



COMMUNITY DEVELOPMENT
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

300 RICHARDS BOULEVARD
3rd FLOOR
SACRAMENTO, CA
95811-0218

Planning Division - Zoning Administrator Development Project Routing Form

DATE: September 08, 2009

FILE NUMBER: Z09-138

TO:

<input checked="" type="checkbox"/> Building Inspections	<input checked="" type="checkbox"/> Geographic Senior
<input checked="" type="checkbox"/> City Council District - 3	<input checked="" type="checkbox"/> Parks - MC #190000
<input checked="" type="checkbox"/> Design Review	<input checked="" type="checkbox"/> Police Plan Review
<input checked="" type="checkbox"/> DOT Traffic Studies - Zarah Bringas	<input checked="" type="checkbox"/> Team Lead - Ron Yasui
<input checked="" type="checkbox"/> Environmental	<input checked="" type="checkbox"/> Urban Forest Services
<input checked="" type="checkbox"/> Fire - King Tunson #2528	<input checked="" type="checkbox"/> Utilities
<input checked="" type="checkbox"/> Other:	_____ Other:
<input checked="" type="checkbox"/> Neighborhood Groups: Midtown Neighborhood Association, Midtown Business Association	

FROM: Robert Williams, Associate Planner

E-mail: rwilliams@cityofsacramento.org

Phone #: 916-808-7686

PLEASE RESPOND BY: 9/25/2009

PROJECT DETAILS:

Project Name: Parking Waiver & Attendant Parking for Office Conversion
Project Location: 1219 19TH ST
Assessor's Parcel Number: 007-0143-016-0000
Applicant's Name: Jose Borrego
Applicant's Phone Number: 916-705-4286

PROJECT DESCRIPTION:

Special Permit to waive required parking (about 5 spaces) and Special Permit to allow attendant parking, in order to convert an existing single-family residence into an office use, on approximately 0.07 acres in the General Commercial, Neighborhood Corridor overlay (C-2-NC) zone.

Entitlements:

* Special Permit-Parking Special Permits to waive required parking and to allow attendant parking.



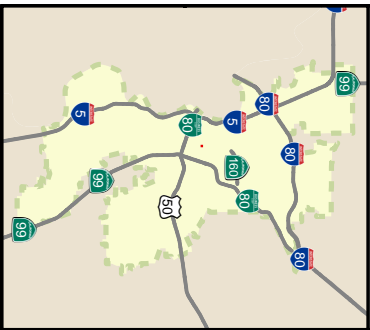
City Of Sacramento
Development Services
Department
Current Planning
Division

Z09-138

**1219 19th Street
007-0143-016-0000
C-2-NC zone**



Aerial Photos from March 2006



100

50

0

100 Feet



Development Services Department

300 Richards Boulevard 3rd Floor Sacramento, CA 95811

Help Line: (916) 264-5011

www.cityofsacramento.org/dsd



Planning Division Universal Application

The City of Sacramento Planning Division has designed this application in order to obtain important information about your proposed project that will help us in expediting the application process. Please complete all sections providing as much detail as possible regarding the scope of your proposal. Questions regarding the application can be directed to the Development Services Helpdesk at (916) 264-5011 or you can visit the public counter from 8:00 a.m. to 4:00 p.m. at 300 Richards Boulevard 3rd Floor, Sacramento California to speak to a Planner-on-Duty.

Subject Site Information

Site address or location of property: 1219 19TH ST
Assessor's Parcel Number: 007-0143-016
Total property size in acres (Gross/Net): 1/4
Square feet if less than 1 acre: 2050 3200
Lot dimensions: 40' x 80'

Applicant Information

Contact name: JOSE BORRERO
Company name: BORRERO LAW CORPORATION
Mailing Address: 1219 19TH STREET
City: SAC State: CA Zip: 95811
Phone: (916) 7054286 Ext: _____ Fax: (916) 446-6021
Email Address: borrerolawfirm@hotmail.com

Owner Information

Contact name: SAME AS ABOVE
Company name: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Ext: _____ Fax: _____
Email Address: _____

Staff Use Only

Date Filed: 8-21-09 Received By: M. York
File number(s): 209-138

Z09-138

AUGUST 21, 2009

Zoning Information

Zoning: GENERAL COMMERCIAL (C-2)
 Overlay Zone: NEIGHBOR CORRIDOR
 Special Planning District: N/A
 Planned Unit Development: N/A
 Design Review District: CENTRAL CITY
 Preservation Area: N/A Landmark Structure: YES NO
 Community Plan Designation: CENTRAL CITY
 General Plan Designation: URBAN CORRIDOR LOW

Zoning & Existing Land Use Adjacent To The Project Site

	Zone	Existing Land Use (i.e., residential, commercial, industrial)
North	C-2-NC	COMMERCIAL / RESTAURANT
South	C-2-NC	COMMERCIAL / CAFE
East	C-2-NC	PARKING / OFFICE
West	C-2-NC	COMMERCIAL / RESTAURANT

Project Information

Name of your project: TANDEM PARK WAIVER & TREE SHADING VARIANCE
(Please enter a name you would like to give your project for future reference.)

