

160

**FILED**  
JAN - 5 1988 CONTINUED  
TO 1-19-88  
BY THE CITY COUNCIL  
OFFICE OF THE CITY CLERK

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

**APPROVED**  
BY THE CITY COUNCIL

December 24, 1987

City Council  
Sacramento, California

JAN 19 1988

BUILDING INSPECTIONS  
916-449-5716

Honorable Members in Session:

OFFICE OF THE  
CITY CLERK

PLANNING  
916-449-5604

SUBJECT: Appeal of the Planning Commission's Denial of a Variance to Waive Six Required Parking Spaces (P87-403)  
*intent to grant appeal  
Based on 7/7/88 due 2-2-88*

LOCATION: 705 F Street

SUMMARY

The application is for a variance to waive six required parking spaces to allow conversion of a four unit apartment structure to office use. The subject site is located in the Alkali Flat redevelopment area which is currently experiencing on-street parking problems. The variance was opposed by the Alkali Flat PAC and by Planning staff. After consideration of the request, the variance was denied by the Planning Commission and is before the City Council on appeal.

BACKGROUND

In March, 1986, the Planning Commission considered a variance request to waive one parking space to allow a bail bond office to use 385 square feet of a 2,363 square foot, 4-unit residential structure. This variance was opposed by Planning staff; however, approved by the Commission. The applicant is now requesting a variance to waive six additional spaces in order to convert the entire structure to office use.

Planning considered the request and recommended against the waiver of parking. Staff's recommendation was based on the following findings:

1. There is a critical shortage of on and off-street parking in the Alkali Flat area.
2. The Redevelopment Agency is conducting a study on how to solve the existing parking problem; additional waivers will increase the severity of the problem.

1

*[Handwritten signature]*  
16

3. Most of the Alkali Flat residential areas are in the permit parking program, waiver of required off-street parking will cause office employees and clients to utilize on-street spaces set aside for residential use.

The request was opposed by the Alkali Flat Project Area Committee (PAC). After considering the matter, the Commission voted four ayes, four noes, (one abstained) to approve the variance; however, lacking the necessary majority vote, the variance was denied.

VOTE OF THE PLANNING COMMISSION

On November 12, 1987, the Commission voted four ayes, four noes, one abstained, to approve the variance. Due to a lack of majority, the variance was denied.

RECOMMENDATION

The Planning staff recommends the City Council deny the appeal based on the attached findings.

Respectfully submitted,

*Marty Van Duyn*

Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:AG:rt  
attachments

District No. 1  
January 5, 1988

P87-403

Appeal of Edward Cotton vs.  
City of Sacramento Planning  
Commission's Denial of a Variance  
to Waive Six Required Off-Street Parking  
Spaces for an Office Use at 705 F Street  
(P87-403)

Notice of Decision  
and  
Findings of Fact

At its regular meeting of January 5, 1988, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council denied the appeal based on the following findings:

1. The variance, if approved, would be a special privilege extended to one individual property owner, in that office uses are required to provide the required parking.
2. The variance, if approved, would be injurious to the public welfare and to neighboring properties in this vicinity, in that the proposed waiver would increase the demand for on-street parking in an area where parking shortage is already a problem.
3. The proposed variance is not consistent with the 1980 Central City Plan's transportation goal to "provide adequate off-street parking to meet the needs of shoppers, visitors and residents." The waiver will contradict efforts to make on-street parking more available for residents in the area.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P87-403

NOTICE OF APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

DATE: 11-19-87

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of 11-12-87 when: (Date)

Rezoning Application X Variance Application
Special Permit Application

was: Granted X Denied by the Commission

GROUND FOR APPEAL: (Explain in detail) This property is zoned OB. The City's planned use of this property was business use. I do not have on-site parking and my search for off-site long term parking has found no vacant legal spaces available.

PROPERTY LOCATION: 705 J Street

PROPERTY DESCRIPTION: Currently my office is located at the property. This is a 4 unit apt bldg being converted to offices.

ASSESSOR'S PARCEL NO. 002 - 102 - 16

PROPERTY OWNER: Edward J. Cotton

ADDRESS: 705 J Street, Sacramento, CA 95803

APPLICANT: Edward J. Cotton

ADDRESS: same

APPELLANT: (Signature) (Edward J. Cotton) PRINT NAME

ADDRESS: 705 J Street, Sacramento, CA 95803

FILING FEE:

by Applicant: \$105.00 RECEIPT NO. CHECK 2401
by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF:

