

CITY PLANNING COMMISSION

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

APPLICANT	Roger Scott Group, 1801 Garden Highway, Sacramento, CA 95833		
OWNER	Donna Goldberg, 507 Shaw River Way, Sacramento, CA 95831		
PLANS BY	Roger Scott Group, 1801 Garden Highway, Sacramento, CA 95833		
FILING DATE	5/8/87	ENVIR. DET.	5/19/87
ASSESSOR'S-PCL. NO.	002-155-08		REPORT BY EG/vf

APPLICATION: Variance to waive 13 required on-site parking spaces.

LOCATION: 614 - 12th Street

PROPOSAL: The applicant is requesting the necessary entitlements to waive required parking.

PROJECT INFORMATION:

1974 General Plan Designation:	General commercial
1980 Central City Community Plan Designation:	General commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant building

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Commercial; C-2	Front:	None	Existing Bldg.
South: Auto repair; C-2	Side(Int):	None	Existing Bldg.
East : Gas station; C-2	Side(St):	None	Existing Bldg.
West : Appliance store; C-2	Rear:	None	Existing Bldg.

Parking Required:	13 spaces
Parking Provided:	0 spaces
Property Dimensions:	40' x 80'
Property Area:	0.07+ acres
Square Footage of Building:	7,849+ sq. ft.
Height of Building:	38 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Brick, tile, wood siding

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of a 0.73+ acre lot which is developed with a three-story building. The site is zoned general commercial (C-2) and is located in the Alkali Flat Redevelopment Area. The site is designated for general commercial uses by both the General Plan and the 1980 Central City Plan. The 1984 Alkali Flat Redevelopment Plan also designates the site for commercial uses. Surrounding land uses include an auto repair shop, electrical appliance shop, retail store and a gas station.

- B. The applicant proposes to rehabilitate the existing structure into offices. The existing structure is three stories high and contains 7,849+ square feet of floor area. The structure is vacant at the present time but has been used as various commercial uses while the upper floors have been utilized for residences.

The existing structure would be remodeled with a combination of tile, sandblasted brick and wood siding exterior. The interior of the structure would be remodeled to offices. The proposed offices do not have prospective tenants at this time, however, it is assumed that the office would be open from 8:00 a.m. to 5:00 p.m., Monday through Friday. The new offices would have maximum occupancy of 78 persons.

- C. The conversion of the existing structure would necessitate 13 on-site parking spaces be provided (seven spaces were credited for previous commercial uses). The existing structure covers nearly the entire lot with no available vacant area on which parking could be provided. All required spaces would be waived should the applicant's variance request be granted. The granting of a variance requires that a unique circumstance or hardship exists which prevents development of the site to City standards. In this case, the subject site is being converted to 100 percent office use without possibility for providing on-site parking. The applicant has created the hardship by converting the building.

In addition, Planning staff has consulted with the Redevelopment Agency, Alkali Flat PAC and the City Traffic Engineer. All parties are in agreement that the 12th and F Streets area has limited available parking. All agree that the building remodel is a good project, however, the variance to waive all parking would only compound the existing parking problem and far outweigh the benefits of the proposed project. All recommend against the variance to waive the required parking and suggest that off-site parking be provided in the immediate vicinity.

- D. The project has been reviewed by Traffic, Public Works, Fire, Police, Regional Transit and the Redevelopment Agency/Alkali Flat PAC. The following comments were received:

Traffic

1. No parking is allowed on 12th Street.
2. Recommend that variance be denied as this is a critical parking area.
3. If variance is approved, in-lieu measures (TSM) for parking reduction credit will be required.

July 23, 1987
~~June 25, 1987~~
June 11, 1987

Redevelopment Agency/Alkali Flat PAC

1. Rehabilitation concept proposed by the architect is well thought out and attractive. It is an asset to the streetscape.
2. The request to waive all required parking is unacceptable due to a serious shortage of parking in the area. Agency staff recommends that the developer lease sufficient off-site parking.

Regional Transit

If variance is approved, require the developer to provide a transit pass subsidy program.

No other comments have been received.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303(e)).

RECOMMENDATION: Staff recommends the following action.

Deny the variance to waive 13 required parking spaces based on the findings of fact which follow:

Findings of Fact

1. Granting the variance would be a special privilege granted an individual wherein no unique circumstances or hardship exists.
2. Granting the variance would be detrimental to public health, safety or welfare or result in the creation of a nuisance in that it will increase on-street parking demand in the area.
3. Alternatives to the variance are available by leasing off-site parking and providing in-lieu trip reduction measures.

