

# CITY PLANNING COMMISSION

927-10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Ferrar Williams, architects, 2020 V Street, Sacramento, CA 95818		
OWNER	Dan Cole & Dan Petrocchi, 2856 Arden Way, #200, Sacramento, CA 95826		
PLANS BY	_____		
FILING DATE	2-5-82	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	3-1-82	EIR	ASSESSOR'S PCL. NO. 006-126-16

- APPLICATION:
1. Negative Declaration
  2. Variance to waive standard off-street parking requirements to allow tandem parking arrangement and attendant parking in order to develop a 19,000+ square foot office building in the C-2, General Commercial, zone
  3. Variance to reduce the parking maneuvering aisle from 26 feet to 24 feet.

LOCATION: Southeast corner of 17th and K Streets

PROPOSAL: The applicant is requesting the necessary entitlements to substitute valet parking service in lieu of a standard parking arrangement to meet the parking requirements of a three-story, 19,000+ square foot office building.

## PROJECT INFORMATION

1974 General Plan Designation:	Commercial-Office
1980 Central City Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant auto dealership showroom and sales building

### Surrounding Land Use and Zoning:

North: Vacant auto sales and repair and parking; C-2  
South: YMCA and church; C-2  
East: Commercial; C-2  
West: Used car lot; C-2

Parking Required:	47 spaces
Parking Provided:	47 spaces
Parking Ratio:	1/400
Property Dimensions:	80' x 160'
Property Area:	12,800 sq. ft./0.3 acres
Square Footage of Building:	19,000+
Significant Features of Site:	Existing structure
Exterior Building Materials:	Brick Veneer and glass windows
Building Height:	Three-story/42 feet
Street Improvements/Utilities:	Existing

BACKGROUND INFORMATION: The four corners of 17th and K Streets were originally developed with facilities for an auto dealership and has been in that use for the most part over the years. The most recent dealership has vacated the premises and relocated to another area of the City.

APPLC. NO. P-82-029  
002888

MEETING DATE March 11, 1982

CPC ITEM NO. 10

3. Cont'd.

A field survey of the vicinity of the subject site indicates that this area is undergoing transition with many vacant lots and vacated commercial structures. In the aggregate, a substantial amount of office/commercial space could be developed in this area in spite of the rezoning from C-3 to C-2. Staff feels that approval of the applicant's proposal would undermine the objective of the Central City Plan rezoning for this area to limit the intensity of land use and traffic generation. Granting the variance would also establish a precedent for this area which may lead to other similar parking requests in the future. Therefore, staff cannot support the applicant's variance request.

4. Section 14 of the Zoning Ordinance establishes certain ground rules which govern consideration of any variance request. In order for the Commission to grant a variance, the applicant must meet or satisfy four basic requirements. One of the four requirements pertains to "no special privilege," in that a variance cannot be a special privilege extended to one individual property owner. Since the applicant proposes to demolish the existing building in order to construct the subject project, the site consisting of 12,800 square feet (80' x 160') could be designed with a parking layout and building that would be in compliance with the City parking regulations.

Furthermore, Section 6-C-6 of the Zoning Ordinance specifically states that "attendant parking does not meet minimum code requirements" of the City parking regulations.

Staff, therefore, feels that since there are no special circumstances related to the site, and that no particular hardship exists, that it cannot support approval of the variance.

5. The applicant's proposed parking layout indicates 12 parking spaces which would require attendant parking assistance. Staff questions the economic justification of maintaining full-time attendant parking service for only 12 spaces. Staff is concerned that the valet service may be discontinued by the building owners at a future time if the costs of such service are not self-supporting. Elimination of the attendant service would create an awkward and inconvenient situation for the users of the building.

6. As previously noted, the Zoning Ordinance specifically prohibits valet or attendant parking operations at the present time. Staff is beginning a study to examine the feasibility of permitting attendant parking operations and establishing development standards and guidelines. A staff report to the Commission is forthcoming on this matter.

*Valet service be permanent & recorded.*



(EYE) ST

4TH ST  
TELEPHONE CO. OFF.

15TH ST  
MEMORIAL AUDITORIUM

6TH ST  
CAR DEALER  
TIRE

7TH ST  
MEAT PACKER

18TH ST  
OFF.

19TH ST  
REST. SP.

