

# CITY PLANNING COMMISSION

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

APPLICANT	Brewer & Williams, 409 Jardin Place, Davis, CA 95616		
OWNER	A & E. L. Globus, 624 Jerome, Davis, CA 95616		
PLANS BY			
FILING DATE	12-28-82	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	Exempt 15111(b)EIR	ASSESSOR'S PCL. NO.	007-043-13 & 14

- APPLICATION:
1. Variance to exceed 30% maximum number of compact car spaces by three spaces(6 permitted, 9 proposed) on 0.15 vacant acres
  2. Variance to reduce backout maneuvering distance for compact cars from 25 feet to 21½ feet

LOCATION: 816 and 820-29th Street

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices  
1980 Central City Community  
Plan Designation: General Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Surface parking lot to be developed

Surrounding Land Use and Zoning:

North: Offices; C-2  
South: Commercial Cleaners; C-2  
East: Freeway; TC  
West: Multi-Family Residence; R-3A

Parking Provided: 21 spaces  
Property Dimensions: 80' x 80'  
Property Area: 6,400 square feet  
Street Improvements/Utilities: Existing  
Topography: Flat

BACKGROUND INFORMATION: On February 11, 1982 the Commission approved a special permit to locate 12 required off-street parking spaces off site (on a vacant 80' x 80' lot on 29th Street, between H & I Streets) in conjunction with the conversion of the Jeffery Building (at southwest corner of 29th & I Streets) into offices. The applicant proposed a total of 22 spaces (12 required for Jeffery Building) to allow the future construction of an office building on the parking lot site (See Exhibit A).

The original plan proposed a split driveway permitting the preservation of a large Elm tree located in the public right-of-way along 29th Street. However, subsequent to the Commission approval, the Traffic Engineering Department requested a revision to the plan, indicating elimination of the split driveway with a conventional 90° driveway to 29th Street and removal of the Elm tree.

In order to preserve the Elm tree and comply with the Traffic Department concerns, the applicant is submitting a revised plan which involved shifting the driveway approximately 13± feet to the north (See Exhibit B).

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As a result of the driveway realignment, the applicant is creating a substandard parking lot. The applicant is therefore requesting variances to reduce the backout maneuvering space and to designate three additional compact car spaces than the Zoning Ordinance allows for a 21-space parking lot.

STAFF EVALUATION:

1. The applicant is submitting a revised parking lot plan based upon the City Arborist's request to save a large, mature Elm tree (4½± ft. diameter, 80-100± ft. tall) located in the public right-of-way along 29th Street.

The revised plan (See Exhibit B) proposes a 21-space parking lot and shifts the driveway entrance approximately 13 feet to the north to accommodate the preservation of the Elm tree. The placement of the driveway requires the relocation of two parking stalls from the middle row to the northernmost row abutting the alley. In order to accommodate nine stalls along the alley, the 60° angle stalls are proposed as 90° angle. Due to insufficient distance and requirements to meet the 50 percent shading requirement, five of the nine stalls closest to the west property line abutting the alley have substandard backout maneuvering space (21½ feet vs 25 feet). In addition, the applicant has designated the five stalls as compact car spaces, thereby creating a total nine compact car spaces. The applicant, therefore, is requesting variances to reduce the backout maneuvering space for the five easternmost stalls by 3½ feet (21½ ft. vs 25 ft) and exceeding the 30 percent maximum number of compact car spaces by three spaces (6 permitted vs 9 proposed).

2. According to the City Arborist, the subject Elm tree is a healthy tree, approximately 4½ feet in diameter and 80 - 100± feet in height. If it is feasible to design a driveway around the subject tree, the Arborist recommends retention of the Elm. Staff concurs with the City Arborist and has no objections to the revised site plan and, therefore, supports the applicant's requests. Staff notes that a parking lot exists across the alley to the north, with approximately 4± feet of additional maneuvering space. Although technically, the 4± feet of maneuvering space is off site, from a practical standpoint, this area will also be usable by those parking on the subject site for backout maneuvering space.

