

# CITY PLANNING COMMISSION

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

APPLICANT	E. M. Kado Associates, 1819-16th Street, Sacramento, CA 95814				
OWNER	Wheeler Row Properties, 1809-19th Street, Sacramento, CA 95814				
PLANS BY	Bob McCabe, 1819-19th Street, Sacramento, CA 95814				
FILING DATE	7-23-82	50 DAY CPC ACTION DATE		REPORT BY	SD:bw
NEGATIVE DEC.	8-16-82	EIR		ASSESSOR'S PCL. NO.	002-151-12

APPLICATION: 1. Environmental Determination  
2. Variance to waive 15 required parking spaces

LOCATION: 608-10th Street

PROPOSAL: The applicant proposes to rehabilitate an existing residential structure located in the OB, Office Building, zone for office uses. The structure covers most of the site leaving no room for parking. The applicant is requesting waiver of the required 15 parking spaces.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Office
Existing Zoning of Site:	OB (Office Building)
Existing Land Use of Site:	Vacant, multi-family structures

Surrounding Land Use and Zoning:

North:	Residential; OB
South:	Office with parking; OB
East:	Office and residential; R-0
West:	Residential; OB

Parking Required:	15 spaces	Parking Provided:	None
Parking Ratio:			1:400
Property Area:			<u>.15+ acres</u>
Square Footage of Building:			<u>6,043</u>
Topography:			Flat
Street Improvements/Utilities:			Existing
Exterior Building Colors:			to conform to historic preservation requirements
Exterior Building Materials:			to conform to historic preservation requirements
Height of Structure:			32 feet
Property Dimensions:			80' x 80'

BACKGROUND INFORMATION: On February 4, 1982 the Preservation Board voted to recommend to the Council that the subject structures be designated as Essential Structures on the City's Official Register. The buildings are also eligible to be listed on the National Register of Historic Places. The development of the site as two separate row houses presents a rare and unique example of early Sacramento residential architecture.

On February 11, 1982, the Planning Commission approved requests to locate off site parking in connection with the renovation of the subject structures for office use (P-9644). The parking site was located two and one-half blocks away at 720-722 'E' Street.

001251

On June 11, 1982 the Planning Commission approved entitlements necessary to establish an office use at 819 'F' Street and locate the required parking at 720-722 'E' Street. The owner of the 'E' Street property had decided not to lease the subject site to the owners of the Wheeler Row houses. Since that time, the Wheeler Row houses have been sold to a different party.

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

1. The applicant is currently requesting a waiver of all 15 parking spaces necessary to establish office uses on the subject site. The site is zoned Office Building, OB, and staff has no objection to the proposed use. As with the previous request (P-9644), the issue is inadequate parking. Staff believes a waiver of 15 parking spaces would constitute a disservice to the neighborhood and would increase the on-street parking demand in the area.
2. The subject site is located within the Alkali Flat preferential parking area. Client visits, as a rule, should not exceed the two-hour limit specified by the program. However, clients and employees commuting by automobile will be forced to park on-street or pay to use public parking. While parking on-street requires moving the vehicle every two hours; it also reduces the number of spaces available to residents of the area. Whether cars are moved every two hours or not, the purpose of the preferential parking program is defeated.
3. Several requests to convert residential structures to office uses have been recently approved in the Alkali Flat area. Parking, however, has been provided either on site or in the vicinity.
4. Staff believes there is no hardship involved or special circumstances that warrant a variance. The structures were originally constructed and used as residences, not as offices. If converted to offices then appropriate parking spaces should be provided. Since the site does not have space for parking, staff suggests that the applicant provide off-site parking in close proximity to the office site.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the Variance to waive 15 parking spaces based on the following Findings of Fact.