July 23, 1987
~~June 25, 1987~~
June 11, 1987



VICINITY MAP

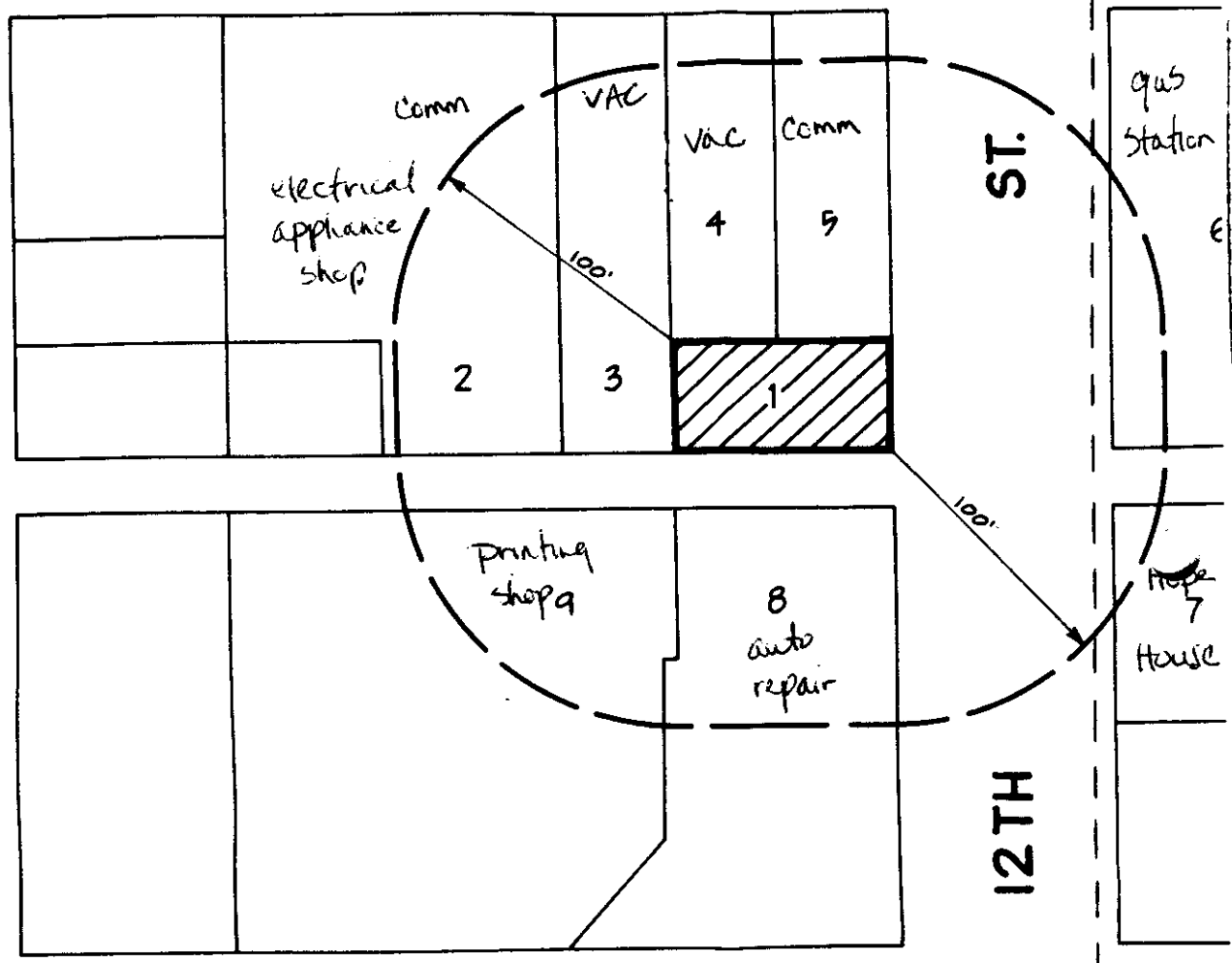
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ST.

F ST



11TH

ST.

