



# CITY OF SACRAMENTO

29

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

May 15, 1980

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Appeal of the City Planning Commission's denial of a Variance request to waive eight required parking spaces (P-8978)

**LOCATION:** 1311 - 21st Street

### SUMMARY

This is a proposal to develop a 41.5 x 80' vacant parcel with a one-story, 3,000+ square foot office building located in the C-2 zone. The applicant is requesting a waiver of all parking spaces. The Planning Commission in concurrence with staff's recommendation, denied the variance request.

### BACKGROUND INFORMATION

The subject site is presently surrounded by existing commercial and residential land uses. It is located on 21st Street, which is primarily an office and commercial strip. Parking along 21st Street is limited to one hour, and along Capitol Avenue is limited to two hours. Because the parking on 21st Street and Capitol Avenue is limited, it forces people to park on 22nd Street and N Street which are residential blocks.

The staff and Planning Commission's concern is with respect to the effects that an additional office building use without parking would have on adjacent residential neighborhood. Office uses normally generate people who must park during the normal business hours between 7 A.M. and 6 P.M. Therefore, the proposed office building would increase the demand for all day parking which would increase the impact on the adjacent residential neighborhood.

A letter of protest was also received by a nearby resident. Basically, the resident objected to any additional offices without parking because of the current parking situation in this area.

### VOTE OF PLANNING COMMISSION

On April 10, 1980, the Planning Commission by a vote of six ayes, three noes, approved a motion to deny the variance request.

APPROVED  
BY THE CITY COUNCIL

MAY 20 1980

OFFICE OF THE  
CITY CLERK

*intent to grant  
subj to conditions  
based on FDF  
due 6-4-80*

City Council

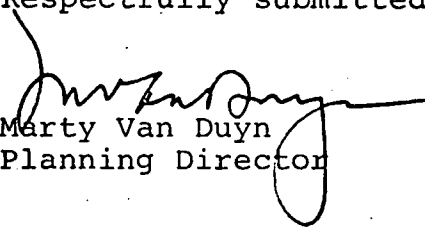
-2-

May 15, 1980

RECOMMENDATION

The Planning Commission and staff recommend that the City Council deny the appeal.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:bw

May 20, 1980  
District No. 4

Attachments  
P-8978

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 16, 1990  
 ITEM NO. 12 FILE NO. P- 8978  
 M-

- GENERAL PLAN AMENDMENT  TENTATIVE MAP   
 COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION   
 REZONING  EIR DETERMINATION   
 SPECIAL PERMIT  OTHER \_\_\_\_\_  
 VARIANCE

Recommendation:

- Favorable  
 Unfavorable  
 Petition  Correspondence

LOCATION: 1311 21<sup>st</sup> Street

PROPOSERS

NAME

ADDRESS

Wesley Witt - 2710 X Street, Sacto.

OPPOSERS

NAME

ADDRESS

MOTION NO. \_\_\_\_\_

MOTION:

- TO APPROVE  
 TO DENY  
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT  
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_  
 TO RECOMMEND APPROVAL \_\_\_\_\_ & FORWARD TO CITY COUNCIL  
 TO RATIFY NEGATIVE DECLARATION  
 TO CONTINUE TO \_\_\_\_\_ MEETING  
 OTHER \_\_\_\_\_

	YES	NO	MOTION	2ND
Augusta		<input checked="" type="checkbox"/>		
Flores	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Goodin		<input checked="" type="checkbox"/>		
Hunter	<input checked="" type="checkbox"/>			
Larson	<input checked="" type="checkbox"/>			
Muraki	<input checked="" type="checkbox"/>			
Simpson	<input checked="" type="checkbox"/>			
Silva	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Fong		<input checked="" type="checkbox"/>		

- EXHIBITS: A. Site Plan   
 B. Floor Plan   
 C. Elevation   
 D. Landscaping

April 2, 1980  
2114 "N" Street,  
Sacramento, California 95816

Sacramento City Planning Commission  
City Hall  
915 - Eye - Street  
Sacramento, California 95814

