

History - P-87032

**CITY PLANNING COMMISSION**

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

<b>APPLICANT</b>	Takata Associates, 5660 Freeport Blvd., Suite 201, Sacramento, CA 95822		
<b>OWNER</b>	Warren Samarzich, 1722 'J' Street, Suite 15, Sacramento, CA 95814		
<b>PLANS BY</b>	Takata Associates, 5660 Freeport Blvd., Suite 201, Sacramento, CA 95822		
<b>FILING DATE</b>	6/21/84	<b>50 DAY CPC ACTION DATE</b>	
<b>REPORT BY:</b>	FG:bw		
<b>NEGATIVE DEC</b>	Ex. 15305(b)	<b>EIR</b>	
<b>ASSESSOR'S PCL. NO.</b>	007-142-06; 007-244-06		

**APPLICATION:** Variance to locate required parking spaces off site

**LOCATION:** 1806 Capitol Avenue and 1912 'O' Street

**PROPOSAL:** The applicant is requesting the necessary entitlement to locate two required parking spaces off site for the conversion of a 3,200 square foot building to office uses.

**PROJECT INFORMATION:**

1974 General Plan Designation: Commercial and offices  
1980 Central City Community  
Plan Designation: General Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: One-story brick building (auto repair shop)

**Surrounding Land Use and Zoning:**

North: Commercial; C-2  
South: Residential; R-5  
East: Residential; C-2  
West: Commercial; C-2

Parking Required: Two spaces  
Parking Provided: None  
Property Dimensions: 40' x 80' and 40' x 60'  
Property Area: 5,600 square feet total  
Square Footage of Lots: Office site=3,200; Parking site=2,400  
Square Footage of Building: 3,040  
Height of Structure: 21 feet  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Colors: Red/White  
Exterior Building Materials: Brick/Cement Plaster

**PROJECT EVALUATION:**

1. The subject sites total 5,600 square feet in size and are zoned General Commercial (C-2). Both sites are designated for commercial/offices and General Commercial on the General Plan and Central City Community Plan respectively.
2. Previously, the site located at 1806 Capitol Avenue was used for an auto repair shop. The applicant now proposes to convert the building to commercial office space. The subject building is also designated as a "Priority Structure" on the City's Official Register of Significant Architectural or Historical Structures. The structure will be undergoing major renovation which will require design review approval.

The parking site is presently developed with a 1,600 square foot commercial building. The proposed off-site parking spaces will be located at the rear of the structure. This site is approximately 1,280 feet (1/4 mile) from the proposed office building. Given the distance between the office and the parking site, it is unlikely that the site will ever be used. Therefore, this proposal cannot be supported, and it is recommended that the applicant locate parking spaces which are located nearer to the office site.

ENVIRONMENTAL DETERMINATION: The proposed variance is exempt from environmental review, pursuant to State CEQA Guidelines (Section 15305(b)).

