

Previous Report
for Reference

CITY PLANNING COMMISSION

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

APPLICANT <u>Gorman/Whitney Development Co., 185 Cadillac Drive, Sacramento, CA 95821</u>		
OWNER <u>Nancy Cleavenger, et al, 5970-1st Avenue, Sacramento, CA 95817</u>		
PLANS BY <u>James R. Leon, architect, 648 Northfield Drive, Sacramento, CA 95833</u>		
FILING DATE <u>10/5/84</u>	50 DAY CPC ACTION DATE _____	REPORT BY: <u>SD:bw</u>
NEGATIVE DEC <u>Ex. 15311(b)</u>	EIR _____	ASSESSOR'S PCL NO. <u>007-181-11,12</u>

APPLICATION: Variance to locate parking maneuvering space off site (Sec. 6-D-14)

LOCATION: 1219-30th Street

PROPOSAL: The applicant is requesting the necessary entitlement to construct a 7,600 square foot medical/office building.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial & Office
 1980 Central City Community
 Plan Designation: General Commercial
 Existing Zoning of Site: C-2
 Existing Land Use of Site: Ambulance Service

Surrounding Land Use and Zoning:

North: Medical Offices; C-2
 South: Bank; C-2
 East: Restaurant; C-2
 East: RT parking and freeway; C-2

Parking Required: 38 spaces
 Parking Provided: 40 spaces
 Parking Ratio: 1:190 sq. ft.
 Property Dimensions: Irregular
 Property Area: .3± acres
 Square Footage of Building: 7,600 office upstairs
 Topography: Flat
 Street Improvements/Utilities: Existing
 Exterior Building Colors: Red brick, bronze glass, tan stucco
 Exterior Building Materials: Brick, stucco
 Height of Structure: Two-story; 26 feet

PROJECT EVALUATION: Staff has the following comments:

- A. The subject sites are designated for commercial and office uses and general commercial uses in the 1974 General Plan and the 1980 Central City Plan respectively. The proposed project is compatible with these plans.
- B. The subject sites are located in an area developed with commercial and office uses. The subject site consists of two parcels. The larger parcel is presently developed with an office building formerly used as an ambulance service. Parking was located at the rear of the site. At the present time, the adjacent parcel on which parking maneuvering is to be located, is part of the circulation pattern from 30th Street for a drive-up bank window located adjacent to the south (see Location Map).

APPLC. NO. P84-378

MEETING DATE November 8, 1984

CPC ITEM NO. 24

000451

C. The applicant proposes to demolish the existing office building. This office is to be replaced with a 7,600 square foot, two-story medical/dental office; parking will be on the ground floor. More than half of the parking will be covered by the structure. The applicant proposes to use the 25-foot wide parcel adjacent to the east for maneuvering room for eight spaces. On October 25, 1984 the Commission approved a similar variance request for the restaurant on the east side of this parcel (P84-363). The easterly narrow parcel is encumbered by agreements for parking and maneuvering for the bank and restaurant and cannot be used for a building site. Staff, therefore, has no objection to the variance request.

D. Plans for this project were routed to the Traffic Engineering Division. The following comment was received:

Parking spaces shall be 18 feet by eight feet, excluding support columns or wall widths.

In addition, the Traffic Engineer noted that maneuvering for spaces against building walls could be restricted without additional off-set. These spaces do, however, meet minimum Zoning Code requirements.

E. Fifty percent shading of the parking lot is achieved by use of the building.

F. The Design Review Board will consider the project on November 6, 1984.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Section 15311(b)).

RECOMMENDATION: Staff recommends the Commission approve the variance to locate parking maneuvering off site, subject to conditions and based upon Findings of Fact to follow.