STAFF RECOMMENDATION: Staff recommends approval of the variance requests based upon the following conditions and Findings of Fact which follow.

Conditions

- a. The applicant shall increase the width of handicap stalls from 12 feet to 14 feet per revised site plan (Exhibit B);
- b. The applicant shall designate the compact spaces on the pavement surface;
- c. The applicant shall submit a shading plan and detailed landscape and irrigation plan for the review and approval of the Planning Department prior to the issuance of an occupancy permit.

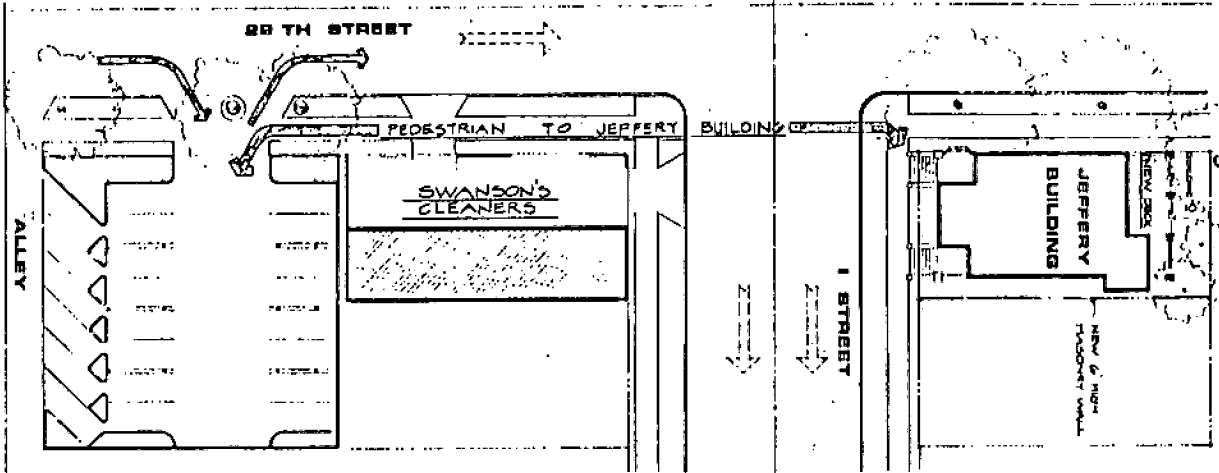
Findings of Fact

- a. The variances do not constitute a special privilege extended to one individual in that retention of the Elm tree requires the relocation of the driveway, which results in the creation of several minor substandard parking spaces;

- b. The variances are not injurious to the public welfare nor to property in the vicinity of the subject site in that the entire northernmost row of parking spaces have been designated for compact car parking which requires a reduced amount of backout maneuvering space;
- c. The variances are consistent with the 1980 Central City Plan which states, "Protect and enhance the unique visual features such as entrances into the Central City, attractive arterials, notable landmarks and access to views of the rivers."

