

# CITY PLANNING COMMISSION

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

APPLICANT	Brant Hoffman, Bishop-Hawk Realtors, 2830 G St., Sacramento, CA 95816		
OWNER	Gilbert & Margaret Schwarz, P.O. Box 160166, Sacramento, CA 95816		
PLANS BY	Dean Unger AIA, Inc., 700 Alhambra Blvd, Sacramento, CA 95816		
FILING DATE	9/7/84	50 DAY CPC ACTION DATE	REPORT BY JP:lao
NEGATIVE DEC.	10/1/84	EIR	ASSESSOR'S PCL. NO. 007-033-16,17,18,19

- APPLICATION:**
- A. Environmental Determination
  - B. Special Permit to a develop 57 space parking lot in the Medium Density Multiple Family-Review (R-4-R) zone (Section 2-C-28)
  - C. Plan Review for a 57 space parking lot (Section 13-3-c)
  - D. Lot Line Adjustment to merge four parcels (Subdivision Ordinance, Chapter 40.107)

**LOCATION:** 2507-2515 I Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a 57 space parking lot for use by the Medical Clinic of Sacramento.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-Family Residential
Existing Zoning of Site:	R-4-R
Existing Land Use of Site:	Community Garden

**Surrounding Land Use and Zoning:**

North:	Multi-Family Residential; R-3A
South:	Multi-Family Residential; R-3A
East:	Multi-Family Residential; R-3A
West:	Multi-Family Residential; R-3A

Parking Provided:	38 Regular Spaces
	<u>17 Compact Spaces</u>
	57 Total Spaces
Property Dimensions:	160' x 120'
Property Area:	19,200 square feet
Topography:	Flat

001971

**BACKGROUND INFORMATION:** On October 5, 1983, the City's Design Review/Preservation reviewed and approved plans for a lobby addition for the Medical Clinic of Sacramento located at 2615 I Street (DR 83-163). At that time a preliminary master plan for the Medical Clinic, indicating a new two-story parking facility adjacent to the clinic, was also submitted (Exhibit C). While the preliminary site plan was not formally reviewed, staff favored the concept of a multi-level parking structure as it utilized an area already used for parking, did not expand parking further into a predominantly residential neighborhood and was adjacent to the medical clinic use. The present application is for a parking facility to be used by the Medical Clinic; however, it is for a different site located to the west of the clinic.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. Land Use: The subject site consists of four parcels totaling 19,200 square feet in the Multiple Family Residential-Review (R-4-R) zone. Presently the site is being used as a community garden. The site is surrounded by multiple family residential uses and is designated in the General Plan and Central City Plan for residential and multi-family residential uses, respectively.

The applicant proposes to merge the four parcels and develop a 57 space parking lot on the site for use by the Medical Clinic of Sacramento (Exhibit D). The applicant anticipates that the site would be used as a parking lot for ten years. This parking is not presently required for the Medical Clinic use.

A goal of the 1980 Central City Plan is to "provide the opportunity for developing viable and livable high density planned residential complexes of various scales within designated areas to meet present and future housing needs." The subject site was rezoned at the time of the Central City Plan update to R-4-R as it was one of the few vacant and larger sites in the Central City area able to offer flexibility for project design and provide living amenities for the future occupants of the dwelling units. (Approximately 25 residential units could be developed on this site.) To allow a parking lot to be developed on the subject site would reduce the number of available vacant lots for multiple family use in the Central City and allow a non-compatible use which creates vehicular traffic to encroach into a viable residential neighborhood. The proposed project is adverse to several of the goals and policies of the Central City Plan; staff, therefore, recommends denial of the Special Permit.

