



# CITY OF SACRAMENTO

17A-B #15

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

December 18, 1981

City Council  
Sacramento, California

APPROVED  
BY THE CITY COUNCIL

JAN 12 1982

OFFICE OF THE  
CITY CLERK

*requests denied*

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Amendment to the 1980 Central City Plan from Multiple Family to Residential-Office
  3. Rezoning from R-4A, Medium Density Multiple Family, to R-0, Residential-Office (P-9596)

LOCATION: 1221 "G" Street

## SUMMARY

This is a request for entitlements necessary to develop a two-story, 6,000 square foot office building on a 80' x 160' lot located within the Alkali Flat Plan area. The Planning Commission by a split vote approved the project. The Commission also approved a Special Permit, Variance and Lot Line Adjustment to allow the proposed office building.

## BACKGROUND INFORMATION

The subject site consists of a 12,800 square foot vacant parcel that is designated for residential uses. There are residentially zoned properties and uses located on three sides of the site. The applicant is introducing a non-residential use on a block that is primarily residential.

Staff has several concerns regarding the proposed office complex. First, Alkali Flat Plan was recently adopted by the Council, and the Plan designates properties to the north, west and east as residential uses. The boundary of the residential zoning was established based on the predominate residential land uses in this area. The proposal to rezone the site to OB zoning will intrude into the R-4A boundary. It will also set a precedent for future requests along this block which will result in the further expansion of office zoning and a reduction in the residential areas.

Second, the Alkali area is being saturated with office-type uses. Currently there are approximately 175,357 square feet of office buildings completed, under construction and proposed. Also, there is a potential for another 251,887 square feet located adjacent to the Alkali area. Staff does not believe that additional office space is needed in this area at this time.

Third, the project is contrary to the Alkali Plan which encourages the development of multiple-family units on the large sites. A representative from the Alkali PAC appeared at the Commission meeting and expressed opposition to the project. The PAC was concerned with the reduction of residential properties as well as possible saturation of office uses in the Alkali area.

Several Commissioners expressed a concern with the over-building of office uses in this area. They felt that the recently adopted Alkali Plan should not be amended to allow additional offices until other R-0 properties are developed. They were also concerned with the possibility of the entire block turning to office or commercial uses.

VOTE OF PLANNING COMMISSION

On November 25, 1981 the Planning Commission, by a vote of five ayes, three noes and one absent, recommended approval of the project.

RECOMMENDATION

If the Council concurs with the majority of the Planning Commission, the proper action would be to approve the project by:

- 1. Ratifying the Negative Declaration;
- 2. Adopting the attached Community Plan Resolution; and
- 3. Adopting the attached Rezoning Ordinance.

If the Council concurs with staff, the proper action would be to deny the Plan Amendment and Rezoning, based on Findings of Fact due January 12, 1982.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:bw  
Attachments  
P-9596

December 29, 1981  
District No. 1

## RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF  
December 29, 1981

RESOLUTION AMENDING THE 1980 CENTRAL CITY  
PLAN FROM MULTIPLE FAMILY TO RESIDENTIAL-  
OFFICE FOR THE WEST ONE-HALF OF LOT 7 AND  
THE EAST ONE-HALF OF LOT 8 IN THE BLOCK  
BOUNDED BY F, G, 12TH AND 13TH STREETS, CITY  
OF SACRAMENTO (APN: 002-161-13,14,15) (P-9596)

WHEREAS, the City Council conducted a public hearing on December 29, 1981 concerning the above plan amendment, and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for office development;
3. The proposal is consistent with the policies of the 1974 General Plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the west one-half of Lot 7 and the east one-half of Lot 8 in the block bounded by F, G, 12th and 13th Streets, in the City of Sacramento is hereby designated on the 1980 Central City Plan as Residential-Office.