P- 87-403

16

# Sacramento City Planning Commission VOTING RECORD

MEETING DATE  
November 12, 1987

ITEM NUMBER  
12

PERMIT NUMBER  
P 87-403

## ENTITLEMENTS

- |                                                   |                                                   |
|---------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT   | <input type="checkbox"/> TENTATIVE MAP            |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING                 | <input type="checkbox"/> LOT LINE ADJUSTMENT      |
| <input type="checkbox"/> SPECIAL PERMIT           | <input type="checkbox"/> ENVIRONMENTAL DET.       |
| <input checked="" type="checkbox"/> VARIANCE      | <input type="checkbox"/> OTHER _____              |

STAFF RECOMMENDATION

Favorable  Unfavorable WIFE

Correspondence

Petition

LOCATION  
705 F Street

P R O P O S E R S

NAME	ADDRESS
<u>Ed Cotton</u>	<u>1115 F St., Sacto 95814</u>

O P P O S E R S

NAME	ADDRESS

MOTION # 5

Yes	No	Motion	Second
-----	----	--------	--------

CHINN		<input checked="" type="checkbox"/>		
FERRIS	<u>abstain</u>			
HOLLICK	<input checked="" type="checkbox"/>			
HOLLOWAY	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
ISHMAEL	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
NOTESTINE		<input checked="" type="checkbox"/>		
OTTO	<input checked="" type="checkbox"/>			
WALTON		<input checked="" type="checkbox"/>		
RAMIREZ		<input checked="" type="checkbox"/>		

- ## MOTION
- |                                                                                                          |                                                                                           |
|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <input type="checkbox"/> TO APPROVE                                                                      | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL                  |
| <input type="checkbox"/> TO DENY                                                                         | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT         | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION                                   |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT                       | <input type="checkbox"/> TO CONTINUE TO _____ MEETING                                     |
| <input checked="" type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE | <input checked="" type="checkbox"/> OTHER <u>motion failed</u>                            |

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

16

APPLICANT EDWARD COTTON, 705 F Street, Sacramento, CA 95814  
OWNER EDWARD COTTON, 705 F Street, Sacramento, CA 95814  
PLANS BY \_\_\_\_\_  
FILING DATE 9/9/87 ENVIR. DET. EX 15303 (e) REPORT BY CV/vf  
ASSESSOR'S-PCL. NO. 002-0102-016

APPLICATION: Variance to waive six required parking spaces.

LOCATION: 705 F Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert a 2,363 sq. ft. residential structure to office use.

PROJECT INFORMATION:

1984 Alkali Flat Redevelopment Plan Designation:	Residential/Office
1980 Central City Community Plan Designation:	Residential/Office
Existing Zoning of Site:	OB
Existing Land Use of Site:	Residential

Surrounding Land Use and Zoning:

North: Single Family Residential; OB  
South: County Parking Lot (under construction); OB  
East : Multiple Family Residential; OB  
West : Single Family Residential; OB

Parking Required:	6 spaces
Parking Provided:	0 spaces
Property Dimensions:	40' x60'
Property Area:	0.06+ acre
Square Footage of Building:	2,363
Height of Building:	Two Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood
Roof Material:	Composition

BACKGROUND INFORMATION: On March 13, 1986, the Planning Commission approved a variance to waive one required parking space to allow a 385 sq. ft. office in an existing four-unit apartment. Staff recommended denial of this Variance (P86-072). On July 24, 1987, plans were submitted to the building department. These building plans showed conversion of the entire building to office. Building Department staff notified the applicant that these plans would not be approved until the required variance to waive the six required parking spaces was obtained from the Planning Commission. On July 16, 1986, the Design Review Board approved the proposed rehabilitation of the building located on the subject site (PB86-033). This rehabilitation included primarily the front porch, windows and exterior siding.

APPLC. NO. P87-403 MEETING DATE ~~10/22/87~~ ITEM NO. ~~25~~  
6 11-12 87 12

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is located on a 0.06 developed acre in the office building (OB) zone. The site is presently developed with three apartments and one office. Surrounding land use is single family residential to the north and west, County parking lot (under construction) to the south and multi-family residential to the east.

B. Proposal

The applicant proposes to renovate the interior and exterior for a structure previously used as a four-unit apartment to provide additional office space. The site plan indicates a 2,363 sq. ft. building on a 2,400 sq. ft. lot. The lot coverage of the existing 2,363 sq. ft. building prevents locating any of the required parking on-site.

The applicant has indicated to staff he has been unable to locate the required parking spaces off-site at the present time.

C. Parking

On-street parking in the area bounded by 7th and 8th Streets and E and F Streets is restricted as follows:

F Street

North side: two hour limit; residential parking permit  
South side: future metered parking - no on-street parking available due to County parking lot construction.

8th Street

West side: metered, two hour limit; residential parking permit  
East side: metered, two hour limit; residential parking permit

E Street

North side: two hour limit; residential parking permit.  
South side: two hour limit; residential parking permit.

