

CITY PLANNING COMMISSION

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

APPLICANT	Fox Engineering, 560 Wall Street, Suite E, Auburn, CA 95603		
OWNER	John E. Nasr, 1800 'L' Street, Sacramento, CA 95814		
PLANS BY	Fox Engineering, 560 Wall Street, Suite E, Auburn, CA 95603		
FILING DATE	3-26-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC	4-27-84	EIR	ASSESSOR'S PCL NO. 002-165-21

- APPLICATION:
1. Negative Declaration
 2. General Plan Amendment from Residential to Commercial and Offices
 3. Community Plan Amendment from Multi-Family Residential to General Commercial
 4. Rezone 1± acre in Multi-Family Residential (R-3A) zone to General Commercial (C-2) zone
 5. Variance to waive nine parking spaces.

LOCATION: 1401 'G' Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert a burned out multi-family residence and bar to offices and walk-in (only) deli and grocery store.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Community
Plan Designation: Multi-family residential
Existing Zoning: R-3A

Surrounding Land Use and Zoning:

North: Apartments, Single Family; R-3A
South: Apartments, Grocery Store; C-2
East: Apartments; R-3A
West: Apartments; R-3A

Parking Required: 9 spaces
Parking Provided: None
Ratio Required: Office: 1:400; Deli: 1:500
Ratio Provided: None
Property Dimensions: 35' x 80'
Property Area: 2,800 sq. ft.
Height of Structure: 20± feet
Significant Feature of Site: Existing burned-out building
Street Improvements/Utilities: Existing
Exterior Building Colors: Dark green
Exterior Building Materials: Wood, stucco, brick

BACKGROUND INFORMATION: The subject building was a multi-family housing and a bar prior to being fire-gutted in 1979 or 1980. It has been vacant since that time. There were seven dwelling units upstairs prior to the fire.

STAFF EVALUATION: Staff has the following comments and concerns regarding this project:

1. The subject site is a burned-out two-story structure that is missing its external stairs. It is located in the Light Density Multi-family residential (R-3A) zone. The property is 35' x 80' in size. Surrounding land uses consist of multi-family and single family residential and a grocery store.
2. The applicant is requesting General and Central City Community Plan amendments and rezoning from residential to commercial use, as well as a variance for all nine required parking spaces.

The applicant proposes to remodel the structure into a ground floor "walk-in" deli and grocery and an upper floor for office use.

3. The project has been reviewed by Traffic, Engineering and Fire Departments. There were no objections to the project.
4. In 1980, as part of the Central City Community Plan, the City Council approved Multi-Family Residential (R-3A) zoning for this area, with the intent of keeping the residential character intact. Also, the General Plan has designated the area as residential since 1974. The original zoning was R-5. The subject structure originally contained a bar on the first floor and seven residential units on the second floor. The bar was a non-conforming use. However, since the structure has been vacant for more than one year, it has lost its non-conforming status and therefore reverts back to the underlying zone of R-3A.

Rezoning of this parcel could trigger expansion of commercial uses in a stable residential neighborhood. This would be inconsistent with the goals of the 1974 General Plan and 1980 Central City Community Plan which state:

- Preserve established residential areas from deteriorating influences;
- Prevent the intrusion of incompatible uses into residential areas throughout the City;
- Conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic;
- Conserve and protect the City's older residential neighborhoods.

5. The applicant's request to waive the nine parking spaces would place additional vehicles on a busy street with little available parking. The site is within the Alkali Flat preferential parking district, generally bounded by B, H, 7th and 16th Streets. There is also a health club and the Music Circus site within one-half block, which contributes to on-street parking congestion in the area. The attached land use map also indicates several apartments and offices in the area which generate additional on-street parking congestion. Staff observed this area several times during the week and found the parking along 'G' and 14th Streets to be heavily congested.

The waiver of nine parking spaces is not consistent with the goal of the Central City Plan to "provide off-street parking to meet the needs of shoppers, visitors and merchants."

