

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Alan Oshima - 1723 J Street, Sacramento, CA 95814				
OWNER	Anthony & Cynthia Giannoni - 1000 G Street, Sacramento, CA 95814				
PLANS BY	Alan Oshima & JTS Engineering - 811 J Street, Sacramento, CA 95814				
FILING DATE	5-10-83	50 DAY CPC ACTION DATE		REPORT BY:	JP:sg
NEGATIVE DEC	6-13-83	EIR		ASSESSOR'S PCL NO.	002-154-09 & 10

- APPLICATION:
1. Environmental Determination
 2. Rezone 0.2± acres from R-4A to R-0
 3. Special Permit to develop 6,150 square foot office building
 4. Variance to reduce the required 15 foot rear yard setback to 10 feet
 5. Variance to locate one of the 15 required parking spaces off-site
 6. Variance to waive the required six foot high masonry wall along the south and west property lines
 7. Lot Line Adjustment to merge two parcels

LOCATION: 1130 G Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 6,150 square foot office building at the southwest corner of 11th and G Streets.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential-Office, R-0
1980 Central City Community Plan Designation:	Residential-Office, R-0
1980 Alkali Flat Plan Designation:	Residential-Office, R-0
Existing Zoning of Site:	R-4A
Existing Land Use of Site:	Parking lot and vacant two family structure

Surrounding Land Use and Zoning:

North:	Vacant; R-4A
South:	Parking; C-3
East:	Parking; R-4A
West:	Office conversion; R-0

Parking Required:	15 spaces
Parking Provided:	14 on-site, one off-site
Parking Ratio:	1:400
Property Dimensions:	102' x 80'
Property Area:	8,160± sq. ft.
Building Height:	Two stories
Square Footage of Building:	6,150 sq. ft.
Topography:	Flat

APPLC. NO. P83-172

MEETING DATE July 14, 1983
7-20-83

CPC ITEM NO. 11
4

Street Improvements: Existing
Utilities: Available to site
Exterior Building Colors: Gray and black
Exterior Building Materials: Drivite, ceramic tile & window wall

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

1. This subject site consists of two parcels on the southwest corner of 11th and G Streets (Exhibit A). The northern 80' x 80' parcel is presently a surfaced parking lot. A two story, vacant, two family residence is on the southern 80'x 22' parcel. The applicant is requesting the necessary entitlements to merge the two parcels and build a 6,150 square foot office building on the subject site (Exhibits C-H). Parking would be on the ground level and the office space on the second level.
2. The proposed lot line merger was reviewed by the Water and Engineering Departments. The following comment was received:

The applicant shall provide a new deed description for the site.

3. The subject site is in the Alkali Flat Redevelopment area and was reviewed by the Alkali Flat Project Area Committee on June 8, 1983 (Exhibits G, H and I). The PAC unanimously recommended approval of the project. They did, however, have some concerns regarding the 10 foot front building setback. The adjacent Victorian structure to the west has a front setback of 18 feet for the main building (Exhibit D). The porch setback is eight feet. This Victorian is a Priority Structure and has an approved special permit for office conversion (P82-212). To maintain the integrity of this structure, the PAC suggested that the new office building also have a front setback of 18 feet.

Planning staff is supportive of the PAC's suggestion to increase the front building setback to maintain the integrity and increase the visibility of the Priority Structure adjacent to the west. The Design Review and Preservation Board will review this project at their July 20, 1983 meeting. The Design Review Board staff is also in agreement with the PAC's recommendation.

4. The proposal was reviewed by the City Traffic Engineering Department. They had no comments regarding the parking and driveway area.
5. Staff has no objection to constructing an office building on the subject site. The proposal is consistent with the Alkali Flat Redevelopment Plan and the Cullers Report which designate the site for residential-office uses.

Staff, however, does have some concerns regarding the size of the proposed office building. As the proposal consists of new construction, there is no hardship to justify either the variance to reduce the rear yard setback to 10 feet or the variance to locate one parking space off-site. In addition,

staff has concerns whether it is appropriate to place the restrooms for the office use on the ground level with the parking. If the applicant were to redesign the proposal to conform to the 15 foot rear yard setback (285± square feet reduction in office space, 350 square feet total reduction), a variance for one off-site parking space would not be required. Staff, therefore, recommends denial of the variance requests to reduce the rear yard setback to 10 feet and to locate one parking space off-site.

6. The applicant is also requesting a variance to waive the required six foot high masonry walls along the west and south property lines. Staff has no objection to this request. As previously noted, the Victorian to the west has a previously approved special permit to convert the structure into an office use (P82-212). At that time a variance to waive the required wall was approved as this structure is only three feet from the interior property line and a wall would create a narrow, unusable strip between the wall and the structure. In addition, the proposed office building will service as a wall on the west side between the two adjoining properties.

