

**CITY PLANNING COMMISSION**  
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Stephen Cuddy - 1629 7th Avenue, Sacramento, CA 95818		
OWNER	T. Corrigan & K. Haberman - 4325 55th Street, Sacramento, CA 95820		
PLANS BY	Stephen Cuddy - 1629 7th Avenue, Sacramento, CA 95818		
FILING DATE	9-13-82	50 DAY CPC ACTION DATE	10-22-82
		REPORT BY:	SC:sg
NEGATIVE DEC.	10-4-82	EIR	ASSESSOR'S PCL. NO. 007-093-08 & 10

- APPLICATION:
1. Environmental Determination
  2. Variance to locate 11 required parking spaces off-site on a 0.4 acre parcel in the C-2 zone.

Location: 2224 J Street

Proposal: The applicant is requesting an off-site parking variance to meet the required parking for the conversion of a residential structure to commercial and office use.

Project Information:

1974 General Plan Designation:	Commercial
Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant residential structure

Surrounding Land Use and Zoning:


North: Commercial; C-2  
South: Residential; C-2  
East: Commercial; C-2  
West: Commercial; C-2

Parking Required:	11 spaces	Parking Provided:	11
Parking Ratio:	1/400		
Property Dimensions:	80' x 40'		
Property Area:	3,200		
Square Footage of Building:	4,584		
Building Exterior	Horizontal wood siding		
Topography:	Flat		
Street Improvements:	Existing		
Utilities:	Existing		

BACKGROUND INFORMATION: The applicant is requesting an off-site parking variance because the site of the proposed retail and office use is fully developed and parking space is unavailable on this parcel. The retail and office development will be located in a renovated residential structure which is zoned for commercial purposes.

The proposed off-site parking for this development is located on the same block face in an existing parking lot which presently provides parking for an adjacent financial institution. The applicant has negotiated with the parking lot owner to lease the 11 required parking spaces for the subject site. The parking lot contains 47 spaces of which 21 are required for the financial institution with 26 remaining spaces available for additional parking.

APPLC. NO. P82-208

 FILING DATE October 14, 1982

CPC ITEM NO. 12

000406

STAFF EVALUATION

1. The applicant is proposing to use the site for retail and office purposes. This proposal is consistent with the Central City Plan designation for general commercial use. In addition, there are presently commercial establishments located on both sides of the subject site.
2. The applicant will be providing the required parking off-site within a reasonable distance from the subject site. To insure that this parking will be available for future use of the subject site, staff recommends that a condition be placed on the variance to limit parking in the required spaces to the staff and patrons of this establishment and that a long term lease be provided for these spaces. Since adequate parking will be provided for the proposed use, staff has no objections to this request subject to the attached conditions.

RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration.
2. Approval of the variance subject to the following conditions and based on findings of fact to follow:

Conditions - Variance

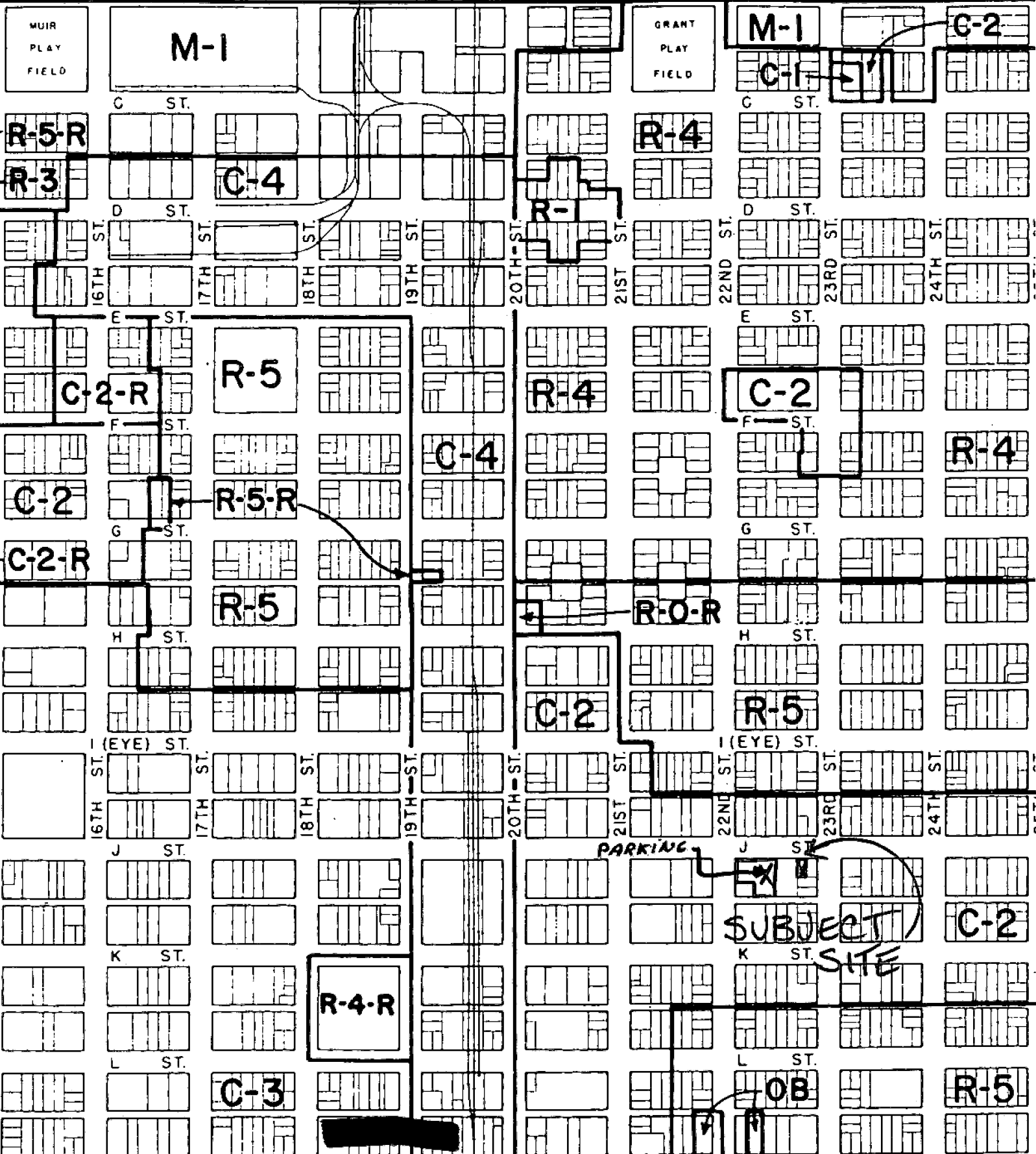
- a. The applicant shall provide written evidence for the approval of the City Attorney of the applicant's exclusive right to use the off-site parking spaces for at least 10 years. This shall be completed prior to issuance of a certificate of occupancy.
- b. The 11 required parking spaces shall be properly marked to indicate the exclusive use of these spaces by staff and patrons of the Lioness West establishment. This shall be accomplished prior to issuance of a certificate of occupancy for the rehabilitated retail-office space and shall be inspected by the Planning Director for compliance prior to occupancy.

Findings of Fact

- a. This variance does not constitute a special privilege extended to one individual property owner in that approval of such a request would also be granted to other property owners where substantially the same conditions exist.
- b. This variance does not constitute a disservice and is not injurious to public welfare or other properties in the vicinity in that adequate parking will be available for the subject site and the off-site location will still retain adequate parking to meet the needs of the existing financial institution for which the parking lot was developed.
- c. The variance is not adverse to the General Plan or the Central City Plan in that the site is designated for commercial purposes.



