

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	E. W. Christman/Joe Erway, 1700 'I' Street, Sacramento, CA 95814		
OWNER	1700 'I' Street Associates, 1700 'I' St, Sacto., & Brownie's Blueprint, 1119 'G' St.		
PLANS BY	Joe Erway, 1700 'I' Street, Sacramento, CA 95814		
FILING DATE	5-18-84	50 DAY CPC ACTION DATE	REPORT BY FG:bw
NEGATIVE DEC	Ex. 15311(b)	EIR	ASSESSOR'S PCL. NO 006-066-01; 007-011-27 & 28

APPLICATION: Variance to locate 12 required parking spaces off site

LOCATION: 1700 'I' Street & NE corner 18th & 'I' Streets

PROPOSAL: The applicant is requesting the necessary entitlements to locate 12 required parking spaces off site.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Building being restored, vacant lot, parking area

Surrounding Land Use and Zoning:

	<u>Site A (17th & I)</u>	<u>Site C (18th & I)</u>
North:	Commercial; C-2	Multi-family; R-3A
South:	Commercial; C-2	Commercial; C-2
East:	Commercial/Office; C-2	Sheriff's Work Furlough Facility; C-2
West:	Auto dealer; C-2	Commercial; C-2

Parking Required: 12 spaces
Parking Provided: 12 off site
Property Area: Total all parcels: 22,400 sq. ft.
Square Footage of Lots: Site A=9,600 sq. ft.; Site C=12,800 sq. ft.
Square Footage of Building: 16,400
Height of Structure: Two-story - 24 feet
Significant Feature of Site: Two-story brick building being rehabilitated
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: White with brown trim
Exterior Building Materials: Brick with wood trim

BACKGROUND INFORMATION: On October 23, 1980, a lot line adjustment was approved by the Planning Commission for the off-site parking area (P-9188). On December 10, 1983, a Planning Director's Variance was approved to waive the required six-foot high solid masonry wall for the parking lot adjacent to a residential use (P83-392). On December 20, 1983, a Parking Facilities Permit was issued for the parking lot.

On August 3, 1983, the Preservation Board approved the rehabilitation proposal of the Clauss & Kraus building which is the site of the proposed office use.

000531

APPLC. NO. P84-197

MEETING DATE June 28, 1984

CPC ITEM NO. 24

STAFF EVALUATION: Staff has the following comments and concerns regarding this request:

1. The subject sites are both located in the General Commercial (C-2) zone. The General Plan designates the sites for commercial and office uses, while the Central City Plan designates the sites for general commercial uses. Site A is developed with an existing 16,400 square foot building. Site C is developed with a 45-space parking lot.
2. The requested variance is necessary to locate 12 required parking spaces off site. The applicant is rehabilitating the existing building on Site A (Clauss & Kraus Building) and proposes to develop 4,800 square feet of office space, which would require 12 parking spaces. The applicant has indicated that the need to locate these parking spaces off site may be short-term. The property to the east, Site B, is owned by the same party who is rehabilitating the C & K Building, and they have expressed a desire to develop the Site B property with offices and underground parking.
3. Site B is developed as a parking lot, and staff has no objection to locating the 12 required parking spaces at this site. A field survey indicates that the parking lot appears to be used by adjacent residences and businesses; however, adequate spaces remain available. The applicant has indicated that the owners of Site A have exercised an option to purchase the parking lot (Site C) from the present owner (Brownie's Blueprint, Inc.).
4. Staff observed that the parking lot was recently paved, but the required landscaping and shading was never installed. Staff, therefore recommends that the weeds growing in and about the parking lot be removed and that the original landscape and irrigation plan submitted to the Planning Department be completed prior to the issuance of any building permits for the 1700 'I' Street rehabilitation project.

ENVIRONMENTAL DETERMINATION: The proposed variance is exempt from environmental review, pursuant to State CEQA Guidelines (Section 15311(b)).

