

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Andy Domich, 2210 'K' Street, Sacramento, CA 95814		
OWNER	Samir Anastos, 2210 'K' Street, Sacramento, CA 95814		
PLANS BY	_____		
FILING DATE	11-9-84	50 DAY CPC ACTION DATE	REPORT BY: EG: S9
NEGATIVE DEC	Ex. 15303(e) / 15311(b) EIR	ASSESSOR'S PCL NO.	002-084-13

APPLICATION: Variance to waive one of two required on-site parking spaces

LOCATION: 317 13th Street

PROPOSAL: The applicant is requesting the necessary entitlement to relocate and rehabilitate a duplex structure on the subject site.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Community
Plan Designation: Multi-family residential
Existing Zoning of Site: R-3A
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:
North: Industrial; M-1
South: Residential; R-3A
East: Residential; R-3A
West: Residential; R-3A

Parking Required: One space/d.u.
Parking Provided: 0.5 space/d.u.
Property Dimensions: 40' x 80'
Property Area: 3,200± square feet
Square Footage of Building: 1,237± square feet
Height of Structure: 18± feet
Topography: Flat
Street Improvements: Existing
Utilities: Available to site
Exterior Building Colors: Rust/brown
Exterior Building Materials: Brick/wood

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PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a vacant 3,200± square foot lot which is zoned Light Density Multiple Family (R-3A). The site is designated for residential and multiple family residential uses, on the General Plan and the Central City Plan, respectively.
- B. The applicant proposes to relocate a dental office structure from 1021 28th Street to the subject site. The structure will be converted to a duplex. The plans indicate that the duplex will be 1,237 square feet in size with one parking space to be provided on-site. The applicant indicates that he is

APPLC. NO. P84-429

MEETING DATE 1-10-85
December-13, 1984

CPC ITEM NO. 33 12

attempting to utilize a structure which would otherwise be destroyed and to provide low income/elderly housing while creating maximum utilization of the subject site.

A field inspection of the area indicates that on-street parking is limited and compounded by the fact that trucks unhitch their trailers along 13th Street, leaving them parked and occupying one or more spaces.

All other residential parking is by permit so that the parking situation has less of an impact on neighborhood residents. The waiver of one parking space will not increase the on-street parking demand significantly.

- C. The proposed variance was reviewed by the Redevelopment Agency, City Traffic and Building Divisions. The following comments were received:

Traffic

A congested parking area. Recommend denial of the variance. Suggest providing two spaces behind the residence.

- D. On December 5, 1984, the applicant received approval from the Design Review Board for the proposed project.

ENVIRONMENTAL DETERMINATION: The proposed variance is exempt from environmental review pursuant to State CEQA Guidelines (Section 15311b and 15303e).

STAFF RECOMMENDATION: Staff recommends the Commission take the following action:

Approval of the variance, based upon the findings of fact which follow:

Findings of Fact

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1. The proposed variance request does not constitute a special privilege extended to one property owner in that:

