

PLANNING DIRECTOR'S VARIANCE

see FR 11-346

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

APPLICANT	E. W. Christman & Joe E. Erway, 1700 'I' Street, Sacramento, CA 95814		
OWNER	Brownie's Blueprint, Inc., 1119 'G' Street, Sacramento, CA 95814		
PLANS BY	E. W. Christman, Joe E. Erway & JTS Engineering, 811 'J' St., Sacto., CA		
FILING DATE	11-18-83	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	N/A	EIR	ASSESSOR'S PCL. NO. 117-011-27 & 28*

APPLICATION: Planning Director's Variance to waive the required six-foot high solid masonry wall for a 45-space parking lot development adjacent to a residential use (Sec. 3-D-7) (P83-392)

LOCATION: 1805 'I' Street

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District
 1980 Central City Community
 Plan Designation: General Commercial
 Existing Zoning of Site: C-2
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Multi-family; R-3A
 South: Office; C-2
 East: Sheriff's Work Furlough Facility; C-2
 West: Office, Commercial/Residential; C-2

Property Dimensions: 80' x 160'
 Property Area: 12,800 square feet

*Significant Features of Site: Lot Line Adjustment to merge the two parcels recorded with City Engineering Division on October 20, 1983. New APN number has not yet been assigned.

STAFF EVALUATION: The subject site is a 12,800 square foot vacant corner lot in the General Commercial (C-2) zone. The applicant proposes to develop a 45-space parking lot on the site, and is in the process of applying for a parking facilities permit. As the adjacent property to the north of the site is zoned residential, a six-foot high solid masonry wall is required along the northern property line under the Zoning Ordinance. The applicant, however, proposes to use the alley which separates the subject site and the adjacent property for access to nine of the spaces in the proposed parking lot. As the required masonry wall would prohibit this access, the applicant is requesting a variance to waive the wall requirement.

Staff has no objection to the applicant's request. Generally, staff encourages the use of parking lots located off of alleys for both commercial and multiple-family developments. The required six-foot wall, however, would render the utilization of the alley and the proposed nine parking spaces impossible. The absence of the six-foot high masonry wall should not create any adverse impacts on the multiple family residential complex to the north of the subject site and will allow the site to be utilized to its fullest extent, reducing the demand for on-street parking in the area.

000498




STAFF RECOMMENDATION: Staff recommends approval of the variance request, based upon Findings of Fact which follow:

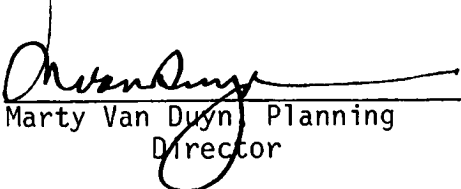
Findings of Fact

1. The variance, as proposed, is not a special privilege extended to one individual property owner in that:
 - a. Access from the adjacent alley could not be provided to the northern portion of the parking area if the masonry wall were constructed;
 - b. The variance would be granted to other property owners facing similar circumstances.
2. The variance request does not constitute a use variance in that parking lots are allowed in the General Commercial (C-2) zone.
3. The granting of this variance will not be injurious to the public welfare nor to properties in the vicinity of the subject site in that:
 - a. The proposal will not significantly change the characteristics of the area;
 - b. The proposed 45-space parking lot will decrease the demand for on-street parking in the area.
4. The project is in conformance with the 1974 General Plan and the 1980 Central City Plan which designate the site for commercial uses.