STAFF RECOMMENDATION: Staff recommends the following action:

Approval of the Variance, subject to conditions and based upon Findings of Fact which follow.

Conditions - Variance

- a. The applicant shall remove all weeds and debris from Site B - the off-site parking lot;
- b. The applicant shall complete the landscaping and irrigation systems for the parking lot in accordance with plans (P83-392) submitted to the Planning Department prior to the issuance of any building permits.

Findings of Fact - Variance

- a. The project will not be injurious to the public welfare, nor to properties in the vicinity of the applicant in that it will not alter the commercial or residential characteristics of the area;

- b. The proposed variance is not a special privilege extended to one individual property owner in that the location of the existing structure and size of the structure does not permit adequate space for the required off-site parking spaces;
- c. The project is consistent with the General Plan and the Central City Community Plan which designate the site for commercial use.

VICINITY MAP

MUIR
PLAY
GROUND

GRANT
PLAY
GROUND

WASHINGTON
PARK
SCHOOL

MEMORIAL
AUDITORIUM

SUBJECT SITE

BOULEVARD

PARK

14 TH

15 TH

16 TH

17 TH

18 TH

19 TH

20 TH

21 ST

22 ND

23 RD

ST

ST

ST

ST

ST

ST

ST

ST

ST

ST

W

P

R

R

K

J

H

G

F

E

D

C

ARK

000535

P84-197

CITY SCH
ADMIN.

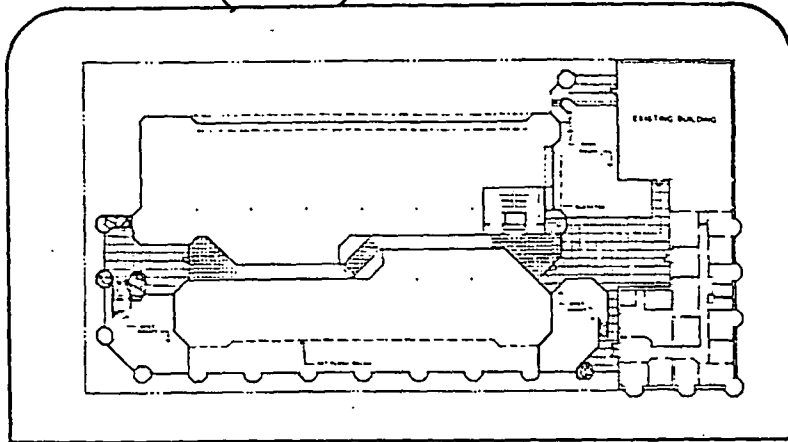
CAPITOL

12/27/77

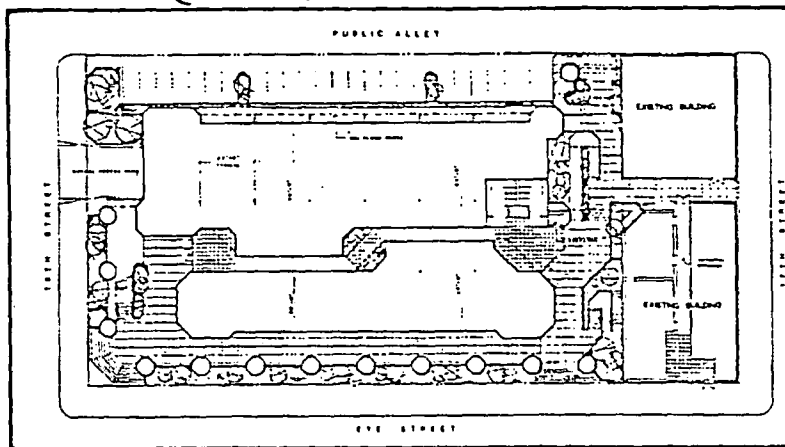
SITE PLAN

(SITES A + B)