- B. Design: The site plan for the proposed parking lot was reviewed by the City Engineering and Traffic Engineering Divisions. Comments received were that an on-site drainage is required and the removal of any trees in the City right-of-way must be approved by the City Arborist. There were no objections to the proposed design of the parking lot.
- C. Lot Line Adjustment: The proposed lot line adjustment was reviewed by the City Water and Sewer, Engineering and Real Estate Divisions. They had no objections to the merger request. A lot line merger will need to be accomplished to develop the site regardless of the proposed use. Planning staff, therefore, recommends approval of the merger.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment, and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

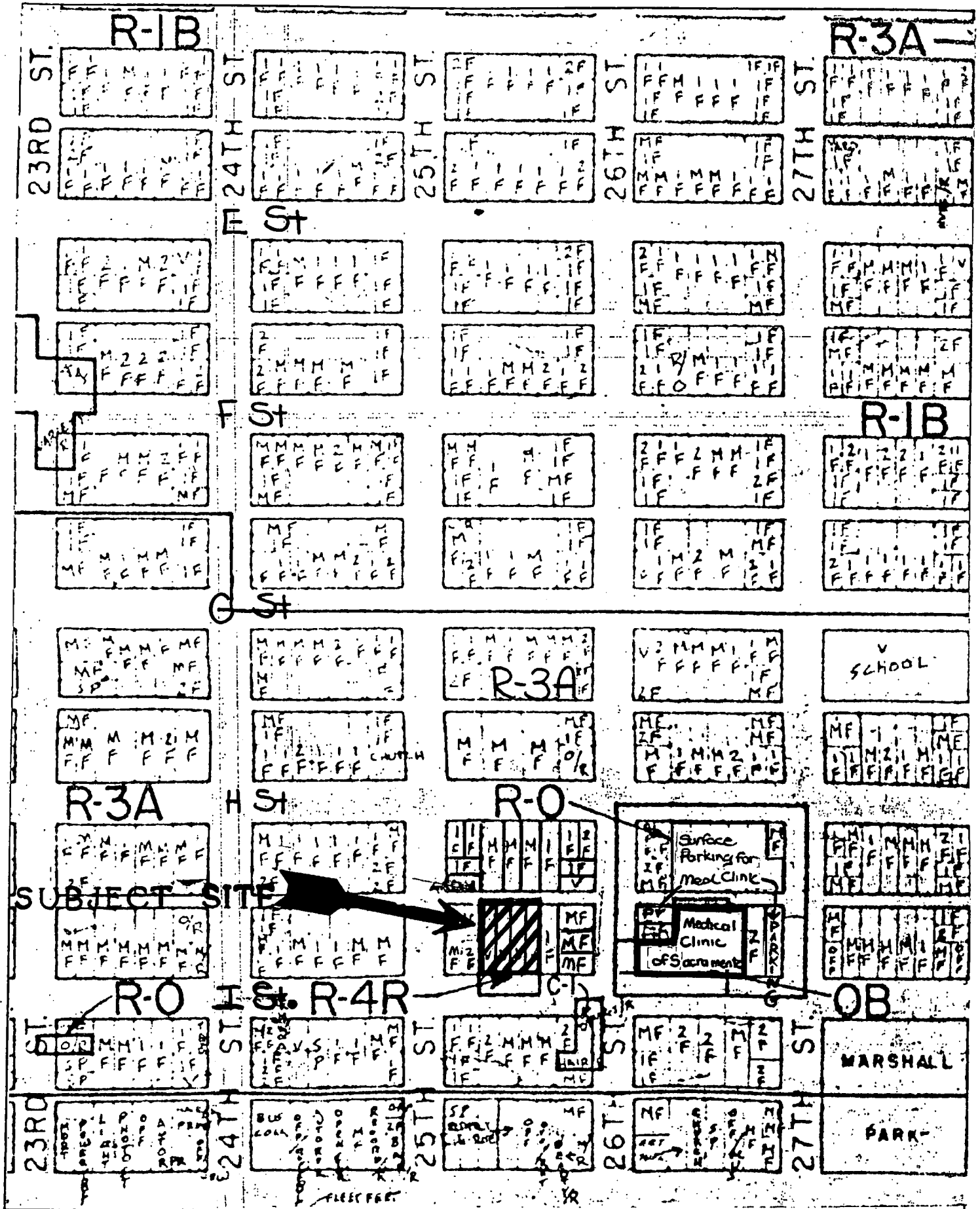
- A. Ratification of the Negative Declaration;  
B. Denial of the Special Permit, based upon Findings of Fact which follow;  
C. Denial of the Plan Review;  
D. Approval of the Lot Line Adjustment by adopting the attached Resolution.

