



City of Sacramento City Council

915 I Street, Sacramento, CA, 95814

www.CityofSacramento.org

Meeting Date: 1/8/2013

Report Type: Consent

Title: (Pass for Publication) 1915 6th Street Rezone (PFP)

Report ID: 2013-00028

Location: District 4

Recommendation: Review: 1) a Resolution exempting the project from CEQA; 2) an Ordinance rezoning approximately .08 acres from Residential Office (RO) to Residential Mixed Use (RMX); and 3) pass for publication the Ordinance title as required by Sacramento City Charter 32c to be adopted January 15, 2013.

Contact: Evan Compton, Associate Planner, (916) 808-5260 and Stacia Cosgrove, Senior Planner, (916) 808-7110, Community Development Department

Presenter: None

Department: Community Development Dept

Division: Planning

Dept ID: 21001221

Attachments:

- 01-Description/Analysis
- 02-Background
- 03-Resolution for CEQA
- 04-Ordinance for Rezone
- 05-Rezone Exhibit
- 06-Vicinity Map
- 07-Land Use Map
- 08-Aerial Map
- 09-Project Exhibits
- 10-Applicant Narrative
- 11-Letter of Support
- 12-Photo of Existing Building

City Attorney Review

Approved as to Form
Jeffrey Heeren
12/27/2012 10:34:30 AM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
12/17/2012 3:10:49 PM

Approvals/Acknowledgements

Department Director or Designee: Max Fernandez - 12/24/2012 8:36:33 AM



Description/Analysis

Issue: The applicant, located at 1915 6th Street, is requesting to complete tenant improvements to allow a commercial catering and event business, diner area with 24 seats, and a small retail area with kitchen-related products. The site is currently developed with a building that has a ground floor commercial space and a second floor dwelling unit. The second floor dwelling unit will also be renovated to allow the property owner to live and work at the site. The project proposes the rehabilitation of a mixed-use building in what is currently the Residential Office (RO) zone. The RO zone, however, does not allow a ground floor retail or restaurant use. Although the site has historically been used as a tofu and noodle factory, warehouse, retail, and bakery, these uses have been discontinued and the nonconforming status no longer applies. Therefore the new tenant would be required to meet the RO zone requirements. The RO zone is restrictive and primarily allows residential and office uses only.

Policy Considerations: The subject site is designated Traditional Neighborhood Medium Density Residential on the General Plan Land Use and Urban Form Diagram. The Traditional Neighborhood Medium Density Residential provides for single family homes, duplexes, second units, and multifamily dwellings, limited neighborhood serving commercial on lots two acres or less, and compatible public, quasi-public, and special uses.

Economic Impacts: None

Environmental Considerations: The Environmental Services Manager has determined the project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines (Section 15301). Section 15301 consists of repairing an existing structure with negligible or no expansion of use.

Sustainability: This proposal would encourage the retention of an existing structure in the Southside Historic District, permit the re-establishment of a commercial ground floor use, and allow the business owner to live and work at the site.

Commission/Committee Action: The Planning and Design Commission heard the project on December 13, 2012. The Planning and Design Commission unanimously approved the project with 11 ayes and 1 recusal. (Recused: Chandler; Absent: Lubawy).

Rationale for Recommendation: Staff recommends approval of the rezone of this parcel to Residential Mixed Use (RMX) for the following reasons: a) the RMX zone is consistent with the General Plan Designation of Traditional Neighborhood Medium Density; b) allows for the re-establishment of a neighborhood serving ground floor commercial use; and c) encourages the rehabilitation of an existing building in a historic district.

Financial Considerations: This project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Attachment 1: Background

Background and Entitlement History: The structure was originally constructed in 1917 according to the Sacramento Tax Assessor records. A one-story addition was constructed at the rear of the 41 by 40 foot building in 1921. A building permit was also issued in 1941 to reframe and remodel the front of the building. The current project proposal was formally submitted on September 17, 2012.

Public/Neighborhood Outreach and Comments: Staff notified the Capitol Area R Street Association (CARSA) and Southside Park Neighborhood Association. Property owners within 500 feet of the subject property were notified of the public hearing and the site was posted with a public hearing notice. On October 29, 2012 the Southside Park Neighborhood Association submitted a letter of support for the project. No other comments have been received at the time of writing this report.

Adjacent Properties

The property to the west is zoned Residential Office and developed with a halfplex. The property to the north and east are zoned Residential Office and developed with duplexes. The parcel to the south is zoned Multifamily (R-3A) and developed with a vacant commercial building.

Policy Considerations:

General Plan: The subject site is designated Traditional Neighborhood Medium Density Residential on the General Plan Land Use and Urban Form Diagram. The proposal is consistent with the following General Plan policies:

1. *Neighborhood Amenities. The City shall encourage appropriately scaled community-supportive facilities and services within all neighborhoods to enhance neighborhood identity and provide convenient access within walking and biking distance of city residents. (LU 4.1.2)* Staff finds the project proposal will re-establish a neighborhood-serving, commercial use on the ground floor.
2. *Existing Structure Reuse. The City shall encourage the retention of existing structures and promote their adaptive reuse and renovation with green building technologies to retain the structures' embodied energy, increase energy efficiency, make it more energy efficient, and limit the generation of waste. (LU 2.6.4)* Staff finds the proposal rehabilitates an existing building with deferred maintenance and incorporates energy efficiency measures, where feasible, for the interior renovation.
3. *Traditional Neighborhood Protection. The City shall protect the pattern and character of Sacramento's unique traditional neighborhoods, including the street-grid pattern, architectural styles, tree canopy, and access to public transit,*

neighborhood services and amenities. (LU 4.3.1) Staff finds that the proposal is consistent with the traditional neighborhood characteristics.

Traditional Neighborhood (Page 2-46): Traditional neighborhoods and the characteristics associated with them are highly desirable and expected to be highly sought after in the future. Many existing traditional neighborhoods are well-established and generally well-preserved; thus, changes to these areas will be relatively modest. Changes proposed in these traditional neighborhoods will focus on preserving and restoring the quality of such areas by protecting and enhancing features such as scale and quality of housing, neighborhood character, and housing choice. It should be noted that Traditional Neighborhoods contain a wide diversity of development and thus some houses and buildings fall outside the allowed development standards. The City expects to retain this diversity. The Traditional Neighborhood Medium Density Residential provides for single family homes, duplexes, second units, and multifamily dwellings, limited neighborhood serving commercial on lots two acres or less, and compatible public, quasi-public, and special uses.