A parking lot is presently located on the adjoining property to the south of the subject site. While this parcel is zoned Multiple Family R-4A zone and the Alkali Flat Redevelopment Plan designates R-0 use. Staff anticipates that any future construction on the site will either be office or remain a parking lot rather than residential. A wall, therefore, would not be necessary.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from R-4A to R-0;
3. Approval of the Special Permit to construct an office building subject to conditions and based on findings of fact which follow;
4. Denial of the Variance to reduce the required 15 foot rear yard setback to 10 feet based on findings of fact which follow;
5. Denial of the Variance to locate one of the 15 required parking spaces off-site based on findings of fact which follow;
6. Approval of the Variance to waive the required six foot high masonry walls along the south and west property lines based on findings of fact which follow; and
7. Approval of the Lot Line Adjustment to merge two parcels by adopting the attached resolution.

Special Permit - Conditions

- a. The applicant shall increase the front yard setback to a depth of approximately 18 feet so as to be equal with the setback of the adjacent office Victorian to the west.

- b. The applicant shall submit revised site plans indicating the 15 foot rear yard setback and the 18 foot front yard setback to staff for review and approval.
- c. Detailed landscape and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits.

Findings of Fact - Special Permit

- a. The proposal, as conditioned, is based upon sound principles of land use in that the surrounding land uses, which consist of parking lots and office buildings, are compatible with the proposed office use;
- b. The proposal, as conditioned, will not be detrimental to public health, safety or welfare in that parking is provided on-site and adequate landscaping is provided in setback areas;
- c. The proposal, as conditioned, is consistent with the 1974 General Plan, the 1980 Central City Plan and the Alkali Flat Redevelopment Plan which designate the site for residential-office uses.

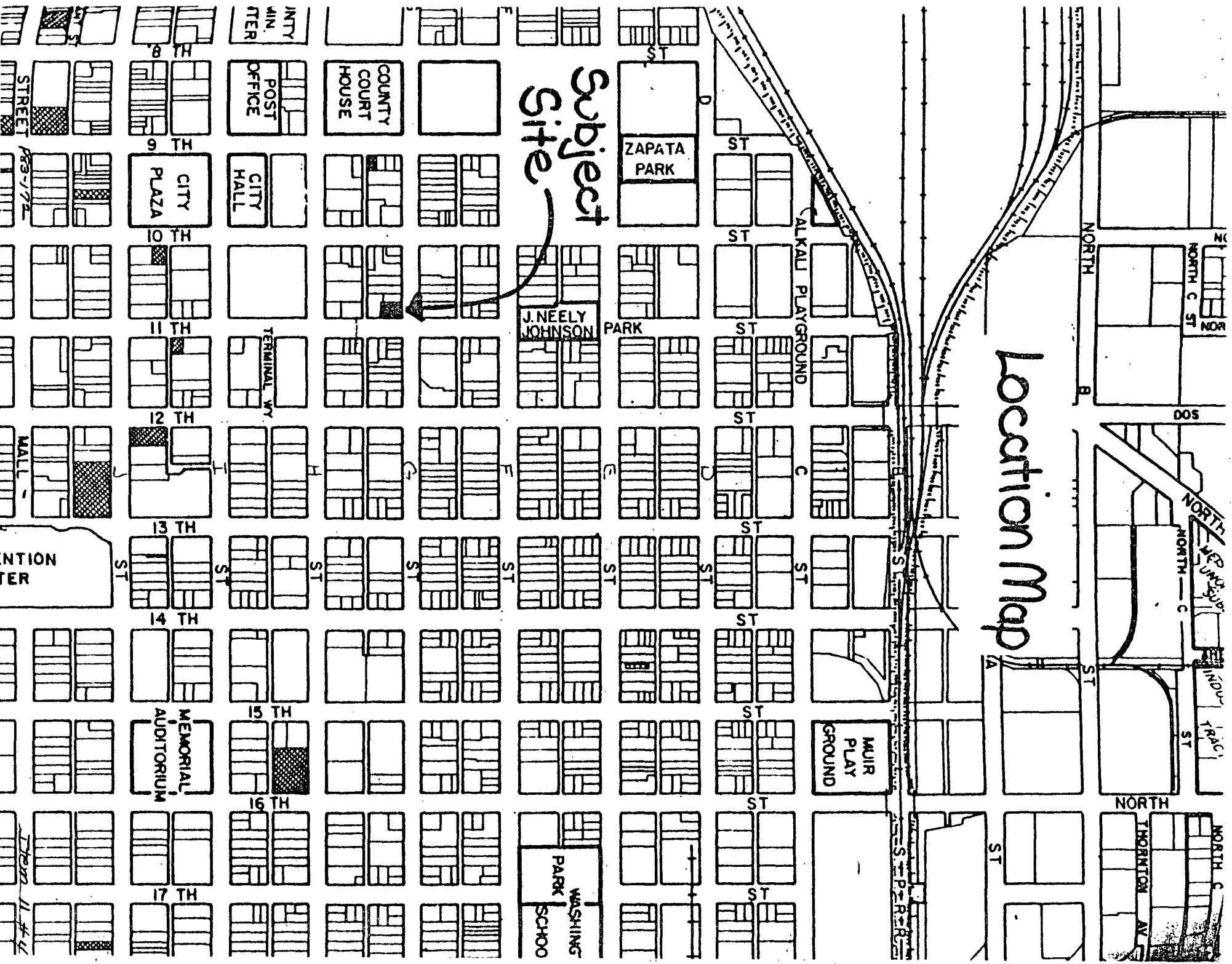
Findings of Fact - Off-Site Parking Variance and Rear Yard Setback Reduction Variance

The proposed Variances would constitute a special privilege extended to one individual property owner in that it is physically possible to redesign the office structure to conform to Zoning Ordinance setback and parking requirements.

