

P03-036- Vallejo's General Store

- REQUEST: A. Environmental Determination: Exempt 15301
B. General Plan Amendment of .07 acres from Medium Density Residential to Residential Mixed Use
C. Community Plan Amendment of .07 acres from Multi-Family Residential to Residential Mixed Use
D. Rezone of 0.07 acres from Multiple Family (R-3A) to Residential Mixed Use (RMX);

LOCATION: 400 T Street
APN: 009-0113-003
Council District 4

APPLICANT:	Ted Walker, Architect P.O. Box 189681 Sacramento, CA 95818
OWNER:	Art and Frank Vallejo 1900 4th Street Sacramento, CA 95814
APPLICATION FILED:	March 10, 2003
STAFF CONTACT:	Mark Kraft, (916) 264-8116

SUMMARY/ RECOMMENDATION:

The applicant is requesting entitlements to provide a 1,650 square foot general store on the ground floor of an existing building which contains two existing residential units on the second floor, on ± .07 developed acres, currently in the Multiple family Residential (R-3A) zone. The project will require a General Plan Amendment from Medium Density Residential (16-29 du/na) to Residential Mixed Use, a Community Plan Amendment from Multi-Family Residential to Residential Mixed Use, and a rezone from Multiple-Family Residential (R-3A) to Residential Mixed Use (RMX).

Staff recommends the Planning Commission recommend approval of the project, and forward this recommendation to the City Council. This recommendation is based upon the project's consistency with existing General Plan and Central City Community Plan policies promoting infill development and provision of mixed use development.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29du/na)
Central City Community Plan Designation:	Multi-Family Residential
Existing Land Use:	2 Residential Units (vacant ground floor)
Existing Zoning of Site:	Multiple Family Residential (R-3A)

Surrounding Land Use and Zoning:

North:	Single Family Residential: R-3A
South:	Single Family Residential: R-3A
East:	Single Family Residential: R-3A
West:	Vacant: R-3A

Setbacks:	Proposed	Required
Front :	17' (existing)	8'
Street Side:	1' (existing)	3'
Interior Side:	3' (existing)	3'
Rear:	3' (existing)	15'

Property Dimensions:	40' x 80'
Property Area:	3200 sf
Square Footage of Buildings:	3300 sf
Height of Building:	28'(existing)
Height Limit	35'
Lot Coverage	52%
Exterior Building Materials:	Wood siding
Roof Material:	Composition
Parking required:	6 spaces
Parking provided (on-site):	1 space
Parking Credited:	5 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division
Preservation Review	Planning Division
Off-site improvements	Public Works, Plan Check

BACKGROUND INFORMATION:

The applicant is requesting the necessary entitlements to operate a general store in the ground floor of the existing building on the project site. The two existing residential units on the second floor will remain.

The existing building is two story with a vacant first floor. A general store existed in this space for many years, but was closed approximately 10 years ago. The applicant proposes to restore the first floor to general store use. The store is proposed to be open 9am to 7 pm daily.

STAFF EVALUATION: Staff has the following comments:A. Policy Considerations

The proposed project, in reinstating a longstanding use on the project site, would be inconsistent with the existing General Plan and Community Plan designations for the site. The General Plan designation of Medium Density Residential does state that "Some commercial or office use may be located within multiple family districts since an overlap of land uses is expected in high density residential districts which are located along major streets." Furthermore, the General Plan defers to Community Plans for specific land use designations. The Central City Community Plan designation is Multi-Family however, so no specific allowance for commercial uses is indicated.

To allow the proposed restoration of a general store on the ground floor of the existing structure, the applicant is requesting a General Plan and Central City Community Plan Amendment to Residential Mixed Use. Staff supports this change for the reasons discussed below.

