



**CITY OF SACRAMENTO PLANNING COMMISSION
RECORD OF DECISION**

New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

Project Name: 3018 G Street Residence and Office
Project Number: P07-037
Project Location: 3018 G Street
Assessor's Parcel No.: 003-0211-009; 003-0212-008
Applicant: Geoffrey Antipa
Action Status: Approved with Conditions Action Date: 06/28/07

**REQUESTED
ENTITLEMENT(S):**

- A. **Environmental Exemption** (CEQA section 15331 and 15301).
- B. **Special Permit** to develop an office use in a Residential-Office Special Planning District (RO-SPD) zone;
- C. **Special Permit** to waive one parking space;
- D. **Plan Review** for multi-family development in the Residential-Office Special Planning District (RO-SPD) zone;
- E. **Variance** to reduce front setback;
- F. **Variance** to reduce interior side yard setback;
- G. **Variance** to reduce courtyard requirement;
- H. **Variance** to reduce the required maneuvering distance;
- I. **Variance** to reduce the shading requirement;
- J. **Variance** to waive the wall requirement;

ACTIONS TAKEN: On 06/28/07, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:
Approved Entitlements A through J listed above.

Action certified by:


David Kwong, Planning Manager

Sent to Applicant: 6/29/07

By:


Staff Signature

NOTICE OF PROTEST RIGHTS

The below conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Record of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Record of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

NOTE: Violation of any of the following conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Planning Commission decision of this item to the City Council must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 07/05/07. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

A. Environmental Determination: Exemption

1. The Planning Commission of the City of Sacramento finds as follows:

The City of Sacramento's Environmental Planning Services has reviewed the 3018 G Street Residence and Office (P07-037) ("Project") and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

- a. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines: Section 15331 consists of projects classified as Historical Resource Restoration and Rehabilitation. Section 15301(h) consists of projects classified as Existing Facilities, conversion of a single family residence to office use.
- b. The factual basis for the finding of exemption is as follows: **The project consists of the relocation, preservation, conservation, and restoration of a historic resource in a manner consistent with the Department of Interior's Standards and Guidelines. The project also consists of the conversion of 780 square feet of a single family residence to office use.**

2. The Planning Commission has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and have determined that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

B. The Special Permits for office use in the RO-SPD zone and to reduce parking are hereby approved subject to the following findings of fact:

1. The Special Permit, as conditioned, is granted upon sound principles of land use in that the proposed office use will be integrated into a historic structure and add to the economic viability of the structure, as well as the surrounding residential land uses.

2. The Special Permit will not be detrimental to the public's health, safety, or welfare, or result in the creation of a nuisance in that the office/residential use is a small component of this project that will add to the vitality of the neighborhood and adequate parking is available in the area.
3. The Special Permit is in conformity with the General Plan and Central City Community Plan land use designation and policies that provide for a variety of housing opportunities and to preserve existing housing stock.

C. The **Plan Review** for multi-family residential development within the RO-SPD zone is hereby **approved** subject to the following findings of fact:

1. The General Plan designates the site as High Density Residential 30+ du/na and the Central City Community Plan designates the site as Residential Mixed use allows a density of one unit per 1,200 square feet of lot area (approximately 36 dwelling units per acre). Both of these designations allow for a mixture of office and residential uses. The proposed development is consistent with the densities (project residential density is 20 du/na) and land use designations of the General Plan and the Central City Community Plan. The project is also consistent with the General Plan and Central City Housing Strategy policies which encourage infill development; provide for a variety of housing opportunities; preserve existing housing stock; increase housing in the Central City; and contribute to a better jobs/housing balance.
2. The facilities for this development, including utilities, access roads, sanitation, and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets, including the alley.
3. The proposed lot is of adequate size and shape to accommodate the proposed use.
4. The project is consistent with the Zoning for the site and provides adequate light, air, and open area for the proposed residences. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

D. The **Variations** to a) allow a reduction of the front yard setback (from 19 feet, 3 inches to 14 feet); b) allow a reduction of the interior side yard setback from five (5) feet to zero (0) feet; and c) to allow reduction of the 10-foot courtyard requirement to 6 feet are hereby **approved** subject to the following findings of fact:

1. The Variations do not constitute a special privilege extended to an individual property owner in that the variations would be granted to other property owners facing similar circumstances in that the house to be relocated to the site is an architecturally significant structure; and the reduced setbacks will assist in the preservation of the structure..
2. The Variations do not constitute a "use variance" in that the proposed office is allowable, by Special Permit, in the RO zone, and residential uses are a "by right" use in the RO zone..