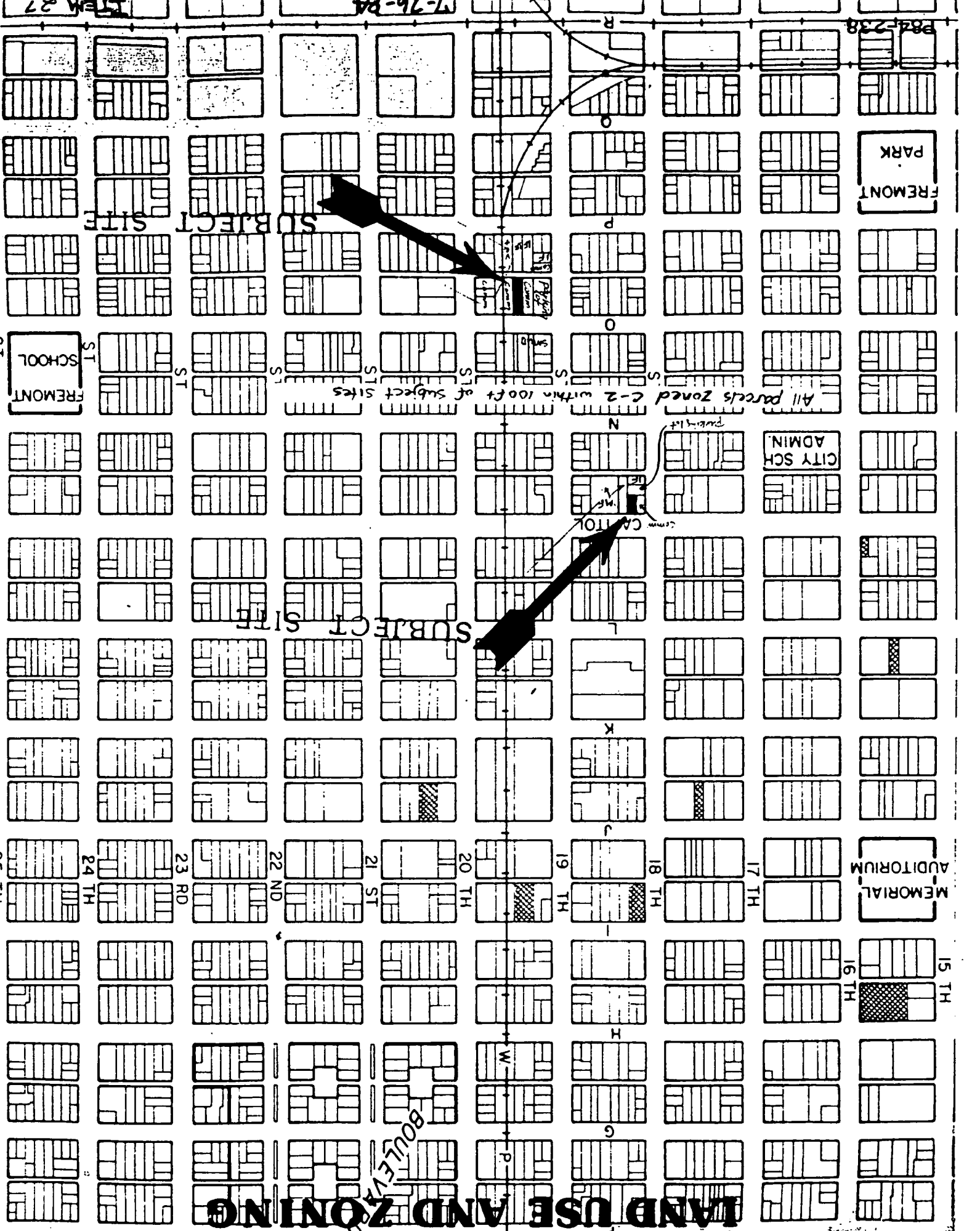
STAFF RECOMMENDATION:

- A. Denial of the Variance, based upon the Findings of Fact which follow:
1. The project would be injurious to public welfare and other properties in the vicinity in that approval would increase the on-street parking demand;
  2. The proposal is not consistent with the goal of the Central City Plan to "provide off-street parking to meet the needs of shoppers, visitors and residents";
  3. The proposal would amount to a special privilege extended to the property owner in that there are no unusual circumstances that preclude the off-site parking from being located in a more reasonably accessible location.

