

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, November 16, 2000, the Zoning Administrator approved with conditions a Special Permit to re-establish a non-conforming residential use and a Special Permit to waive required parking for the project known as Z00-131. Findings of Fact and Conditions of Approval for the project are listed on pages 3-4.

**Project Information**

Request: Zoning Administrator Special Permit to re-establish a non-conforming residential use located on 0.11± developed acre in the Multi-Family (R-3A) zone.

Zoning Administrator Special Permit to waive one required parking space.

Location: 502 10<sup>th</sup> Street(District 1, Area 1)

Assessor's Parcel Number: 002-0112-010

Applicant: Mark and Lin Giannini  
2011 I Street  
Sacramento, CA 95814

Property Owners: Sacramento Housing and  
Redevelopment Agency (SHRA: Don Hansen)  
P.O. Box 1834  
Sacramento, CA 95814

Project Planner: Donna Decker

General Plan Designation: High Density Residential 30+ du/na  
Central City

Community Plan Area: Multi-Family Residential

Existing Land Use of Site: Vacant Structure

Existing Zoning of Site: Multi-Family(R-3A) zone

Surrounding Land Use and Zoning:

North: R-3A; Residential Apartments

South: R-3A; Residential 4-Plex

East: R-3A; Residential Apartments

West: R-3A; Residential 4-Plex

**Z00-131**

**November 16, 2000**

**Item 2**

Property Dimensions: 61' x 80'  
Property Area: 0.11± acre  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plan: Exhibit A

Bldg Plans: Exhibits B-H

Previous Files: P84-253; DR84-180; PB96-065; PB00-004; PB00-061

Additional Information: The applicant requests a Special Permit to re-establish a non-conforming residential use of an existing building located at the intersection of E Street and 10<sup>th</sup> Street and a Special Permit to waive one required parking space. The proposed use is non-conforming because the Zoning Ordinance allows a maximum of 36 du/na in the R-3A zone. This density will only allow a maximum of 4 dwelling units in this zone. The previous use of the structure had 11 residential units. The applicant is requesting a re-establishment of the residential use to provide 8 dwelling units, a reduction of 3 units. Analysis of the parking indicates there was a variance for parking relocation which has expired and since the number of dwelling units has been reduced from 11 to 8, the site has a parking credit and only one additional space is required. The Zoning Ordinance requires a Special Permit to allow a reduction of required parking spaces.

The request to reduce the number of dwelling units by enlarging them internally, rehabilitating the exterior and the creation of a streetscape courtyard will greatly enhance the neighborhood.

The project is subject to review and approval by Preservation staff. The structure is a listed on the California National Register. An application was submitted to Preservation on September 25, 2000 and is being reviewed.

The project was noticed and routed to the Alkali Flat PAC, Mansion Flat Neighborhood Association and The Neighborhood. Response was received by both Mansion Flat Neighborhood Association and The Neighborhood in full support of the project. There were no calls from surrounding neighbors, nor was any opposition expressed.

#### Agency Comments

The proposed project has been reviewed by Building and Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the Special Permit and the Parcel Merger have been included as conditions.

Environmental Determination

This project will not have a significant effect on the environment and is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15303(a).

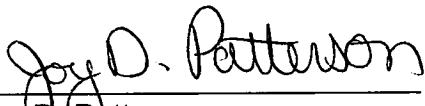
Conditions of Approval

1. The applicant shall obtain building permits prior to any construction. Any modifications of the plans will require additional review by the Planning Department.
2. If during construction any curb, gutter or sidewalk is damaged, the applicant shall repair or replace to the satisfaction of the Public Works Department. Although there are no off-site improvements proposed with the project, Public Works may require upgrading any existing handicap accessible ramps for street crossings.
3. Fencing on the site shall comply with the requirements of the Zoning Ordinance. If fencing is constructed, only a wrought iron or steel tubing fence shall be placed as shown on the plans. The style of fencing shall comply with the requirements of the Preservation staff comments.
4. The project will comply with all requirements of the Preservation Area comments and design criteria. The applicant shall work closely with staff to ensure the building renovation objectives are met.
5. The plans do not provide any street trees to be planted in the existing parkways. Trees compatible with the existing street tree plan shall be planted in the parkway and shall be a minimum of 24" box specimens. As a minimum there shall be two spaced on 10<sup>th</sup> Street and one on E Street, unless modified by the recommendation of the City Arborist. The applicant shall coordinate with the City Arborist on an appropriate choice of tree for planting.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use and is compatible with the surrounding uses in that:
  - a. the proposed residential use is compatible with the surrounding properties;
  - b. the proposed project will rehabilitate currently vacant structure;
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the existing building is of adequate shape and size for the proposed use