001972

Findings of Fact - Special Permit

1. The project if approved, would not be based upon sound principles of land use in that:
  - a. it would reduce the number of available residentially zoned lots for development in an area where more residential units are needed; and
  - b. the proposed parking lot is not compatible with adjacent residential land uses.
2. The project, if approved, would be detrimental to the public health, safety and welfare, and could result in the creation of a nuisance in that the parking lot would increase vehicular traffic in a predominantly residential neighborhood.
3. The proposed project is adverse to the goals of the 1980 Central City Plan to:
  - a. "Provide the opportunity for developing viable and livable high density planned residential complexes of various scales within designated areas to meet present and future housing needs";
  - b. "Conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic"; and
  - c. "Encourage the development of an overall balanced system of transportation which . . . protects residential neighborhoods."

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VICINITY - LAND USE - ZONING

P84-344

001974

10/11/84

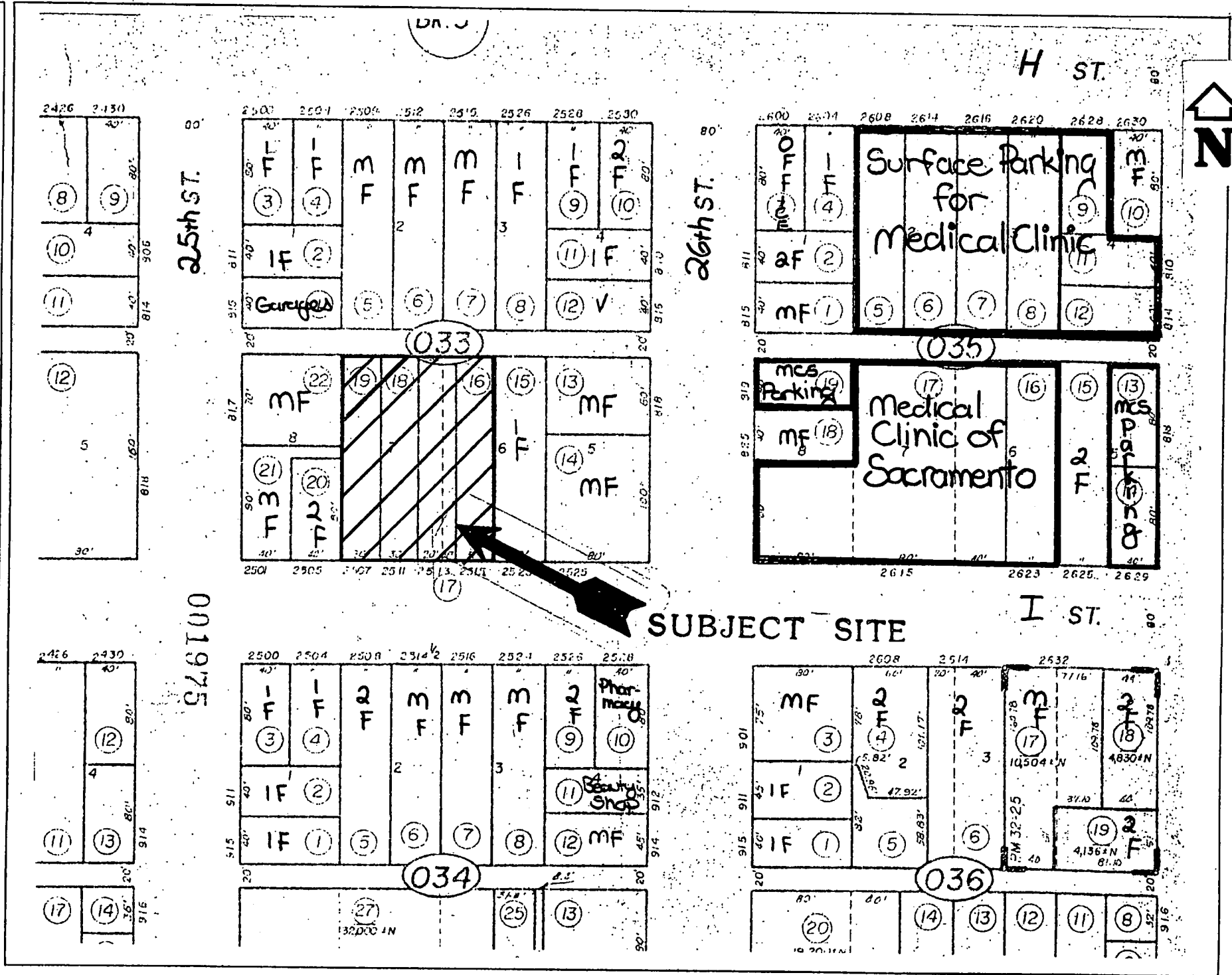
Item No. 42

P84-344

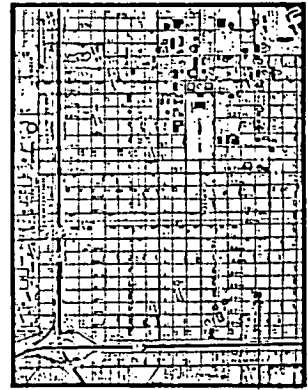
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Item No. 43