It is the policy of the City to promote infill development, rehabilitation, and reuse that contributes positively to the surrounding area and assists in meeting neighborhood and other city goals, including, among others, neighborhood conservation and enhancement, redevelopment/blight abatement, and economic development, particularly neighborhood serving retail, office, and employment (GP1-37, 38). The applicant proposes to replace a neighborhood serving retail establishment in the same vacant retail space in which it once existed before neighborhood conditions caused its closure. The subject property is currently vacant on the ground floor and , thereby contributes nothing positive to the surrounding neighborhood. The reuse of the subject property with a quality general store will lead to neighborhood enhancement, blight abatement, and economic development in keeping with the aforementioned City General Plan policies.

It is city policy to promote infill development that responds to an unmet or under served need, includes a mix of uses within the building, provides street-level pedestrian activity, and minimizes the aesthetic impact of parking. (GP1-38) The proposed project is comprised of two residential units over retail mixed use in an existing building with outdoor seating and one existing off-street parking space. The development of a general store would meet an under served need in the neighborhood.

One of the City's adopted Smart Growth Principles is to foster walkable, close-knit neighborhoods through a system of fully connected activity center, streets, pedestrian paths, and bike routes (GP1-42). The addition of a general store with outdoor seating would provide an additional activity center to the neighborhood in an effort to enhance its walkability and close-knit nature.

The Central City Community Plan directs staff to provide the opportunity for sufficient neighborhood commercial services to serve residents of mixed use neighborhoods (CCCP, p.84) The provision of a general store is consistent with this policy.

By restoring a previously existing commercial facility, and thereby providing a mixed use site, the project is consistent with the General Plan policy to identify areas where increased densities, land use changes or mixed uses would help support existing services (GP2-15) to promote the reuse and rehabilitation of existing urban development as a means to meet projected growth (GP1-33).

In utilizing a structure which is greater than 50 years old and which has been identified as a "supportive structure" in the Southside Park Preservation area, the project is consistent General Plan policy to protect and preserve architectural, cultural, and historic structures through the existing preservation program (GP2-14).

Furthermore, the General Plan identified policy to revitalize and improve the quality of existing Sacramento neighborhoods (GP3.10-24). The restoration of a needed service in a vacant location would serve to improve the quality of the neighborhood for existing residents and employees.

B. Zoning

The existing zoning of the project site is Multiple Family Residential (R-3A). This zone does not allow for any commercial uses. The applicant is therefore requesting a rezone to Residential Mixed Use (RMX). The RMX zone permits the same density as the R-3A zone, but is more flexible since it permits neighborhood serving commercial uses. As previously stated, the proposed use is not consistent with existing zoning. However, due to its consistency with City policies as described in the Policy Considerations discussion, staff supports the necessary rezone, to assure Plan/zoning consistency.

C. Height and area regulations

The project involves the reuse of an existing building and involves no additional height, nor additional encroachment into required setback areas. Therefore no entitlements area regarding height and area regulations are required.

D. Parking

The existing development has 1650 square feet of vacant space which was originally constructed as retail use, plus two existing residential units. At one space per 400 square feet of retail space and one space per residential unit, the project site would

require 6 parking spaces under current zoning code (4 spaces for the commercial use and 2 spaces for the residential use. The project currently provides one parking space, which is proposed to be retained. Under existing zoning code, the project site is credited with four commercial parking spaces, and one residential parking space. Therefore, as long as the project does not generate additional parking demand, as defined by the zoning code, the project is not required to provide additional parking. The project proposes to provide outdoor seating on site. The zoning code requires one space per 3 seats for food service uses. Therefore, with four credited spaces, the project would be allowed to provide 12 seats without requirement of additional parking spaces. The project is proposed to be limited to 12 seats, therefore the project will not require an entitlement to waive parking spaces.

E. Site/Building Design

The existing building is constructed of wood siding with composition shingle roof. The project does not propose to change the design of the existing building, with the exception of restoring previously existing windows on the north and west side of the building, and construction of a new stairway. These changes will require staff level preservation review, since the site is located within the Southside Park Preservation Area. The project also proposes to provide new landscaping on the east side of the structure.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to CEQA Section 15301(minor alterations to existing facilities).