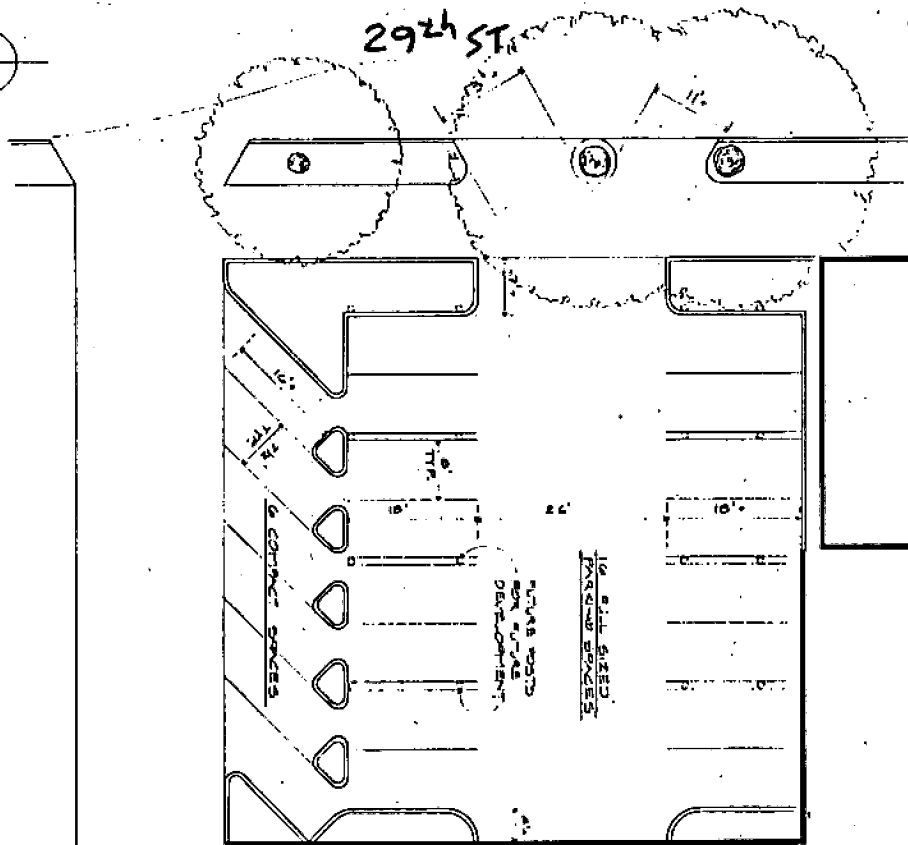
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SITE DEVELOPMENT PLAN



ORIGINAL PARKING PLAN  
(Approved by CPC. 2/11/82)

