

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Jules Loventhal - 621 23rd Street, Sacramento, CA 95816
OWNER	Jules Loventhal - 621 23rd Street, Sacramento, CA 95816
PLANS BY	P. Nekrassoff - 2444 Glendale Lane, Sacramento, CA
FILING DATE	11-5-82
50 DAY CPC ACTION DATE	12-9-82
REPORT BY	SC:sg
NEGATIVE DEC.	11-17-82
EIR	
ASSESSOR'S PCL. NO.	002-102-11 002-104-16

APPLICATION: 1. Negative Declaration

2. Variance to locate four parking spaces off-site in an existing parking lot zoned R-4A.

* LOCATION: Building site - 819 F Street; Parking site - ^{NW}SW corner of 8th & F Streets

PROPOSAL: The applicant is requesting an off-site parking variance to meet the required parking for office development in a converted residential structure.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential/office
1980 Central City Community Plan Designation:	Residential/office
Existing Zoning of Building Site:	R-0
Existing Land Use of Building Site:	Office
Existing Zoning of Parking Site:	R-4A
Existing Land Use of Parking Site:	Parking lot and residential
Surrounding Land Use and Zoning:	
North:	Warehouse office; R-4A
South:	Parking; OB
East:	Vacant structure; R-4A
West:	Vacant structure; R-0
Parking Required:	5
Parking Provided:	1 on-site; 4 off-site
Property Dimensions:	40' x 45' - building site; 60' x 160' - parking lot site
Square Footage of Building(s):	1,904 sq. ft.
Significant Features of Site:	Substandard size lot
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Gray and white
Exterior Building Materials:	Wood frame

Background Information: On June 10, 1982 the Planning Commission approved a rezoning, special permit and variance for the conversion of this structure to office use and for off-site parking for 819 F Street. The off-site parking was approved on a parcel located at 720 E Street. Subsequent to the Commission's action the applicant located an alternate site for parking.

The proposed new location for the off-site parking is in an existing lot at the northwest corner of 8th and F Streets. The proposed parking lot is presently being used for parking by offices in the area and five spaces are committed for an office/residential structure at 721 F Street. This parking lot contains 23 spaces at the present time.

There is an existing vacant commercial structure located at the north end of the parking lot. The commercial structure is proposed for demolition to make room for five additional parking spaces which will provide the parking lot with a total of 28 spaces. Future use of the residential structure at the north end of the parking lot has not yet been determined.

When the Commission approved the special permit for the office use at 819 F Street it was subject to a condition that the on-site parking area be removed and replaced by a patio with landscaping which is to be fenced or screened from public view. The conditions also required the applicant to replace the driveway curb cut with a standard curb and landscaping.

Staff Evaluation: Staff has the following comments regarding this requested variance:

1. Special permit approval on this building site required that the on-site parking space be removed and replaced with landscaping and a patio. Since the parking space will be eliminated staff recommends that five off-site parking spaces be provided in order to meet the required parking for this office use. This requirement is based on 1:400 ratio for 1,904 square feet of floor area.
2. The driveway on the proposed off-site parking lot does not meet the 24 foot minimum width requirement and future development on this site will necessitate compliance with required codes.
3. The off-site parking lot is presently committed for future parking needs by a structure located at 721 F Street which is being converted to office and residential use. This requested parking variance in addition to the five committed spaces for the 721 F Street site would leave 13 spaces available for future development on the off-site parcel. If the existing structure located on the north end of the parking lot were allowed to be converted from residential to office use, a total of 10 parking spaces would be required. Considering the potential use of this structure along with the committed off-site parking spaces and proposed creation of five spaces due to demolition of the commercial structure, adequate parking should be available on this site.

Staff Recommendation: Staff recommends the following actions:

1. Ratification of the negative declaration.
2. Approval of the variance to locate required parking off-site subject to conditions and based on findings of fact to follow:

Conditions - Variance

- ** a. The applicant shall provide five off-site parking spaces in an existing lot located at the northwest corner of 8th and F/ Streets.
* "F"
- b. The off-site parking shall be adequately marked for the exclusive use by the occupants of the office structure located at 819 E Street. The spaces shall be marked and approved by the Planning Director prior to issuance of a certificate of occupancy for the office structure.

- * c. Prior to issuance of a building permit, the applicant shall submit for review and approval of the City Attorney a renewable lease (1) entitling the user of the applicant's property to exclusively use the leased site for five parking spaces for a period of not less than ~~*10~~ years, (2) specifying that said lease cannot be terminated without prior written consent of the Planning Director. **5 years*
- d. The applicant shall record with the County Recorder a copy of the lease agreement.