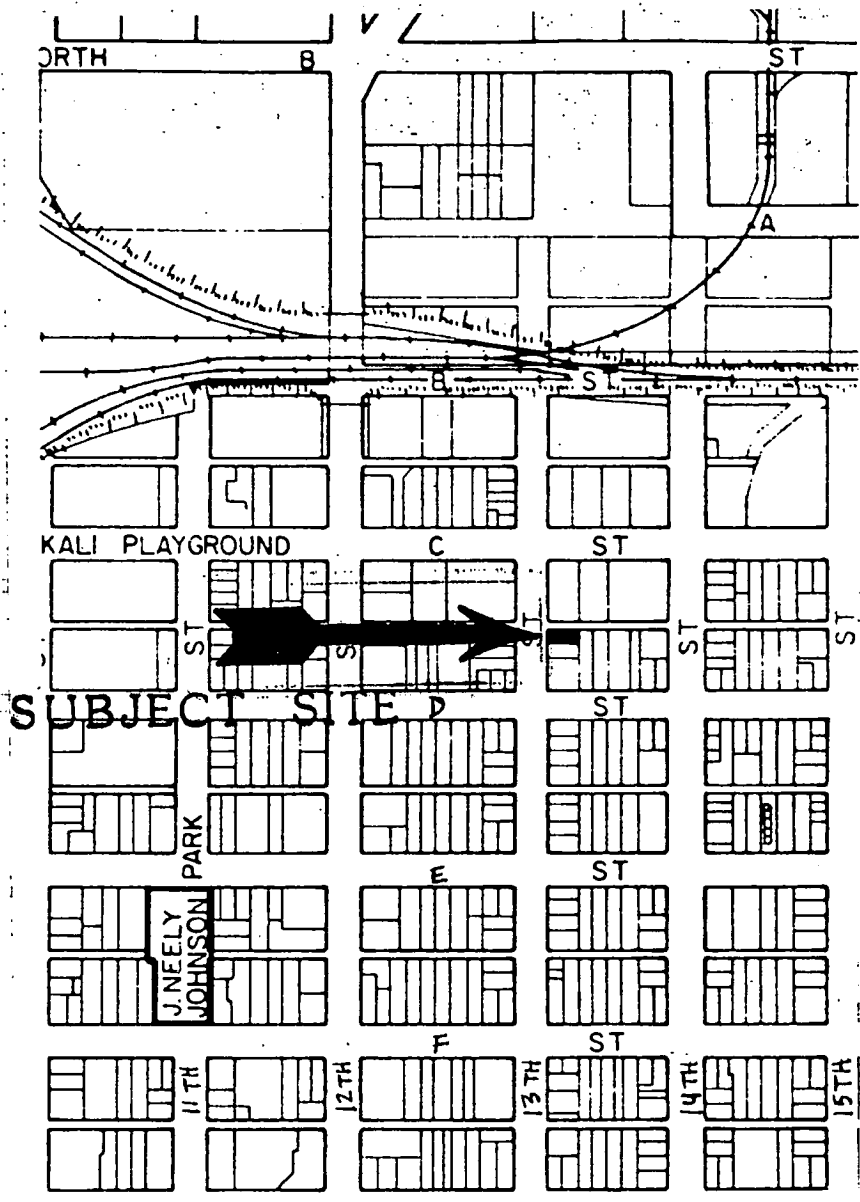
A hardship exists in that the variance is necessary to preserve the integrity of the structure without significant modification.

2. As proposed, the variance will not be injurious to the public welfare or other property owners in the vicinity in that:

a. On-street parking is restricted to a two hour limit with residential parking by permit, therefore, adequate parking will be available.

b. The waiver of one parking space will not increase the on-street parking demand significantly.

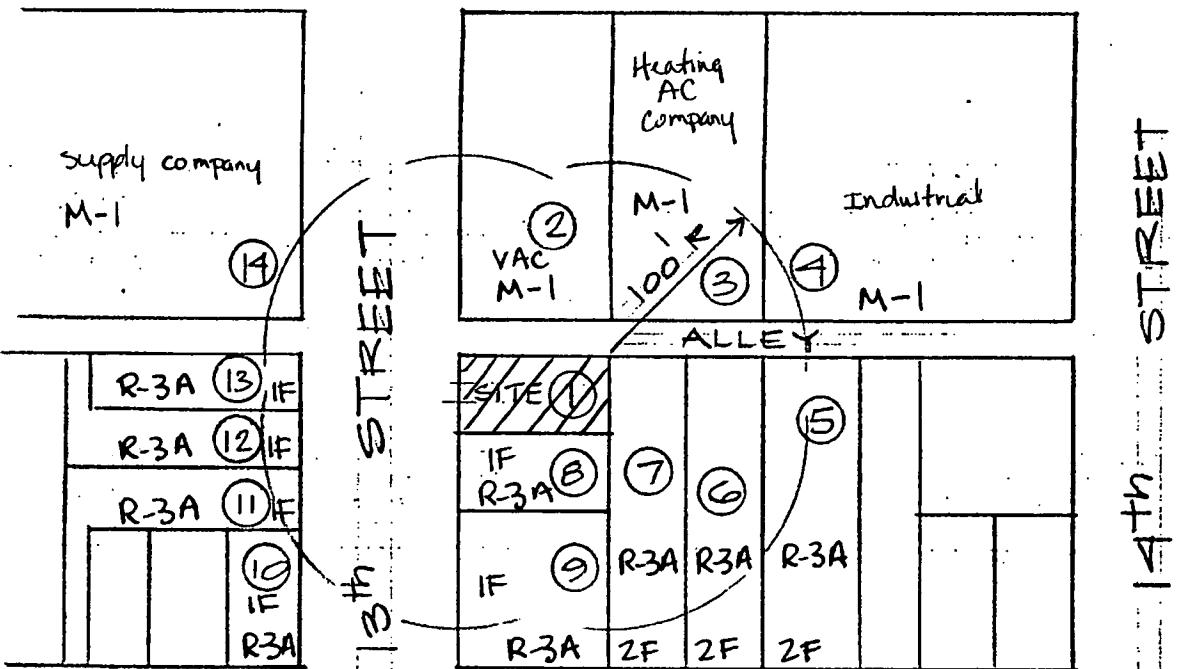
3. The proposed request is consistent with the 1974 General Plan and 1980 Central City Plan which designate the site for residential use.