SITE PLAN



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EXHIBIT A

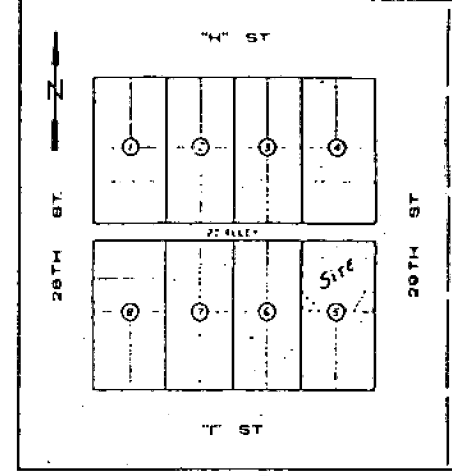
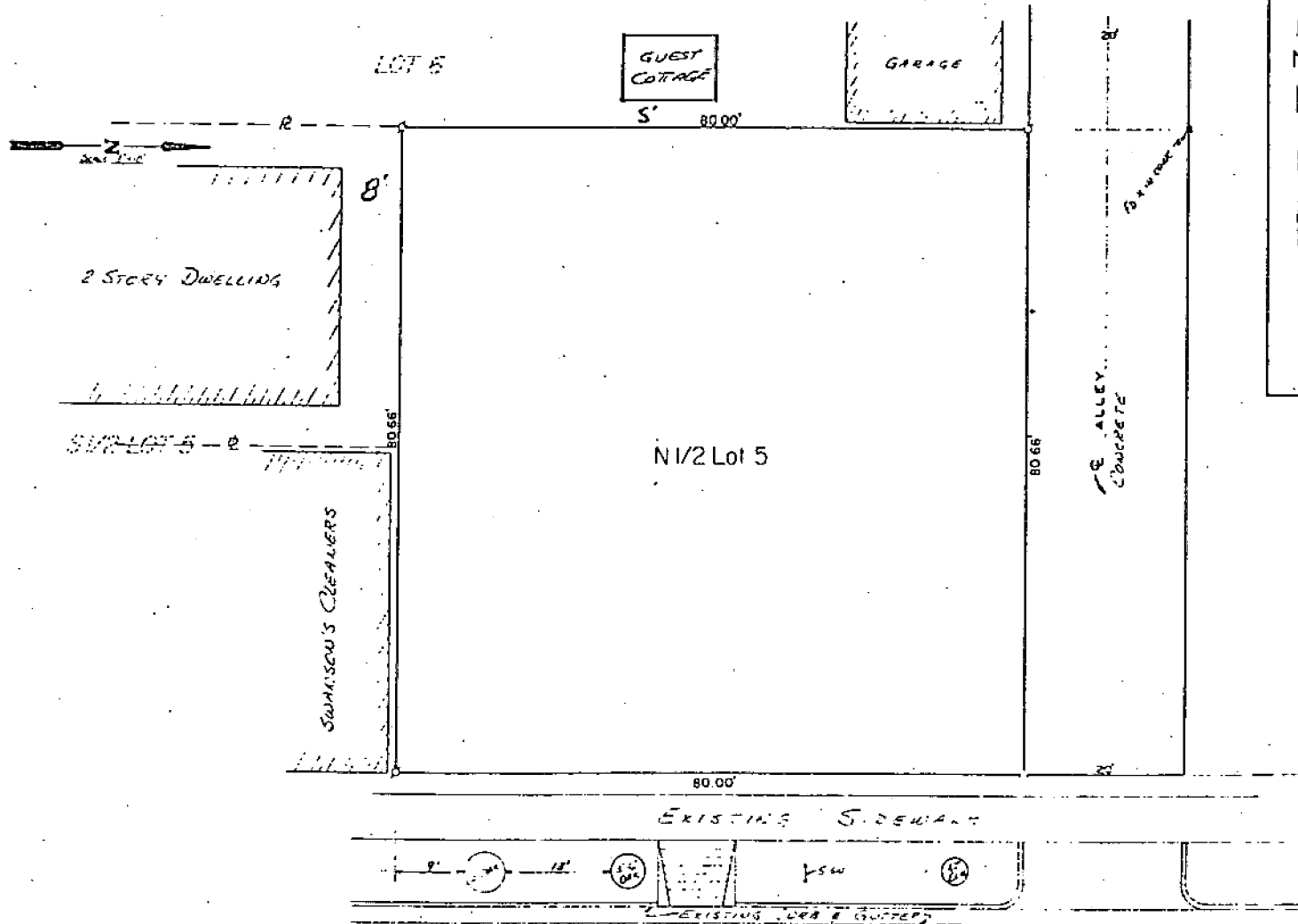
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1-27-83

No. 17

JEFFERY BUILDING RENOVATION - OFFICE CONVERSION

P 83008



VICINITY MAP  
Scale 1"=100'

LEGEND  
1. 2" = 10' DRIVE  
2. 1" = 10' DRIVE

AS TO 29th ST 13, 14

### SURVEY FOR DR. ALBERT GLOBUS

B  
BREWER & WILLIAMS, ARCHITECTS  
DAVIS, CALIFORNIA

**NK**  
ENGINEERING AND SURVEYING CO., INC.  
DAVIS, CALIFORNIA

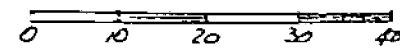
N1/2 Lot 5, Block between 28th & 29th St., N & T  
City of Sacramento, California