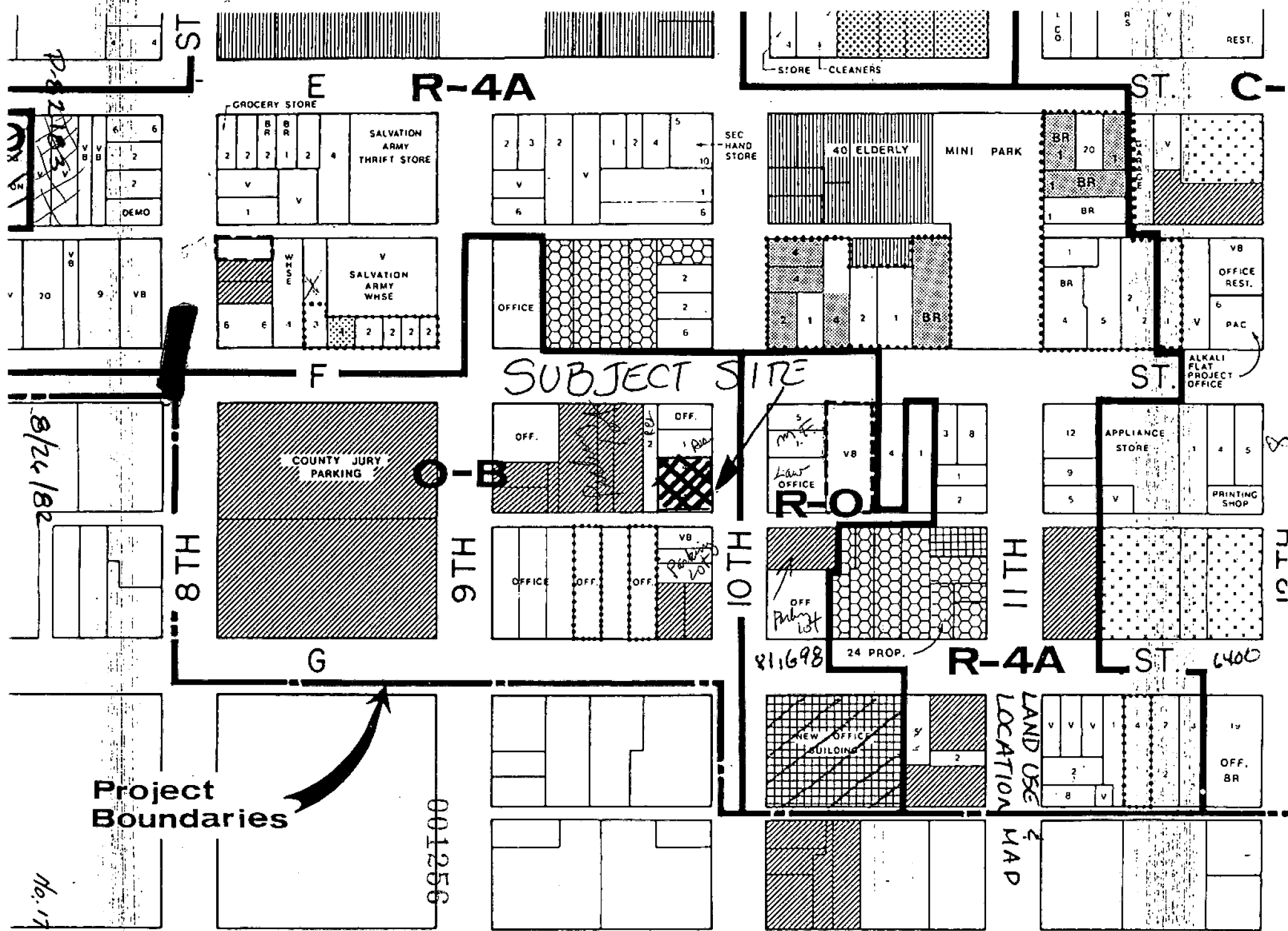
Findings of Fact

- a. Granting the variance would constitute a special privilege granted one individual property owner in that some provision for off-street parking has been made with requests to convert residences to office uses in the immediate area;
- b. Granting the variance would constitute a disservice to the surrounding neighborhood in that:

- 1) it would reduce the already limited number of parking spaces in the area;
- 2) it would defeat the purpose of the preferential parking program in the area which was designed to alleviate parking problems.

- c. The project is inconsistent with the 1972 Alkali Flat plan which seeks to minimize the impact of non-residential use of on-street parking facilities within the project area;
- d. The project is inconsistent with the Transportation sub-goal of the 1980 Central City Community Plan to reduce the adverse impact of commuter parking on residential streets.





