

CITY PLANNING COMMISSION

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

APPLICANT	Robt. S. Brown, Inc., & Dex Rivett, 3006 Beacon Bldg. Ste. B, West Sacto.		
OWNER	Waddell, Cameron & Dopkins, 2424 K Street, Sacramento, CA		
PLANS BY	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
FILING DATE	6-2-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	Exempt 15115	EIR	ASSESSOR'S PCL. NO. 007-102-08

- APPLICATION:
1. Variance to waive one of the required 10 parking spaces
 2. Subdivision Modification to waive street lights
 3. Tentative Map to create a one lot office condominium project

LOCATION: 2424 K Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing office building into office condominiums.

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:	Existing offices
Surrounding Land Use and Zoning:	
North:	Commercial; C-2
South:	Residential; R-3A
East:	Offices & Residential; C-2
West:	Offices; C-2
Parking Required:	10 spaces
Parking Provided:	9 spaces Parking Ratio: 1:568 sq. ft.
Property Dimensions:	40' x 160'
Property Area:	6,400 square feet
Square Footage of Building:	5,680 square feet
Significant Features of Site:	Existing office building

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 4, 1982, by a vote of eight ayes and one abstention, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification subject to the following condition:

The applicant shall enter into an agreement with the City to participate in any future assessment districts to provide for street lights prior to the filing of the final map. A note shall be placed on the final map referencing this agreement.

The subdivision modification to waive street lights was requested by the City Engineer until such time as the surrounding neighborhood requests street lights.

APPLC. NO. P82-142

MEETING DATE July 8, 1982

CPC ITEM NO. 14

003260

BACKGROUND INFORMATION: This tentative map was originally scheduled for Council consideration as a fast track parcel map without a variance request. The variance was added after the applicant applied for a building permit for interior remodeling. Upon review of the building plans, the Fire Department determined that the single existing staircase did not meet minimum safety requirements. Therefore, a rearrangement of the existing staircase, as well as the addition of a new staircase, was required. This new staircase projects into the parking area and eliminates one of the required parking spaces.

STAFF EVALUATION: Staff supports the requested variance, subdivision modification and tentative map for the following reasons:

1. The existing office structure was constructed approximately 22-25 years ago. The Zoning Ordinance in effect at that time required a minimum of nine parking spaces (2,000 ft. exemptions and remainder at one space per 400 square feet). The current design of the parking lot provides for 10 parking spaces. The elimination of one space would revert the total number of spaces to that number which was originally required.
2. The second stairway is required for safety purposes. Staff finds that the safety consideration is more important than the loss of one parking space.
3. The tentative map for office condominium uses should not materially alter the use of the structure. The subject site is currently used for general office purposes and will remain in this use.
4. As noted in the Subdivision Review Committee recommendation, the City Engineer requests the subdivision modification to waive street lights until such time as the surrounding neighborhood requests street lights. Staff concurs with this recommendation.

STAFF RECOMMENDATION: Staff recommends the following actions:

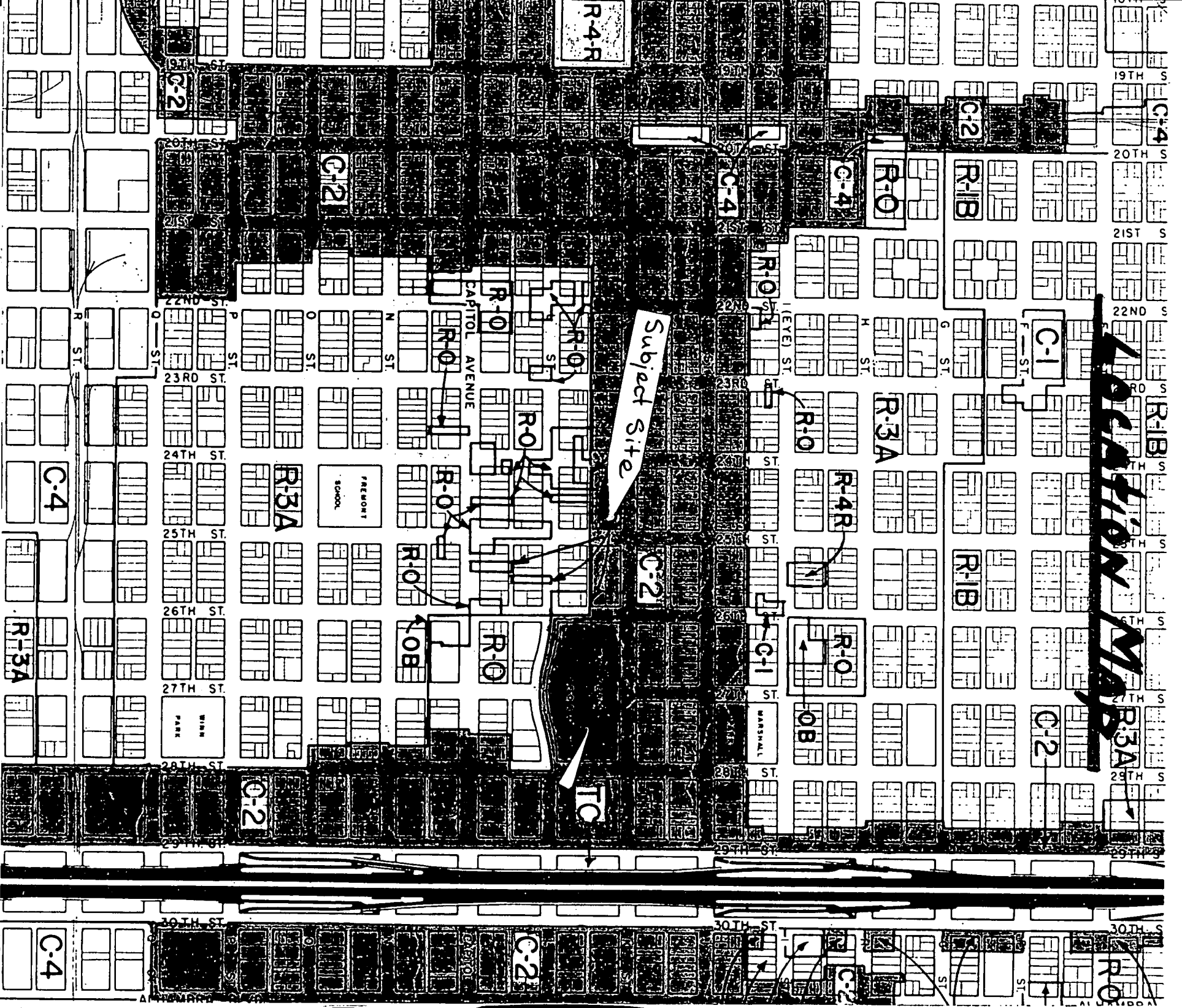
1. Approval of the variance to waive one of the required 10 parking spaces based on Findings of Fact which follow;
2. Approval of the Subdivision Modification to waive street lights;
3. Approval of the Tentative Map subject to the following condition:

The applicant shall enter into an agreement with the City to participate in any future assessment districts to provide for street lights prior to the filing of the final map. A note shall be placed on the final map referencing this agreement.

Findings of Fact - Variance

- a. The variance does not constitute a special privilege extended to one property owner in that the same variance would be granted to a similar project which an alteration was necessary to meet fire safety requirements.
- b. The variance is not a use variance in that office uses are allowed in the General Commercial C-2 zone.
- c. The variance will not be injurious to public welfare in that the loss of one parking space will not significantly alter the characteristics of the area.
- d. The variance is consistent with the purpose of the Zoning Ordinance to "Promote health, safety and the general welfare."