REPORT PREPARED BY:


Joy Patterson, Planner

RECOMMENDATION APPROVED:



Marty Van Duyn, Planning
Director

JP:bw

Attachments

P83-392

000499



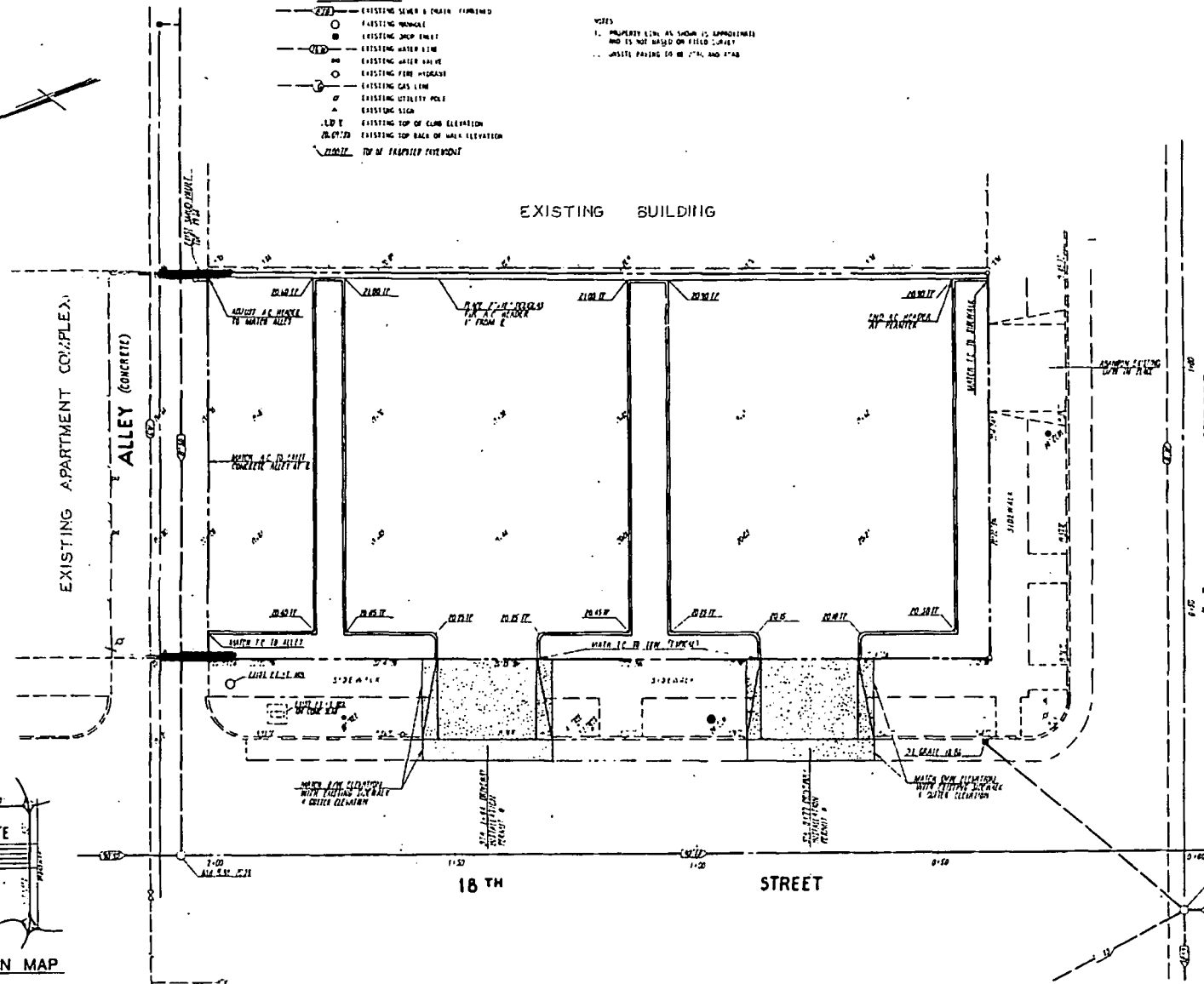
LEGEND

- (—) EXISTING SEWER & RAIN FURNING
- EXISTING MANHOLE
- (—) EXISTING WATER LINE
- (—) EXISTING WATER VALVE
- (—) EXISTING FIRM WIRE
- (—) EXISTING GAS LINE
- (—) EXISTING UTILITY POLE
- (—) EXISTING SIGN
- (—) EXISTING TOP OF CURB ELEVATION
- (—) EXISTING TOP BACK OF WALK ELEVATION
- (—) TOP OF EXISTING PAVEMENT

