



CITY OF SACRAMENTO

18

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE  
**RECEIVED**  
FEB 21 1985

MARTY VAN DUYN  
PLANNING DIRECTOR

February 21, 1985

City Council  
Sacramento, California

**APPROVED**  
BY THE CITY COUNCIL

FEB 26 1985

Honorable Members in Session:

OFFICE OF THE  
CITY CLERK

SUBJECT: Appeal of the decision of the Preservation Board approving the demolition of 2008-2010 F Street (PB84-028)

SUMMARY

The Preservation Board is required by ordinance to review all demolition requests on buildings within the boundary of a proposed preservation area. The City Building Division initiated demolition proceedings on 2008-2010 F Street as a substandard structure. The Board approved demolition. The owner has appealed that action. Staff recommends denial of the appeal.

BACKGROUND INFORMATION

The Building Division has had a case report on this property beginning on March 16, 1984 and continuing to the present. The building was posted as a dangerous structure on March 16, 1984 and came before the Preservation Board on November 6, 1984 and January 3, 1985. The Board received testimony from staff in support of demolition. After deliberation, the Board voted to approve demolition by a vote of four ayes, two noes, two absent, and one vacancy. (See attached staff report for further background.) The Board and staff agreed that under present conditions the structure was unsafe and a hazard.

FINANCIAL DATA

No cost would be incurred by the City if demolition is allowed to take place.

VOTE OF THE PRESERVATION BOARD

The Board voted to approve demolition by a vote of four ayes, two noes, two absent, and one vacancy.

RECOMMENDATION


Staff recommends that the Council deny the appeal based on the following Findings of Fact:

- 1. The demolition of the structure would encourage development of a residential use consistent with the land use and zoning in the neighborhood.
- 2. The subject structure is not a listed structure on the City Official Register nor is it supportive to the proposed preservation area.

Respectfully submitted,

  
 Marty Van Duyn  
 Planning Director

RECOMMENDATION APPROVED:

  
 For: Walter J. Slupe, City Manager

DH:lao  
 attachments  
 PB84-028

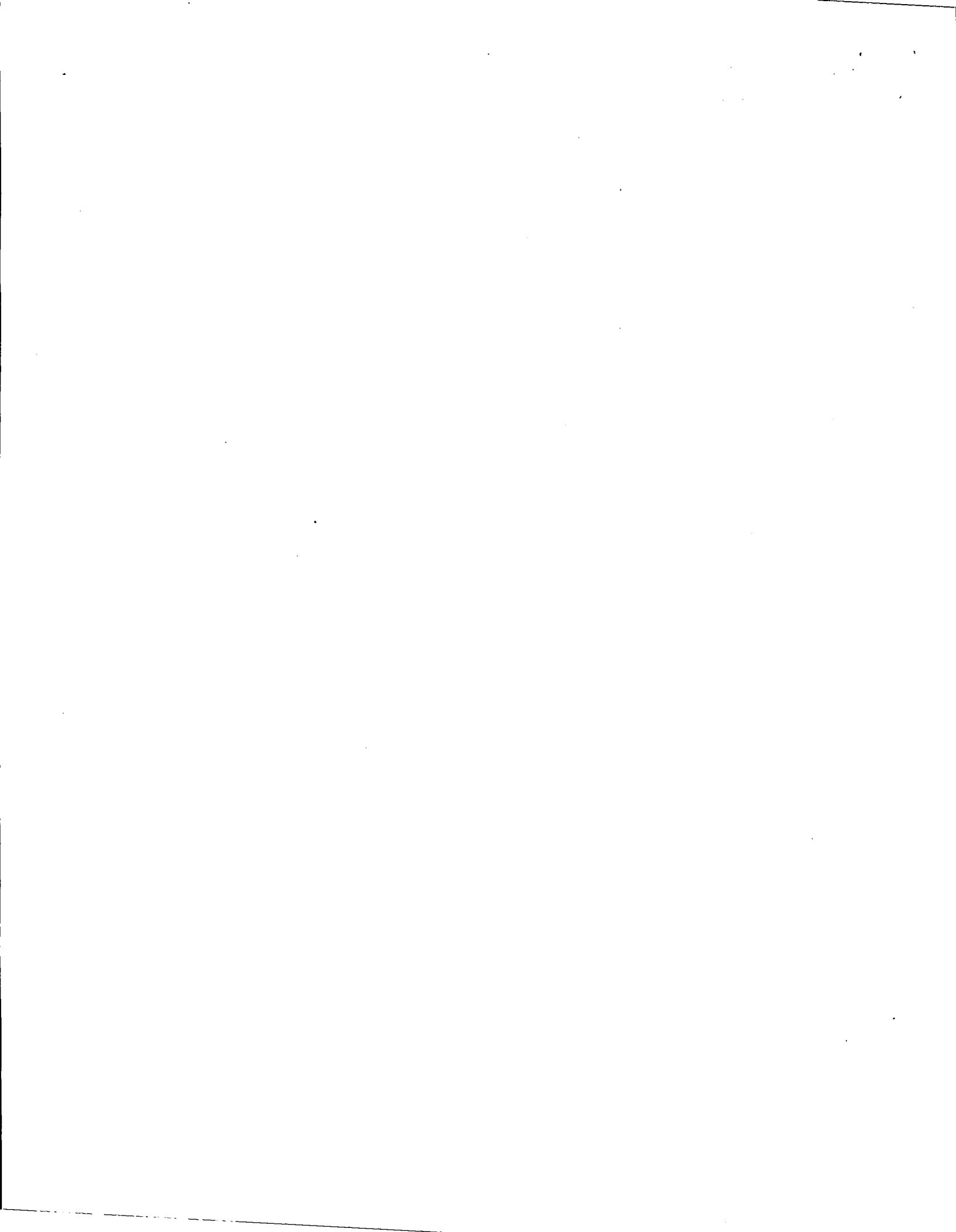
February 26, 1985  
 District No. 4

DESIGN REVIEW/PRESERVATION BOARD VOTING RECORD

18

MEETING DATE: 1-3-85  
 DR/PB No. 84-028  
 MOTION TO: Staff Recommendations

MEMBERS	MOTION BY	2ND	YES	NO	ABSTAIN	ABSENT	Vacancy
CAMACHO							X
RYSER				X			
LAGOMARSINO					X		
LES					X		
MCCABE	X		X				
ANDERSON		X	X				
RAKELA			X				
ZANOLIO				X			
MALINOWSKI			X				
MOTION CARRIED:							
MOTION FAILED:							
COMMENTS:							



NOTICE OF APPEAL OF THE DECISION OF THE  
~~DESIGN REVIEW~~/PRESERVATION BOARD

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DATE: JAN. 11, 1985

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City ~~DESIGN REVIEW~~/PRESERVATION BOARD of JANUARY 3, 1985 when: PB84-028  
(Date)

                     Structure Review                                           Building Move  
                     Sign Review                        X   Other Request by City Bldg.  
Inspector to demolish structure  
located at 2008-2010 F STREET

was:   X   Granted                      Denied by the Board.

GROUNDS FOR APPEAL: 1. The building is structurally sound, and is  
no longer a health or safety hazard; and has been  
secured 2. The building is potentially significant, historically and  
there should be additional research done before the building is  
demolished. The building can be developed for a residential use that  
will encourage other development in the neighborhood, and be consistent with existing land use.

PROPERTY LOCATION: 2008 AND 2010 F STREET

ASSESSOR'S PARCEL NO.: 003-175-07 AND 003-175-05

PROPERTY OWNER: Michael Carroll

ADDRESS: P.O. Box 161468 Sacto. 95816

APPLICANT: Michael Carroll

ADDRESS: P.O. Box 161468 Sacto. 95816

APPELLANT: Michael Carroll  
(Signature)

ADDRESS: P.O. Box 161468 Sacto 95816

PHONE NUMBER: 916 447-6095

FILING FEES:   ✓   By Applicant: ~~\$85.00~~ \$65.00  
(check one)            By 3rd Party: ~~\$60.00~~ \$40.00 Receipt No.                     

FORWARDED TO PLANNING DIRECTOR ON DATE OF: JAN 11, 1985

DR/PB # PB84-028

(4 COPIES REQUIRED)



December 28, 1984

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MEMORANDUM

TO: Board

FROM: Staff

SUBJECT: 2010 "F" Street, Demolition

BACKGROUND

The City initiated demolition of the subject structure, which is located within the boundary of a proposed preservation area, was heard by the Board on November 6, 1984. The Board continued the hearing to January 3, 1985. Testimony was presented alluding to the use of the brick structure as a horse barn at one time but no supporting documentation has been filed with staff to support this claim. Even if it was found to be true that the structure was associated with an earlier race track or fair use, the structure has been modified to a point where its architectural character no longer reflects any use other than automotive. The Building Division has found the structure to be substandard and a health and safety hazard. Without an approved rehabilitation plan acceptable to the Building Division staff can find no basis to recommend denial of the issuance of the demolition permit.