Attention: Suzanne Glimstad,  
Planning Commission

RE: P-8978  
A.P.N. 007-152-02

Dear Ms. Glimstad:

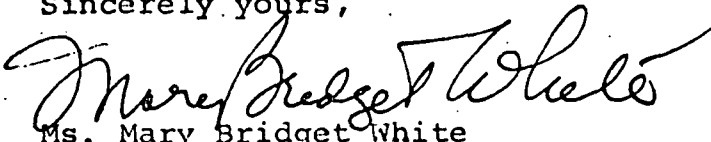
Please be advised that I object 100% to the construction of an office building without on-site parking at 1311 - 21st Street as proposed in your letter.

First: As a resident property owner for over 40 years I can tell you the parking problem is "impossible" now. This construction will make it even more horrendous;

Secondly, and in the long run probably more important is the huge, old, beautiful curb side elms that would be destroyed if the proposed building would take place with on site parking.

There are lots in the immediate area with alley ingress and egress that could be bought and utilized for this type of construction without cluttering up the streets with more all day parkers. (These people start in at 6:30 a.m.!!)

Sincerely yours,



Ms. Mary Bridget White  
2114 "N" Street  
Sacramento, California

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Wesley Witt - 2710 X Street, Sacramento, CA		
OWNER	J. Kuzmanic & R. Workman - Wilmington, CA		
PLANS BY	Wesley Witt, Architect - 2710 X Street, Sacramento, CA		
FILING DATE	3-7-80	50 DAY CPC ACTION DATE	REPORT BY: WW:sg
NEGATIVE DEC.	3-31-80	EIR	ASSESSOR'S PCL. NO. 007-152-02

APPLICATION: Variance to waive the required eight parking spaces for a new 3,071 square foot office building.

LOCATION: 1311 21st Street

## PROJECT INFORMATION:

Central City Plan: Commercial  
General Plan Designation: Commercial and offices  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Vacant lot  
Surrounding Land Use & Zoning:  
North: Offices; C-2  
South: Retail; C-2  
East: Multiple Family; R-5  
West: Bank; C-2

Property Dimensions: 41.5' x 80'  
Square Footage of Building: 3,071  
Height of Building: One-story  
Parking Required: 8 (1:400 ratio)      Parking Proposed: 0

The applicant proposes to construct a one-story commercial building containing 3,071 square feet. This building would be occupied by office or retail tenants. A total of eight parking spaces are required for the proposed office or retail use. Because the parcel is substandard in size, parking could not be provided unless back-out parking is permitted. The applicant therefore requests a waiver of all required parking.

STAFF EVALUATION: The subject 41.5' x 80' vacant lot is surrounded by a florist shop and sandwich shop to the south and a two-story office building to the north. These uses do not have off-street parking.

The staff is concerned with the possibility of creating parking congestion in the area. There are presently several businesses on 21st Street such as banks and offices (Bank of America, Great Western Savings, Cal-West Insurance, and real estate offices) to the west, south, and north that contain on-site parking. Street parking on 21st Street is limited to one hour and street parking on Capitol Avenue is limited to two hours. Street parking on 22nd and N Streets does not have parking time limits.

The provisions for adequate off-street parking is critical in the Central City, particularly in the area of the subject site. Staff's field inspection of the area indicates that there is already a heavy demand for curb side parking during normal business hours, however, there appears to be ample on-street parking during evening hours after 6 P.M. The nearby streets, 20th, 22nd, and N, contain multiple and single family residences.

(over)

Curb side parking was not available during staff's field inspection at 11 A.M. and 3 P.M.

The staff believes the waiver of the eight parking spaces would extend the parking congestion further into the residential neighborhood.