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VICINITY MAP

C STREET



D STREET

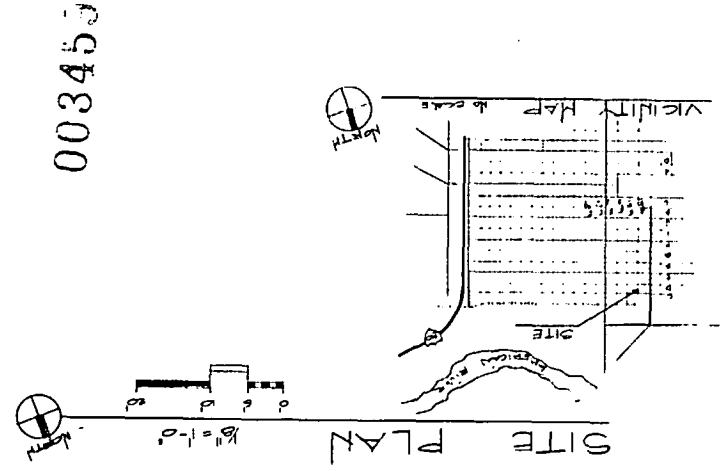
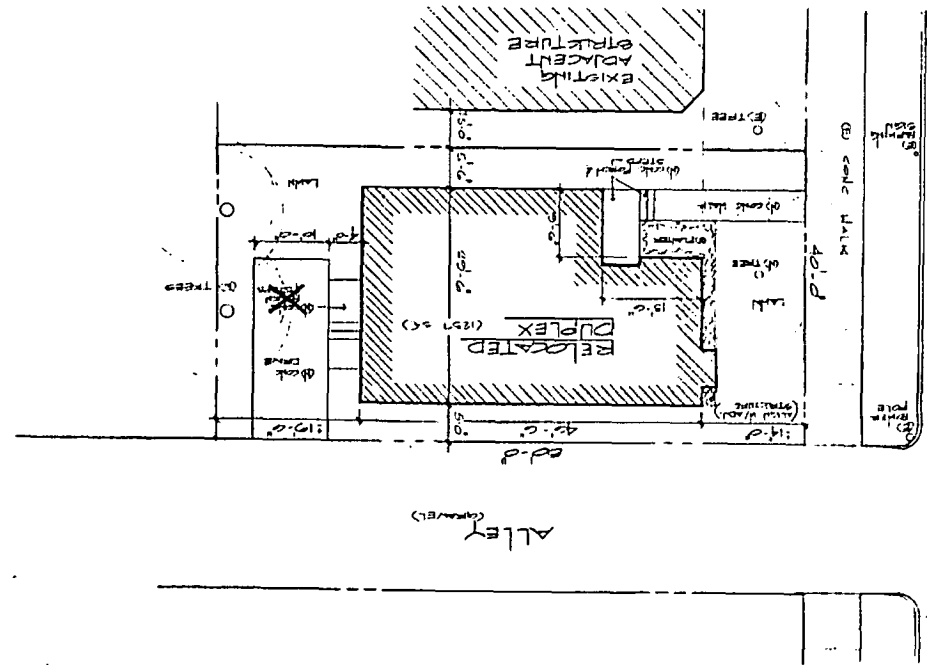
LAND USE & ZONING MAP

1-10-85
12-13-84

No. 33

NO.	10
DATE	
BY	
CHKD BY	
DATE	
SCALE	
PROJECT	SITE PLAN
NO.	1021
DATE	
BY	
CHKD BY	
DATE	
SCALE	
PROJECT	DUPLEX RELOCATION
NO.	FROM: 28 TH ST TO 31 TH STREET

