

City Planning Commission  
Sacramento, California

Members in Session:

- SUBJECT: A. Variance to waive one parking space on .05± acre developed with Multi-family dwelling in the R-5 zone. (Withdrawn)
- B. Variance to provide one parking space off-site on a parcel zoned General Commercial (C-2)

LOCATION: Offsite parking space northeast corner of 19th and P Street.  
1510 19th Street location of single family dwelling proposed for duplex conversion.

PROJECT BACKGROUND:

Attached is a previous staff report regarding a request to waive one parking space. At the April 10, 1986, Commission hearing, the applicant indicated he has secured a three year lease arrangement to provide one off-site parking space in the General Commercial (C-2) zone on property located south across an alley from the subject site. Therefore, the Commission continued this item so that staff can readvertise for the off-site parking proposal.

REVISED PROJECT EVALUATION:

- A. Attached is a copy of a contract providing a three year lease agreement for one off-site parking space. (Exhibit A) Staff recommends that the applicant submit a written lease agreement to the City Attorney and City Planning Director for approval and the record the contract in both deeds for the respective two parcels prior to issuance of building permits.
- B. Staff supports the requested variance for one off-site parking space based on the following findings:
1. The Commission's past policy has been to support requests for offsite parking when lease arrangements were made for periods of time ranging from five years to 15 years. Three years is a short period of time. The applicant should be aware that the variance will be effective only as long as the lease agreement is effective. At the end of three years, the applicant will require a new variance.
  2. The proposed space location is located within 150 feet of the front entry way to the dwelling. It is convenient and safe for future tenants since the space is located across an alley not a heavily travelled street.
  3. Adequate lighting will be provided. Staff suggests that the off-site space be marked "Reserved for Resident of 1510 19th Street." The specific space will be weed free and in good repair.

4. The removal of the one space will not reduce the required parking for the commercial office use located on the parcel. The H.W. Industries business does not need all its parking for the activity of the site as stated by the applicant and field inspections by staff.

Environmental Determination: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305(a)).

STAFF RECOMMENDATION: Staff recommends approval of the variance to locate off-site parking subject to conditions and based upon findings of fact which follow:

Conditions - Variance

1. The applicant shall submit the written lease agreement to the City Attorney and Planning Director for approval as to form and then record the contract in both deeds for the two parcels prior to issuance of building permits. Proof of recordation shall be provided prior to building permit issuance.
2. The proposed parking space shall be weed free, in good condition, measure 8 x 18 feet and comply with the City Standards for parking lots.
3. A sign shall be placed on the parking space stating "Reserved for Tenants of 1510 19th Street".
4. Adequate lighting shall be provided to the satisfaction of the City Planning staff.
5. Prior to expiration of the three year lease agreement, the applicant shall submit a renewal lease agreement for this parking space or apply for a Variance to locate on a different site or request a parking waiver.

Findings of Fact Variance

1. The proposed variance does not constitute a special privilege extended to one individual property owner in that other similar requests for offsite parking have been approved where lease agreements commit a parking space.
2. The proposed variance is not a use variance in that offsite parking is allowed in the C-2 zone. The duplex residential use is allowed in the R-5 zone.
3. The proposed variance is not injurious to the public welfare, health and safety in that the parking space will be lighted paved, and in close proximity to the proposed duplex structure.

