

CITY PLANNING COMMISSION

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

APPLICANT	Ward & Ilene Connerly, 8340 Marina Greens Way, Sacramento, CA 95818		
OWNER	Ward & Ilene Connerly, 8340 Marina Greens Way, Sacramento, CA 95818		
PLANS BY	Barrish, Aldrich & Schroeter, design/engineering		
FILING DATE	1-20-83	50 DAY CPC ACTION DATE	REPORT BY:SD:bw
NEGATIVE DEC.	2-14-83	EIR	ASSESSOR'S PCL. NO. 010-166-26

- APPLICATION:
1. Environmental Determination
 2. Special Permit to expand an existing office in the R-0 zone (Sec. 2-b-27)
 3. Variance to waive three parking spaces (Sec. 6-a-10)

LOCATION: 2215-21st Street

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing office by an additional 1,600 square feet.

PROJECT INFORMATION:

- 1974 General Plan Designation: Residential-Office
- g. 1980 Central City Community Plan Designation: Residential-Office
- Existing Zoning of Site: R-0
- Existing Land Use of Site: Office

Surrounding Land Use and Zoning:

- North: Residential; R-0
- South: Halfway house; R-0
- East: Residential; R-1B
- West: Office; C-2

- Parking Required: 12 spaces
- Parking Provided: 9 spaces
- Parking Ratio: 1:400 square feet
- Property Dimensions: 80' x 160'
- Property Area: 12,800 square feet
- Square Footage of Building: 3,360 existing; 4,940 proposed
- Topography: Slightly hilly
- Street Improvements/Utilities: Existing
- Exterior Building Colors: Cream, white, dark brown
- Exterior Building Materials: Wood, shingle
- Building Height: 31 ft. 9 inches

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

1. The subject site is a 12,800 square foot (80' x 160') lot located in the Central City. It is zoned R-0, Residential-Office. The residential structure on the site is listed on the City's Official Record of Historical Structures. It has been renovated and the two main floors, 3,300± square feet, are currently used for office space by the applicant. The structure is located on the front (western) portion of the subject site. Nine on-site parking spaces are now provided.

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2. The applicant proposes to expand the office area into the basement so that a computer can be set on a concrete foundation. There will also be a conference room, reference library and additional offices. Total expansion consists of approximately 1,600 square feet. Staff has no objection to the proposed expansion provided that additional parking is included in the project.
3. Three additional on-site parking spaces are necessary to accommodate the proposed expansion. There is sufficient room in the rear of the parcel to provide this required parking. However, it would be necessary to demolish a portion of an existing brick wall and pave part of the rear garden area. In order to avoid these alterations, the applicant is requesting a variance to waive these three spaces. Since there is adequate room in the rear portion of the site for these additional spaces, staff can find no unusual circumstances or hardships to support the variance. In addition, staff believes the waiver of the three parking spaces would increase the on-street parking demand in the area.

Staff therefore requests that the site plan be revised to reflect a total of 12 parking spaces prior to issuance of building permits. The additional parking area should be surfaced, striped and shaded.

4. Field investigation revealed that the existing parking is not striped. This should be done along with the completion of the additional parking prior to issuance of occupancy permits.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions and based on Findings of Fact to follow;
3. Denial of the Variance, based on Findings of Fact which follows.

Conditions - Special Permit

- * a. The applicant shall redesign the site plan to show the required 12 parking spaces on site. The revision shall be submitted to the Planning Director for review and approval;
- * b. The new parking area shall be surfaced, striped and shaded in compliance with Zoning Ordinance standards prior to issuance of occupancy permits;
- c. The existing parking shall be striped according to Zoning Ordinance standards prior to issuance of occupancy permits.

Findings of Fact - Special Permit

- a. The project, as conditioned, is based on sound principles of land use in that it is compatible with surrounding uses which consist of residences and offices;
- b. The project, as conditioned, will not create a nuisance to surrounding properties in that adequate parking will be provided on site;

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c. The project is in conformance with the 1974 General Plan and the 1980 Central City Plan which designates the site as Residential-Office.

Findings of Fact - Variance

- a. Granting the Variance would constitute a special privilege granted one individual property owner in that there is sufficient room on the site to accommodate all of the necessary parking spaces.
- b. Granting the Variance will constitute a disservice to the surrounding properties in that it would create additional need for on-street parking.