Zoning Code

The project proposes the rehabilitation of a mixed-use building in what is currently the Residential Office (RO) zone. The RO zone, however, does not allow a ground floor retail or restaurant use. Although the site has historically been used as a tofu and noodle factory, warehouse, retail, and bakery, these uses have been discontinued and the nonconforming status no longer applies. Therefore, the new tenant would be required to meet the RO zone requirements. The RO zone is restrictive and primarily allows residential and office uses only.

Staff supports the rezone of this parcel to Residential Mixed Use (RMX) for the following reasons: a) the RMX zone is consistent with the General Plan Designation of Traditional Neighborhood Medium Density; b) allows for the re-establishment of a neighborhood serving ground floor commercial use; and c) encourages the rehabilitation of an existing building in a historic district.

Height, Bulk and Setbacks

The project is not proposing any changes to lot coverage, setback, or height and it does not require the approval of any entitlements to deviate from the applicable development standards.

Exterior Improvements

The site is located in the Southside Historic District and all exterior work is subject to Preservation review and approval. The scope of work includes modifying the storefront entry to recess the entrance door, replacing the tile on the storefront façade, and painting a 40 square foot sign on the alley facing façade. The Preservation review for the exterior work will be completed at staff level at a later date.

Traffic Circulation and Parking

The subject site is located on the east side of 6th Street and north of Solons Alley. Along the 6th Street frontage, the building has two pedestrian doors. One door accesses the commercial ground floor area and the other door is the main entrance to the residential unit on the second floor.

On the alley facing façade, there is a pedestrian door accessing Utilities and storage on the alley. There are also two roll-up doors that provide room for trash enclosures and a single car garage. No onsite parking is required for the residential dwelling unit because the parcel is less than 3,200 square feet and located in the Central City. Per the adopted parking standards revisions, effective December 30, 2012, the ground floor commercial does not require any onsite parking because the site is less than 6,400 square feet. The city code requires the project to have a minimum of two bicycle parking facilities for short-term users and two bicycle parking facilities for long-term users. Staff will verify this code requirement is satisfied during the plan check process.



RESOLUTION NO. 2013-

Adopted by the Sacramento City Council

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (P12-037)

BACKGROUND

A. On December 13, 2012 the City Planning and Design Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve the South Rezone Project.

B. On January 15, 2013, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(1) and (2) (a, b, and c) (publication, posting, and mail 500'), and received and considered evidence concerning the South Rezone Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt from review under Section 15301, Existing Facilities, of the California Environmental Quality Act Guidelines as follows:

The project consists of the rezone of a parcel to allow the re-establishment of land uses in an existing building that previously contained one residential unit on the second floor and a commercial use on the ground floor.



ORDINANCE NO.

Adopted by the Sacramento City Council

**AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING CERTAIN REAL PROPERTY FROM RESIDENTIAL OFFICE (RO) TO RESIDENTIAL MIXED USE (RMX)
1915 6TH STREET (P12-037)
(APN: 009-0062-001), COUNCIL DISTRICT 4**

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

SECTION 1

Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known and referred to as 1915 6th Street (APN: 009-0062-001) and consisting of .08± acres, from Residential Office (RO) to Residential Mixed Use (RMX).

SECTION 2

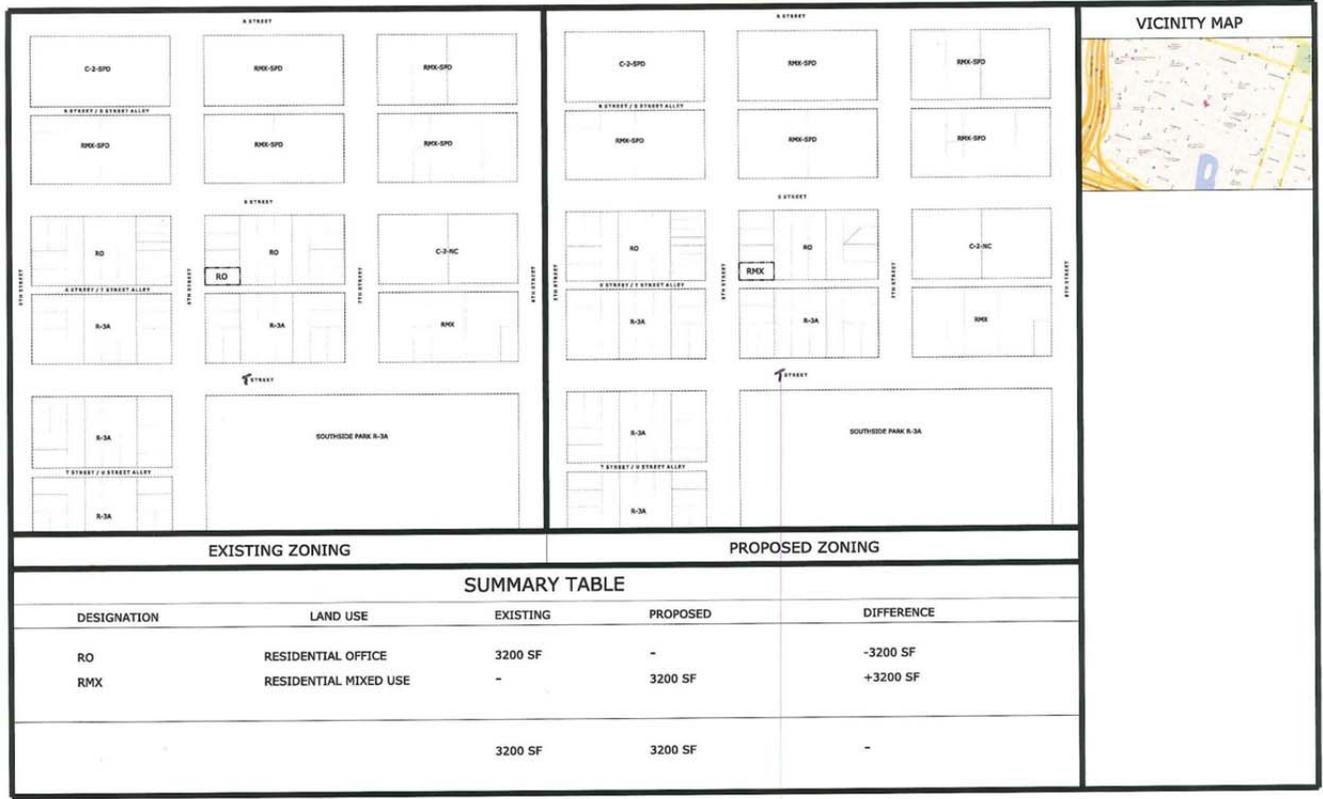
The rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as those procedures have been affected by recent court decisions.