* SEE BELOW *e.

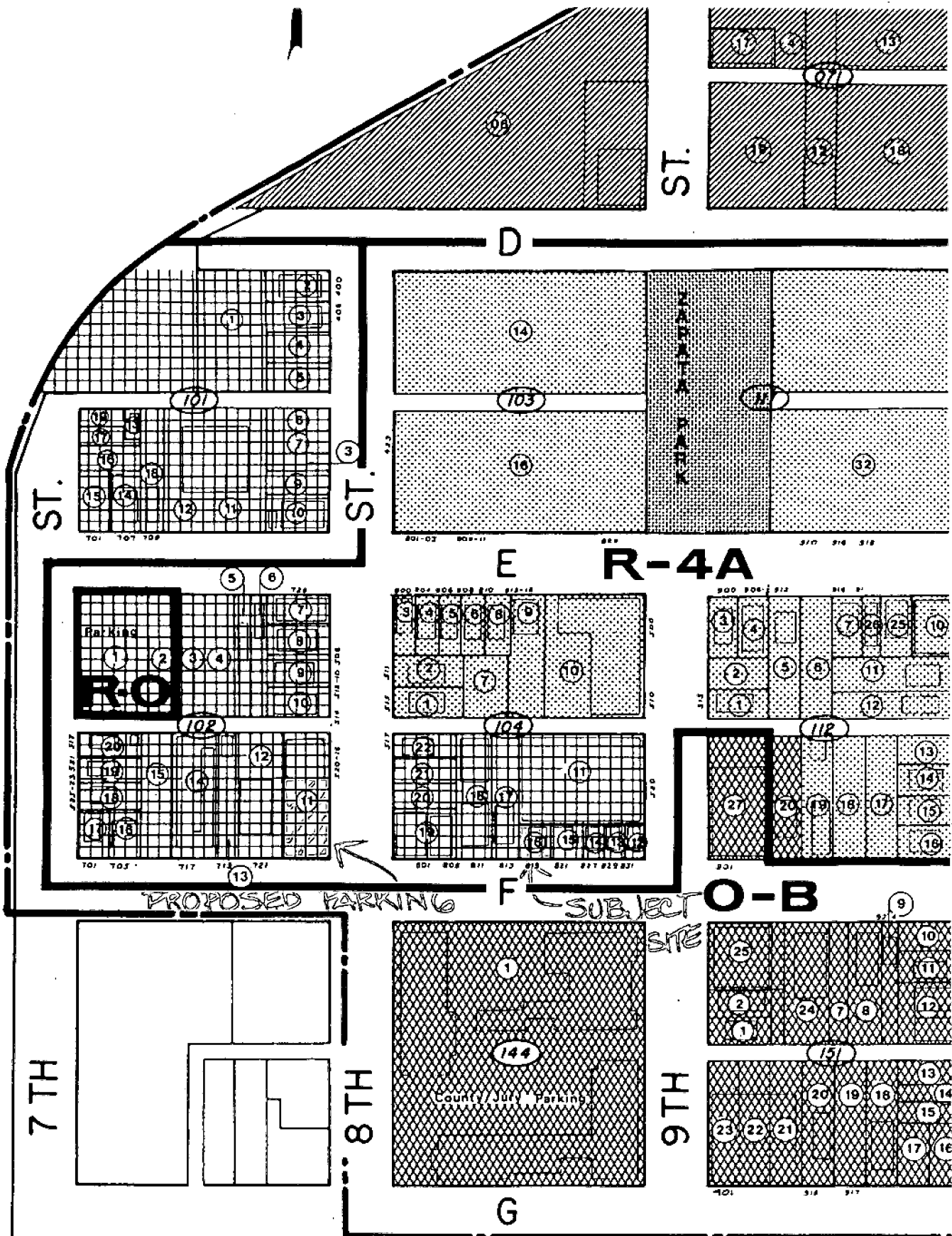
Findings of Fact - Variance

1. The granting of this variance to provide parking off-site would not constitute a special privilege in that:
 - a. Off-site parking has been granted to other developments in the area.
 - b. The applicant was granted a variance for off-site parking at a different site, however, the new site would be more convenient to the proposed office structure.
2. The proposed variance would not be injurious to the public welfare or surrounding properties in that:

The subject parking lot contains adequate space for future development on the parking lot site in addition to the commitment for off-site parking.

