

CITY PLANNING COMMISSION

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

APPLICANT	Suan Construction Corp., 960 Fulton Avenue, No. 2, Sacramento, CA 95825				
OWNER	Suan Construction Corp., 960 Fulton Avenue, No. 2, Sacramento, CA 95825				
PLANS BY	Suan Construction Corp., 960 Fulton Avenue, No. 2, Sacramento, CA 95825				
FILING DATE	1-23-84	50 DAY CPC ACTION DATE		REPORT BY:	SC:bw
NEGATIVE DEC.	Ex. 15311(b)	EIR		ASSESSOR'S PCL. NO.	002-163-22

APPLICATION: Variance to waive one of six required parking spaces for a residential condominium conversion on 0.2± acres in the Light Density Multi-family (R-3A) zone (Sec. 28-C-3(a) of Zoning Ordinance)

LOCATION: 1311 'G' Street

PROPOSAL: The applicant is requesting to reduce the required parking for a condominium conversion project by one space.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Community
Plan Designation: Multiple Family Residential
Existing Zoning of Site: R-3A
Existing Land Use of Site: Six-unit apartment (condominium conversion)

Surrounding Land Use and Zoning:

North: Residential; R-3A
South: Residential; C-2
East: Residential; R-3A
West: Residential; R-3A

Parking Required: 6 spaces
Parking Provided: 5 spaces
Property Dimensions: 40' x 160'
Property Area: 0.2± acres
Density of Development: 30 units per acre
Square Footage of Lot: 6,400
Square Footage of Building: 5,200
Height of Structure: Two-story
Significant Feature of Site: Existing residential structure and trees
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Brown
Exterior Building Materials: Wood and stucco

BACKGROUND INFORMATION: In August of 1982 the City Council approved the conversion of an eight-unit apartment into six condominium units (P82-025). The applicant was required to reduce the number of units in the project by two to meet the required parking of one space per unit. The applicant has substantially completed the physical improvements necessary for this conversion, and has merged four of the units into two large units. During final inspection of the project, it was determined that the proposed trash enclosure did not meet City Code.

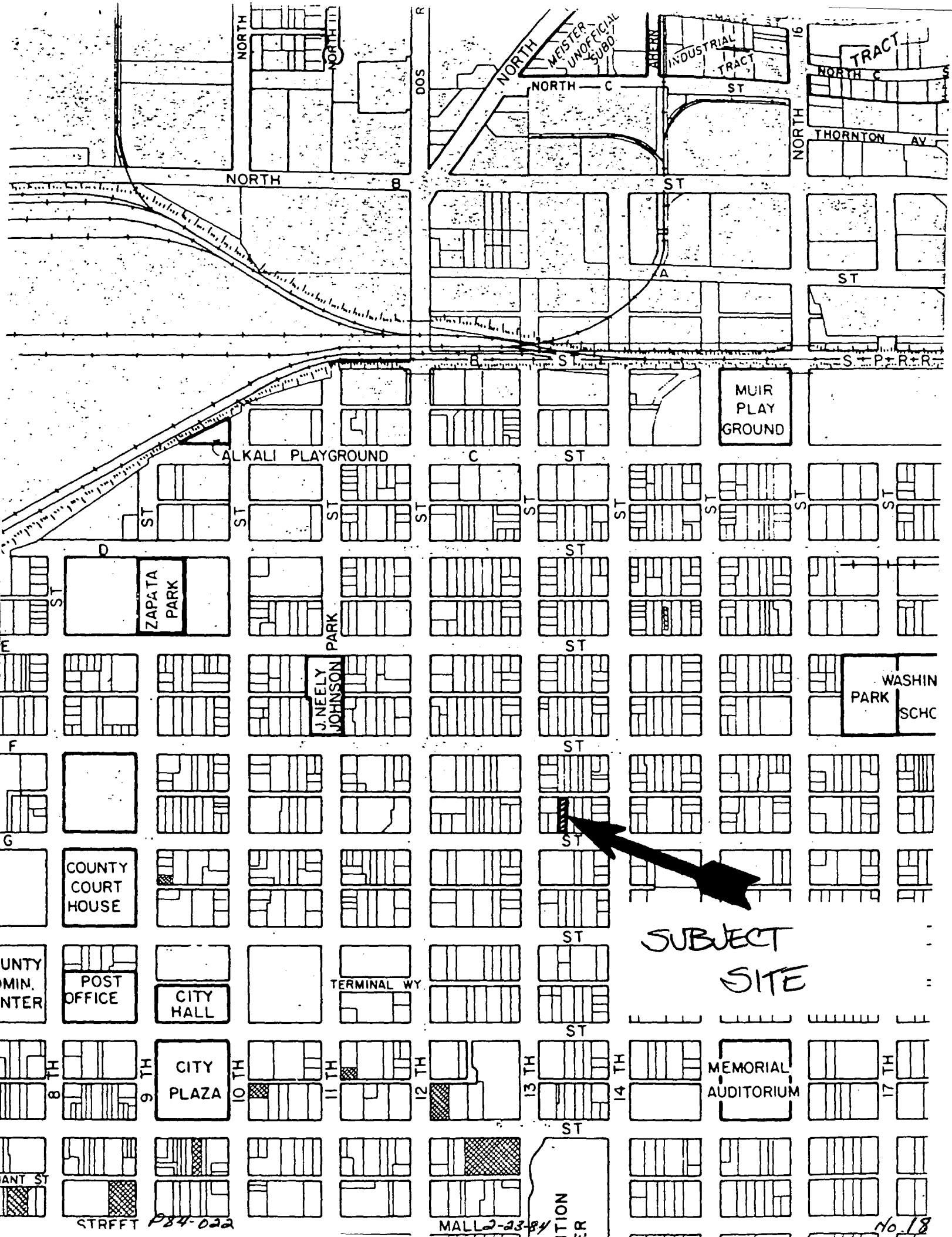
The Fire Department indicated that the proposed trash enclosure would block fire access to an on-site hydrant and that the trash enclosure was inaccessible for service to the site. The applicant has subsequently relocated the trash enclosure which will eliminate one of the required parking spaces; therefore, the applicant is requesting a variance to waive one parking space.