DESIGNED BY: *BEA* SCALE: 1"=10'  
DRAWN BY: *...*

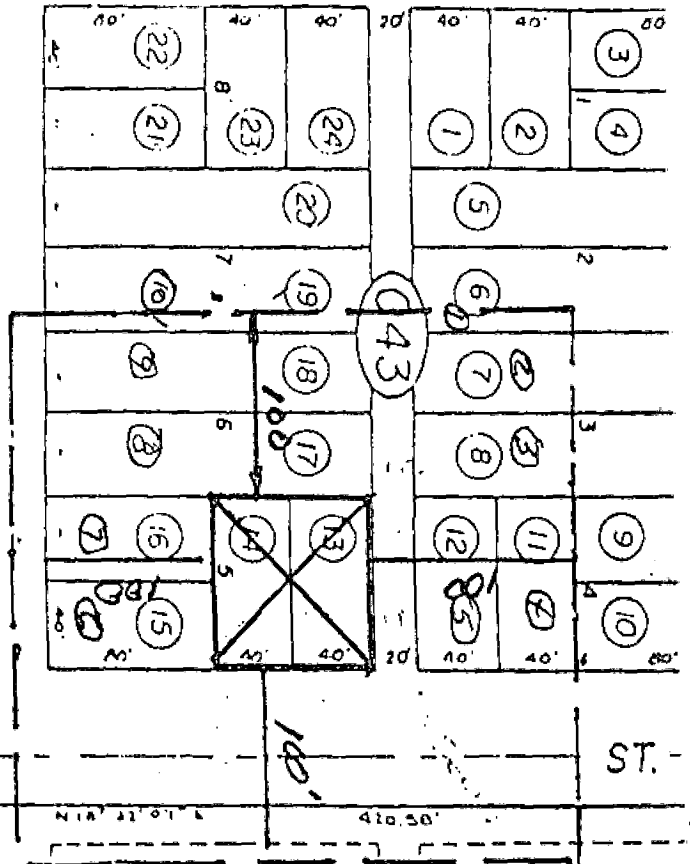
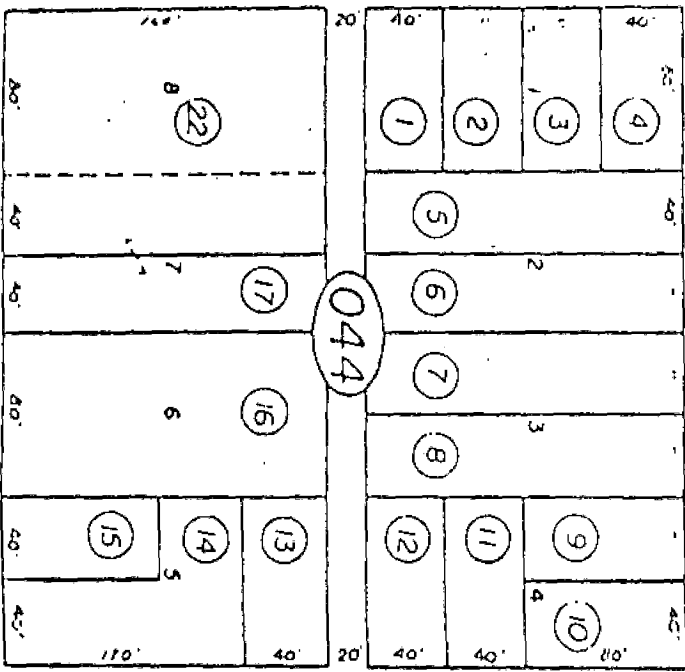
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APPROVED BY: *...*

002525

29TH STREET



ST.



ST.

29th

*Freeway - 28th St  
 of the City of Sacramento*

**P 83008**

LEGAL DESCRIPTION

The north one-half of Lot 5, of the Block between 'H' and 'I',  
 28th and 29th Streets, City of Sacramento.