* Added condition e.

On or before December 16, 1987 the applicant shall appear before the Planning Commission and present evidence satisfactory to the Commission, that sufficient parking serves the users of the subject site.



P82-269

Project Boundaries

000498

12-16-82

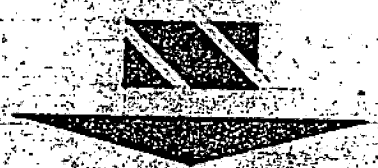
Item 3

DRAWING NO. 1002		PLOT PLAN	
U. PAUL NEKRASSOFF DRAFTING SERVICE		2444 GLENDALE LANE SACRAMENTO 481 1442	
EXISTING BUILDING		819 "F" ST. SACRAMENTO	

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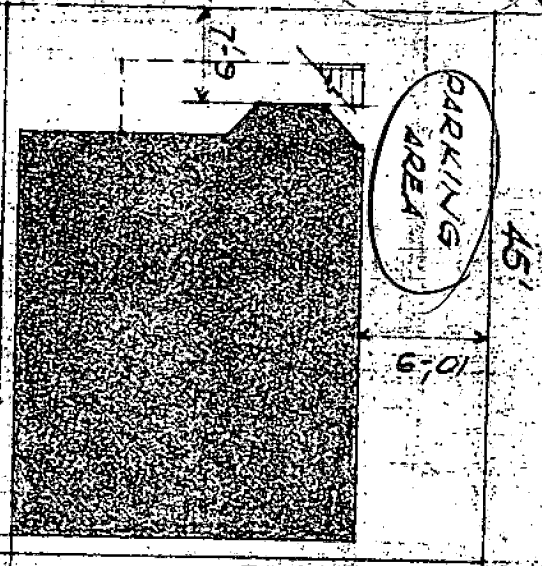
000499

1/16" = 1'-0"
PLOT PLAN



F St.

