

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	SAM CLADIANOS, 2407 J Street, Sac., CA 95816		
OWNER	SAM CLADIANOS, 2407 J Street, Sa.c, CA 95816		
PLANS BY	R. WM. ISSAACSON, 3417 Arden Way, Suite A, Sac., CA 95825		
FILING DATE	1/25/89	ENVIR. DET.	Neg. Dec.
ASSESSOR'S PCL. NO.	007-0032-007	REPORT BY	PW:vf

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to expand an existing parking lot by increasing the number of parking spaces from 11 to 20 spaces on a partially developed lot in the Multi-family (R-3A) zone.
 - C. Variance to allow seven tandem parking spaces.
 - D. Variance to waive the required six foot masonry wall.

LOCATION: 2408 I Street

PROPOSAL: The applicant is requesting the necessary entitlements to expand a parking lot from 11 spaces to 20 spaces.

PROJECT INFORMATION:

General Plan Designation:	High Density Residential
1980 Central City Community Plan Designation:	Multi-Family
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Vacant, rear portion developed with parking lot

Surrounding Land Use and Zoning:

North: Residential; R-3A
South: Commercial; C-2
East : Parking lot; R-3A
West : Residential; R-3A

Property Dimensions:	40' x 160'
Property Area:	0.14+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: On May 6, 1988, Planning staff received phone calls from adjacent neighbors of the subject site concerned that the front portion of the subject site was soon to be developed as a parking lot. Staff began an Investigation and Report that concluded that a Special Permit would be required for the development of the additional parking area. Research into the history of the site has revealed several actions on the site.

On December 13, 1960, the Planning Commission approved a special permit to develop a parking lot on the rear 80 feet of the subject site adjacent to the alley. The parking lot was to serve a portion of the required parking for the three story office building at 2401 J Street. On March 14, 1972, the Planning Commission approved a special permit to develop the remaining front portion of the subject site with a parking lot to serve the parking requirements of the adjacent Heald Business College at 2401 J Street. The special permit expired two years later. The applicant has indicated that he was unaware of the special permit expiration. The additional parking is still needed to meet the off-site requirements of the 2401 J Street building.

STAFF EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of an 80' x 160' interior lot in the Multi-family (R-3A) zone. Both the General Plan and 1980 Central City Community Plan designate the site for multi-family residential uses. The site is currently developed with a parking lot on the rear 80 feet of the lot adjacent to the alley. The front 80 feet is currently vacant. Surrounding land uses include residential uses zoned R-3A across I Street to the north; commercial uses zoned C-2 to the south; a parking lot zoned R-3A adjacent on the east; and residential zoned R-3A to the west.

B. Applicant's Proposal

The applicant is requesting a special permit to develop the entire lot as a parking lot. Currently the rear 80 feet of the site is developed with an 11 space parking lot. The entire subject site was previously approved for a parking lot but expired before it was fully developed. The applicant is also requesting variances as proposed on the submitted plans. The parking lot will serve required parking for the three-story office building at 2401 J Street (see zoning/land use map).

C. Staff Evaluation

As previously stated, the subject site has a long history attached to it. The site has been previously approved to serve as required off-site parking for the 2401 J Street building. Planning staff would not ordinarily support such a request for a parking lot in a residential zone. However, because it was once approved before and is tied to the 2401 J Street building's parking requirement, staff can support the proposal with design revisions. Staff recognizes the aesthetic impacts on the residential character of the immediate neighbors but is of the opinion that the on-street parking impacts resulting from the lack of parking for the 2401 J Street building would be more detrimental to the overall area.

