

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, February 9, 2000, the Zoning Administrator approved with conditions a special permit to allow office on the ground floor in the Central Business District and a parcel merger for the project known as Z99-123. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

- Request: 1. **Zoning Administrator Special Permit** to allow ground floor office which is considered a non-retail, non-pedestrian use for the ground floor in the Central Business District on 0.88± developed acres in the Central Business District, Special Planning District (C-3)(SPD) zone.
2. **Zoning Administrator Parcel Merger** to merge two parcels into one parcel totaling 0.88± developed acres.
3. **Zoning Administrator Special Permit Minor Modification** to expand church offices and activities into adjacent office space.

Location: 1119 K Street (D1, Area 1)

Assessor's Parcel Number: 006-0105-010, 011

Applicant: Hoshida & Reyes (Allan Hoshida)
 2420 K Street, Ste; 230
 Sacramento, CA 95816

Property Owner: Roman Catholic Bishop of Sacramento
 2110 Broadway
 Sacramento, CA 95818

Project Planner: Sandra Yope

General Plan Designation: Community/Neighborhood Commercial & Offices
Central City

Community Plan Designation: Multi-Use

Existing Land Use of Site: Church and Office

Existing Zoning of Site: Central Business District, C-3(SPD)

Surrounding Land Use and Zoning:

North: C-3; Commercial

South: C-3; Commercial

East: C-3; Commercial
 West: C-3; Commercial

Property Dimensions: 205 feet x 150 feet
 Property Area: 0.71± acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibits A-E

Previous Files: None

Additional Information: The applicant proposes to merge two parcels into one parcel in order to expand church offices into existing vacant space. The existing two story, 10,500 square foot building is owned by the church and is to be used for an Information Center, Museum and Archives. The site is located in the Central Business District, Special Planning District. The Zoning Ordinance requires a special permit to locate non-retail or non-pedestrian oriented uses on the ground floor. The applicant is requesting the Special Permit in order to expand the existing adjacent church offices into the vacant area. The applicant has no intention of leasing the area to other non-church tenants.

The site is located within an area that the Zoning Ordinance requires 75 percent of the ground floor block face to be retail or service related uses. The entire designated portion of the block face except this site is a retail or service related use. The 75 percent requirement is met.

The site is also located within the Cathedral Square Preservation Area. The applicant has submitted an application to Preservation Staff that was reviewed and approved (PB99-045). The site is also located within the Downtown Partnership. The proposed plans were sent to the association and staff received no comments. The project has been noticed and staff has not received any calls.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15301 and 15305 (a)}.

Conditions of Approval

1. The 10,500 square foot building is considered a part of the Cathedral of the Blessed Sacrament church complex. The ground floor (street level) square footage (approximately 3,500 square feet) may be occupied with a non-retail, non-pedestrian use for the use of the church. Should the building ever be removed from the church complex and/or used for non-church related activities, all uses in the building must comply with Zoning Ordinance requirements.
2. The applicant shall comply with the Preservation Board staff conditions.
3. The applicant shall obtain all necessary building permits prior to commencing construction.

4. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Public Works)
5. File a waiver of Parcel Map. (Public Works)
6. Pay off or segregate any existing assessments. (Public Works)
7. Advisory Note: The proposed project is located in the 100 year flood plain, designated as an AR zone (elevation 19 feet) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rater Map (FIRMS) dated July 6, 1998. Within the AR zone the following regulations will apply:
 - * All new residential and commercial development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.
 - * Commercial projects will have the option of flood proofing in lieu of the elevation requirements. (Public Works)

Findings of Fact- Special Permit/ Special Permit Modification:

1. The proposed project, as conditioned, is based upon sound principles of land use in that :
 - a. the proposed office use is compatible with existing developments and prevents the building from remaining vacant;
 - b. the area has been used by the church and will continue to be used by the church; and
 - c. although the church and chancellory building are not officially recognized as service or pedestrian oriented uses, the church uses at this site regularly brings large numbers of pedestrians to the site and surrounding area.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the 3,500 square feet of retail space shall be required if the church ever uses or leases the space for non-church related uses, then the proposed tenant (or new owner if applicable) shall be required to reestablish the retail space or request entitlements to waive the retail space; and
 - b. office use is a less intense use than retail use in parking requirements.
3. The project is consistent with the General Plan and Central City Community Plan which both designate the subject site as Community/Neighborhood Commercial & Offices and General Commercial Multi-Use respectively.