\_\_\_\_\_  
MAYOR

ATTEST:

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

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

DECEMBER 22, 1981

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 1221, 1223, AND 1229 G STREET

FROM THE R-4A, MEDIUM DENSITY MULTIPLE FAMILY ZONE  
AND PLACING SAME IN THE R-O, RESIDENTIAL-OFFICE  
ZONE (FILE NO. P- 9596) (APN: 002-161-13,14,15)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

## SECTION 1.

The territory described in the attached exhibit(s) which is in the R-4A, Medium Density Multiple Family zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-O, Residential-Office zone(s).

## SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

## SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

P-9596

October 15, 1981

DESCRIPTION

The West one-half of Lot 7 and the East one-half of Lot 8 in the block bounded by "F", "G", 12th and 13th Streets, according to the official plat of the City of Sacramento.

THE SPINK CORPORATION  
CHECKED: \_\_\_\_\_ DATE \_\_\_\_\_

TYPING \_\_\_\_\_  
TRAVERSE \_\_\_\_\_  
MAP \_\_\_\_\_

DELIVERED TO: \_\_\_\_\_

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

P 9596

11-23-01  
Baltimore Pitt Planning Commission 9596  
Baltimore, Va. #18

Dear Sirs:  
Regarding the proposed office building by the Park Corporation on the north side of St. Paul Street between 12th & 13th Street in Baltimore. I have reviewed the architectural plan with Mr. Davis this morning and I find the project to be well and design that I am the architect property immediately met and subject to the project of 1217 St. Paul Street. I have considered the proposed use for office on the next parcel next to my property, and I would much prefer office rather than an apartment house on that lot. The ground area is all commercial zoning. All of the use around me and several the plots are all existing commercial use. Then you, I believe that the proposed office you say and I believe would not hurt the stock nor the surrounding neighborhood.

Therefore I support Mr. Davis and Mr. Coleman request to change the parcel next door to me from R-4A to R-3 in order

that they may proceed with the  
construction of their project. Please  
make a favorable decision concerning  
this matter <sup>at</sup> before you. Thank you  
Sincerely,  
Paul B. Lee

November 21, 1981

To: Sacramento City Planning Commission

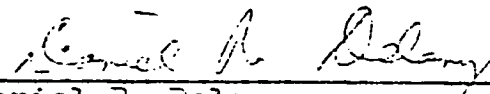
We, the owners of the property at 619 - 621 12th St., have personally reviewed the architectural plans and proposed use of the planned "Toy-Coleman Office Bldg.", proposed for the 80' x 160' vacant area on the north side of G Street between 12th & 13th Streets with Mr. Javier Chavez of the Spink Corp.

We fully understand that a request has been made to change the zoning from the present R-4 to R-O.

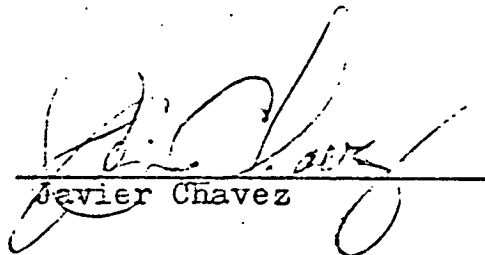
We have no objection to the proposed "Toy-Coleman Office Bldg." for the site. It appears to be nicely coordinated, in the same style as the older attractive brick buildings on that block.

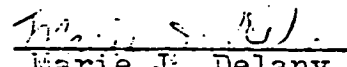
The anticipated use would not seem to us to pose any problems for those of us already living in this immediate adjacent area.

(Signed)

  
\_\_\_\_\_  
Daniel R. Delany

(Witnessed)

  
\_\_\_\_\_  
Javier Chavez

  
\_\_\_\_\_  
Marie J. Delany



November 23, 1981

CITY PLANNING COMMISSION

Dear Sirs:

We own the single-family residential property at 1235 "G" Street, two doors east of the proposed office project. We also own the apartment building immediately east of the proposal. Mr. Chavez of The Spink Corporation has presented the Architectural plans and proposed use of the planned Toy and Coleman office building to us for our review. We like the project.