SECTION 3

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps, which are part of said Ordinance to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit A: 1915 6th Street Rezone Map – 1 Page



A- REZONE EXHIBIT

SCALE: 1"=100'

SHEET NOTES:

DESCRIPTION	DATE
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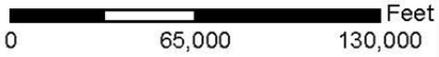
SOUTH inFORM
 design development ideas
 1915 6th Street, Sacramento, CA
 1523 R Street
 Sacramento, California, 95811
 916.203.4208
 www.informdesign.com

SITE PLAN
 A1.0a
 09.13.12

All drawings and information on this sheet are preliminary and not intended for construction. They are subject to change without notice. The user of these drawings shall be responsible for verifying all information and conditions shown on these drawings. The user shall indemnify and hold the designer harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, arising out of or from the use of these drawings.

PRELIMINARY- NOT FOR CONSTRUCTION

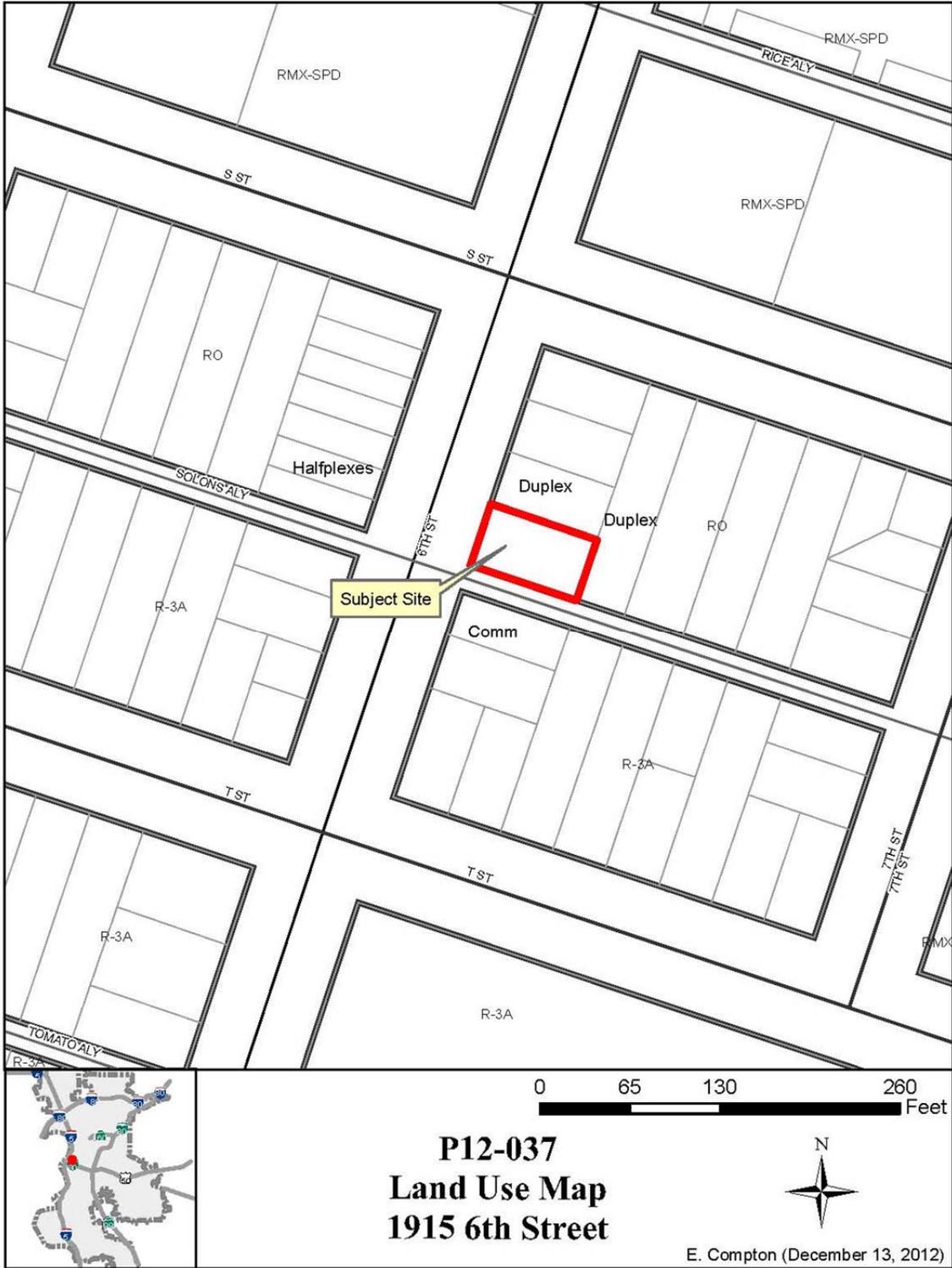
Exhibit A: Rezone Map

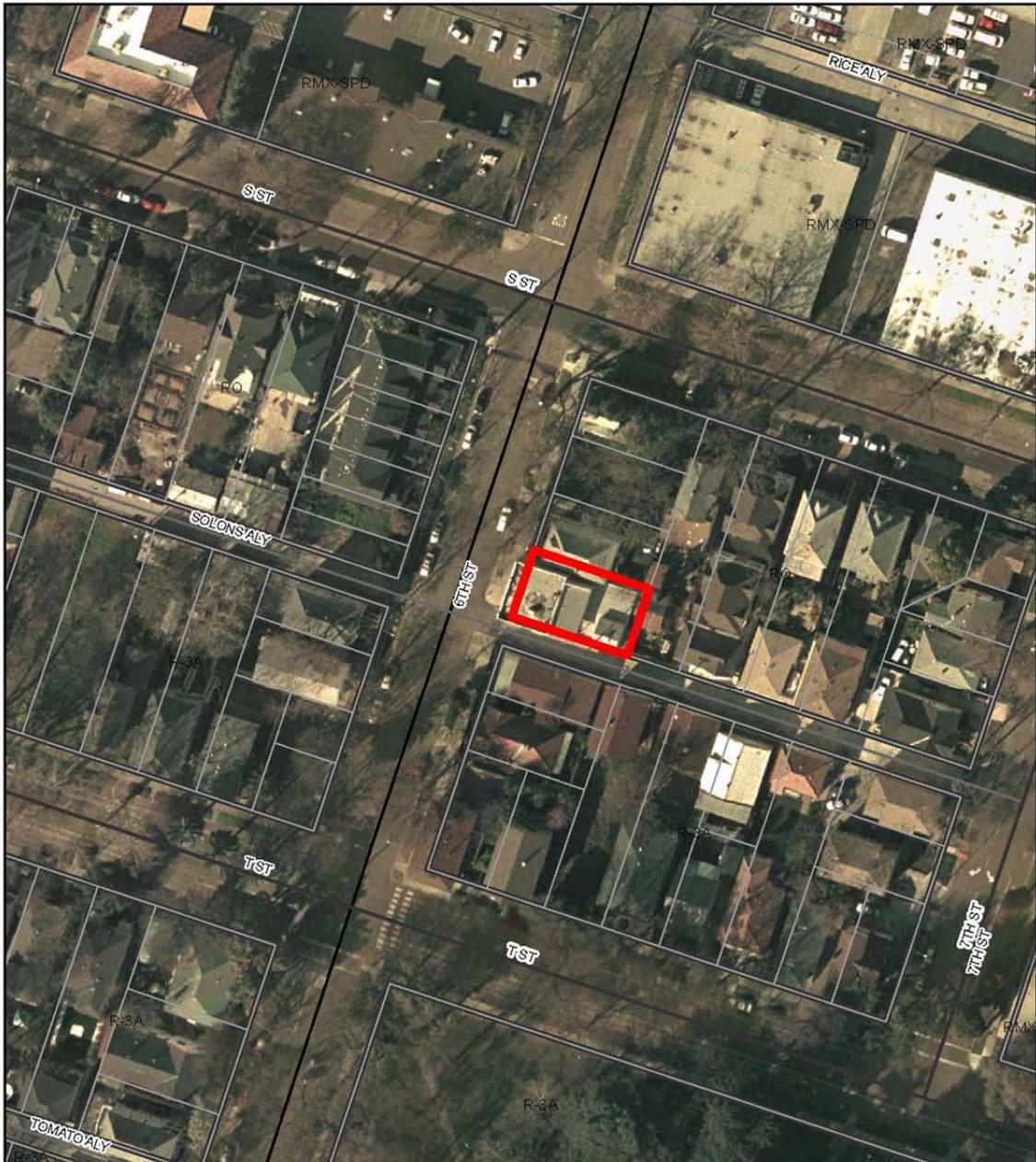


P12-037
Vicinity Map
1915 6th Street



E. Compton (December 13, 2012)



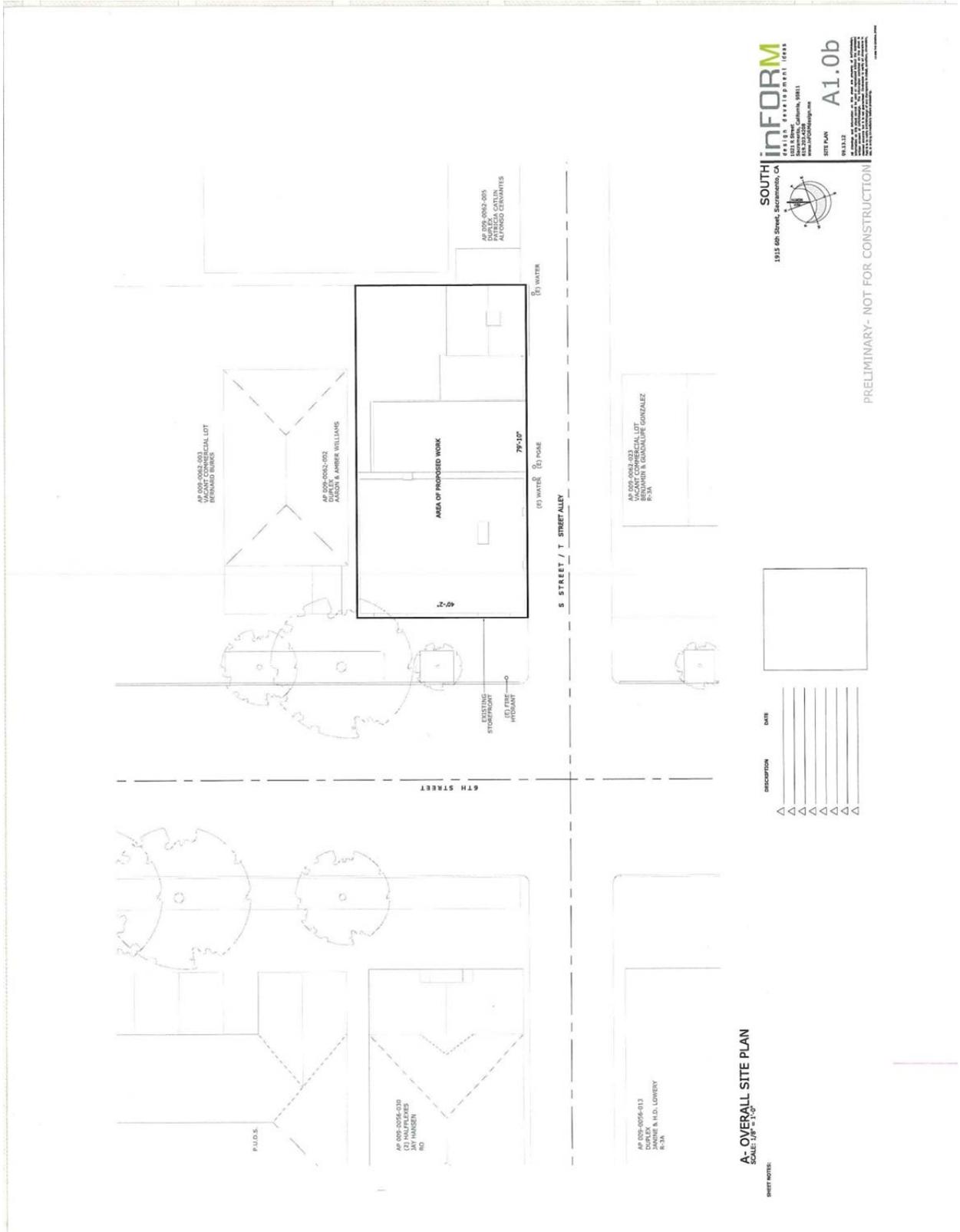


0 65 130 260 Feet

**P12-037
Aerial Map
1915 6th Street**



E. Compton (December 13, 2012)



SOUTH inFORM
 1915 6th Street, Sacramento, CA
 916.441.8100 | 916.441.8111 | 16444
