

CITY PLANNING COMMISSION

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

APPLICANT	Willie A. Bell 1409 28th Street		
OWNER	Willie A. Bell		
PLANS BY	Willie A. Bell		
FILING DATE	9-21-84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	EX 15311	EIR	ASSESSOR'S PCL NO. 007-273-01

APPLICATION: Variance to waive two required parking spaces (Sec. 6-A-10)

LOCATION: 1409-28th Street

PROPOSAL: The applicant is requesting the necessary entitlement to construct a 7,300± sq. ft. office structure.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Office
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Residence converted to office

Surrounding Land Use and Zoning:

North:	Restaurant;	C-2
South:	Offices, Retail;	C-2
East:	Regional Transit;	C-2
West:	Restaurant;	C-2

Parking Required:	18 spaces
Parking Provided:	17 spaces
Parking Ratio:	1:429 sq.ft.
Property Dimensions:	80' x 80'
Property Area:	.15± acres
Square Footage of Building:	7,300
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Color:	Red brick
Exterior Building Materials:	Red brick; glass
Height of Structure:	25 feet; two stories

BACKGROUND INFORMATION: On September 19, 1984, the Design Review Board approved the applicant's building plans, subject to conditions. In reviewing the project, staff noted a parking deficiency. The applicant agreed to revise plans to comply with parking regulations; therefore, Commission action was unnecessary. The applicant subsequently decided to pursue his original plans which require a variance to waive one required parking space.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use

The subject site is an 80' x 80' lot located in the Central City in the General Commercial (C-2) zone. The site is designated commercial and office in the 1974 General Plan. It is designated general office in the 1980 Central City Plan.

APPLC. NO. P84-360

MEETING DATE October 25, 1984

CPC ITEM NO. 18

003269

The site is surrounded by offices, restaurants and Regional Transit facilities. The Regional Transit maintenance facility is located on the block north of the subject site. The proposed office use is compatible with applicable plans, current zoning and surrounding land uses.

B. Design

The subject site is currently developed with a two-story residential structure converted to an office. The structure is 2,700+ square feet in size. There is sufficient room for parking on the site. While the parking area is currently being used, it is unsurfaced. The structure is sound and should be retained as viable housing stock.

C. The applicant proposes to demolish the existing structure and replace it with a two-story office building consisting of 7,300+ square feet of office and parking on the ground floor. Approximately 650 square feet of office is also located on the ground floor. Staff has recalculated the gross office area and finds that only one parking space must be waived. The applicant indicates this is necessary due to the SMUD transformer needed to supply electricity to the site.

D. Staff is aware that the waiver of one parking space is minor. However, staff is concerned with the cumulative impacts of such minor requests. The area is currently impacted by Sutter Hospital, Regional Transit and other major institutions as well as the popular restaurants nearby. The Traffic Engineer indicates the area is further impacted by Central Business District employees parking in the vicinity of the site and taking RT downtown. Residents are currently trying to establish a preferential parking program to remedy this problem.

E. In addition to cumulative impacts, staff can find no hardship to justify the request. The applicant is beginning with vacant ground. In addition, the applicant is aware of the needed transformer and that it cannot be placed underground. The hardship is, therefore, self-imposed, in that these circumstances are known to the applicant and should be considered when designing the structure.

F. Parking Lot Design

The floor plans and elevations have been approved with conditions by the Design Review Board. Staff is concerned whether the parking lot will function effectively. The applicant proposes support columns in the parking area which reduce the width of adjacent stalls. Furthermore, SMUD representatives indicate additional space is needed for adequate clearance of the transformer (see Exhibit A). Cumulatively, 39 inches of space are lost creating up to seven additional compact spaces. This raises the compact ratio to 71%. An alternative would be to eliminate one additional parking space and reduce the square footage of the structure and comply with the office parking ratio.