Findings of Fact- Parcel Merger:

1. The parcel merger is consistent with the General Plan and the Central City Community Plan which designates the site as Community/Neighborhood Commercial and Offices and General Commercial respectively.
2. All existing streets and/or utility easements of record are reserved.
3. The merger will not eliminate or reduce in size of the access way to any resulting parcel.
4. The resulting parcel conforms to the requirements of this Subdivision Ordinance, Chapter 40, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.



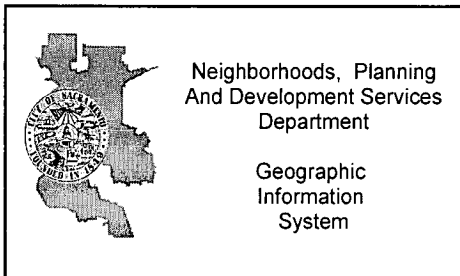
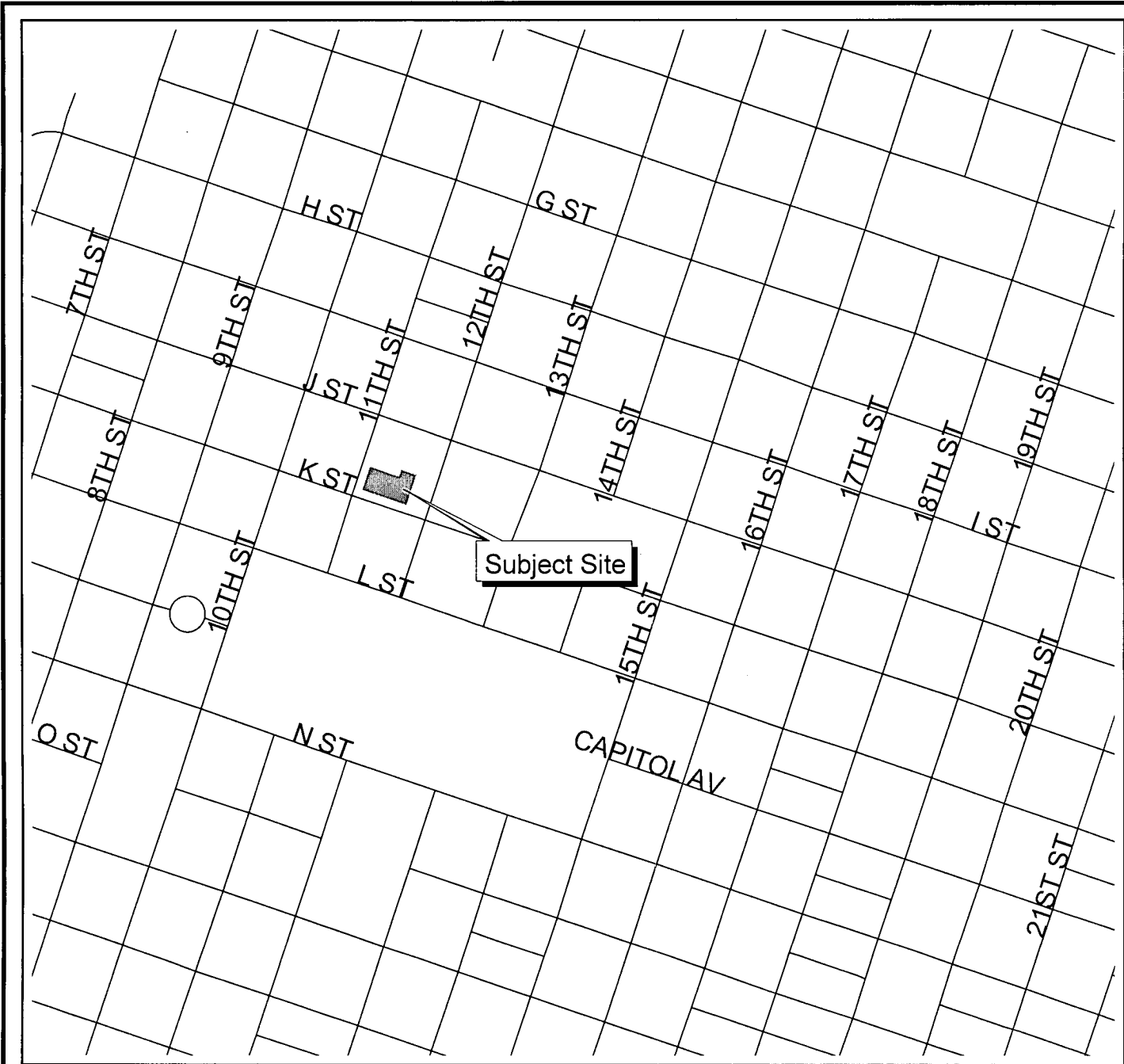
Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