Staff recommends major revisions to the submitted site plan (see staff's revision). The applicant needs a total of 16 parking spaces to legally meet the requirement of the off-site parking for 2401 J Street. Staff recommends 90 degree parking along the eastern property line with no access off of I Street. All access to and from the site should be from the alley. Sixteen parking stalls can be located along the eastern property line beginning at the alley. This will leave approximately 10 feet along the I Street frontage to be landscaped and treated with a decorative fence. Staff suggests a minimum four foot high fence be located across the site approximately 20 feet in from the I Street property line. The design of the fence should comprise of a combination of wrought iron and masonry materials. The design of the fence and landscaping in this setback area should be reviewed and approved by Planning staff prior to issuance of a building permit. No lighting is to be allowed on the western property line and the three light standards along the eastern property line should be directed on site only. Staff recommends the construction of a new six foot wood fence along the western property line. There doesn't appear to be enough room to construct a masonry wall. Staff recommends the applicant submit a detailed revised site plan for review and approval by the Planning Director prior to the issuance of a parking facilities permit and building permit. With all of the above revisions, the overall appearance and function of the site should be improved without significantly impacting the neighborhood.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to allow the expansion of a parking lot on the front 80 feet of the subject lot with conditions and based upon findings of fact which follow.
- C. Approve the variance to reduce the required parking maneuvering depth from 26 feet to 22 feet with conditions and based upon findings of fact which follow.
- D. Approve the variance to waive the required masonry wall along the western property line with conditions and based upon findings of fact which follow.
- E. Deny the variance to allow seven tandem parking spaces.