3. The Variances will not be injurious to the public welfare, nor to property in the vicinity of the project in that the variance will not result in obstruction of pedestrian or vehicular traffic, will not encroach into public or private property, will maintain an adequate clear path (meeting ADA requirements for pedestrian access to G Street), and will provide ample space on the interior of the site to provide light and air.
 4. The Variances are consistent with goals and policies of the General Plan and Central City Community Plan that promote preservation of architecturally and historically significant structures, as well as policies that promote infill development.
- E. The **Variance** to allow reduction of the 26-foot maneuvering requirement to 24 feet is **approved** subject to the following finding of fact:
1. The Variance does not constitute a special privilege extended to an individual property owner in that the variance would be granted to other property owners facing similar circumstances in providing a handicapped accessible parking space.
 2. The Variance does not constitute a "use variance" in that the proposed office use is allowed, by Special Permit, in the RO zone.
 3. The Variance will not be injurious to the public welfare, nor to property in the vicinity of the project in that traffic volume in the alley accessing the parking for the site is sufficiently low and the driveway adjacent to the handicapped space provides additional space for turning.
 4. The Variance is consistent with goals and policies of the General Plan and Central City Community Plan that promote preservation of architecturally and historically significant structures, as well as policies that promote infill and mixed use developments.
- F. The **Variance** to reduce tree shading requirements is **approved** subject to the following finding of fact:
1. The variance does not constitute a special privilege extended to an individual property owner in that the same variance would be appropriate for other property owners facing similar circumstances in which an 18-foot driveway is provided to an enclosed garage for three residential units in the Central City.
 2. The proposal does not constitute a use variance in that office is allowed by Special Permit in the RO zone, and residential is permitted in the RO zone.
 3. The project will not be detrimental to the public welfare or result in the creation of a public nuisance in that the project provides complete tree shading for the handicapped parking space and provides enclosed, secure parking for the residential units.
 4. The project is consistent with the General Plan designation of High Density Residential (30+ du/na), and the Central City Community Plan Designation of Residential Offices, both of which allow office uses along with multi-family development.

G. The **Variance** to waive the required masonry walls on the east and west sides of the project is **approved** subject to the following finding of fact:

1. The Variance does not constitute a special privilege extended to an individual property owner in that the variance would be granted to other property owners facing similar circumstances when constructing a unit above a garage on a 40-foot wide lot.
2. The Variance does not constitute a "use variance" in that residential is permitted in the RO zone and office is permitted with a Special Permit in the RO zone.
3. The Variance will not be injurious to the public welfare, nor to property in the vicinity of the project in that a masonry wall is not conducive to the preservation of the residential character of the landmark structure or the surrounding neighborhood.
4. The Variance is consistent with goals and policies of the General Plan and Central City Community Plan that promote preservation of architecturally and historically significant structures, as well as policies that promote infill development.

Conditions Of Approval

- B. The **Special Permit** to develop an office use in a Residential-Office Special Planning District (RO-SPD) zone is hereby subject to the following conditions of approval:

Planning

- B-1. The applicant shall obtain all necessary building permits prior to commencing construction.
- B-2. The project shall substantially conform to the plans submitted and shown as Exhibits 1A through 1F attached to this staff report. Any modification to Exhibits 1A through 1F shall be subject to review and approval by the Planning Manager prior to the issuance of building permits.

Planning

- C-1. No leasible parking spaces, or other parking spaces, shall be allowed in the driveway, which are not for the use of the residents of the property.

Plan Review

- D. The **Plan Review** for Multi-family development in the RO-SPD Zone is hereby approved subject to the following conditions:

Preservation

- D-1 The following items shall be completed as conditioned by the project under the Preservation Commission approval on June 6, 2007.
- The project shall be located on the site and constructed according to the design and with the materials and colors indicated, except where modified by these conditions.
 - Newel posts on exterior stairs shall be placed at the bottom of the stairs, beyond the bottom tread.
 - All exterior stairs shall have closed risers and conform to the standard stair detail provided by Preservation Staff.
 - A vertical wood trim piece or a change in siding or both shall be added to the west elevation to demark the line between original and new construction.
 - The new window at the junction of original and new construction on the west elevation shall be relocated or re-sized so as to not interfere with the demarcation between original and new.
 - New windows and trim on Building A and B shall match historic windows and trim in-kind.