We have no objections to the proposed use and we endorse The Spink Corporation's request to change the zoning of the subject parcel from R-4 to R-0, based upon the plans that we have reviewed today.

Henry S. Kagawa  
Henry Kagawa

Grace A. Kagawa  
Grace Kagawa

November 23, 1981

Sacramento City Planning Commission  
Sacramento, California

Regarding: Toy & Coleman Project

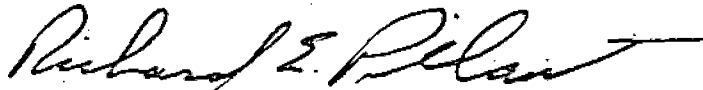
Dear Sirs:

As owners of the property at 1237 "G" Street, Parcel #002-161-10, an apartment house three doors east of the subject project on the corner of 13th and "G" Streets, we feel the major part of the block is commercial and the zoning should be kept as such.

We feel the project, as proposed by The Spink Corporation and reviewed with us by Mr. Chavez, is an appropriate use for this site. We also feel the project would be an improvement architecturally, while at the same time in keeping with the present neighborhood surroundings.

We wholeheartedly endorse the change in zoning from R-4 to R-0.

Sincerely,



Mr. Richard Pilant

RP:mo

MIKACICH, SCHENK & GALE

ATTORNEYS AT LAW

1214 F STREET

SACRAMENTO, CALIFORNIA 95814

November 23, 1981

(916) 446-4871

443-8104

JAMES L. MIKACICH  
JAMES H. SCHENK  
STANLEY J. GALE  
OF COUNSEL

OUR FILE NO. \_\_\_\_\_

Sacramento City Planning Commission  
Sacramento, CA 95814

Re: Toy & Coleman Project

Dear Sirs:

We are the owners of the commercial office building located at 1214 F Street, Sacramento, California. We are wholeheartly in support of the above project, and the re-zoning from R-4 to R-O. We have reviewed the plans for the above project and find it to be very pleasing and beneficial for the entire redevelopment of this area.

Very truly yours,

MIKACICH, SCHENK & GALE

By: 

JAMES L. MIKACICH

JLM:rm

# FANNER'S CUSTOM POLISH

1220 F STREET (REAR)  
SACRAMENTO, CALIFORNIA 95814  
Phone 447-8645

November 23, 1981

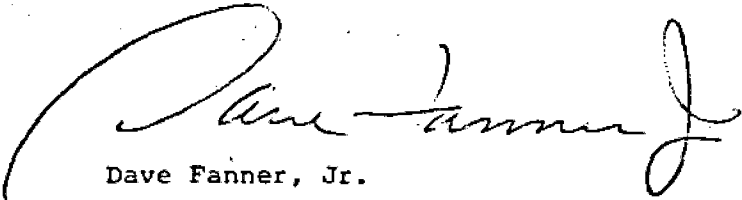
SACRAMENTO CITY PLANNING COMMISSION  
Sacramento, California

Dear Sirs:

In regards to the proposed development of the Toy & Coleman project, as shown to us by Mr. Chavez of The Spink Corporation.

We are the property owners at 1218 "F" Street, a single family dwelling; and, 1220 "F" Street, a single family and business property. At present there is a constant health and safety hazard created from vagrants seeking shelter in this lot. We feel the project, as described to us by Mr. Chavez, would tend to improve the existing conditions of the site, and improve the neighborhood as well.

It is our understanding that a request has been made for rezoning from an R-4 to an R-0 zone -- we have no objections to the rezoning for this proposed use.



Dave Fanner, Jr.