Previous Land Use

List existing and previous land use(s) of site for the last 10 years. TATTOO PARLOUR.
(CURRENTLY : LAW OFFICES)
 Legal use is Single-Family home.

Has the project or project site received previous planning entitlements? YES NO UNKNOWN
 If yes please identify the project number and date of approval: PB02-048

Planning Entitlement Type

- | | | | | |
|--|--|--|---|---------------------------------------|
| <input type="checkbox"/> Planning Commission | <input checked="" type="checkbox"/> Zoning Administrator | <input type="checkbox"/> Planning Director | <input type="checkbox"/> Design Review | <input type="checkbox"/> Preservation |
| <input type="checkbox"/> Special Permit | <input type="checkbox"/> Tentative Map | <input type="checkbox"/> Subdivision Modification | <input type="checkbox"/> Preliminary Review | |
| <input type="checkbox"/> Major Modification | <input type="checkbox"/> Variance | <input type="checkbox"/> Time Extension | <input type="checkbox"/> General Plan Amendment | |
| <input type="checkbox"/> Minor Modification | <input type="checkbox"/> (File Number) _____ | <input checked="" type="checkbox"/> Special Permit | <input type="checkbox"/> Community Plan Amendment | |
| <input type="checkbox"/> Plan Review | | <input type="checkbox"/> Plan Review | <input type="checkbox"/> Planned Unit Development | |
| <input type="checkbox"/> Major Modification | | <input type="checkbox"/> Variance | <input type="checkbox"/> Schematic Plan Amendment | |
| <input type="checkbox"/> Minor Modification | | <input type="checkbox"/> Tentative Map | <input type="checkbox"/> Guidelines Amendment | |
| <input type="checkbox"/> Rezone | | | <input type="checkbox"/> Preservation Staff | |
| <input type="checkbox"/> Design Review Staff | | | <input type="checkbox"/> Preservation Director | |
| <input type="checkbox"/> Design Director | | | <input type="checkbox"/> Preservation Commission | |
| <input type="checkbox"/> Design Commission | | | | |

*If you are unsure of the planning entitlement type you are applying for, please call our public counter.

to review

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Statement of Intent

Your Statement of Intent will provide Planning staff with a clear vision of what you are proposing to do. Answer in complete sentences in the space below or on a separate attachment. The description of your project should include ALL the entitlements being requested for your project (i.e., Rezone, Tentative Map, Special Permit, Variance, Design Review, Preservation, etc.). Provide as much detail as possible regarding all the characteristics of your project. Explain the reasons why you are applying for this project.

PROPERTY LOCATED AT 1219 19TH ST. WAS PREVIOUSLY A PATIO PARLOR WITH NO EXTERNAL REAR PARKING. CURRENT USE IS A LAW OFFICE WITH 3 EMPLOYEES. REAR OF BUILDING HAS BEEN CONVERTED TO A TANDEM PARKING LOT FOR SOLE USE OF 3 EMPLOYEES. IT WAS NECESSARY TO REMOVE A LARGE TREE WHICH EXISTED IN THE CORNER OF THE LOT TO BUILD THE PARKING LOT.

I AM REQUESTING A VARIANCE TO WAIVE PARKING REQUIREMENT AND TREE SHADING.

Parking Lot created without permits. Legal use is Single-Family. Special Permit to waive parking and for attendant parking is requested.

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Neighborhood Contact

Please describe contact with property owners and/or neighbors adjacent to the subject site:

NONE

Please describe any contact you have had with Neighborhood Associations, Community Groups, and/or Business Associates in the area surrounding your project site:

NONE

Site Characteristics

Are there any structures on the project site? YES NO

If yes, how many? 1

Proposed use of existing structure(s) LAW OFFICE

Are any structures to be demolished? YES NO

If yes, the age? _____

Are there any trees on the project site? YES NO

If yes, the age? ?