 1521 & 8th St, Colusa, CA, 95619
 916.231.4228
 southinform.com

A1.0b
 SHEET PLAN
 09.13.17

DESCRIPTION	DATE

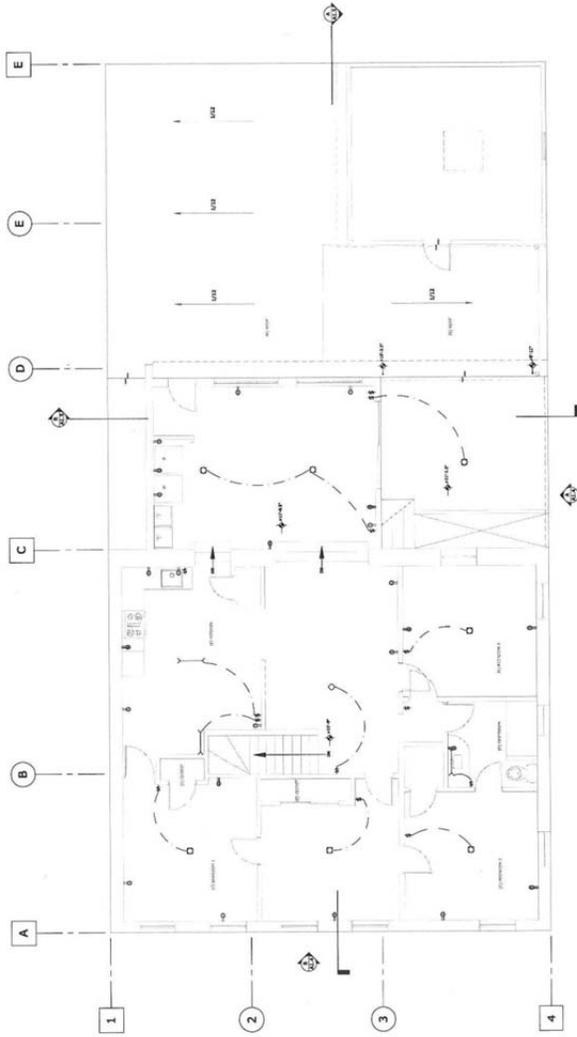
A- OVERALL SITE PLAN
 SCALE: 1/8" = 1'-0"

REVISIONS:

PRELIMINARY- NOT FOR CONSTRUCTION

SYMBOL LEGEND

- LIGHTING FIXTURE
- LIGHTING FIXTURE
- LIGHTING FIXTURE
- SWITCH
- 110V OUTLET



A- EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

SHEET NOTES:

DESCRIPTION	DATE

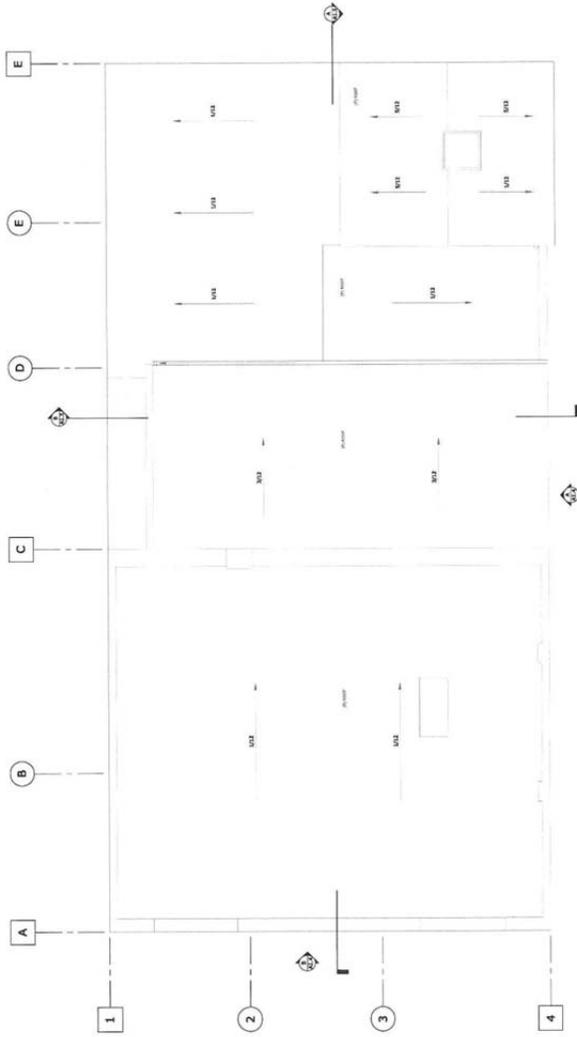


SOUTH
1915 6th Street, Sacramento, CA 95811

inform
1021 K Street, Colton, CA 95311
916-322-4228
www.southinform.com

A1.2
FLOOR PLAN
08.13.12

PRELIMINARY- NOT FOR CONSTRUCTION



A- EXISTING ROOF PLAN
 SCALE: 1/4" = 1'-0"
 SHEET NOTES:

DESCRIPTION	DATE

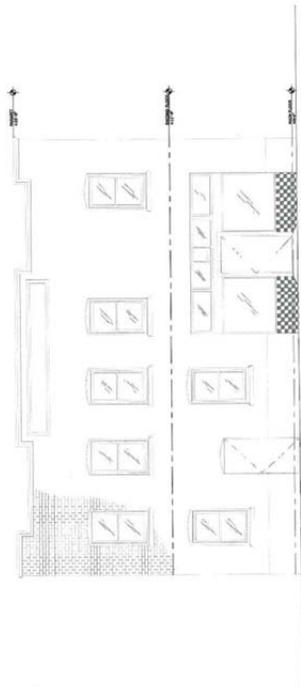


SOUTH inFORM
 1915 6th Street, Sacramento, CA 95811
 1521 A Street, Colusa, CA 95911
 628-231-4226
 southinformsolutions.com

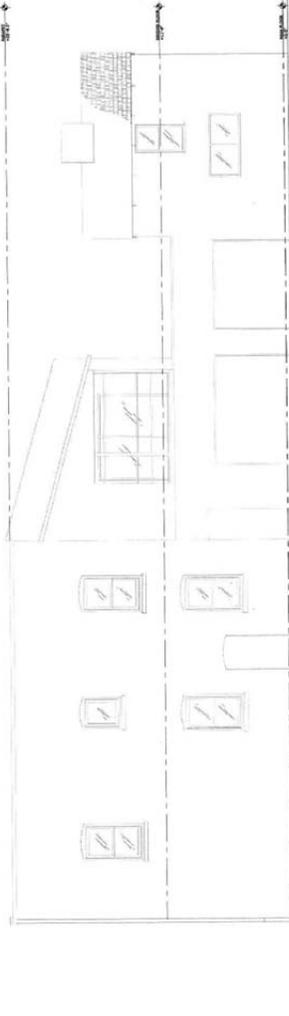
EXISTING ROOF PLAN
 09.13.17

A1.3

PRELIMINARY- NOT FOR CONSTRUCTION



B- WEST ELEVATION
SCALE: 1/4" = 1'-0"



A- SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SHEET NOTES:

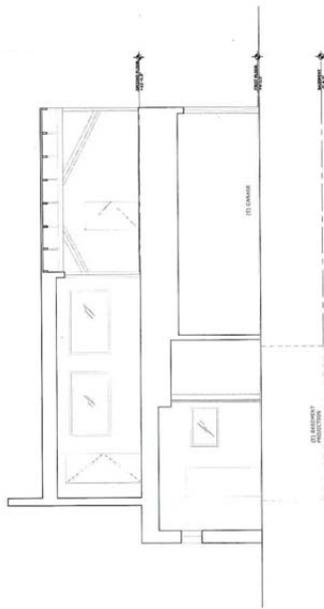
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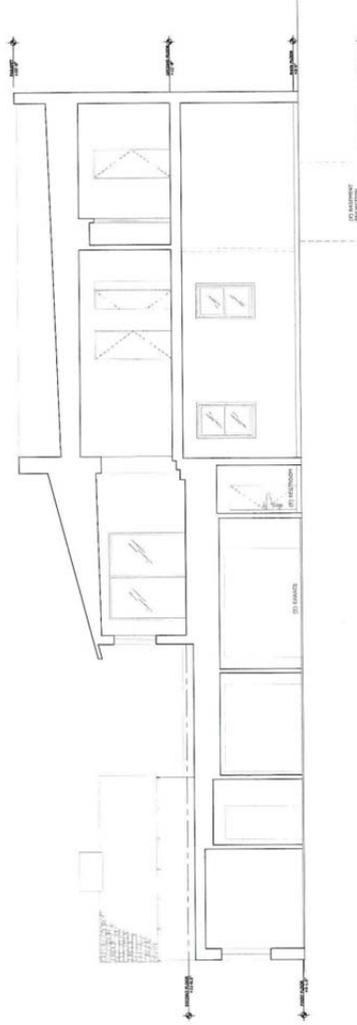
SOUTH **inFORM**
 1515 6th Street, Sacramento, CA
 916.441.1111 | 916.441.1144
 1515 A Street, Sacramento, CA 95811
 916.333.0200
 www.southinform.com

EXTENSION
 A1.4
 09.13.17

PRELIMINARY- NOT FOR CONSTRUCTION



SECTION B - EXISTING
SCALE: 1/4" = 1'-0"



SECTION A - EXISTING
SCALE: 1/4" = 1'-0"
SHEET NOTES:

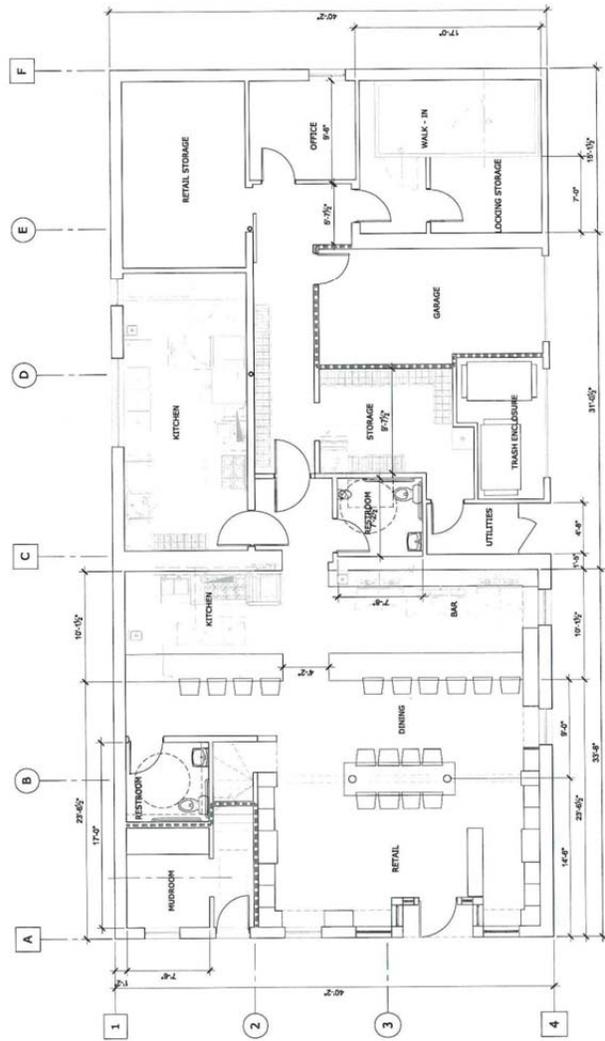
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SOUTH
1915 6th Street, Sacramento, CA
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916.326.4200
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A1.5
BUILDING SECTIONS
08.13.12