# VICINITY MAP

## LAND USE AND ZONING

BOULEVARD



FREMONT PARK

CITY SCH ADMIN

MEMORIAL AUDITORIUM

SUBJECT SITES

SUBJECT SITES

All parcels Zoned C-2 within 100 ft of subject sites

FREMONT SCHOOL ST

24 TH 23 RD 22 ND 21 ST 20 TH 19 TH 18 TH 17 TH

16 TH 15 TH

SCHOOL

FREMONT SCHOOL ST

24 TH 23 RD 22 ND 21 ST 20 TH 19 TH 18 TH 17 TH

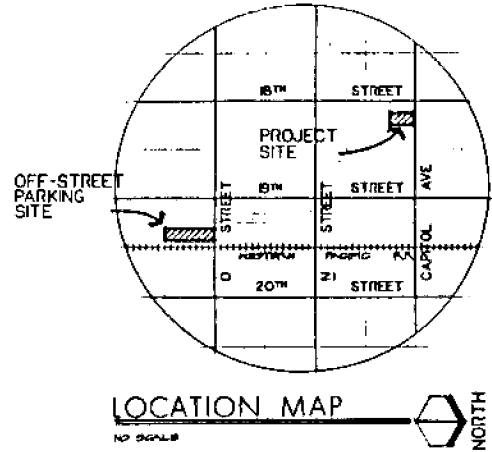
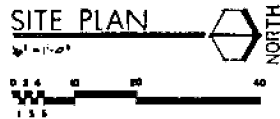
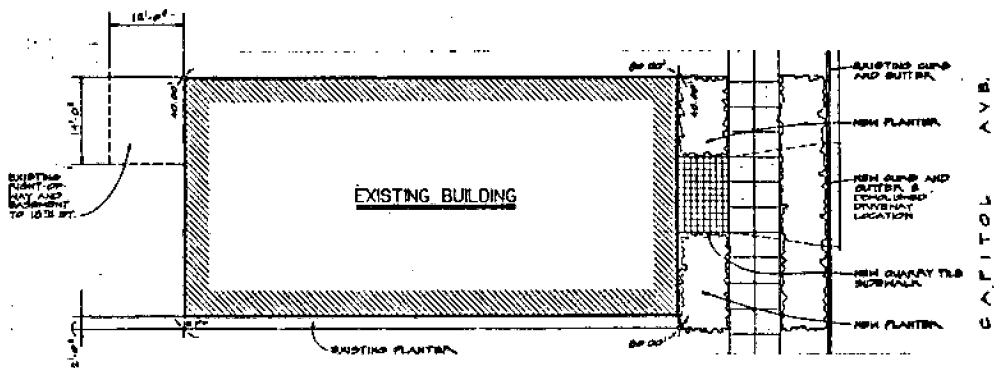
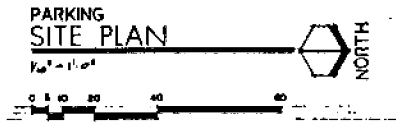
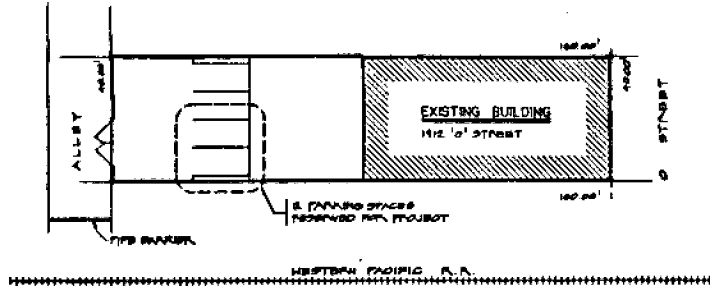
16 TH 15 TH

SCHOOL

7-26-84

P84-238

# SITE PLAN



**TAKATA ASSOCIATES**  
 ARCHITECTS

1000 Prospect Blvd., Suite 200  
 Sacramento, California 95833  
 (916) 421-1800

CONSULTANT

P 84238

7-26-84

REVISIONS

PROJECT TITLE  
 REMODEL:  
 SAMARZICH  
 OFFICE  
 BUILDING

805 CAPITOL AVE.  
 SACRAMENTO, CA.

SHEET TITLE  
 • LOCATION MAP  
 • DITS PLAN  
 • PARKING DITS PLAN

DATE: 21 JUN 1984

SHEET NO.

1

43

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TEAM 37



TAKATA ASSOCIATES ARCHITECTS

1806 Capitol Blvd., Suite 200 Sacramento, California 95811 916 431-2082

CONSULTANT

P 84238

7-26-84

REVISIONS

PROJECT TITLE: REMODEL: SAMARZICH OFFICE BUILDING

1806 CAPITOL AVE. SACRAMENTO, CA.

SHEET TITLE: FLOOR PLAN

CDR NO. 83 83 848 02 01 17 DATE: 8/11/84

SHEET NO.