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The existing apartment complex was developed when the ratio of required parking for the Central City was 0.75 spaces per unit. In approving the conversion of these units into condominiums the applicant was required to reduce the number of units to six since the site only accommodated six parking spaces. Subsequent to the approval for this project, the City Council approved a variance to waive the required parking for two condominium conversion projects located in the Central City. These two projects were constructed during a period when the ratio of required parking was 0.75 spaces per unit. Since the site is fully developed and space is unavailable on the site to meet the required parking, staff has no objections to the proposal. The applicant has indicated that the unit sold without parking will be sold at a reduced price which will assist in making the units affordable for low and moderate income tenants.
2. The project was reviewed by the City Traffic Engineer, City Fire Department and Building Division, and they indicated no objections to this request.

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve the proposed variance request, based upon the following Findings of Fact:

1. As proposed, this variance does not constitute a special privilege extended to one property owner in that other property owners in this vicinity facing similar circumstances have been granted parking variances for condominium conversion.
2. This is not a use variance in that condominiums are allowed in this zone.
3. As proposed, this variance will not be injurious to the public welfare or other property owners in the vicinity in that the applicant has reduced the number of units on the site so that more parking per unit will be provided than was originally provided for the apartment use.
4. The variance, as proposed, is consistent with the General Plan which designates the site for residential purposes and the Housing Element goal to "encourage all possible resources and innovative measures to provide expanded home ownership and rental opportunities to low and moderate income households."



