

# CITY PLANNING COMMISSION

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

APPLICANT	Dennis & Ginger Grey, P.O. Box 61, Hood, CA		
OWNER	Dennis & Ginger Grey, P.O. Box 61, Hood, CA		
PLANS BY	Dennis & Ginger Grey, P.O. Box 61, Hood, CA		
FILING DATE	9-10-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC	10-18-82	EIR	ASSESSOR'S PCL. NO. 002-154-08

- APPLICATION:
1. Negative Declaration
  2. Rezone from Medium Density Multiple Family (R-4A) to Residential Office (R-0)
  3. Special Permit to develop a 4,212 square foot office in an existing residential structure
  4. Variance to locate the required parking spaces off site
  5. Variance to waive the required six-foot masonry wall

LOCATION: 1022 G Street

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

PROJECT INFORMATION:

1974 General Plan Designation:	Residential-Office
1980 Central City Community Plan Designation:	Residential-Office
Alkali Flat Redevelopment Plan:	Residential-Office
Existing Zoning of Site:	R-4A
Existing Land Use of Site:	5,012 square feet; 4-unit apartment house
<u>Surrounding Land Use and Zoning:</u>	
North:	Vacant; R-4A
South:	Parking Lot; R-4A
East:	Parking Lot; R-4A
West:	Office Building; R-0
Parking Required:	11 spaces
Parking Provided:	0 (on site)
Parking Ratio:	1 space per 400 sq. ft. gross
Property Dimensions:	40' x 100'
Property Area:	4,000 square feet
Square Footage of Building:	5,012
Significant Feature of Site:	Priority Structure on Preservation list

STAFF EVALUATION: In general, staff is supportive of the applicant's requests. The adjacent land uses, which consist of parking lots and a large office building, significantly reduce the desirability and hence the utilization of the subject site for residential purposes. Staff does have the following comments relative to the requested variances:

1. The variance request for the off-site parking concerns an existing parking lot which is located adjacent and directly south of the subject site. There are approximately 14 parking spaces located on this lot, whereas the applicant is required to provide for 11 parking spaces. Staff recommends that these spaces be clearly marked as reserved for 1022 G Street and that a lease agreement be submitted for the review and approval of the Planning Director and City Attorney.

APPLC. NO. P82-212

MEETING DATE October 28, 1982

CPC ITEM NO. 5

2. Among the requested entitlements is a variance to waive the required six-foot masonry wall as required between the proposed office building and the residentially zoned parking lots to the east and south.

Staff supports this request because the surrounding lots are utilized as parking lots; also, the existing structure is located approximately three feet from the interior property lines. If required, the six-foot high wall would create a narrow, unusable strip between the wall and the structure.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning request from Medium Density Multiple Family to Residential-Office;
3. Approval of the Special Permit, based upon Findings of Fact which follow;
4. Approval of the off-site parking Variance, subject to conditions and based upon Findings of Fact which follow;
5. Approval of the fence Variance request based upon Findings of Fact which follow.

Variance Condition - Off-site Variance

- a. The applicant shall clearly designate 11 of the parking spaces as being reserved for 1022 G Street prior to the issuance of building permits;
- b. The applicant shall submit a lease agreement for the review and approval of the City Attorney and Planning Director prior to issuance of building permits.