Location Map



Subject Site

TIC

FRENCH SCHOOL

CAPITOL AVENUE

P82-142

003263

7-8-82

No. 14

P82-142

7-8-82

AP-14



LOCATION MAP

DISTRICT
ADDRESS: 2424 "K" STREET AND 25th STREET
CITY OF SACRAMENTO, CALIFORNIA

DATE: 07-08-82
PROJECT: 2424 "K" STREET
CITY OF SACRAMENTO, CALIFORNIA

ENGINEER
MORTON & PITALO, INC.
1117 "J" STREET
SACRAMENTO, CA 95811
PHONE: 432-2111

CITY ENGINEER
CITY OF SACRAMENTO

DATE
CITY OF SACRAMENTO

ELECTRICITY
SACRAMENTO MUNICIPAL UTILITY DISTRICT

GAS
PACIFIC GAS & ELECTRIC COMPANY

WATER
CITY OF SACRAMENTO

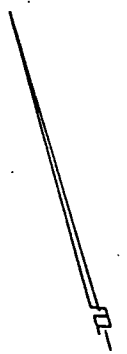
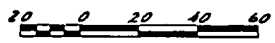
SEWER
CITY OF SACRAMENTO

STREETS
C-2

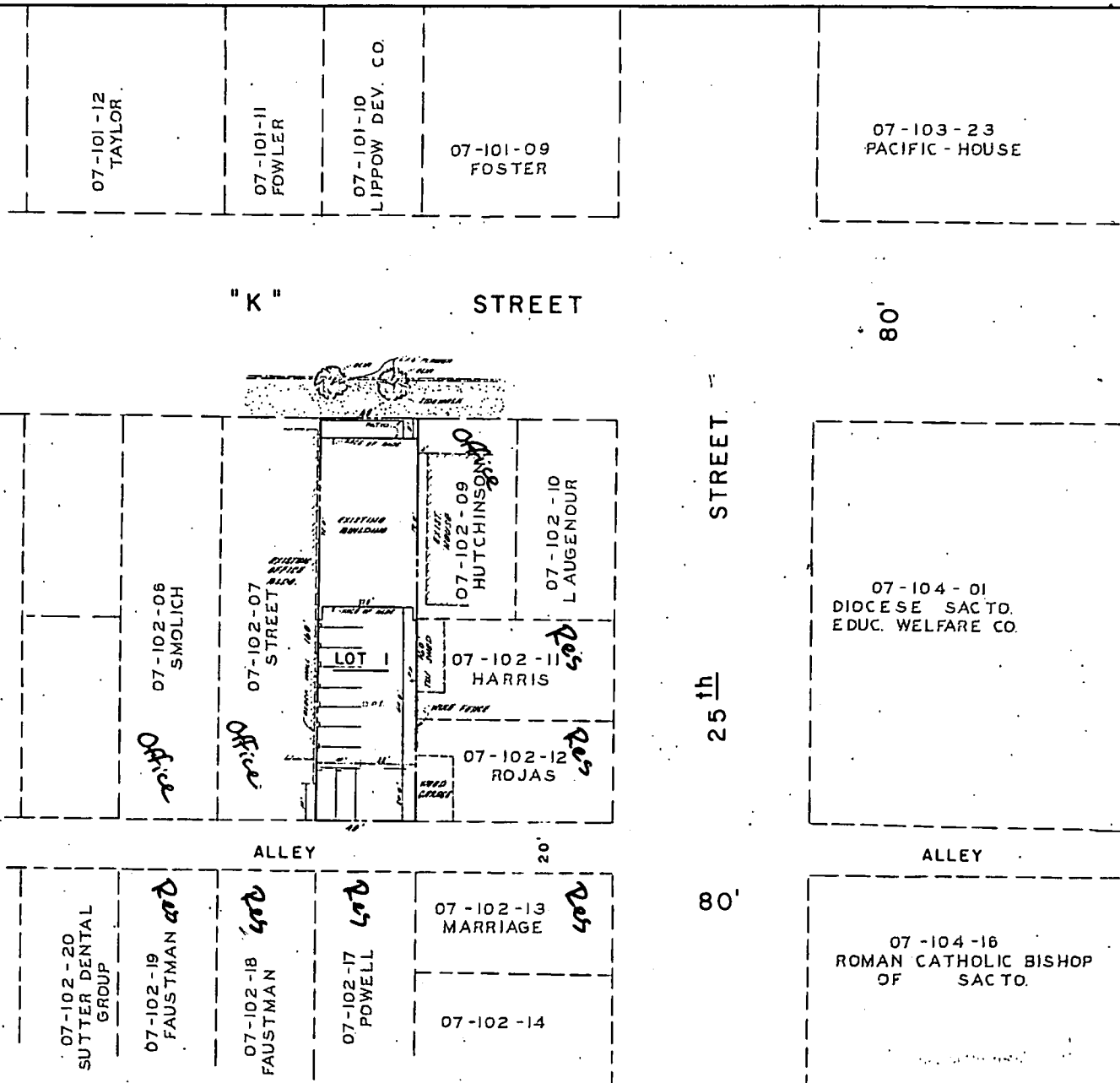
PLANS
DATE: 07-08-82

NUMBER OF LOTS

003264



SCALE: 1" = 20'



NO.	DESCRIPTION	APPROVED BY	DATE

FIELD BOOK NO.	SCALE:
	HORIZONTAL: 1" = 20'
	VERTICAL: 1" = 20'

DRAWN BY	CHECKED BY
SUBMITTER	DATE

MORTON & PITALO, INC.
CIVIL ENGINEERING
PLANNING SURVEYING

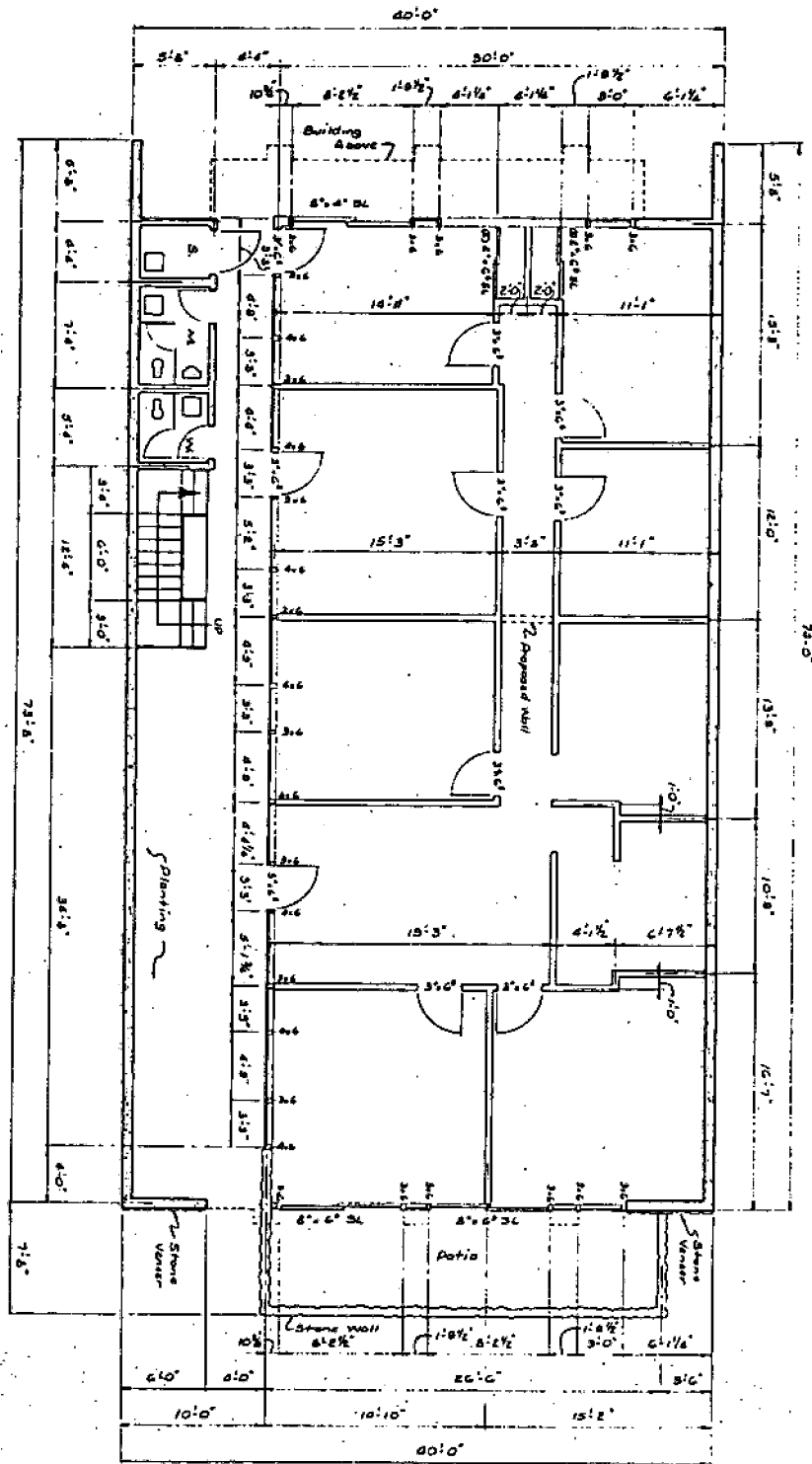
APPROVED:	DATE:

TENTATIVE MAP FOR
2424 "K" STREET
CITY OF SACRAMENTO, CALIFORNIA

DATE	1982-08
SHEET	1
OF	1

Indicates Concrete Block Wall
 Indicates 6" Stud Wall

FIRST FLOOR PLAN
 Scale: 1/8" = 1'-0"

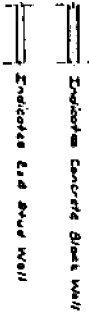


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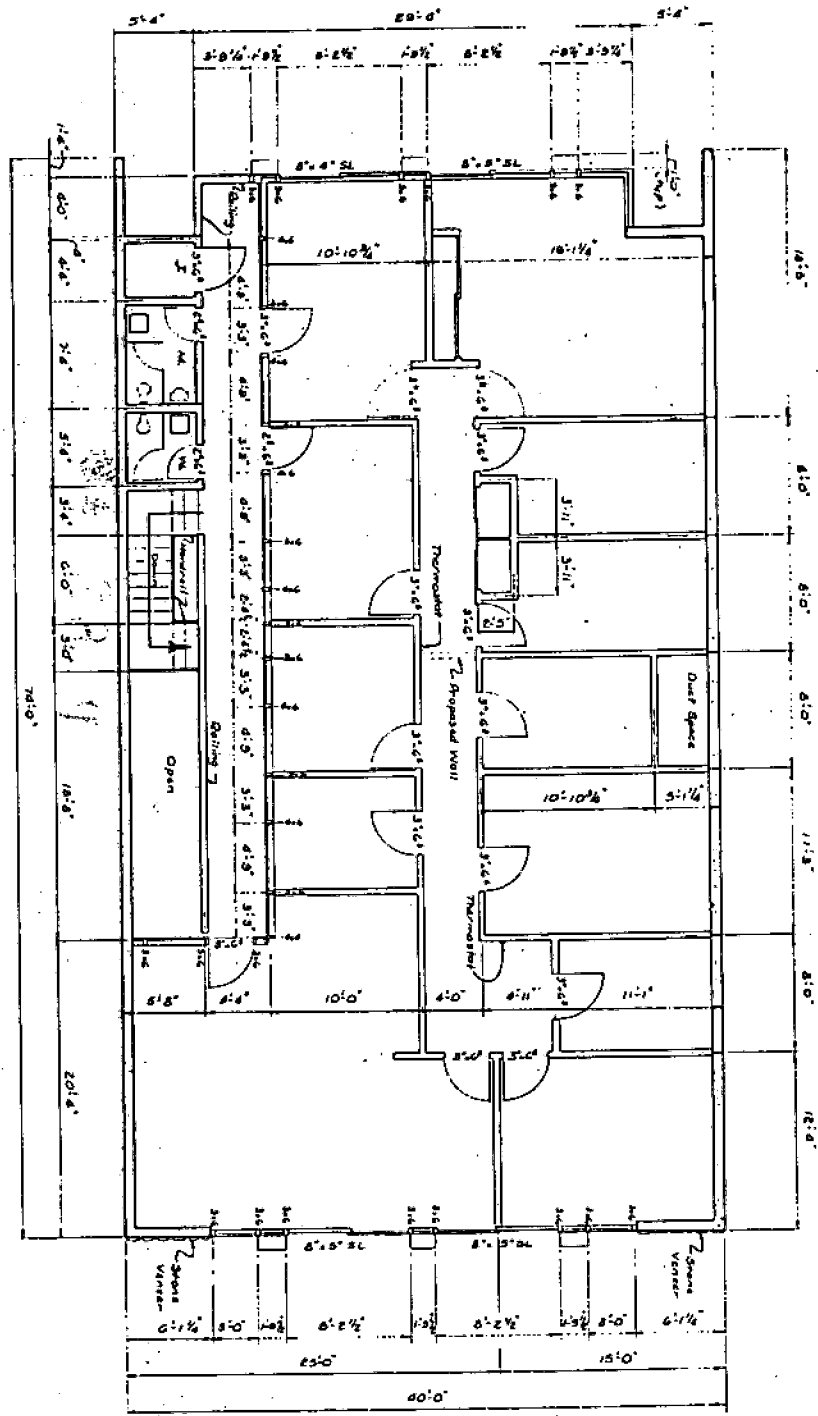
FIRST FLOOR PLAN

Office Building - 2424 K Street; Sacramento, California

Ronald L. Rivett, P.E.
 ENGINEER • PLANNER • DESIGNER





SECOND FLOOR PLAN
Scale: 1/2"=1'-0"