Findings of Fact - Masonry Wall Variance

- a. The Variance does not constitute a special privilege extended to one individual property owner in that:
 - 1. The masonry wall, if installed, would create a narrow, unusable area between the adjacent existing structure to the west of the site and the wall;
 - 2. A similar Variance was granted to the property to the west of the subject site;
- b. The Variance does not constitute a use Variance in that office uses, are allowed in the Residential-Office zone and a masonry wall is not necessary between office uses.

Location Map



RESOLUTION NO.

Adopted by the Sacramento City Planning Commission

on date of

APPROVING A LOT LINE MERGER FOR THE NORTH
HALF OF LOT 4 AND THE BLOCK BOUNDED BY G
AND H AND 10TH AND 11TH STREETS IN THE CITY
OF SACRAMENTO AND THE NORTH 22 FEET OF THE
SOUTH ONE-HALF OF LOT 4 IN THE BLOCK
BOUNDED BY G AND H AND 10TH AND 11TH
STREETS IN THE CITY OF SACRAMENTO

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at the southwest corner of 11th and G Streets; and

WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)); and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1980 Central City Plan and the Alkali Flat Redevelopment Area Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

That the Lot line merger for property located at the southwest corner of 11th and G Streets, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

The applicant shall provide a new deed description for the site.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

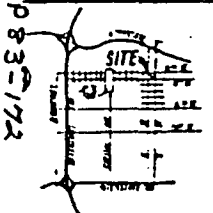
P83-172

~~July 14, 1982~~

7-20-83

~~Item 11~~

#4



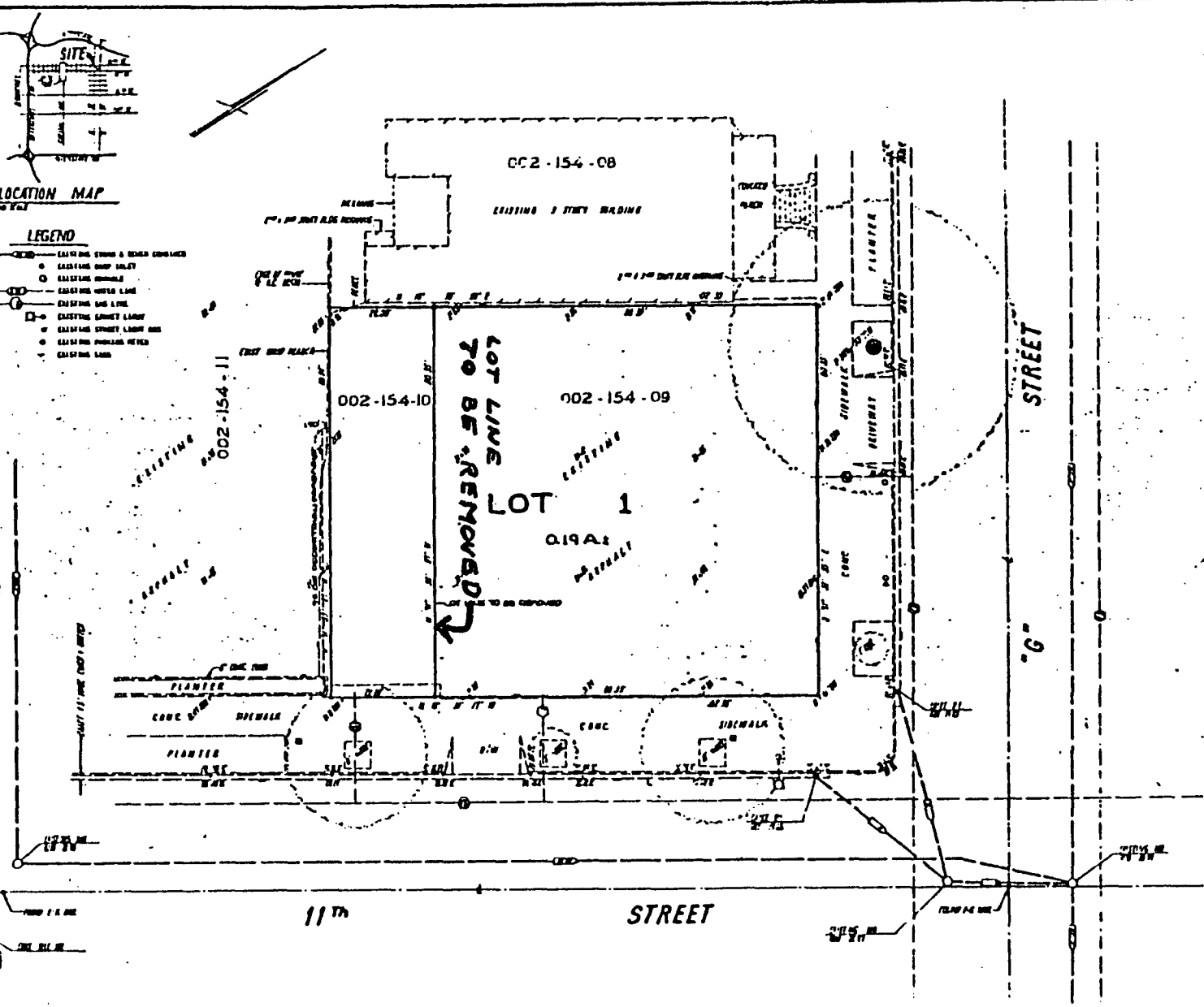
LOCATION MAP

LEGEND

- EXISTING STORM & SEWER CONDUITS
- EXISTING GROUND SILENT
- EXISTING SIDEWALK
- EXISTING UTILITY LINE
- EXISTING GAS LINE
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT POLE
- EXISTING PARKING SPACE
- EXISTING SIGN

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4 #



PROPOSED LINE DESCRIPTION
OF LOT NUMBER FOR THIS EXHIBIT

ALL THIS REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 NORTH HALF OF LOT 1 IN BLOCK FORMED BY 'G' AND 'H' AND 10th AND 11th STREET IN THE CITY OF SACRAMENTO.
 AND