Findings of Fact - Special Permit

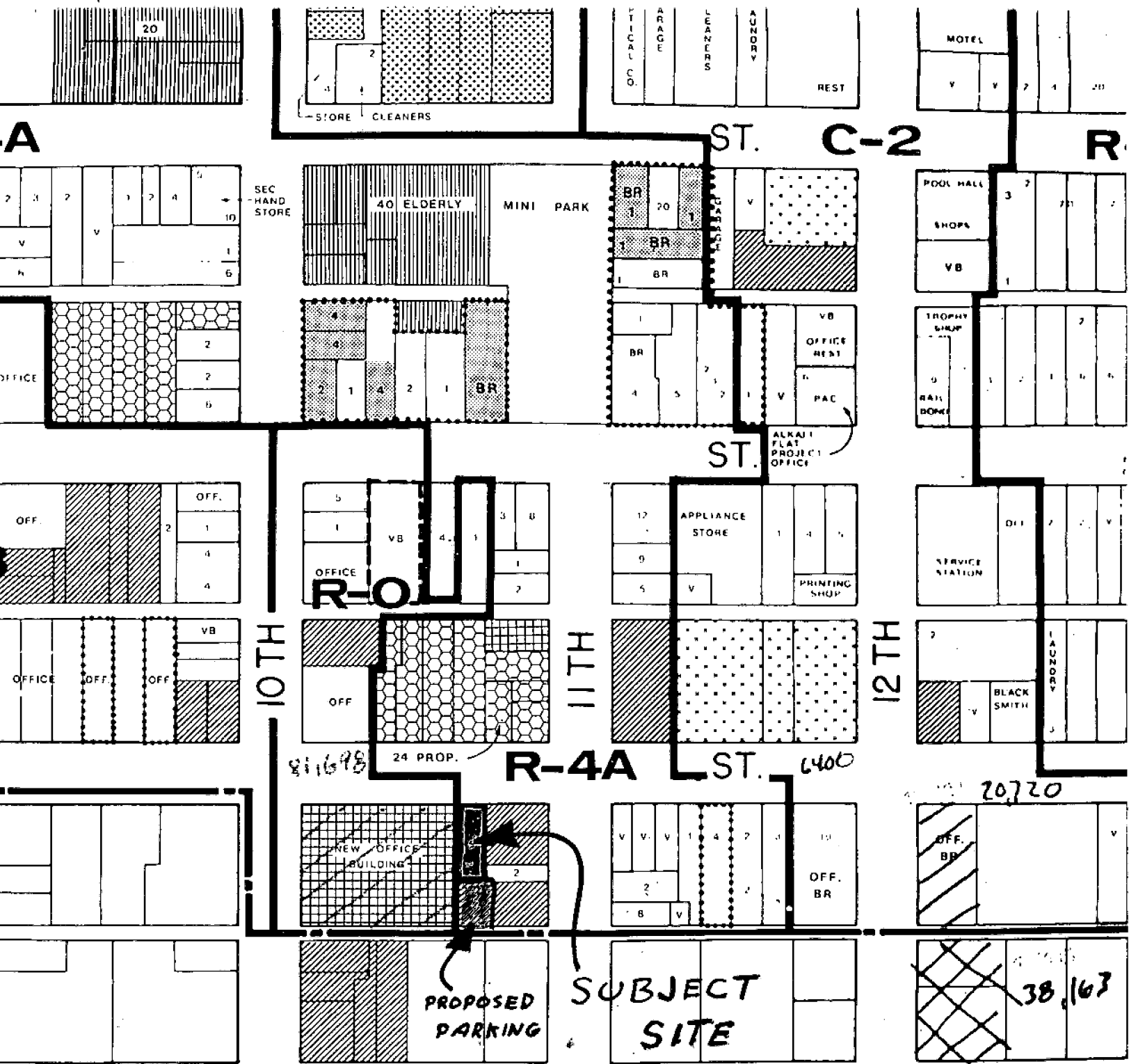
- a. The special permit is based upon sound principles of land use in that the surrounding land uses, which consist of parking lots and major office buildings, are compatible with the proposed office use;
- b. The special permit will not be detrimental to public health, safety, or welfare in that the required parking is provided adjacent to the proposed office site;
- c. The special permit is consistent with the 1974 General Plan and the 1980 Central City Plan and the Alkali Flat Redevelopment Plan which designate the site for Residential-Office uses.

Findings of Fact - Variances

- a. The variances, as conditioned, do not constitute a special privilege extended to one individual in that it is not physically possible to provide for the parking on site and the applicant has located the required parking adjacent to the office site. Also, the required six-foot masonry wall if installed would create a narrow, unusable area between the house and the wall;
- b. The variances do not constitute use variances in that the proposed office use is allowed in the Residential-Office zone;

- c. The variances are not injurious to the public welfare nor to property in the vicinity of the subject site in that adequate off-site parking has been provided;
- d. The variances, as conditioned, are consistent with the General Plan policy to:

Continue to support programs and development projects directed at retaining and improving the role of the Central Business District as the major retail trade and financial center for the region.



- BR Being Rehab'd
- V Vacant
- VB Vacant Building
- OFF. Small Office
- DEMO Demolished
- WHSE Warehouse
- REST. Restaurant
- GRO. Grocery
- PROP. Proposed
- = PARKING
- NOTE: Number in parcel indicates number of