002526

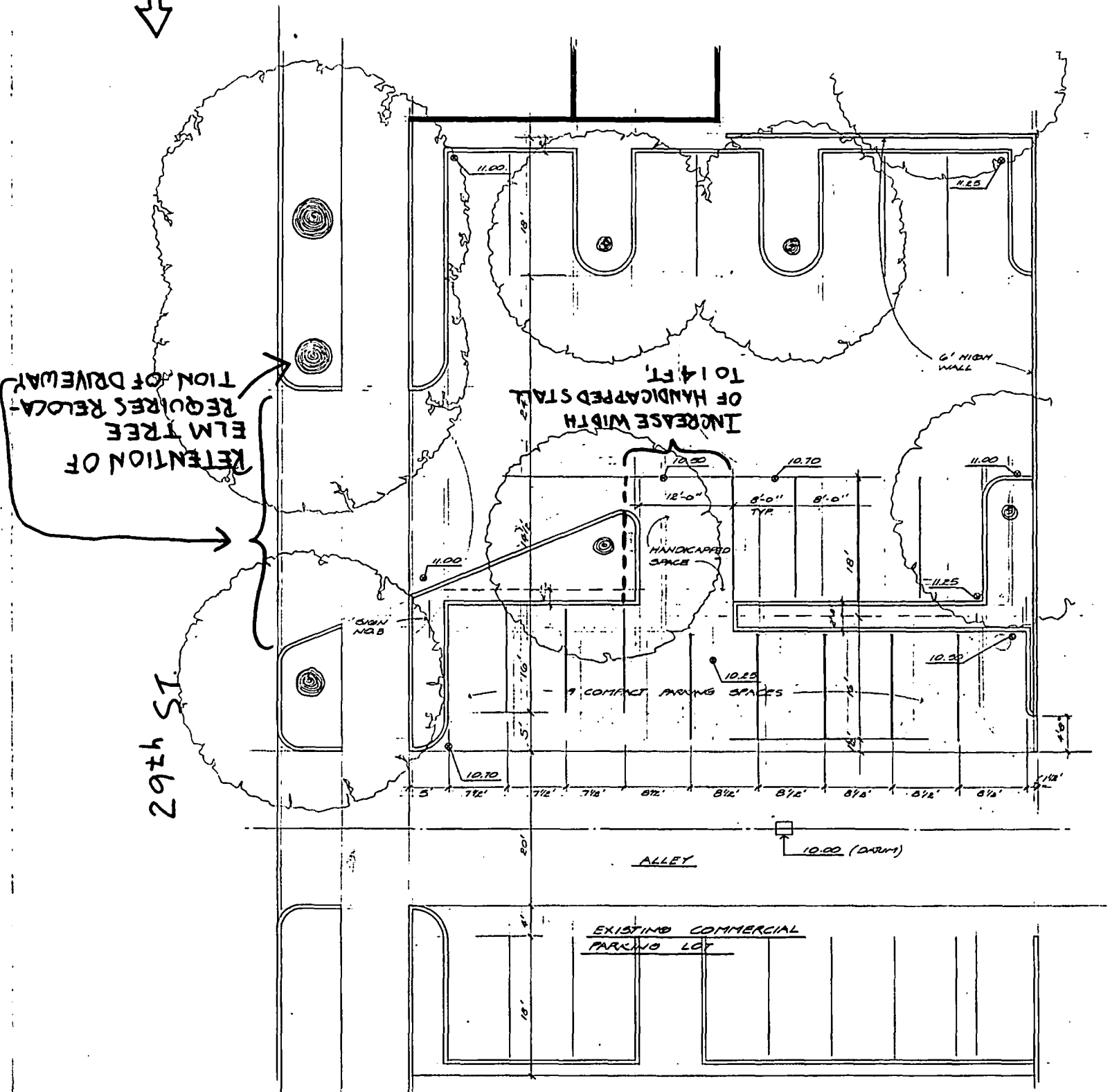
BREWER AND WILLIAMS  
ARCHITECT AND DESIGNER  
GORDON BREWER, ARCHITECT; JUDY WILLIAMS, DESIGNER  
429 JARDIN PL. • DAVIS, CALIFORNIA 95616 • PH. 750-1400

EXHIBIT B

JEFFERY BUILDING - REVISED PARKING LOT

SCALE: 1/8" = 1'-0"

NOV. 27, 1982



PROPOSED REVISED PLAN

725200

*Handwritten signature*  
© 1982