NOTES
 1. PROPERTY LINES AS SHOWN IS APPROXIMATE AND IS NOT BASED ON FIELD SURVEY.
 2. VISITE PAVING TO BE 17" AND 17" AND

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, DATED MAY, 1981.
2. THE CONTRACTOR SHALL BE IN RECEIPT OF CITY APPROVED PLANS PRIOR TO BEGINNING CONSTRUCTION WITHIN THE STREET RIGHT OF WAY.
3. RESPONSIBILITY FOR FINAL ACCEPTANCE OF LINE AND GRADE BY THE CITY OF SACRAMENTO WILL BE ASSUMED ONLY IF CONSTRUCTION STAKES ARE SET BY CITY SURVEY CREW.
- CONTACT CITY OF SACRAMENTO CONSTRUCTION SUPERVISOR, PAUL SCHWITZ, 48 HOURS IN ADVANCE FOR CONSTRUCTION STAKES.
4. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF AND REPAIR OF DAMAGE TO THEM.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNLESS NEW DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
7. EXISTING ASPHALT PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL TO THE STREET CENTER LINE. THE EXPOSED EDGE SHALL BE FINISHED WITH CONCRETE PRIOR TO PAVING.
8. THE WIDTH OF EXISTING PAVEMENT TO BE SAVED SHALL BE DETERMINED IN THE FIELD BY CONSTRUCTION SUPERVISOR, PAUL SCHWITZ.
9. FOR ALL TRENCH EXCAVATIONS 3 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF ENGINEERING SAFETY (1722 ARCHER WAY, SUITE 55, SACRAMENTO, PHONE 445-5818) PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
10. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY MANUAL EXCAVATION WILL REVEAL THE TYPES, EXCEPT, SIZES, LOCATION AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE UTILITY INFORMATION ON THIS DRAWING NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT ARE NOT SHOWN ON THIS GRADING PLAN.
11. THE CONTRACTOR SHALL NOTIFY CITY WATER AND SEWER DEPARTMENTS APPROVAL PRIOR TO THE INSTALLATION OF SEWER AND WATER SERVICE CONNECTIONS. ALL SERVICE CONNECTIONS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPING CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL SITE WORK AND SHALL INSURE THAT THERE IS ADEQUATE DRAINAGE, AFTER LANDSCAPING, TO PREVENT ANY PONDING ON THE FINISHED SITE.
13. CONTRACTOR TO BE RESPONSIBLE FOR THE PROTECTION OF MONUMENTS AND ALL OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS IS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT CONTRACTORS EXPENSE.
14. UNLESS SPECIFICALLY SET FORTH IN THE SPECIAL PROVISIONS, ALL MARKED LANES OF TRAFFIC SHALL BE OPEN ON ALL MAJOR STREETS IN EACH DIRECTION DURING THE PEAK TRAFFIC HOURS OF 7:00 TO 8:00 A.M. AND 2:30 TO 3:30 P.M. A TRAFFIC LANE SHALL BE CONSIDERED OPEN IF IT IS SURFACED WITH ASPHALT AND AT LEAST 10' WIDE. MAJOR STREETS AND THOSE ROADWAYS WITH TWO OR MORE MARKED TRAFFIC LANES IN EACH DIRECTION AND CERTAIN SELECTED 2 LANE HIGH VOLUME ROADWAYS, THE ENGINEER MAY APPROVE IN WRITING TRAFFIC RESTRICTIONS NECESSARY FOR PUBLIC SAFETY OR FOR UNUSUAL CONDITIONS DURING PEAK TRAFFIC HOURS.
15. ALL CONSTRUCTION AREAS ARE TO BE CONNECTED TO THE SOILS ENGINEERS SPECIFICATIONS AS FOUND IN THE REPORT FOR THIS PROJECT. CONTACT PROJECT ARCHITECT FOR PROPER INFORMATION PRIOR SCHEDULE CONSTRUCTION.
16. ALL GRADING SHALL TERMINATE AT THE PROPERTY LINE AND NO CUTS OR FILLS WILL BE ALLOWED BEYOND SAID PROPERTY LINE UNLESS THE OWNER OR CONTRACTOR HAS WRITTEN PERMISSION FROM THE ADJACENT LANDOWNER(S).