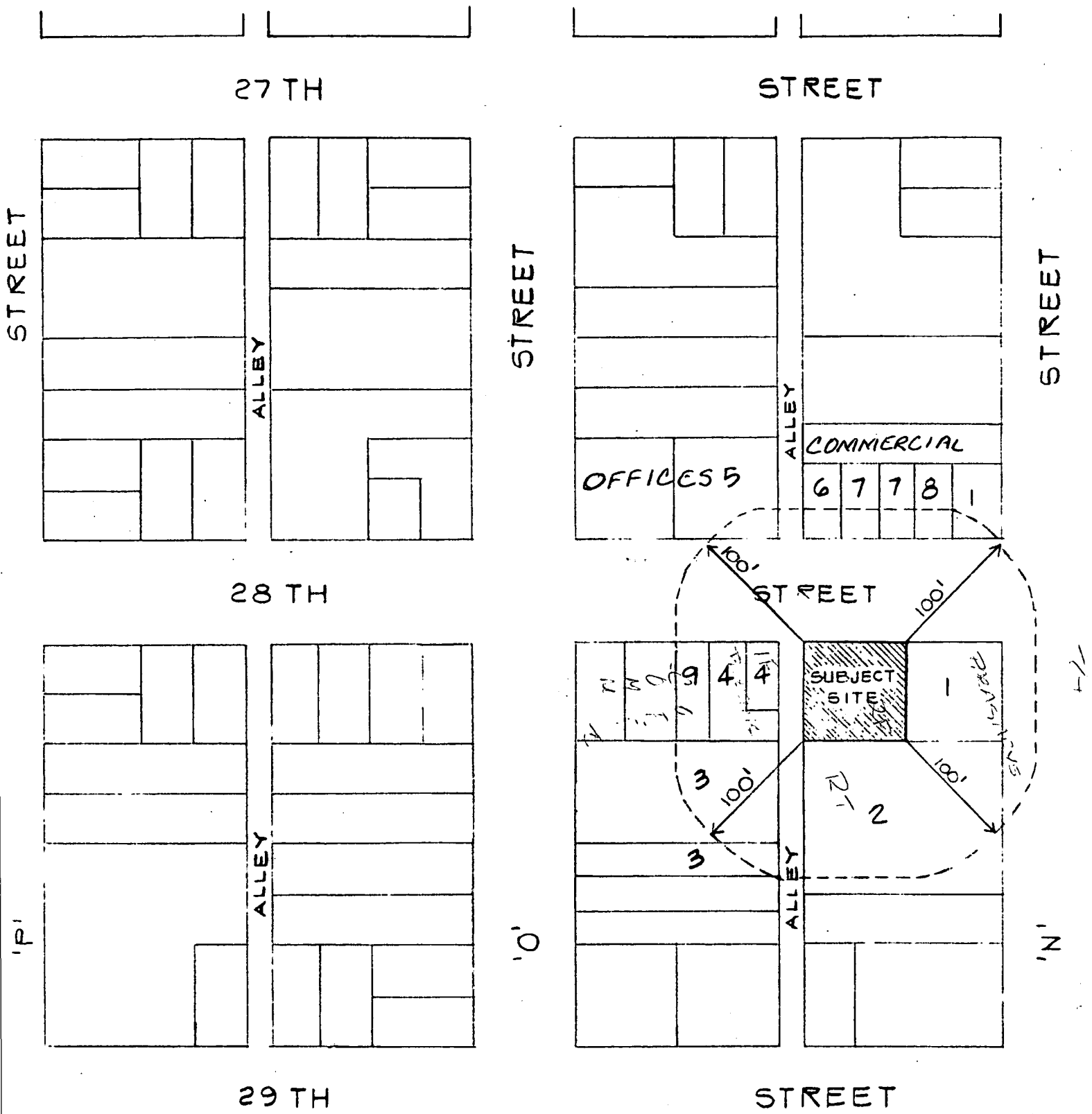
ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15311).

RECOMMENDATION: Staff recommends denial of the variance to waive one required parking space, based upon the following Findings of Fact:

1. Granting the variance constitutes a special privilege, in that the hardship is self-imposed.
 - a. the need for the transformer was known to the applicant;
 - b. the applicant was informed of a parking shortage during the design review process;
 - c. a building could be designed on the site with the required parking spaces.
2. Granting the variance may be injurious to public welfare and create a nuisance for property owners in the vicinity, in that:
 - a. the area is already impacted with parking problems;
 - b. the parking is inaccurately depicted and will actually result in a 71% compact parking ratio;
 - c. the proposal would increase the on-street parking demand in the area.
3. The proposal is not consistent with the goal of the Central City Plan "to provide adequate off-street parking to meet the needs of shoppers, visitors and residents."

LOCATION MAP

SUBJECT SITE: 1409-28TH STREET - APN:007-273-01



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STATE



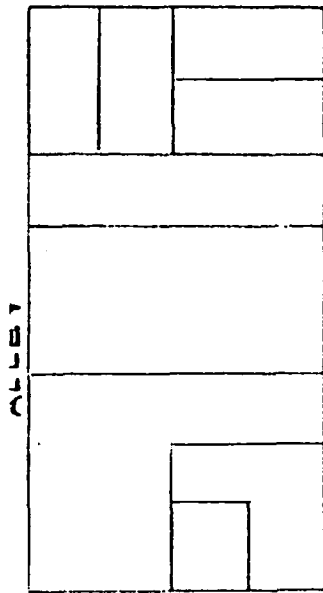
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FREEWAY