Conditions

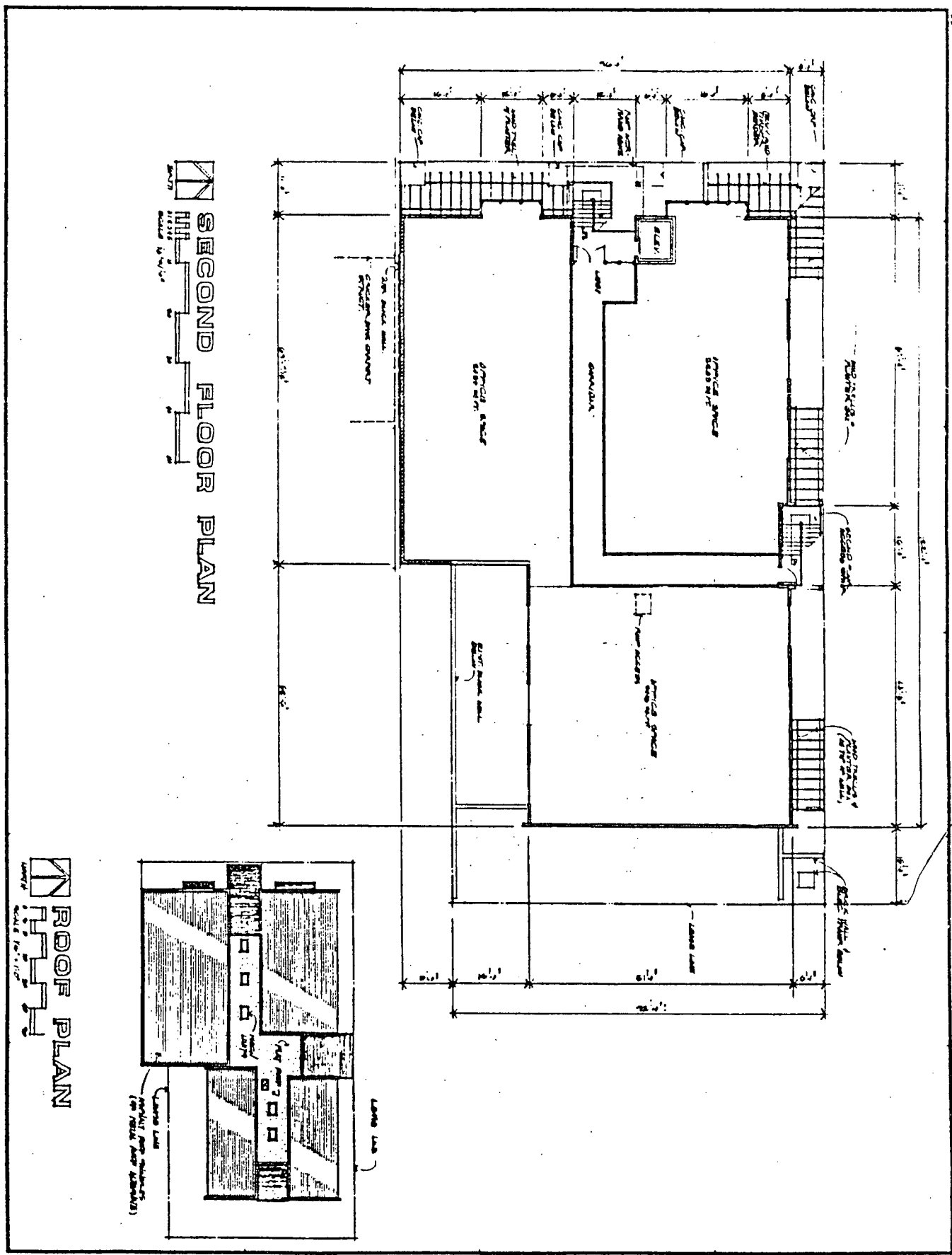
1. Parking spaces shall be eight feet by 18 feet, excluding building support columns or walls.
2. The applicant shall submit a copy of a 10-year lease agreement for the continued use of the off-site parking maneuvering space for the review and approval of the Planning Director. The lease shall be approved prior to issuance of building permits.

Findings of Fact

1. The proposed variance does not constitute a special privilege extended an individual property owner, in that:
 - a. the restaurant east of the site was granted a similar request;
 - b. the property cannot be developed for other uses since these are agreements restricting use of the narrow parcel to parking and maneuvering space.

2. Granting the variance will not be injurious to the public welfare or other property in the vicinity of the subject site, in that adequate parking will be provided for the proposed office.
3. The variance is not a use variance, in that offices and accessory parking are allowed in the General Commercial (C-2) zone.
4. The project is in conformance with the 1974 General Plan and the 1980 Central City Plan which designate the site for commercial uses.

