

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Bruce Mintzer, 7840 Madison Avenue, Fair Oaks, CA 95628		
OWNER	Baudelio & Anna M. Ramirez, et al, 2701 Illinois Ave., Southgate, CA 90280		
PLANS BY	Bob McCabe, 1809-19th Street, Sacramento, CA 95814		
FILING DATE	6/25/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Ex. 25301(d)	EIR	ASSESSOR'S PCL NO.

Ex. 15305(a)

APPLICATION: Variance to locate two existing parking spaces off site.

LOCATION: 500-506 and 512-10th Street

PROPOSAL: The applicant is requesting the necessary entitlement to locate two existing parking spaces off site in order to rehabilitate an apartment building.

PROJECT INFORMATION

1974 General Plan Designation: Residential
1980 Central City Community
Plan Designation: Residential
Existing Zoning of Site: R-4A
Existing Land Use of Site: Multiple Family Residential

Surrounding Land Use and Zoning:

North: Apartments; R-4A
South: Apartments; R-4A
East: Apartments; R-4A
West: Apartments; R-4A

Parking Required: Two spaces
Parking Provided: None
Property Dimensions: Irregular
Property Area: 10,420 sq. ft.
Density of Development: 3 du/ac.
Height of Structure: 44 feet
Significant Feature of Site: Two fire-damaged structures
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Blue-green siding, brown roof
Exterior Building Materials: Wood siding, shingle roof

PROJECT EVALUATION:

1. The subject site is designated for residential use on both the General Plan and the Central City Plan and is zoned R-4A (Medium Density Multiple Family). Two residential structures are located on the subject lots; however, the structure located at 512-10th Street has been damaged by fire. The project site is also located in the Alkali Flat Redevelopment Project area and is designated for residential use on said project area land use map.

APPLC. NO. P84-253

MEETING DATE August 9, 1984

CPC ITEM NO. 8

000907

2. The applicant's plans indicate that structures on both lots will be rehabilitated. The residential structure located at 502-506-10th Street will contain 12 units after rehabilitation instead of its present 17 units. The two on-site parking spaces would be relocated to a parking lot which would be constructed at the rear of the lot at 512-10th Street. There are no objections to the relocation of the parking spaces, based on the close proximity of the parking area to the residential structure. In addition, the present parking spaces are of little use and may in fact be a practical or physical detriment to the rehabilitation of the residences. Relocation of the parking spaces would also provide a small courtyard area for use by the occupants of the structure. It is recommended that the applicant provide a copy of a parking lease agreement (5 yr. minimum) for review and approval by staff prior to the issuance of building permits.
3. The project has been reviewed by the offices of the Public Works, Traffic Engineer, Fire Department, Building Inspections and the Alkali Flat PAC. The following comments were received:

Public Works

- a. It appears the structure at 502-10th Street does not have access to public water main; may want main extension and service hookup;
- b. Recommend the following:
 - 1) 16-foot round corner radius with handicap ramps. Move gutter drain to curb return;
 - 2) repair sidewalk;
 - 3) raise curb height on 10th Street to prevent cars from using entire section as driveway.

Building Inspections

Must meet Building Code requirements.

ENVIRONMENTAL DETERMINATION: The proposed variance is exempt from environmental review pursuant to State CEQA Guidelines (Sections 15301(d) and 15305(a)).

RECOMMENDTION: Staff recommends the following action:

Approval of the variance to locate two existing parking spaces off site, subject to the conditions and based upon the Findings of Fact which follow:

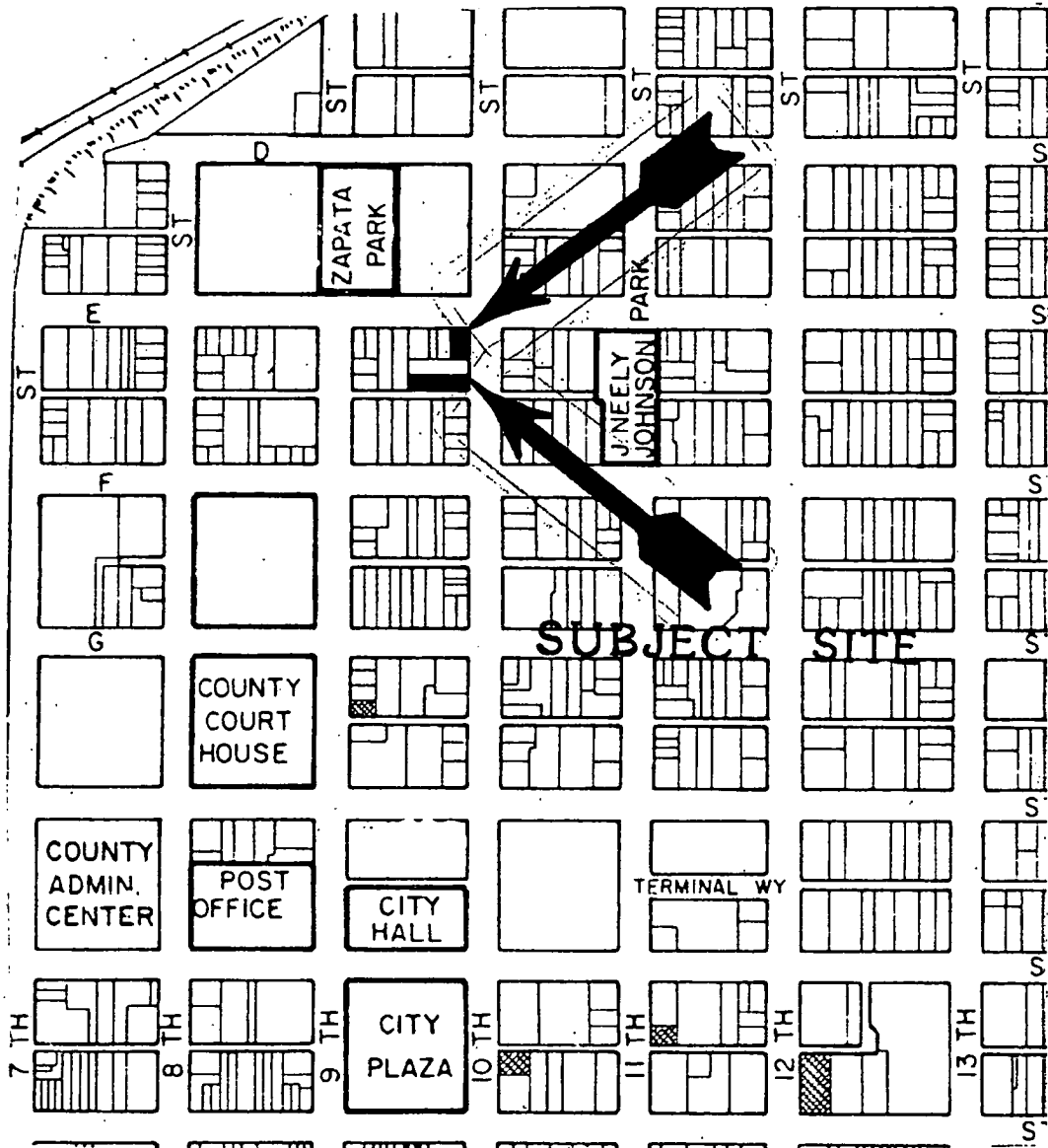
Conditions:

1. The applicant shall comply with all applicable City Building Code requirements.
2. The applicant shall comply with all requirements of the Public Works Director.
3. The applicant shall submit a copy of a parking lease agreement (5-year minimum) for review and approval of the Planning Director prior to the issuance of building permits.

