

CITY PLANNING COMMISSION

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

APPLICANT	Sacramento County Employees Credit Union, 800 'H' St., Sacto., CA 95814		
OWNER	Eugene Saeltzler & David Lane, 4230 Los Coches Way, Sacramento, CA 95825		
PLANS BY	Sacramento County Employees Credit Union, 800 'H' St., Sacto., CA 95814		
FILING DATE	10-18-83	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	11-1-83	EIR	ASSESSOR'S PCL. NO. 002-102-03 & 04

- APPLICATION:
1. Negative Declaration
 2. Special Permit to develop a parking lot in the R-4A zone
 3. Variance to waive the required six-foot masonry wall
 4. Lot Line Merger (WITHDRAWN) (P83-348)

LOCATION: 714 to 718 'E' Street

PROPOSAL: The applicant requests the entitlements necessary to develop a 32 space parking lot on .3± vacant acres.

PROJECT INFORMATION:

1974 General Plan Designation: Residential-Office
1980 Central City Community
Plan Designation: Residential-Office
Existing Zoning of Site: R-4A
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:
North: Office; R-0
South: Residential; R-4A
East: Vacant; R-4A
West: Office; OB
Parking Provided: 32 spaces
Property Dimensions: 73' x 160'
Property Area: 11,680 sq. ft.
Significant Features of Site: Existing on-site trees
Topography: Flat

001720

STAFF EVALUATION: The subject site is located within the Alkali Flat Redevelopment Project Area. The land use plan for this area designates the site as Residential-Office (R-0). The existing zoning of the site is Medium Density Multiple Family (R-4A).

Within the same block as the subject site the Commission previously approved the development of three office sites and two parking lots (see Land Use Map). The two parking lots were approved in conjunction with the conversion of existing, architecturally unique, residential structures within the project area into offices.

~~Redevelopment Agency staff is currently updating the land use designations for this portion of Alkali Flat. It is possible that this update may result in the subject site and the surrounding block being designated for office uses. Should the update result in the designation of the site for office uses, the issue to be addressed is whether the proposed parking lot is consistent with the objectives of the Redevelopment Plan and the Central City Plan.~~

The proposed parking lot is intended to serve the needs of an existing office/financial use located outside the Alkali Flat project area boundaries at the southeast corner of 8th and 'H' Streets. Given the existing zoning and land use designation of the subject site, it is possible that a 10,000± square foot office building or 15 residential units could be developed on the subject site.

APPLC. NO. P83-348 MEETING DATE December 1, 1983

CPC ITEM NO. 76/5

Both a new office building or residential development would be consistent with the intent to redevelop the Alkali Flat area. A parking lot developed to provide parking beyond the requirements of the Zoning Ordinance and for a use outside of the project area, does not appear to be consistent with the Alkali Flat objectives.

The two other parking lots approved by the Commission within this block were necessary to provide for required off-site parking spaces for the rehabilitation of existing structures within the project area. These parking lots are therefore consistent with the plan's objectives.

In conclusion, staff cannot support the development of a parking lot to serve a use located outside the project area boundaries. Staff finds that the development of a residential or office project, or even off-site parking spaces in conjunction with the rehabilitation of an existing structure in Alkali Flat would be a more appropriate use of the site.

Alkali Flat Project Area Committee (PAC) Response

The project was reviewed by the PAC on November 17, 1983. The PAC recommended that the special permit be denied.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the Variance, based upon Findings of Fact which follow;
3. Denial of the Special Permit, based upon Findings of Fact which follow.