Are there trees to be removed? YES NO

Are there any easements crossing the site? YES NO If yes, please show on site plan.

NA

Residential Projects: Part 1

Fill in the next three sections if your project has residential units.

Complete both residential and non-residential sections if you are submitting a mixed-use project.

Total Number of Lots: _____ Gross Density/ Acre: _____

Total Dwelling Units: _____ Total Acreage: _____

Acreage gross and/ or net: _____ Square feet per Unit: _____

Number of Single Family Units: _____

Number of Two Family/ Duplex/ Halfplex Units: _____

Number of Multi-Family/ Apartments/ 3+ Units: _____

Number of Condominium Units: _____

Are any of these proposed units to be subsidized? YES NO

If yes, please state the number of units and describe the type and source of the subsidy. _____

Have the required number of low-income units been provided? YES NO Number _____

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NA

Residential Projects: Part 2

Structure Size

Size of all existing structures (Identify separately):

Residence	Gross square footage:	_____
Garage	Gross square footage:	_____
Other	Gross square footage:	_____
Size of new structure(s) or building addition(s):	Gross square footage:	_____
	Total square footage:	_____

Building Height

Existing building height (Measured from ground to highest point): _____ ft. _____ # of floors
 Proposed building height (Measured from ground to highest point): _____ ft. _____ # of floors

Lot Coverage

Building Coverage Area* (sq. ft.): _____ Project Site Lot Area (sq. ft.): _____
 Total lot coverage percentage: _____ %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

NA

Residential Projects: Part 3

Exterior Materials

Existing Exterior Building Materials: _____
 Existing Roof Materials: _____
 Proposed Exterior Building Materials: _____
 Proposed Roof Materials: _____
 Existing Exterior Building Colors: _____
 Proposed Exterior building Colors: _____

Parking Requirements

Total number of on-site parking spaces: Required _____ Proposed _____
 Total number of off-site parking: _____
 (Include a signed lease agreement or letter of agency)

Signage

Does this proposal include signs? YES NO

Non-Residential Projects: Part 1

Fill in the next three sections if your project has non-residential use components.
 Complete both residential and non-residential sections if you are submitting a mixed-use project.

Type of use(s) proposed: OFFICE
 Previous use(s) in the building: COMMERCIAL / TATTOO PARLOR
 Hours of operation of the proposed use: 9 - 5 PM
 If your project includes fixed seats, how many are there? _____

NA

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Gross Square Footage of:

Warehouse Area: _____ Sales Area: _____
 Office Area: 2025 Medical Office Area: _____
 Storage Area: _____ Church Area: _____
 Restaurant/ Bar Area: _____ Theater Area: _____
 Other Area:* _____ Other Area:* _____

*Describe use type of "other" areas

Non-Residential Projects: Part 2

Structure Size

Size of all existing structures (Identify separately):

Commercial Gross square footage: 2025
 Other Gross square footage: _____
 Other Gross square footage: _____
 Size of new structure(s) or building addition(s): Gross square footage: _____
 Total square footage: 2025

Building Height

Existing building height (Measured from ground to highest point): _____ ft. _____ # of floors
 Proposed building height (Measured from ground to highest point): _____ ft. _____ # of floors

Lot Coverage

Building Coverage Area* (sq. ft.): _____ Project Site Lot Area (sq. ft.): _____

Total lot coverage percentage: _____ %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Non-Residential Projects: Part 3

Exterior Materials

Existing Exterior Building Materials: WOOD
 Existing Roof Materials: SHINGLE
 Proposed Exterior Building Materials: (NO CHANGES)
 Proposed Roof Materials: " "
 Existing Exterior Building Colors: " "
 Proposed Exterior building Colors: " "

Parking Requirements

Total number of on-site parking spaces: Required _____ Proposed 6

Total number of off-site parking: _____

(Include a signed lease agreement or letter of agency)

Signage

Does this proposal include signs? Yes No

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City of Sacramento Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: _____

To: City of Sacramento
Development Services Department
300 Richards Boulevard
Third Floor
Sacramento, CA 95811

Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: _____ Phone: _____

Applicant's Address: _____

to apply for the following entitlement(s):