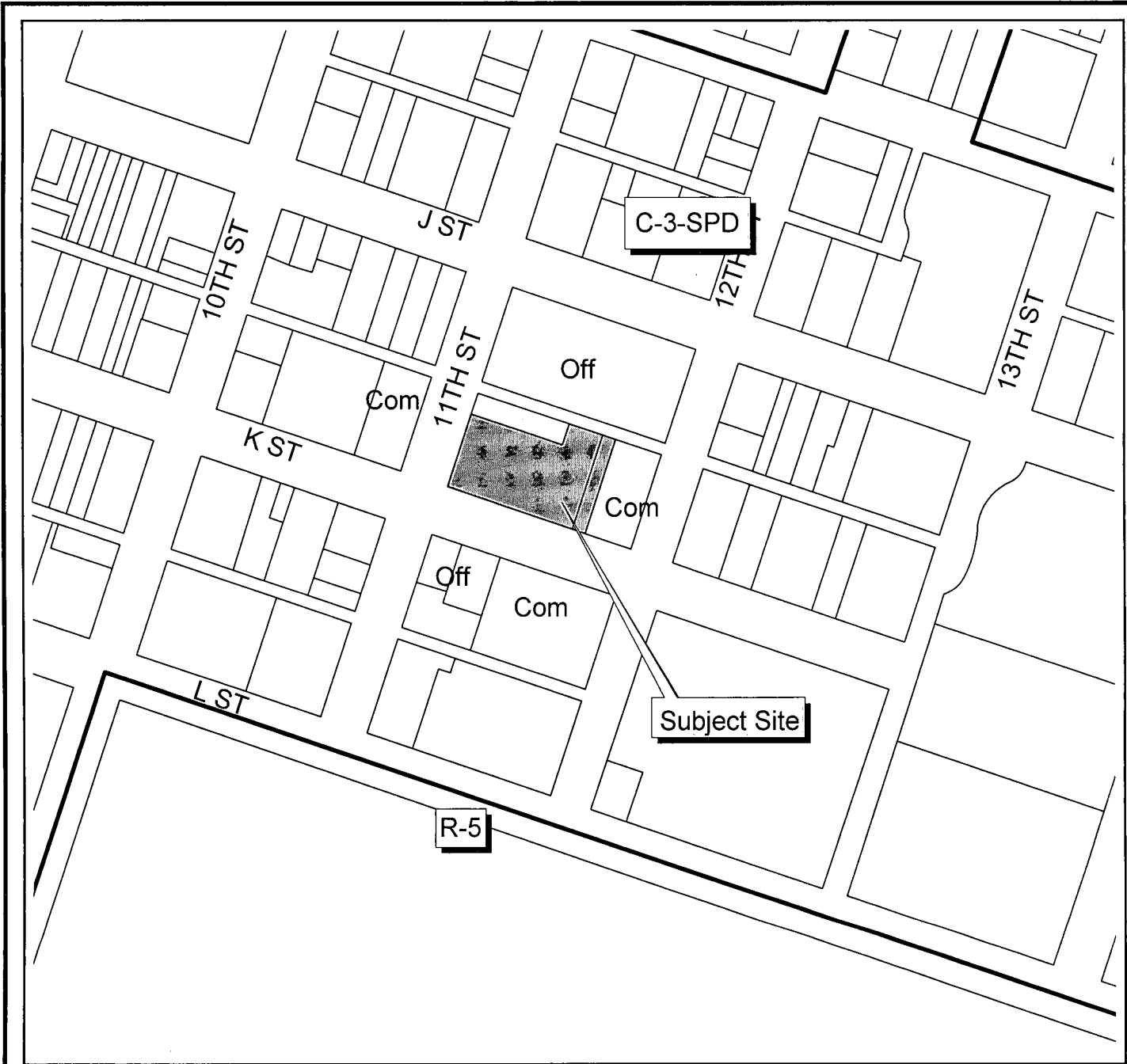
cc: File
Applicant

ZA Log Book



VICINITY MAP





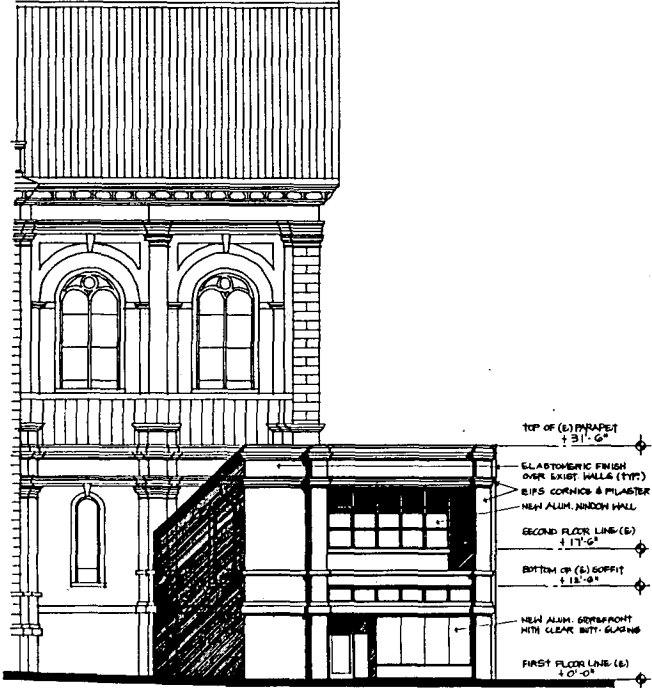
Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

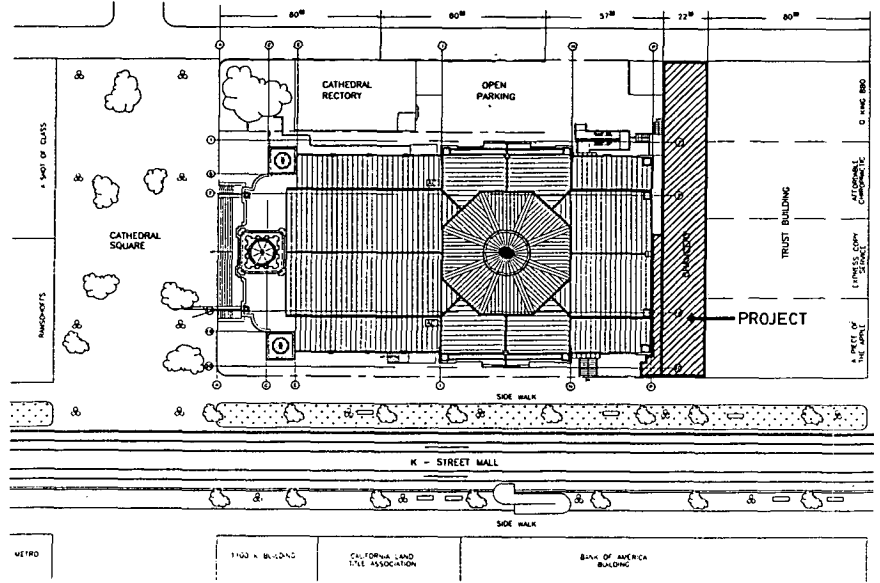
LAND USE AND ZONING



Z99-123 and 9.24.99



SOUTH ELEVATION
1/8"=1'-0"