12TH

G ST

Light

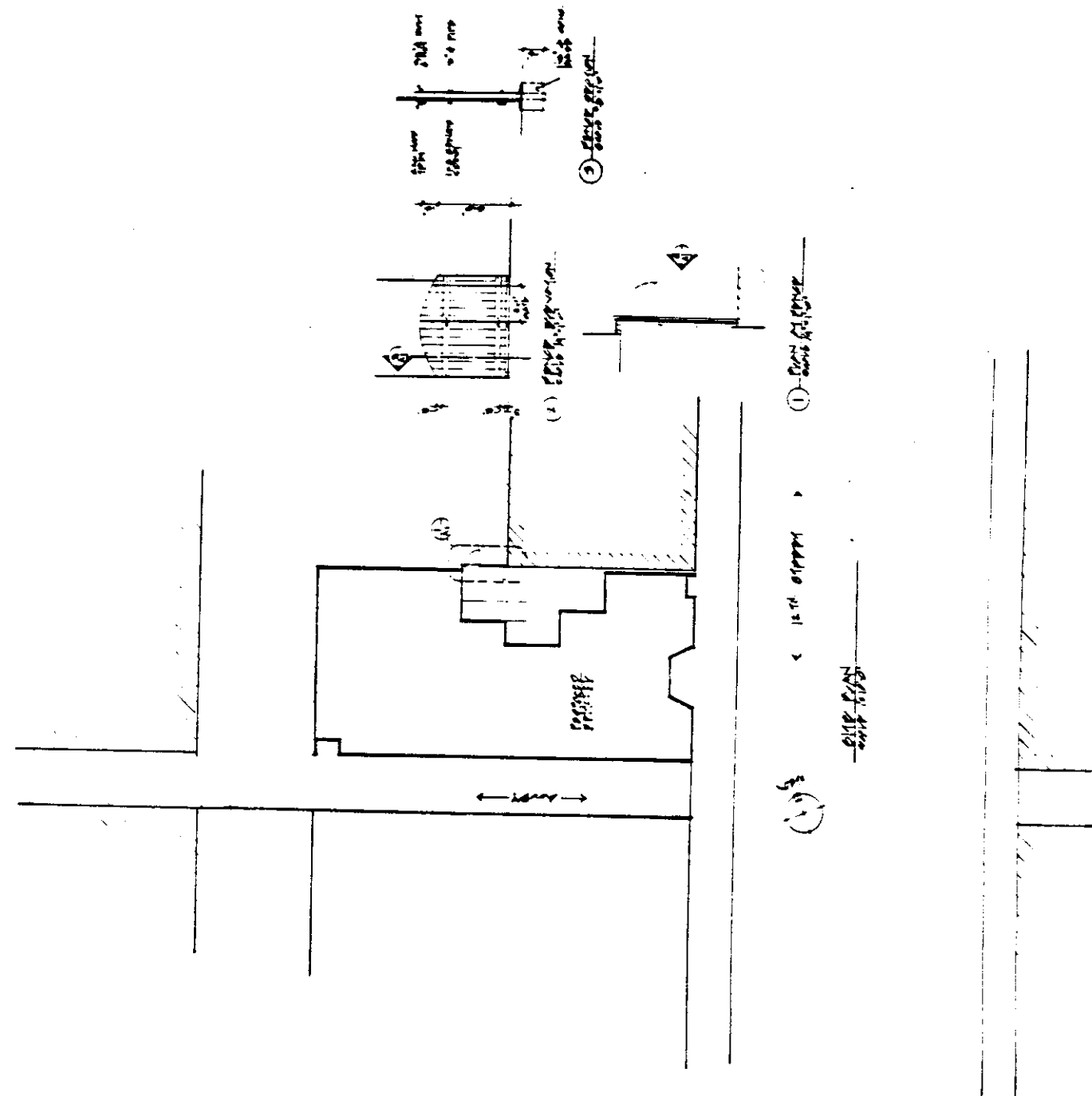
All lots zoned C-2

LAND USE & ZONING MAP

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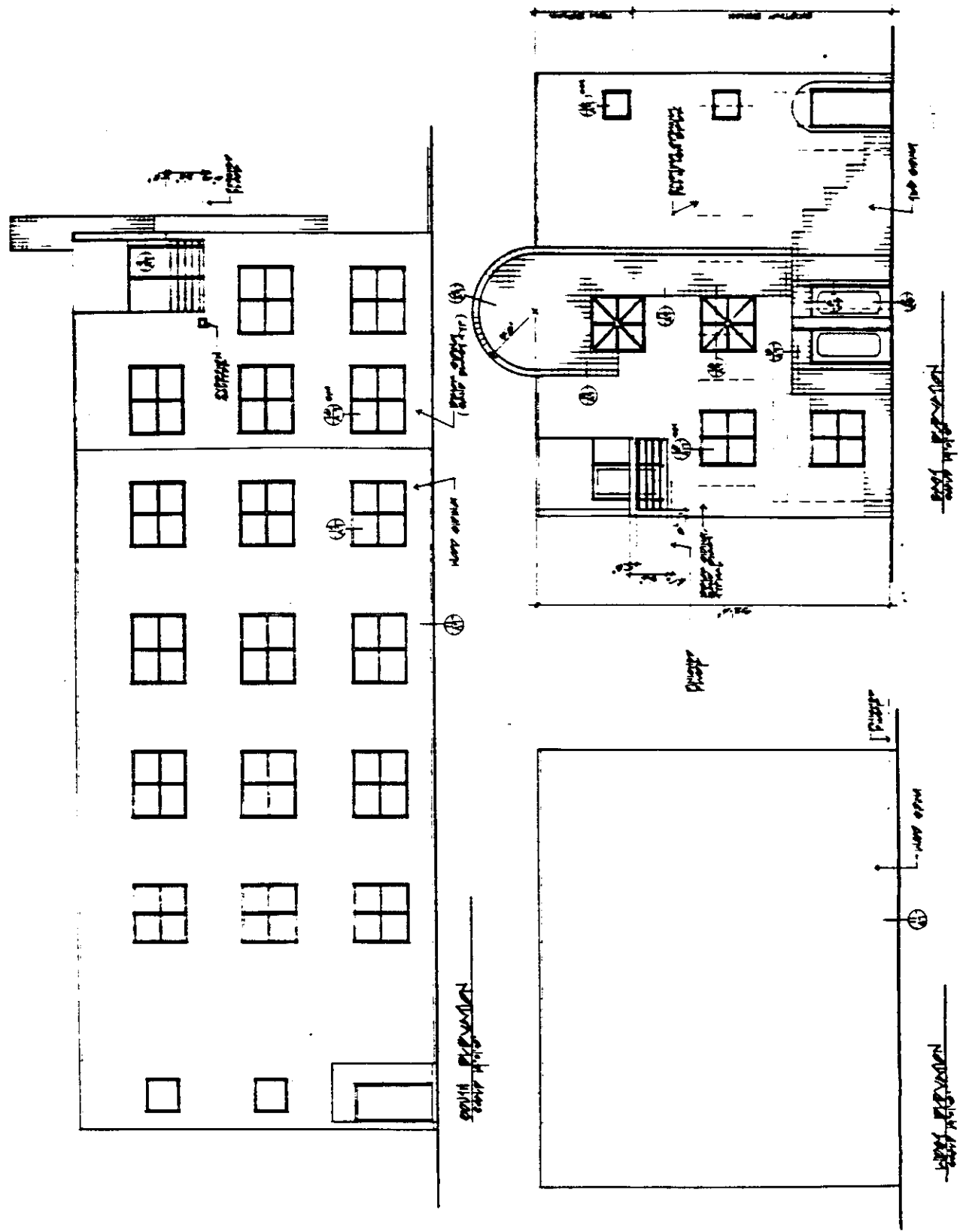
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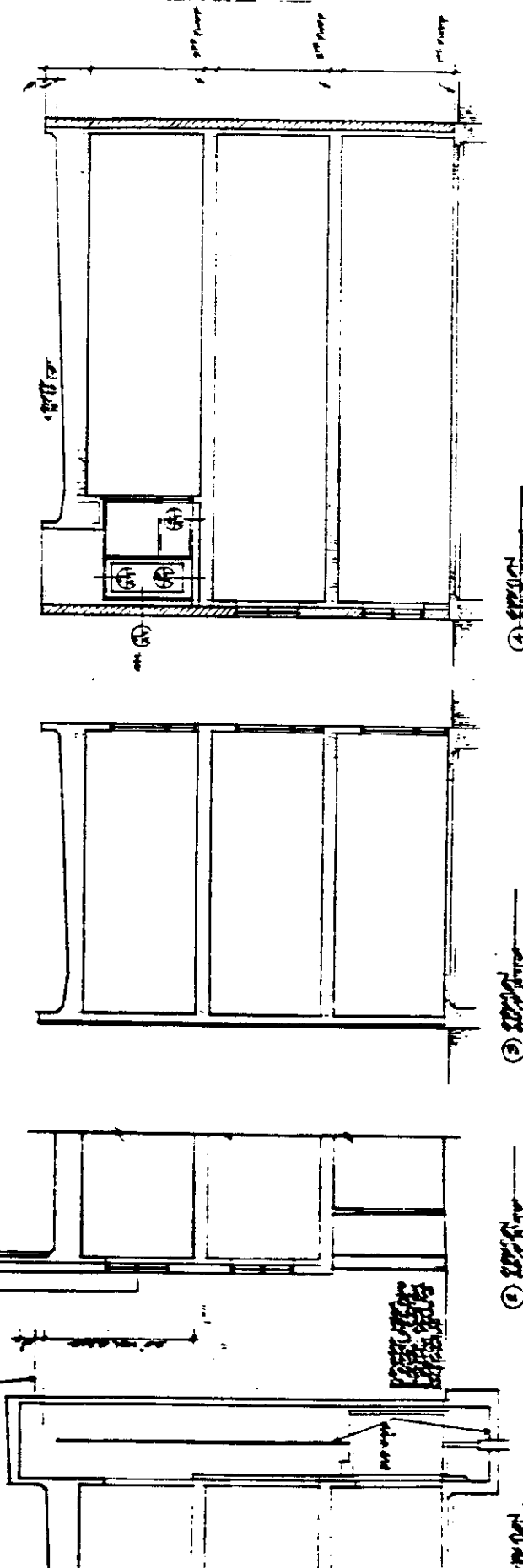