- | | | |
|---|---|---|
| <input type="checkbox"/> Special Permit | <input type="checkbox"/> Rezone | <input type="checkbox"/> Community Plan Amendment |
| <input type="checkbox"/> Major Modification | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Minor Modification | <input type="checkbox"/> Parcel Merger | <input type="checkbox"/> Schematic Plan Amendment |
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Time Extension | <input type="checkbox"/> Guidelines Amendment |
| <input type="checkbox"/> Major Modification | (file #) _____ | <input type="checkbox"/> Design Review Staff |
| <input type="checkbox"/> Minor Modification | <input type="checkbox"/> Special Permit | <input type="checkbox"/> Design Director |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Plan Review | <input type="checkbox"/> Design Commission |
| <input type="checkbox"/> Tentative Map | <input type="checkbox"/> Variance | <input type="checkbox"/> Preservation Staff |
| <input type="checkbox"/> Preliminary Review | <input type="checkbox"/> Tentative Map | <input type="checkbox"/> Preservation Director |
| <input type="checkbox"/> Subdivision Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Preservation Commission |

The subject property located at: _____

Assessor's Parcel Number: _____

Printed Name of Owner of Record: _____

Address of Owner of Record: _____ Phone: () _____

Signature of Owner of Record: _____

(must be original signature)

Please note that once this application is submitted to the City of Sacramento, your information may be subject to public record. However, please note that the City will not sell your data or information for any purposes.

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WA

Recycling Information

A Statement of Recycling Information is required for all new multi-family residential units of 5 or more and commercial, office, industrial and public/ quasi-public uses. New development is defined as the construction of a new building or an addition that is greater than 10% of the existing building. The statement shall include at least the following:

- A. **Information describing the flow of recyclable materials** through the building or operation including: the location of collection points, how materials are collected and transferred to the main trash/recycling enclosure, and what materials will be recycled initially by the project. (Attach information)
- B. **Site plan and elevations of the trash/recycling enclosure(s)** indicating the location and size of the enclosure(s), the types and sizes of dumpsters/receptacles, and the access and security measures planned for the enclosure(s). (Attach plans).
- C. **Construction Plan:** What recycled material(s) will be used in the construction of the new building(s) or addition(s) (e.g. reused brick, recycled steel beams)
- D. **Demolition Plan:** Are there any buildings to be demolished on the site? YES NO
If yes, what material(s) are proposed to be separated and collected for recycling (e.g. brick, steel beams, aluminum)
- E. **Education/Public Relations Information:**
Please indicate how users of the trash/recycling receptacles will be instructed about how to use the enclosure(s). (Attach information)

Please answer the following questions regarding recycling and solid waste disposal for the proposed project:

Number of Trash/ Recycling Enclosures: _____

Size of Trash/ Recycling Enclosures: _____

Total Number of Cubic Yards allocated for Recycling: Required: _____ Proposed: _____

Materials to be recycled during the operations of the business/ apartment complex: _____

Please note that once this application is submitted to the City of Sacramento, your information may be subject to public record. However, please note that the City will not sell your data or information for any purposes.

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Environmental Questionnaire

Providing the following information regarding the environmental setting with your application is one the most effective ways to expedite your environmental review. If your site contains structures more than 49 years old, large trees, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project. If you are quite certain that your project includes the demolition of older structures, removal of trees or impacts wetlands you may wish to provide the appropriate information with your original submittal.

You may contact Environmental Planning Services at (916) 801-9736 to obtain information on the types of reports that may be required in these situations.

Environmental Questionnaire: Part 1

Describe the project site as it exists today, including information on topography, water features, soil stability, plants and animals and any cultural, historical or scenic aspects. Describe any existing structures on the site and the use of the structures. Attach photographs of the site.

TWO STORY HOUSE BUILT IN 1908. SMALL SHRUBS ABOUT THE SIDES OF STRUCTURE. A SMALL PATCH OF SOD LAYS IN FRONT OF THE BUILDING.

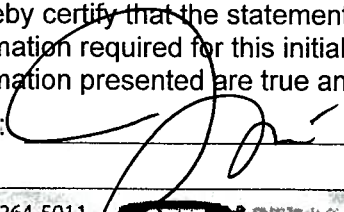
Environmental Questionnaire: Part 2

Describe the surrounding properties, including information on plants and animals, water features and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.) intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (height, frontage, setback, rear yard, etc.) Attach photographs of the vicinity.

LEFT SIDE OF THE BUILDING (~~NORTH~~^{SOUTH}) IS A SINGLE BRICK STRUCTURE, CURRENTLY HOUSING A CAFE. NORTH SIDE OF THE STRUCTURE IS AN ALLEY WHICH SEPARATES THE BUILDING FROM A RESTAURANT (MULUANEYS) PARKING LOTS FOR OTHER BUILDINGS ARE AT THE REAR.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial elevation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date:  7/10/09.