000410



CAPITOL AVENUE P82-208

10-14-82

CAPITOL AVENUE Item 12

C-4

R-5

OB

R-4-R

SUBJECT SITE

C-2

PARKING

R-5

C-2

R-O-R

R-5

C-2-R

R-5-R

C-4

R-4

R-5

C-2-R

R-4

C-2

R-3

C-4

R-4

C-1

M-1

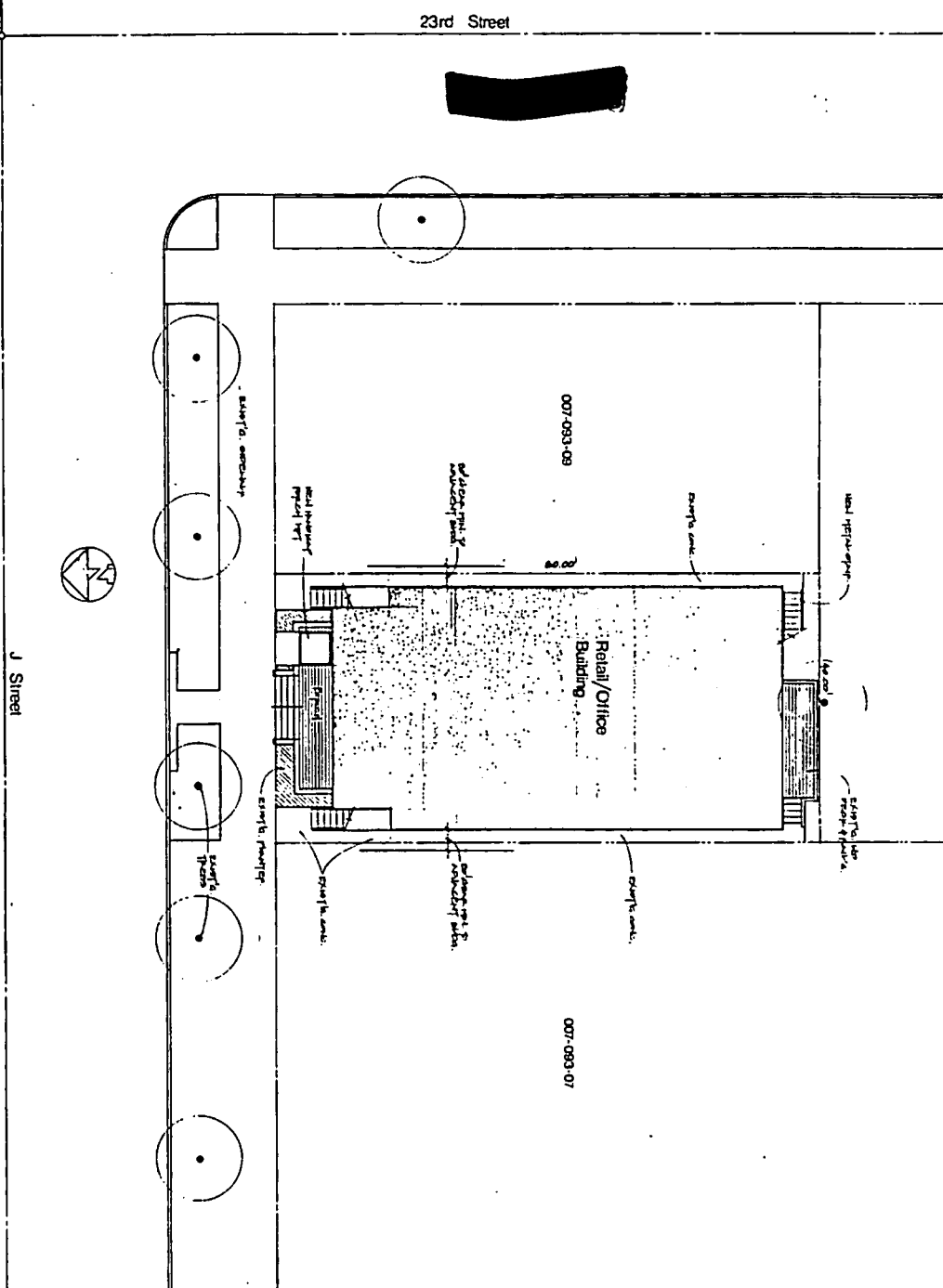
M-1

C-2

MUIR PLAY FIELD

GRANT PLAY FIELD

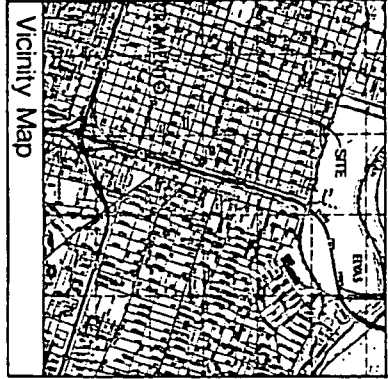
Site Plan



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**Building Statistics**

Gross Area	4584 sf
First Floor - Retail Area	1747 sf
Second Floor - Non Office Area	1479 sf
Parking Required (total)	8 spaces
Retail Area/500 sf	4 spaces
Office Area/400 sf	4 spaces
Occupancy Group	B-2
Construction Type (Existing Building)	Type V, no-hour sprinkled