- Windows on Building C shall be wood or of a smooth, paintable surface.
- The retaining wall at front sidewalk must be designed with a pier and grade beam footing, rather than a conventional footing, to protect roots of the two existing Southern Magnolia trees in the park strip.
- Provide brick masonry details.
- Provide details for carriage-style garage doors.
- Wood siding and trim shall be smooth-finish, painted lumber. Raised grain or rough-surfaced lumber is not allowed.
- Match "in-kind" shall mean matching materials, design, dimensions, profiles, placement and finishes.
- Design changes required by conditions of P07-037 shall be subject to review and approval by Preservation Staff.
- Revised drawings incorporating the conditions above shall be submitted to Preservation Staff for review and final approval prior to submitting for a building permit.
- No other work, except interior work, than that shown on plans or conditioned herein is allowed.
- Any modification to the approved project shall be subject to review and approval by Preservation Staff prior to the issuance of building permits
- The approval shall be deemed automatically revoked unless required permits have been issued within three years of the date of the approval. Prior to expiration, a time extension of no more than two years may be granted by the Commission upon written request of the applicant.
- Final occupancy shall be subject to approval by Preservation staff and may involve an onsite inspection.

Advisory Notes

Building

1. The following apply to Building A:
 - a. Occupancy separation shall be provided between the residential and office space.
 - b. A handicap accessible path of travel shall be provided to entries and exterior ground-floor exits to comply with CBC Section 1127B.1.
 - c. The doors strike clearance shall be provide for handicap access.

The following applies to Building C:

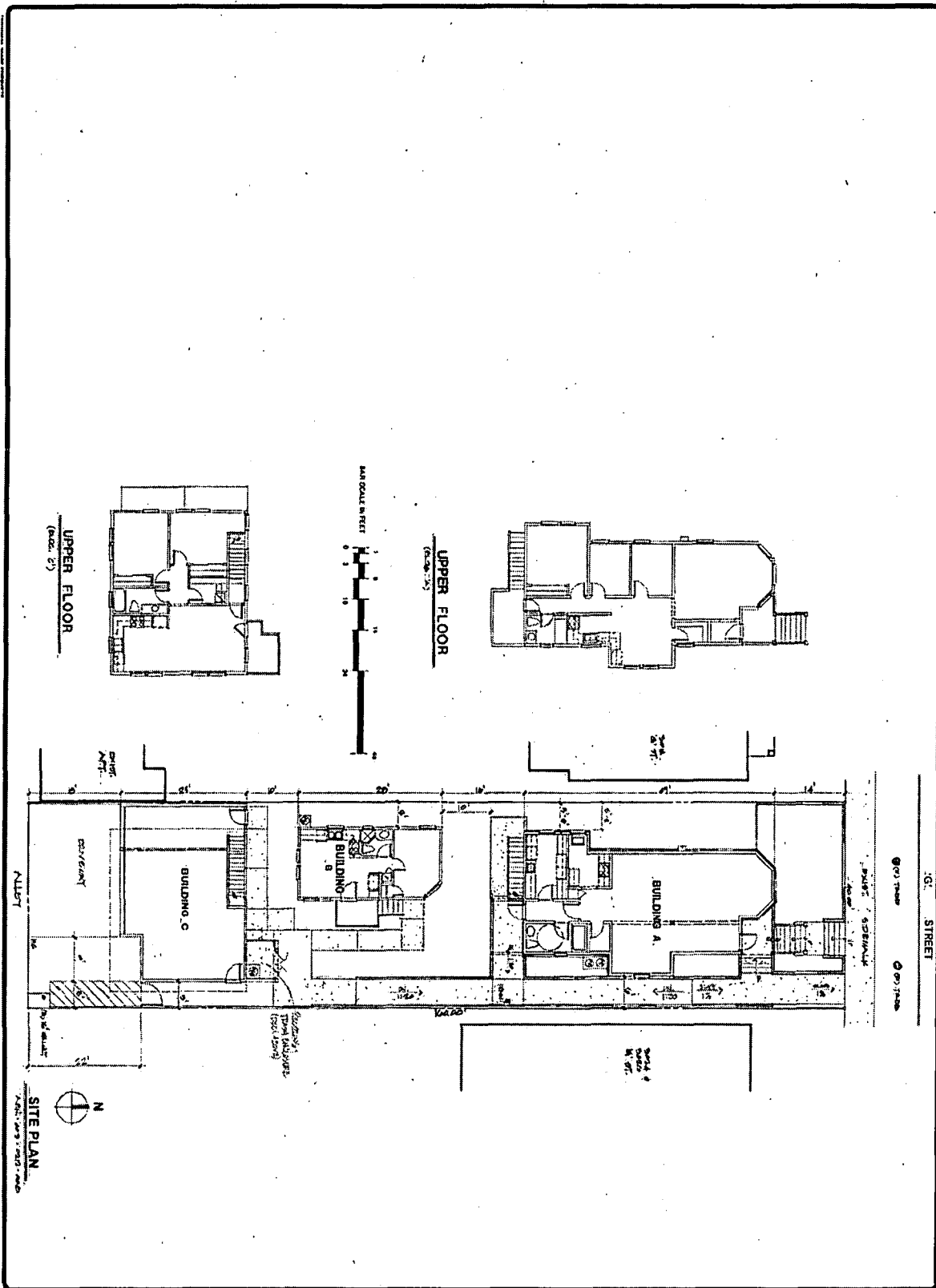
- a. A fire rated door shall be installed inside garage separating stairwell from the rest of the garage.