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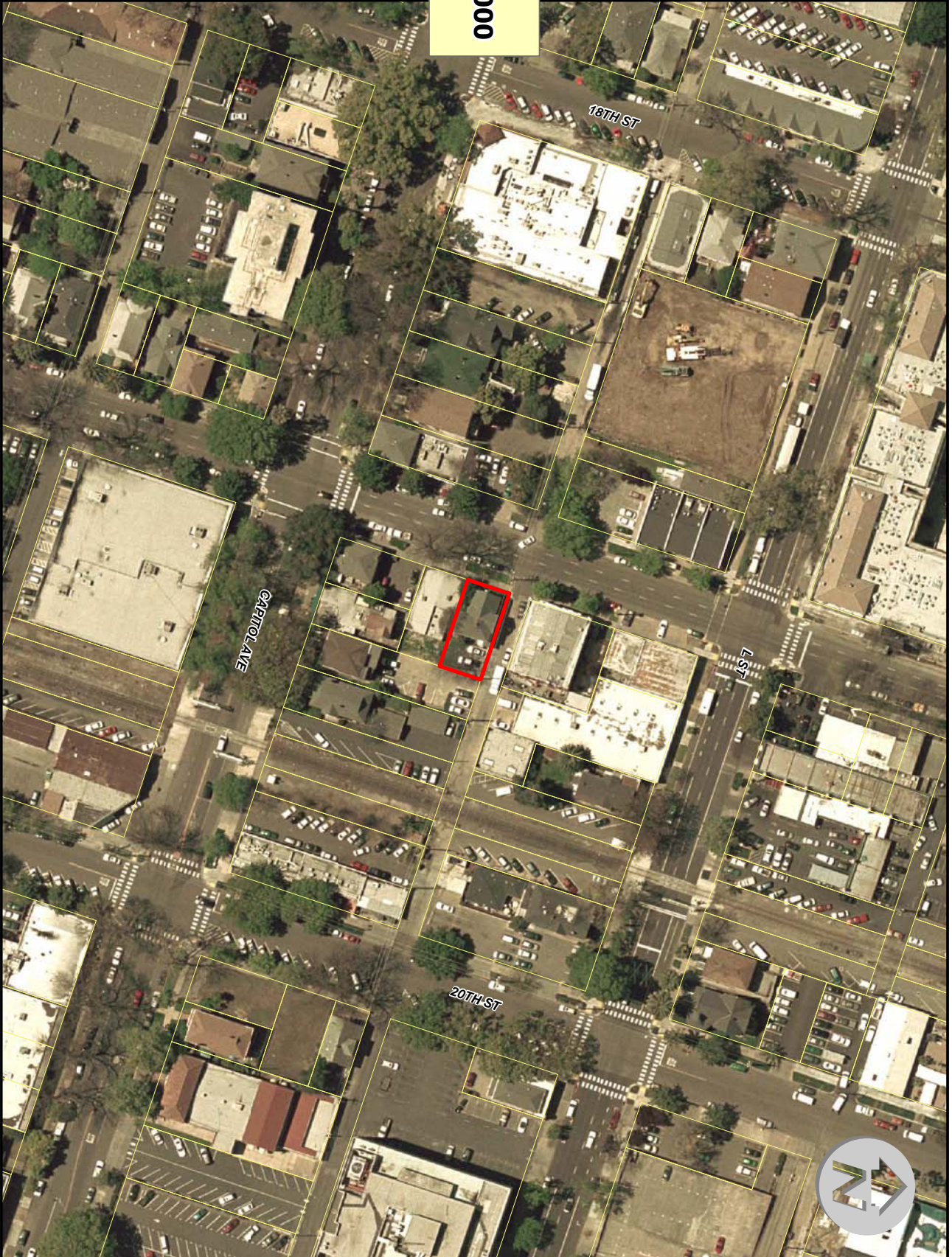
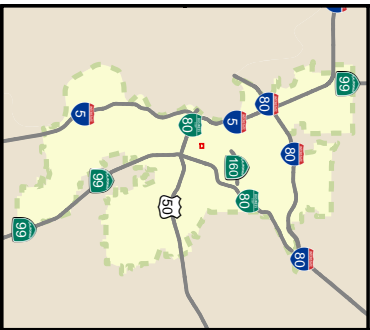
City Of Sacramento
Development Services
Department
Current Planning
Division