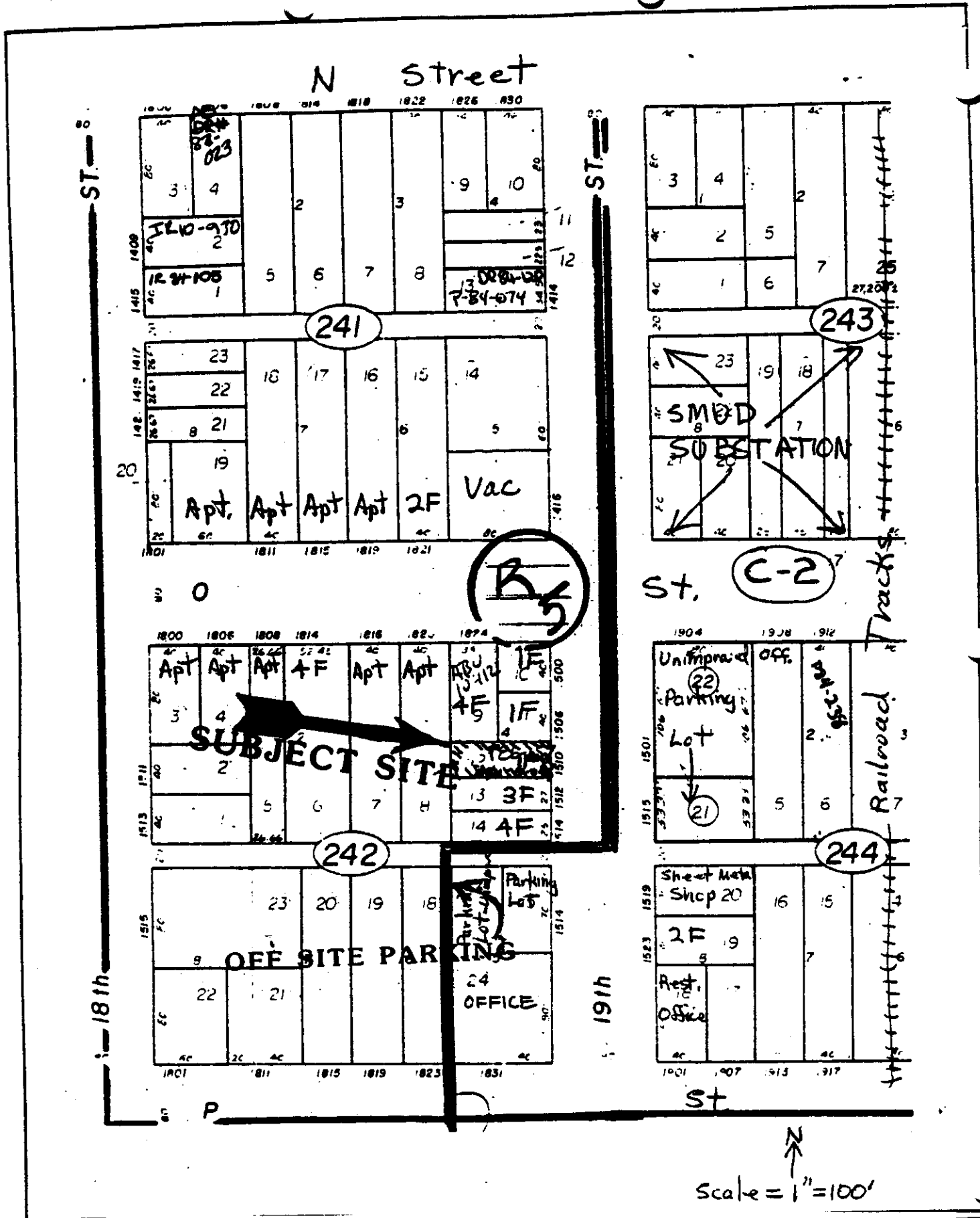
4. The proposed variance is consistent with the City's Discretionary Interim Land Use Policy in that the Commercial site is designated for General Commercial use in the 1980 Central City Community Plan and the proposed off-site parking space conforms with the plan designation.