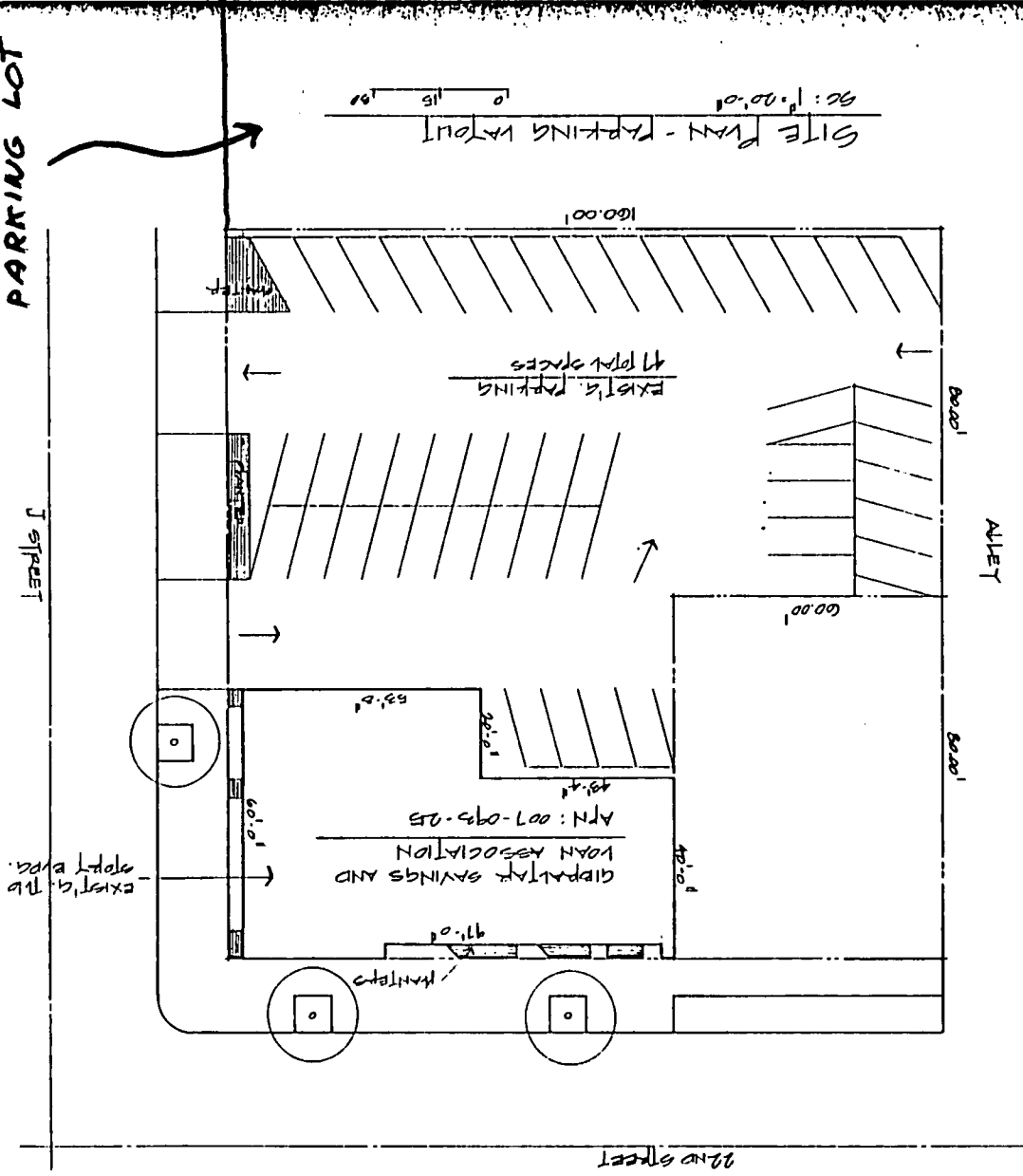


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<p>PROJECT NO.</p>	<p>DATE/REVISION</p>	<p>SHEET TITLE</p> <p><b>Retail-Office Rehab and Remodel</b>                  LIONESS BOOKSTORE                  2224 J Street                  Sacramento, California                  Parcel No. 007-093-08</p>	