Findings of Fact

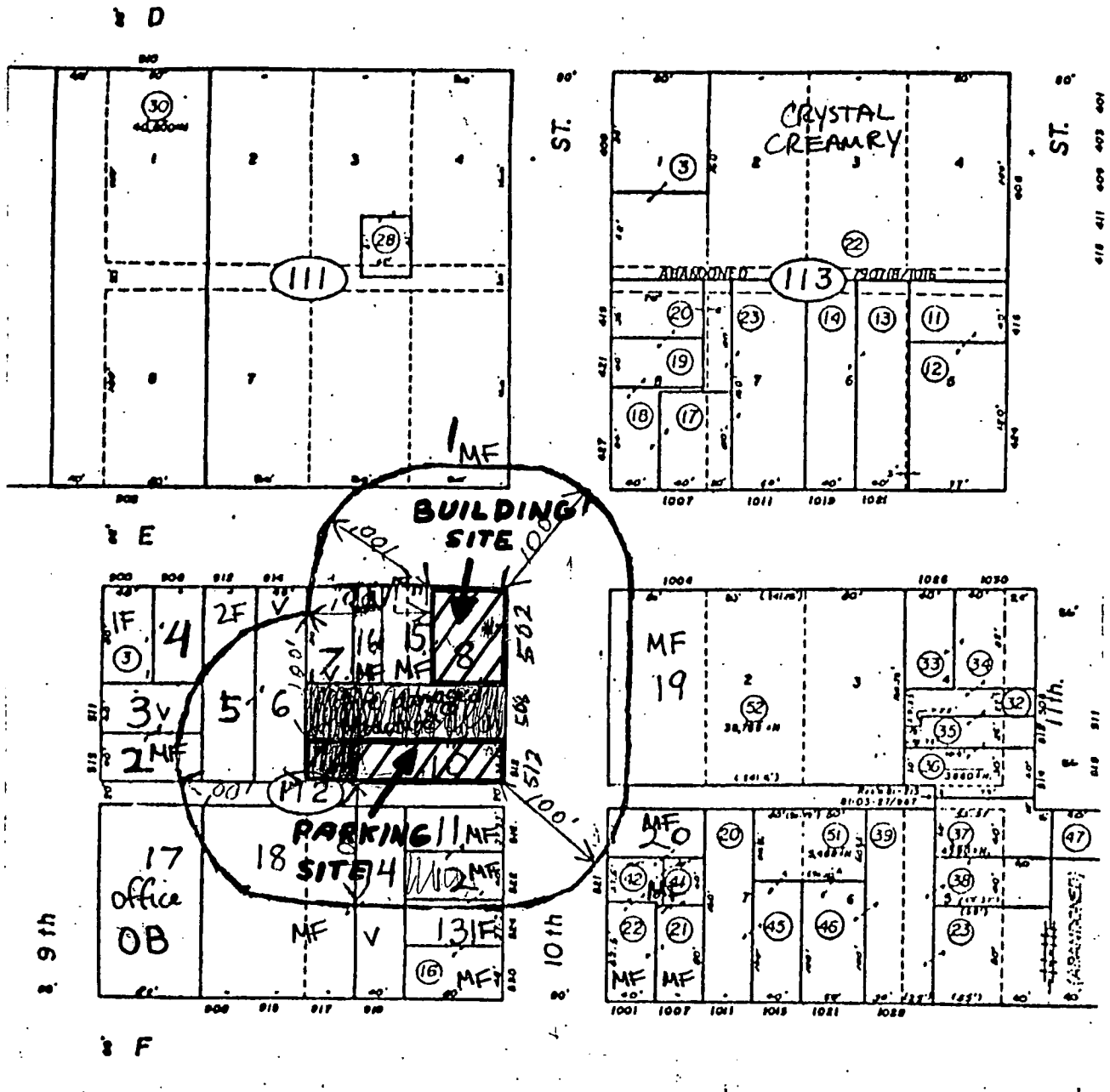
1. The proposed variance is not a special privilege extended to one individual property owner in that the location of the existing structure on the site does not permit adequate space for the off-street parking spaces.
2. The variance will not be injurious to the public welfare or other property in the vicinity in that:
 - a. The off-site parking spaces are located in close proximity to the subject site;
 - b. The variance will not increase the on-street parking demand in the area.
3. The variance is in harmony with the General Plan and the Central City Plan which designate the subject site for residential uses.