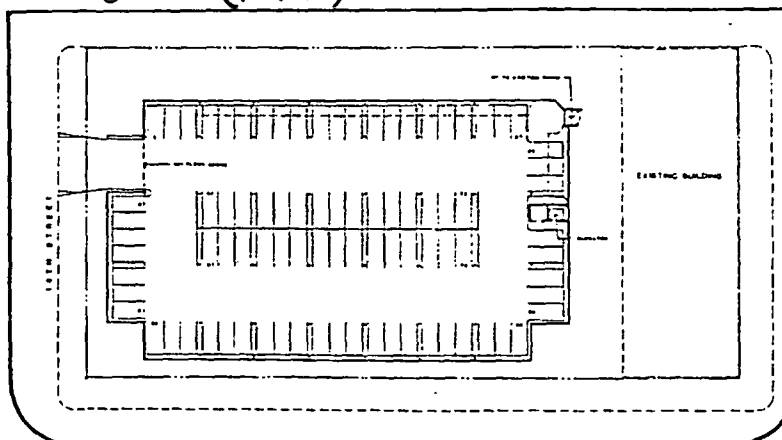
Second Floor (future)



First Floor (future)



Parking Plan (future)

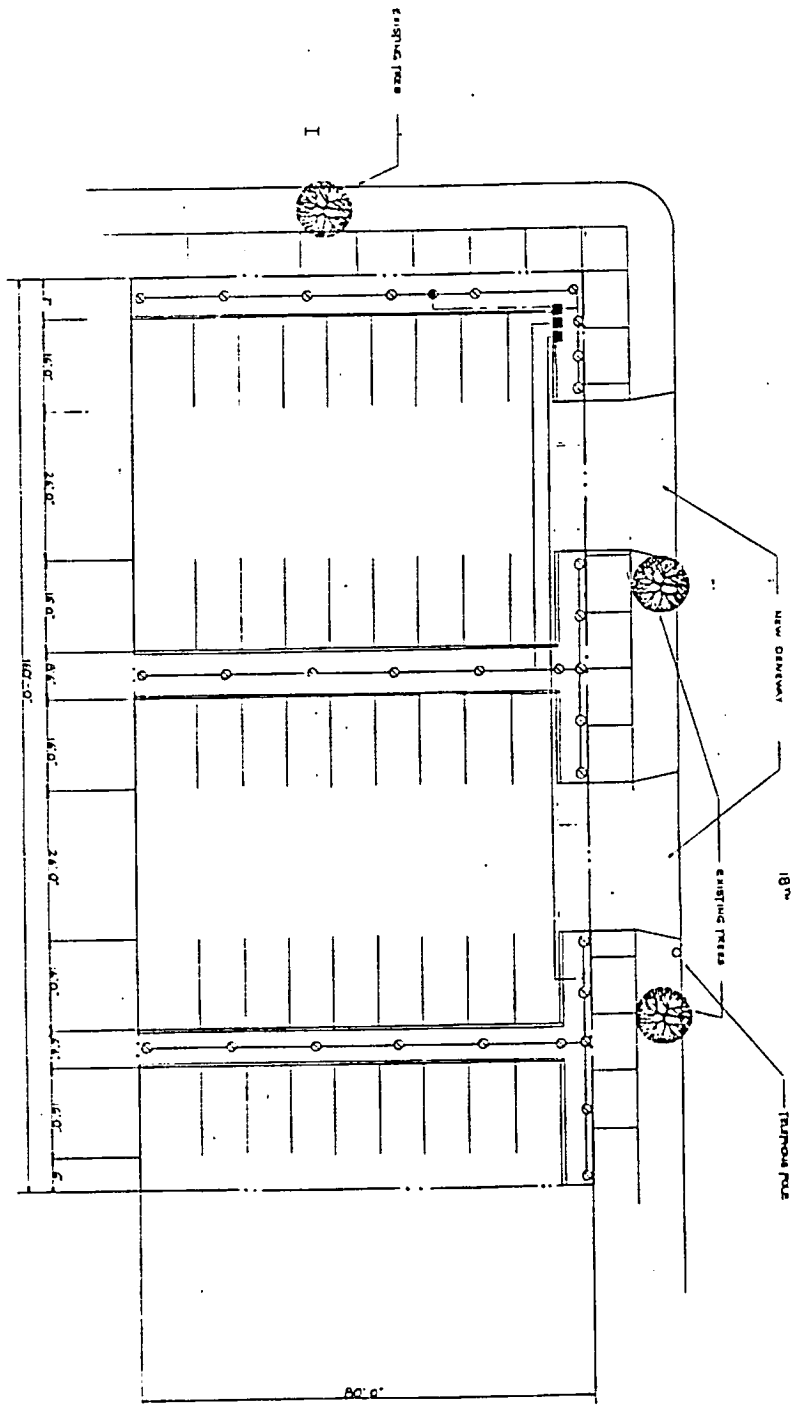


000536

IRRIGATION PLAN

000538

- SAT-T-POP-UP SPRAY NH
- P-VALVE CUSHIONED VALVE
- 1" GATE VALVE
- 1" SCHW 40 PVC PIPE
- CLASS 300 PVC PIPE