<p>OWNER</p>	<p>CONSULTANT</p>	<p>ARCHITECT</p> <p>Stephen R. Cuddy                  1629 7th Avenue                  Sacramento California                  Ph. 448-7223</p>
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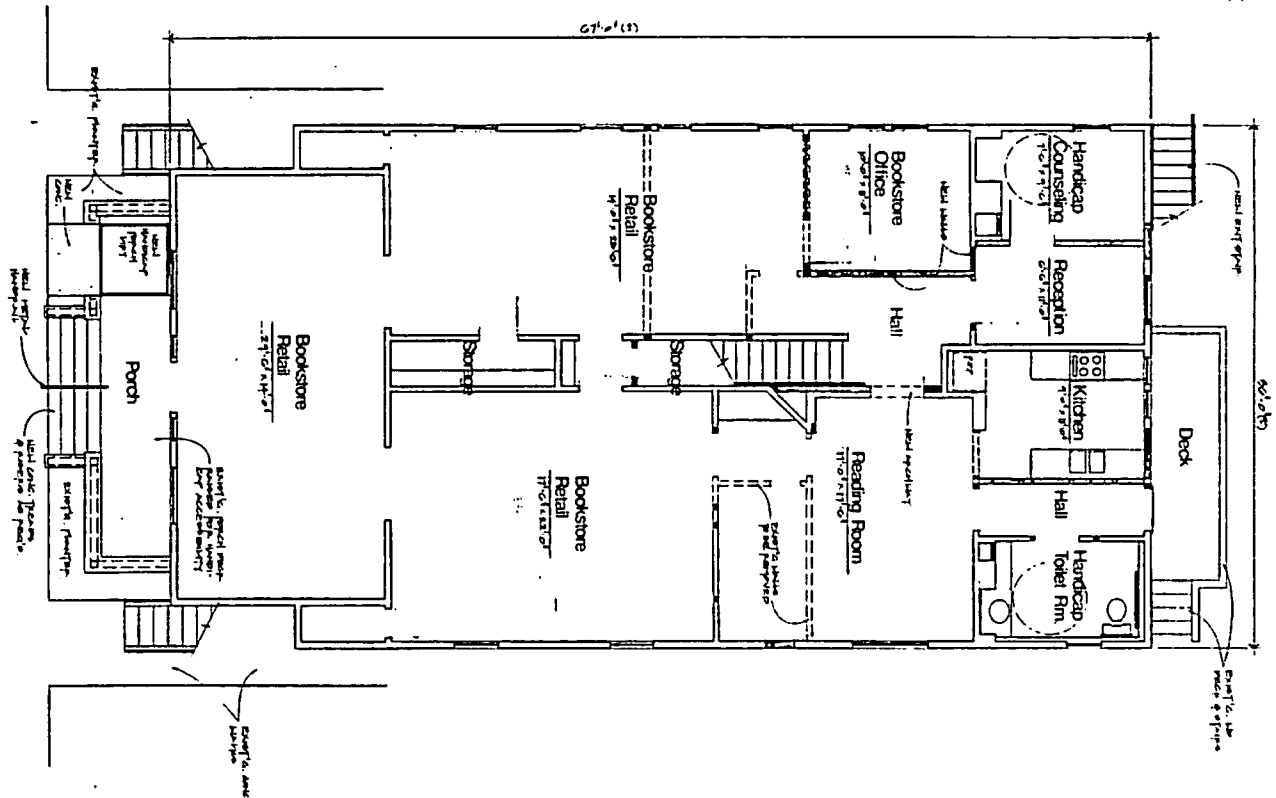
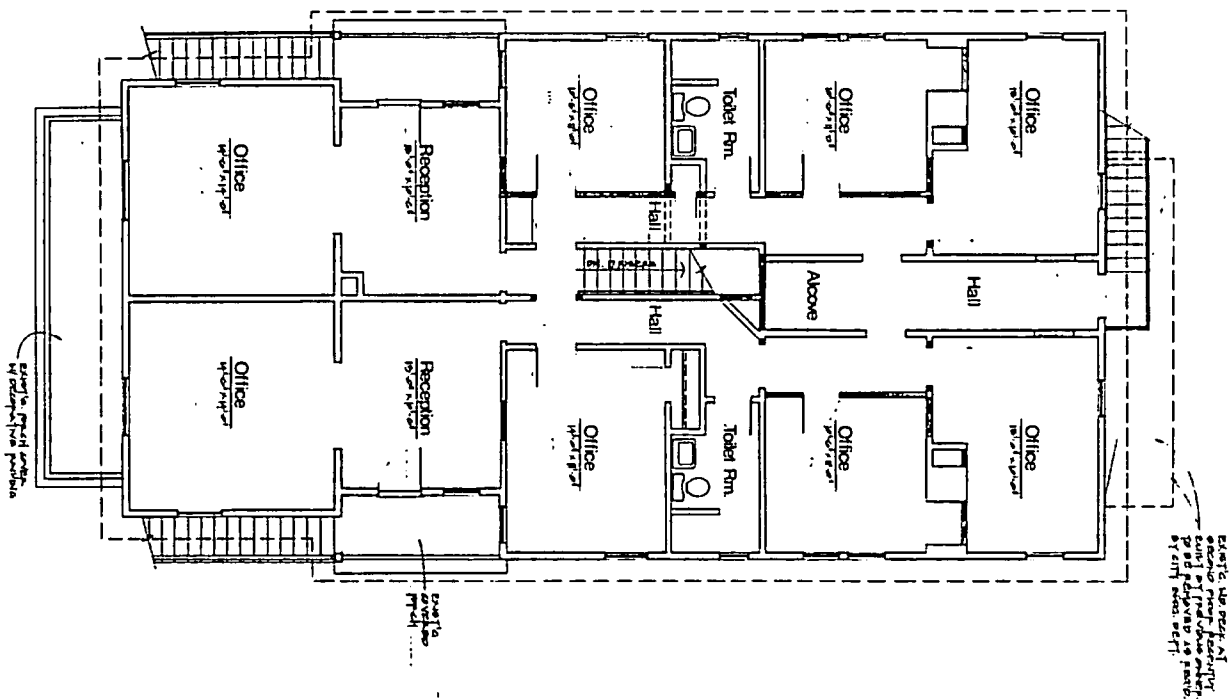
ARCHITECT STEPHEN P. GURDY 1629 7TH AV., S.W., S.F., CA. 94115 PH: 415-772/494-0042	CLIENT THEPESA COPPERM/ KATHY HARRIS/ 4925 55TH ST., S.W., S.F., CA. 94132	RETAIL - OFFICE RENOV AND REMODEL 2224 J' ST., S.W., S.F., CA. 94116 POP WIDNESS BOOKSTORE APN: 007-093-05		
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**Note: SUBJECT BUILDING SITE IS APPROX. 80 feet from PARKING LOT**