EXHIBIT A



VICINITY MAP

EXHIBIT B

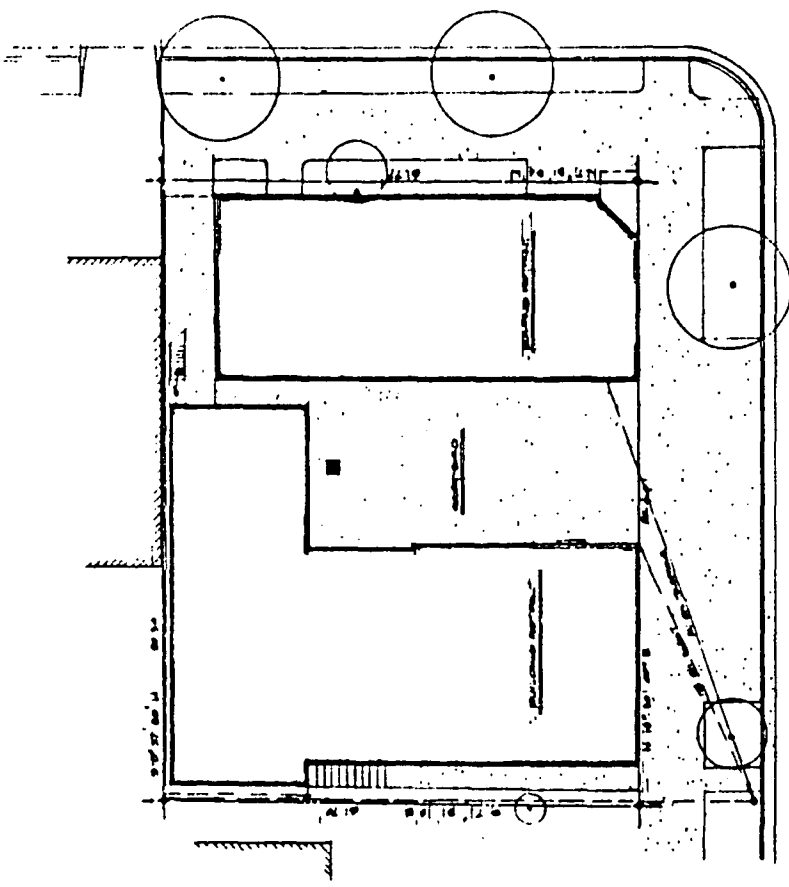


LAND USE & ZONING MAP