 THE NORTH END PART OF THE SOUTH END-HALF OF LOT 1 IN THE BLOCK FORMED BY 'G' AND 'H' AND 10th AND 11th STREET IN THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OF PLAT THEREOF.
 BOUNDARY WITH AN EXISTING PARCELSHED TRACTS AND ADJACENT LOTS AND THE SOUTH END PART OF THE NORTH END LOT PART OF THE LAND IN PLAT OF SAID NORTH END-HALF OF LOT 1.

OWNER DEVELOPER

ANTHONY R. & CYNTHIA M. GANNON
 1000 G STREET
 SACRAMENTO, CA 95814
 ENGINEER
 JTS ENGINEERING CONSULTANTS, INC.
 811 J STREET
 SACRAMENTO, CA 95814
 EXISTING ZONING
 R-6A
 PROPOSED ZONING
 R-O
 EXISTING USE
 SURFACE PARKING
 STREET IMPROVEMENT
 EXISTING
 ASSESSOR'S PARCEL NUMBER
 002-154-09 & 10

Exhibit A

NOTES:

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES IS BASED ON THE INFORMATION PROVIDED AND IS OBTAINED FROM RECORDS OF SAID UTILITIES. THE ENGINEER IS CAUTIONED THAT ONLY ACTUAL INFORMATION WILL BE THE TYPES, SIZES, LOCATIONS AND DEPTHS OF SAID UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DEPTH OF SAID UNDERGROUND UTILITIES), HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION ON WHICH THIS EXHIBIT IS BASED AND FOR THE EXISTENCE OF OTHER UNDETECTED UTILITIES WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION OF THIS PROJECT.

UTILITY	REPRESENTATIVE	PHONE
GAS	PG&E	383-6442
ELECTRICITY	SMUD	432-3229
TELEPHONE	RYDE (AREA 841/81)	341-0111
WATER	CITY OF SACRAMENTO	442-2273
SEWER	CITY OF SACRAMENTO	442-2273
DRAINAGE	CITY OF SACRAMENTO	442-2273
UNDERGROUND SERVICE ALERT	ONE CALL	800-487-3874
FIRE	CITY OF SACRAMENTO	442-2273

JTS ENGINEERING CONSULTANTS, INC.
 811 J STREET
 SACRAMENTO, CALIFORNIA 95814 (916) 442-2273

SCALE
 1" = 10'

LOT LARGER EXHIBIT
1130 'G' ST. & 706 11th ST.
 CITY OF SACRAMENTO
 APN: 002-154-09 & 10
 SHEET 1/1

Exhibit B

PROPOSED LEGAL DESCRIPTION
OF LOT MERGER FOR 1030 G STREET

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

NORTH HALF OF LOT 4 IN BLOCK BOUNDED BY "G" AND "H" AND 10TH AND 11TH STREET
IN THE CITY OF SACRAMENTO

AND

THE NORTH 22 FEET OF THE SOUTH ONE-HALF OF LOT 4 IN THE BLOCK BOUNDED BY
"G" AND "H" AND 10TH AND 11TH STREETS IN THE CITY OF SACRAMENTO, ACCORDING
TO THE OFFICIAL MAP OR PLAN THEREOF.

TOGETHER WITH AN EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS OVER THE SOUTH 1 1/2
FEET OF THE NORTH 23 1/2 FEET OF THE EAST 56 FEET OF SAID SOUTH ONE-HALF OF
SAID LOT 4.