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE NOV. 25 '81  
 ITEM NO. 16.a FILE NO. P-9596  
M-

- GENERAL PLAN AMENDMENT.
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- ENVIRONMENTAL DET.
- OTHER Amend Central City Plan

Recommendation:

LOCATION: 1221, 1223 & 1229 G St

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOHENTS

<u>NAME</u>	<u>ADDRESS</u>
<u>John Fong, Atty</u>	<u>1451 River Park Drive, Sacram</u>

OPPONENTS

<u>NAME</u>	<u>ADDRESS</u>
<u>Jim Quintana</u>	<u>Alkali Flat PAC 530 12th St, Sacramento 95814</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	2ND
Augusta		✓		
Fong	✓			
Goodin	✓			
Holloway	✓		✓	
Hunter	✓			✓
Larson		✓		
Muraki				
Silva		✓		
Simpson	✓			

MOTION:

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

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE NOV. 25 '81  
 ITEM NO. 18-A FILE NO. P-9596  
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- ENVIRONMENTAL DET.
- OTHER Amend Contra  
City Plan

LOCATION: 1221, 1223 & 1229 G St

- Recommendation:
- Favorable
  - Unfavorable
  - Petition
  - Correspondence

PROPOSERS	
NAME	ADDRESS
<u>John Fong, Atty.</u>	<u>1451 River Park Drive, Sacram.</u>

OPPOSERS	
NAME	ADDRESS
<u>Sam Cuintra</u>	<u>Alkali Flat PAC 530 12th St, Sacramento 95814</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	2ND
Augusta		✓		
Fong	✓			
Goodin	✓			
Holloway	✓		✓	
Hunter	✓			✓
Larson		✓		
Muraki				
Silva		✓		
Simpson	✓			

- MOTION:
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

CITY PLANNING COMMISSION

~~927-10th Street~~ - SACRAMENTO, CALIFORNIA 95814  
927-10th Street

APPLICANT	Spink Corp., P.O. Box 2511, Sacramento, CA 95814		
OWNER	Steve N. Jordan, 2636 Fulton Avenue, Sacramento, CA 95821		
PLANS BY	Spink Corp., P.O. Box 2511, Sacramento, CA 95814		
FILING DATE	10-23-81	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	11-13-81	EIR	ASSESSOR'S PCL. NO. 002-161-13,14,15

- APPLICATION:
1. Environmental Determination
  2. Amend 1980 Central City Community Plan from Multi-Family to Residential-Office
  3. Rezone .3+ acre from Medium Density Multiple Family, R-4A, to Residential-Office, R-0
  4. Special Permit to establish 6,112 square foot office in R-0 zone
  5. Variance to waive required six-foot high masonry wall adjacent to residential uses
  6. Lot Line adjustment to merge three parcels into one .3+ acre parcel

LOCATION: 1221, 1223, 1229 "G" Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish a new 6,000+ square foot office intended for attorneys and accountants.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-Family
1980 Alkali Flat Plan Designation:	Residential
Existing Zoning of Site:	R-4A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Residential/Commercial; R-4A
South:	Offices and Parking; C-2
East:	Multi-Family; R-4A
West:	Two-family and Commercial; C-2

Parking Required:	15 spaces	Parking Provided:	16 spaces
Parking Ratio:			1:400 sq. ft. of office
Property Dimensions:			80' x 160'
Property Area:			12,800 square feet
Square Footage of Building:			6,112 square feet
Significant Features of Site:			Comparatively large vacant residential site
Topography:			Flat
Street Improvements:			Existing
Utilities:			To be provided
Exterior Building Colors:			Brick and stucco with copper roofing
Exterior Building Materials:			Brick and stucco with copper roofing
Building Height:	35' maximum		

STAFF EVALUATION: Staff has the following concerns and comments with regard to the project:

1. The subject site is designated for residential uses by the Alkali Flat Plan which was updated in 1980. A policy of the Central City Plan is to encourage multi-family development on large sites (in excess of 9,600 square feet). These sites tend to allow for project design flexibility and provide room for living amenities for the occupants.
2. The subject site is located at the perimeter of a large area of fairly consistent residential zoning and uses. This residential area encompasses all or portions of blocks between 12th and 15th Streets and "D" and "G" Streets. A rezone of the site would interrupt the continuity of the predominantly residential neighborhood begun in the vicinity of the subject site and set precedent for future commercial encroachment.
3. Staff has compiled statistics related to the amount of new office space being developed in the Alkali Flat Project Area and adjacent areas. The following table summarizes the amount of developed and proposed office space:

Within Alkali Flat Project Area

Recently completed or under construction	117,857 sq. ft.	
Proposed	57,500 sq. ft.	
Sub Total		175,357 sq. ft.

