

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Hal Thomas, 2773-35th Street, Sacramento, CA 95818				
OWNER	Mon Hung Fong, et al, 4904 Harte Way, Sacramento, CA 95822				
PLANS BY	Michael Frank Malinowski, 1114-21st Street, Sacramento, CA 95814				
FILING DATE	1-24-86	ENVIR. DET.	Cat. Ex. 15301(n)	REPORT BY	DH:bw
ASSESSOR'S-PCL. NO.	009-075-06				

- APPLICATION:**
- A. Special Permit to convert a duplex to an office in the Heavy Commercial (C-4) zone
 - B. Variance to allow four tandem parking spaces on site
 - C. Variance to allow back-out maneuvering for four tandem parking spaces.
 - D. Variance to waive one required on-site parking space (Withdrawn)

LOCATION: 1823-11th Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert a duplex into a 1,800 square foot office building.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1980 Central City Community Plan Designation:	Heavy Commercial
Existing Zoning of Site:	C-4
Existing Land use of Site:	Duplex

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Parking Lot; C-4	Front:	0'	No change-16'
South: Auto Repair; C-4	Side(Int):	0'	" " -2-1/2'
East: Parking Lot; C-4	Side(St):	0'	" " -13-1/2'
West: Vacant, Single Family, Office; C-4	Rear:	0'	" " -21'

Parking Required:	4 spaces for 1,800 sq. ft. of office at 1 space/400 sq. ft.
Parking Provided:	4 spaces
Property Dimensions:	40' x 80'
Property Area:	0.18+ acre
Square Footage of Building:	1,800
Height of Building:	2 stories
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	Wood board siding
Roof Material:	Composition shingle

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PROJECT EVALUATION: Staff has the following comments:

- A. The site is presently zoned Heavy Commercial (C-4) and is developed with a two-story, two-family dwelling. The structure is not a listed historic structure although it appears to have been constructed at the turn of the Century. The 1980 Central City Community Plan designates the site for Heavy Commercial uses, with the City General Plan designating the site for Commercial and Office. Surrounding land uses include a State leased parking lot to the north and east, an automobile repair shop to the south and a mix of vacant lots, a single family dwelling, and offices to the west. The area is heavily impacted by the office use associated with the State Air Resources Board office building. Eleventh Street and 'S' Street have two-hour preferential parking.
- B. The applicant proposes to convert the existing duplex into a two-story office building with six offices occupying 1,800 square feet of area. Presently no parking is provided on site. Required parking at a ratio of one space per 400 square feet of office use is five on-site spaces. The applicant is requesting a special permit to establish 100 percent office use in the Heavy Commercial (C-4) zone. The applicant originally requested waiver of all required on-site parking. In discussions with the applicant, staff suggested that the entitlements be revised to include a variance to provide four tandem parking spaces and a variance to allow backout maneuvering for four spaces.

Staff measured the gross square footage of the first floor and determined approximately 1,008 square feet of floor area were present. This calculates as 2,016 square feet of office which would require five parking spaces. Staff is therefore recommending a condition to restrict the total square footage of office use to not more than 1,799 square feet which would require four on-site parking spaces.

The applicant has contacted other property owners in the area, including the State to lease off-site parking; however, no spaces were available.

- C. The applicant is representing three consultants who will be leasing space in the proposed office building. They are an energy consultant, hydrologist and an architectural history consultant. All three of the consultants know each other and serve specific clients. They do not generate a large amount of traffic at their present locations. Each of the tandem spaces will be assigned to each consultant with one reserved for handicapped access.
- D. Staff supports the requested special permit and variances for an office on the subject site based upon the following findings:
1. Surrounding land uses are predominately commercial, not residential and are zoned C-4.
 2. Parking lots surrounding the site are a commercial use.
 3. The existing structure is in sound condition and suitable for conversion into an office. Improvement of the building to commercial standards will enhance the neighborhood.

4. Parking provided on site will meet the need for the three tenants who will not generate excessive vehicle trips to the area.
 5. The Central City Community Plan designates the site for heavy commercial use - not residential.
- E. Staff received comments from the adjacent property owner regarding drainage and parking along the south property line of the subject site. The applicant will be required to prepare and submit for City Engineering review and approval a drainage plan for the driveway. A "V" type driveway should be constructed so that all drainage from the site flows to 11th Street.

The adjacent property owner also is concerned about car damage to his building. Staff recommends that a rail or bollards be constructed along the south property line to protect the building. A revised site plan showing the type of rail or bollard shall be reviewed and approved by the Planning Director.