7th Street

East side: two hour limit; residential permit parking.

~~11-12-87~~  
7

East side: two hour limit; residential permit parking  
 West side: metered parking

A private parking lot is located on the northwest corner of 8th and F Street, however, the applicant has indicated this lot has no available spaces for rent.

D. Parking Variance - Staff comment

Staff conducted a survey to determine the availability of on-street parking spaces for the area bounded by 7th and 8th Streets and E and F Streets:

<u>DATE</u>	<u>TIME</u>	<u>TOTAL ON-STREET PARKING SPACES</u>
10/6/87	11:00 A.M.	13 spaces
10/7/87	3:00 P.M.	7 spaces
10/8/87	10:30 A.M.	8 spaces

Although the above survey indicates limited on-street parking availability, staff does not support the variance request to waive the six required parking spaces. Staff's concerns are that the downtown area is already heavily impacted with respect to on-street parking spaces availability. The variance request is not consistent with the intent of the 1980 Central City Community Plan transportation goal to, "Provide adequate off-street parking to meet the needs of shoppers, visitors and residents." There are several single family residences and multiple family units located in the vicinity of the subject site.. Granting this variance request could establish a precedence. If the other existing residential development in the project vicinity were to convert to similar office use, the future cumulative impacts of this type of conversion would only increase the impacts on the already limited on-street parking.

Therefore, staff cannot find any justification to support a variance to waive six required parking spaces. There are no hardships or unusual circumstances involved. The fact the applicant wants to convert the apartment units to an office does not, in itself, constitute a hardship. Any change in the use of the existing building should be conditioned on providing the required parking off-site.

In conclusion, staff feels this property must bear its burden of providing the required parking to avoid negatively impacting neighborhood integrity. Waiver of any required parking will only increase on-street parking demand in this and adjoining areas.

E. Interdepartmental Review



This proposal was reviewed by the City Departments of Traffic Engineering, Building Inspection, Alkali Flat PAC and the Sacramento Housing and Redevelopment Agency and the following comments were received:

Alkali Flat PAC

The Alkali Flat PAC met on October 7, 1987 to review the variance request to waive six parking spaces for the bail bond agency office located at 705 F Street. Following review, the Alkali Flat PAC voted to recommend to the Sacramento City Planning Commission that the subject parking variance request be denied (PAC vote 9 ayes, 3 abstentions). The Alkali Flat Redevelopment area is experiencing an increase in the number of commuters that park their automobiles in the two hour residential F permit parking area, thereby, limiting the parking spaces for the residents of Alkali Flat. The Alkali Flat PAC recommends that the owner of the bail bond agency provide sufficient off-site parking to meet the standard zoning requirements.

Sacramento Housing and Redevelopment Agency

The Agency has received a site plan review for Ed Cotton's Bail Bond Offices wherein the owner requests a waiver of six (6) parking spaces as part of a rehabilitation project which converts residential units to office space.

The Agency staff and Project Area Committee's position on similar requests is to deny the waiver and recommend that the applicant seek off-street parking alternatives. This position has become necessary as the result of Alkali Flat residents' complaints to the Project Area Committee (PAC) and is a problem highlighted in the Alkali Flat Parking Study.

The Parking Study states that, "some employees are parking in the two-hour zones and move their cars regularly to avoid receiving a parking ticket. More frequent enforcement would help but not eliminate this problem." and ".... there is very limited public parking in Alkali Flat."

Staff notes that the site review plans emphasize that two-hour parking meters have been installed on the block surrounding the project. For reasons described above, the existence of these meters does not reduce the conflict between resident and commuter parkers. Since private off-street parking is available and advertised within the area, Agency staff recommends that the owner consider a long-term lease in order to meet standard zoning requirements.

RECOMMENDATION

The Agency recommends denial of the requested waiver of six parking spaces for the 705 F Street project and recommends that the owner lease sufficient parking spaces to meet code requirements as a condition of project approval.

ENVIRONMENTAL DETERMINATION: This proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303(e)).

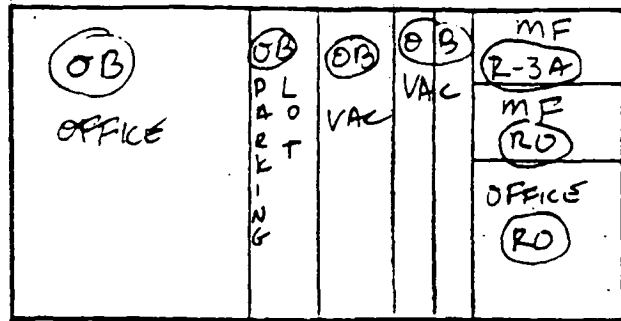
STAFF RECOMMENDATION: Staff recommends the following action:

Denial of the variance request based upon Findings of Fact which follow:

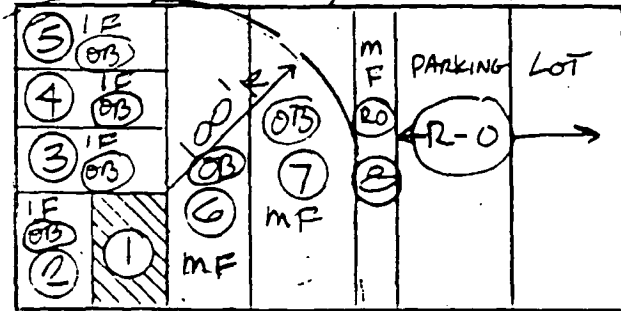
Findings of Fact

1. The variance, if approved, would be a special privilege extended to one individual property owner, in that office space which provides the required parking is available in the Central City area.
2. The variance, if approved, would be injurious to the public welfare and to neighboring properties in this vicinity, in that the proposed waiver would increase the demand for on-street parking in the area.
3. The proposed variance is not consistent with the 1980 Central City Plan's transportation goal to "provide adequate off-street parking to meet the needs of shoppers, visitors and residents."

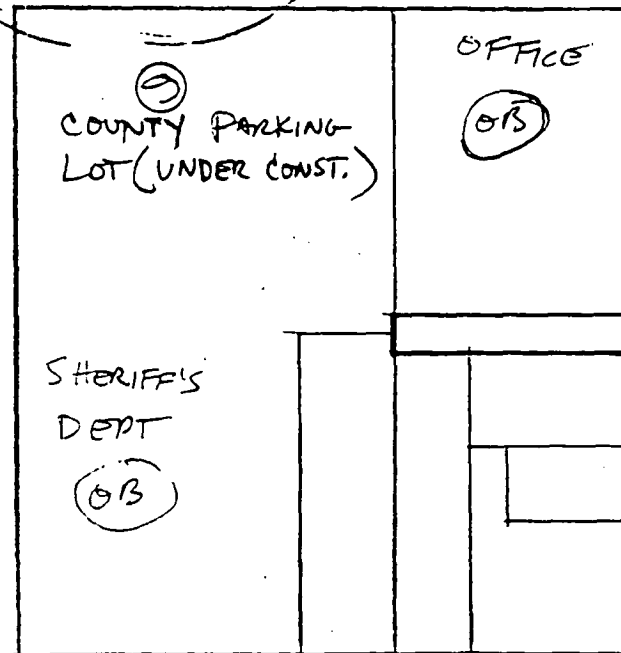
E STREET



ALLEY



F STREET



7th STREET

8th STREET

100'



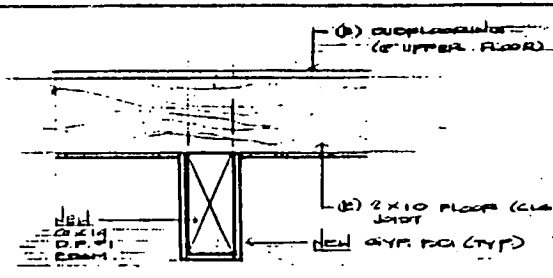
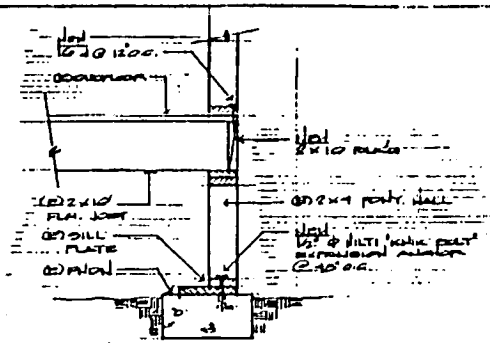
# LAND USE & ZONING MAP



P87-403

**GENERAL NOTES:**

1. ALL NEW STUD WALL CONSTRUCTION SHALL BE 2"x4" @ 16" O.C. (MIN.)
2. ALL NEW GYP. DO. SHALL BE 5/8" TYPE-X, LOW WATER RESISTANT GYPSUM & PARTINGS
3. ALL FIXTURES INDICATED IN (E) BATHROOMS ARE NEW
4. ALL NEW WORK PER APPLICABLE AND REQUIRED CODES
5. PROVIDE NEW 2" @ RAFTERS W/ SOLID BALK'S @ (E) ROOF STRUCTURE TO SUPPORT NEW ROOF TOP MECHANICAL UNITS. (SEE M-1).
6. PROVIDE CHEST VINYL FLOORING W/ 3" COVER EDGE @ BATHROOMS (TYP)
7. SEE SHEET A-1 FOR RECONSTRUCTED (E) FRONT & REAR PORCHES - COORDINATE.
8. PROVIDE NEW 2"x4" ROOF RAFTERS @ 12" O.C. BETWEEN (E) 2"x4" RAFTERS (TYP) IN THIS AREA ONLY. ALSO SHEET M-1 FOR ADDNL 2"x4" @ 2 MECH UNIT.