Findings of Fact - Special Permit

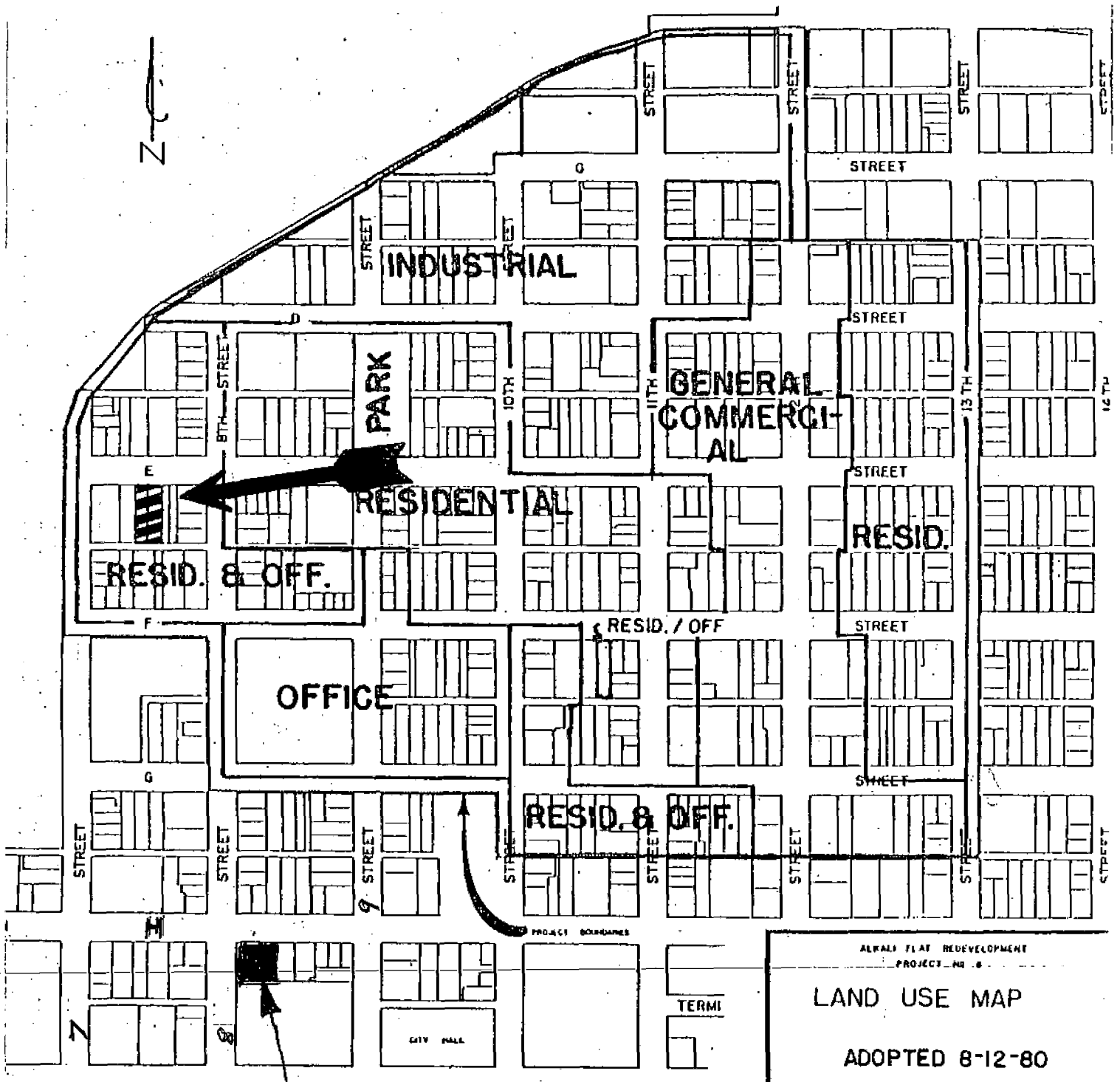
- a. The special permit is not based upon sound principles of land use in that the development of a parking lot on the subject site represents a use of the property which has no relationship to the surrounding land uses;
- b. The special permit is inconsistent with the following objectives of the Alkali Flat Redevelopment Plan:
 - to encourage development of office uses in the project area in close proximity to governmental complexes; and
 - to promote the restoration of historically or architecturally significant structures and the conservation of sound housing stock; and
 - to create additional employment opportunities for project area residents, particularly by area businesses and industry.