PRELIMINARY - NOT FOR CONSTRUCTION



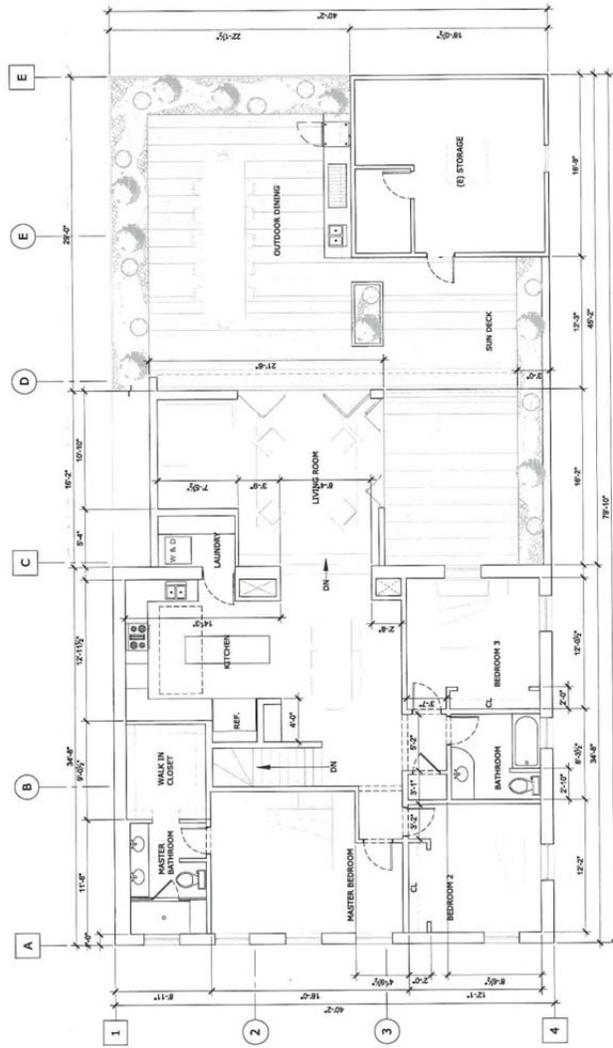
A- FIRST FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"
 SHEET NOTES:

DESCRIPTION	DATE

SOUTH inFORM
 1515 6th Street, Sacramento, CA 95811
 916.441.1100 | FAX 916.441.1101
 1522 E Street, Colton, CA 95311
 530.323.0280
 www.southinform.com

A2.1
 FIRST FLOOR PLAN
 09.13.17

PRELIMINARY - NOT FOR CONSTRUCTION



A - SECOND FLOOR PLAN - PROPOSED
 SCALE: 1/8" = 1'-0"

BRIEF NOTES:

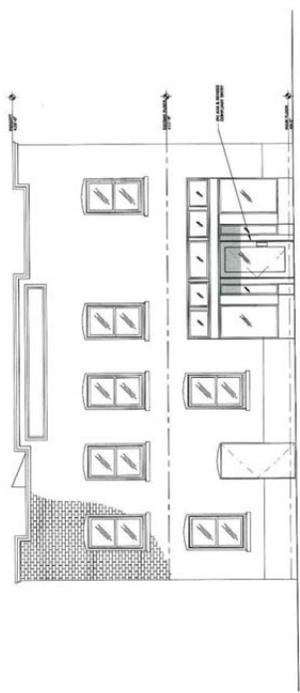
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SOUTH
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 95811
 916.441.1444
 www.southinform.com

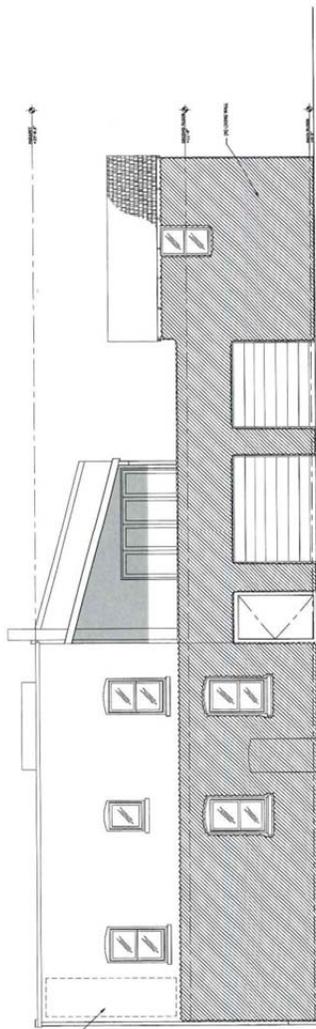


A2.2
 SECOND FLOOR PLAN
 08.13.17

PRELIMINARY - NOT FOR CONSTRUCTION



B - WEST ELEVATION
SCALE: 1/4" = 1'-0"



A - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SHEET NOTES

DISCUSSION	DATE



SOUTH
inFORM
1515 6th Street, Sacramento, CA
95811
www.informgroup.com

A3.0

EXTENSION SURVIVORS
08.13.12

PRELIMINARY- NOT FOR CONSTRUCTION

The “South” Project Narrative

The “South” Project includes the interior renovation of a mixed-use building located at 1915 6th Street in the Southside Park Neighborhood of Sacramento, and the development of the midsection of the first floor of this building into a small interactive diner/kitchen/bar space. The project will also restore the first floor front space to its original retail use along with its original commercial kitchen in the back. The new diner area would seat no more than 24 people, and occupy approximately 304 sf of the center section of the first floor. The small kitchen/bar portion of that center section would occupy approximately 194 sf. We believe that both the original mixed use purpose of this building and the early 20th century urban style of its architecture are historically significant and compatible with surrounding uses.