OK SEM



LAND DESIGN ARCHITECTS
1931 J STREET
SACRAMENTO, CA 95811
PH: 485-0771

LAND DESIGN ARCHITECTS

DATE:

SCALE:

OFFICE BUILDING

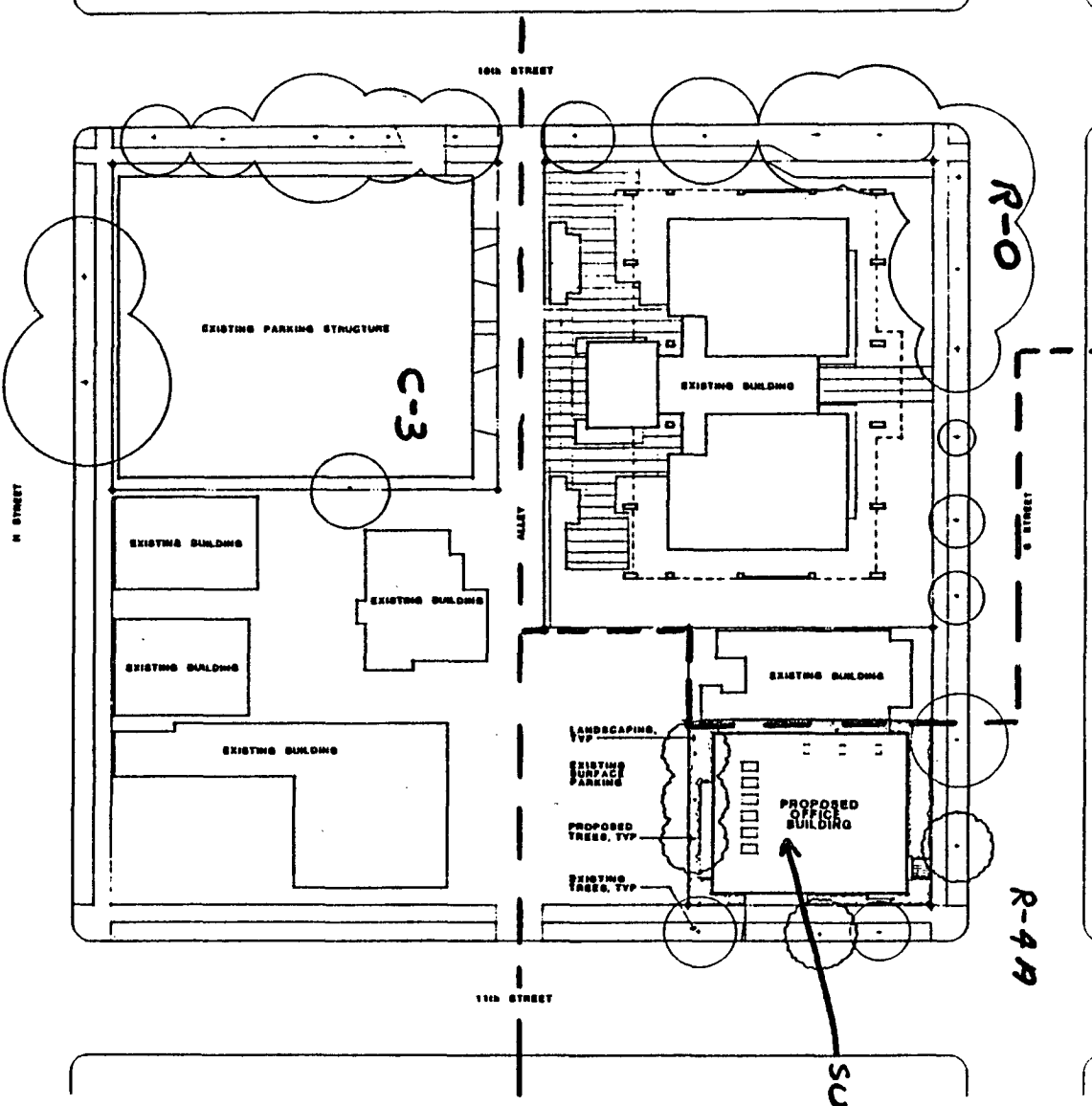
Exhibit C

1130 O STREET
SACRAMENTO, CA

DATE:

6/20/82 8240

NO.