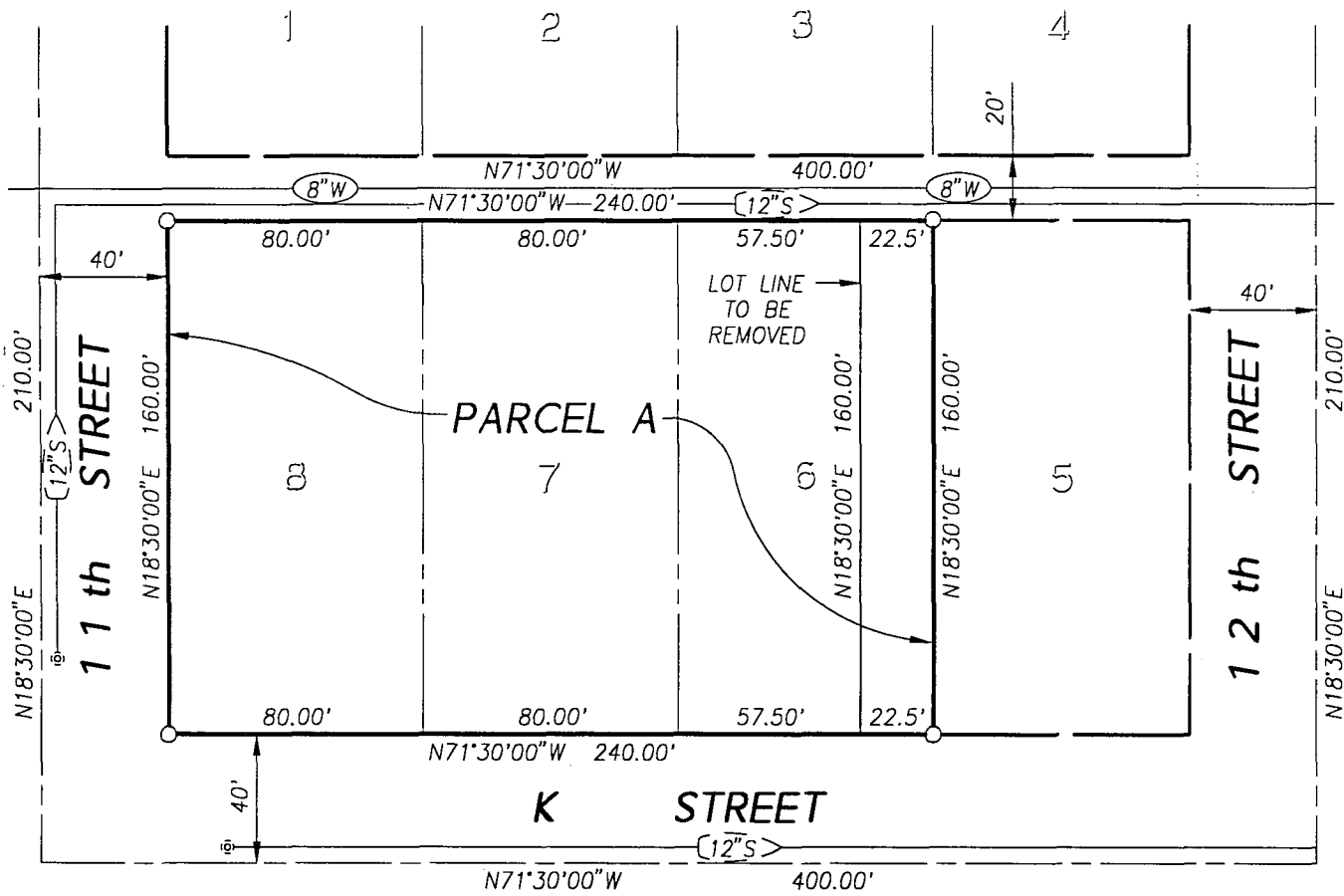
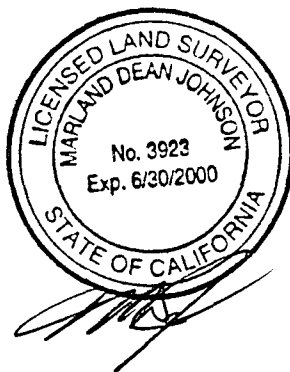
SITE PLAN
1/32"=1'-0"