000412

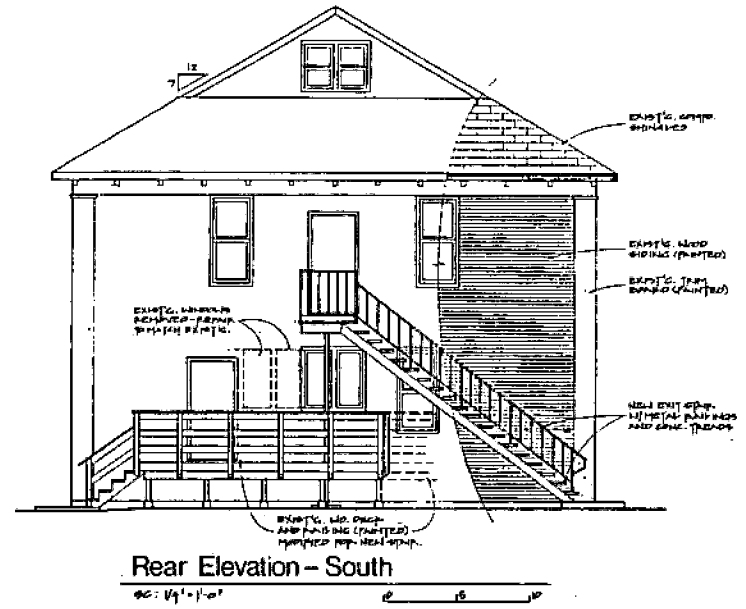
PARKING STAIRS.  
EXIST'G. STAIRS.  
GROSS FLOOR AREA  
NET OFFICE AREA  
APN: 007-093-05  
21 TOTAL PARKING SPACES PAVED  
26 REVERSIBLE PARKING SPACES  
47 SPACES  
21 PAVED SPACES  
26 REVERSIBLE PARKING SPACES  
TEN (10) SPACES TO BE LEASED FOR 2224 J' ST. BLDG.



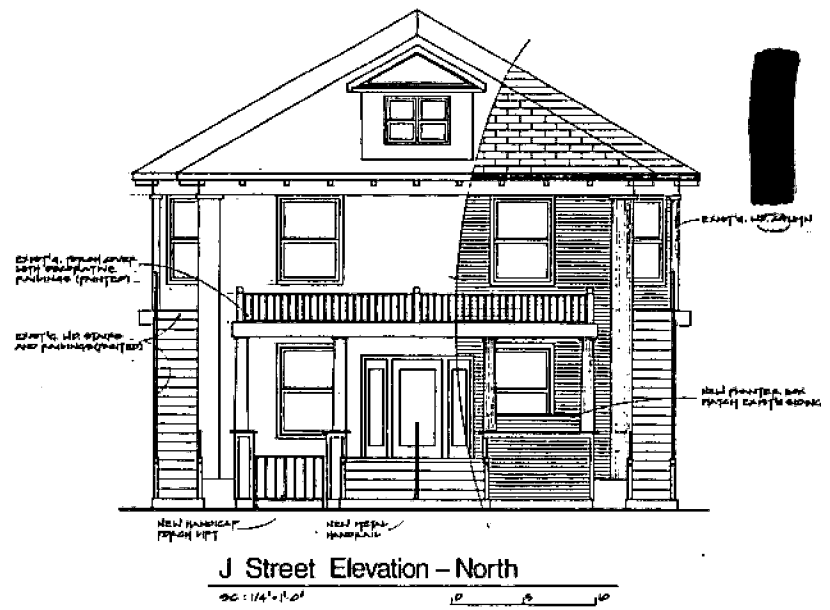
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PROJECT TITLE	OWNER	CONSULTANT	ARCHITECT
Retail-Office Rehab and Remodel			Stephen R. Cuddy 1829 7th Avenue Sacramento California Ph. 448-7223
CLIENT/WORKING			
DATE			
PROJECT NO.			



Rear Elevation - South



J Street Elevation - North

PROJECT	Stephen R. Cuddy 1809 7th Avenue Sacramento, California Ph. 448-7223
CONSULTANT	
OWNER	
Retail - Office Rehab and Remodel	
LIONESS BOOKSTORE 2224 J Street Sacramento, California Parcel No. 007-083-08	
DATE	
DATE/REVISIONS	
SHEET NO.	

000414

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