Parks

2. As per City Code, the applicant will be responsible to meet his/her obligations regarding: Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$3,879. This is based on three residential units at the rate of \$1,233 per unit (using the multi-family Central City rate), and 863 square feet of office space at the Central City infill rate of \$0.20 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

Police

3. All residential buildings shall display a street number in a prominent location on the street side in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be of a size consistent with City code and shall be of a contrasting color to the background to which they are attached. The numerals shall be lighted at night.
4. In addition, each individual unit within the complex shall display a prominent identification number, consistent with City code, which is easily visible to approaching pedestrian traffic. The numerals shall be of contrasting color to the background to which they are attached. Units accessed by stairways whose numbers cannot be seen from the base of the stairs shall have unit designators at the base of the stairs also.
5. Security and parking area lights shall be controlled by photocell and shall remain on during hours of diminished lighting. Each entry, patio, balcony, and pedestrian garage door shall be equipped with its own light source. A lighting level of 1 foot-candle shall be provided in all open parking areas, roadways, and pedestrian travel areas.
6. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.



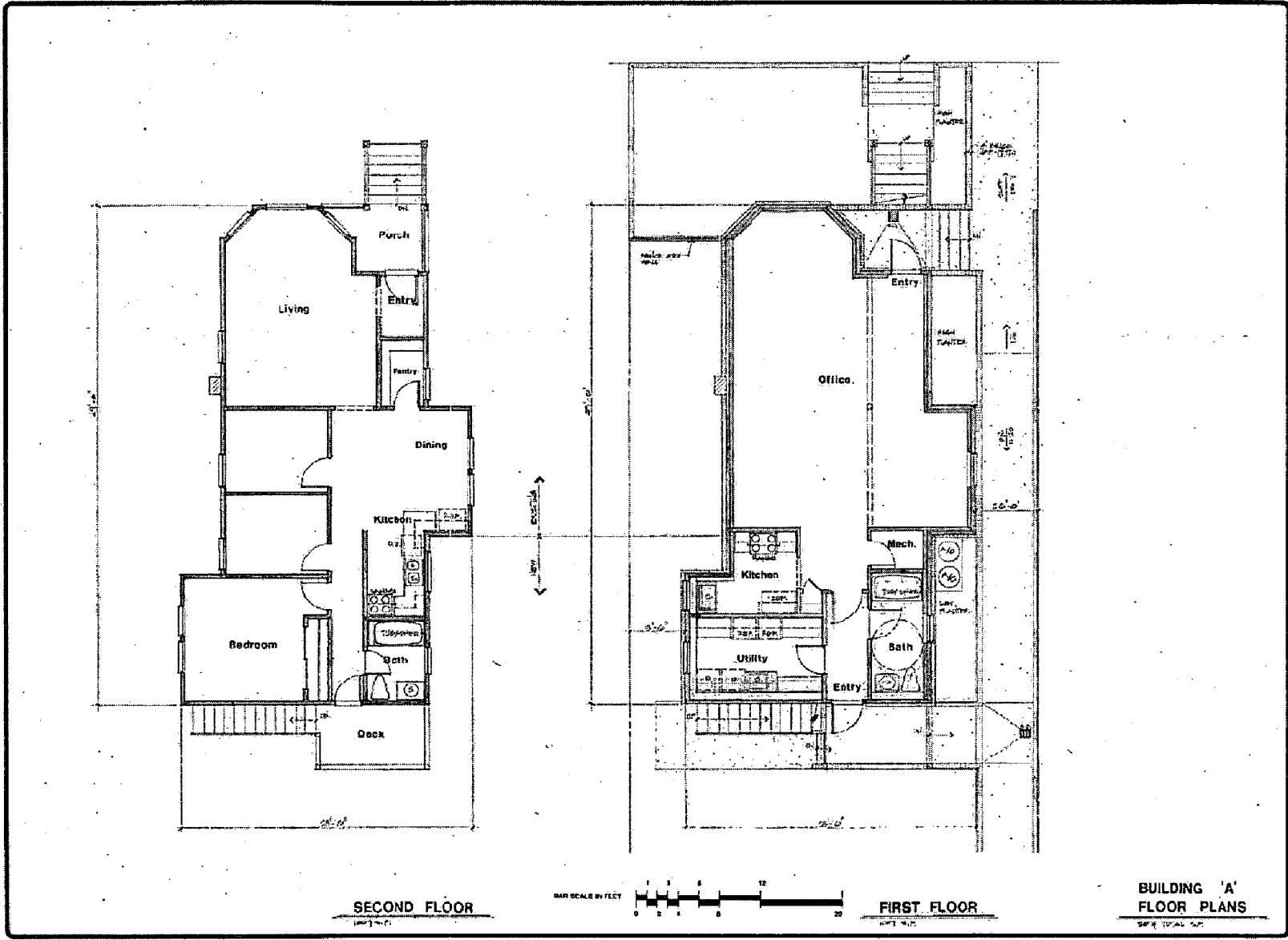
NO.	DATE	DESCRIPTION
1	06/29/07	PRELIMINARY
2	06/29/07	FINAL