BACK OF SIDEWALK



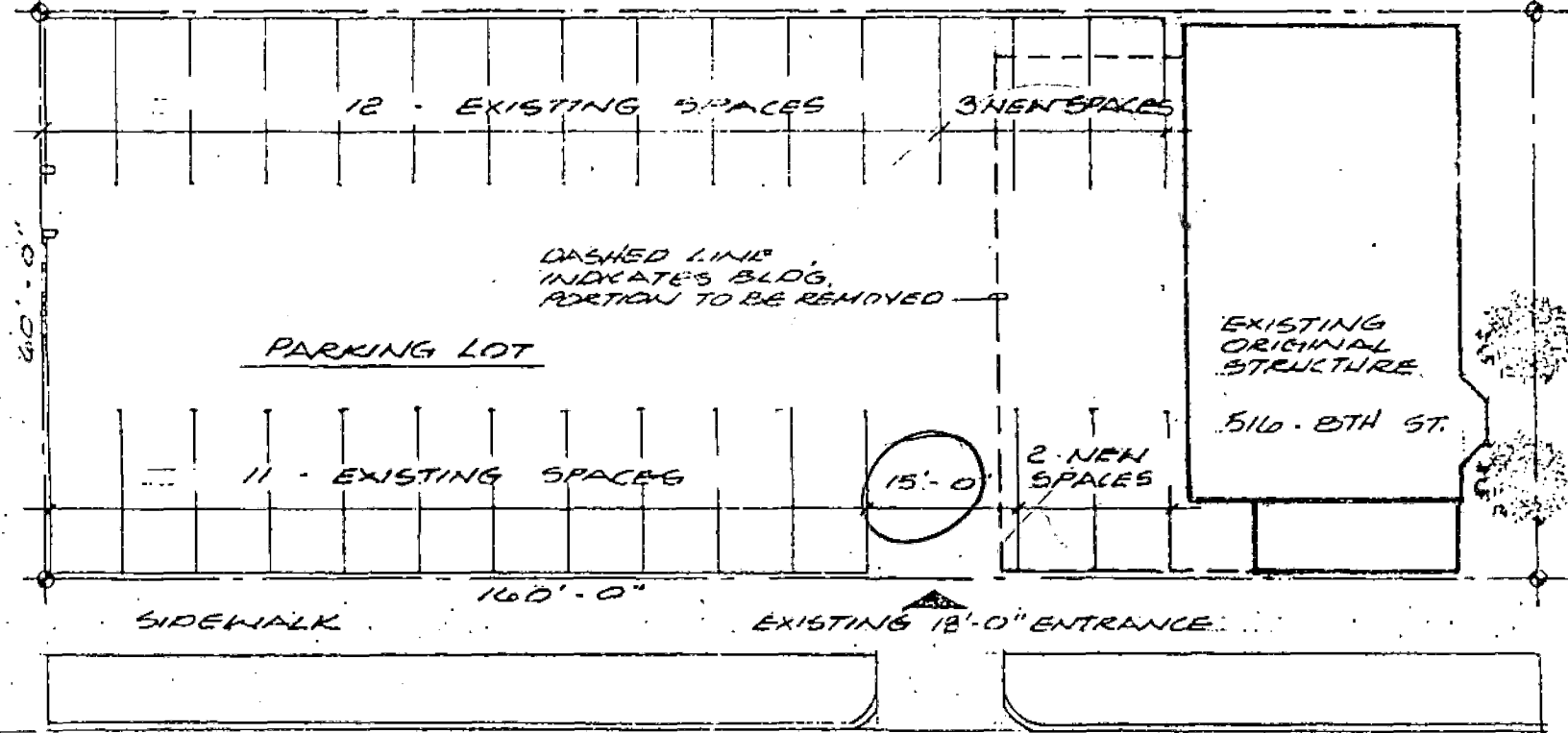
Not A Legal
Driveway

EXHIBIT A

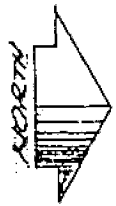
P82-071

6-10-82 15

EXISTING STRUCTURE
721 'F' STREET



ALLEY



8TH STREET

23 - EXISTING SPACES
 5 - NEW SPACES
 28 - TOTAL

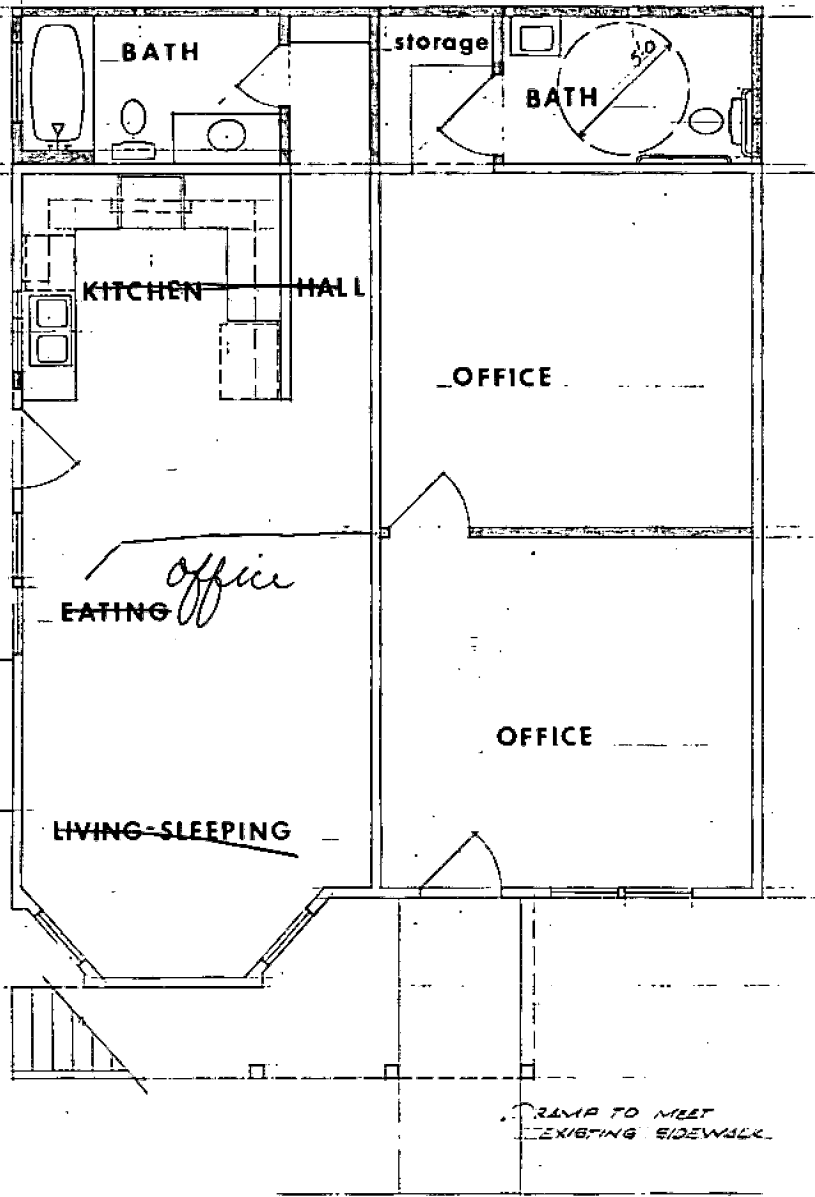
SITE - PARKING PLAN

SCALE: 1" = 20'-0"