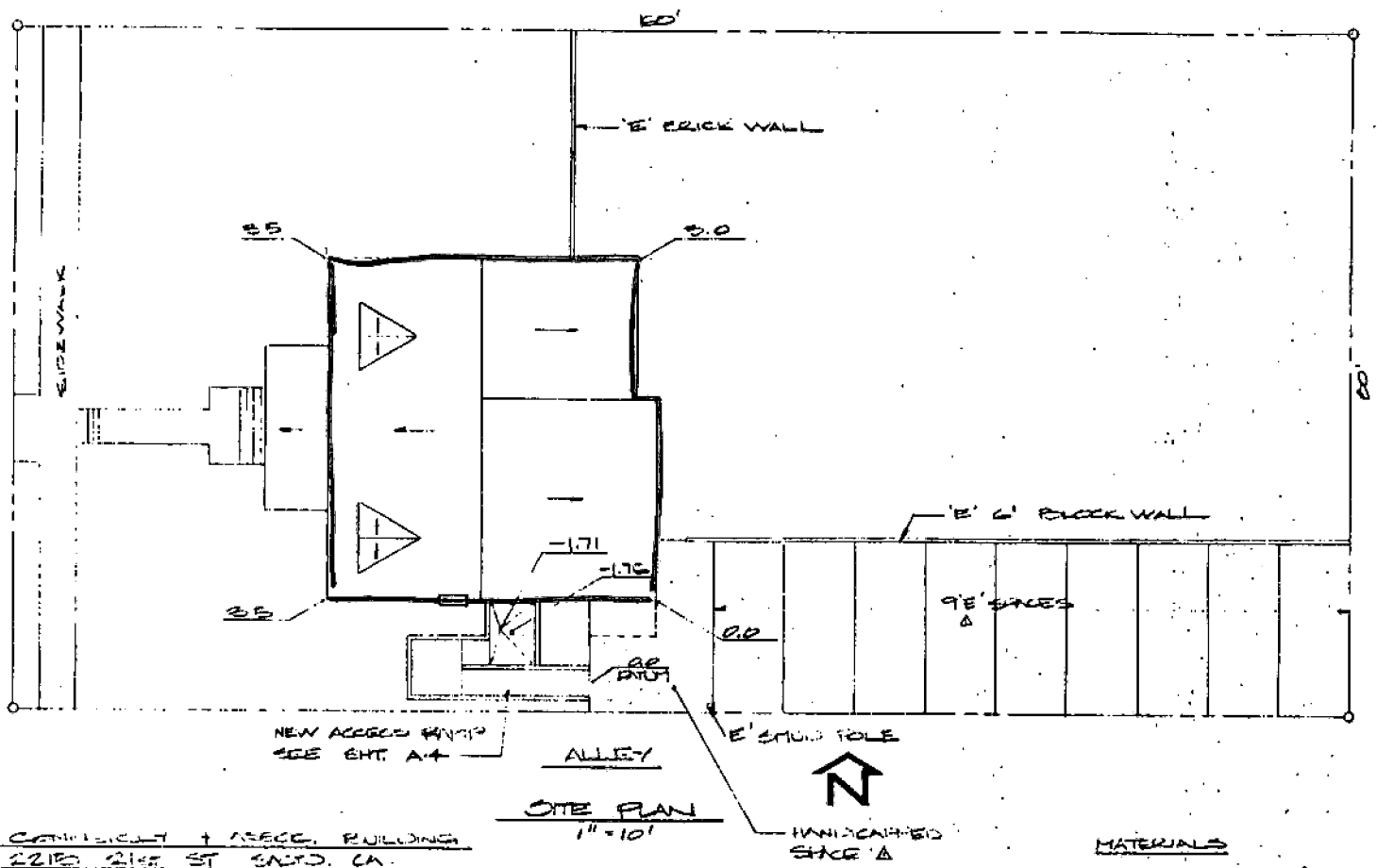
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21st STREET



COMMITMENT + ASSESS. BUILDING 2215 21st ST. SACR., CA.

OCCUPANCY: OFFICE R-2
CONSTRUCTION: TYPE V-1 HR. AREA

FIRST FLOOR - 1600
SECOND FLOOR - 1600
PAVEMENT - 1500

4140 SF

BASEMENT FF. - ELEV. -1.67
APA. CL-100-120

MATERIALS

1. CONC. - 3000*10"
2. TYPED
STUDS - #2 @ 12" O.C.
JOISTS - #1
ROOFING - SELECT STRUCTURAL
3. GYPSUM BOARD - 5/8" TYPE X.