2

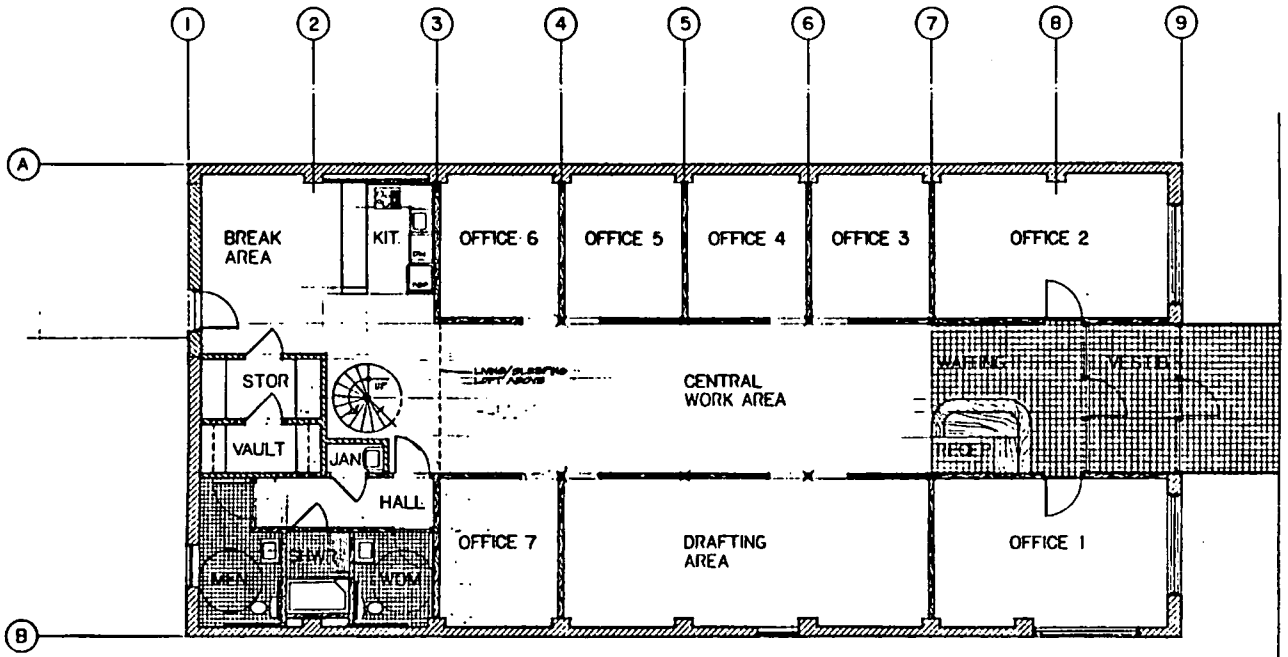
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FLOOR PLANS

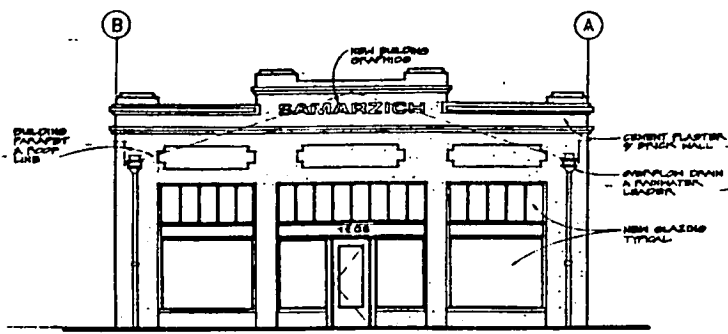


FLOOR PLAN

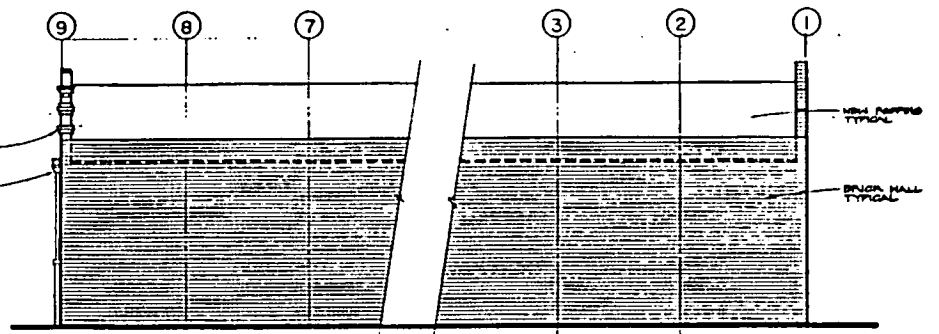
1/4" = 1'-0"