000455



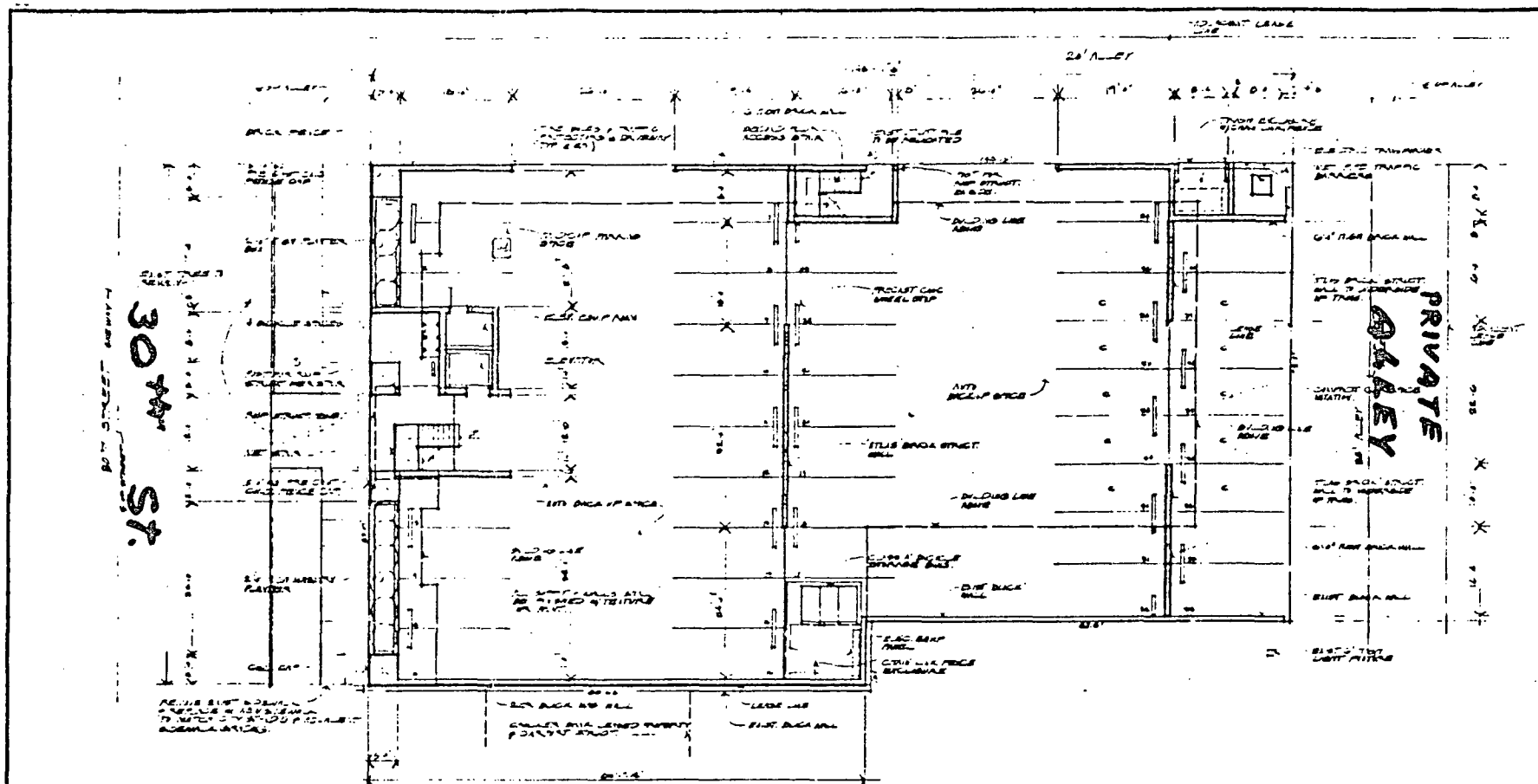
SECOND FLOOR PLAN

ROOF PLAN

SHEET NO. A-2	JOB 9-4	DATE APR 9, 1984	REVISIONS	THOMAS R. LOEN ARCHITECT	MEDICAL / DENTAL OFFICE BUILDING 1218 30th STREET SACRAMENTO, CALIFORNIA	JAMES R. LOEN ARCHITECT 845 NORTHFIELD DRIVE, SACRAMENTO, CA. 95823 (916) 920-4811