STAFF RECOMMENDATION: Staff recommends denial of the variance to waive eight off-street parking spaces based on the following findings of fact:

1. The request for variance to waive eight required parking spaces constitutes a special privilege in that:
  - a. Other similar uses in the area provide off-street parking.
  - b. The proposed reduction of required parking will increase the demand for on-street parking in an area where on-street parking is limited.
2. The project will be injurious to the general public or surrounding property in that:

The residential neighborhood to the east would be affected by additional on-street parking congestion and traffic circulation.
3. The project is in conformance with the 1974 General Plan and the Central City Plan in that:
  - a. The General Plan designates the site for commercial and offices.
  - b. The Central City Plan designates the site for General Commercial.

CITY SCH ADMIN

PARK  
WASHINGTON  
SCHOOL

CAPITOL

17 TH

18 TH

19 TH

20 TH

21 ST

22 RD

23 RD

24 TH

25 TH

26 TH

27 TH

28 TH

SUBJECT SITE

BOULEVARD

PARK

SUTTER'S FORT

MARSHALL PARK

MARSHALL SCHOOL

P. 0010

APRIL 20 80

ITEM NO. 12

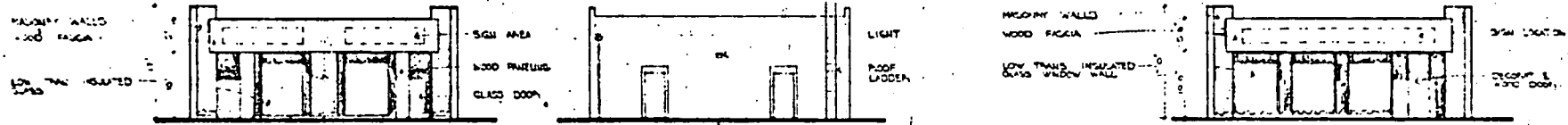
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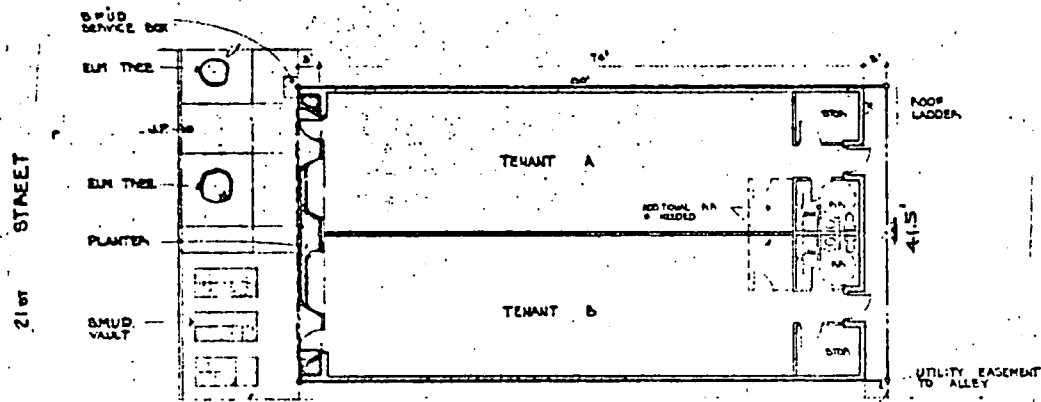
P-8978

April 10, 1980

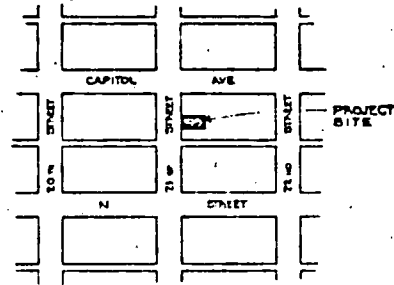
Item 12



WEST EAST WEST  
 EXTERIOR ELEVATIONS ALTERNATE FOR SINGLE TENANT



SITE AND FLOOR PLAN  
 1/8" = 1'-0"