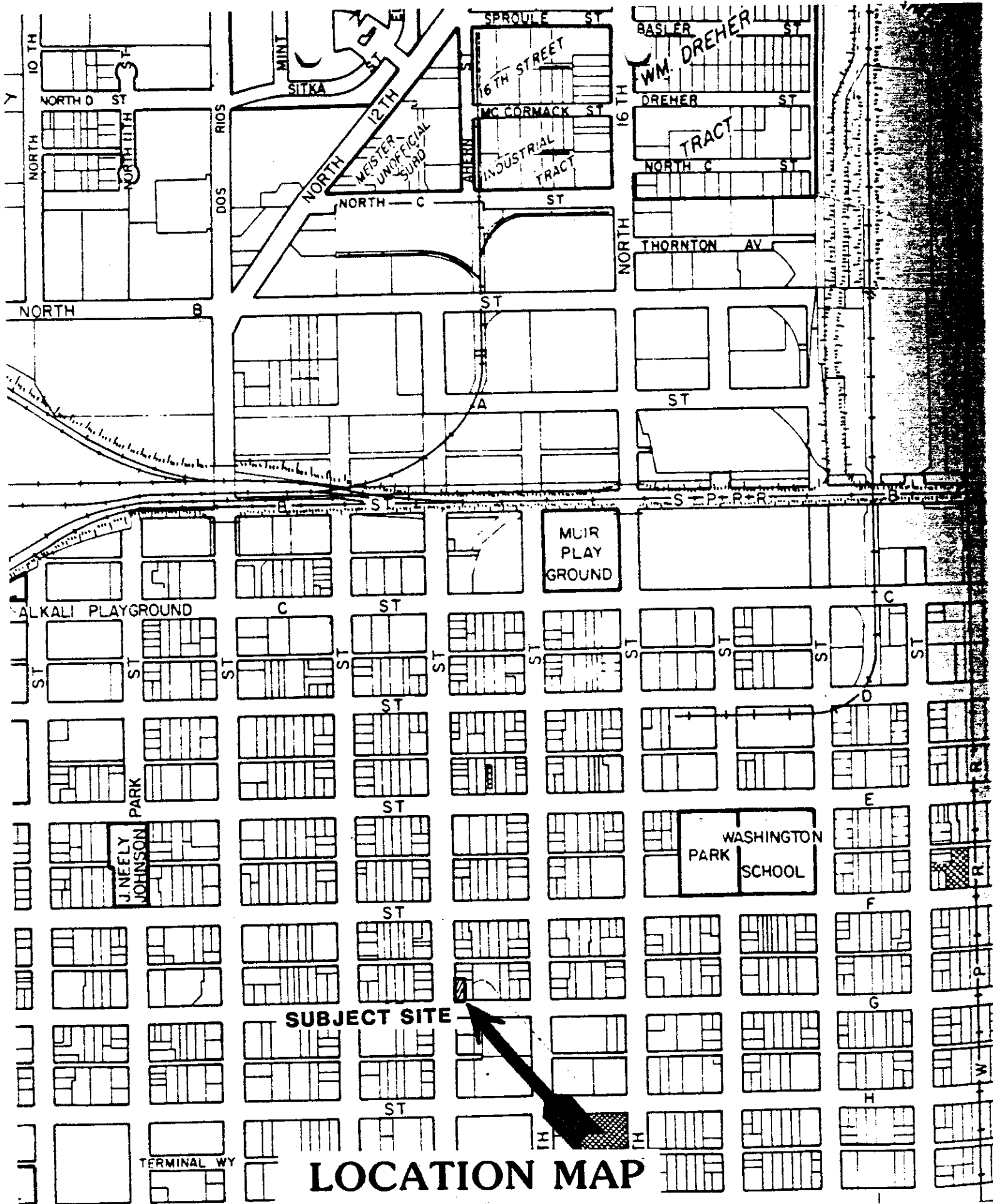
6. The applicant indicates the hours of the proposed deli to be 10 A.M. to 6 P.M. With few offices immediately surrounding, and an existing grocery store across the street in the C-2 zone, such a business may perceive a need for longer and later hours. This could further disrupt the neighborhood, especially in the evening.
7. In conclusion, it is recommended that the zoning remain residential. Under the R-3A zone the property can be developed with a maximum of two dwelling units, with two parking spaces. A residential use would be more compatible with the surrounding neighborhood and would not create a demand on the street parking.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approval of the Negative Declaration;
2. Denial of the General Plan amendment from Residential to Office-Commercial uses;
3. Denial of the Community Plan amendment from Multi-Family Residential to General Commercial (office);
4. Denial of Rezoning from Light Density Multi-family (R-3A) to General Commercial (C-2);
5. Denial of a variance to waive all nine required parking spaces, based on Findings of Fact which follow:

Findings of Fact

- a. The variance to waive all of the nine required parking spaces would be a special privilege extended to this property owner in that there are no unusual circumstances or hardships that warrant the waiver of parking;
- b. The variance would be injurious to the public welfare and to property in the vicinity of the subject site in that it would increase the on-street parking demand in the immediate area;
- c. The proposed use and parking waiver are not consistent with the goals of the 1974 City General Plan and the 1980 Central City Community Plan which state:
 - Conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic;
 - Preserve established residential areas from deteriorating influences;
 - Conserve and protect the City's older residential neighborhoods;
 - Provide adequate off-street parking to meet the needs of shoppers, and visitors and residents.

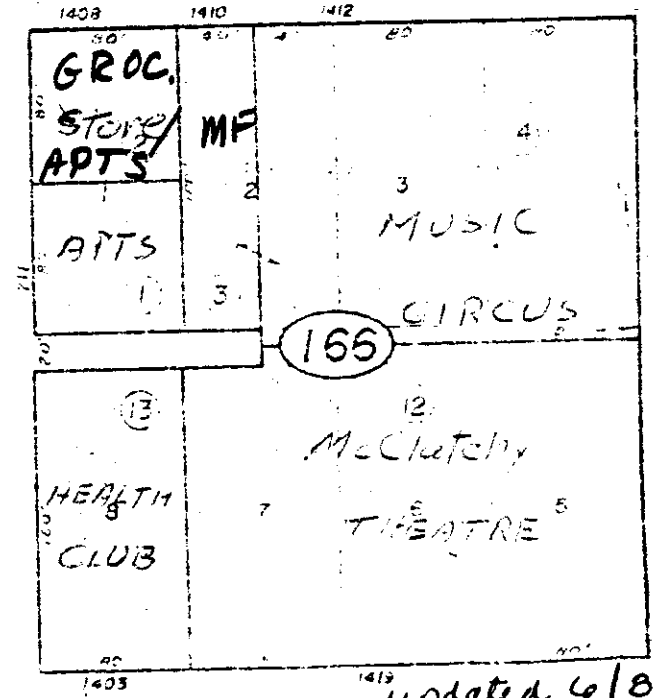
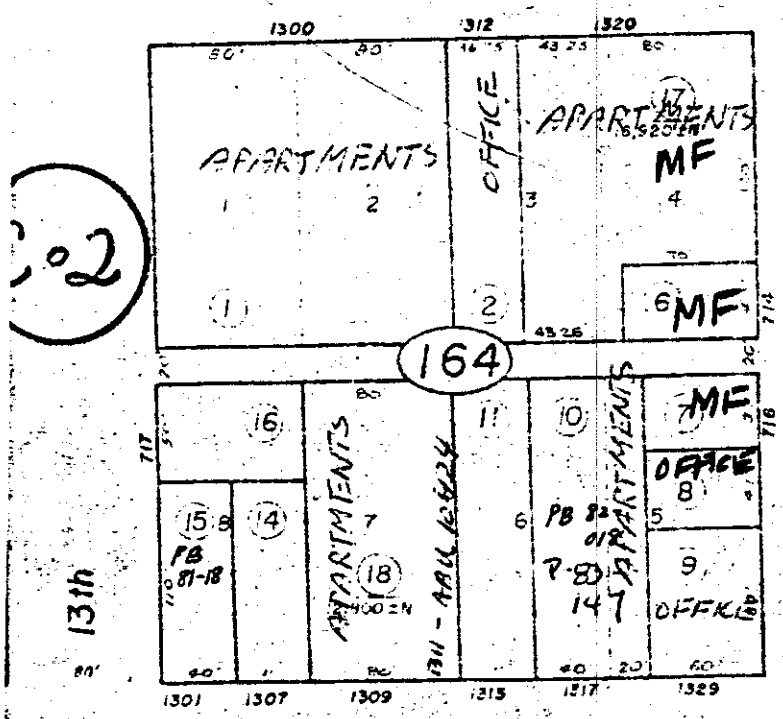
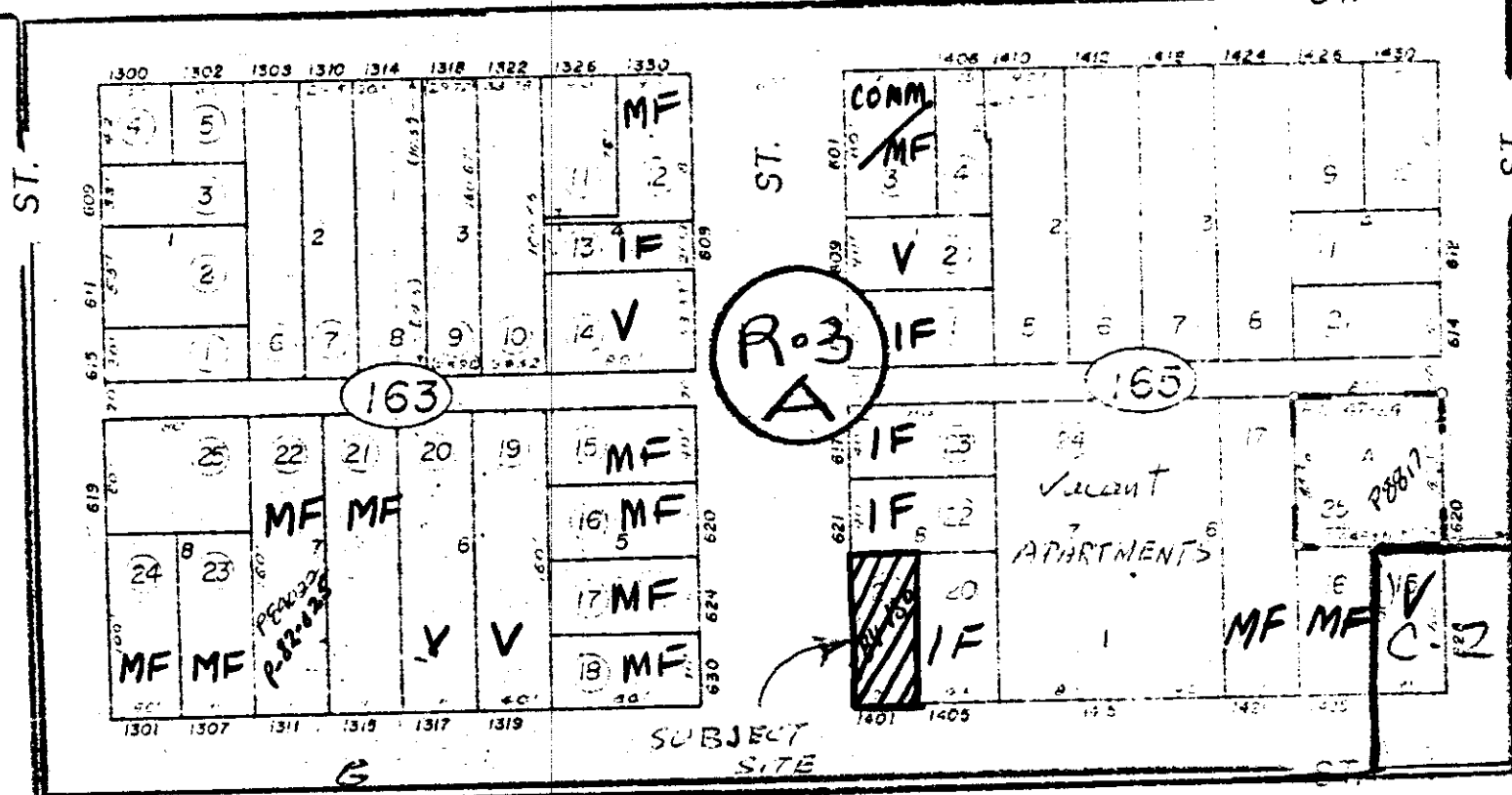