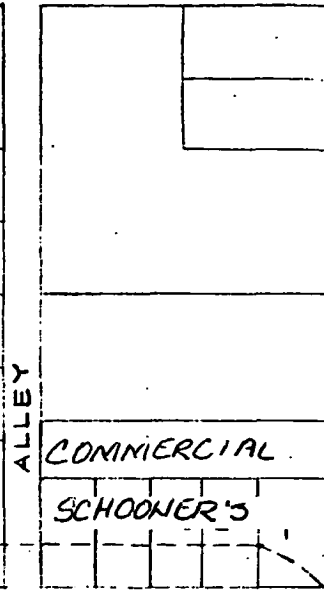
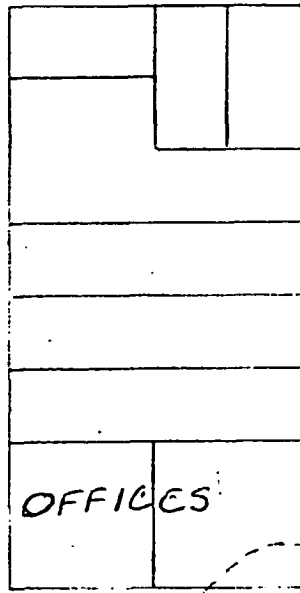
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7 TH

STREET

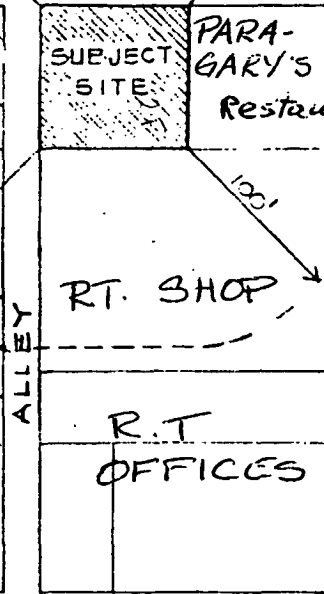
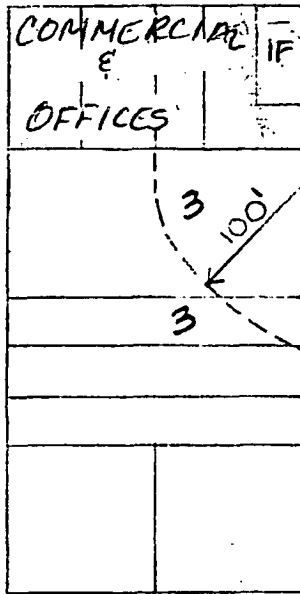
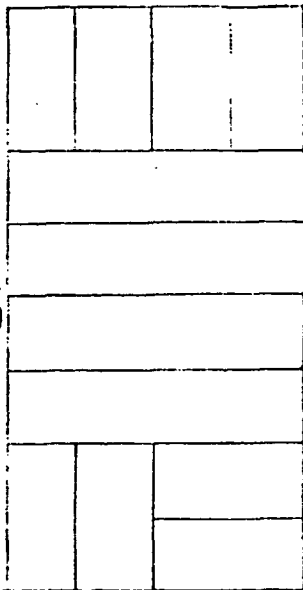


ALLEY STREET



STREET

3 TH



STREET

'0

'2

9 TH

STREET



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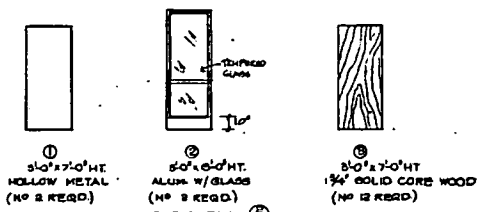
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VICINITY - LAND USE - ZONING

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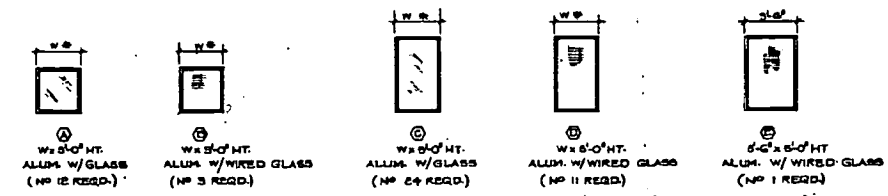
10-25-84