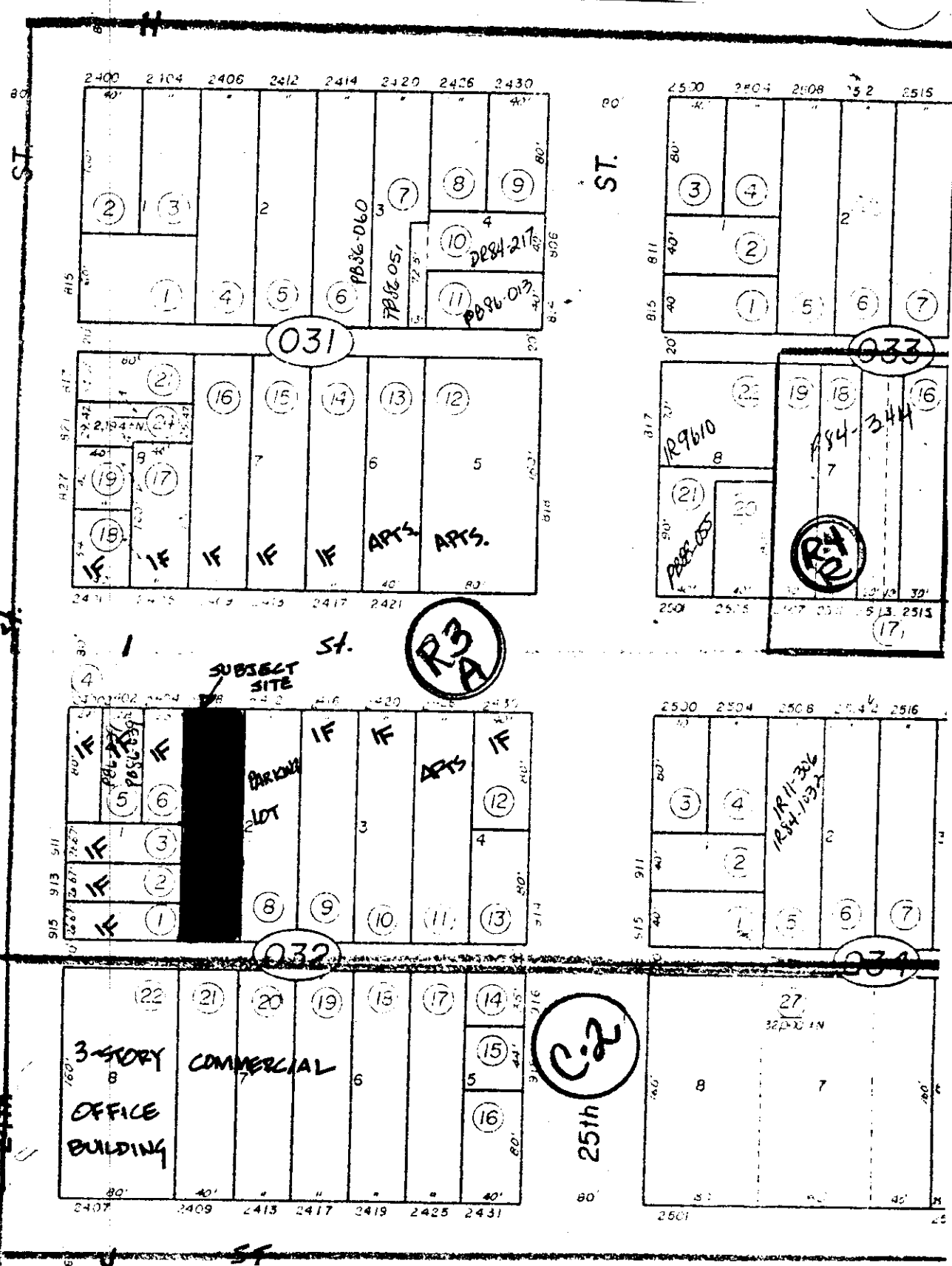
Conditions

1. The applicant shall submit revised site plans for review and approval by the Planning Director prior to issuance of a parking facilities permit and building permit. The revised plans shall include the following:

- a. revising the parking stalls to 90 degrees along the eastern boundary of the lot beginning at the alley;
 - b. a total of 16 parking stalls shall be located along the eastern property line.
 - c. all access in and out of the site shall be from the alley; no access is to be allowed from I Street.
 - d. a minimum four foot high decorative fence shall be constructed across the width of the site at approximately 10 feet from the I Street property line. The fence shall be constructed of a combination of wrought iron and masonry material.
2. The setback area between the decorative fence and I Street shall be landscaped with shrubs and trees.
 3. No lighting shall be located along the western property line.
 4. The three light standards along the eastern property line shall be directed on-site.
 5. A new six foot wood fence shall be constructed along the northern 80 feet of the western property line.

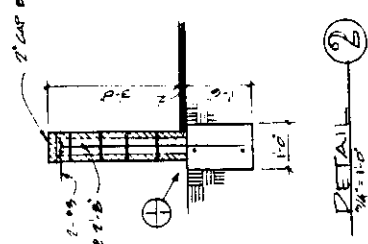
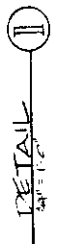
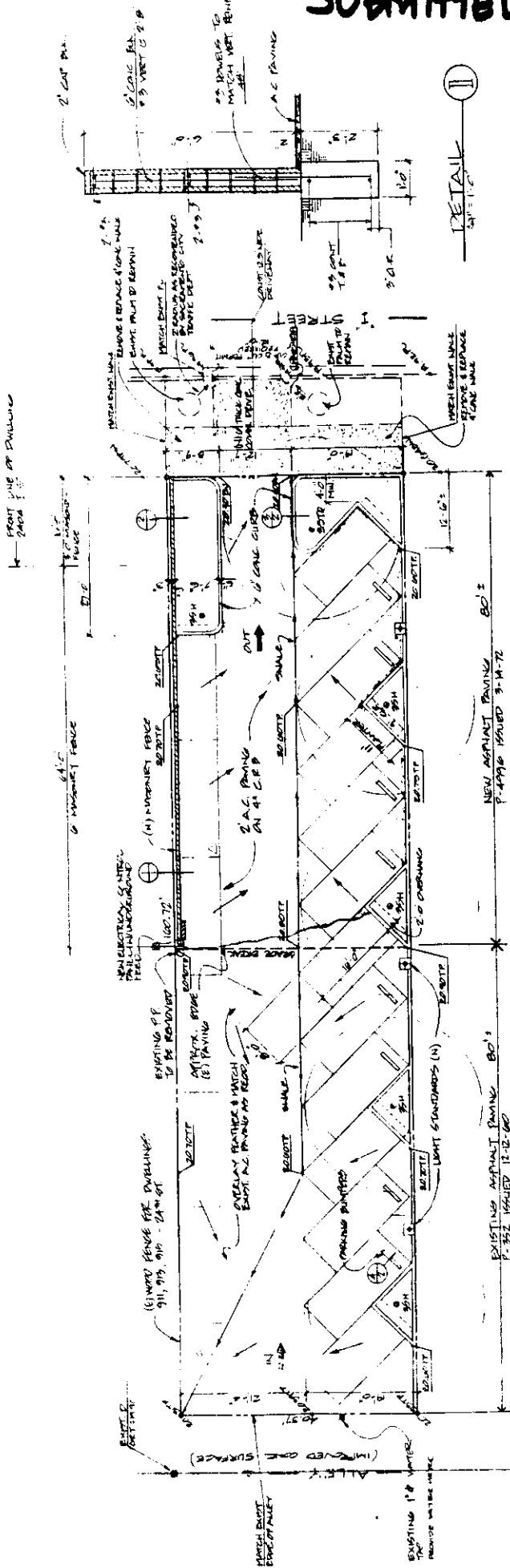
Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the revised project will meet the parking requirements of the office building at 2401 J Street and help alleviate the on-street parking impacts.
2. Granting the special permit, as conditioned, will not be injurious to the public welfare or other property owners in the vicinity in that no access is being allowed from I Street and the I Street frontage will have adequate landscaping and screening.
3. The proposed project is consistent with the Central City Plan in that the plan designates the site for residential uses and the proposed parking lot conforms to this designation with approval of a special permit.