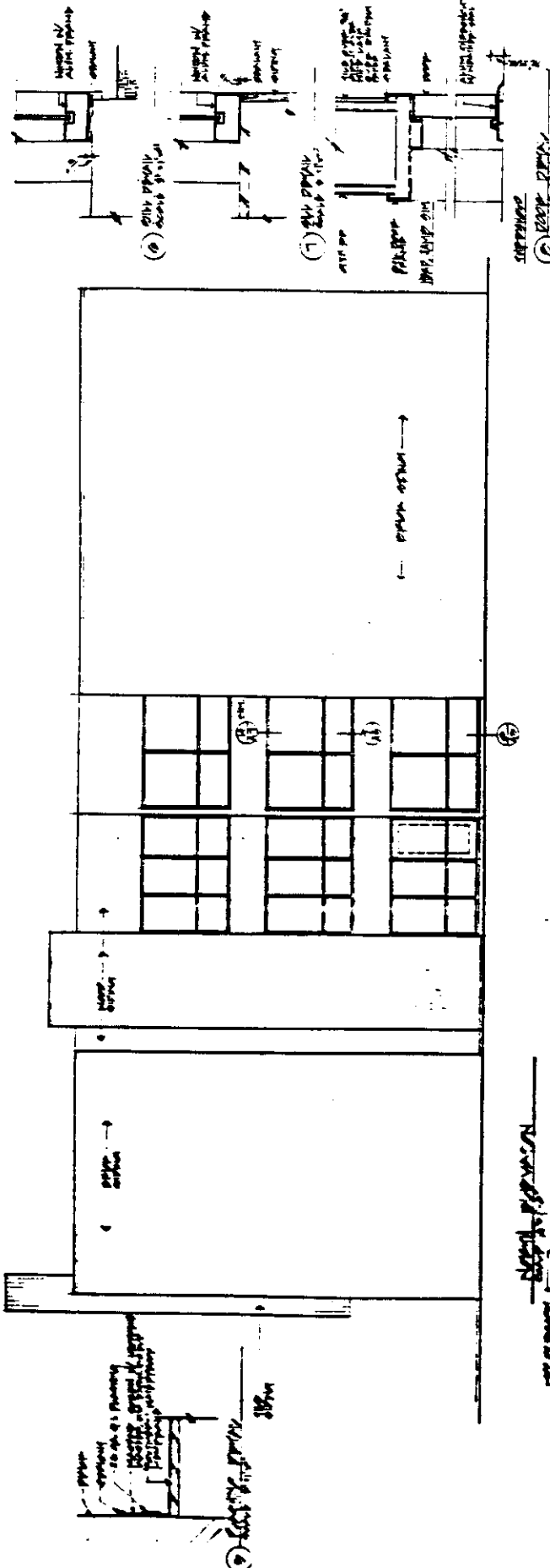
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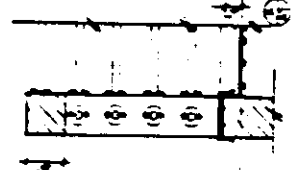
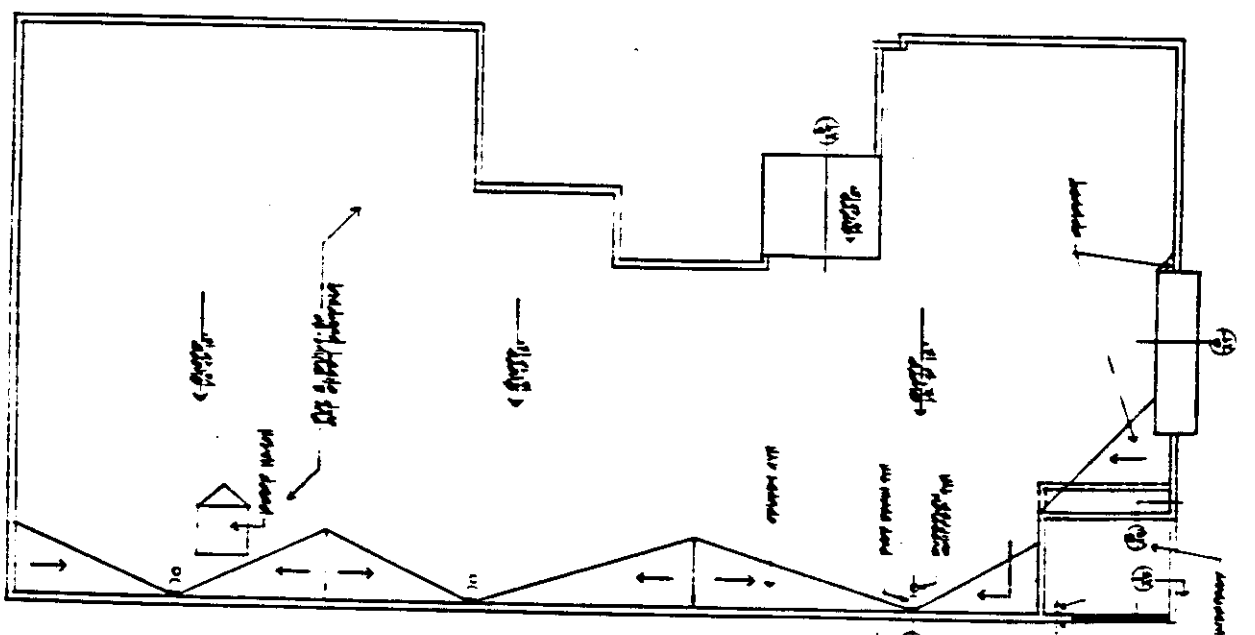
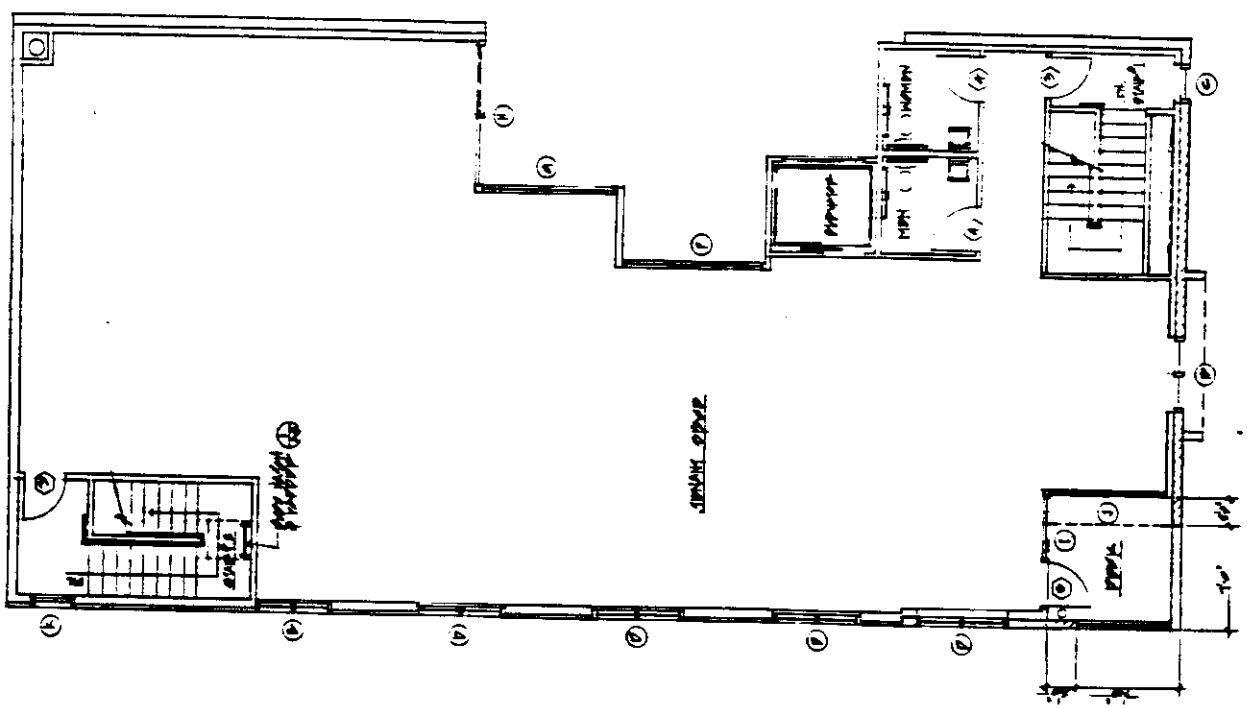
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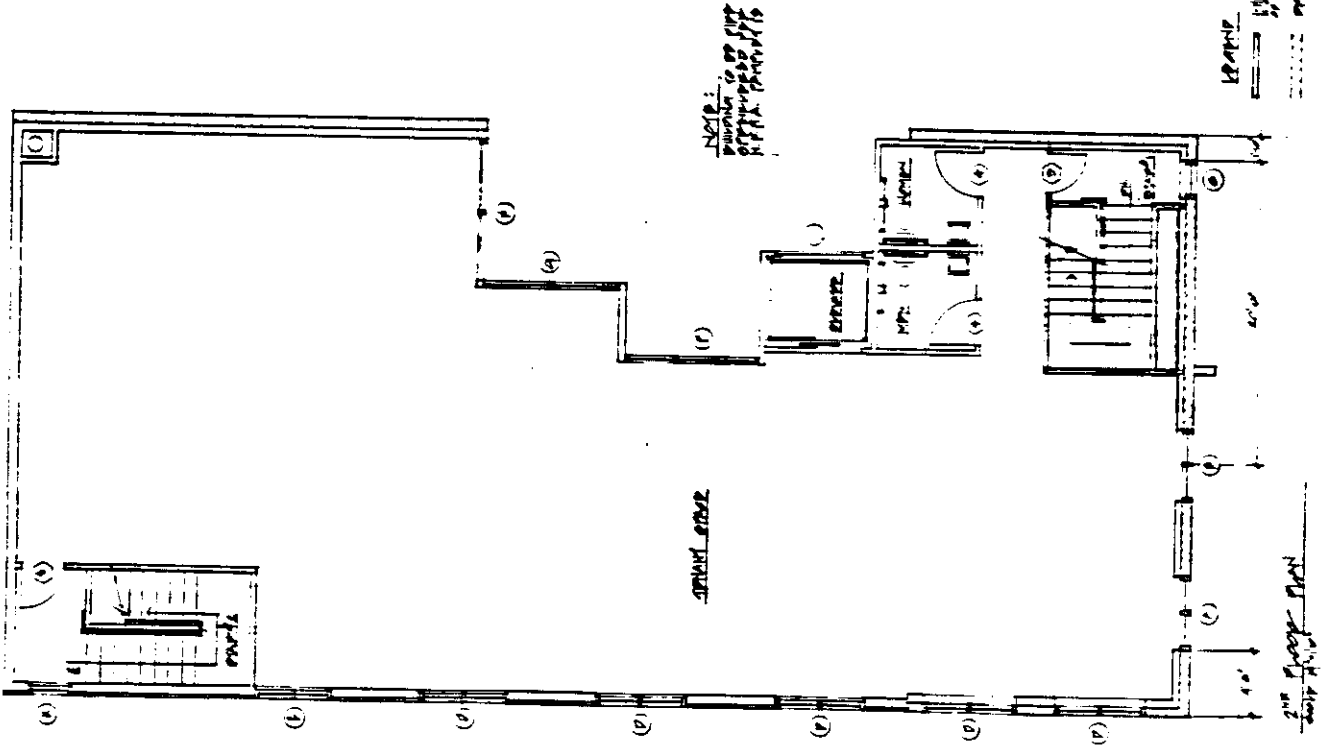