BLOCK PLAN

SUBJECT
SITE

PS3-172

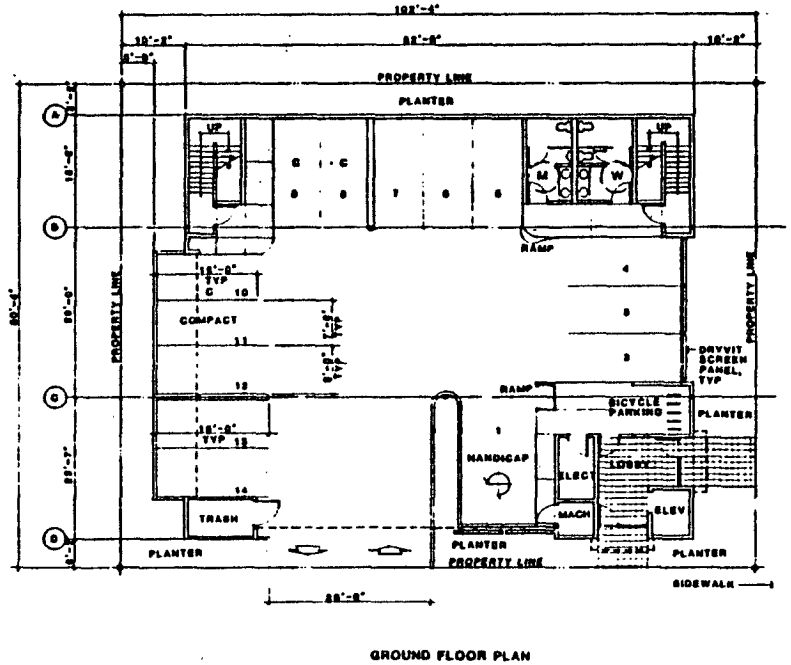
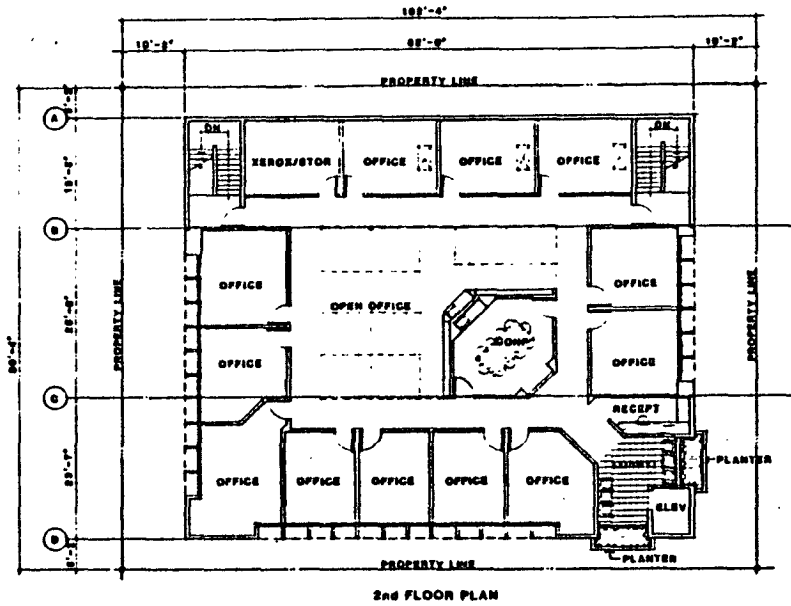
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Item 4
4



G STREET

G STREET

Exhibit E



ALAN GREEN ARCHITECT
1701 P STREET
SACRAMENTO, CA 95811
(916) 441-8171

CONTRACT NO.

PROJECT NO.

OFFICE BUILDING

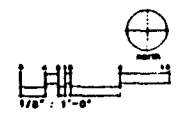
1130 G STREET
SACRAMENTO, CA

DATE

SCALE

07/20/83 8240

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Existing Victorian Office Conversion