CHANCERY
BUILDING
REMODEL
110 "K" STREET
SACRAMENTO, CA.

HOSHIDA & REYES
ARCHITECTS-PLANNERS-ENGINEERS
2420 K STREET, SUITE 2100
SACRAMENTO, CALIFORNIA 95811
(916) 441-1888 FAX (916) 441-1822

SK#1
9-20-99

EXHIBIT B



NOTE: BOUNDARY FROM RECORD INFORMATION

X:\PROJ\990184\DWG\990184LLA.DWG 12-02-99 08:00 am

mmp **MORTON & PITALO, INC.**
 CIVIL ENGINEERING • PLANNING • SURVEYING
 1788 TRIBUTE ROAD • SUITE 200 • SACRAMENTO, CA 95815
 • PHONE: 916/927-2400 • FAX: 916/567-0120

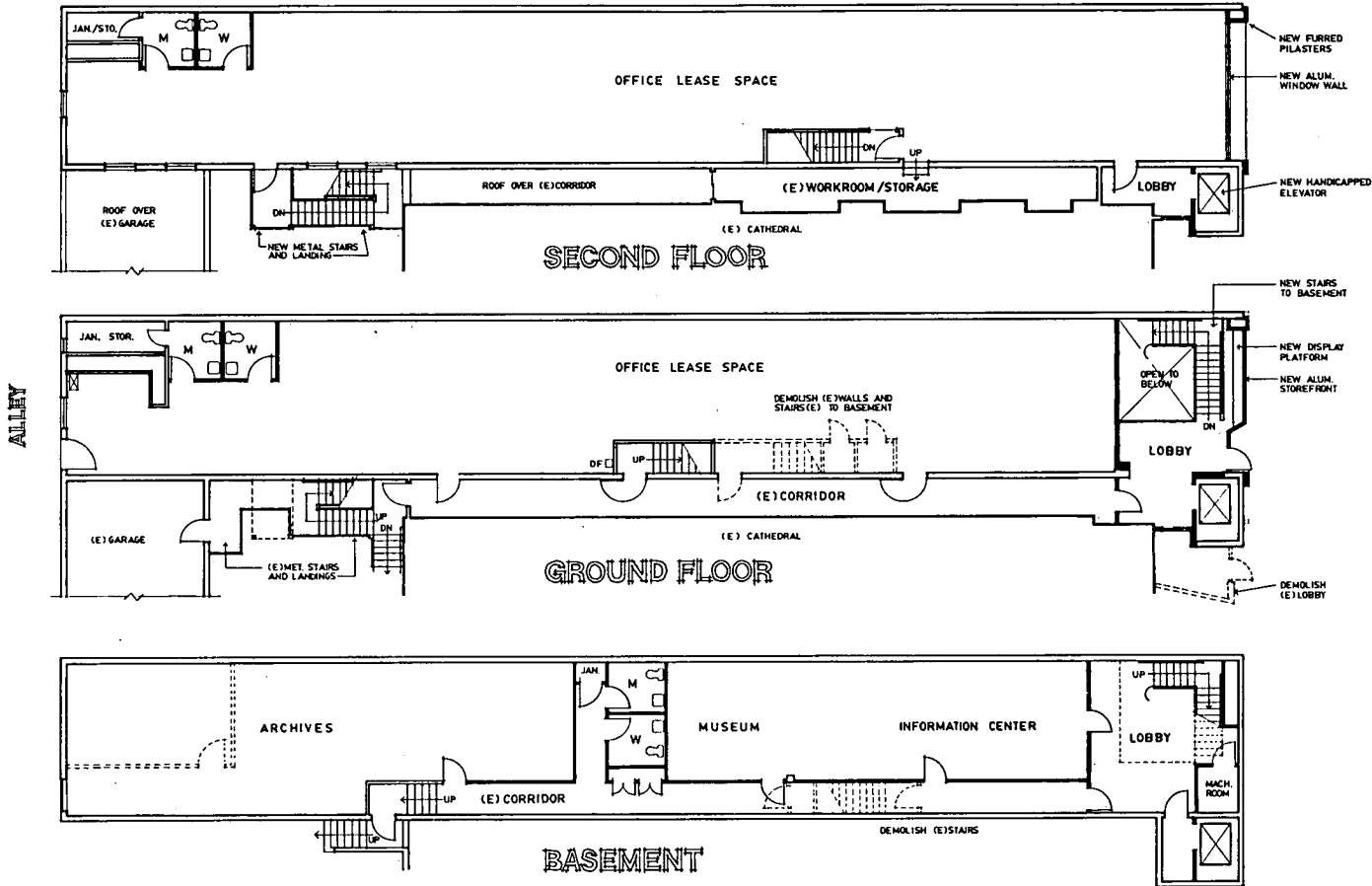
DRAWN: ESR	JOB NO: 990184
CHECKED: MDJ	DATE: DEC 1999
SCALE: 1"=60'	SHEET: 1 of 1