SUBJECT SITE

STREFFT PB4-022

MALL 2-23-84

No. 18

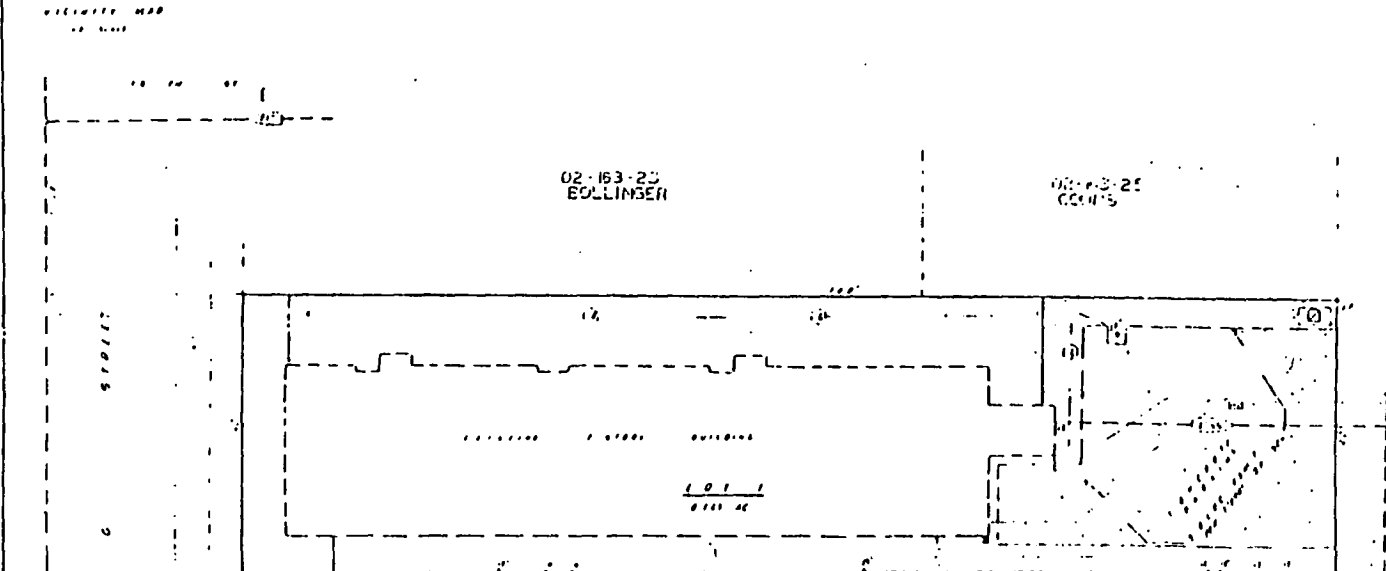
P-82-025
 P 84-022

5-4-82
 2-23-84



UTILITY REPRESENTATIVES		
UTILITIES	REPRESENTATIVE	PHONE
WATER	_____	_____
SEWER	_____	_____
ELECTRICITY	_____	_____
TELEPHONE	_____	_____
GAS	CITY OF SACRAMENTO	482-1222
TRASH	CITY OF SACRAMENTO	482-1222
POSTAL	CITY OF SACRAMENTO	482-1222
STREET LIGHTS	CITY OF SACRAMENTO	482-1222
FIRE	CITY OF SACRAMENTO	482-1222