The special permit is inconsistent with these objectives because the development of the parking lot would preclude the use of the site for either office or residential development within the project area.

Findings of Fact - Variance

The granting of the variance would constitute a special privilege extended to one property owner in that the applicant has not demonstrated that a practical difficulty or unnecessary hardship exists which justifies the granting of the requested variance.

LOCATION MAP



CREDIT UNION OFFICE
WILL USE OFF-SITE PARKING
ON "E" street

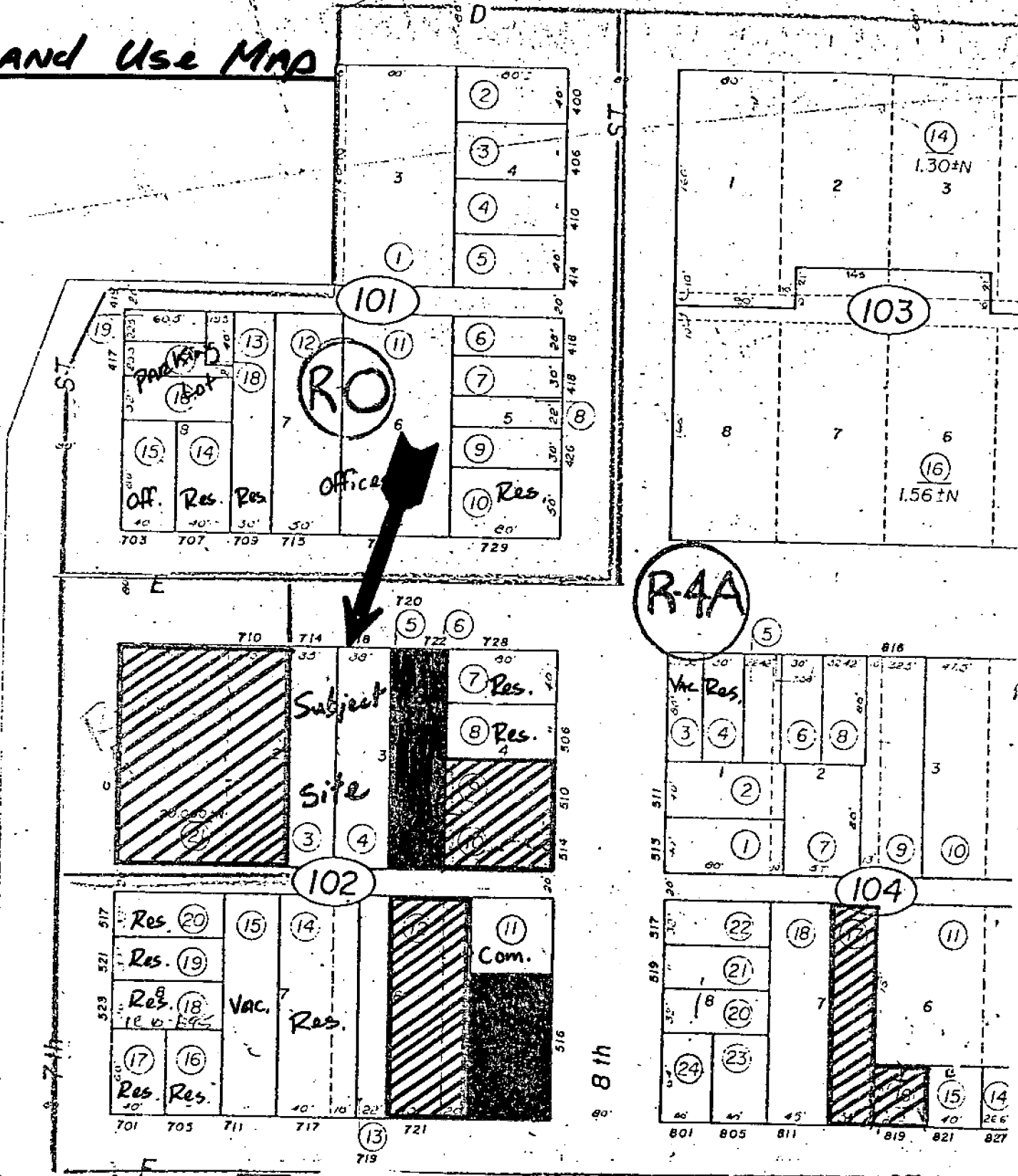
ALFALI FLAT REDEVELOPMENT
PROJECT - No. 8