V.C. THIBAU  
RETY., BOOKS  
CAMERA  
HAIR, HAIR  
CHURCH

REST. SUPP.  
BAR  
AUTO SALES

J ST.  
U.S. BAR  
BOON, ME  
DEPART. REST.  
BAR

HARRY WARE  
LOCKSMITH  
OFF.

C-2  
OFF.

OFF.

TEL. EPHONE PLAN  
DANCE HALL  
CHURCH

ROBBIE HEARD  
S.P.

K ST.  
REST. BAR  
V. COMM  
CAR LOT

CHURCH

138 R-4R  
SUBJECT SITE

OFF.  
CAP. WASH

CHURCH

SOCIAL SECURIT. OFF.  
TIRE

OFF. BAR  
TIRE RPR.  
GLASS

PIANO  
OFF. EQUIP.  
PAINT  
GLASS/BLINDS  
HAIR REST.

BARBER  
BEAUTY  
SHOP

AUTO REPAIR  
TIRE STATION

C-3 CAPITOL AVENUE

SP SS S T  
P P P A  
ME E

SP SS S T  
P P P A  
ME E

VACANT

MARKET  
BOON

ELDERLY  
HOUS.

STATE OFFICE

SP  
ME P P P P SP

SCHOOL DIST. OFF.

N ST.  
COMM. STATION

R-5

SHUD SUB-  
STATION

92 SP  
C-2

COMM. GARDEN

30  
35

COMM. STATION

AIR. ME. FF. VC

V. V. V.

COMM. GARDEN  
2892 PARK  
P-2019

2892 PARK

3-11-82

VICINITY AT

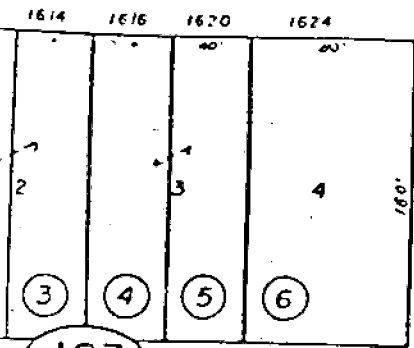
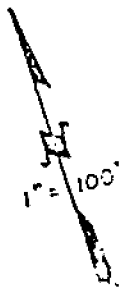
C-2  
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C-2

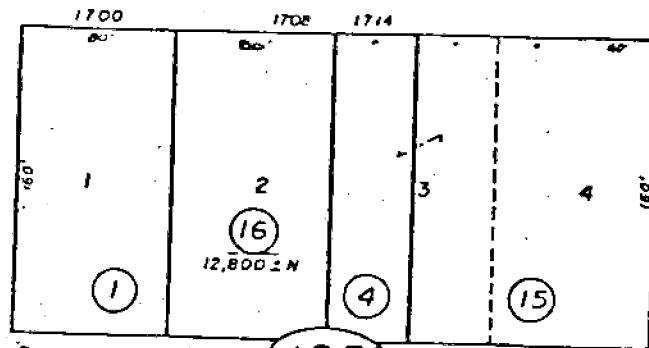
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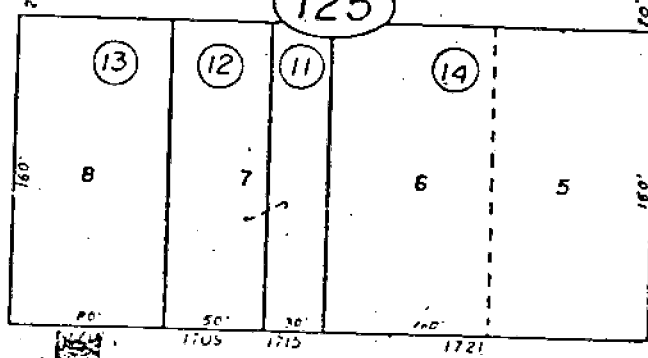
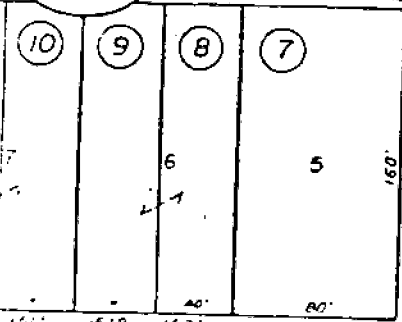
ST. 8