SITE PLAN

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REVISIONS	BY
Δ 12.17.82.	JS

BARRISH, ALDRICH & SCHROETER
DESIGN / ENGINEERING
SACRAMENTO
(916) 444-3320

BASEMENT REINFORCEMENT
COMMITMENT + ASSESS. INGS.
2215 21st ST.
SACRAMENTO, CA.

TITLE	
SCALE	
DRAWN	
JOB	
SHEET	
OF	

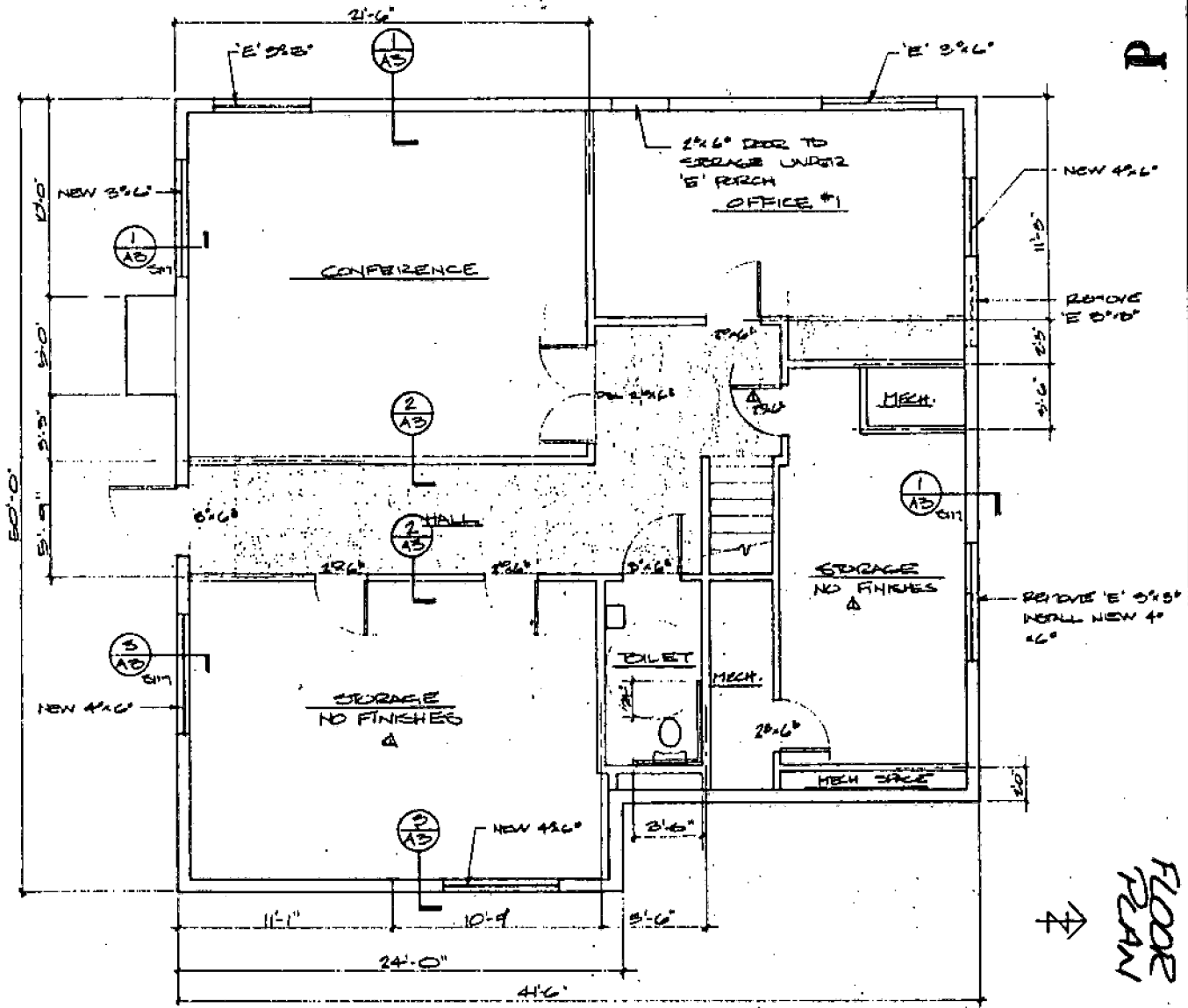
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NOTES:

1. ALL DOORS 20 MIN. LABEL
2. DROPPED CLW @ 7'-0" AT SHADDED AREAS.
3. FOR ACCESS 24"Ø AT SOUTH ENTRY, SEE GIT. A-4.
4. NEW FLOOR SLAB 4" TRK OVER 4" GRAVEL.
5. ALL DIMENSIONS TO EXISTING CONSTRUCTION TO BE VERIFIED BY CONTRACTOR.