**(B) RECONSTRUCT (E) FNDN**  
1" = 1'-0" (C BEAM @ 1'0" O.C.)

**(A) (N) BEAM C (E) FLOOR JOIST**  
1 1/2" = 1'-0"

13  
10-27-87  
12-12-87

REMOVE (E) DOOR  
INSTALL NEW 2"  
DOOR (TYP. @  
BATHROOMS)

RECONSTRUCT (E)  
WALL AS INDICATED

NEW 5" DEEP 2" NEW  
FRAMES - MATCH (E)  
DOOR DESIGN & TRIM  
(TYP)

REMOVE (E) DOOR  
PATCH & REPAIR  
WALL AS REQ'D

NEW DOOR HING  
WINDOW - MATCH (E)  
DOOR & DESIGN.  
PATCH & REPAIR  
WALL AS REQ'D

REMOVE (E)  
WINDOW - PATCH  
& REPAIR TO  
MATCH (E) SURFACE  
(TYP. @ PARTINGS)

REMOVE (E)  
WINDOW - PATCH  
& REPAIR TO  
MATCH (E) SURFACE

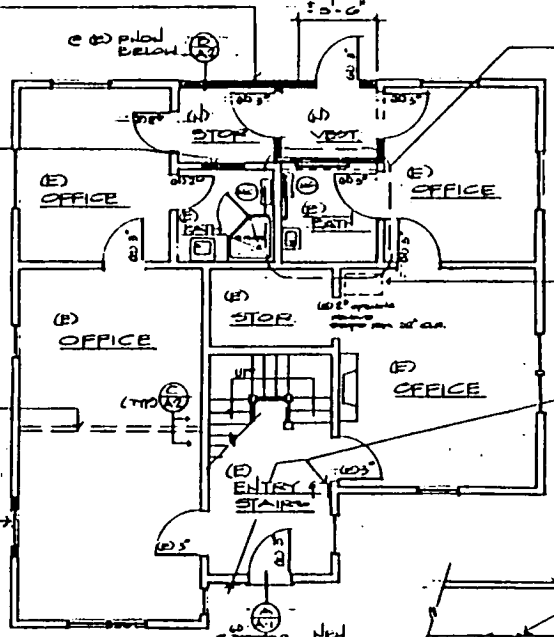
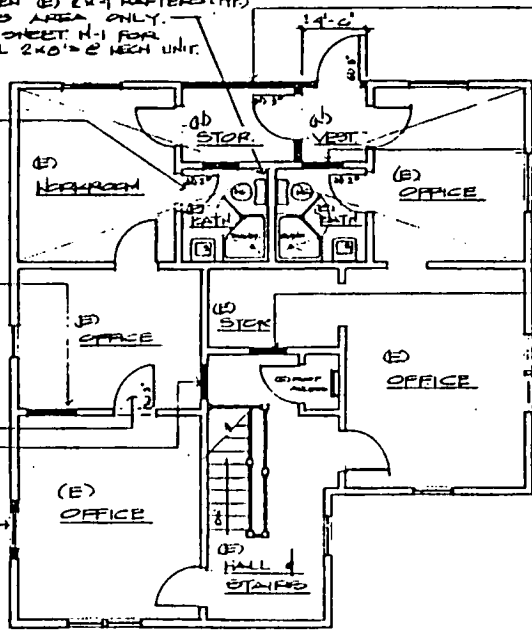
NEW BEAM  
CELL

NEW DOOR HING  
WINDOW - MATCH (E)  
DOOR & DESIGN.  
PATCH & REPAIR  
WALL AS REQ'D

SEE SHEET  
A-1 FOR  
INDICATED TOILET  
ROOM PLAN &  
DETAILS

REMOVE (E) HEATER  
& ALL PIPING, DUCTS  
ETC. PATCH & REPAIR  
ALL HOLES

HANDICAPPED  
ACCESSIBILITY  
SIGN: WHITE ON  
BLUE BACKGROUND  
INTERNATIONAL  
ACCESSIBILITY  
SYMBOL (FIGURE  
IN UNBEL CHAIR)  
TEXT ENTRANCE  
BELOW SYMBOL