- 56600

SACRAMENTO HOUSING and REDEVELOPMENT

**ALKALI FLAT REDEVELOPMENT**  
Project No. 6

**ZONING & EXISTING**  
**PARCEL USE**

178,283  
165

10-28-82

000567

H

P82-212



1022 G<sup>st</sup>

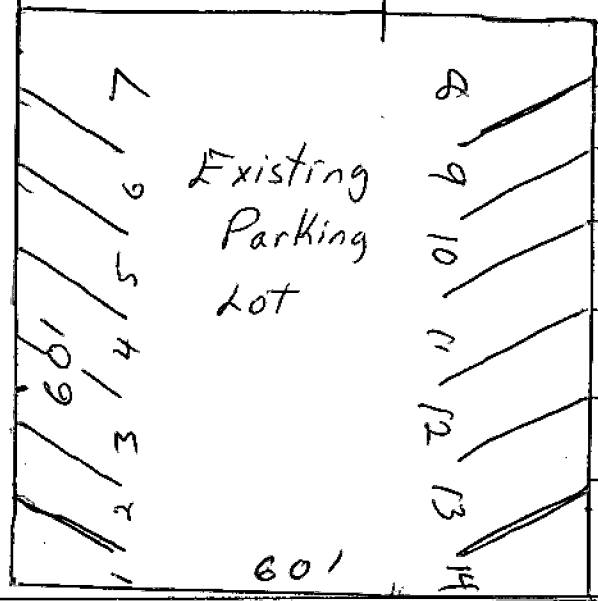
40'

Proposed  
Office

PARKING  
LOT

Christopher ←  
center

100'



PARKING  
LOT

000568

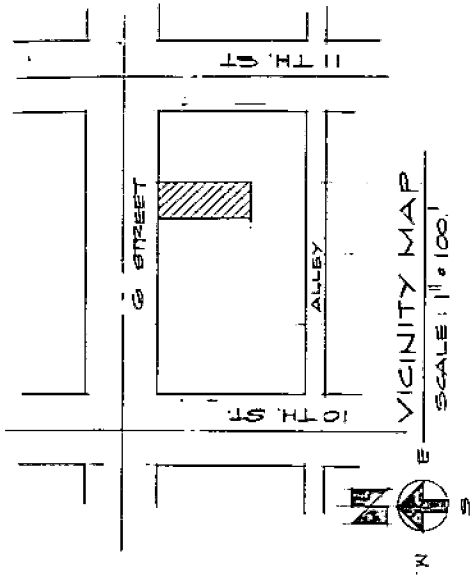
Alley 12

10-28-82

Ginger & DENNIS GREY

No. 5

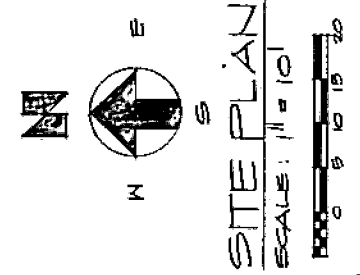
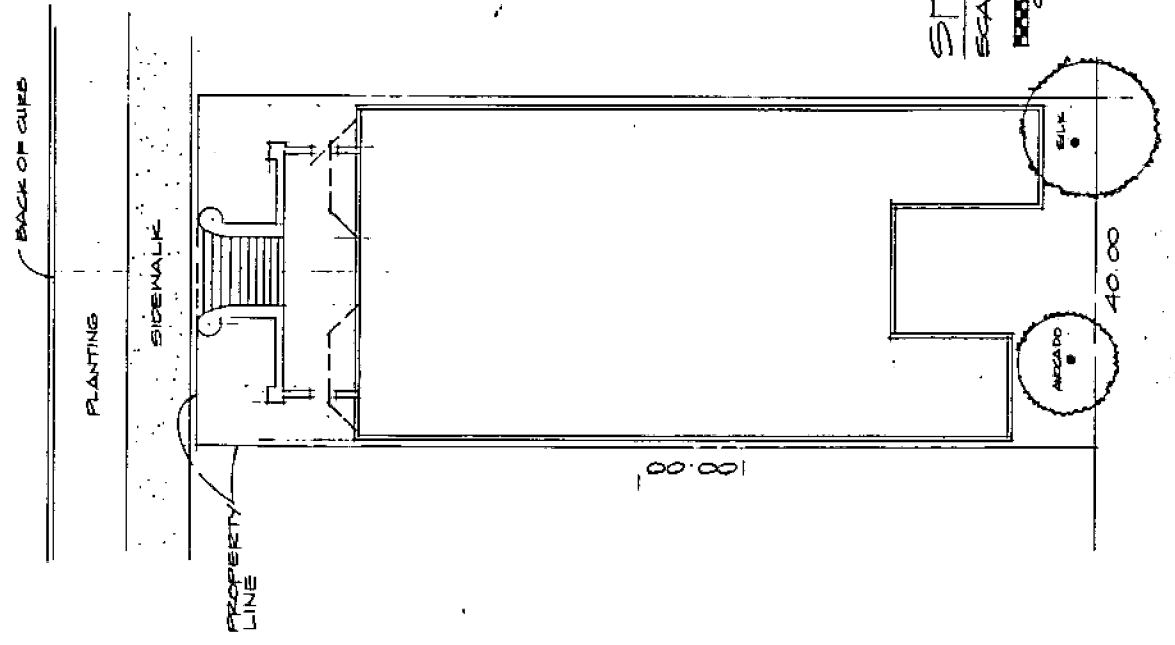
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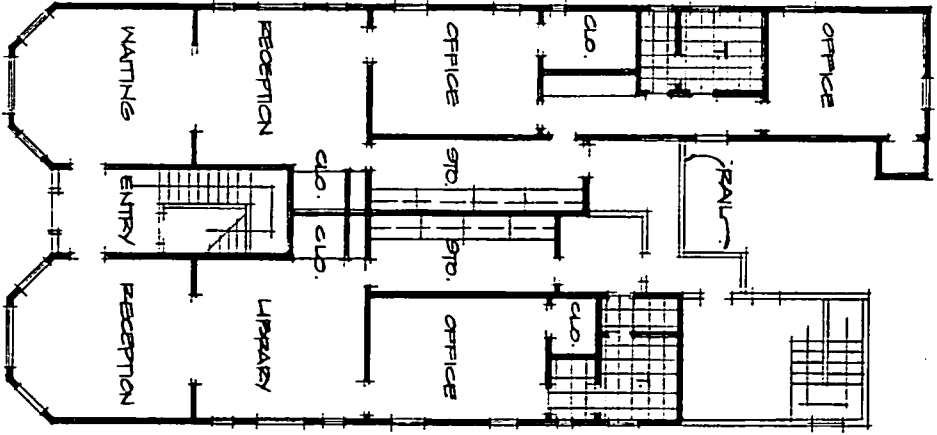
DENNIS GREY  
1022 G STREET