**SUBJECT SITE**

**COUNTY JURY PARKING**

**SALVATION ARMY THRIFT STORE**

**40 ELDERLY**

**MINI PARK**

**LAW OFFICE**

**APPLIANCE STORE**

**PRINTING SHOP**

**NEW OFFICE BUILDING**

**OFF. BR**

**Project Boundaries**

001256

811698

24 PROP.

LAND USE LOCATION MAP

8/24/82

P-8 2/10/82

No. 17

ALKALI FLAT PROJECT OFFICE

ST

E R-4A

ST C-

F

O-B

R-O

ST

8TH

9TH

10TH

11TH

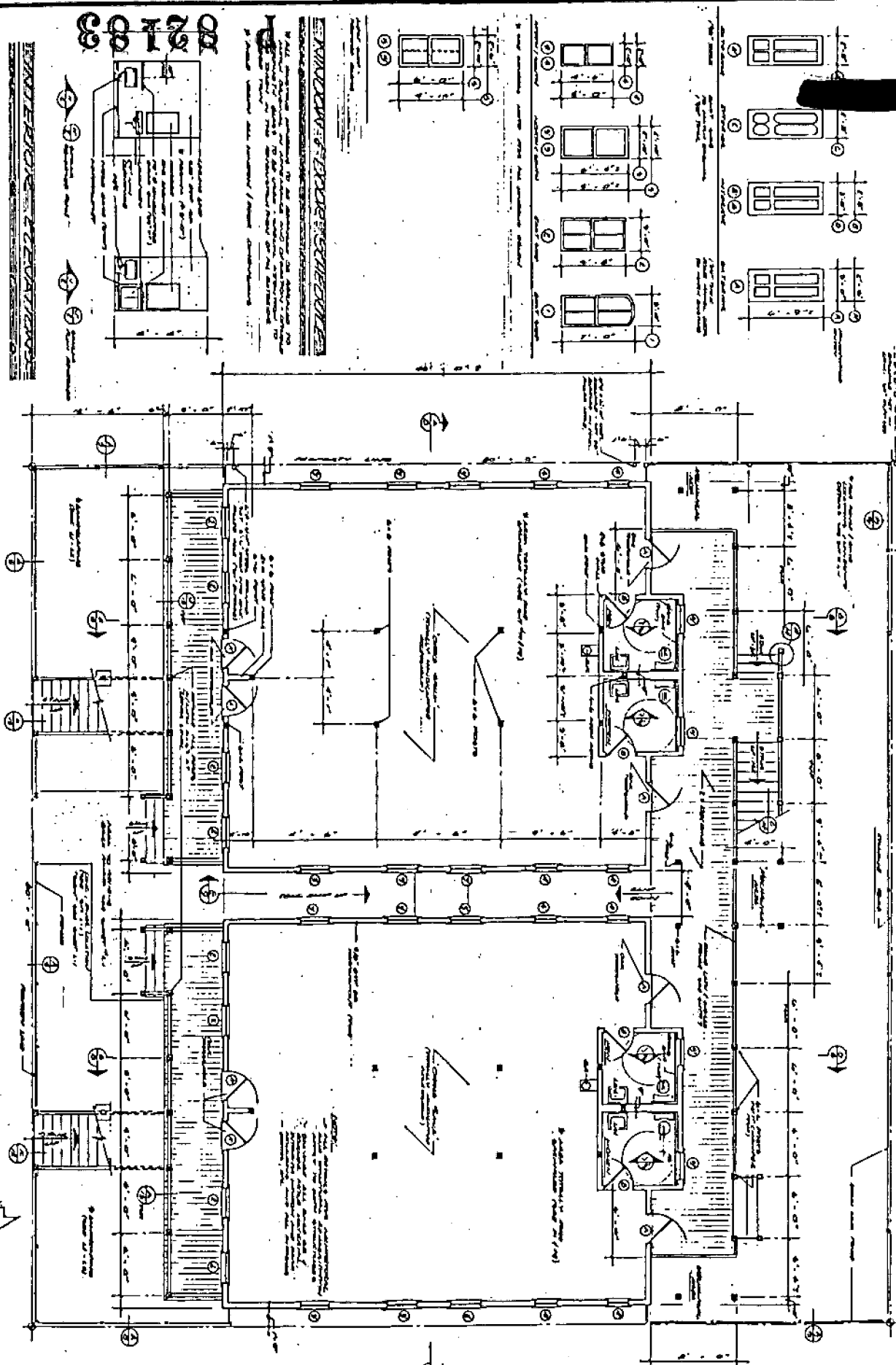
12TH

G

R-4A

ST

6400



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WHEELER ROCK



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8/26/82

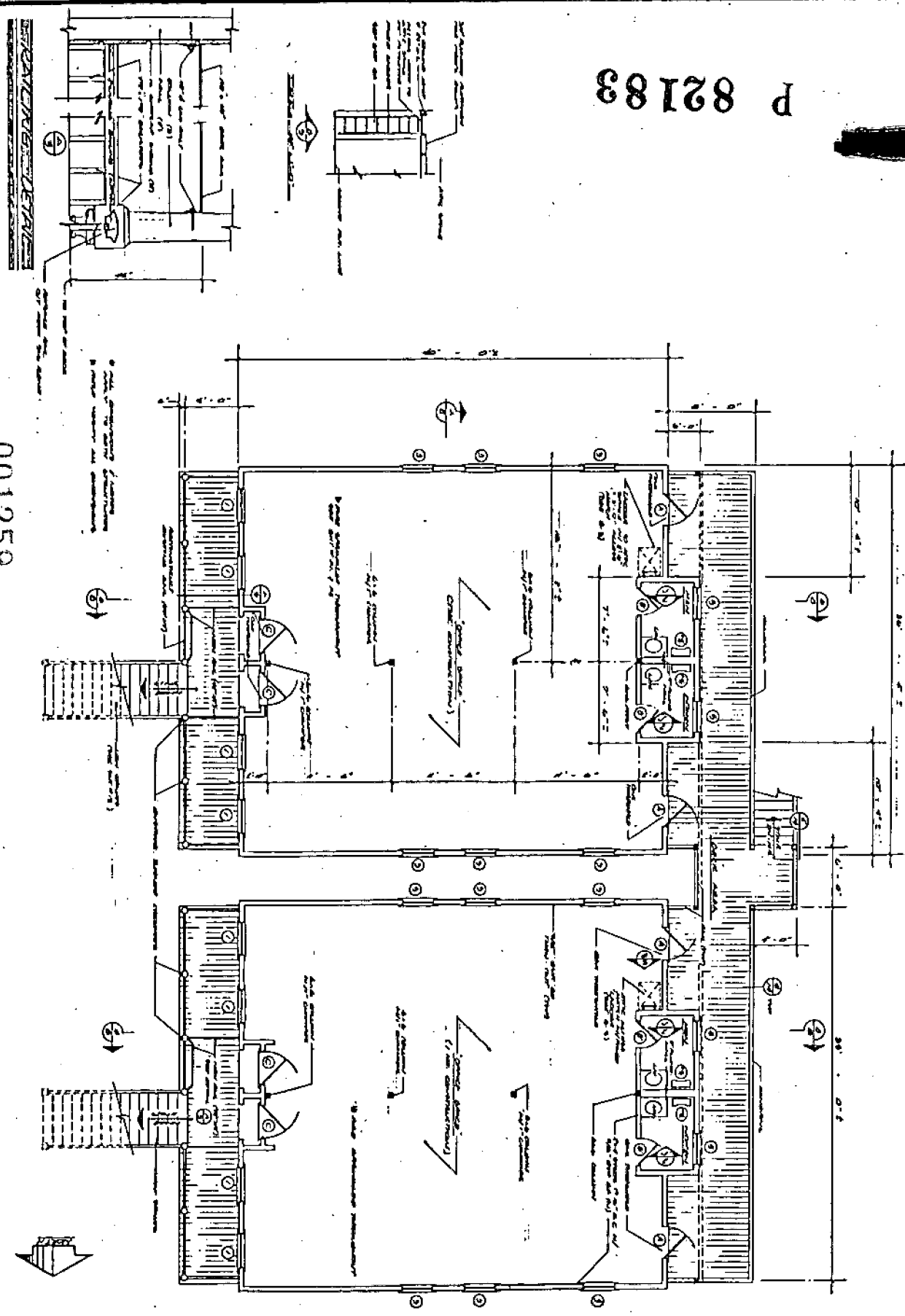
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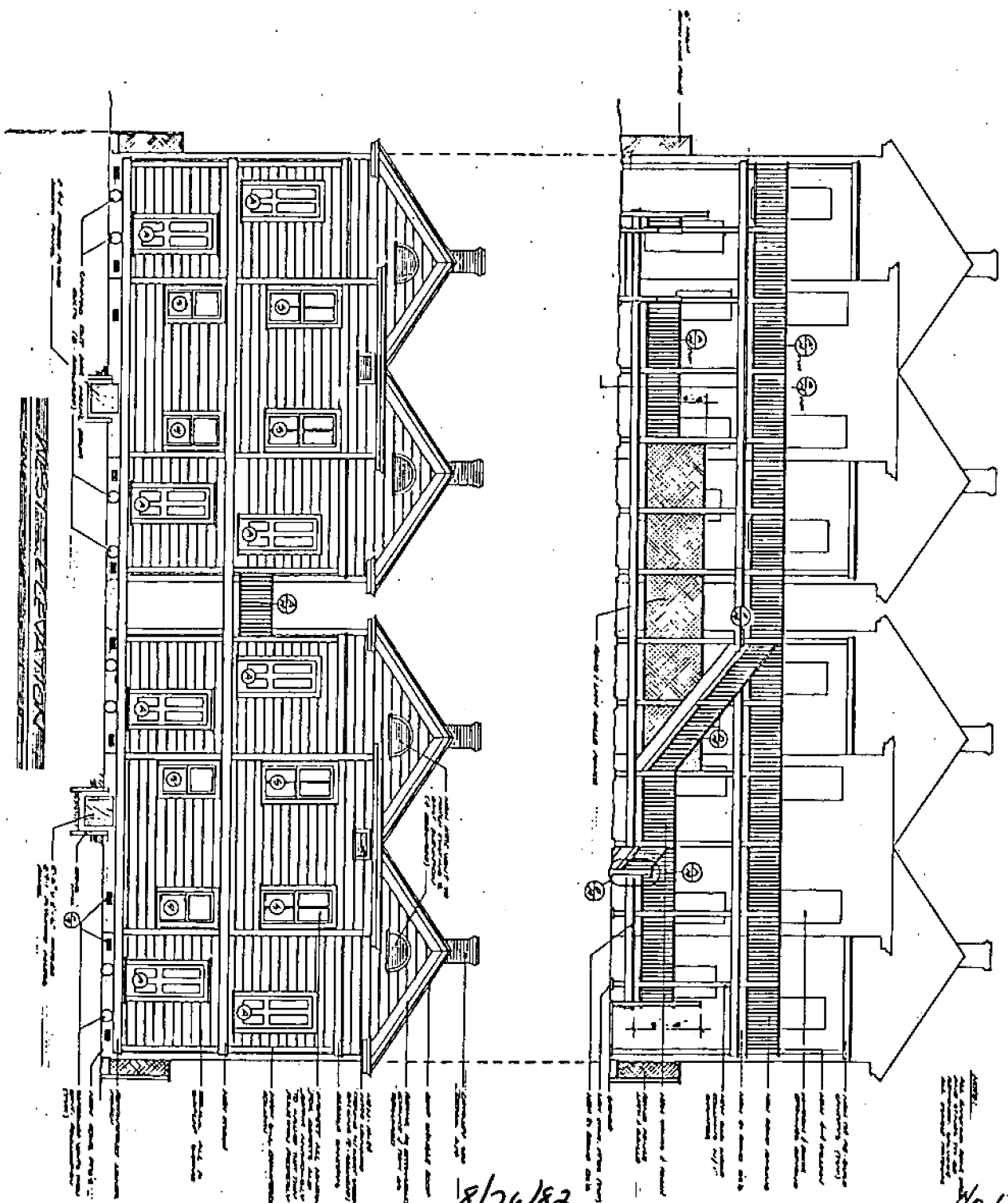
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KILBETTER POWE

FLOOR PLAN

BOB McCABE • ARCHITECT  
 1115 17th Street, N.W. • WASHINGTON, D.C. 20036  
 TEL: 202/331-1115 FAX: 202/331-1115

001260



FRONT ELEVATION

8/26/82

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WALTER PETERSON ARCHITECTS

REAR ELEVATION

BOB McCABE ARCHITECT