LAND USE MAP

ADOPTED 8-12-80

001724

Land Use Map



 Approved Office Projects
 Approved Parking Lots

001725

City Planning Commission
Sacramento, California

Members in Session:

Subject: Reconsideration of Special Permit to develop a parking lot in the R-4A zone (P83-348)

Location: 714 to 718 E Street (south side of E Street approximately 125 feet east of 7th Street)

Summary: The City Council referred this project back to the Commission to reconsider the applicant's request to allow a five year term permit on the proposed parking lot. The Planning Commission denied the original request. Staff recommends denial of the latest request.

Background Information: On December 1, 1983 the Planning Commission considered a special permit to develop a 32 space parking lot and a variance to waive the six foot high masonry wall in the R-4A zone. The Commission denied this request by a unanimous vote (9-0) because the project is not consistent with the Alkali Flat Redevelopment Plan. The plan designates the subject site, as well as the entire block, for Residential-Office R-0 land uses.

Subsequently, the applicant appealed this action to the City Council. At the January 10, 1984 Council meeting the applicant requested that a five year term permit for the proposed parking lot be considered. The Council, however, referred the modified request back to the Planning Commission for reconsideration.

Staff Comment: The staff has the following concerns:

1. The applicant is requesting that the special permit to develop the 32 space parking lot be given a five year term permit. After five years the use permit will expire and the parking lot will be barricaded and no longer used as a parking lot.
2. Staff cannot support the development of this parking lot on a five year term permit basis for the following reasons:
 - (a) the proposal is not consistent with the Alkali Flat Redevelopment Plan which designates this subject site for Residential-Office R-0 land use;
 - (b) the proposed parking lot serves an office building located 3-1/2 blocks from the site and is located outside the Redevelopment Plan area.
3. The Redevelopment Agency staff has reviewed the five year term permit request and has indicated that the proposal is not consistent with the Redevelopment Plan and the draft amended Redevelopment Plan for Alkali Flat which designates the subject site for Office Building O-B uses. The Agency staff, therefore, recommends the Commission deny the parking lot proposal.

4. This proposal was transmitted to the Alkali Flat Project Area Committee for review and comment. Comments will be presented at the Commission meeting.

Staff Recommendation: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the Variance, based upon findings of fact which follow;
3. Denial of the Special Permit, based upon findings of fact which follow:

Findings of Fact - Special Permit

- a. The special permit is not based upon sound principles of land use in that the development of a parking lot on the subject site represents a use of the property which has no relationship to the surrounding land uses;
- b. The special permit is inconsistent with the following objectives of the Alkali Flat Redevelopment Plan:
 - to encourage development of office uses in the project area in close proximity to governmental complexes; and
 - to promote the restoration of historically or architecturally significant structures and the conservation of sound housing stock; and
 - to create additional employment opportunities for project area residents, particularly by area businesses and industry.

The special permit is inconsistent with these objectives because the development of the parking lot would preclude the use of the site for either office or residential development within the project area.

Findings of Fact - Variance

The granting of the variance would constitute a special privilege extended to one property owner in that the applicant has not demonstrated that a practical difficulty or unnecessary hardship exists which justifies the granting of the requested variance.

Respectfully submitted,



Wilfred Weitman,
Senior Planner

WW:sg-5d

001723