LOT LINE ADJUSTMENT

LOTS 6, 7 & 8 OF
 THE BLOCK BOUNDED BY
 11TH, 12TH, J & K STREETS
 CITY OF SACRAMENTO, CALIFORNIA

February 9, 2000

rev 9.24.99



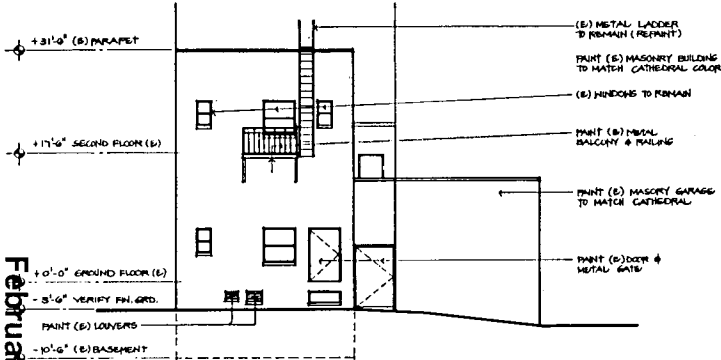
FLOOR PLANS
 1/8" = 1'-0"
 9-20-99

CHANCERY BUILDING REMODEL
 1110 "K" STREET
 SACRAMENTO, CA.
 HOSHIDA & REYES
 ARCHITECTURE-PLANNING-INTERIORS
 2420 H STREET, SUITE 210
 SACRAMENTO, CALIFORNIA 95811
 (916) 444-1000 Fax: (916) 444-1002