BASEMENT FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN

REVISION	BY
2	12-27-82 JLS

BARRISH, ALDRICH & SCHROETER
DESIGN / ENGINEERING
BACRAMENTO
(916) 444-3320

BASEMENT REMODEL
CONNELLY + ASSOC. INC.
2215 21ST ST
EMERY, CA.

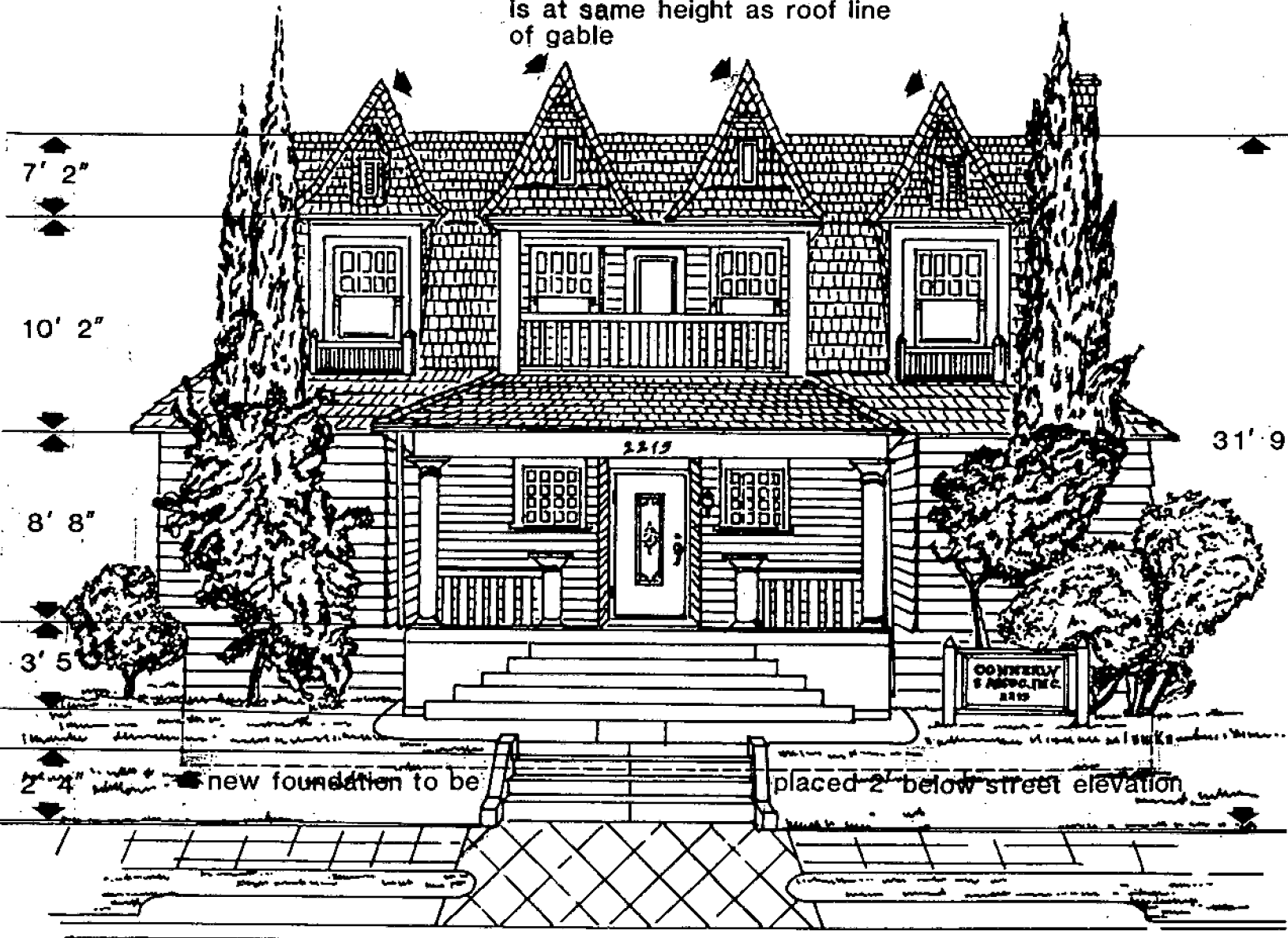
DATE	01-15-82
SCALE	1/8" = 1'-0"
DRAWN	JLS
NO.	8221
PROJECT	