STAFF RECOMMENDATION

Staff recommends that the Board ratify the Negative Declaration and approve the Demolition Request.

Approval is based on the following Findings of Fact:

1. The demolition of the structure would encourage development of a residential use consistent with the land use and zoning in the neighborhood.
2. The building to be demolished is not a listed structure and is not supportive to the preservation area.





DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

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APPLICANT	City of Sacramento Building Division, 927 10th Street, Sacramento, CA 95814
OWNER	Michael B. Carroll, 1345 38th Street, Sacramento, CA 95816
PLANS BY	City of Sacramento Building Division, 927 10th Street, Sacramento, CA 95814
FILING DATE	September 27, 1984
REPORT BY	RL:ag
NEGATIVE DEC	N/A EIR N/A ASSESSOR'S PCL NO. 003-175-05, 07

LOCATION: 2008-2010 F Street

PROPOSAL: The city proposes to demolish an auto repair garage and storage building in the proposed Boulevard Park Preservation Area.

PROJECT INFORMATION:

Existing Zoning of Site: R-1B  
 Existing Land Use of Site: Auto repair garage and storage  
 Surrounding Land Use and Zoning:  
 North: single-family; R-1B  
 South: single-family; multiple family; R-1B  
 East: single-family; R-1B  
 West: single-family, two-family; R-1B

Property Dimensions: 40'x160.8' and 40'x100.8'  
 Property Area: 10454 sq. ft.  
 Square footage of Building: 8,000 sq. ft.

BACKGROUND INFORMATION: The subject demolition request was initiated by the City Building Division. The Building Division received clearance from the City Attorney's Office in August to proceed with demolition.

PROJECT EVALUATION: The subject site is located within the proposed Boulevard Park Preservation Area among mostly single-family residences and some two-family residences and multiple family properties. The structure onsite is not listed on the City's Official Register and is not a supportive structure within the proposed preservation area. Although there are some nearby commercial uses along the west side of 20th Street, half a block away, the subject site is more appropriate for residential use. Its' location within the R-1B zone on a block developed with residential uses and in the proposed Boulevard Park Preservation Area justifies approval of the demolition request.

STAFF RECOMMENDATION: Staff recommends that the demolition request be approved. Approval is based on the following findings of fact:

1. The demolition of the structure would encourage development of a residential use consistent with the land use and zoning in the neighborhood.
2. The building to be demolished is not a listed structure and is not supportive to the preservation area.

Staff recommends that the Board ratifies the negative declaration and approves the demolition request.

APPLC. NO. PS84-028

MEETING DATE November 6, 1984

DR/PB ITEM NO. 13

JAN - 3 1985

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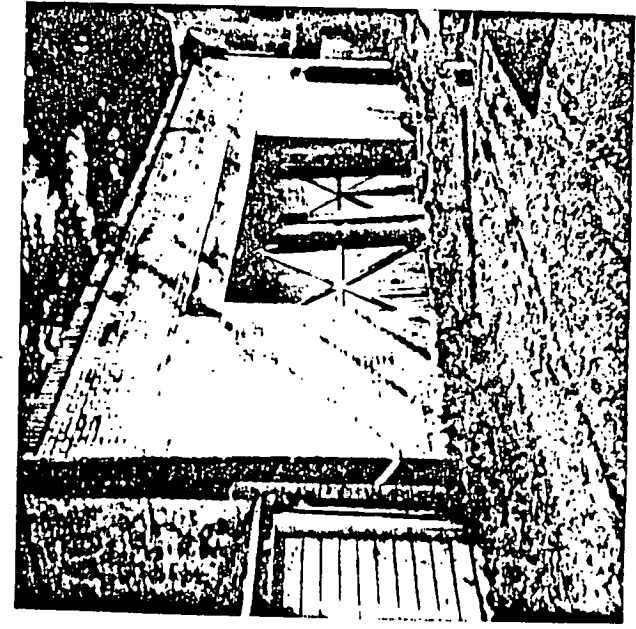


3/16/84

2008 F.S.A.  
2010 F.S.A.



Front from  
F.S.A.