ANTIPA RESIDENCE
 'G' STREET
 SACRAMENTO, CA



PINERWORKS
 design build
 ADDRESS: 1244 F STREET, SACRAMENTO, CA 95811
 TEL: (916) 444-2219
 FAX: (916) 444-2219

NO.	DATE	DESCRIPTION



NO.	REVISIONS	BY

PINERWORKS
 ARCHITECTS & INTERIORS
 1001 17th Street, Suite 100
 Sacramento, CA 95811
 Tel: 916.441.1111 Fax: 916.441.1112

ANTIPA RESIDENCE..
 10 STREET
 SACRAMENTO, CA

DATE	06/29/07
SCALE	AS SHOWN
PROJECT	ANTIPA RESIDENCE
NO.	3

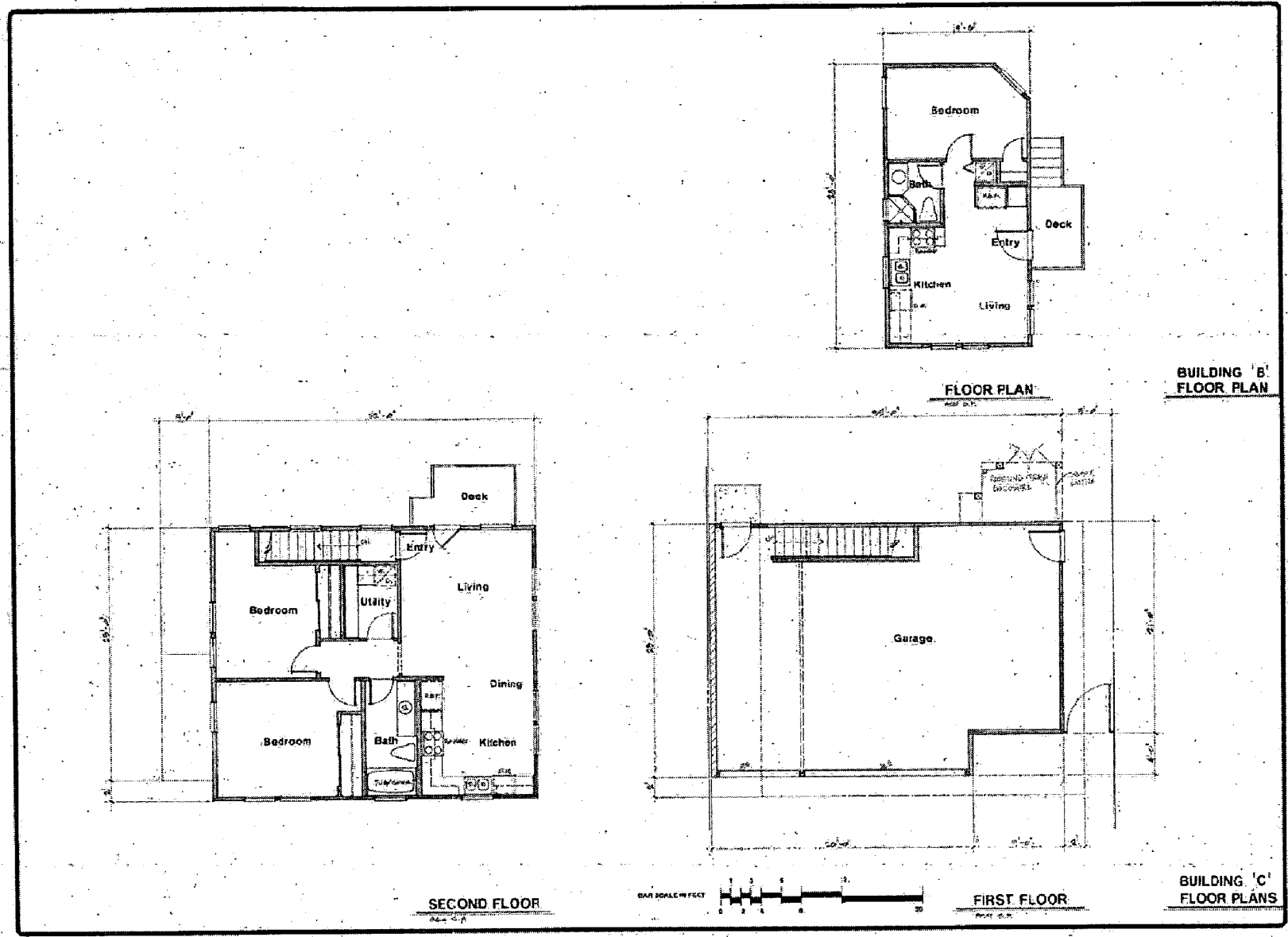
REVISION	BY

PINERWORKS
 ARCHITECTURAL
 1000 S. STREET, SUITE 100
 SACRAMENTO, CA 95833
 TEL: 916.441.1111 FAX: 916.441.1111

ANTIPA RESIDENCE
 'C' STREET
 SACRAMENTO, CA

ANTIPA RESIDENCE
 'C' STREET
 SACRAMENTO, CA

DATE	
SCALE	

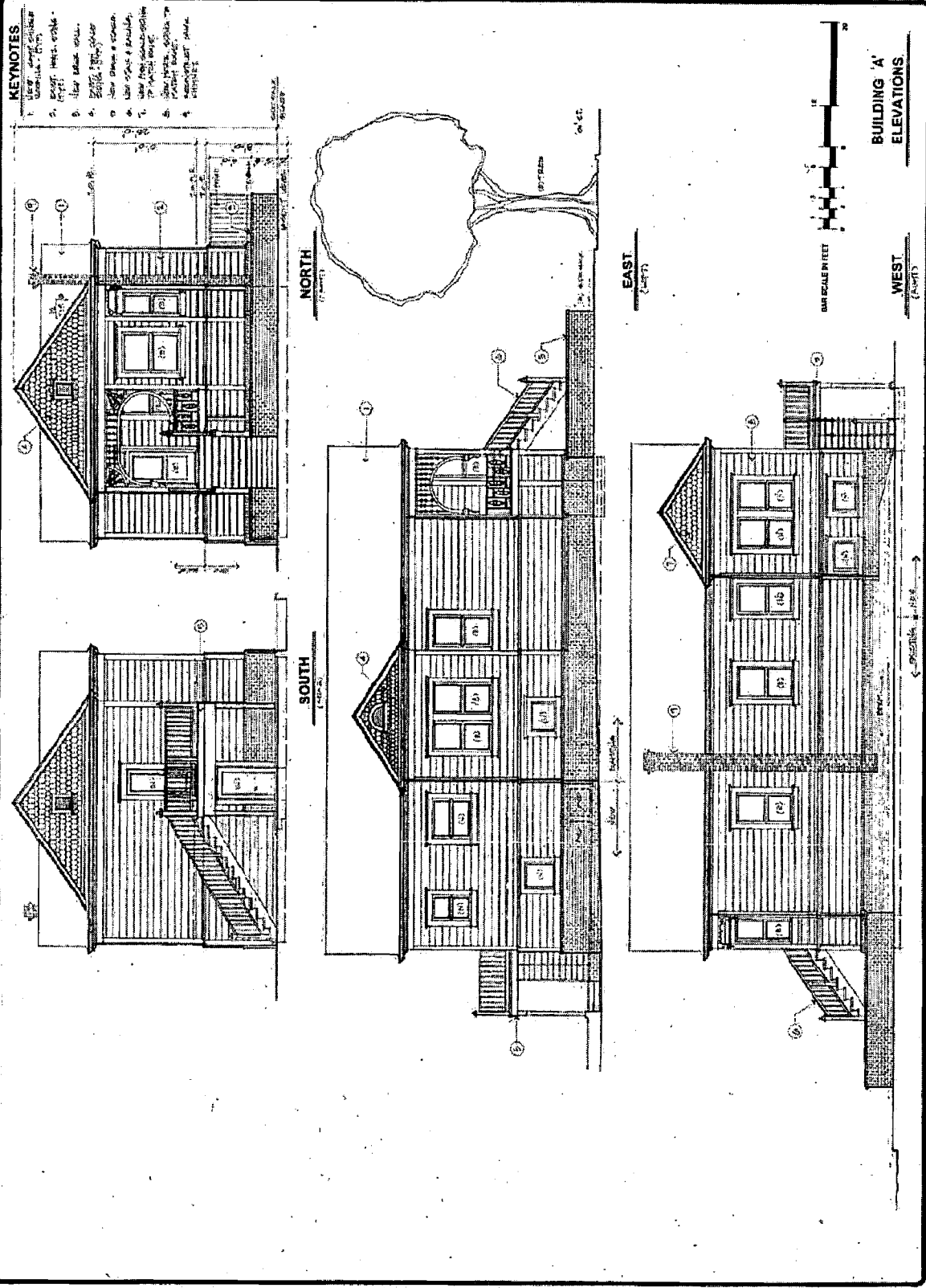


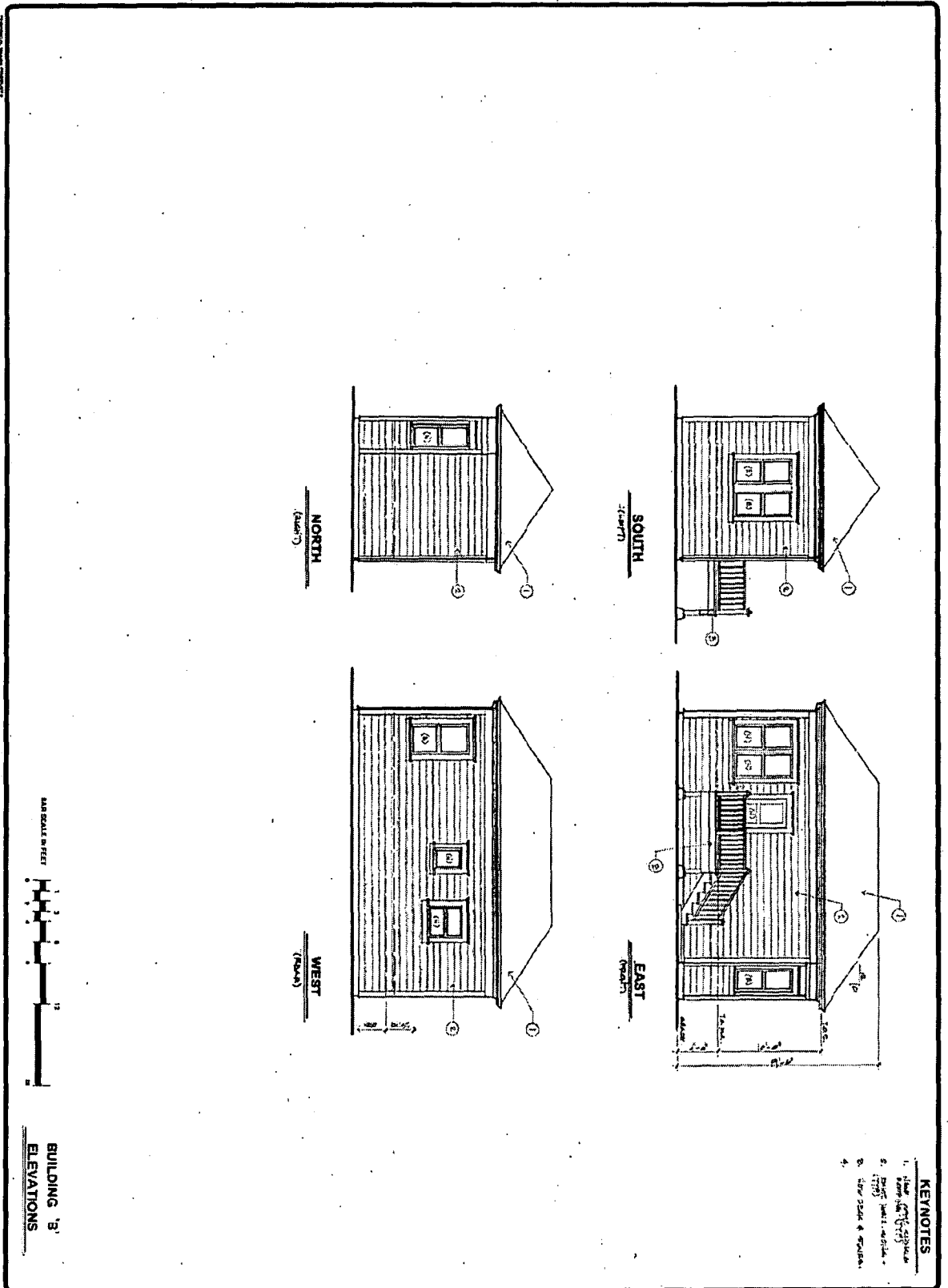
