

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Darryl Chinn, 1311 Perkins Way, Sacramento, CA 95818
OWNER Glen Wong, P.O. Box 22177, Sacramento, CA 95822
PLANS BY Darryl Chinn, 1311 Perkins Way, Sacramento, CA 95818
FILING DATE 2/28/86 **ENVIR. DET.** Exempt 15311(b) **REPORT BY** LP/FG:bw
ASSESSOR'S-PCL. NO. 010-028-08

- APPLICATION:**
- A. Variance to reduce the required parking from six spaces to four spaces for a proposed office building
 - B. Special Permit to allow 100% office development in the Heavy Commercial (C-4) zone

LOCATION: 2019 'S' Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 2,400 square foot office building.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
 1980 Central City Community Plan Designation: Heavy Commercial
 Existing Zoning of Site: C-4
 Existing Land use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Warehouse, storage; C-4	Front:	0	5'
South: Single & Multi-Family; C-2	Side(Int):	0	0
East: Commercial; C-4	Rear:	0	60'
West: Commercial; C-4			

Parking Required: 6 spaces
 Parking Provided: 4 spaces
 Property Dimensions: 27+' x 160'
 Property Area: 0.1+' acre
 Square Footage of Building: 2,400
 Height of Building: One story
 Topography: Flat
 Street Improvements/Utilities: Existing
 Exterior Building Materials: Brick veneer
 Roof Material: Asphalt shingles

BACKGROUND INFORMATION: On July 24, 1980, the Planning Commission approved a variance to waive three of 10 required parking spaces in conjunction with the development of a 4,200 square foot, two-story office building on the subject site (P-9064). The site was not developed within the allowable time and an extension on the variance was granted in 1981, 1982 and 1983. The applicant did not submit a request to extend the variance in adequate time in 1984 and has, therefore, submitted a new application. In June of 1984, the applicant modified the plan and reduced the size of the office to 2,400 square feet by eliminating the second story and first story parking garage.

The applicant did not submit a request to extend the variance in 1985 and has, therefore, submitted a new application.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of a 26.9' x 160' interior lot located in the Central City in an area developed with commercial, industrial and residential uses. The site fronts onto 'S' Street, with access to the parking area provided from an alley at the rear of the site. The applicant proposes to develop a 2,400 square foot office building on the site which would require a special permit since it exceeds the 25% maximum square feet in the C-4 zone.
- B. Based upon the square footage of the proposed office building, six spaces are required for the office use as determined by using a parking ratio of one parking space for each 400 square feet of gross floor areal. The applicant is unable to provide all of the required parking spaces due to the substandard size of the lot which is exceptionally narrow and is, therefore, requesting a variance to waive two of the required parking spaces. During an inspection of the site, staff noted that adequate on-street parking was available during business hours. Due to the narrow lot size and since adequate parking is available on the street, staff supports the applicant's request to waive two parking spaces.
- C. The 100% use of the structure for office use will not increase the traffic or on-street parking demand significantly.

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

RECOMMENDATION: Staff recommends the following actions:

Approval of the variance to waive two of six required parking spaces, subject to the following conditions and based upon Findings of Fact which follow.