UTILITY	REPRESENTATIVE	PHONE
GAS	PG&E	383-4141
ELECTRICITY	SMUD	452-3210
TELEPHONE	PT&T	482-3288
WATER	CITY OF SACRAMENTO	449-5273
SEWER	CITY OF SACRAMENTO	449-5273
DRAINAGE	CITY OF SACRAMENTO	449-5273
UNDERGROUND SERVICES - ALL		7800642
FIRE	CITY OF SACRAMENTO	449-5254

BENCHMARK ELEV. 7.12
 4 M 7-3
 MULTI MARK - SEE NOTE
 4 M 3000 1805 "I" STREET
 FIELD BOOK NO. 11

JTS ENGINEERING CONSULTANTS, INC.
 811 J. STREET
 SACRAMENTO, CALIFORNIA 95814 (916) 441-4708

DESIGNED _____
 DRAWN H.J. J.
 CHECKED _____
 SUBMITTED _____
 SCALE 1" = 10'
 COUNTY APPROVAL BY _____

NO.	DATE	REVISION	COUNTY APPROVAL	BY

GRADING PLAN
1805 "I" STREET
 APN: 007-011-27-28
 NOV 14 1983
 CITY OF SACRAMENTO CALIFORNIA

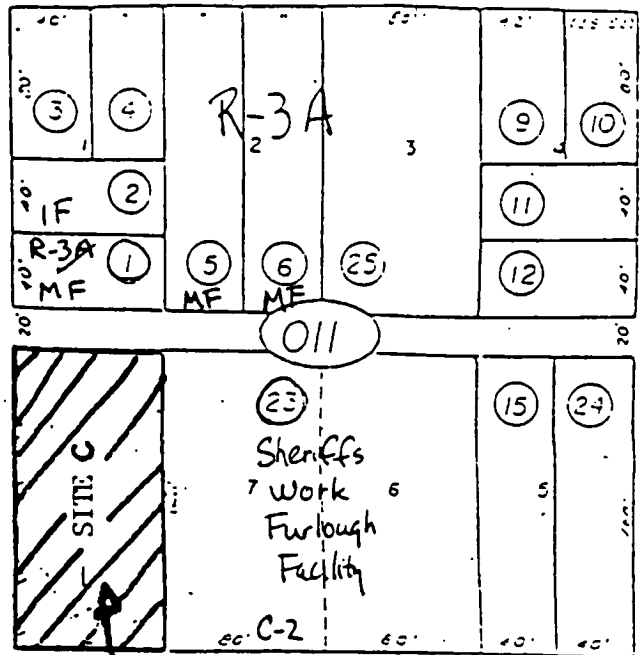
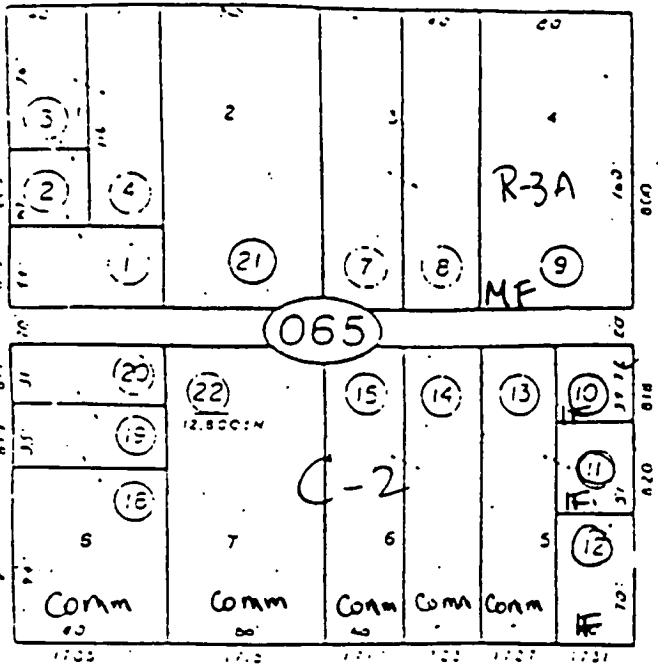
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LAND USE AND ZONING