Respectfully submitted,



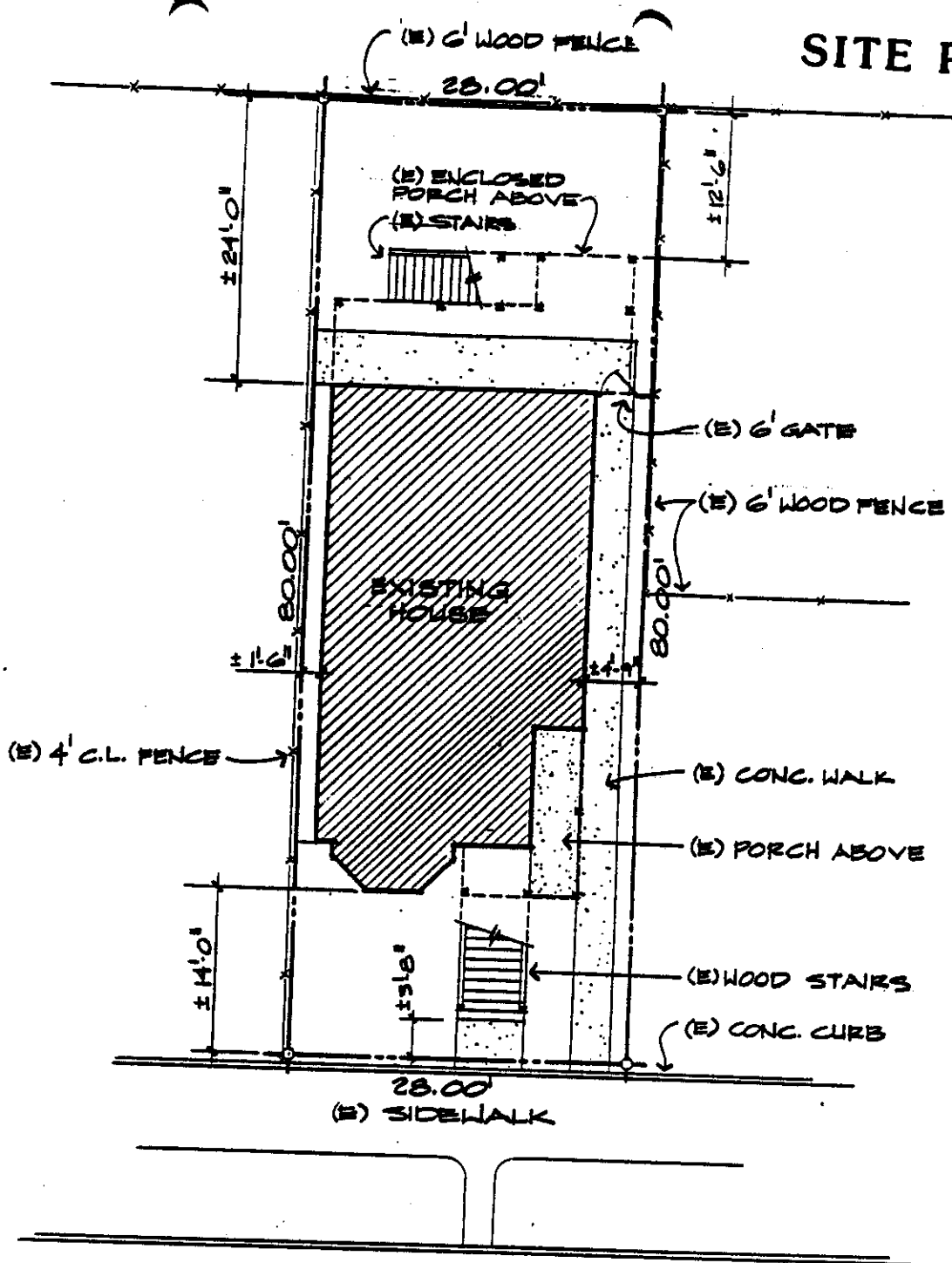
Wilfred Weitman  
Senior Planner

WW:tc

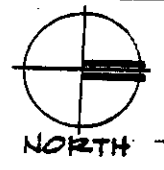


**EXHIBIT B OFF-SITE PARKING LOCATION**

# SITE PLAN



19TH STREET



SITE PLAN 1"=10'

