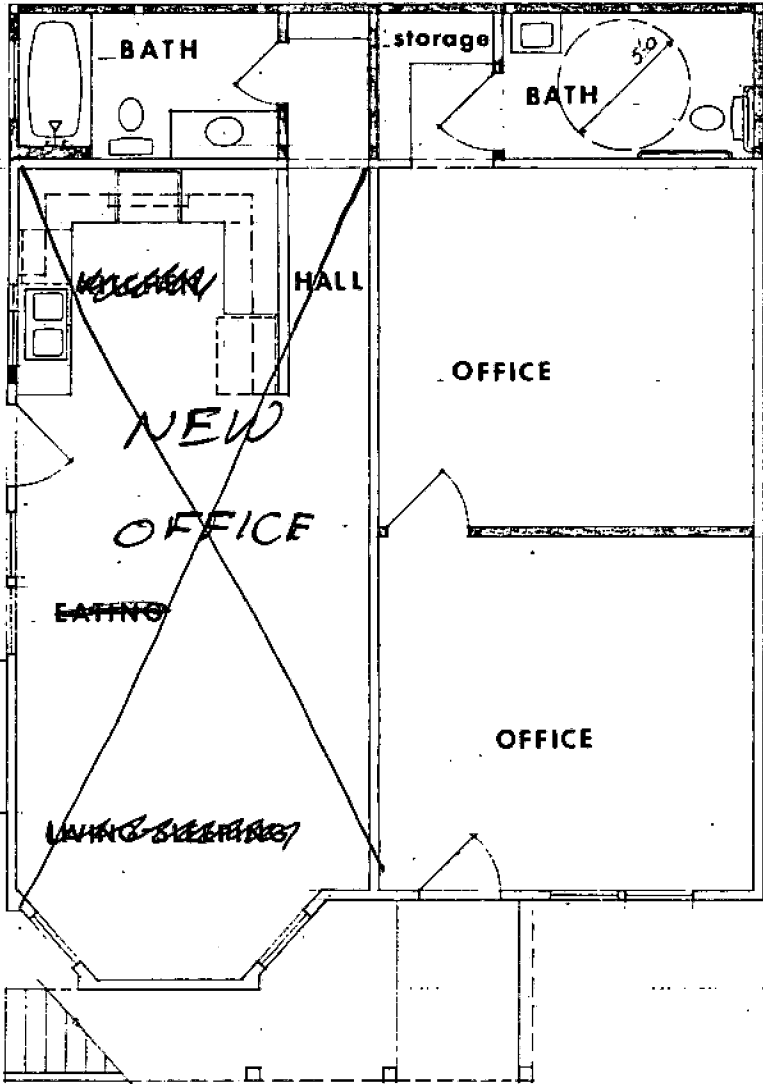
MTG. DATE(S) **2/11/92**

AGENDA NO.(S) \_\_\_\_\_

P 9664 1003300

DATE: 7/14/98

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



FIRST FLOOR

003299

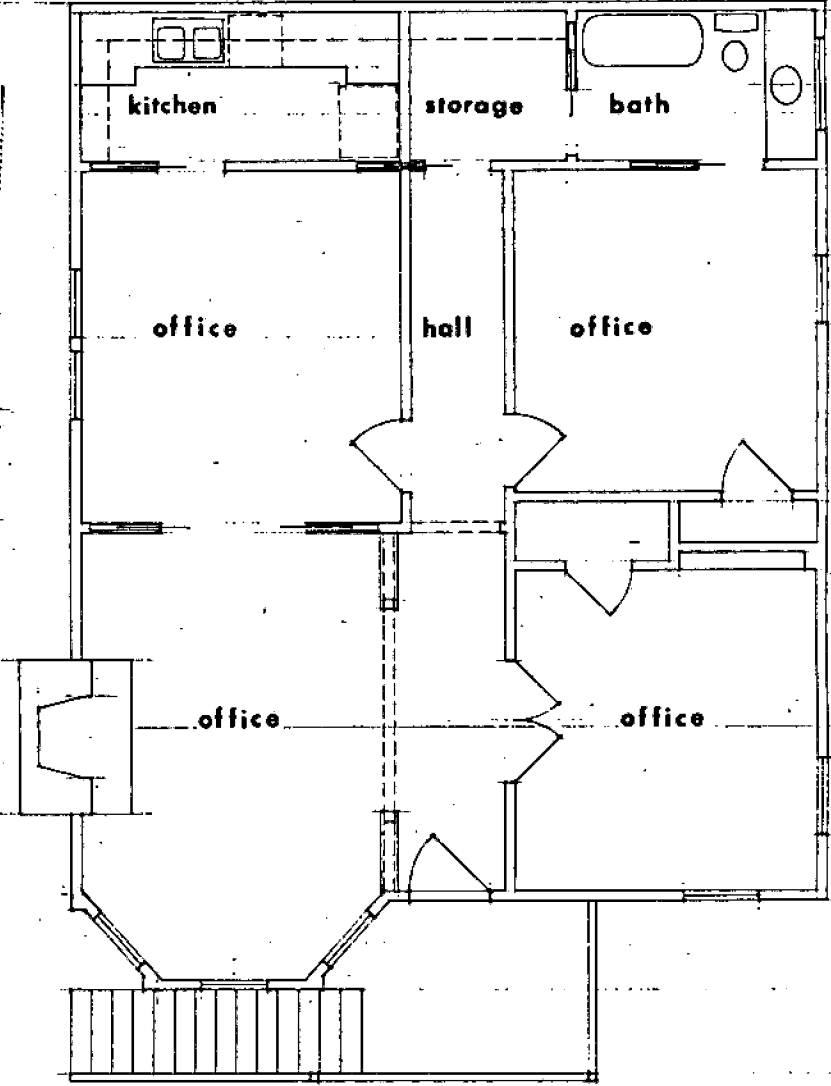
CPC FILE COPY

APPL. NO. **P 82032**

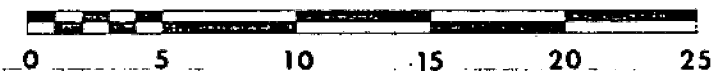
EXHIBIT NO.

MTG. DATE(S) *3/25/02*

AGENDA NO.(S)



SECOND FLOOR



**CITY PLANNING COMMISSION**

927-10th Street, - SACRAMENTO, CALIFORNIA 95814

APPLICANT Jules Loventhal, 2417 'I' Street, Sacramento, CA 95816		
OWNER Jules Loventhal, 2417 'I' Street, Sacramento, CA 95816		
PLANS BY U. Paul Nekrassoff Drafting Service		
FILING DATE 2/12/82	50 DAY CPC ACTION DATE	REPORT BY SD:bw
NEGATIVE DEC. 3/15/82	EIR	ASSESSOR'S PCL. NO. 002-104-16

- APPLICATION:
1. Environmental Determination
  2. Rezone .04+ acre from Medium Density-Multiple Family R-4A to Residential-Office, R-0
  3. Special Permit for office development in the R-0 zone
  4. Variance to waive three required parking spaces
  - \* 5. Variance to waive required 6' high masonry wall.
- LOCATION: 819 'F' Street

PROPOSAL: The applicant is requesting the necessary entitlements to retain an existing office use in a residential structure located in the R-4A zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential/Office
1980 Central City Community Plan Designation:	Residential/Office
Existing Zoning of Site:	R-4A
Existing Land Use of Site:	Attorneys' offices

Surrounding Land Use and Zoning:

North:	Warehouse and Commercial; R-4A
South:	Parking Lot; OB
East:	Residential/Vacant; R-4A
West:	Residential/Vacant; R-4A

Parking Required:	4 spaces
Parking Provided:	1 space
Parking Ratio:	1:400 sq. ft. office; 1/residential unit
Property Dimensions:	45' x 40'
Property Area:	1,800 square feet
Square Footage of Building:	1,428 office; 476 residence
Significant Feature of Site:	Substandard in size
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Gray and white
Exterior Building Materials:	Wood frame

BACKGROUND INFORMATION: The subject site contains a two-story residential structure. The first floor is vacant; however, the second floor has been illegally used as an attorney's office since April, 1981. The applicant is now requesting a rezoning, special permit and variance to retain the office use on the second floor and rehabilitate the first floor for a mixed use of an office and a residence. The variance is necessary to waive the three parking spaces required for the offices.