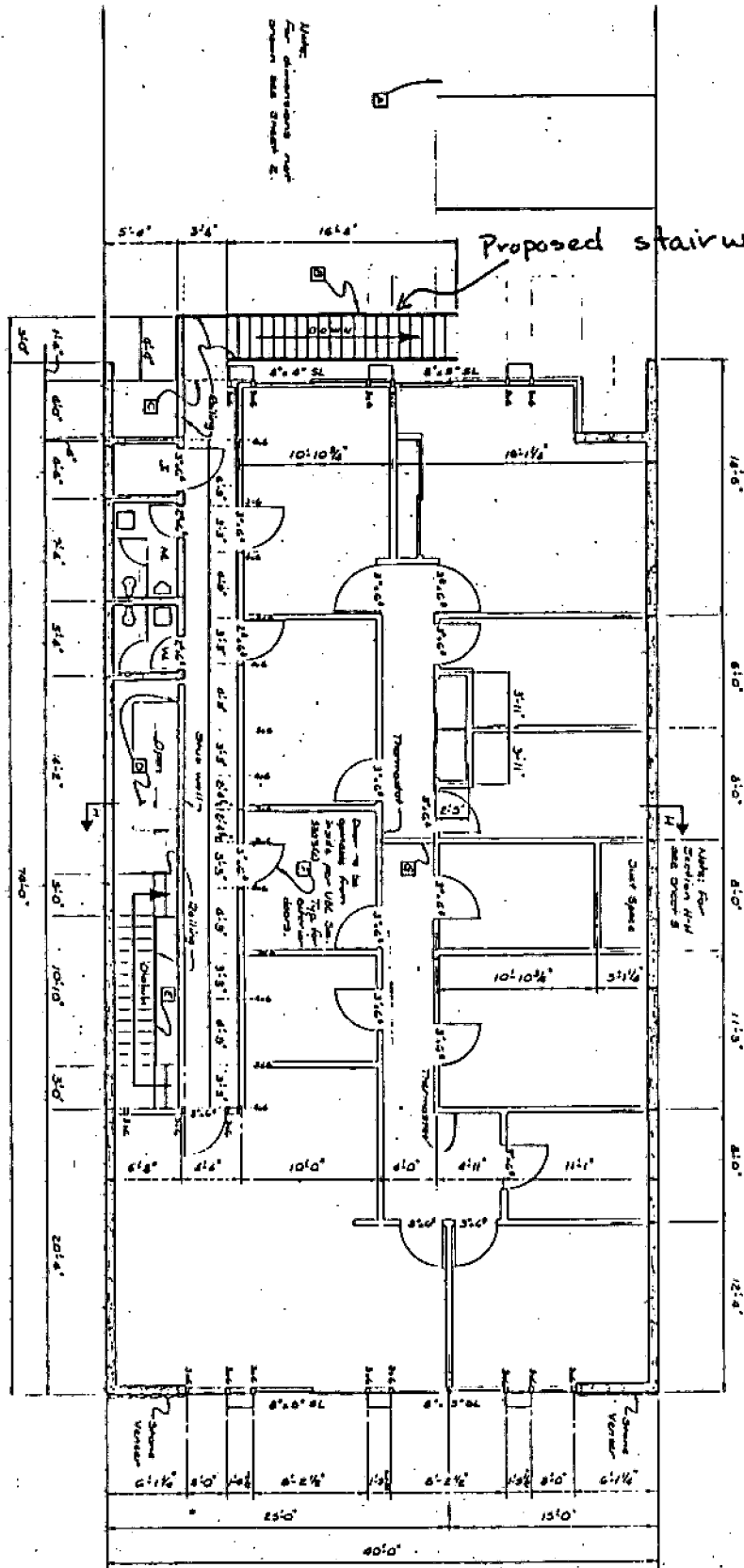


Second Floor Plan - Existing

003266

 Reinforced Concrete Street Wall
 Exterior Gas Shut-Off Well

SECOND FLOOR PLAN
Scale: 1/8"=1'-0"



Proposed stairwell addition

003267

Second Floor Plan - Proposed

P 82142

- Note: Changes to be made from existing conditions are indicated by []
- To make room for new stairs on the side of the building the parking spaces are to be removed from their present on the fire side, 4 spaces to be removed. See Sheet 5 for details.
 - New stairs on the side of the building to provide the required second exit. Run on lower than the stairs 5 for details.
 - Reinforced concrete street wall to be removed and new footing to be built over the existing curb.
 - Existing stairs to remain on Street 2 and to be removed and replaced in location 2. The existing curb wall 2 to be removed and replaced with a new 3' high curb wall. The existing curb wall 2 to be removed and replaced with a new 3' high curb wall. The existing curb wall 2 to be removed and replaced with a new 3' high curb wall.
 - New foundation for the stairs. See Sheet 5 for details.
 - Remove 3' wide glass panel and construct a 3' x 6' glass door. See Sheet 5 for details.
 - Place a new wood framing partition to separate office walls. Wall to be 2 1/2" thick 2' x 4" studs. Wall to be 3' tall 2 1/2" thick 2' x 4" studs.

Office Building - 2424 K Street ; Sacramento, California



Ronald L. Rivett, P.E.
- ENGINEERING - PLANNING - DESIGN