Rear from  
alley

Painted  
or  
3/16/84

I declare under penalty of perjury that the picture (s) on this page and the following pages were taken by me on 3/16/84

*E. L. Laveen*

CASE NO. DB1103

ADDRESS 2008/2010/2012 F.S.A.

SEA-028

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ITEM 3

*Working of Building in alley.*

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SPECIAL PROVISIONS  
FOR THE  
DEMOLITION OF THE EXISTING BUILDING

CITY PLANNING DIVISION

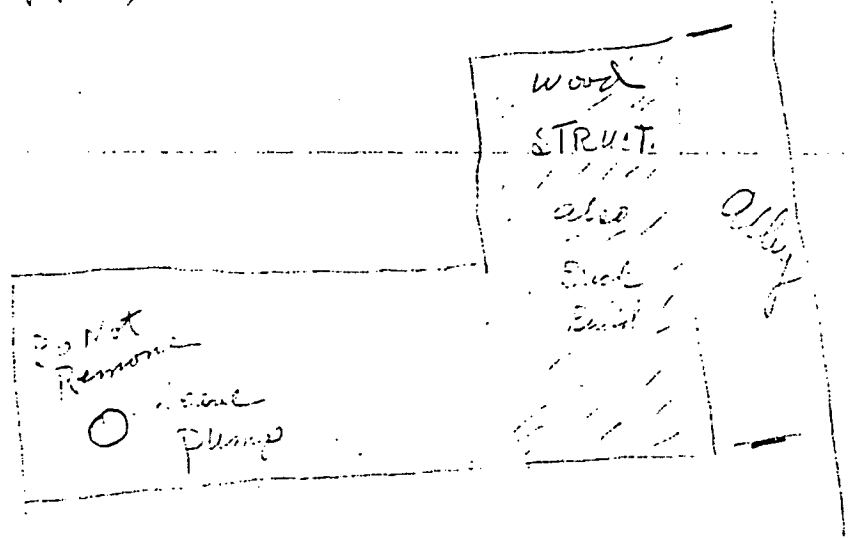
SEP 27 1984

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SECTION 1. SCOPE OF WORK

The Contractor shall furnish all labor, materials, equipment, tools, transportation and incidentals necessary for the purpose of demolishing and removing existing buildings and appurtenances located at the following address in Sacramento:

208-212 1/2 - 7 St. Remove 1 single store Building facing alley - approx 8,000 sq. ft. <sup>garage</sup>



See also Re- 003-17507-257  
003 17505 255

Work to be accomplished includes the razing of the building described herein and the removal from the premises of all timber, lumber, bricks, concrete, ashes, pipes, old furniture and appliances, roofing, wire, metal, plumbing fixtures, building materials, tree limbs and cuttings and clothes poles, together with all refuse, junk and other debris now existant and that which results from demolition operations.

Concrete or black top slabs above grade, at grade or below, and all brick or concrete footings at or below ground line shall be removed. Footings, curbs and pedestals above grade shall also be removed.

Burning will not be permitted on the premises.

Existing trees and shrubs shall remain in place unless approval by the Superintendent of Building Inspections is obtained for removal of such trees and shrubs which interfere with demolition operations. Grass, weeds and bushes to be removed from premises.

See attached map of demolition site.

Special Provisions -1-  
Demolition 4-15-83

PB 84-028

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CITY OF SACRAMENTO

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NEGATIVE DECLARATION

The Environmental Coordinator of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

PB 84-028 Demolition of commercial garage and storage building in proposed Boulevard Park Preservation Area. Loc: 2008-2010 F Street; APN: 003-175-05,07.

The City of Sacramento, Department of Community Development, Planning Division has reviewed the proposed project and has determined that the project as proposed will not have a significant effect on the environment. This conclusion is based on information contained in the attached Initial Study.

An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, Section 15070 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-172) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the City of Sacramento, Department of Community Development, Planning Division, Environmental Unit, 927 10th Street, 3rd Floor, Sacramento, California 95814.

Marty Van Duyn  
Environmental Coordinator of the  
City of Sacramento, California,  
a municipal corporation

By: *Marty Van Duyn*

Rev. 2/84

attachment  
wp Env.  
w/o m.m.