ST. 8



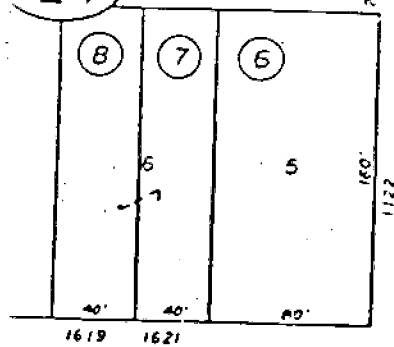
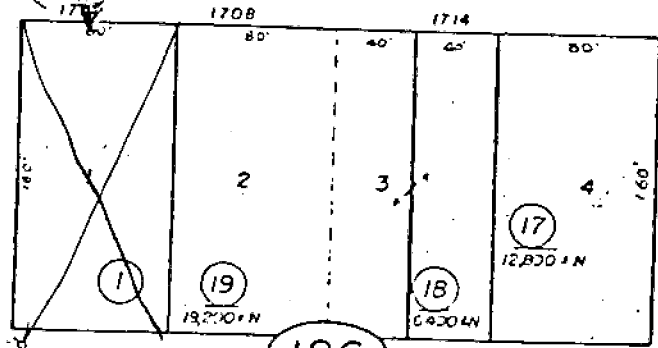
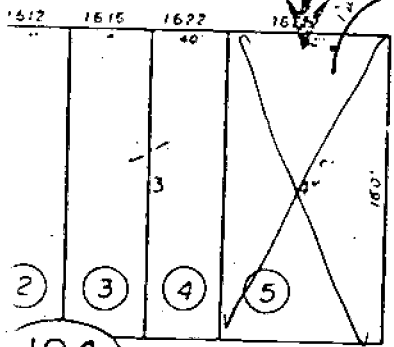
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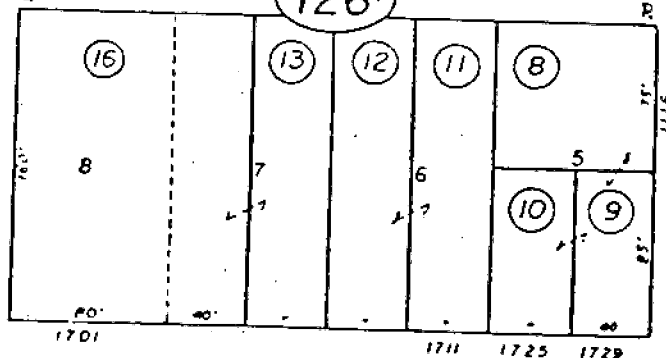
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ST. 8