Adjacent to Project Area (Principally 12th Street & I Street Corridors)

Recently completed or under construction	184,884 sq. ft.	
Proposed	67,003 sq. ft.	
Sub Total		251,887 sq. ft.

Grand Total (These figures do not account for new office space being developed south of I Street within the Central Business District)		<u>427,244 sq. ft.</u>
--	--	------------------------

Based on these statistics, staff feels that there is an ample supply of new office space to satisfy the office demand in the vicinity of the subject site for quite some time.

4. This project has been transmitted to the Alkali Flat PAC and the Redevelopment Agency. This item will be reviewed by the PAC on November 18. Their comments will be provided at the Commission hearing. The PAC has consistently recommended denial of the rezoning requests which involve the reduction of housing stock or potential infill sites.



5. In conclusion staff believes that the rezoning and necessary community plan amendment constitutes an intrusion into an area of consistent residential uses and zoning. Furthermore, the rezoning would set precedent for further encroachment of commercial uses into residential areas and reduce the limited number of sites suitable for infill residential development. Without the rezoning, the special permit and variance must be denied since office uses are not allowed in the R-1A zone.
6. The applicant has also requested a lot line adjustment to merge the three parcels into one. This request was reviewed by the City Engineer and the Fire Marshal who had no comments. Staff has no objection to the request since the lots are now composed of two 20' x 160' lots and one 40' x 160' lot. Merger is necessary for almost any type of development.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Denial of the community plan amendment from multi-family to residential-office;
2. Denial of the rezone from medium density multiple family, R-4A, to residential office, R-0;
3. Denial of the special permit to establish an office in the R-0 zone based on findings of fact to follow;
- ✓ 4. ~~Denial of the variance to waive the six-foot wall based on findings to follow~~ (Revised by CPC to read... (see pg.4\* )
5. Approval of the lot line adjustment to merge three parcels by adoption of the attached resolution.

Findings of Fact - Special Permit

1. The project is not based on sound principles of land use in that office uses would alter the residential character of the neighborhood.
2. The project will be detrimental to surrounding property in that:
  - a. it will interrupt the continuity begun near the subject site of a large residential neighborhood;
  - b. it will reduce further the limited number of large, vacant residential sites in the Central City;
  - c. the office use could generate additional vehicles in the neighborhood.
3. The project is not in harmony with the goals of the 1980 Central City Plan which state:
  - a. "Conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic." (1980 Central City Plan, pg. 4.)

- b. "...provide a choice of housing types by developing new housing and conserving existing housing." (1980 Central City Plan, pg. 3.)