SK# 2

February 9, 2000

ITEM 4



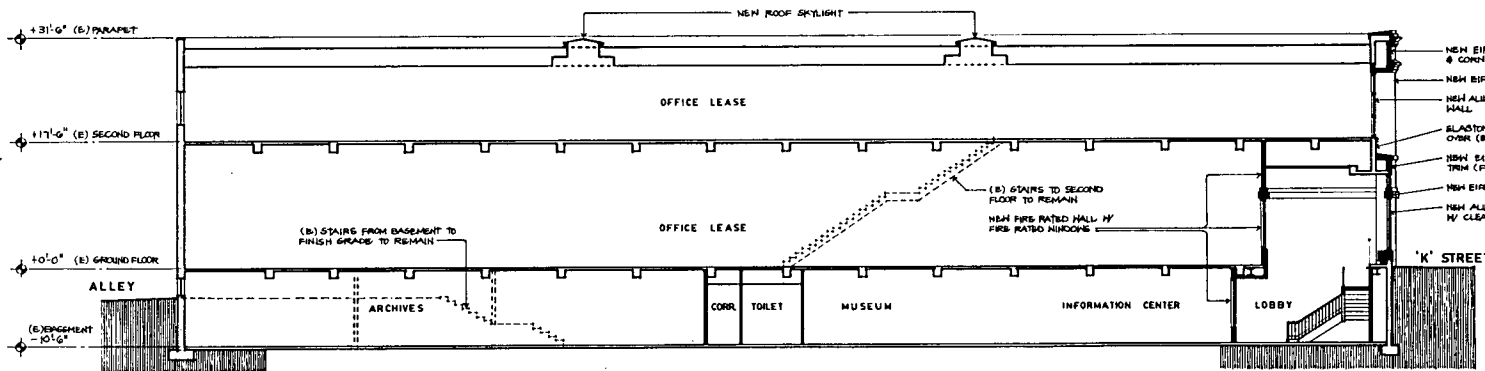
NORTH ELEVATION
1/8" = 1'-0"

CHANCERY BUILDING REMODEL
119 "K" STREET
SACRAMENTO, CA

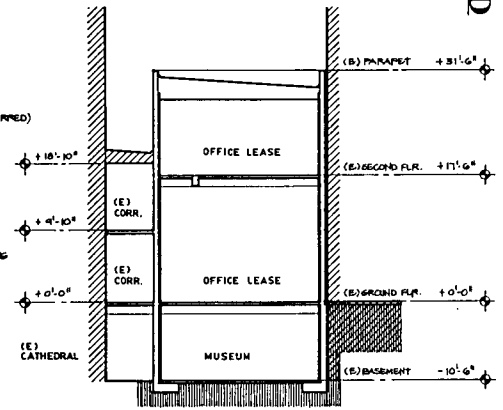


SK# 4
9-20-99

EXHIBIT D



LONGITUDINAL SECTION
1/8" = 1'-0"



CROSS SECTION
1/8" = 1'-0"

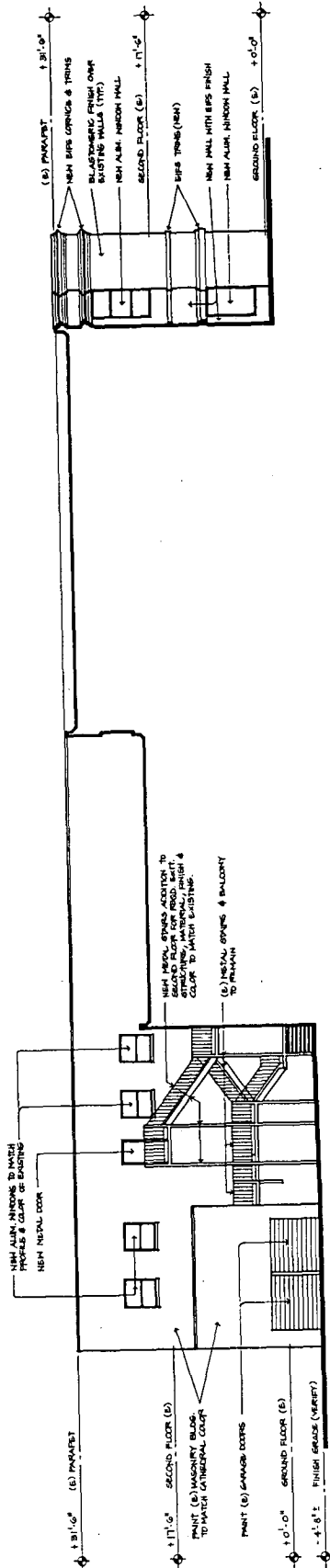
Z99-123

9-21-99

EXHIBIT E

CHANCERY
BUILDING
REMODEL
1119 K STREET
SACRAMENTO, CA
HOSHIDA & REYES
ARCHITECTS
SACRAMENTO, CALIFORNIA 95811
PHONE 916-442-1111 FAX 916-442-1112

SK# 3
9-20-98



WEST ELEVATION
1/8"=1'-0"