Tax Area Code

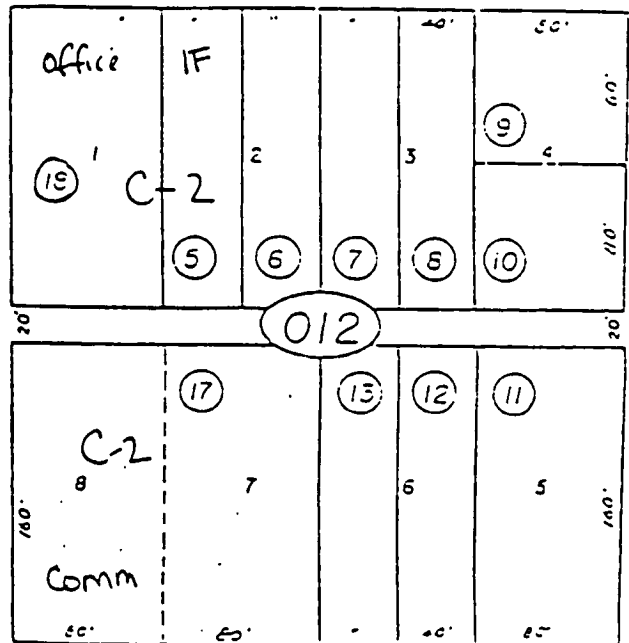
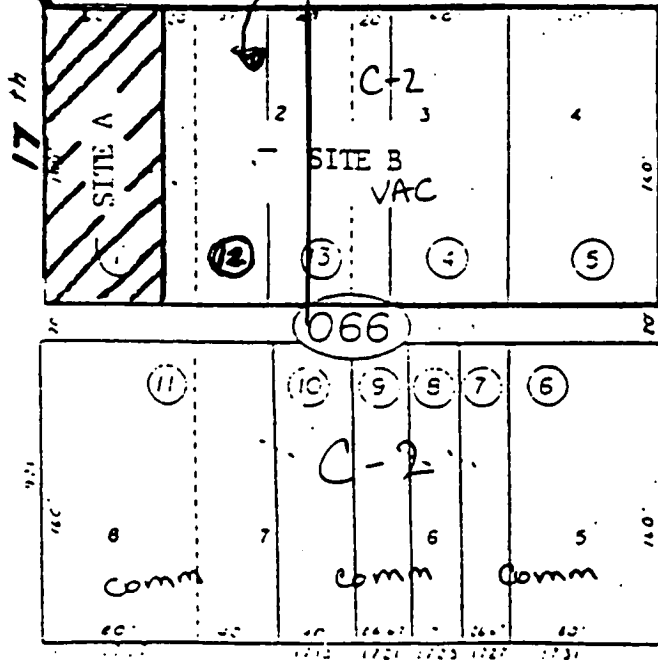
ST. 20

H



BLDG SITE NEW ST. 2
PARKING SITE

I PARKING SITE (TO BE VOIDED)