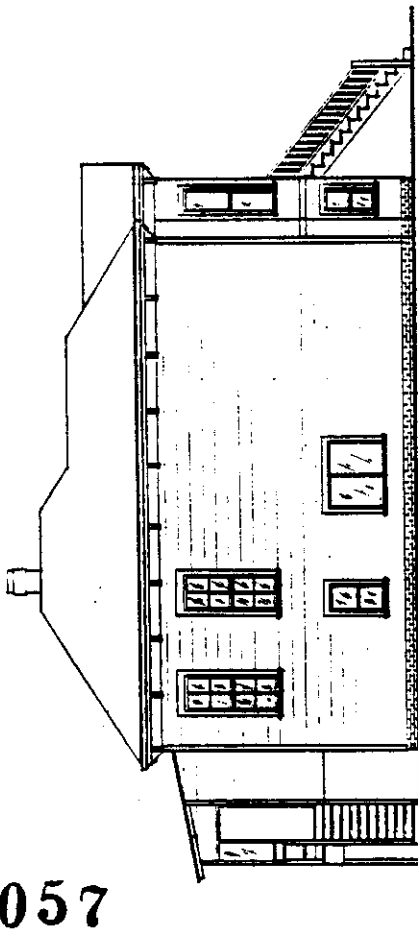
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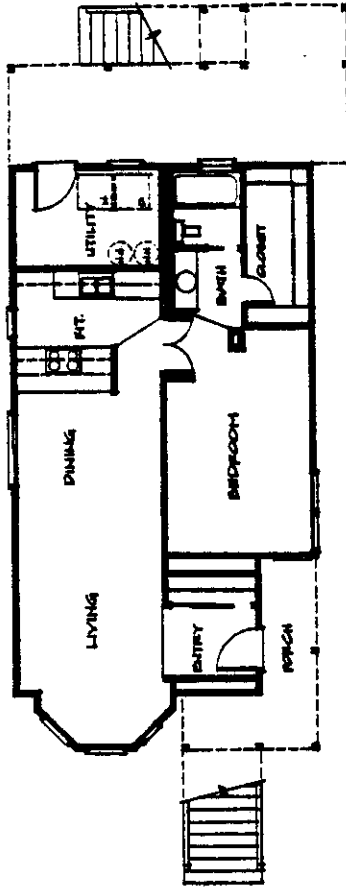
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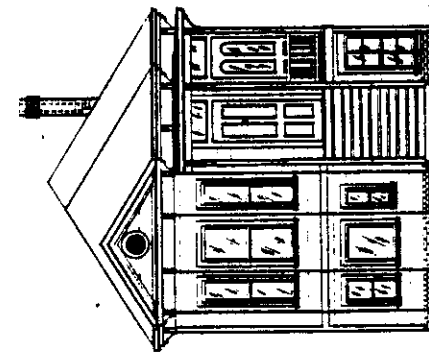
# ELEVATIONS



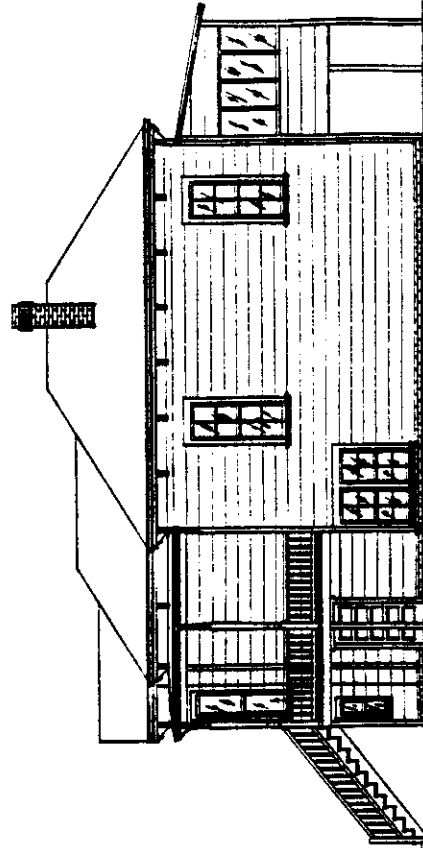
SOUTH ELEVATION 4'-0"



FLOOR PLAN 4'-0" x 11'-0"



EAST ELEVATION 4'-0"



NORTH ELEVATION 4'-0"

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EXHIBIT A

C O N T R A C T

H. W. Industries, 1831 P Street, Sacramento, California, 95814, hereby agrees to lease one stall for parking one automobile at the rear of its premises for a period of three years, at the rate of \$20 (Twenty dollars) per month, to Rodney W. Angove, 1510 19th Street, Sacramento, California, 95814.