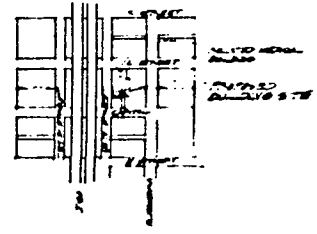
P84-378

7-8-84



SITE / FIRST FLOOR PLAN

VICINITY MAP



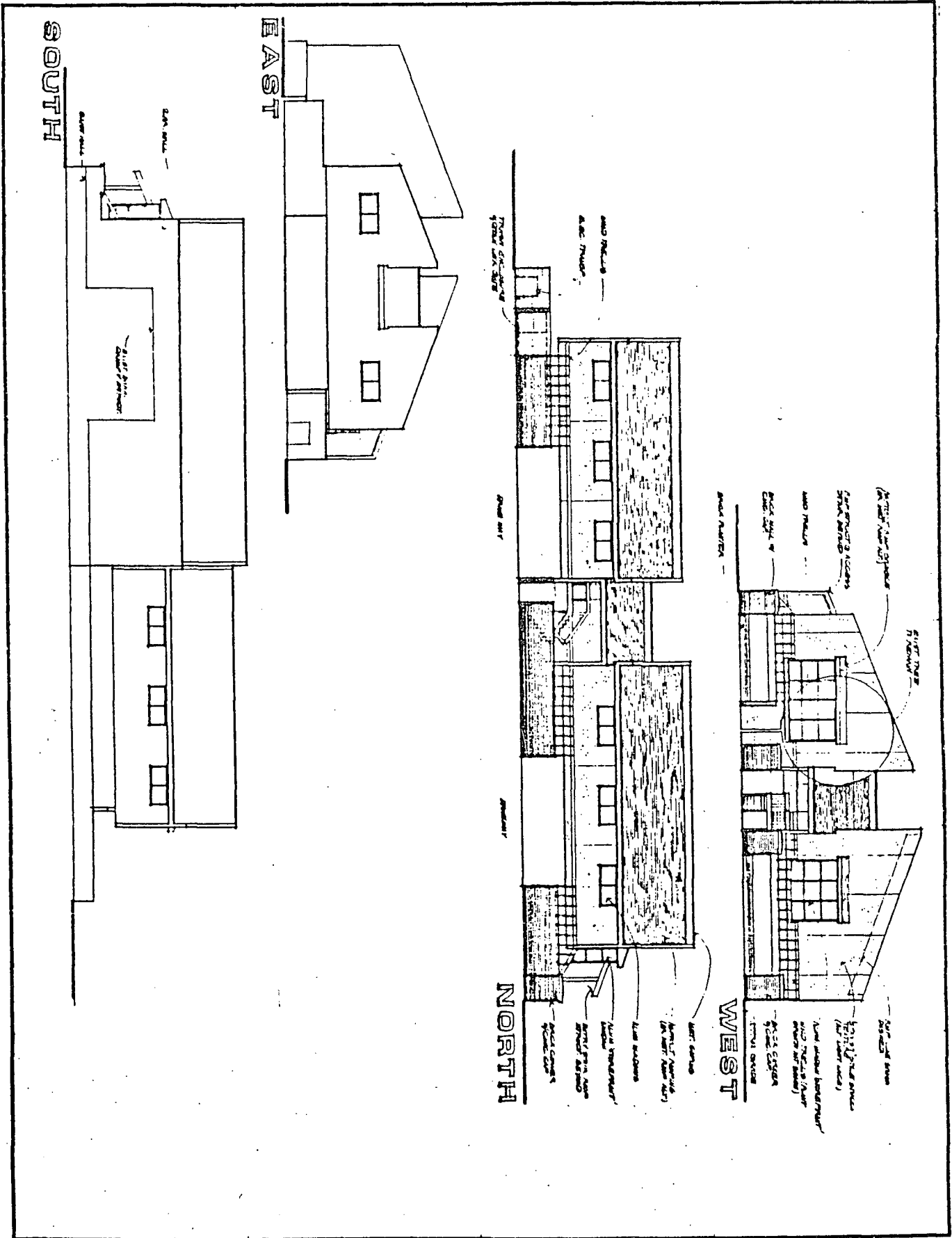
PROJECT SUMMARY

LOT AREA: 1180 SQ. FT. (14 ACRES)
 TRACT NO: 20118-11
 MAP NO: C-2
 ACCESSION: S-2
 PARCEL: 40 OFFICES (10 CONCEPT)
 BUILDING AREA: 195 SQ. FT.
 SECOND FLOOR: 770 SQ. FT.
 TOTAL: 965 SQ. FT.
 TYPE OF CHANGE: TYPE V LINE
 NET LEASABLE: 770 SQ. FT.

JAMES R. LOEN ARCHITECT <small>808 NORTHFIELD DRIVE, SACRAMENTO, CA. 95833 (916) 909-0871</small>	
MEDICAL / DENTAL OFFICE BUILDING 4214 30th STREET SACRAMENTO, CALIFORNIA	
DATE	7/8/84
JOB NO.	99
SHEET NO.	A-1

000456

No. 44



000457

SHEET NO. A-3	JOB 74	DATE 4/17/78	REVISIONS	ATTACHED PLANS	MEDICAL / DENTAL OFFICE BUILDING 1218 30th STREET SACRAMENTO, CALIFORNIA	JAMES R. LOEN ARCHITECT 648 NORTHFIELD DRIVE, SACRAMENTO, CA. 95811 (916) 920-6311
-------------------------	-----------	-----------------	-----------	-------------------	---	---