SITE A - PHASE I
Requires 12 Add'l Spaces

SITE B - PHASE II
Scheduled for future construction w/underground parking

SITE C - PARKING LOT
Proposed site for the 12 needed spaces for Site A P84-197

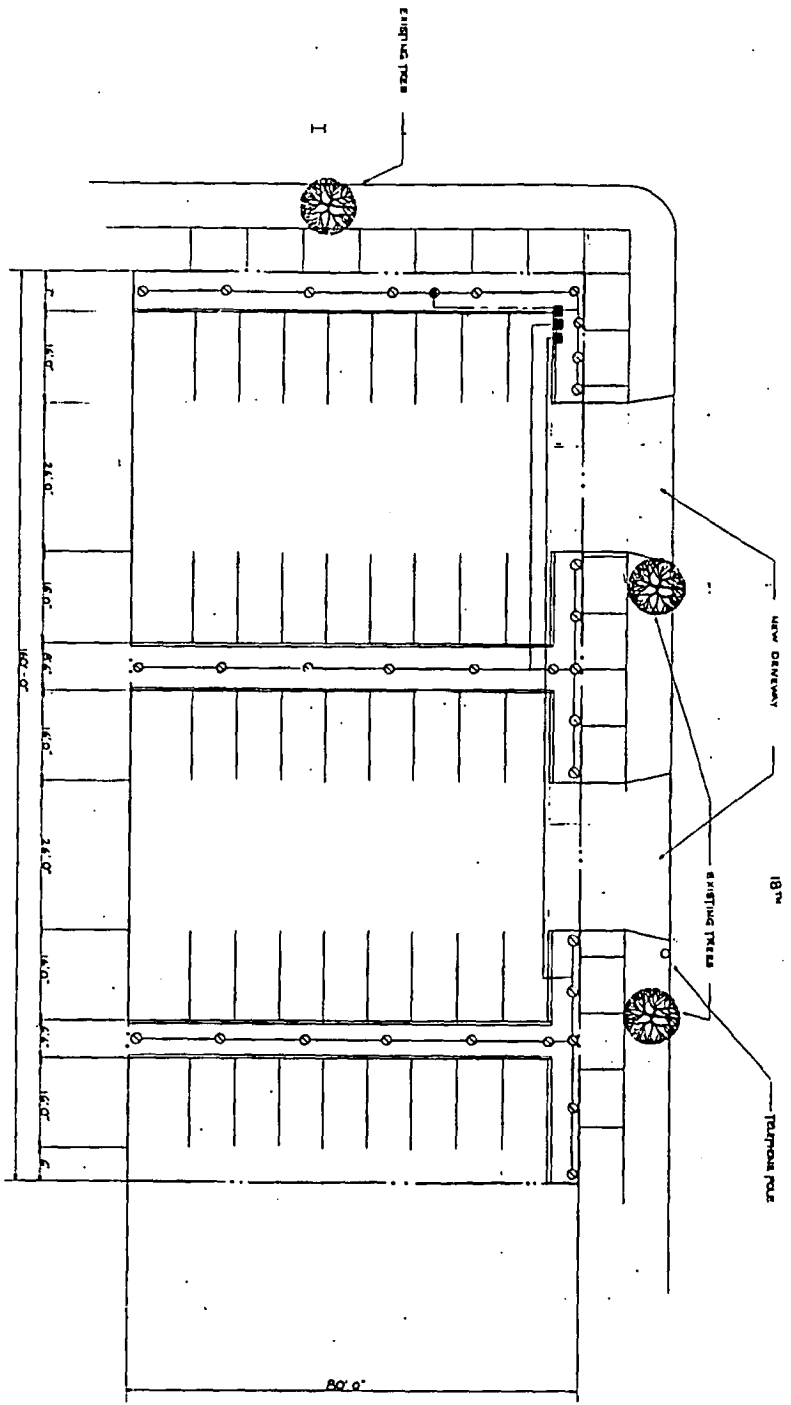
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8-28-84

P 84-197

ITEM 34

- 3/4" T. POP UP SPRAY W/
- 1/2" GATE VALVE
- 1" SCHEDULE 40 PVC PIPE
- CLASS 100 PVC PIPE



000502

SCALE 1"=100'

IRRIGATION PLAN

CEDEVCO - JOE E. ERWAY
1700 I STREET