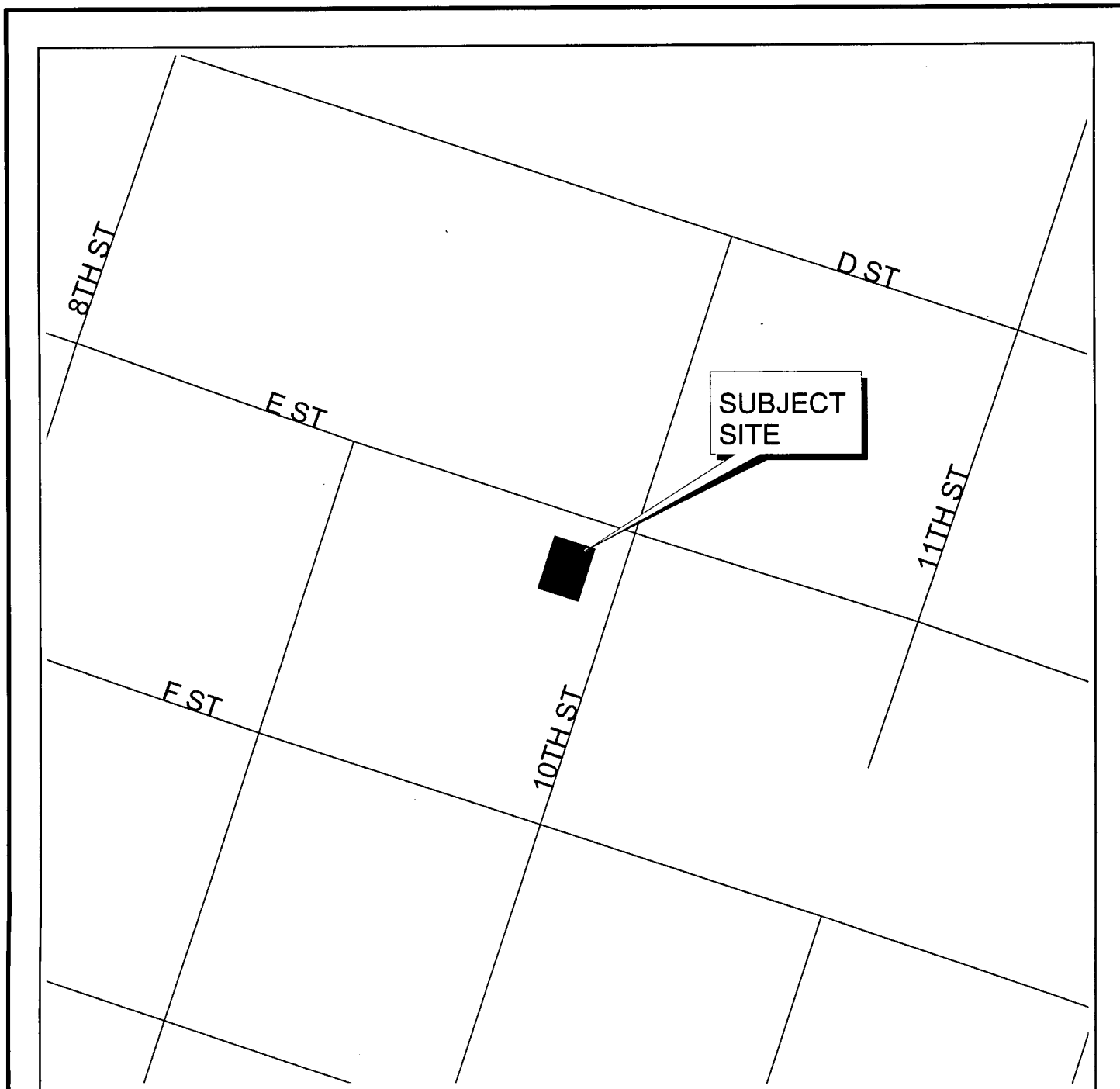
3. The project is consistent with the General Plan which designates the site as Community/Neighborhood Commercial & Offices

  
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Joy D. Patterson  
Zoning Administrator

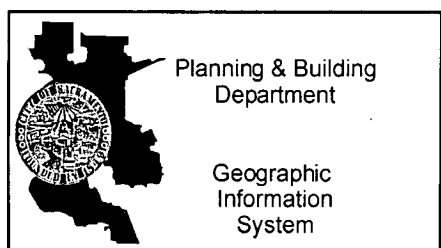
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit which requires a Building Permit shall be deemed established 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.

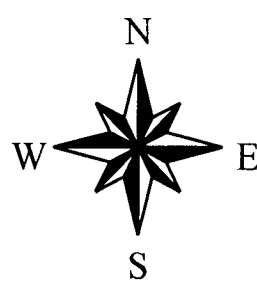
cc: File (original)  
ZA Log Book  
Applicant



90 0 90 180 Feet



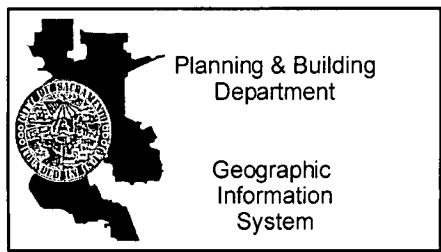
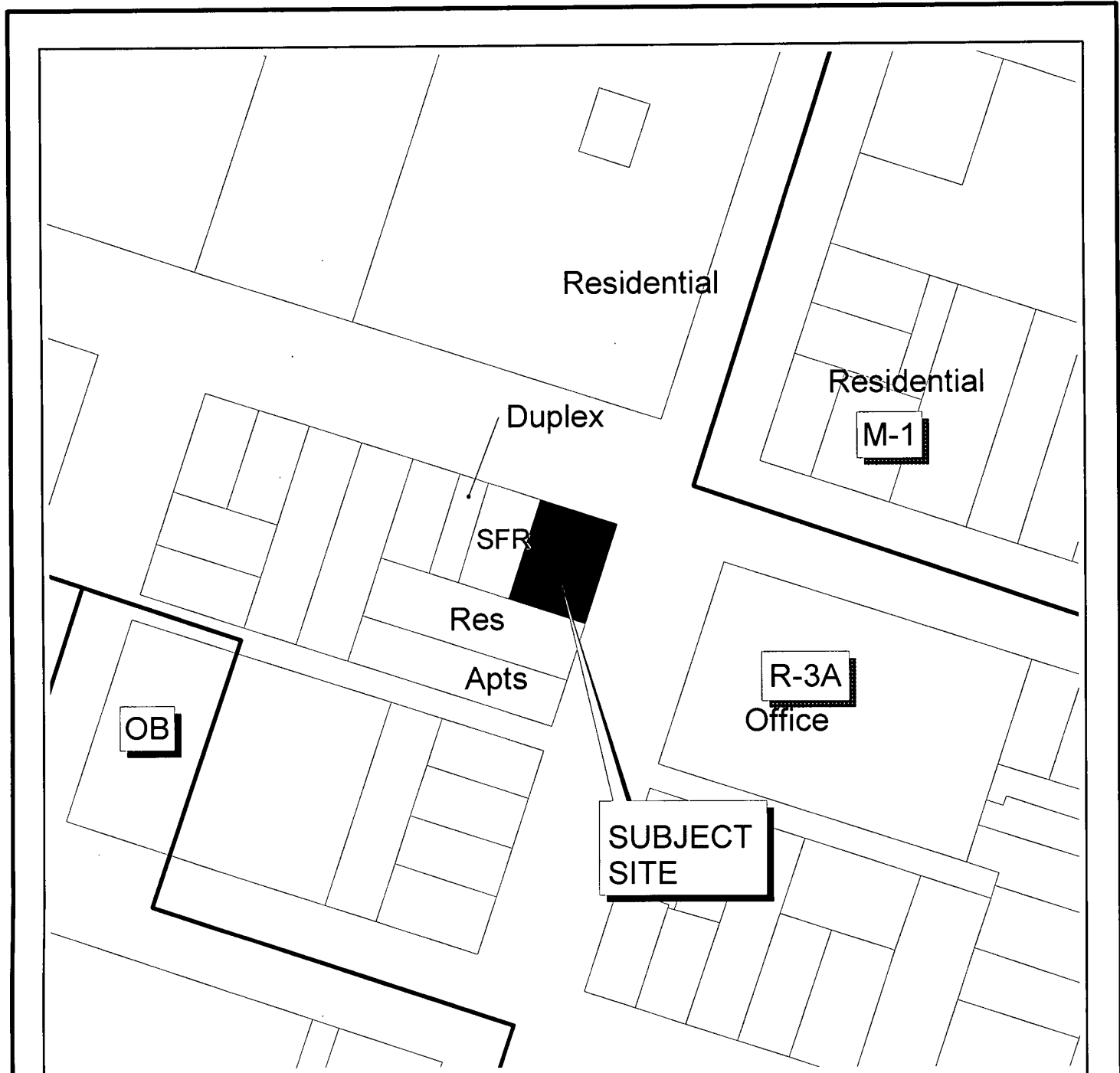
### VICINITY MAP