BELL CONDOMINIUM



- 1. THE CITY OF SACRAMENTO, CALIFORNIA, HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED BELL CONDOMINIUM, AND HAS DETERMINED THAT THE SAME COMPLY WITH THE CITY OF SACRAMENTO ORDINANCES AND REGULATIONS RELATIVE TO THE DESIGN AND CONSTRUCTION OF SUCH BUILDINGS.
- 2. THE CITY ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED BELL CONDOMINIUM, AND HAS DETERMINED THAT THE SAME COMPLY WITH THE CITY OF SACRAMENTO ORDINANCES AND REGULATIONS RELATIVE TO THE DESIGN AND CONSTRUCTION OF SUCH BUILDINGS.
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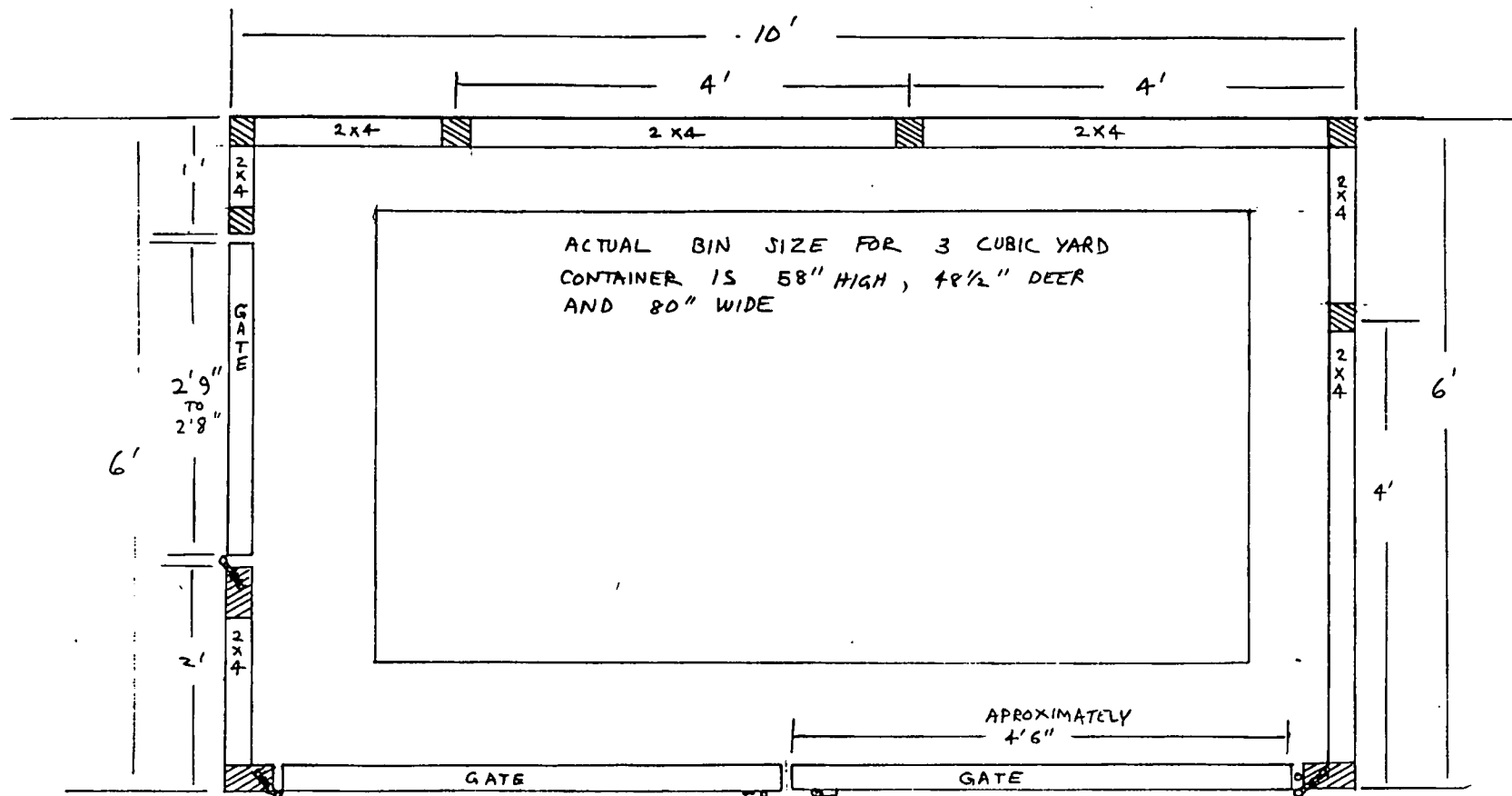
JTS ENGINEERING CONSULTANTS 811 CAPITOL HALL, SUITE 811 SACRAMENTO, CALIFORNIA 95814 (916)441-8288	PROJECT NO. _____ SHEET NO. _____ DATE _____	SCALE _____ DRAWN BY _____ CHECKED BY _____ DATE _____	NO. _____ DATE _____ REVISION _____	TENTATIVE SUBDIVISION MAP 1311 G STREET APR 20 1984
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No. 18

284-02A



2-23-84

8/18



HOOK AND EYE HINGES FOR GATES ADJUSTED TO SELF CLOSE AND SECURED WITH CAIN BOLTS INTO SLAB.