Bk. 7



17th



18th

002893

ST. 8

17

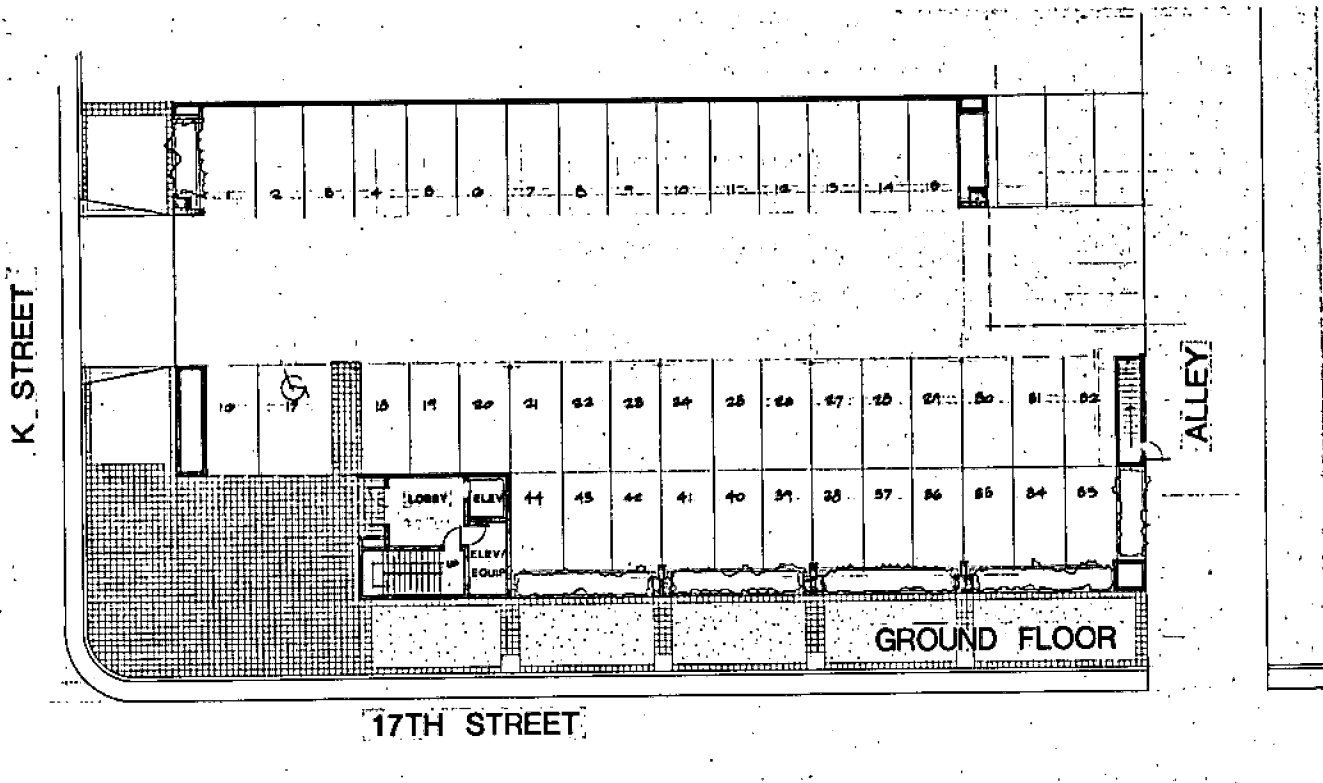
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Assessor's Parcel Numbers Shown in Circles

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No. 10

Consultants / Signatures



- Issues ○ Revisions △
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**FORRAN WILLIAMS ARCHITECTS**  
 TWENTY TWENTY V STREET  
 SACRAMENTO CALIF 95811  
 TELEPHONE (916) 434-1313

Job No.  
 Scale 1" = 10'-0"  
 Ref. North   
 Sheet Title  
 ELEVATIONS  
 GROUND FLOOR PLAN

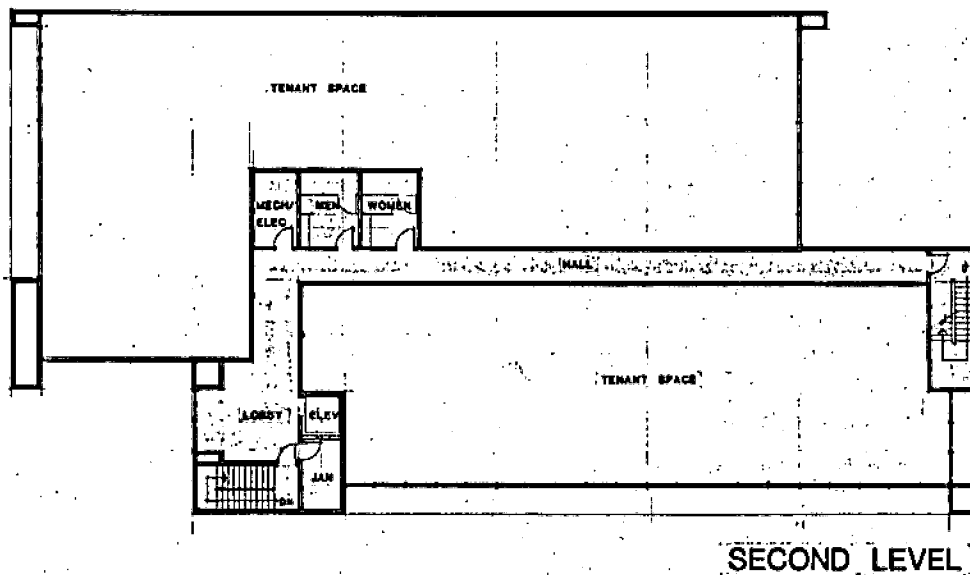
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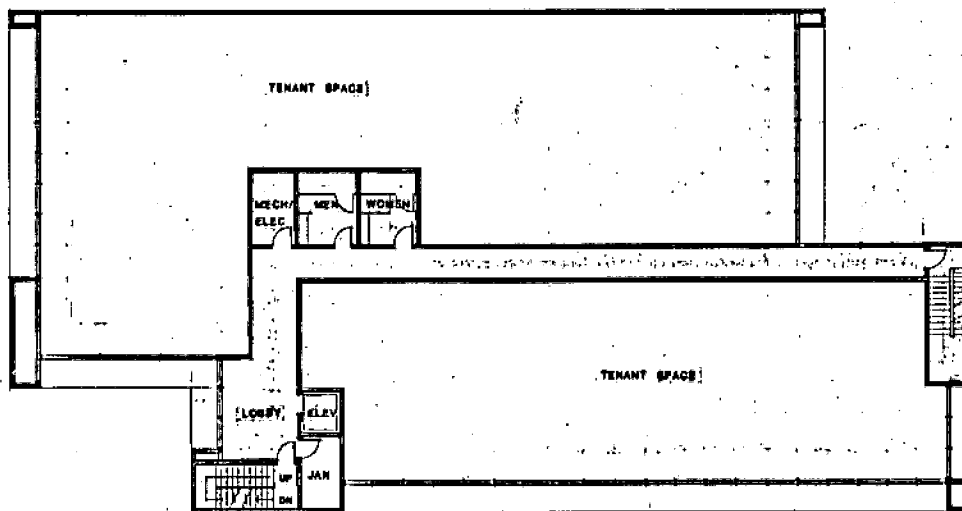
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SECOND LEVEL