No. 18

DOOR SCHEDULE



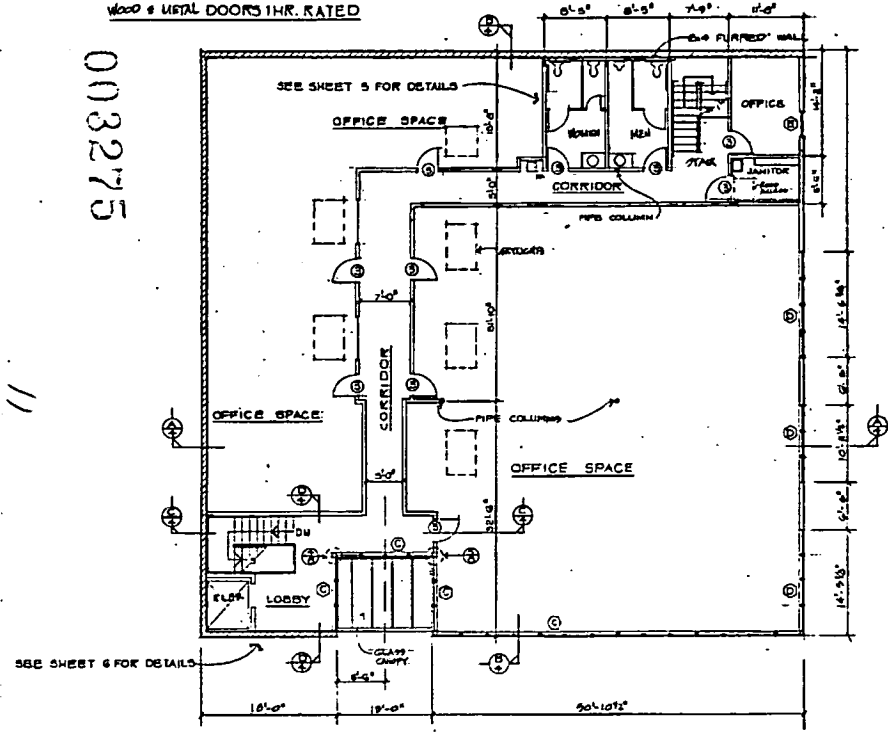
WINDOW SCHEDULE



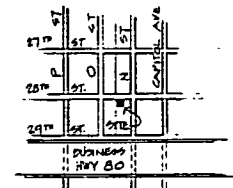
W: FIELD VARY BY WIDTH

WOOD & METAL DOORS 1HR. RATED

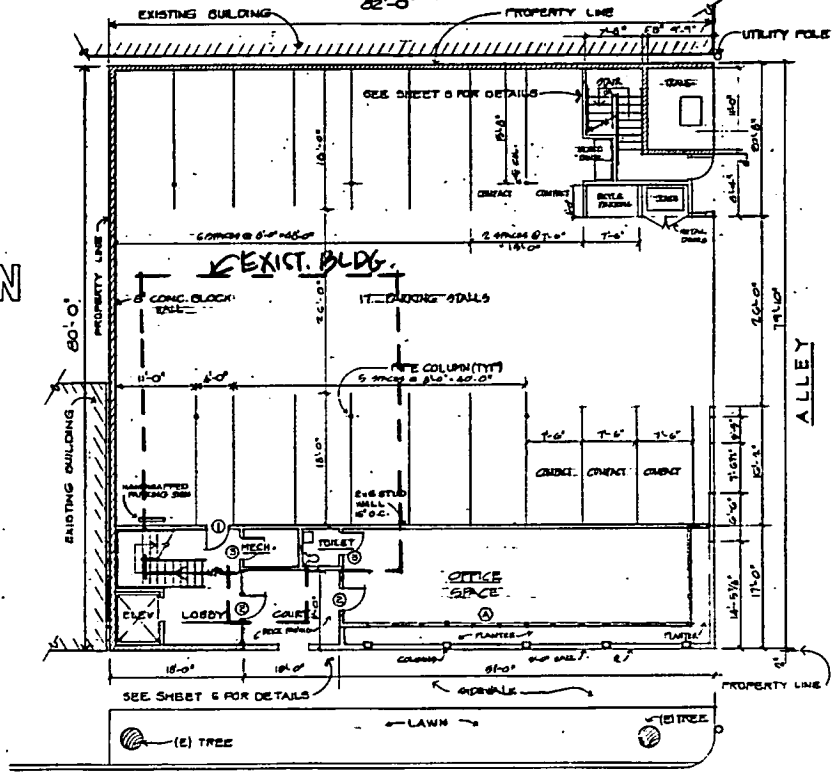
003275



SECOND FLOOR PLAN



EXISTING BUILDING



SITE & FIRST FLOOR PLAN

TYPE OF CONSTRUCTION : V-N
OCCUPANCY : B1/B2

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REVISION	BY

WILLIE ALEXANDER BELL, AIA.
ARCHITECT (805) 454-5562
1409 28TH STREET
SACRAMENTO, CA 95816

OFFICE BUILDING
1409 - 28TH STREET
SACRAMENTO, CA 95816

DATE	APR. 04
SCALE	1/8" = 1'-0"
DRAWN	CSK
CHECKED	
DATE	
NO.	2

19