# LAND USE MAP







001977

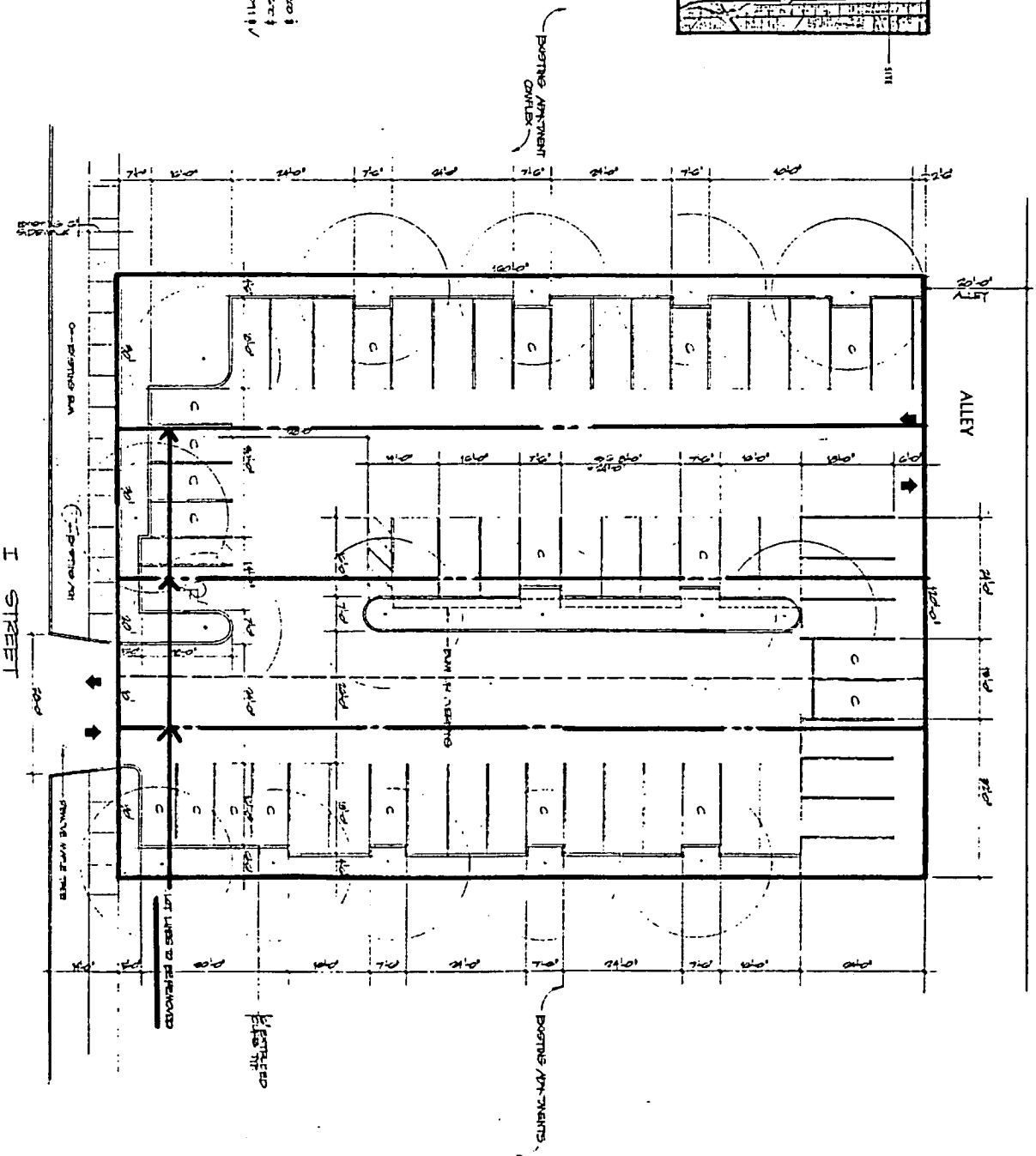
SHADE STUDY

Calculating shade on 19 hour growth zone  
 Total (1450 sq ft) (1450 sq ft)  
 Total shadows removed: -  
 Total shadows removed: -  
 sq ft  
 sq ft  
 sq ft

SITE STATISTICS:

TOTAL AREA - 1450 sq ft  
 Areas reserved - 1450 sq ft  
 DRAWING: 14  
 SHEET: 1  
 TOTAL: 14

NOTE: THIS SITE IS CURRENTLY A VACANT LOT.



SITE PLAN



DEAN F. UNGER  
 AIA INC.  
 ARCHITECTURE AND  
 INTERIOR DESIGN  
 700 Alhambra Blvd.  
 Sacramento, California  
 95811