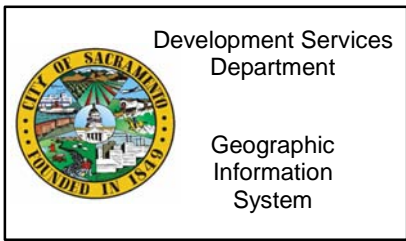
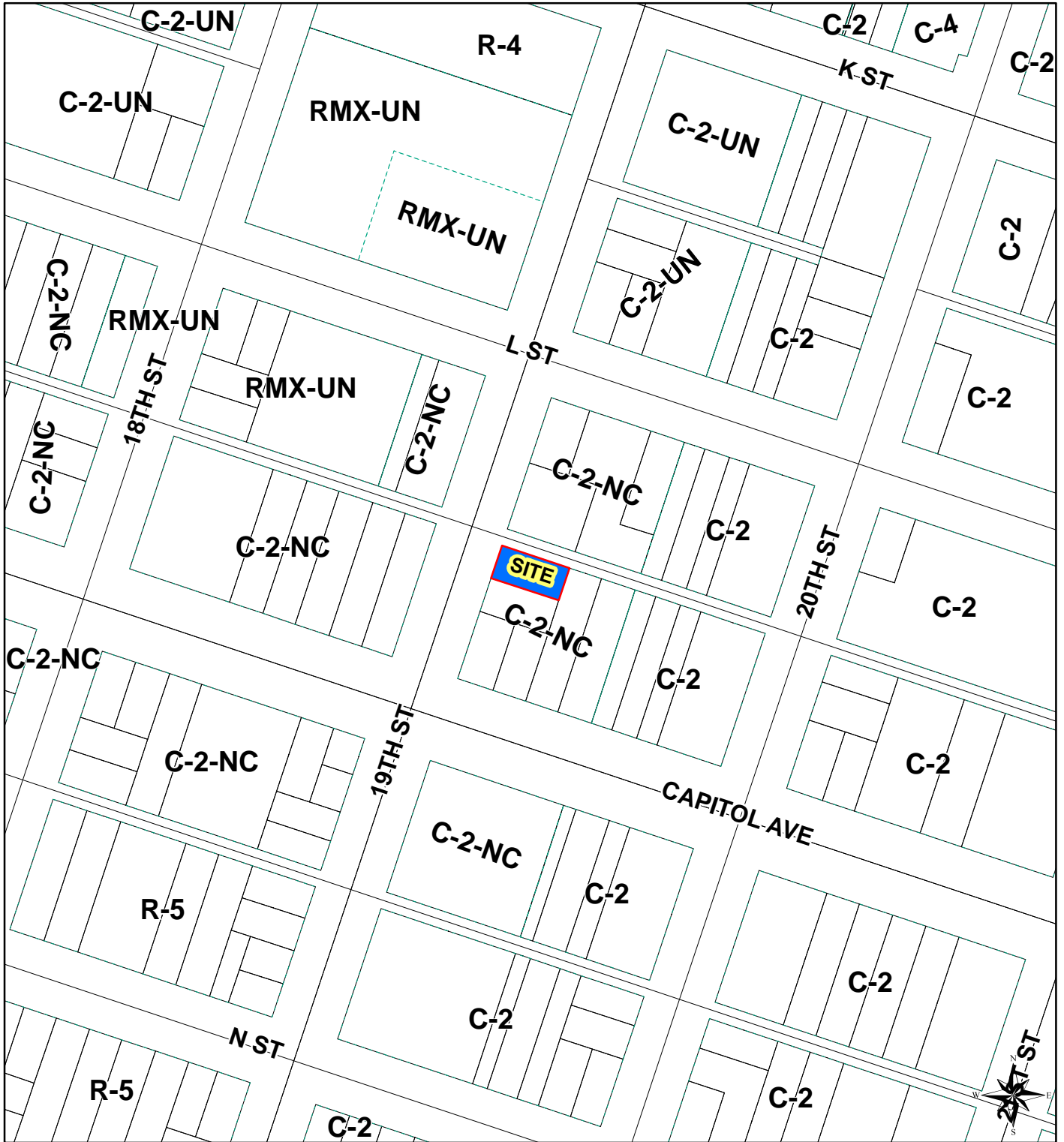
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**1219 19th Street
007-0143-016-0000
C-2-NC zone**



Aerial Photos from March 2006





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1219 19th Street
 007-0143-016-0000
 C-2-NC zone

Special Permits
 Parking Waiver & Attendant Parking