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CITY CLERKS OFFICE  
CITY OF SACRAMENTO

*PB 84-028*



# CITY OF SACRAMENTO

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## INITIAL STUDY

This Initial Study has been required and prepared by the Department of Community Development, Planning Division, Environmental Unit, 927 10th Street, Suite 300, Sacramento, CA, 95814, (916)449-5604, pursuant to CEQA Guidelines Section 15063 (Aug. 1, 1983).

Project Name and/or File No: PB 84-028

Applicant - Name: CITY OF SACRAMENTO - PLANNING

Address: 927 10<sup>th</sup> ST., SAC. CA. 95814

Answer the following questions to determine if the proposed project may have potentially significant impacts on the environment.

Yes or No

1. Earth. Will the proposal result in:
  - a. Unstable earth conditions or in changes in geologic substructures? No
  - b. Disruptions, displacements, compaction or overcovering of the soil? No
  - c. Change in topography or ground surface relief features? No
  - d. The destruction, covering or modification of any unique geologic or physical features? No
  - e. Any increase in wind or water erosion of soils, either on or off the site? No
  - f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river, stream, bay, inlet or lake? No
  - g. Exposure of people or property to geologic hazards such as earthquakes, ground failure, or similar hazards? No
  
2. Air. Will the proposal result in:
  - a. Substantial air emissions or deterioration of ambient air quality? No
  - b. The creation of objectionable odors? No
  - c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? No
  
3. Water. Will the proposal result in:
  - a. Changes in currents, or the course or direction movements, in either marine or fresh waters? No
  - b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? No
  - c. Alterations to the course of flow of flood waters? No
  - d. Change in the amount of surface water in any water body? No
  - e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? No
  - f. Alteration of the direction or rate of flow of ground waters? No
  - g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? No
  - h. Substantial reduction in the amount of water otherwise available for public water supplies? No
  - i. Exposure of people or property to water related hazards such as flooding? No
  
4. Plant Life. Will the proposal result in:
  - a. Change in the diversity of species, or number of any species of plants? No
  - b. Reduction of the numbers of any unique, rare or endangered species of plants? No
  - c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? No
  - d. Reduction in acreage of any agricultural crop? No

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ITEM 3

- 5. Animal Life. Will the proposal result in:
  - a. Change in the diversity of species, or number of any species of animals? No
  - b. Reduction of the numbers of any unique, rare or endangered species of animals? No
  - c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? No
  - d. Deterioration to existing fish or wildlife habitat? No
  
- 6. Noise. Will the proposal result in:
  - a. Increases in existing noise levels? No
  - b. Exposure of people to severe noise levels? No
  
- 7. Light and Glare. Will the proposal produce new light or glare? No
  
- 8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area? No
  
- 9. Natural Resources. Will the proposal result in:
  - a. Increase in the rate of use of any natural resources? No
  - b. Substantial depletion of any nonrenewable natural resource? No
  
- 10. Risk of Upset. Does the proposal involve:
  - a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? No
  - b. Possible interference with an emergency response plan or an emergency evacuation plan? No
  
- 11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area? No
  
- 12. Housing. Will the proposal affect existing housing, or create a demand for additional housing? No
  
- 13. Transportation/Circulation. Will the proposal result in:
  - a. Generation of substantial additional vehicular movement? No
  - b. Effects on existing parking facilities, or demand for new parking? No
  - c. Substantial impact upon existing transportation systems? No
  - d. Alterations to present patterns of circulation or movement of people and/or goods? No
  - e. Alterations to waterborne, rail or air traffic? No
  - f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? No
  
- 14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:
  - a. Fire protection? No
  - b. Police protection? No
  - c. Schools? No
  - d. Parks or other recreational facilities? No
  - e. Maintenance of public facilities, including roads? No
  - f. Other governmental services? No
  
- 15. Energy. Will the proposal result in:
  - a. Use of substantial amounts of fuel or energy? No
  - b. Substantial increase in demand upon existing sources of energy or require the development of new sources of energy? No

16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

a. Power or natural gas?	<u>No</u>
b. Communications systems?	<u>No</u>
c. Water?	<u>No</u>
d. Sewer or septic tanks?	<u>No</u>
e. Storm water drainage?	<u>No</u>
f. Solid waste and disposal?	<u>No</u>

17. Human Health. Will the proposal result in:

a. Creation of any health hazard or potential health hazard (excluding mental health)?	<u>No</u>
b. Exposure of people to potential health hazards?	<u>No</u>