The current zoning is RO and a zone change is requested to RMX, which is appropriate for the existing building, its original and its proposed uses. A Preservation Review will also be necessary to support the zone change, per the Pre-application meetings with Evan Compton and the various departments that attended the two meetings.

1915 6th Street was constructed in two parts between 1918 and 1921 as a retail bakery downstairs and a residence upstairs. The property has had three owners since it was built. There is a biography attached of Joseph Bianchi, the original owner-builder of the Paris “French” bakery, from a 1923 history of Sacramento. He and his family lived upstairs. The second owners were the Kunishi Family, who purchased the property circa 1955, lived on the second floor and ran a tofu and noodle factory with a retail store in front on the first floor.

The current owners, the Kavookjians, purchased the property in April, 2012. Their goal for the property is to live in the upstairs apartment with their two small children, and run their businesses downstairs. The business plans include: a retail storefront for small kitchen-interior-home products, a commercial catering kitchen in the back for their catering and event business, and the small interactive diner space located in the center of the first floor commercial area.

The original structure is believed to be the approximately 41' X 40' vintage brick portion on the western half of the lot bound by 6th Street and Solon Alley that has two floors along with a partial basement crawlspace. Records dating as far back as the 20's describe the property as being a mixed-use building with a bakery and commercial kitchen below with a residential apartment above. A single story commercial portion was added to the structure and completed in 1921. Archived building permit records exist for most, if not all additions. Per the Design Team, the building structure is in generally good shape with some work required to update fixtures and finishes to meet current health, safety and building codes. The building is currently considered an interior “fixer,” and the Kavookjians are committed to making the interior renovation energy efficient where possible.

The second floor of this building is currently a 4 bedroom, 1 bath apartment that has been consistently used for that purpose since the building was built in 1920. The first floor was most recently used for some warehouse/storage with one portion as a residential garage.

The Kavookjians' intend to promote a walkable, liveable neighborhood in the Southside Park area, and have their businesses be neighbor-friendly. They plan to have the diner open for brunch during the year-round Sunday Farmer's Market located three blocks away. Since their family will live in the upstairs apartment, they are committed to providing a positive presence in the community, and are looking forward to making the Southside Park Neighborhood their home.

They currently own a thriving private event catering company, and recently also opened a small bistro in Granite Bay. (<http://eightgranitebay.com/>, <http://www.facebook.com/pages/Eight-American-Bistro/137891823014882>) The Eight American Bistro site serves as a temporary brick and mortar location for their catering kitchen and event business office until the South Project is complete.

They and their design team met with the Southside Park Neighborhood Association in June, and were well-received by the group. Bill Magavern is currently assisting us in gathering support letters.

Search billions of records on Ancestry.com

First Name Last Name Search

Sacramento County Biographies

JOSEPH BIANCHI

JOSEPH BIANCHI.--Among the substantial residents of the community, a factor for good and progress in moral and social circles is Joseph Bianchi, the proprietor of the Paris French Bakery. He was born July 4, 1892, in Italy, a son of August and Caroline Bianchi. His father first came to the United States, and his family followed later, and they reside in Sacramento.

Joseph Bianchi was educated in the schools of Italy. When he was fifteen years old he came to America with his mother, and went directly to Sacramento, where he worked on his uncle's farm three years, and then learned the bakery business. In 1914 he established his own bakery and in 1915 he bought his present place of business, which is equipped with the latest modern improvements. He does a great deal of retail business and some wholesale, having four delivery automobiles to handle the distribution of his bakery goods.

Mr. Bianchi was united in marriage with Miss Emma Apostolo, a native daughter of Italy. They are the parents of two children: Telly, and Caroline. He is an Odd Fellow, an Eagle and a Druid, and a member of the California Hospital Association. He and his family stand high in the estimation of the community where they have resided for many years. He is especially fond of hunting, and at all times is deeply interested in the welfare of his community, aiding materially in the county's advancement. In national political affairs he is a Republican.

Transcribed by Priscilla Delventhal.

Source: Reed, G. Walter, *History of Sacramento County, California With Biographical Sketches*, Page 1003. Historic Record Company, Los Angeles, CA. 1923.

© 2007 P. J. Delventhal.

Sacramento County Biographies

Southside Park Neighborhood Association

PO Box 1421
Sacramento, CA 95812
(916) 265-6401
(voice or fax)
southsidepark@gmail.com

Board of Directors:

Bill Magavern
President

Paul Trudeau
Vice President

Don Knutson
Treasurer

Susan Bush
Secretary

Nelson Lucas

Tony Lopez

Michael Edwards

Dedicated to improving the quality of life in the community of Southside Park; to enhancing the livability of the area by establishing and maintaining open lines of communication with various government agencies and other neighborhoods, to acting as liaison for the neighborhood with various agencies and associations, and to providing an open process by which all members of the neighborhood may involve themselves in the affairs of the neighborhood.

Re: 1915 6th Street - Kavookjian project - "South"

To whom it may concern,

N'Gina and Ian Kavookjian met with Southside Park Neighborhood Association in June 2012 to discuss their project in Southside Park neighborhood at 1915 6th Street. We understand their goal for the property is to live in the upstairs apartment with their two small children and restore the downstairs to a retail storefront for small kitchen-interior-home products and a commercial catering kitchen. They want to also include a small interactive diner space located in the center of the first floor commercial area. We also understand that the project would require a change in zoning from RO to RMX. Those in attendance were 100% supportive of the project as described.

After our June meeting, we distributed notes from our June meeting to our membership and put the matter on our July agenda for a vote. The July vote was unanimous in support of the project. In addition, we have had only positive input via our email list and personal contact with residents & property owners who were not in attendance at our meetings, including one with property directly across 6th Street from the project.

So, it is clear that SPNA supports the project and the zoning change it would require.



Bill Magavern
SPNA president

13



1915 6th St SW View