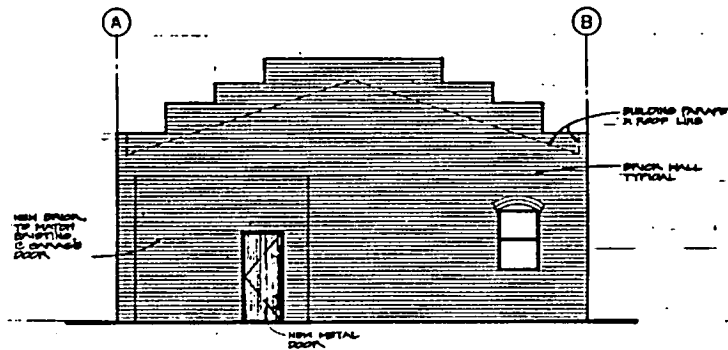
# ELEVATIONS



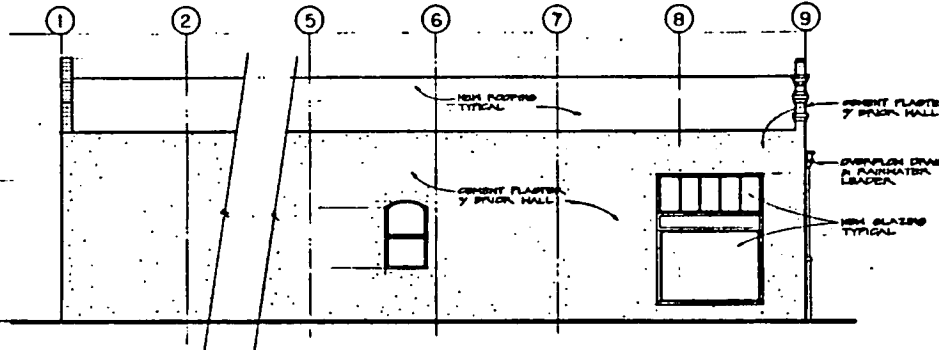
NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



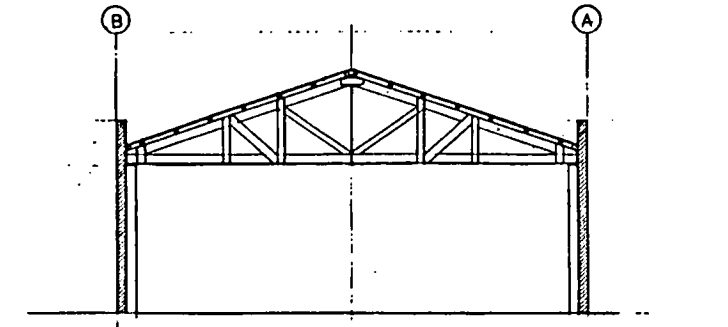
WEST ELEVATION  
SCALE: 1/4" = 1'-0"



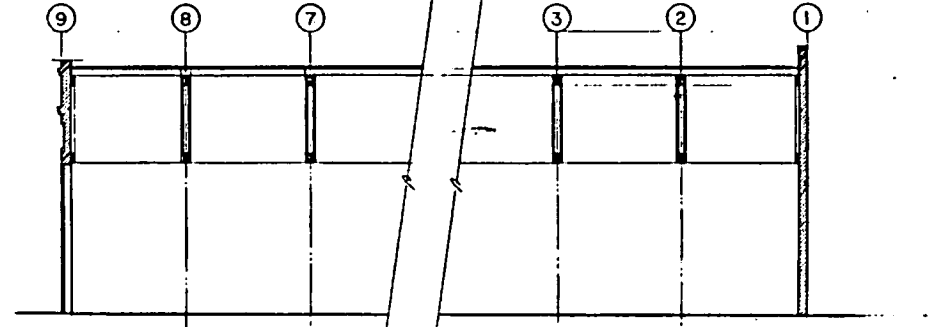
SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



EAST ELEVATION  
SCALE: 1/4" = 1'-0"



SECTION A-A  
SCALE: 1/4" = 1'-0"



SECTION B-B  
SCALE: 1/4" = 1'-0"



**TAKATA ASSOCIATES**  
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1806 Prospect Blvd. Suite 202  
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916-431-8844

CONSULTANT:

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7-26-84

REVISIONS

PROJECT TITLE  
REMODEL:  
SAMARZICH  
OFFICE  
BUILDING

1806 CAPITOL AVE.  
SACRAMENTO, CA.

SHEET TITLE  
EXTERIOR  
ELEVATIONS  
BUILDING ELEVATIONS

FOR NO. 03 02 048 02 000  
DATE 21 JAN 84 11 AM '84

SHEET NO.

3  
-3-238

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