**LEGEND**

—	EXISTING WALL
- - -	EXISTING TO BE REMOVED
—	NEW WALL / WALL TO BE RECONSTRUCTED
(N)	NEW
(E)	EXISTING

**UPPER FLOOR**

**MAIN FLOOR**

**(C) NEW BEAM C (E) STUD WALL**  
1 1/2" = 1'-0"

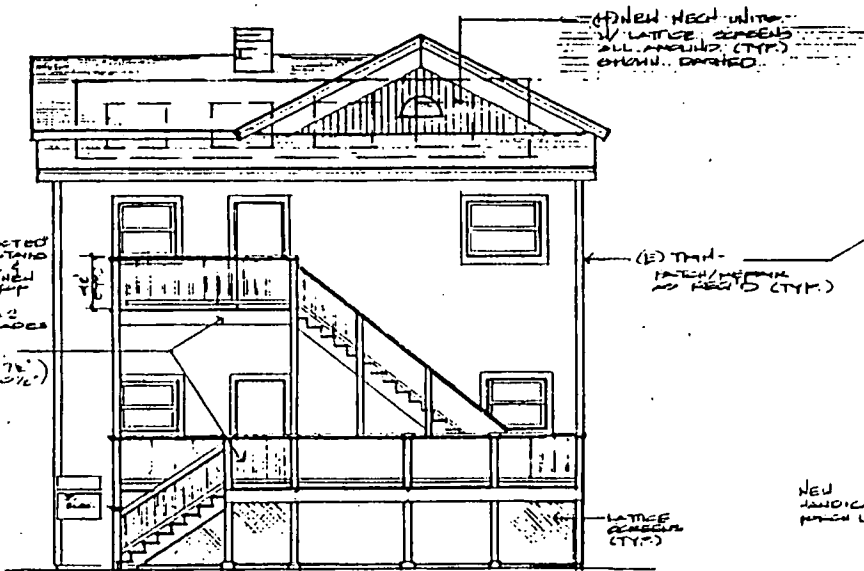
CONSTRUCTION  
NATIONAL  
CORPORATION

FLOOR PLANS

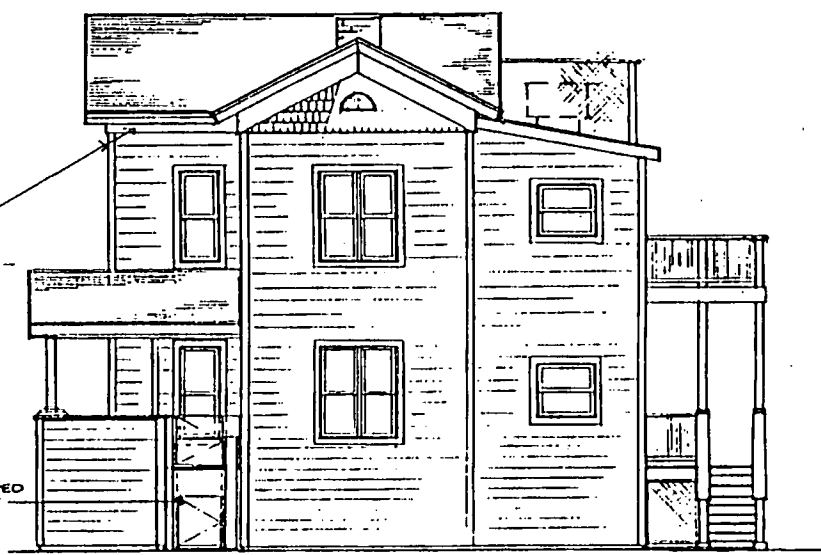
PS7-403

10-22-87 11-12-87

EBM



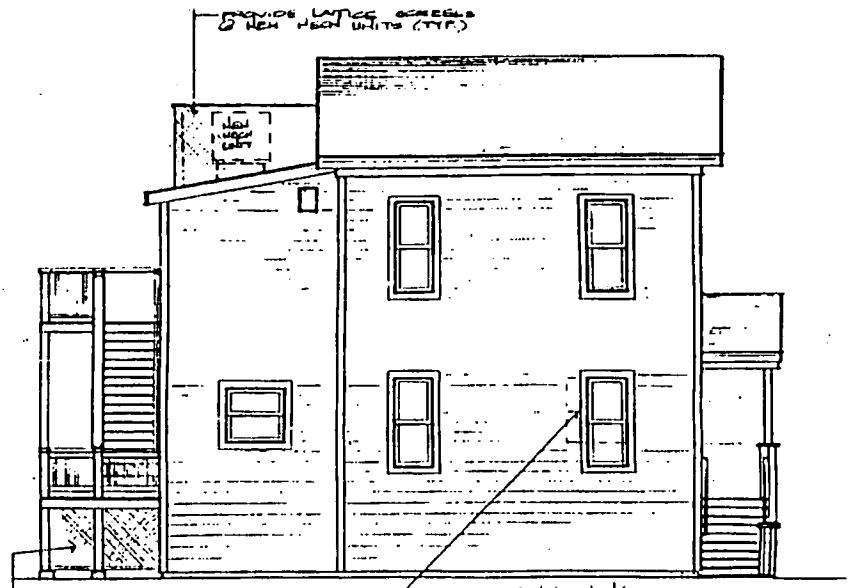
NORTH 4' = 1'-0"