NO.	REVISIONS

PINWORKS
 DESIGN BUILD
 4000 J STREET
 SACRAMENTO, CA 95817
 916-481-1234

ANTIPA RESIDENCE
 916 STREET
 SACRAMENTO, CA

5
 SHEET NO.
 2007-01-15
 11:00 AM





NO.	DATE	BY	CHKD.	APP.
6				
7				

ANTIPA RESIDENCE
 'G' STREET
 SACRAMENTO, CA

FINERWORKS
 design & build
 Oakland, CA (925) 761-1100 | San Diego, CA (619) 444-7110
 11225 S. LAUREL AVE. SUITE 100
 SAN DIEGO, CA 92120
 WWW.FINERWORKS.COM

NO.	DATE	BY	CHKD.	APP.

EAST (front)

WEST (back)

NORTH (side)

SOUTH (side)

BUILDING 'C' ELEVATIONS

KEYNOTES:

1. Horizontal siding & shingles
2. Vertical siding & shingles
3. Metal double doors
4. Metal double doors

SCALE IN FEET

0 5 10 20

DATE	06/29/07
BY	[Signature]
NO.	7

ANTIPA RESIDENCE
 100' STREET
 SACRAMENTO, CA

PINERWORKS
 design | build
 ARCHITECTURE | INTERIOR DESIGN | LANDSCAPE ARCHITECTURE
 1917 24th Street
 Sacramento, CA 95811
 Tel: 916.442.2115
 Fax: 916.442.2115
 Email: info@pinerworksdesign.com

NO.	7
DATE	06/29/07
BY	[Signature]



SACRAMENTO CITY PLANNING DIVISION
915 I Street, Suite 300, New City Hall, Sacramento, CA 95814
(916) 808-5656 x3

Application taken by: Monica May/ Date: 03/08/07

Project Location: 3018 G Street, Sacramento, CA 95816
Assessor's Parcel No.: 003-0212-008
Owner: _____
Address: _____
Applicant: Geoffrey Antipa
Address: P.O. Box 239, Georgetown, CA 95634

REQUESTED ENTITLEMENT(S): Approve – Item A: Environmental exemption per CEQA guidelines section 15331 - historic resource restoration/rehabilitation; Item B: Special permit to develop an office use in a RO zone; Item C: Special permit to waive one (1) parking space; Item D: Plan review for a multi-family development; Item E: Variance to reduce front setback; Item F: Variance to reduce side yard setback; Item G: Variance to reduce the courtyard requirement; Item H: Variance to reduce maneuvering requirement; Item I: Variance to reduce the shading requirement; Item J: Variance to waive the wall requirement.

ACTIONS TAKEN: Approved Items A - J

Sent to Applicant: 09/12/07
Date:

By: Andrea Gladden

Customer Service Trainee

EXPIRATION

TENTATIVE MAP: Failure to record a final map within two years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of two years unless a building permit is obtained within the variance term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Original to Applicant
Copies: File & Permit Book

P07-037