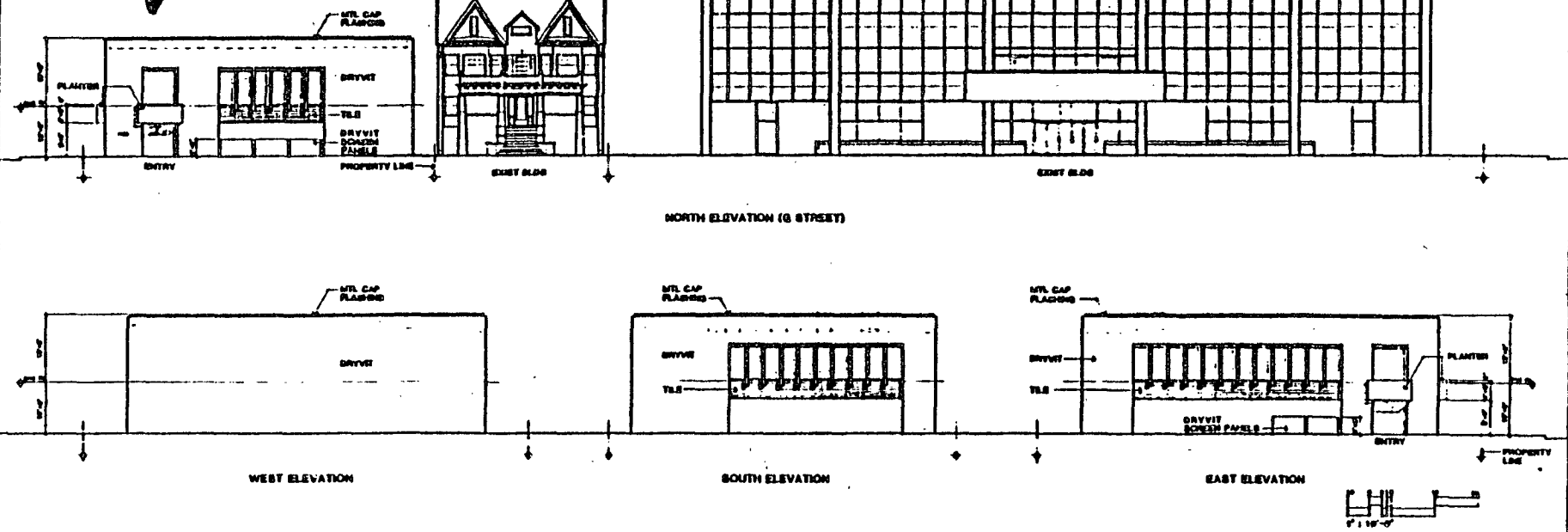
Proposed Office Building

Christopher Center Office

Exhibit F

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Sheet #4



ALM GROUP
1130 G I
SACRAMENTO
OFFICE B
1130 G I
SACRAMENTO
DATE
BY
NO.



Exhibit G

ALKALI FLAT PROJECT AREA COMMITTEE

530 - 13TH STREET • SACRAMENTO, CALIFORNIA 95814 • (916) 446-8111

TO: Tom Miller, Assoc. Planner
FROM: Tim Quintero, Director
DATE: June 28, 1983
SUBJECT: 1030 "G" Street

On June 8, 1983 at the Regular PAC Meeting the Alkali Flat Project Area Committee approved the rezoning request for 1030 "G" Street from R-4A to R-0 and to grant the special permit and variance to waive one (1) parking space for said office development.

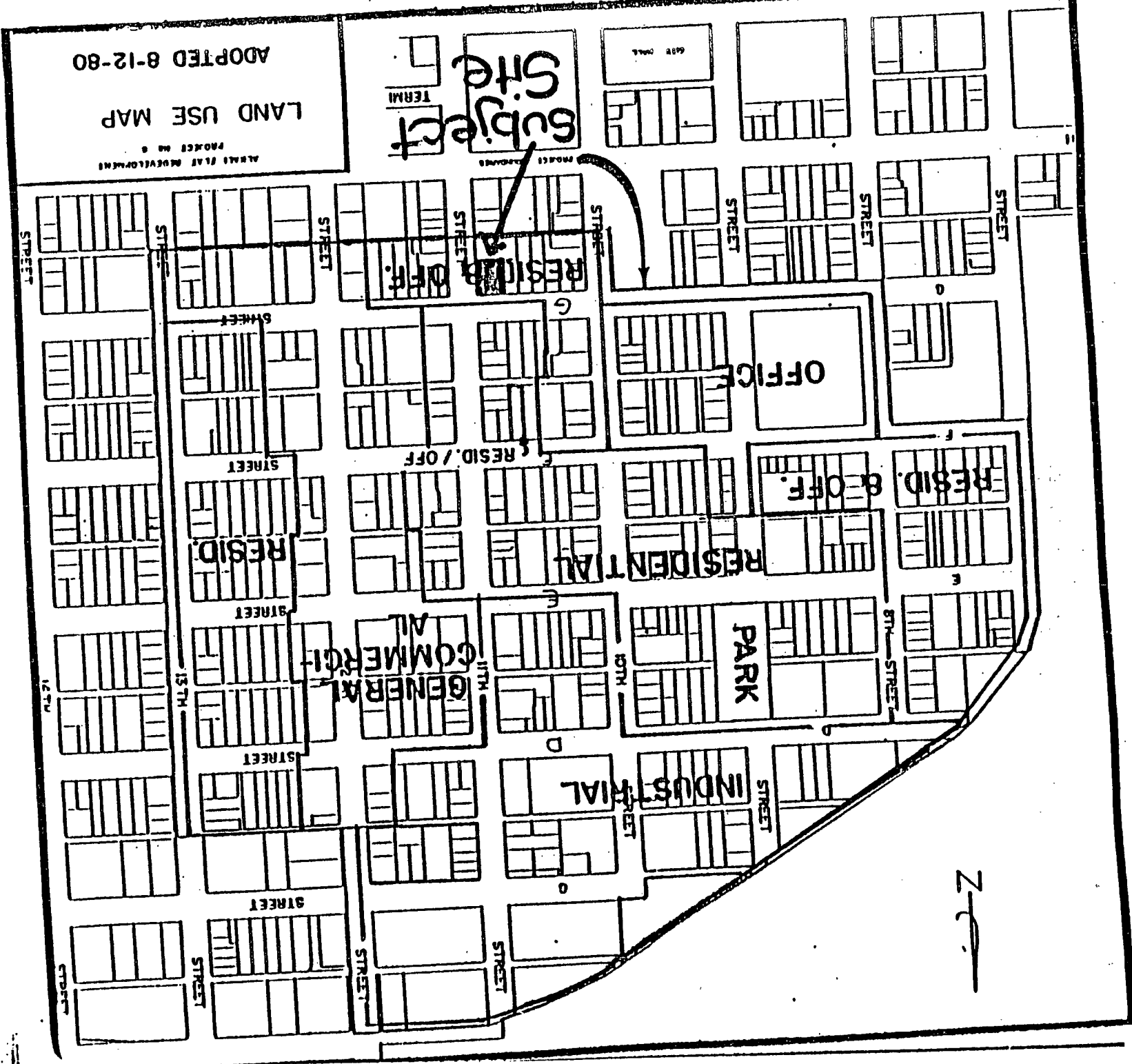
Vote: Ayes - 8; Noes - 0; Abstentions - 0