FRONT
ELEVATION

CONNERLY & ASSOCIATES, INC., 2215 21ST STREET

Front Perspective

Note: roof line of dormers
is at same height as roof line
of gable



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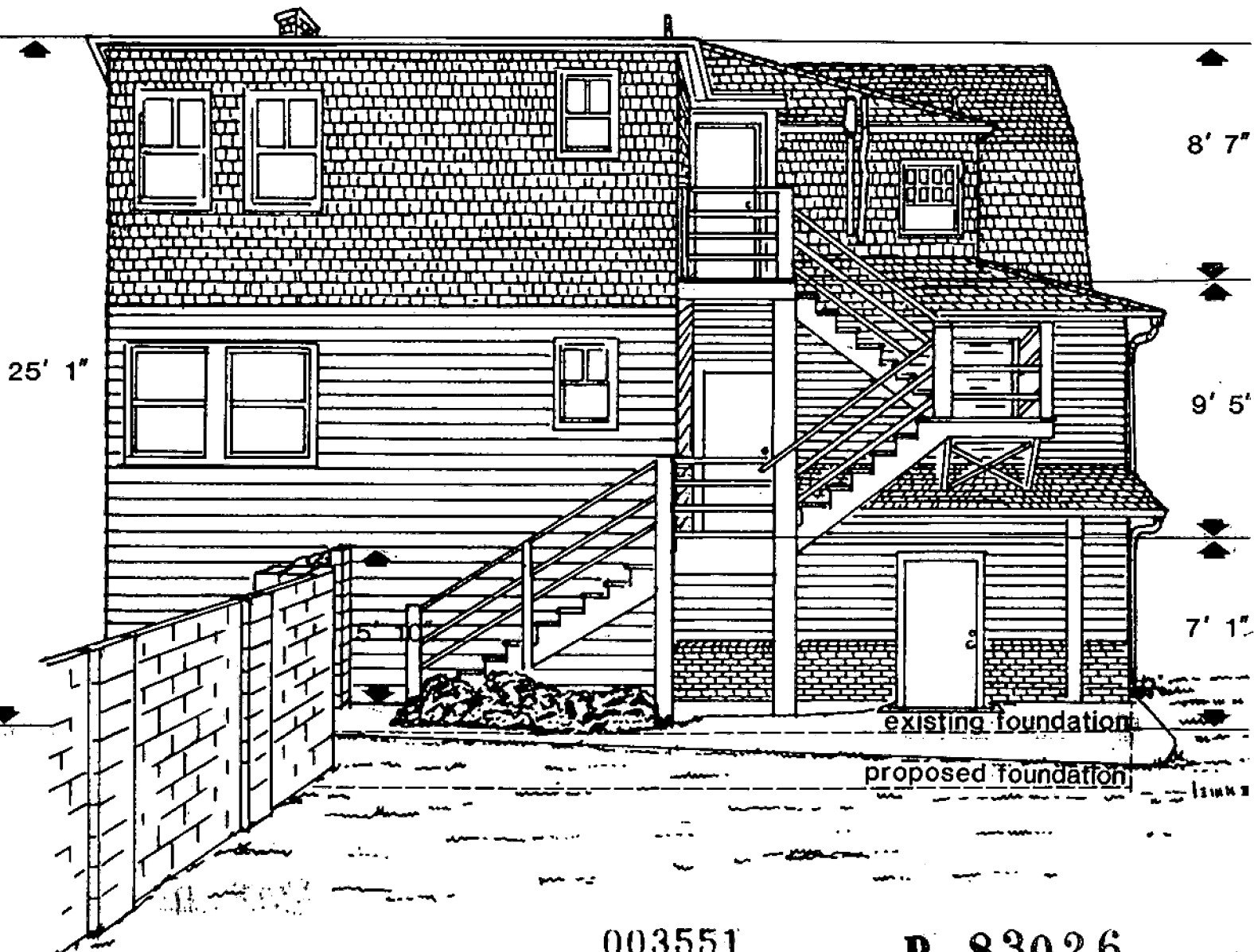
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REAR
ELEVATION

CONNERLY & ASSOCIATES, INC., 2215 21ST STREET
Rear Perspective



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