EAST 4' = 1'-0"



SOUTH 4' = 1'-0"

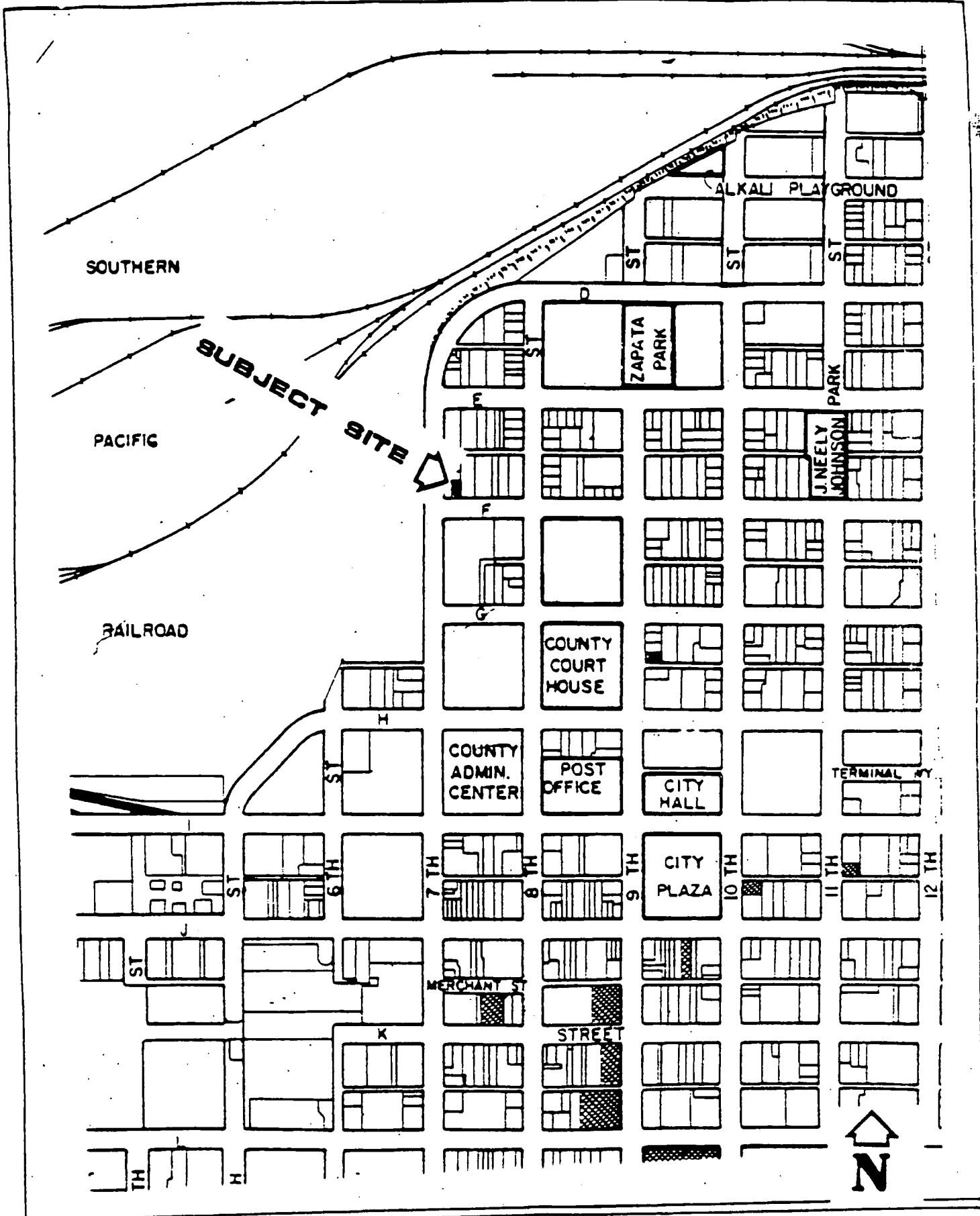


WEST 4' = 1'-0"

VICTORIAN HISTORIC DISTRICT

ELEVATIONS

10



# VICINITY MAP

P 87-403

15  
 10-22-87  
 11-12-87

ITEM 25  
12

P-87403

16

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

Nov 25 2 50 PM '87

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

November 23, 1987

MEMORANDUM

TO: Lorraine Magana, City Clerk  
FROM: Roxanne Twilling  
SUBJECT: Request to Set Public Hearing