Signed, for H. W. Industries

Rich Anderson

Date

4/7/86

Signed, for Rodney W. Angove

Rodney W. Angove

Date

April 7, 1986

NW corner  
007-242-024

# CITY PLANNING COMMISSION

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

**APPLICANT** Bentley G. Herr, 5617 Johns Drive, Sacramento, CA 95822  
**OWNER** Rodney W. Angove, 1510-19th Street, Sacramento, CA 95814  
**PLANS BY** Bentley G. Herr, 5617 Johns Drive, Sacramento, CA 95822  
**FILING DATE** 1-24-86 **ENVIR. DET.** Cat. Ex. 15305(a) **REPORT BY** DH:bw  
**ASSESSOR'S-PCL. NO.** 007-0242-012

**APPLICATION:** Variance to waive one required on-site parking space in the R-5 zone

**LOCATION:** 1510-19th Street

**PROPOSAL:** The applicant is requesting the necessary entitlement to waive one required on-site parking space to allow the addition of one apartment to an existing single family dwelling.

### PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1980 Central City Community Plan Designation: Multi-Family  
Existing Zoning of Site: R-5  
Existing Land Use of Site: Single Family Dwelling

### Surrounding Land Use and Zoning:

North: Single Family, Multi-Family; R-5  
South: Multi-Family; R-5  
East: Vacant unimproved parking lot; C-2  
West: Multi-Family; R-5

Setbacks:	Required	Provided
Front:	25'	14'
Side(Int):	5'	1-1/2'
Side(St):	5'	4'-4"
Rear:	15'	12-1/2'

Parking Required: One space  
Parking Provided: None  
Property Dimensions: 28' x 80'  
Property Area: 0.05± acre  
Density of Development: ~~41-20~~ du/ac  
Square Footage of Building: 850 existing; 1,700 proposed  
Height of Building: 28 feet, 2 stories  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Materials: Johns-Manville exterior wood siding  
Roof Material: Composition shingle  
Historical Status: Priority Structure

**APPLC. NO.** P86-057 **MEETING DATE** ~~2-27-86~~ ~~2-13-86~~ February 27, 1986 **ITEM NO.** ~~23-127~~ 47

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4-24-86



**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site is a developed 2,240 square foot lot with a two-story single family dwelling which is zoned Heavy Density Multiple Family (R-5). The site is designated for residential and multi-family residential uses on the General Plan and the 1980 Central City Plan respectively.
- B. The applicant proposes to convert the existing basement into an apartment. As a requirement of the City Ordinance, one parking space is required for the new unit; presently, no parking exists on site for the present structure. The applicant is requesting a waiver of one parking space.
- C. Staff conducted a detailed survey of the area and made the following findings:
  1. Parking along 19th Street is restricted to a two-hour limit with residential parking by permit.
  2. The two single family dwellings to the north of the subject site have no on-site parking.
  3. The three and four unit apartments located to the south of the subject site are converted single family units similar in architecture as the subject site. No on-site parking is provided for either multi-family structure.
  4. Several unimproved parking lots exist in the immediate vicinity. One is located due east across 19th Street and appears to be used extensively during the work day hours. It is not paved nor does it meet City parking lot standards. A second parking lot is located south across the alley. It appears to be used by tenants of the office building located at the northwest corner of 19th and P Streets. The parking lot had eight partially dismantled automobiles located on it and was in a general state of disrepair.
- D. Staff inquired of the applicant as to whether any attempts at providing off-street parking on adjacent parcels were made. He indicated that the owner of the parcel to the east across 19th Street was contacted and was not interested in leasing an area.
- E. Based upon the field survey, it appears adequate area is available to provide one off-site parking space for the proposed second unit. Therefore, staff is opposed to the waiver of one space required for the second residential unit on the subject site. In addition, the waiver of one parking space would increase the on-street parking demand in the area.
- F. The proposed project was reviewed by the City Traffic Engineer, Engineer and Building Inspections with no adverse comments received.
- G. The proposed remodel, if approved, will require review by the Design Review and Preservation Board since the structure is a listed historic structure.