18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

No

19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

No

20. Cultural Resources.

a. Will the proposal result in the alteration or the destruction of a prehistoric or historic archaeological site?	<u>No</u>
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?	<u>No</u>
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	<u>No</u>
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	<u>No</u>

21. Mandatory Findings of Significance.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<u>No</u>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).	<u>No</u>
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	<u>No</u>
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<u>No</u>

SEE ATTACHED DISCUSSION

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CONCLUSION

The proposed project will not have a significant adverse effect on the environment for the following reasons:

1. Will have only temporary or short-term construction impacts such as dust and equipment emissions, noise and truck traffic.
2. Will not generate a significant amount of additional vehicles, noise or emission levels.
3. Will not affect rare or endangered species of animal or plant, or habitat of such species.
4. Will not eliminate important examples of major periods of California history or prehistory.
5. Will not result in a significant effect on air, water quality or ambient noise levels for adjoining areas.
6. Will not be subjected to floodplains or major geologic hazards.
7. Will not have a substantial aesthetic effect.
8. Will not breach any published national, state or local standards relating to solid waste.
9. Will not involve the possibility of contaminating a public water supply system or adversely affect groundwater.
10. Will not result in or add to a violation of the waste discharge requirements applicable to local sewer systems as prescribed by California Regional Water Quality Control Board.
11. Will not result in the disadvantage of long-term environmental goals.
12. Will not result in adverse cumulative impacts.
13. Will not result in adverse growth inducing impacts.
14. Will not result in substantial adverse effects on human beings either directly or indirectly.
15. Will not be in conflict with the City's General and Community Plans.

REFERENCES

Sacramento City General Plan and EIR, 1974	South Natomas Business Parks EIR, 1982
Sacramento River Parkway Plan and EIR, 1975	Creekside Office Park EIR, 1982
Sacramento City American River Parkway Plan & EIR, 1975	Greenhaven Executive Office Park EIR, 1982
Sacramento South Pocket Specific Plan & EIR, 1977	Capitol Center EIR, 1982
Sacramento Central City 1990 Comprehensive Plan EIR, 1977	Sutter General and Memorial EIRs, 1982
Sacramento City Floodplain Ordinance, 1978	River Bank Holding Marina EIR, 1982
Sacramento City Zoning Ordinance, November 1978	Mercy General EIR, 1977, 1983
Sacramento South Natomas Community Plan and EIR, 1978	Delta Shores Village PUD EIR, 1983
University Park Negative Declaration, 1979	

At the Crossroads, A Report on California Endangered and Rare Fish and Wildlife. California Resources Agency and Department of Fish and Game, 1972

Soils of Sacramento County, CA. Walter Weir, Division of Soils, U.C. Berkeley, 1950

Eleventh Progress Report on Trip Ends Generation Research Counts, California Department of Transportation, 1976

The applicant's environmental questionnaire and submitted plans are considered part of this Initial Study.

DETERMINATION

On the Basis of this initial evaluation:

- I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on this Initial Study has been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date 10-23-84

  
(Signature)

PB 64-028

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INITIAL STUDY  
PB84-028

DISCUSSION

The Preservation Board Staff has reviewed an application to demolish a structure in the proposed Boulevard Park Preservation Area. The Environmental Coordinator has determined that a Negative Declaration be prepared for the proposed demolition because the removal of this particular structure will have less than a significant impact on the environment, as briefly highlighted in the following discussion.

The subject site is located at 2008-2010 "F" Street; Sacramento, CA. Existing on-site zoning and land use consists of R-1B and commercial garage/storage building respectively. Although the site is situated within the proposed Boulevard Park Preservation Area, the structures are neither designated as supportive or listed on the City's Official Register. Demolition of the structure would encourage residential development, a land use compatible with existing zoning and land use patterns in the neighborhood.

**February 27, 1985**

Michael B. Carroll  
1345 38th Street  
Sacramento, CA 95816

Dear Mr. Carroll:

On February 26, 1985, the Sacramento City Council heard your appeal from City Planning Commission to approve the demolition of a commercial garage and storage building in a proposed Preservation area for property located at 2008-2010 F Street. (PB84-028)

The Council adopted, by motion, its intent to deny your appeal.

Sincerely,

Lorraine Magana  
City Clerk

LM/dbp/18

cc: Planning Department

Handwritten notes, possibly describing a process or procedure.

Handwritten notes, possibly describing a process or procedure.