EXHIBIT A
SITE PLAN



00345J

15th STREET

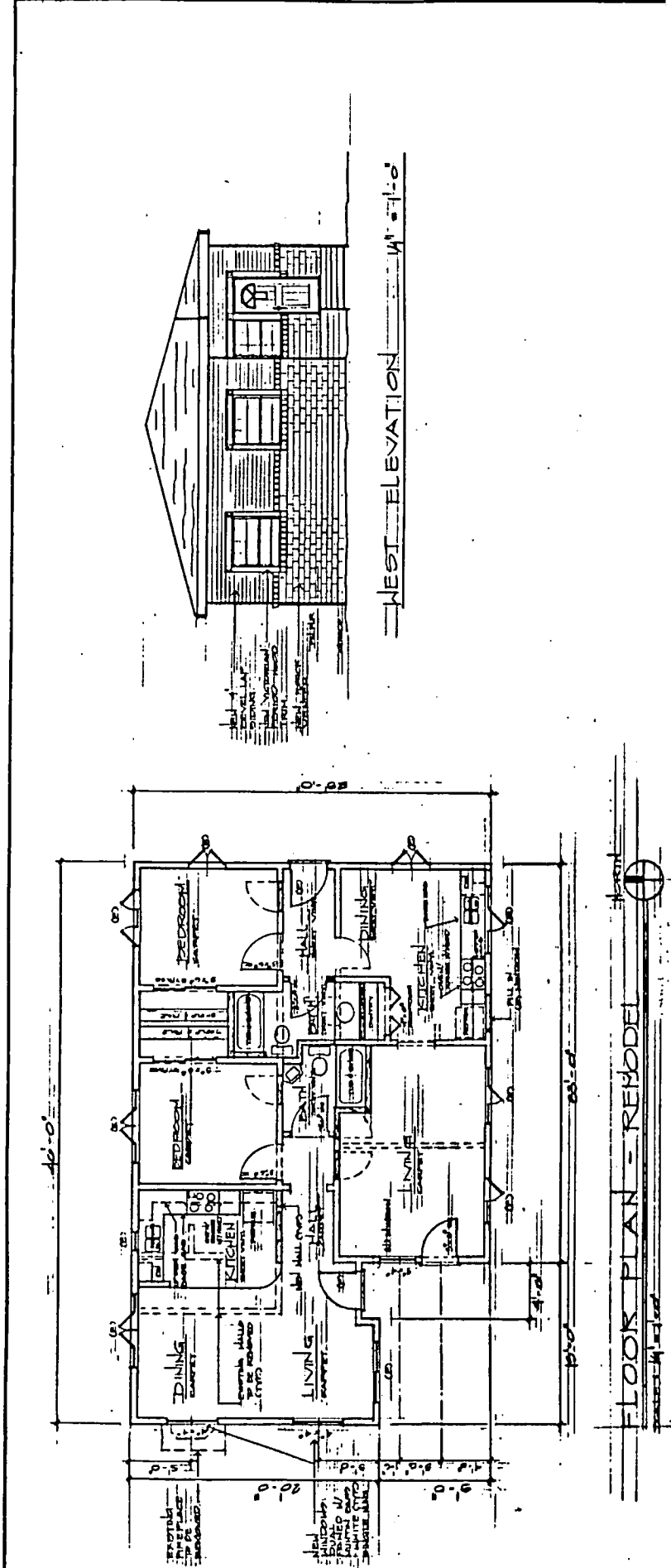
P04-428

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No. 1021

**EXHIBIT B
FLOOR PLANS
ELEVATIONS**

REVISIONS	DATE	BY



WEST ELEVATION

003466

FLOOR PLAN - REMODEL

- 1. All new interior walls to be 2 x 4 studs.
- 2. All new interior walls to be 2 x 4 studs.
- 3. All new interior walls to be 2 x 4 studs.
- 4. All new interior walls to be 2 x 4 studs.
- 5. All new interior walls to be 2 x 4 studs.
- 6. All new interior walls to be 2 x 4 studs.
- 7. All new interior walls to be 2 x 4 studs.
- 8. All new interior walls to be 2 x 4 studs.
- 9. All new interior walls to be 2 x 4 studs.
- 10. All new interior walls to be 2 x 4 studs.

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No. 329