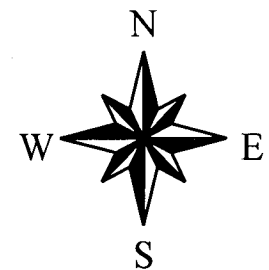
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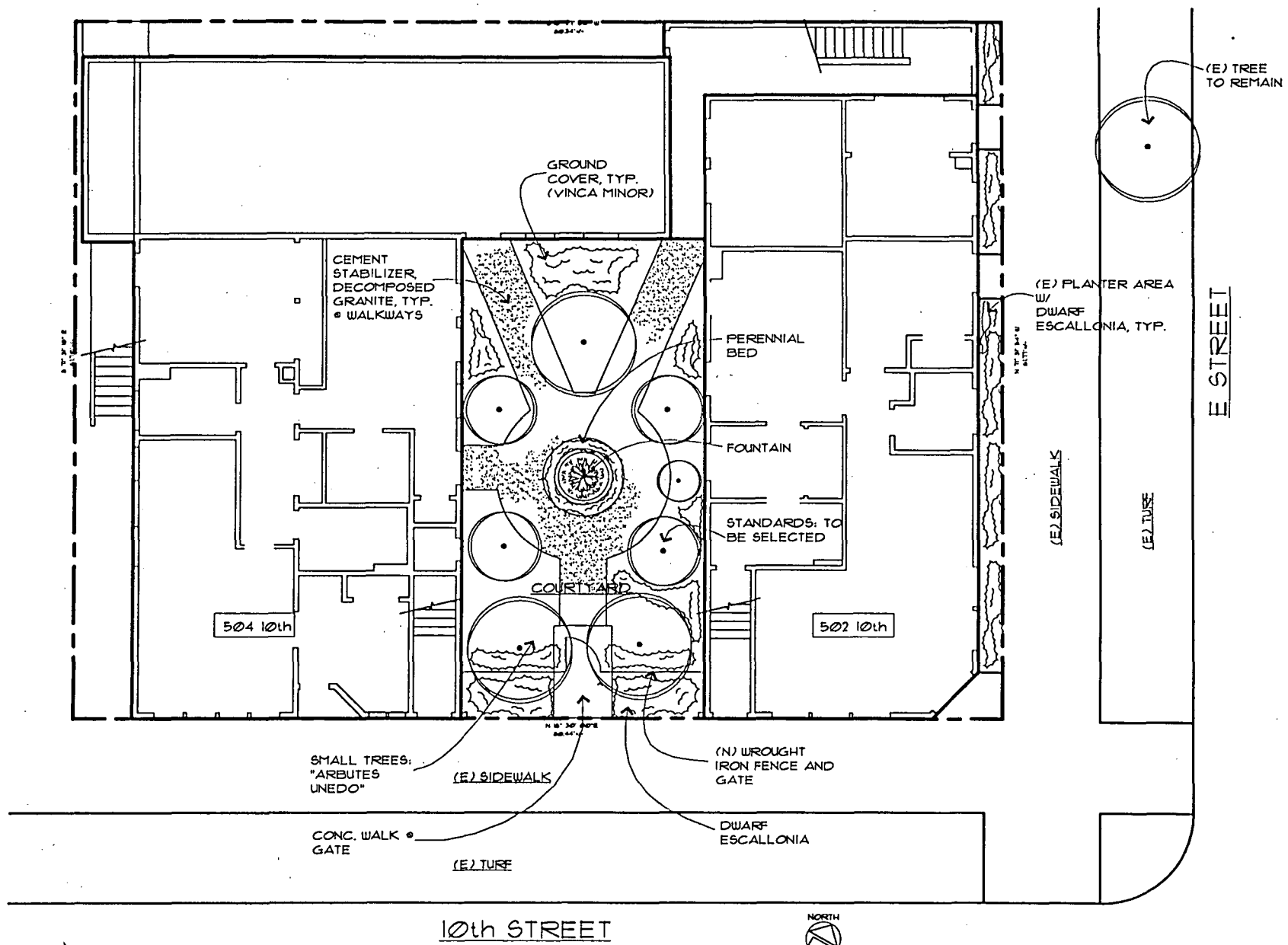
LAND USE  
&  
ZONING