VICINITY - LAND USE - ZONING

SUBMITTED SITE PLAN



SITE PLAN
NOT A SURVEY
4 1/2" = 1'-0"
A.P.N. 007-0092-007

- NOTES**
1. REFER TO TOPOGRAPHIC SURVEY BY J.T.S. ENGINEERING
 2. SEE SHEET 2 FOR TYPICAL CURB & GUTTER DETAILS
CURBS MAY BE EXTRUDDED CARB WHERE APPROPRIATE
PARKING BAYS
 3. REFER TO LANDSCAPE DRAWINGS BY ROYALDORBY & ASSOCIATES

PARKING LOT SHADING STUDY

LOT AREA
40.91' x 100.72' = 4120.40 SF
MINIMUM PLANTING = 2707.50 SF PLANTING TOTAL
(67%)
TREE SHADING PROVIDED = 2,954.50 SF
9907 - 2 = 2954.50
TOTAL TREE SHADING PROVIDED = 2,912.50 SF SHADING
9.8.94% = 2495
1.692% = 722
9,127.0

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			

PARKING ADDITION
2408 1/2 ST. SACRAMENTO, CALIF.
SAN CLAYTONS - OWNER

CIVIL ENGINEER
PHONE 488-1822

R. Wm. ISAACSON
3417 ARDEN WAY, SUITE A
SACRAMENTO, CALIFORNIA 95831

2402 I Street
Sacramento, CA 95816
March 9, 1989

Planning Commission
Department of Planning and DEvelopment
1231 I street
Sacramento, CA 95814

Dear Members:

This letter is in response to the public notice dated 2/23/89 concerning the special permit request (P89-072) to expand a parking lot at the rear of 2408 I Street to include the entire lot.

We live at 2402 I Street, one residential lot away from the proposed parking lot. Needless to say, we are very strongly opposed to the idea of a permanent, municipally-sanctioned, parking lot as the newest neighbor on our attractive, revitalized, residential (and residentially-zoned) block.

We believe that major municipal policy decisions concerning property on this block--and on all city blocks for that matter--should be sensitive to the character of the block, to its zoning and to its current development, and supportive of the best interests of the block as a whole. For example, if the block constitutes a residential neighborhood as ours does, the city should not make decisions that adversely affect the quality of life of that neighborhood. Further, if the quality of life is improving, it is incumbent upon the city government to support that improvement.

Let us give you a flavor of the character of the 2400 block of I Street wherein the special permit request lies. There are 16 lots or sections of lots facing I Street on this block. Of these 16 lots, 3 are apartments, 4 are multifamily homes, 6 are single family homes, one is a parking lot of long standing owned by Cuilla Brothers, and one is an undeveloped lot with a rear parking lot--the lot in question. Of the 16 lots, then, 14 or 87% are residential. And of the 14, 8 or over half are distinctly preservation area residences built about 1900 or before.