PFP DATE: None  
HEARING DATE: 12-15-87  
FINAL COUNCIL ACTION DATE:       

**P87-412** Appeal of the Planning Commission's Denial for a Special Permit to allow the sale of beer and wine in a neighborhood grocery store on a 0.27+ partially developed acre in the Limited Commercial - Review (C-1-12) zone, located at 7025 Elder Creek Road. (D6)  
APN: 038-0350-040

**P87-403** Appeal of the Planning Commission's Denial of a Variance to waive 6 required parking spaces to convert an existing 2,363 square foot residential structure into office use on 0.05+ developed acres in the Office Building (OB) zone, located at 705 F Street. (D1)  
APN: 002-102-016



# Sacramento City Planning Commission VOTING RECORD

MEETING DATE  
October 22, 1987

ITEM NUMBER  
25

PERMIT NUMBER  
P 87-403

## ENTITLEMENTS

- GENERAL PLAN AMENDMENT
- TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT
- SUBDIVISION MODIFICATION
- REZONING
- LOT LINE ADJUSTMENT
- SPECIAL PERMIT
- ENVIRONMENTAL DET.
- VARIANCE
- OTHER \_\_\_\_\_

STAFF RECOMENDATION

Favorable  Unfavorable W/F/P

Correspondence

Petition

LOCATION  
705 F Street

P  
R  
O  
P  
O  
N  
E  
N  
T  
S

NAME	ADDRESS
<u>Ed Cotton</u>	<u>1115 F Street, Sacto.</u>

O  
P  
P  
O  
N  
E  
N  
T  
S

NAME	ADDRESS

MOTION # Yes No Motion Second

CHINN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FERRIS	<u>absent</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOLLICK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HOLLOWAY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ISHMAEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NOTESTINE	<u>absent</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MALTON	<u>absent</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RAMIREZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO Nov. 12 '87 MEETING
- OTHER \_\_\_\_\_

# SACRAMENTO CITY PLANNING DIVISION

**Application Information**

Application taken by/date: \_\_\_\_\_

Project Location 705 F Street  
 Assessor Parcel No. 002-102-016  
 Owners Edward J. Cotton Phone No. \_\_\_\_\_  
 Address 705 F Street Sacramento, CA 95814  
 Applicant Owner Phone No. \_\_\_\_\_  
 Address \_\_\_\_\_

**REQUESTED ENTITLEMENTS**

**ACTION ON ENTITLEMENTS**  
 Commission date \_\_\_\_\_ Council date \_\_\_\_\_

- Environ. Determination EX 15303e \_\_\_\_\_
- General Plan Amend \_\_\_\_\_
- Community Plan Amend \_\_\_\_\_
- Rezone \_\_\_\_\_
- Tentative Map \_\_\_\_\_
- Special Permit \_\_\_\_\_
- Variance to waive 6 required parking spaces in order to convert an existing 2,363 square foot residential structure into office use on 0.05+ acres in the Office Building (OB) zone. \_\_\_\_\_
- Plan Review \_\_\_\_\_
- PUD \_\_\_\_\_
- Lot Line Adjustment \_\_\_\_\_
- Other \_\_\_\_\_

Sent to Applicant: \_\_\_\_\_  
Date

By: \_\_\_\_\_  
Sec. to Planning Commission

**Key to Entitlement Actions**

- |                                    |                                       |                                                   |
|------------------------------------|---------------------------------------|---------------------------------------------------|
| R — Ratified                       | D — Denied based on Findings of Fact  | RMC — Recommend Approval W/amended conditions     |
| A — Approved                       | RD — Recommend Denial                 | IAF — Intent to Approve based on Findings of Fact |
| AC — Approved W/conditions         | RA — Recommend Approval               | AFF — Approved based on Findings of Fact          |
| AA — Approved W/amended conditions | RAC — Recommend Approval W/conditions | PDAC — Planning Director Approved with Condition  |

**EXPIRATION**

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

**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.

**TENTATIVE MAP:** Failure to record a final map within 2 years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

**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.

P P87403

# ALKALI FLAT

Neighborhood Improvement Association

January 18, 1988

Edward Cotton  
705 F St., Sacramento

Dear Mr. Cotton,

Our organization of residents and property owners supports any efforts to rehabilitate and preserve any of the few remaining examples of 19th century buildings in our area.

We see no reason to oppose your plans to make business use of this property simply because it lacks one or two parking spaces. This seems to us of small concern in a block where a new multi-story parking facility across the street should considerably relieve problems.

We wish you well in your ongoing restoration work on this property, and expect the finished building to be an asset to all of us.

Sincerely,



Marina Snow,  
President  
A.F.N.I.A.



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