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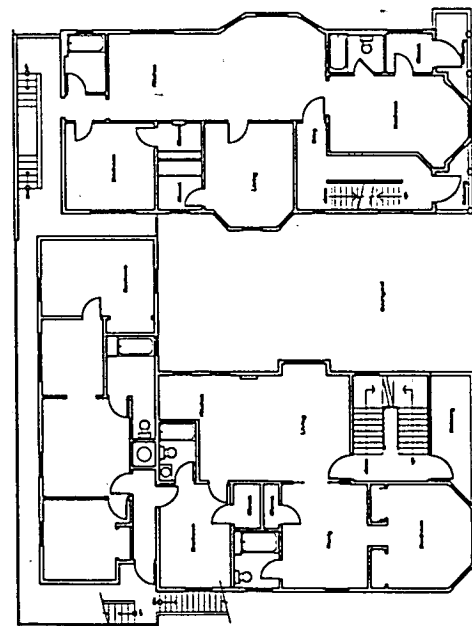
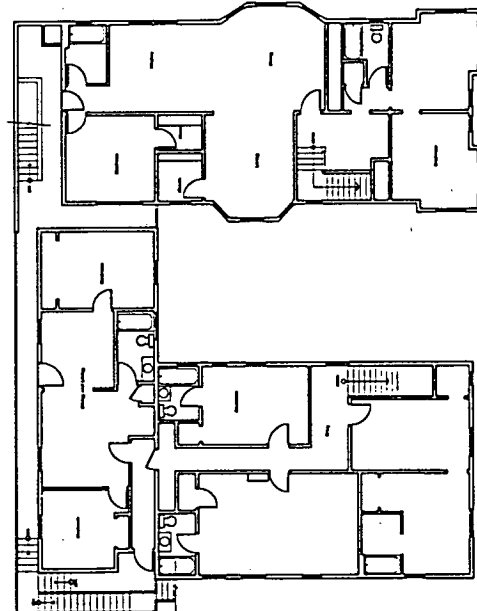
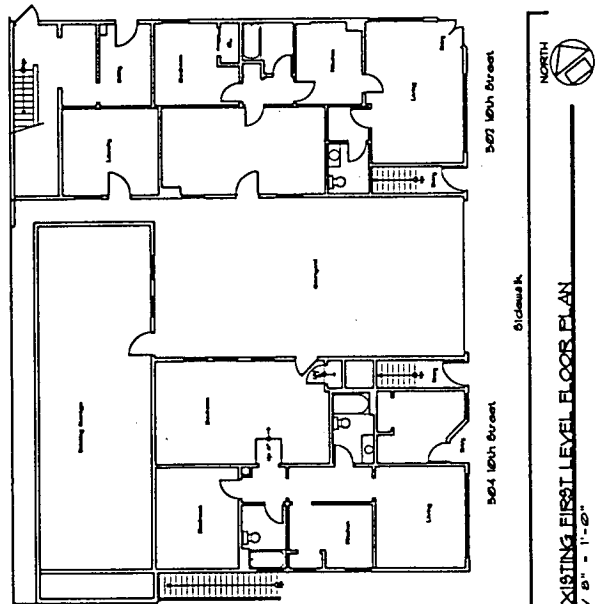
SITE PLAN  
1/8" = 1'-0"

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Rev'd 9/25/00

EXHIBIT A

**EXHIBIT B**

Z00-131  
Rev. 11/2/00



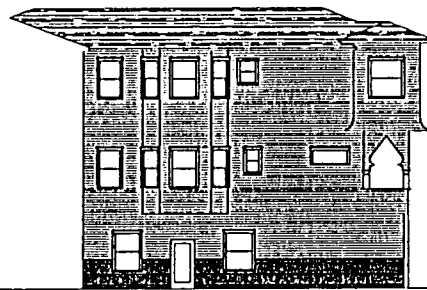
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(E) FRONT ELEVATION  
1/8" = 1'-0"

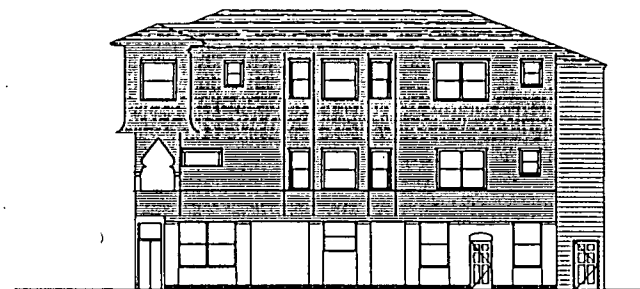


(E) LEFT SIDE ELEVATION (COURTYARD)  
1/8" = 1'-0"

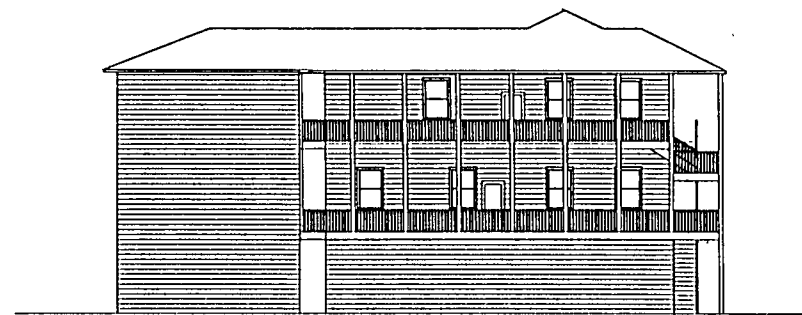


(E) LEFT SIDE ELEVATION  
1/8" = 1'-0"