Findings of Fact - Variance

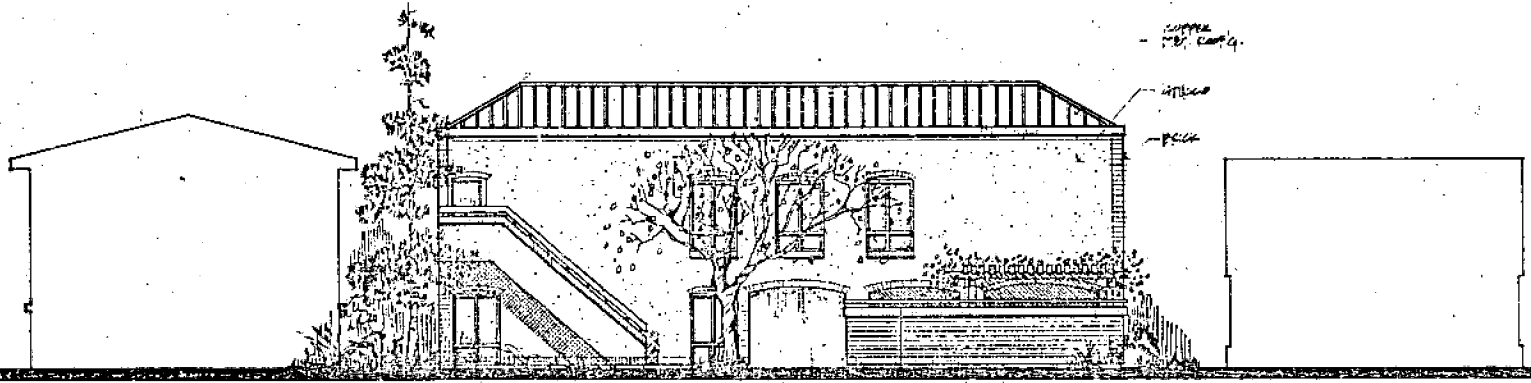
1. Granting the request constitutes a special privilege in that:  
the site is regular in shape and comparatively large; therefore, no conditions exist to preclude erection of the required wall.
2. Granting the request will create a disservice to residences adjoining the site in that the parking area noise and view will not be adequately buffered.
- \*4. Approval of the variance subject to the following condition and based on findings of fact due at the December 20, 1987 CPC meeting:

Condition

Applicant shall install a six-foot high decorative masonry wall on the east and west property line which is only adjacent to the rear parking lot as indicated by Exhibit A.



P 9596

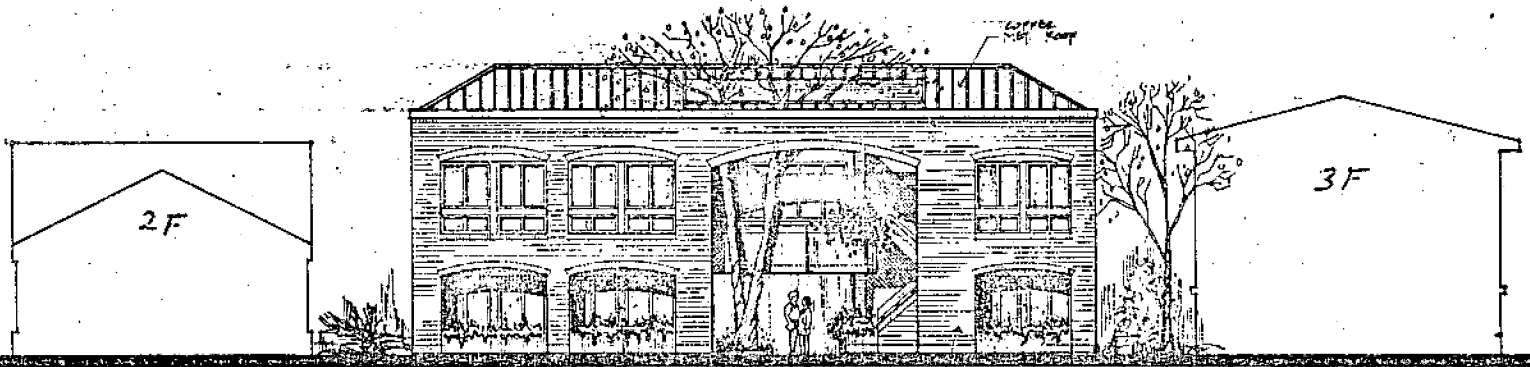


# NORTH ELEVATION

1/8" = 1'-0"