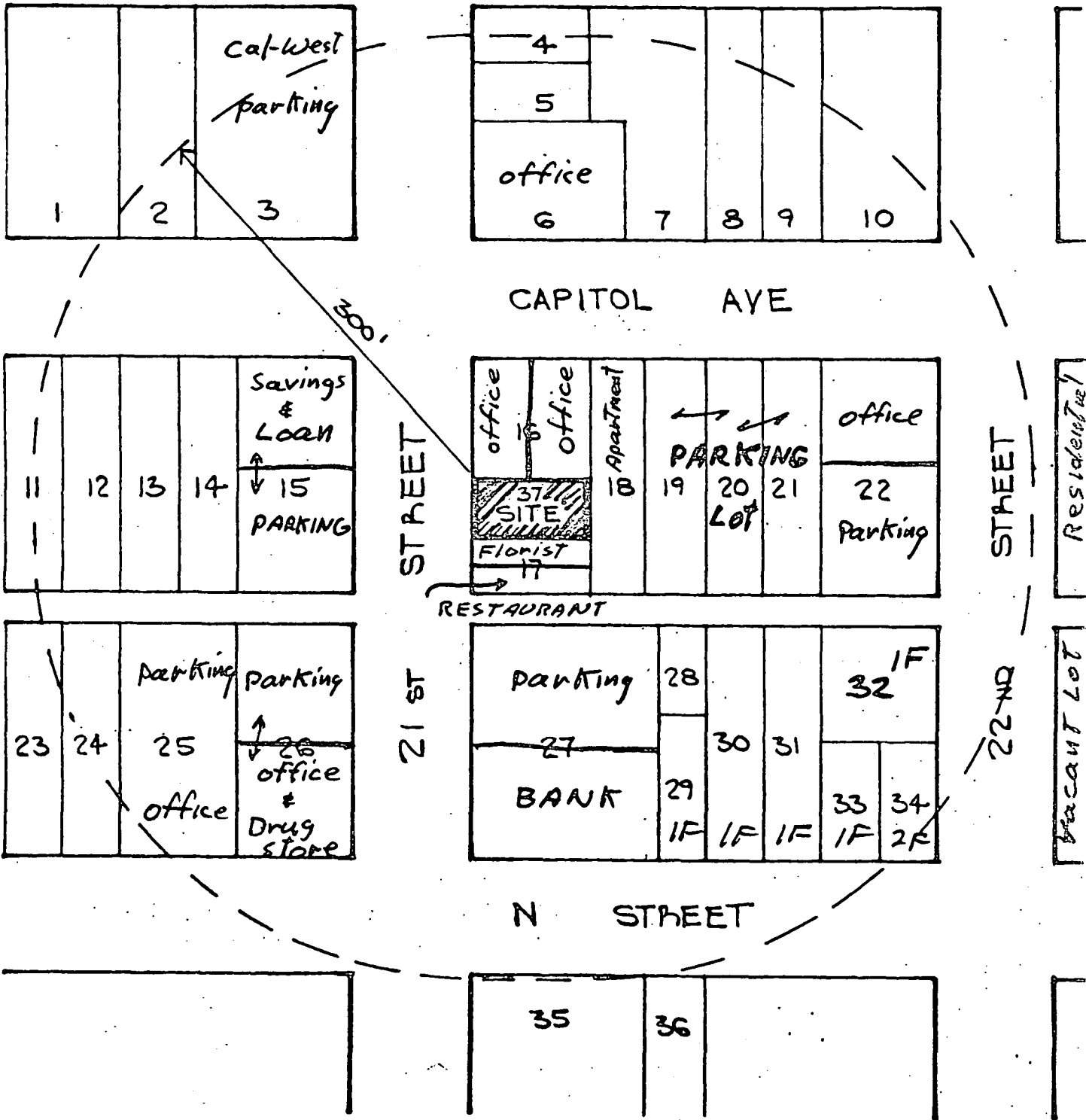


LOCATION MAP  
 1" = 200'

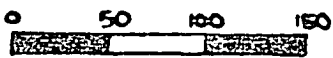
DWA DODD WITT ASSOCIATES ARCHITECTS 1718 S STREET SACRAMENTO, CALIF.	PROJECT NO. _____ SHEET NO. _____
	DATE: _____ DRAWN BY: _____ CHECKED BY: _____
KUTCHER COMMERCIAL BUILDING SACRAMENTO, CALIF.	PROJECT NO. _____ SHEET NO. _____
SPECIAL PERMIT	DATE: _____ DRAWN BY: _____ CHECKED BY: _____