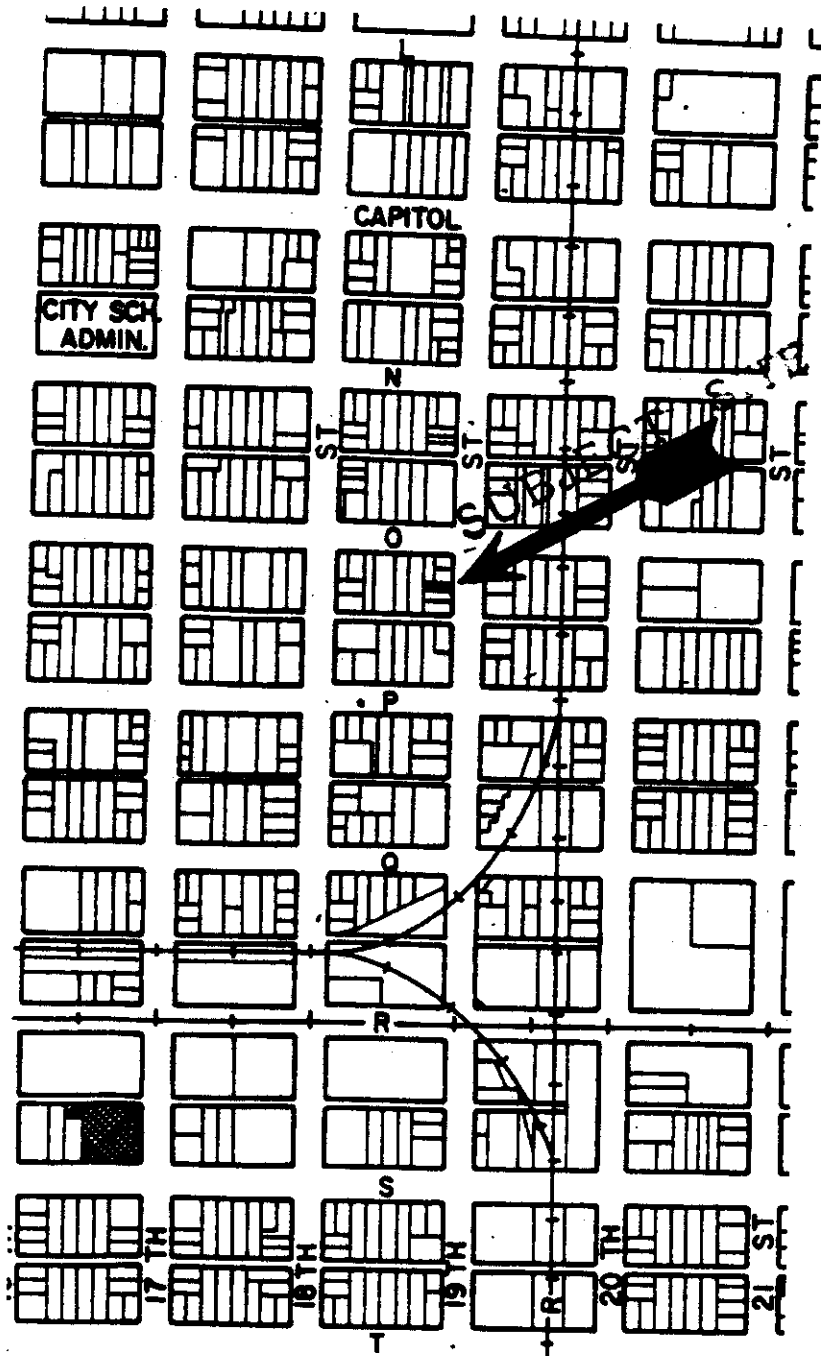
**ENVIRONMENTAL DETERMINATION:** The proposed variance is exempt from environmental review, pursuant to State CEQA Guidelines (Section 15305(a)).

**STAFF RECOMMENDATION:** Staff recommends the Commission take the following action:

Deny the variance to waive one on-site parking space, based upon the following Findings of Fact:

**Findings of Fact - Variance**

1. The proposed variance request constitutes a special privilege extended to one property owner, in that available off-site parking could be used for the required parking if pursued, and the hardship is self-imposed, in that the additional residential unit does not require conversion without the required parking space.
2. As proposed, the variance will be injurious to the public welfare or to other property owners in the vicinity, in that:
  - a. existing on-street parking demands for residential uses is already significant. Any increase for on-street parking will be a detriment to the neighborhood;
  - b. a precedent would be set by granting the variance, in that the two single family dwellings located north of the subject site may be considered for a similar variance to waive parking if converted to a multi-family dwelling;
  - c. sufficient off-street parking is available in the immediate vicinity if brought up to City Code.