10

11/2/21

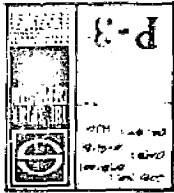


# SOUTH ELEVATION

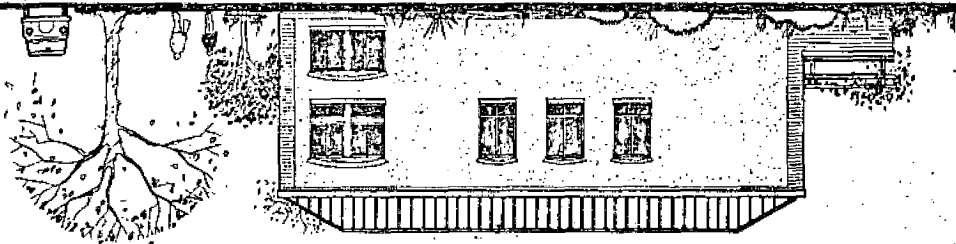
1/8" = 1'-0"

No. 18

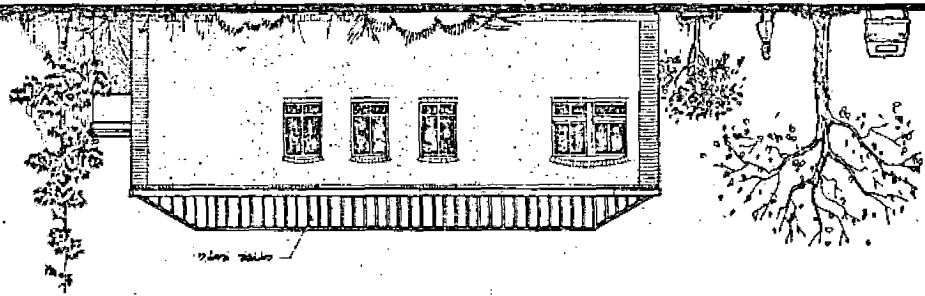
Job No: 078101 Date: 10-21-21 Dr. By: HLC	
Sheet No: <b>P-2</b>	



WEST ELEVATION



EAST ELEVATION



No. 13

11/12/81

7

P 9596

17 A-B ~~17~~

LAW OFFICES OF  
HEFNER, STARK & MAROIS  
FOURTEENTH FLOOR-PLAZA TOWERS  
555 CAPITOL MALL  
SACRAMENTO, CALIFORNIA 95814

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO  
DEC 23 10 56 AM '81

AREA CODE 916  
TELEPHONE 444-6620

OF COUNSEL  
WILLIAM M. GALLAGHER

ARCHIE HEFNER, INC.  
ROBERT N. STARK  
THEODORE M. MAROIS, JR.  
JAMES M. WOODSIDE  
JOHN D. BESSEY  
ROBERT W. BELL  
RICHARD K. PARK  
KENNETH R. STONE  
TIMOTHY D. TARON  
JUDY R. CAMPOS  
MARK W. SNAUFFER  
TIMOTHY M. CRONAN  
RAY C. THOMPSON  
CAROLE B. HOGAN  
BARRY C. BLAY  
LINDA S. PETERSON

December 22, 1981

Ms. Lorraine Magana, City Clerk  
City of Sacramento  
915 I Street  
Sacramento, CA 95814

Re: Various requests for  
property located at 1221, 1223  
and 1229 G Street (D1) (P-9596)

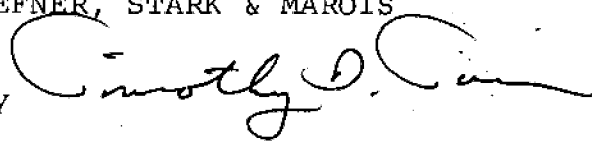
Dear Ms. Magana:

This firm represents the applicant in the above-referenced project.

This matter is presently scheduled before the City Counsel on December 29, 1981. Because of the holidays, the applicant would like to request an extension of this hearing date to January 12, 1981. This continuance would be sincerely appreciated. If you have any questions regarding this request, please feel free to contact me.

Sincerely,

HEFNER, STARK & MAROIS

By 

Timothy D. Taron

TDT:jes

cc: Ted D'Amico, Spink Corp.  
John Toy

APPROVED  
BY THE CITY COUNCIL

DEC 29 1981

OFFICE OF THE  
CITY CLERK

Cont to  
1-12-82