B. Public/Neighborhood/Business Association Comments

The proposed project application was routed to the Sacramento Old City Association, the Central City Alliance of Neighborhoods, the Neighborhood Association Advisory Group, and the Southside Park Neighborhood Association. Land owners within a 500 foot radius of the project site were also notified of the project proposal. No concerns regarding the project have been expressed as of the writing of this report.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The comments will be incorporated, as appropriate, into the Resolutions and Ordinance when the item proceeds to the City Council.

Utilities

1. The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.

Building

The proposed project will be subject to Building Code requirements with tenant improvement plans. The applicant should be aware that the project will require:

1. Occupancy separation shall be provided between the retail area and the residential unit
2. The toilet rooms shall be handicap accessible per UBC Chapter 11B.

Police

The applicant is advised to work with the Police Department regarding the following comments:

1. Applicant shall work with the North Patrol Police Facility to ensure that the property is posted for "No Loitering in accordance with 602(k) P.C. An agreement is to be filed with the Police Department which will allow officers to remove loiterers and reflects to operator owners agreement to prosecute.
2. No public pay telephones shall be maintained on the exterior of the premises.
3. Project lighting shall be provided as follows: .25 footcandles of minimum maintained illumination per square foot of surface of the patio during all hours of operation.
4. Signs shall be posted prohibiting consumption of alcoholic beverages in the business or patio area. Signs shall read: " It is unlawful to enter or remain on these premises, or adjacent public sidewalk with an open alcoholic beverage container. P.C. 647e(a)" plus any appropriate local ordinances. Lettering to be block style and a minimum of 2 ½ inches in height. Signs will be clearly visible to the patrons and to persons on the public sidewalk.
5. All illegal activities observed on or around the business shall be promptly reported to the Police Department.
6. Store windows shall be left unobstructed by either signage and or display racks, shelving and merchandise in order to allow viewing of the interior of the business by patrolling police.

7. There shall be no video/arcade machines maintained upon the premises at any time.
8. The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets.
9. The applicant shall implement a "Good Neighbor Policy" whereby a representative will be available at a designated time and place to respond to any questions or concerns raised by the neighbors over the operation of the nightclub. The applicant shall also post on the property a name and phone number of a representative to call with questions and/or concerns regarding operations at the site.

Planning

The applicant should also note that:

1. The proposed general store shall not serve alcoholic beverages. Sale of alcoholic beverages would require additional entitlements.
2. The project shall restore the window openings on the north and west sides of the building to clear glass windows. (Preservation staff to require when reviewing replacement windows.)
3. The general store shall be limited to 12 seats. Any additional seating will require additional entitlements.

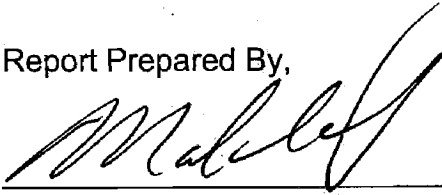
PROJECT APPROVAL PROCESS: The Planning Commission provides a recommendation to the City Council and directs staff to forward this recommendation to the City Council. Since no action is taken by the Planning Commission, there is no appeal period.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

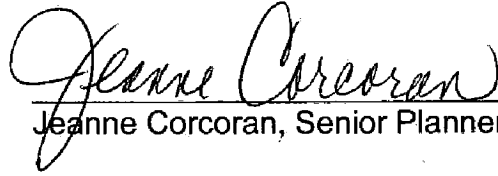
- A. Environmental Determination: Exempt 15301
- B. Recommend approval of the General Plan Amendment of .07 acres from Medium Density Residential to Residential Mixed Use
- C. Recommend approval of the Central City Community Plan Amendment of .07 acres from Multi-Family Residential to Residential Mixed Use
- D. Recommend approval of the Rezone of 0.07 acres from Multiple Family (R-3A) to Residential Mixed Use (RMX);

Report Prepared By,



Mark Kraft, Associate Planner

Report Reviewed By,



Jeanne Corcoran, Senior Planner

Attachments

Attachment 1	Notice of Decision
Exhibits 1A-D	Site Plans, Floor Plans, Elevations
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map