OLD CITY

Tax A etc Code

(12)

ST.



updated 6/82

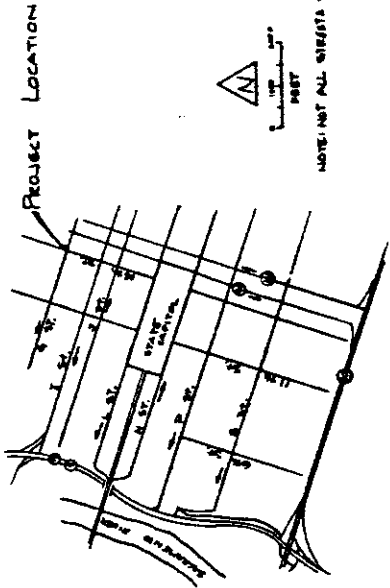
ST. CITY OF SACRAMENTO
Assessor's Map Bk. 2
County of Sacramento

Bk. 6 SURROUNDING LAND USE

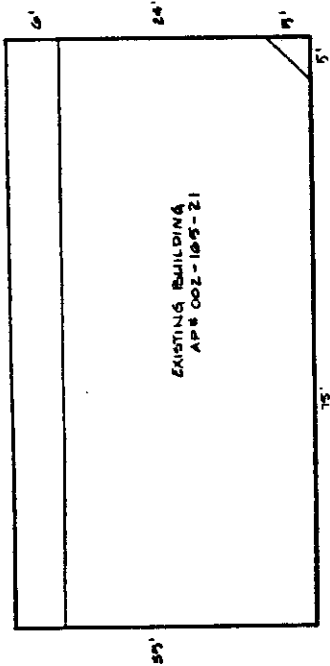
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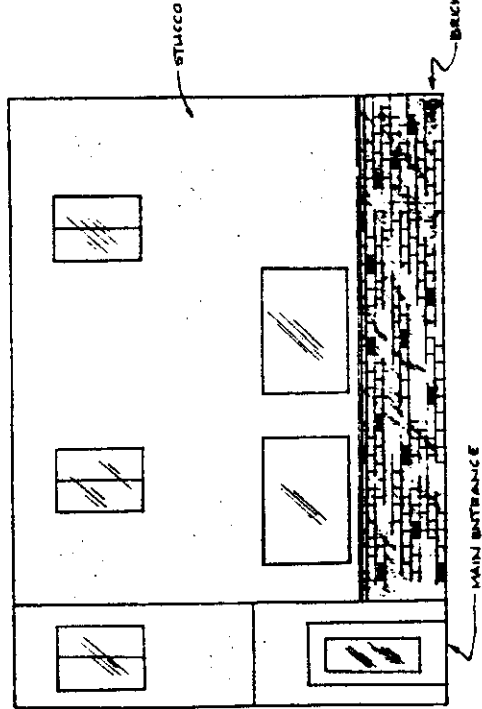