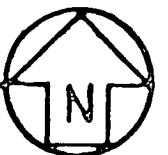
Legal Description of Subject site: The South 8 ft of the North 88 ft of Lot 1 in the block bounded by 21st and 22nd and M (Capitol Avenue) and N Streets in City of Sacramento according to official plat thereof and the North 33½ ft of the South 72 ft of Lot 1 in the block bounded by M & N, 21st and 22nd Street of the City of Sacramento, according to map on plan thereof.



# PROPERTY OWNERSHIP MAP



1" = 100'



P-5978

April 10, 1980

Item 12



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

April 24, 1980

Wesley M. Witt  
2710 X Street  
Sacramento, CA 95816

Dear Mr. Witt:

On April 21, 1980, the following matter was filed with my office to set a hearing date before the City Council:

APPEAL of Planning Commission's denial of Variance to waive 8 required parking spaces to construct an office building in the C-2 zone. Loc: 1311-21st Street. (P-8978) (D4)

The hearing has been set for May 20, 1980, 7:30 P.M., Council Chamber, 2nd floor, 915 I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

Sincerely,

Lorraine Magana  
City Clerk

LM:l

cc: J. Kuzmanic & R. Workman  
P-8978 Mailing List (23)

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 10, 1980  
 ITEM NO. 12 FILE NO. P-8978  
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER \_\_\_\_\_

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: 1311 21st Street

PROPOSERS

NAME

ADDRESS

Wesley Witt - 2710 X Street, Dacto.

OPPOSERS

NAME

ADDRESS

MOTION NO. \_\_\_\_\_

MOTION:

	YES	NO	MOTION	2ND
Augusta		✓		
Flores	✓			✓
Goodin		✓		
Hunter	✓			
Larson	✓			
Muraki	✓			
Simpson	✓			
Silva	✓		✓	
Fong		✓		

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
- TO RECOMMEND APPROVAL \_\_\_\_\_ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

- EXHIBITS:
- A. Site Plan
  - B. Floor Plan
  - C. Elevation
  - D. Landscaping

# SACRAMENTO CITY PLANNING COMMISSION

## APPLICATION INFORMATION

APPLICATION TAKEN BY: WW

- Gen. Plan Amend. (GPA)  Comm. Plan Amend. (CPA)  Rezone (RZ) from \_\_\_\_\_ to \_\_\_\_\_  
 Special Permit (SP)  Variance (V)  Tentative Map (TM)  Sbdvn. Modification (SM)

Other \_\_\_\_\_

Assessors Parcel No. 007 . 152 . 02 Address 1311 21st Street

Request(s) Variance to waive 8 required parking spaces in order to construct a 3,071 sq. ft., one-story office building, on a C-2 zone.

Owner(s) J. Kuzmanic & R. Workman Phone No. \_\_\_\_\_

x Applicant Wesley Witt Phone No. 452-3030

Signature *Wesley Witt* Filing Fee \$180 + Receipt No. \_\_\_\_\_

C.P.C. Meeting Date 4-10-80 \$75 +  
\$30

## ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Approved Based on Find. of Fact Due \_\_\_\_\_

Rec. Approval \_\_\_\_\_ Rec. Approval w/Conditions \_\_\_\_\_ Denied 4-10-80

Findings of Fact Approved 4-10-80 Appealed 4-11-80

Copy Sent to Applicant \_\_\_\_\_

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment \_\_\_\_\_ Rezoning \_\_\_\_\_ Tentative Map \_\_\_\_\_ Subd. Modification \_\_\_\_\_ Appeal \_\_\_\_\_

Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_ Return to Planning Commission \_\_\_\_\_

ENTITLEMENT(S) TO USE: \_\_\_\_\_ is/are:

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_

By: \_\_\_\_\_

SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: \_\_\_\_\_

DATE

P No 8978