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#4

Exhibit H



ADAPTED 8-12-80
LAND USE MAP
PROJECT NO. 8
ALBANY PLAZA DEVELOPMENT

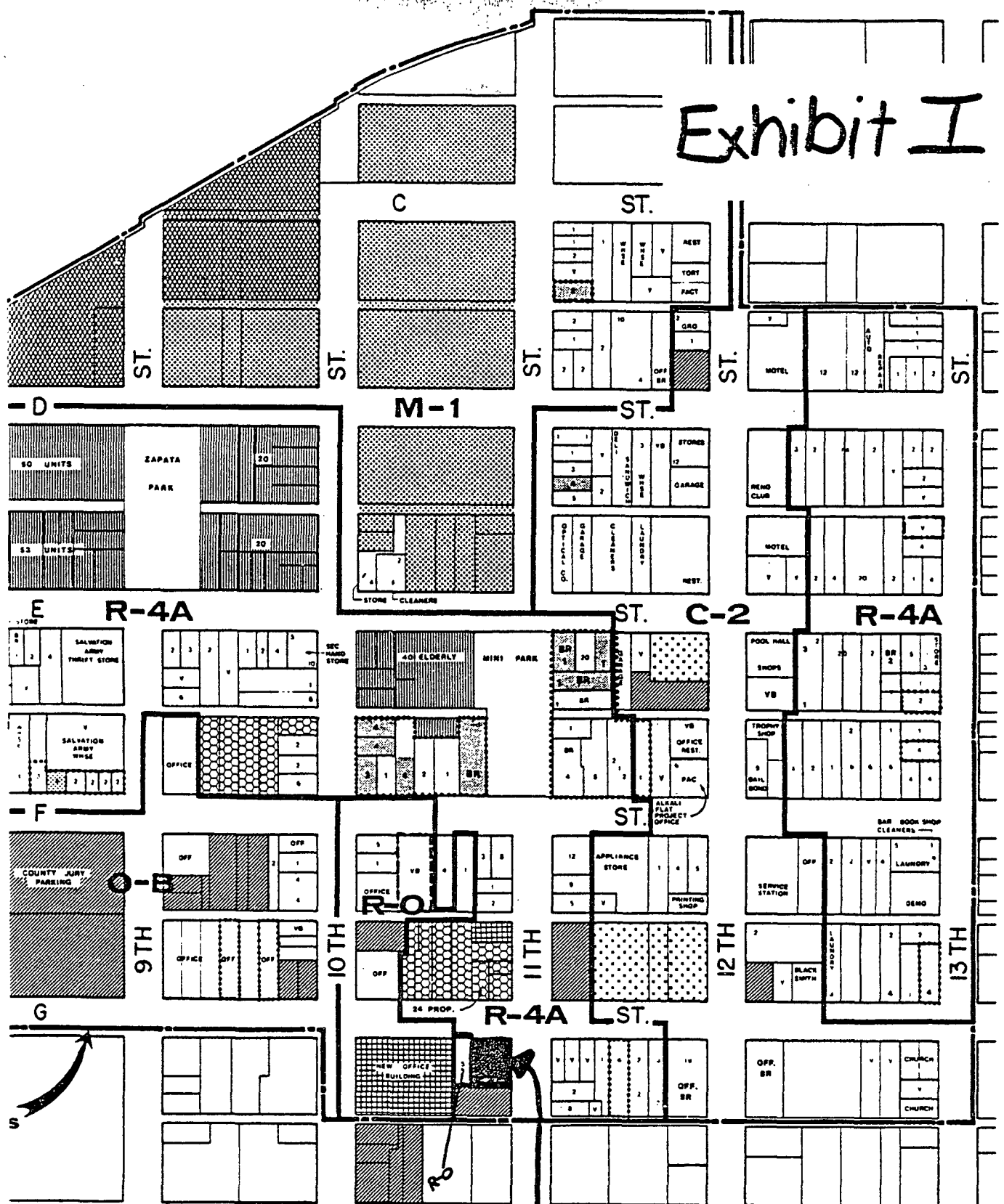
Subject Site

Item H
#4

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Exhibit I



Subject Site

- Sac Heritage
- Rehab
- BR Being Rehab'd
- V Vacant
- VB Vacant Building
- OFF. Small Office
- DEMO Demolished
- WHSE Warehouse
- REST. Restaurant
- GRO. Grocery
- PROP. Proposed

SACRAMENTO HOUSING and REDEVELOPMENT AGENCY
ALKALI FLAT REDEVELOPMENT
 Project No. 6
ZONING & EXISTING
PARCEL USES
 JUNE 1984

Zoning Areas
 P83-172

NOTE:
 Number in parcel
 indicates number of
 residential dwellings.

Item 11
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