- F. The driveway to the site was originally constructed for a single family dwelling. The City Traffic Engineer and City Arborist will be required to review and approve plans to provide for an adequate driveway width at the street curb.
- G. Agency Comments: The proposed project was reviewed by the City Traffic Engineer, Engineer and Fire Department with the following comments received:

Traffic Engineer: Area is a congested parking area. Suggest providing off-site parking and not tandem parking as shown.

ENVIRONMENTAL DETERMINATION: The proposed special permit and variances are exempt from environmental review, pursuant to State CEQA Guidelines (Section 15301(n)).

STAFF RECOMMENDATION: Staff recommends that the Commission take the following actions:

- A. Approve the special permit, subject to conditions and based upon Findings of Fact which follow.
- B. Approve the variance to allow four tandem parking spaces, based upon Findings of Fact which follow.
- C. Approve the variance to allow backout maneuvering for four tandem parking spaces, based upon Findings of Fact which follow.
- D. Deny the variance to waive one required on-site parking space, based upon Findings of Fact which follow. (Withdrawn)

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Conditions - Special Permit:

1. The use of the building shall be restricted to office use. No retail, commercial or wholesale trade shall occur on the site.
2. Total usable square footage for office shall be limited to 1,799 square feet.

3. The curb cut onto 11th Street shall be enlarged and improved to the satisfaction of the City Traffic Engineer and City Arborist.
4. The City Engineer shall review and approve a drainage plan for the driveway area.
5. The applicant shall revise the site plan to show a guard rail or bollards along the south property line to prevent damage to the south building wall of the adjacent property.

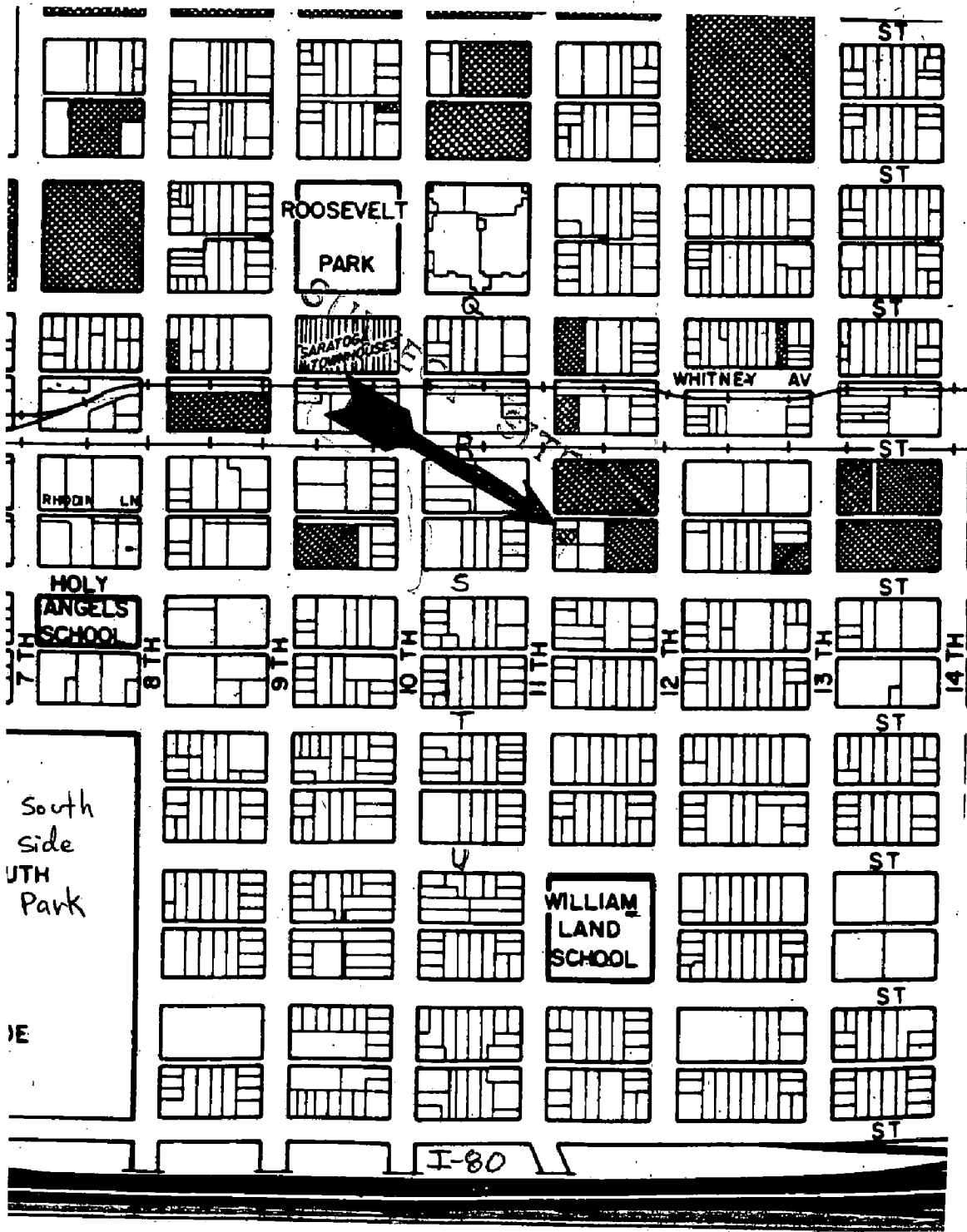
Findings of Fact - Special Permit:

1. The proposed project is based upon sound principles of land use, in that:

Conversion of the duplex to office use will not significantly increase off-site parking demands and thereby impact the neighborhood.
2. The project will not be injurious to the public health, safety and welfare and result in the creation of a nuisance, in that:
 - a. Visitors to the proposed offices will be limited;
 - b. Drainage and curb cuts will meet City Engineering requirements.
3. The project is consistent with the 1980 Central City Community Plan to provide office uses where compatible with adjacent land uses and circulation systems.

Findings of Fact - Variances:

1. The proposed variances do not constitute a special privilege extended to one property owner, in that:
 - a. A hardship exists, in that offices in the area have utilized all off-site or on-site parking;
 - b. The hardship is not self-imposed, in that other commercial uses in the area have limitations imposed by limited parking area.
2. As proposed, the variances will not be injurious to the public welfare or other property owners in the vicinity, in that:
 - a. Reserved tandem parking does not restrict the immediate independent removal of vehicles in the case of a fire or emergency on the subject site since tenants of the building will be present to remove their vehicles.
 - b. Limited visitors to the office will occupy on-street parking currently being used by area offices.
3. The proposed variances are consistent with the 1980 Central City Community Plan goals to provide office uses where compatible with adjacent land uses and circulation system in and around the Central Business District.