VICINITY MAP

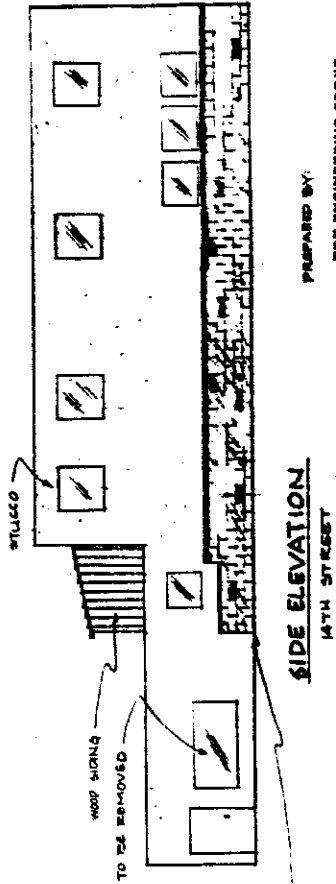


14TH STREET
TWO-WAY

SITE PLAN
1"=10'



FRONT ELEVATION
1/4"=1'



SIDE ELEVATION
1/4"=1'

PREPARED BY:
FOX ENGINEERING GROUP
1401 W. 10TH AVENUE
DENVER, CO 80202
TEL: 333-1111

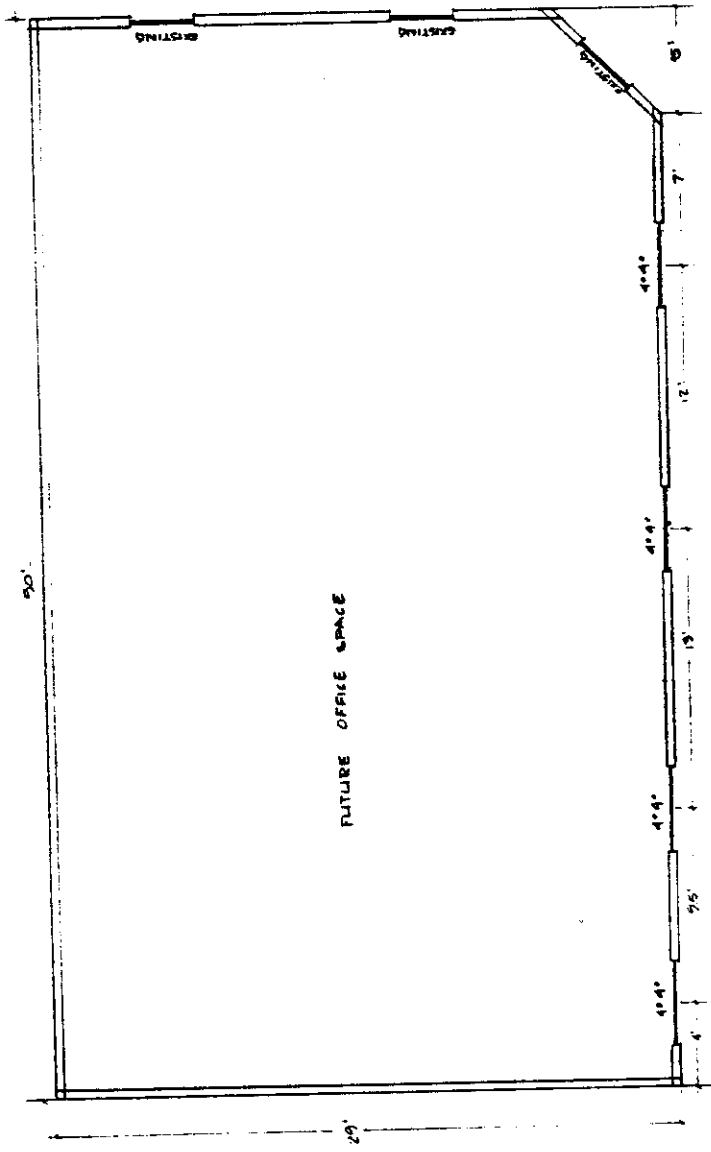
DESIGNED BY:
PREPARED FOR:
JON NASK

DATE: 10/1/88

PROJECT NO.: 88-01

SHEET 1 OF 2

JULIANA'S KITCHEN



JULIANA'S KITCHEN