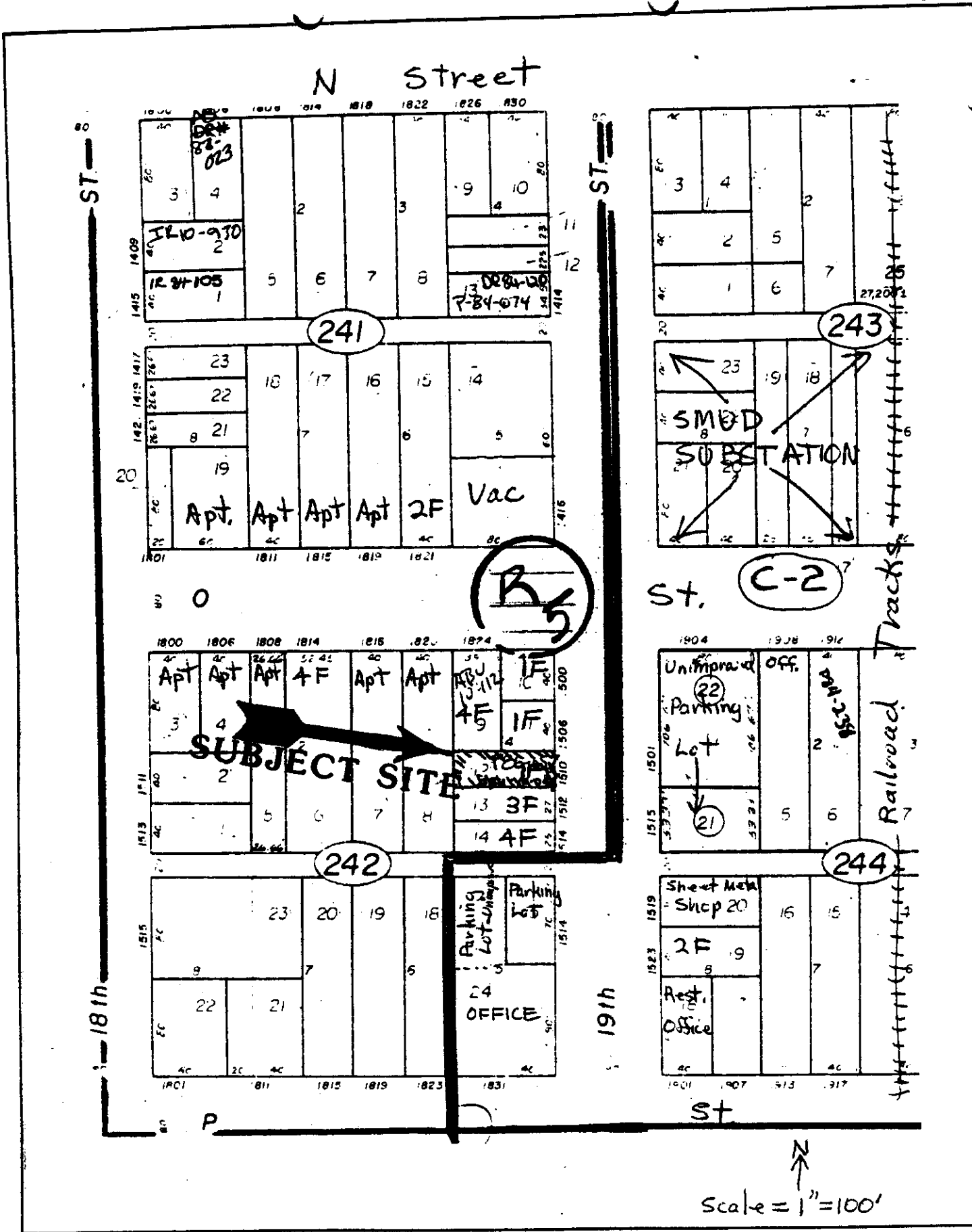
Scale: 1" = 500'

# VICINITY MAP

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# LAND USE & ZONING MAP

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