## EXISTING PLANS FOR REFERENCE ONLY



(E) RIGHT SIDE ELEVATION  
1/8" = 1'-0"



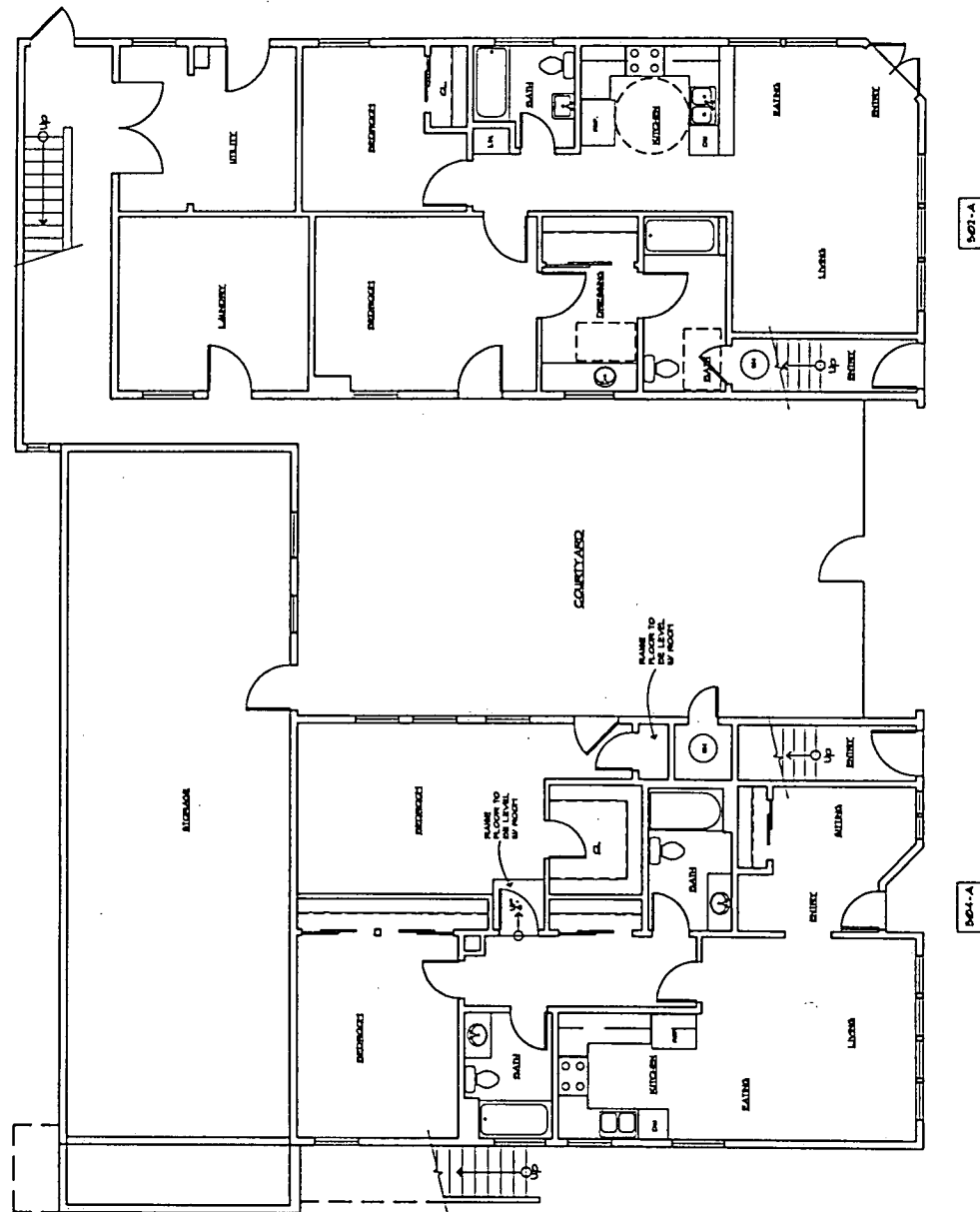
(E) REAR ELEVATION  
1/8" = 1'-0"