000538

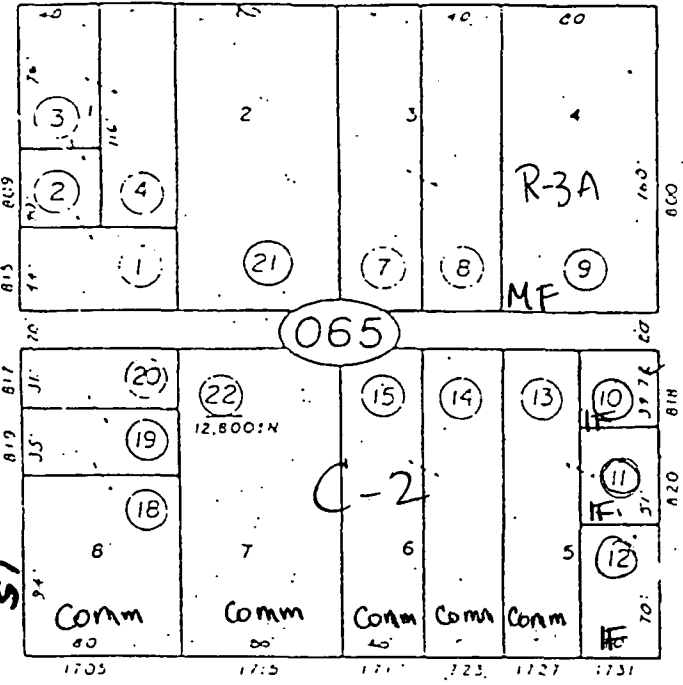
IRRIGATION PLAN

6-28-84

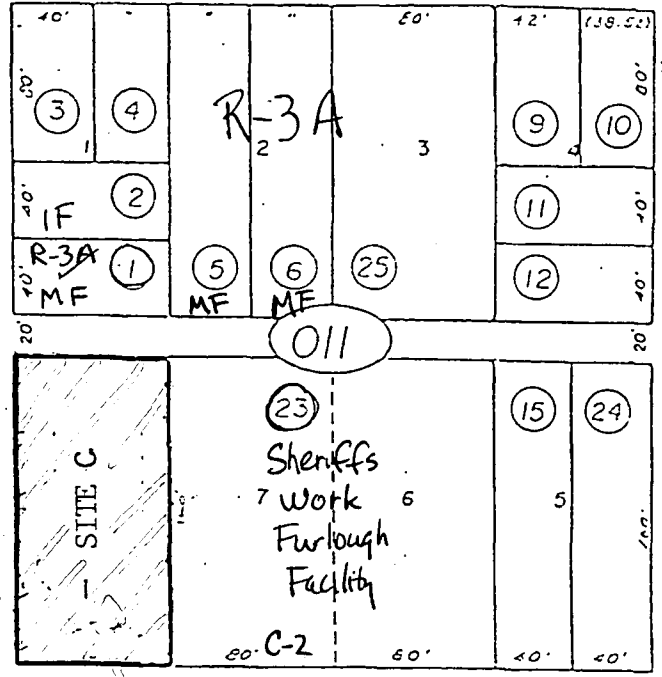
CEDEVCO - JOE E. ERWAY
1700 I STREET

Tax Area Code
LAND USE AND ZONING

ST. 80

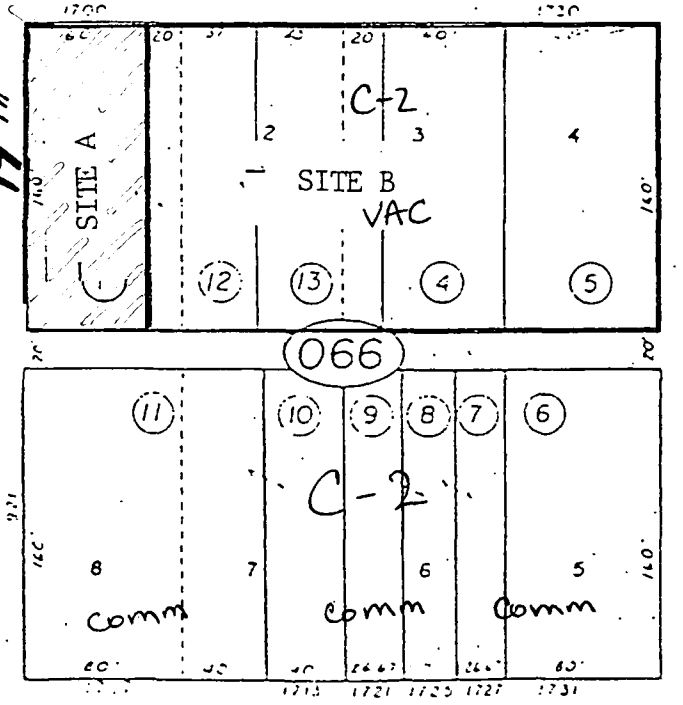


ST. 80

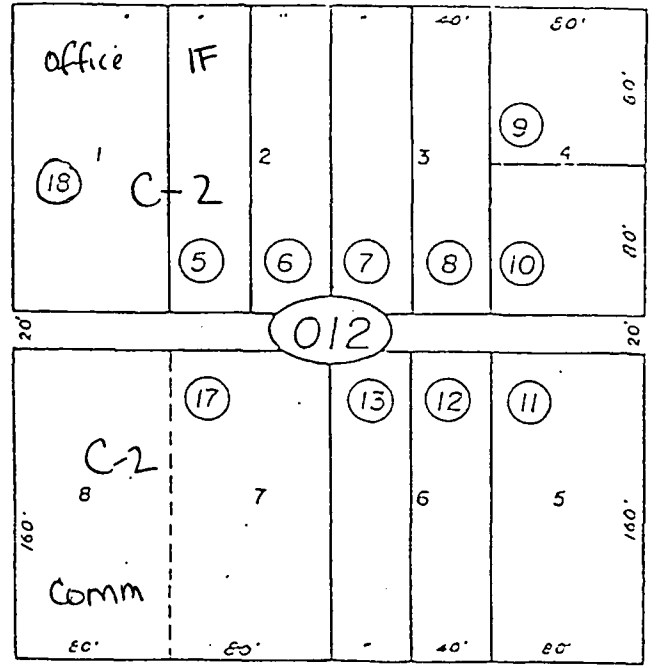


ST. 80

ST. 8



ST. 8



ST. 80

SITE A - PHASE I

Requires 12 Add'l Spaces

SITE B - PHASE II

Scheduled for future construction w/underground parking

SITE C - PARKING LOT

Proposed site for the 12 needed spaces for Site A P84-197

ST. 80

J

000539

6-28-84

P 84-197

ITEM 24