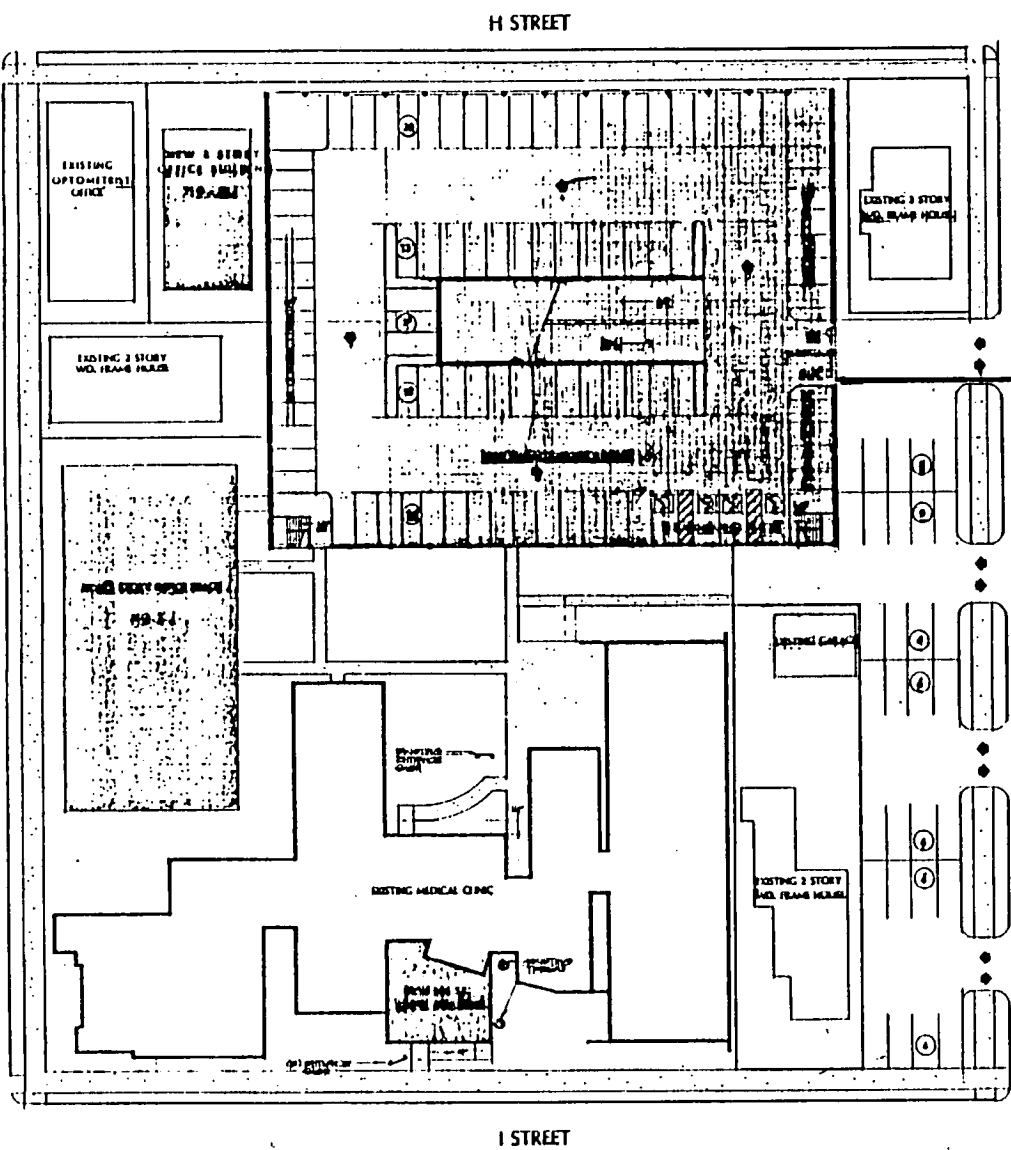
PARKING LOT FOR THE MEDICAL CLINIC OF SACRAMENTO  
 2507-2515 I STREET  
 CITY OF SACRAMENTO, CA

EXHIBIT A

284-344

10/11/84

14M No. 43



26th STREET

001978



PRELIMINARY SITE PLAN

H STREET

I STREET

27th STREET

Proposed 2 story Parking Garage

**PROJECT STATISTICS**

EXISTING STRUCTURE	20250.5 S.F.
NEW 2 STORY OFFICE BUILDING NO. 1	14800 S.F.
NEW 2 STORY OFFICE BUILDING NO. 2	3000 S.F.
NEW LOBBY ADDITION	500 S.F.
<b>TOTAL</b>	<b>48550.5 S.F.</b>
<b>PARKING PROVIDED</b>	
COMPACT SPACES 83	
REGULAR SPACES 161	
HANDICAPPED SPACES 4	
<b>TOTAL PARKING 247 SPACES</b>	

Medical Clinic of Sacramento - 2615 I Street

EXHIBIT C

DEAN F. UNGER  
 AIA, INC.  
 ARCHITECTS AND  
 INTERIOR DESIGN  
 PLANNING  
 700 Alhambra Blvd.  
 Sacramento, California  
 95816 916 441 5272

MEDICAL CLINIC OF SACRAMENTO  
 EXISTING SITE USE ANALYSIS

2615 EYE STREET SACRAMENTO, CALIFORNIA

revisions  
 This drawing is not to be used for construction until approved by the Architect.

architect  
 Drawn by  
 Checked by  
 Job no.  
 Date  
 Drawing no.



sheet title  
 sheet no.

1 of sheets