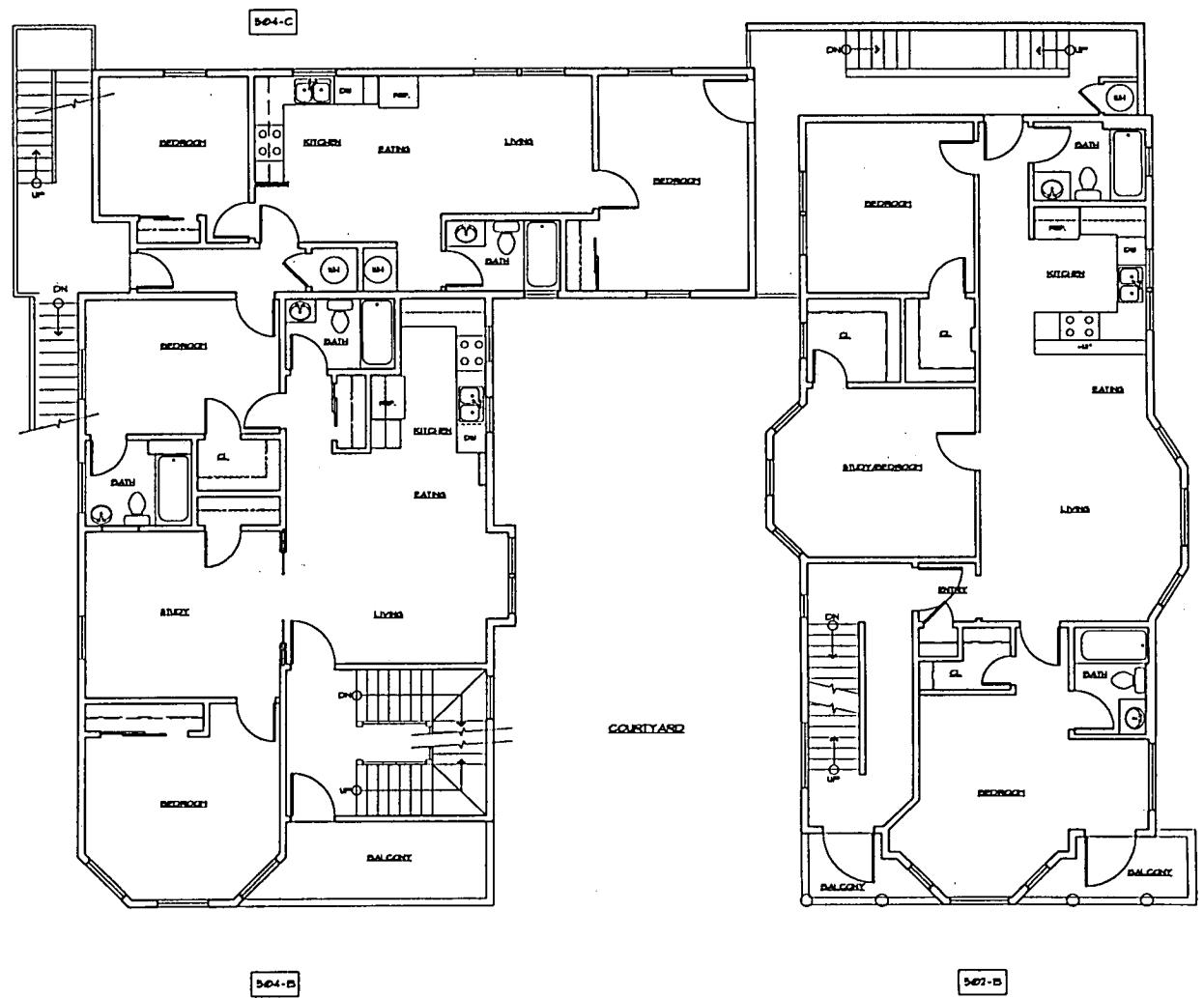
EXHIBIT C

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EXHIBIT D

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Rev 4/9/25/00





SECOND LEVEL FLOOR PLAN  
1/4" = 1'-0"