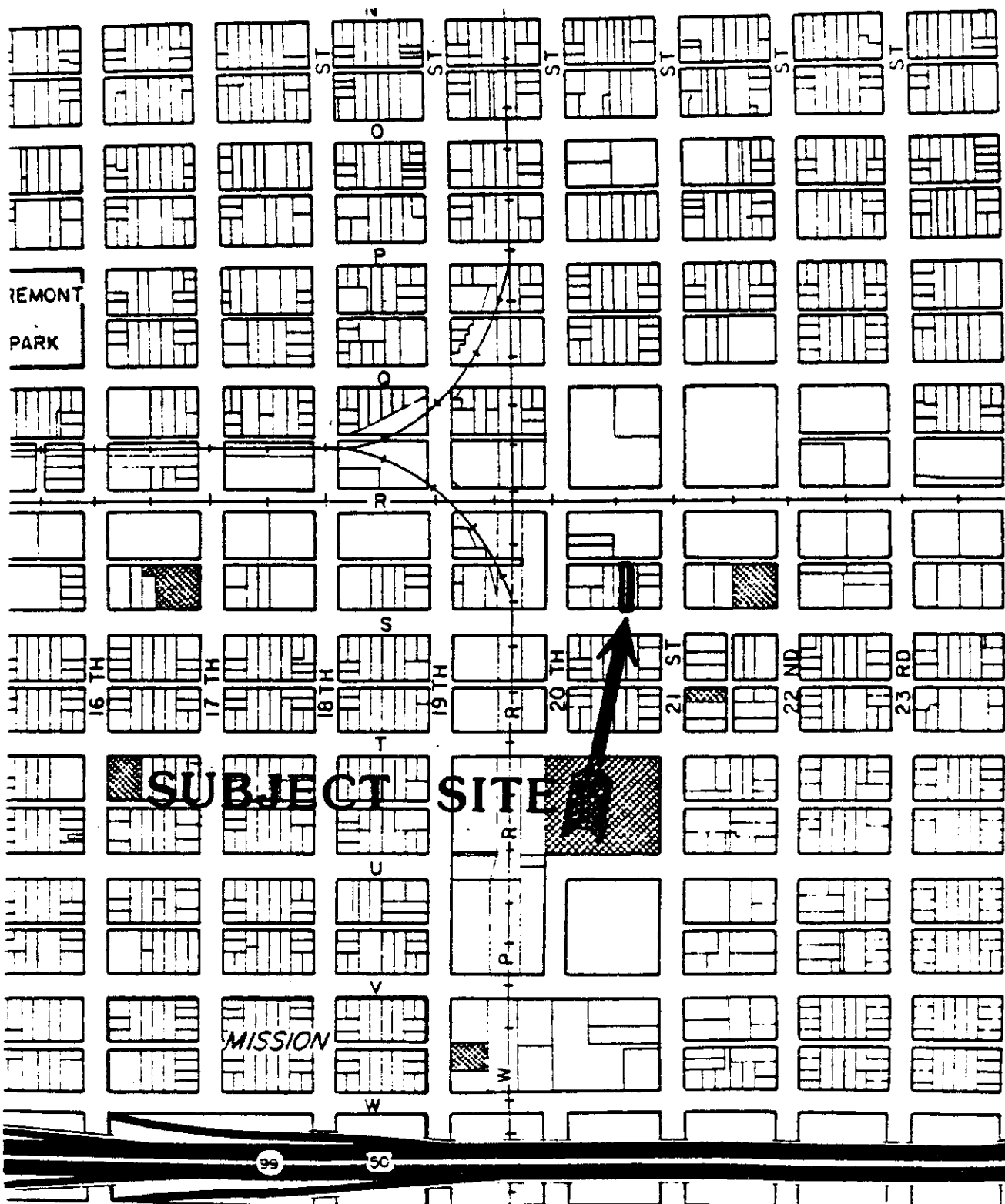
Conditions - Special Permit:

1. The applicant shall adhere to the attached parking lot plans.
2. Building and site plans shall be submitted to the Design Review Board for review and approval prior to issuance of a building permit.

Findings of Fact - Variance/Special Permit:

1. The requested variance does not constitute a special privilege, in that:
 - a. the subject site is exceptionally narrow;
 - b. the site cannot accommodate any additional parking space.

2. The granting of a variance/special permit to reduce two parking spaces and allow 100% office space will not be injurious to the public welfare nor to property in the vicinity of the subject site, in that the waiver of two parking spaces will not significantly increase on-street parking demand since adequate on-street parking is available in the area during business hours and that adequate landscaping and building setbacks will also be provided.
3. The variance is not a use variance, in that offices are permitted in the C-4 zone.
4. The project is in conformance with the 1974 General Plan and Central City Community Plan, in that the above plans designate the subject site for industrial and commercial uses respectively.
5. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for industrial use by the 1974 General Plan and the proposed office use conforms with the plan designation.



VICINITY MAP

PE6-093

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4-24-86

No. 11