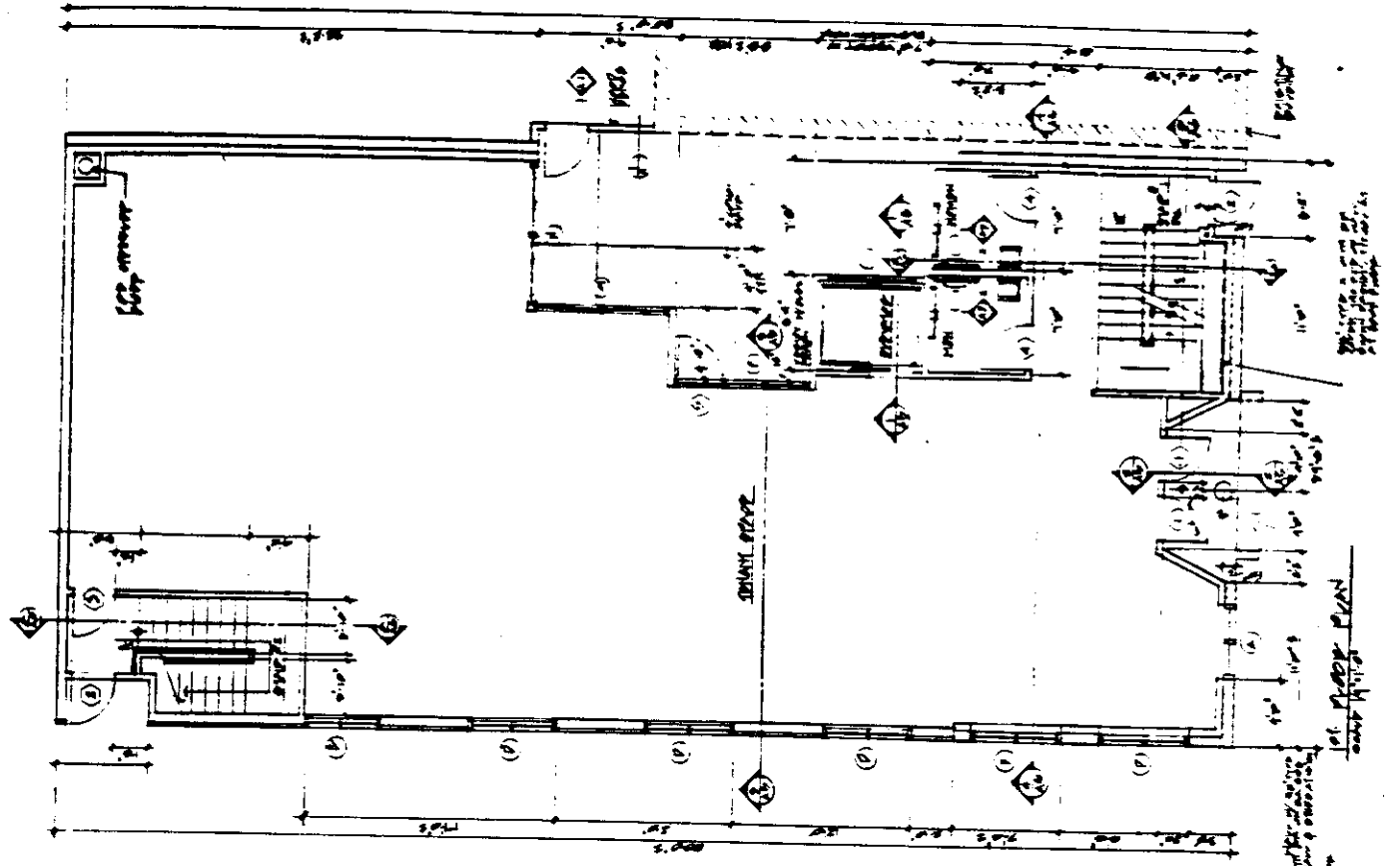
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ALKALI FLAT PROJECT AREA COMMITTEE

530 - 12TH STREET • SACRAMENTO, CALIFORNIA 95814 • (916) 446-6111

TO: Mr. Wil Weitman, Senior Planner, Sacramento City Planning Department
FROM: Mr. Tim Quintero, Director, Alkali Flat PAC
SUBJECT: City Planning Application No. P87-235
DATE: June 8, 1987

The Alkali Flat Project Area Committee met on June 3, 1987 to review the application for a variance to waive 13 required on-site parking spaces for the office rehabilitation project located at 614 12th Street.

Following PAC review the Alkali Flat PAC voted unanimously to recommend to the Sacramento City Planning Commission that they deny the application for a variance to waive the 13 required on-site parking spaces.

Wil, adequate on street parking is not available in the 12th and F Street area to meet the demand that will be generated by this proposed office use.

The PAC is supportive of the rehabilitation plans for this structure however, the PAC recommends that the developer develop or lease the required 13 parking spaces for this project.

Tim Quintero

Tim Quintero, Director
Alkali Flat PAC

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