ZC  
Rev

EXHIBIT F

Z00-131  
Rev'd 9/25/00

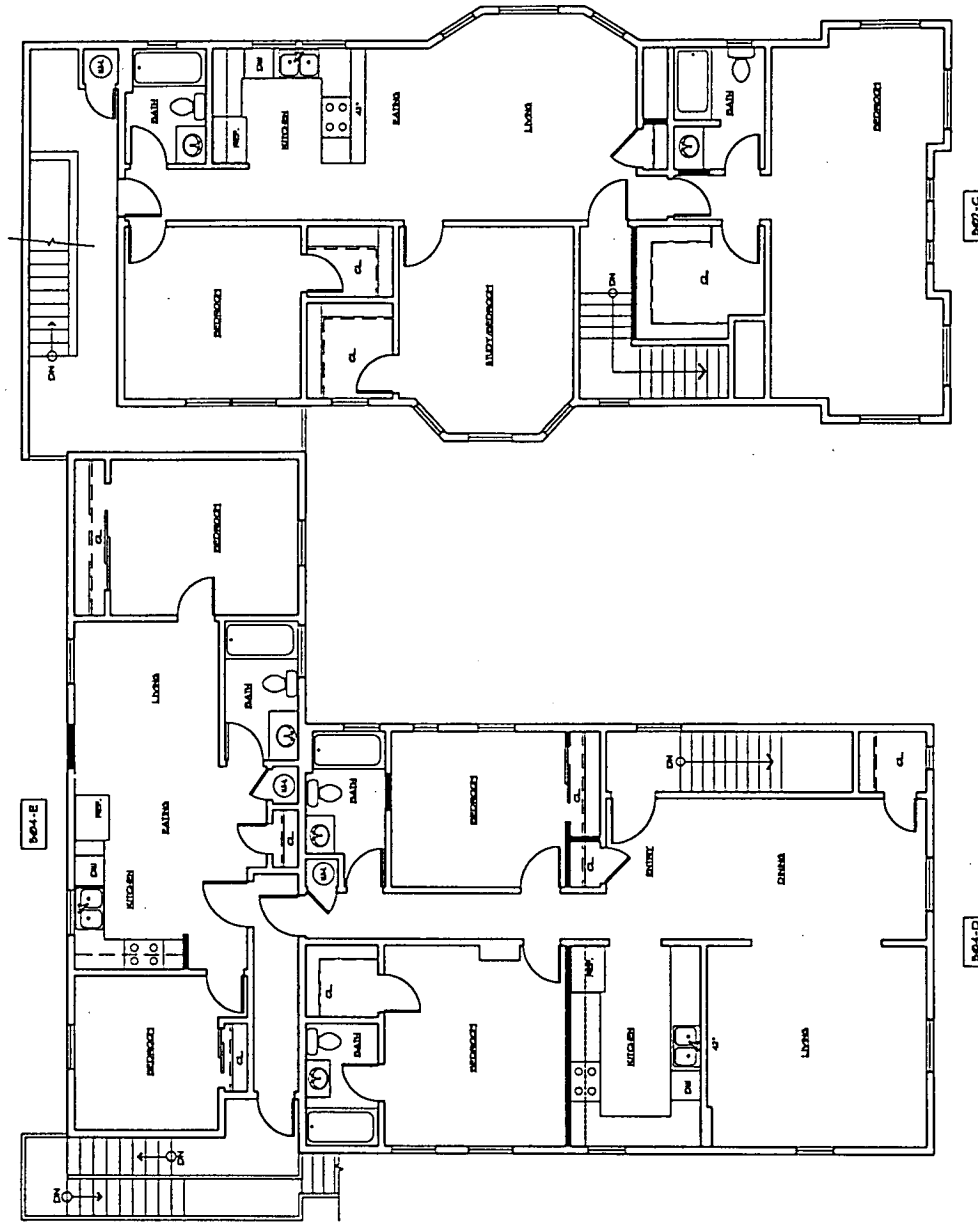
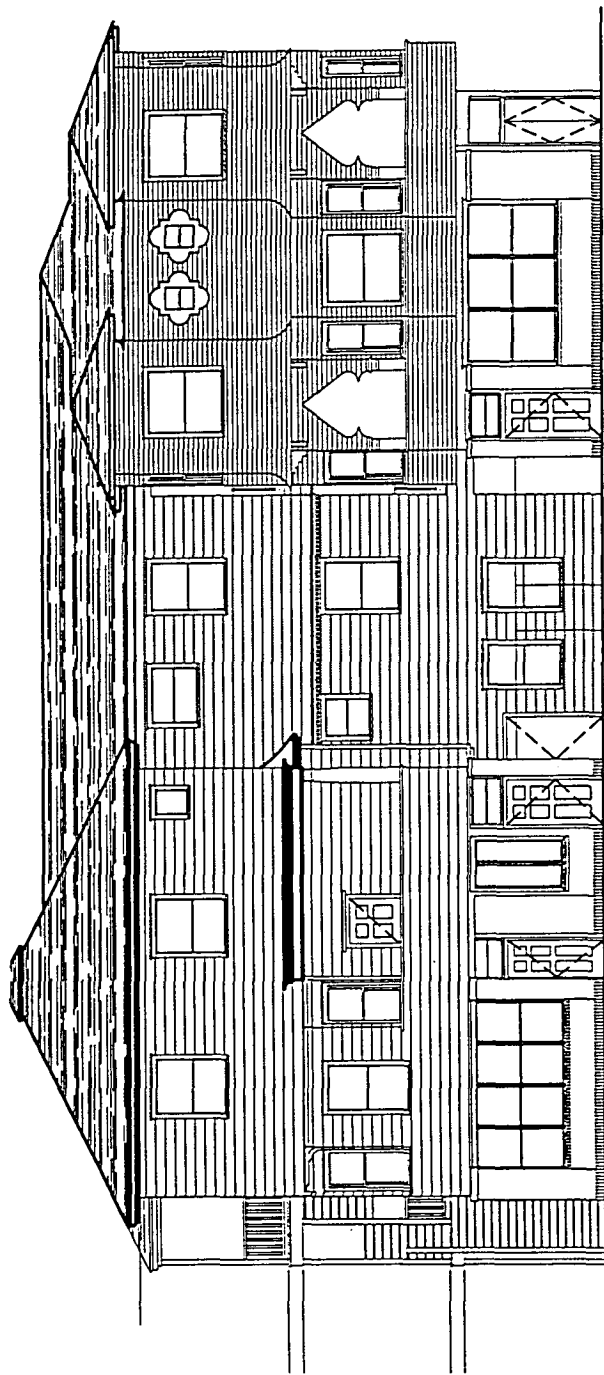
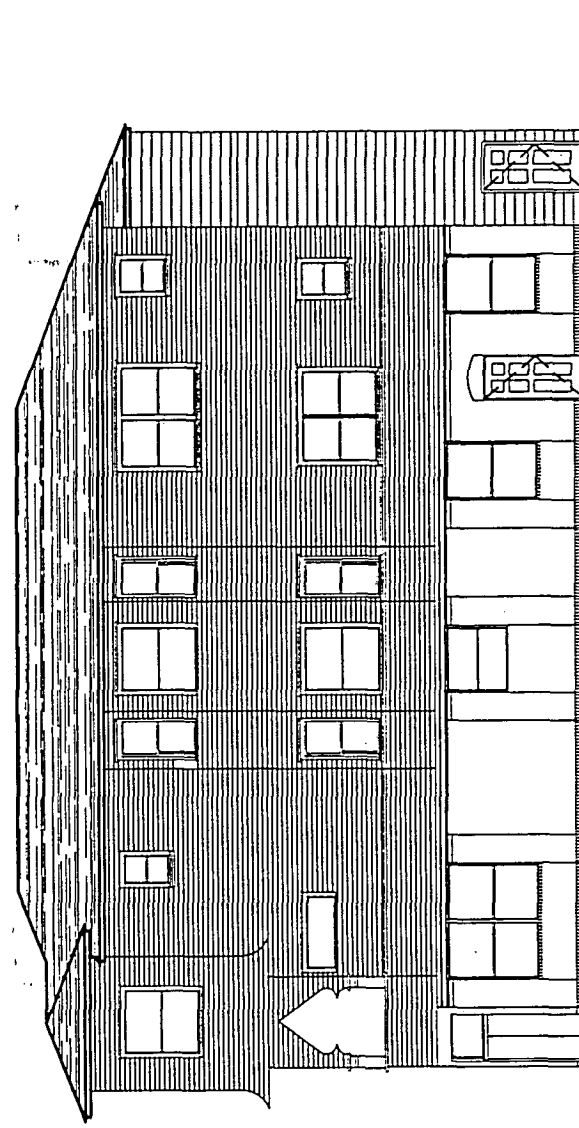