There is nothing we can do about the fully developed parking lot which has been there for many years. It dates back to a time when the city of Sacramento was not as sensitive to the importance of zoning. Fortunately, Cuilla Brothers have a record of maintaining their parking lot, which they supervise and use themselves on a daily basis. We are grateful that they are such good neighbors.

P89-072

March 9, 1989

Item # 24

Since we moved to the city in 1983, our block has undergone many wonderful and continuous improvements. Six residences have been painted, there are two new roofs, at least five homes have been, or are in the process of being, substantially renovated. The yards are well maintained and almost everyone has put in some new and improved landscaping. No single residence or group of residences has initiated the changes. The improvements are a small neighborhood effort and accomplishment.

On a personal note, we bought our home in 1983, moving to an area where we both live and work, changing from a two car to a one car family, significantly reducing our use of any car, and investing in a home that eventually cost more money to renovate than to buy. These are the things that individuals like ourselves can do to improve urban residential neighborhoods and their own quality of life. But it takes the continuous and strong support of our governmental agencies to protect these neighborhoods through zoning. Our block has been designated a multifamily zone since we have been there and, in keeping with its current character, that's how it should be zoned.

The special permit for converting the front section of 2408 I to a parking lot has not been legally active since March 1974--fully 15 years ago. Based on the current application for this special permit dated 1/24/89 (Form A, page 2), the rationale for the request is a city code requirement for 60 offstreet parking spaces for a commercial building at 2407 J Street. The application further states that the commercial building has 32 parking spaces underground and 13 parking spaces at the rear. There are today 15 parking spaces on the rear section of 2408 I Street. Thus, the current number of available parking spaces for 2407 J Street is 60. This leads us to question whether there really is a need for the special permit.

We certainly recognize the problems of parking in the downtown and we are concerned about them as citizens. We support reasonable solutions to these problems such as governmental revenues for mass transportation, parking capability requirements for all new construction, new parking lots in areas of commercial and recreational development, parking lots under freeways, ride sharing, telecommuting, and so on. Using vacant lots in residentially zoned blocks does not seem reasonable, however, because of the adverse effect such parking lots can have on the residential block itself. Contrary to the so-called "negative declaration", the parking lot couldn't help but have an adverse effect on our block and on its future development.

We seriously question the accuracy of the city's Initial Study dated 2/7/89 which resulted in the "negative declaration." The document contains 70 questions all of which were answered no. However, we feel that certain questions such as 1b, 6a, 7, 13f, 18, and 20b require a yes answer. We feel that the relatively small size of the area in question resulted in a lack of concern in the preparation of this study. Consider what the special permit will mean for the block. It will require new sodium lighting. It will require vehicle access. It will not be supervised by its owner on a daily basis. It will bring in people with less sensitivity to physical maintenance of the block and with less involvement in the social networks of the block--those delicate feelings and arrangements that provide greater safety and pleasure in one's home and neighborhood. Further, and most importantly, it will prevent the construction of a home or multifamily dwelling on the site indefinitely.

We would also like to comment briefly on your staff report available to us on Monday of this week. If the major concern of this report were to assure a nicely designed parking lot on 2408 I Street, then the report is a very good one. The suggestions for improving the proposed parking lot and the conditions for its approval are helpful. However, we feel that the report is seriously in error in its justification for the permit, that is, the applicant's need for additional parking spaces to meet city codes; and its lack of concern for the effects of a new permanent parking lot on our block. We also feel that staff should have recommended referral to the Preservation Board since over half of the residences on the block are preservation area homes. Based on its history, as well as its current character, the block deserves very careful consideration.

Isn't it possible that the city could help us to resolve the problems that this special permit request raises for everyone? With the city's help, we believe that the problems could be resolved in some creative manner. What we are asking for, then, is the time and support that is necessary to negotiate a solution that is responsive to the city's concerns and that could conceivably meet all our needs. We respectfully request that you consider our concerns as you work towards a decision that will affect our neighborhood for many years to come.

Sincerely,

Keith E. Hanson

Keith E. Hanson

Jean Bottcher
Jean Bottcher