South
side
Park

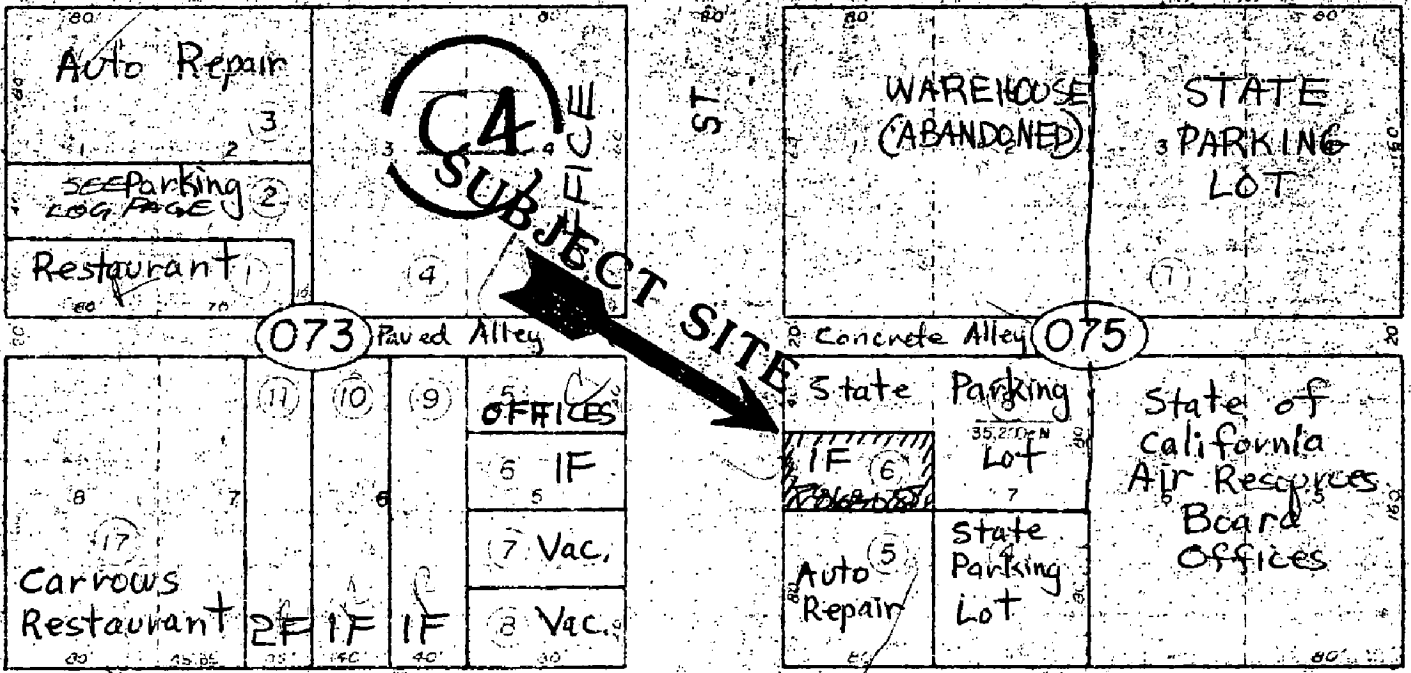
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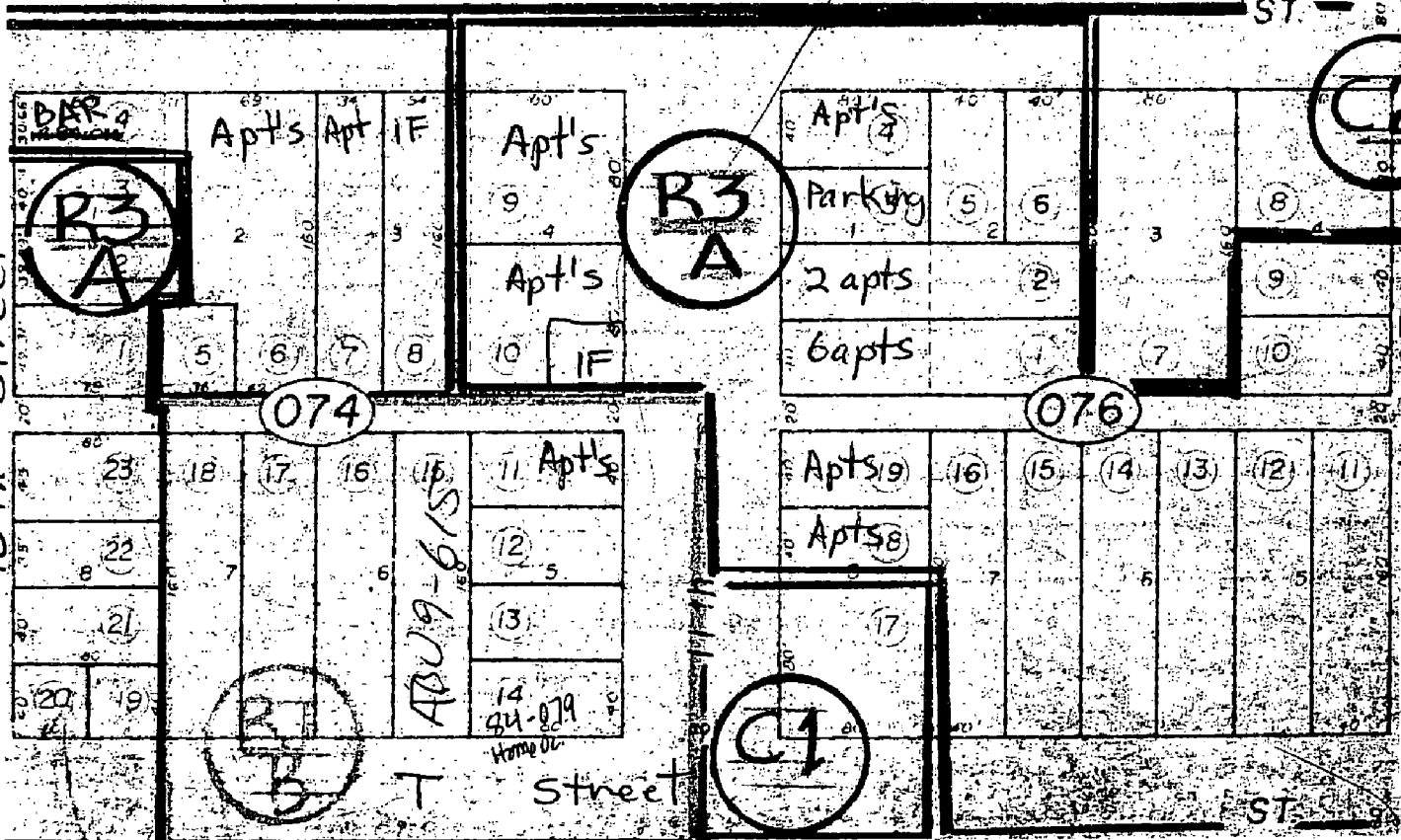
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Scale: 1" = 500'

VICINITY MAP

R- STREET



S Street



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Scale 1"=100'

LAND USE & ZONING MAP

NOT A SURVEY PLAN

PRELIMINARY