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G STREET



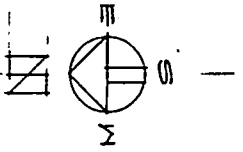
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PROPOSED

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"  
SECOND FLOOR SIMILAR



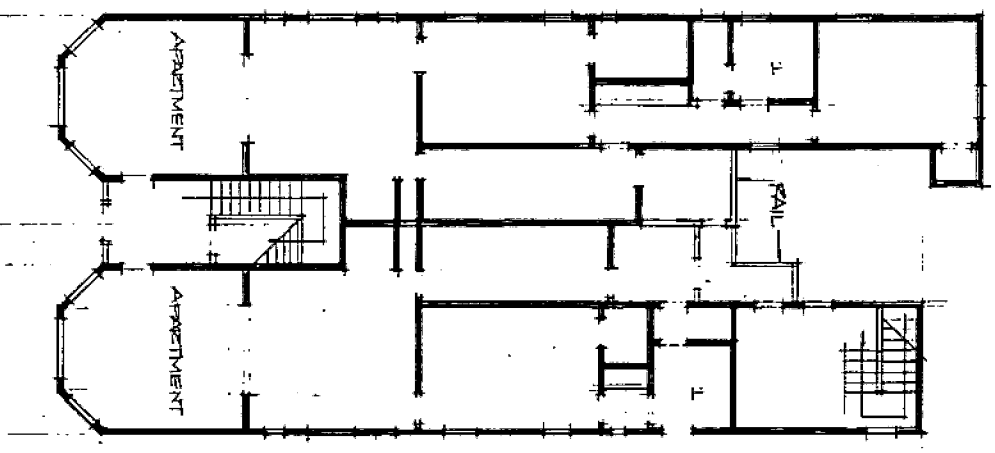
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1022 " G " STREET

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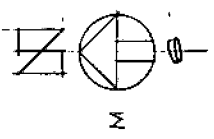


EXISTING!

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"  
SECOND FLOOR SIMILAR

2,500 sq. ft.



DENNIS GREY

1022 "G" STREET

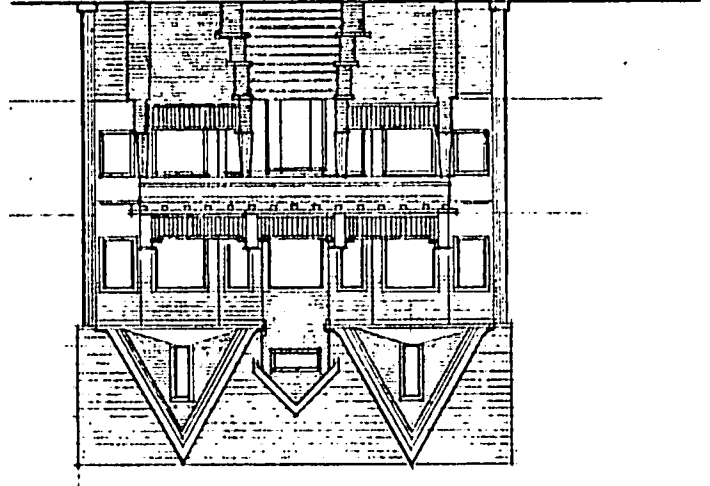
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DENNIS GREY  
1022 " G " STREET

990572

NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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10-28-82

No. 5