STAFF EVALUATION: Several similar projects have been considered by the Planning Commission. Planning staff has consistently recommended denial, particularly where parking is inadequate to support office uses.

1. A field survey of the Alkali Flat Project Area will show that the F Street block face between 8th and 9th Streets is one of the few block fronts which remain intact as originally developed. The only non-residential use on the subject half block is the former Salvation Army warehouse which has been vacated and purchased by the City.

According to the Redevelopment Agency staff, the City will shortly auction off the warehouse with restrictions on the structure's future use to multi-family residential purposes. Adaptive reuse of commercial properties to residential uses is an increasingly common occurrence in many American cities today and some form of renovation to residential use of this structure is anticipated. If the warehouse structure is converted to residential use, this would bring the entire half block area into conformance with the R-4A zoning.

2. The subject site is located in a block face consisting of single and multi-family residential structures (refer to Exhibit A). A request to convert the two structures at the eastern end of the block to offices was recently denied by the Planning Commission (P-7927). Basis for the staff recommendation was primarily inadequate parking in an already impacted area and interruption in continuity of residential uses. In addition, in November 1981 the Commission denied a similar residence to office conversion on the adjacent property to the west.
3. The subject site is excessively small, only 1,800 square feet in area. For this reason a variance to waive three parking spaces is requested. Based on the standard parking ratios of one space for each 400 square feet of gross office area, and one space per residential unit, the required number of spaces is the same whether the structure is renovated entirely as offices or efficiency residential units as the applicant proposes. The real potential impact of residential uses, however, is far less, in staff's opinion, than that of office uses. Residents are likely to have one or no automobiles while offices are likely to generate commuter traffic, either user or client, or both.
4. On April 14, 1982, the project was reviewed by the Alkali Flat PAC. The PAC wishes to retain the residential units on the block face. Further, there were concerns with regard to the lack of parking on-site. The PAC voted to recommend denial of the rezoning.
5. Finally, since staff believes the office use to be inappropriate at this location, the wall is unnecessary. However, if the proposed office use to the west is approved and the subject residential office proposal is allowed, then a wall would be necessary.

6. In summary, staff cannot support the request to establish an office use at this site. The request would only interrupt the continuity of an established residential block face and add to the already existing parking problems in the area.

STAFF RECOMMENDATION: Staff recommends the following actions be taken:

1. Ratification of the Negative Declaration;
2. Denial of the Rezoning from R-4A to R-0;
3. Denial of the Special Permit, based on Findings of Fact which follow;
4. Denial of the Variance to waive the required parking spaces, based upon Findings of Fact which follow.
- \*\* 5. Variance to waive required 6' masonry wall.  
Findings of Fact - Special Permit
  - a. The proposed project is not based on sound principles of land use in that the proposed office use would break the continuity of residential uses along the F Street block face and not be in harmony with the existing residential uses of the area.
  - b. The proposal is not in harmony with the goals of the 1980 Central City Plan which state:
    - 1) "Develop land use policies which encourage the conservation and rehabilitation of sound housing stock and historically significant structures."
    - 2) "Actively develop methods to minimize displacement and the adverse impacts that some of the recommendations in this plan will have on low and moderate income people."

Findings of Fact - Variances

- a. The granting of the Variance request to waive the required parking and waive the 6-foot high wall would constitute a special privilege extended to one property owner in that: (1) other property owners have provided for the required off-site parking; (2) the 6-foot high wall would provide for a noise and visual buffer between residential and office use.
- b. The granting of the Variance would be injurious to public welfare and properties in the vicinity of the subject site in that (1) on-street parking is severely limited and the waive of the required parking spaces would add to the on-street parking congestion; (2) the elimination of the wall could create a public nuisance in terms of noise and visibility between the residential use and the proposed office use to the west.