FIRST LEVEL

Consultants / Signatures

Issues  Revisions

● 2-9-82

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All drawings are based on existing floor levels. All dimensions are approximate and subject to change. All dimensions are in feet and inches. All dimensions are to the center of the wall unless otherwise noted.



Job No.

Scale 1" = 10'-0"

Ref. North



Sheet Title

FLOOR PLANS

Sheet No.

2

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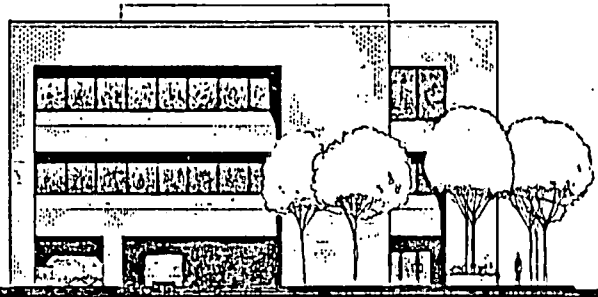
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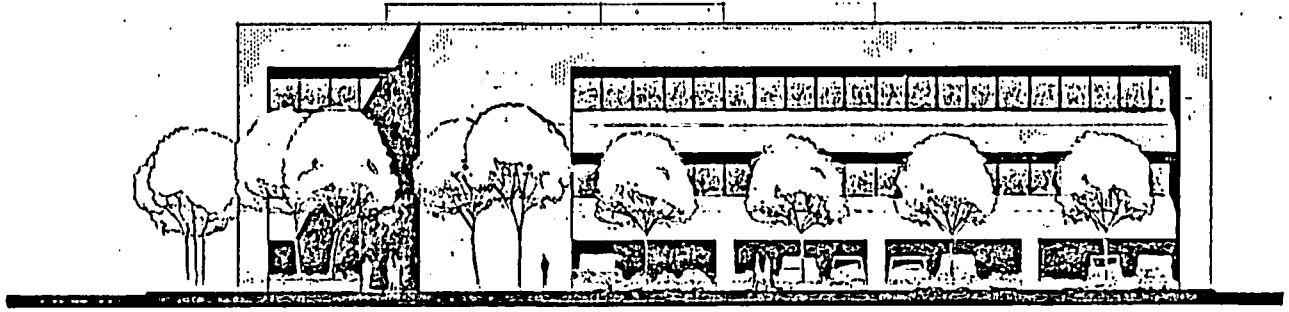
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SOUTH ELEVATION



NORTH ELEVATION




WEST ELEVATION

Issues  Revisions

- 2-2-82
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Job No.  
 Scale 1"=10'-0"  
 Ref. North   
 Shoot Title

Shoot No.  
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