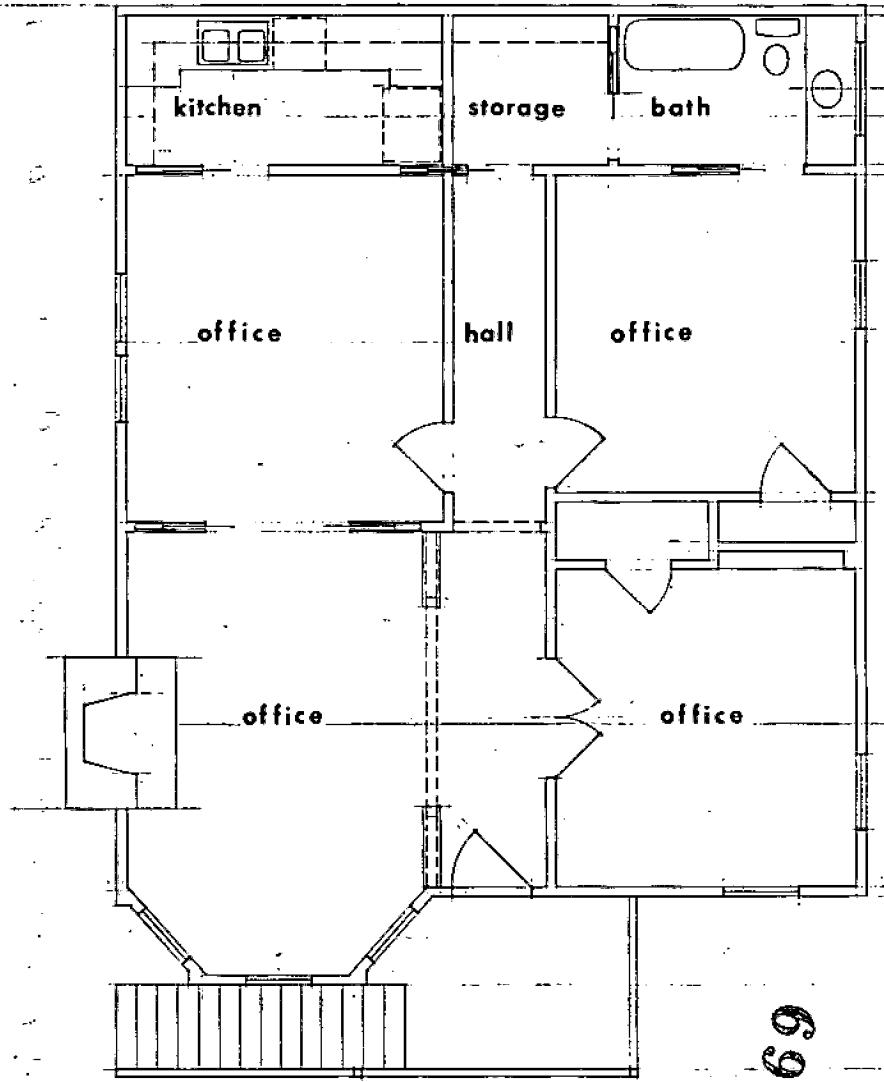
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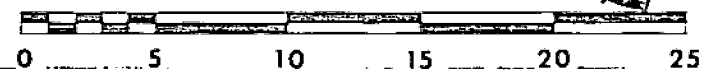
13



FIRST FLOOR



SECOND FLOOR



82269



000501

City Planning Commission
Sacramento, California

Members in Session:

Subject: Variance for 819 F St. & NW corner of 8th & F Sts.
(P82-269)

This item does not require Commission action. The
staff therefore requests that it be withdrawn.

Respectfully submitted,

Suzanne Glimstad

Suzanne Glimstad,
Sec. to Commission

sg

P82-269

December 9, 1982

Item 23

000437