LEGEND

-  4"x6"x8' PRESSURE TREATED OR CREOSOL TREATED
-  4"x4"x8' PRESSURE TREATED OR CREOSOL TREATED

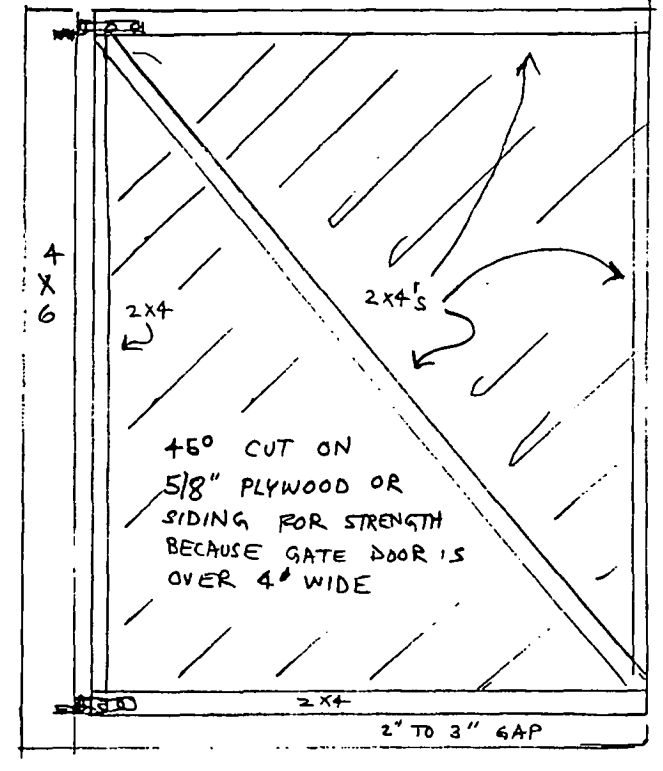
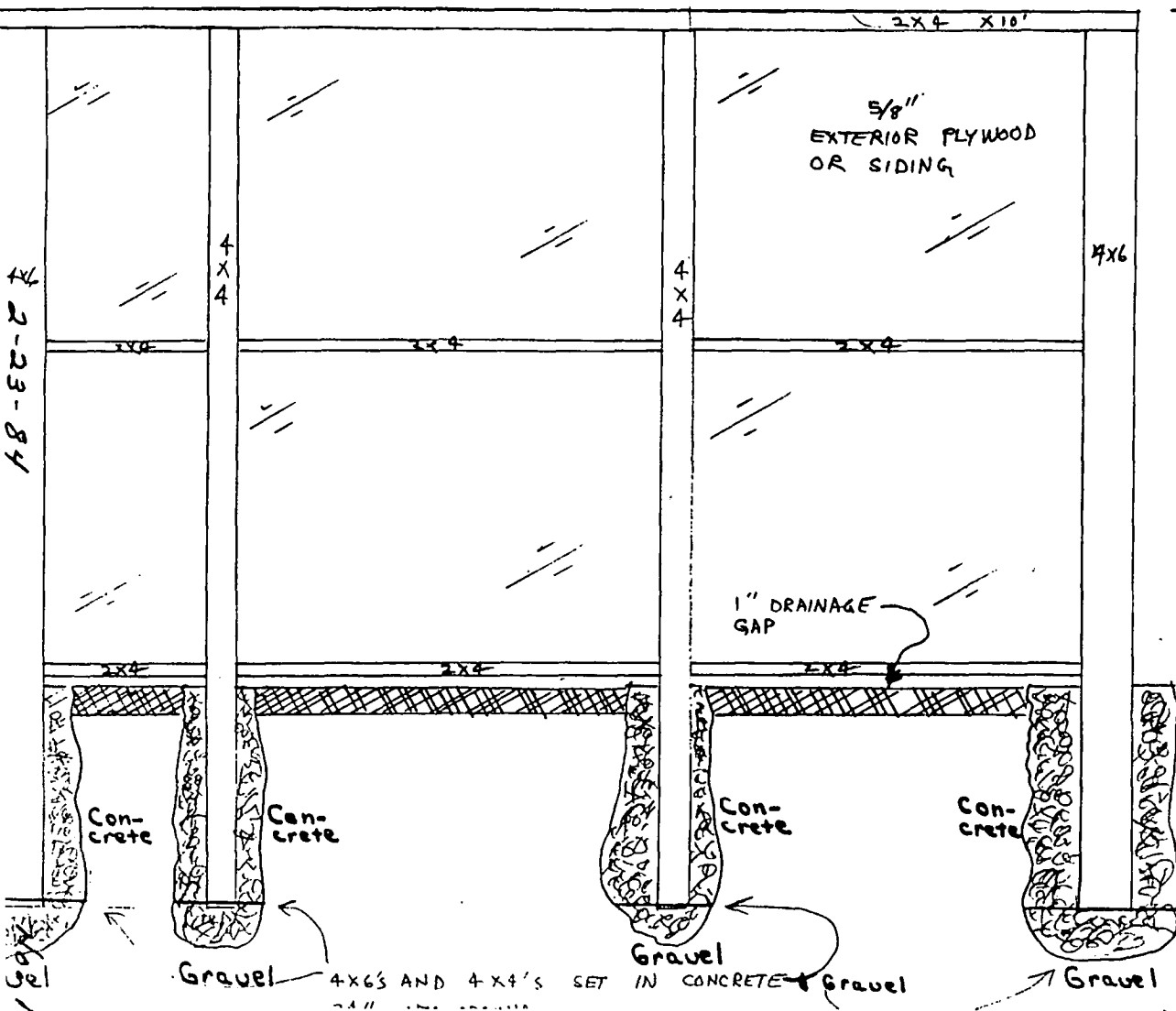
BIRDS EYE VIEW

SUAN CONSTRUCTION CORP.		
SCALE: 1" = 1'	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
		DRAWING NUMBER:

P84-022

2x4's ON 4' CENTERS

LAG SCREW HOOK AND EYE HINGES
HEAVY DUTY BOLTED THROUGH 2x4'S



GATE DETAIL

SUAN CONSTRUCTION CORP.		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
DRAWING NUMBER		

2-23-84

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