EXHIBIT G

Z00-131  
REV'D 9/25/00

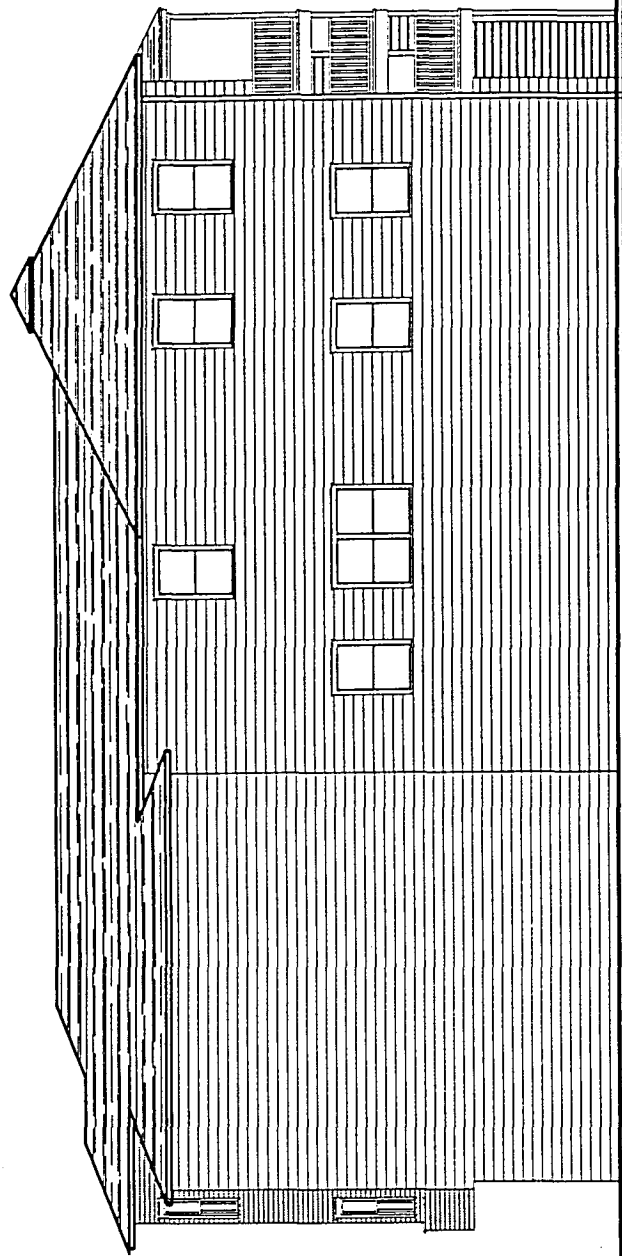


SOUTH ELEVATION  
1/4" = 1'-0"

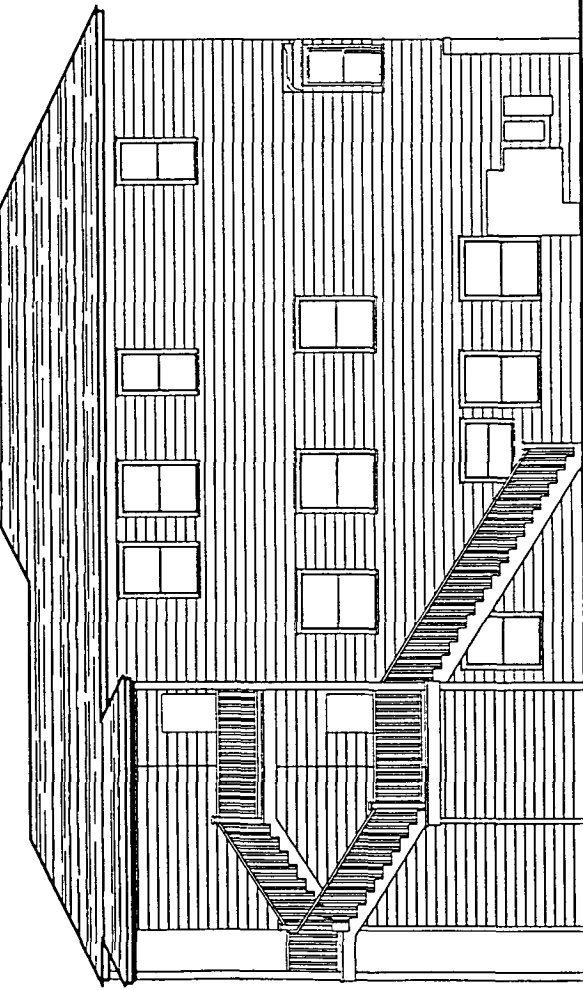


EAST ELEVATION  
1/4" = 1'-0"

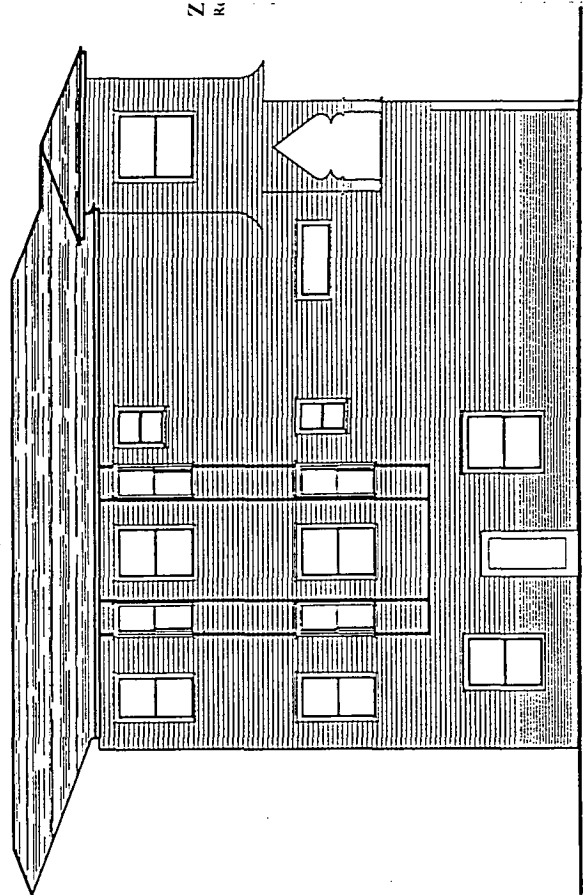
EXHIBIT H



NORTH ELEVATION  
1/4" = 1'-0"



WEST ELEVATION  
1/4" = 1'-0"



WEST ELEVATION - COURTYARD  
1/4" = 1'-0"

Z  
R