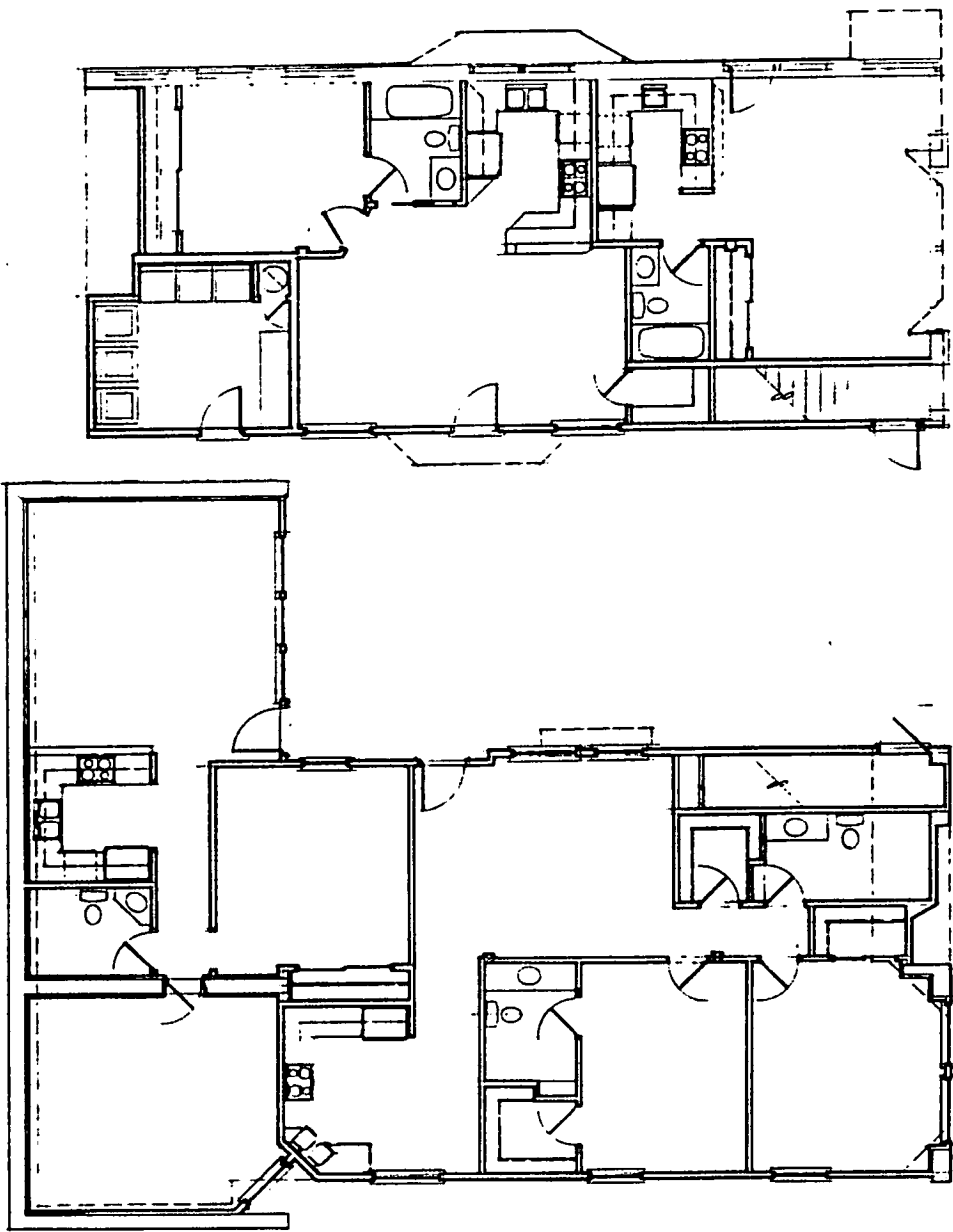
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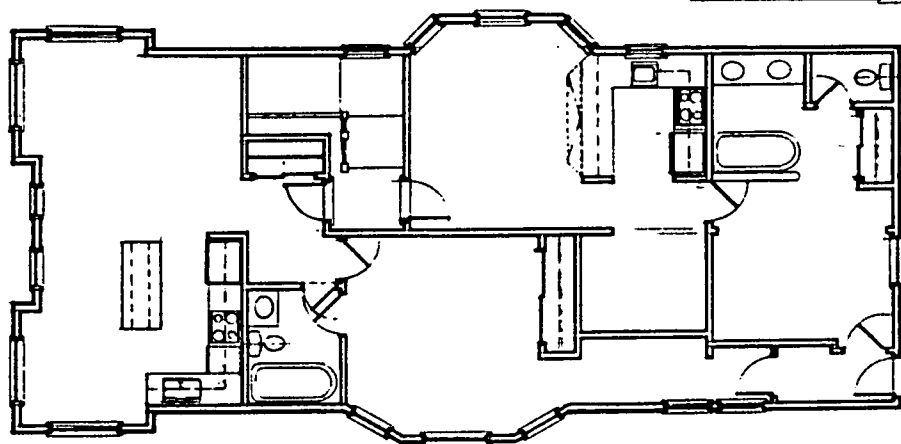
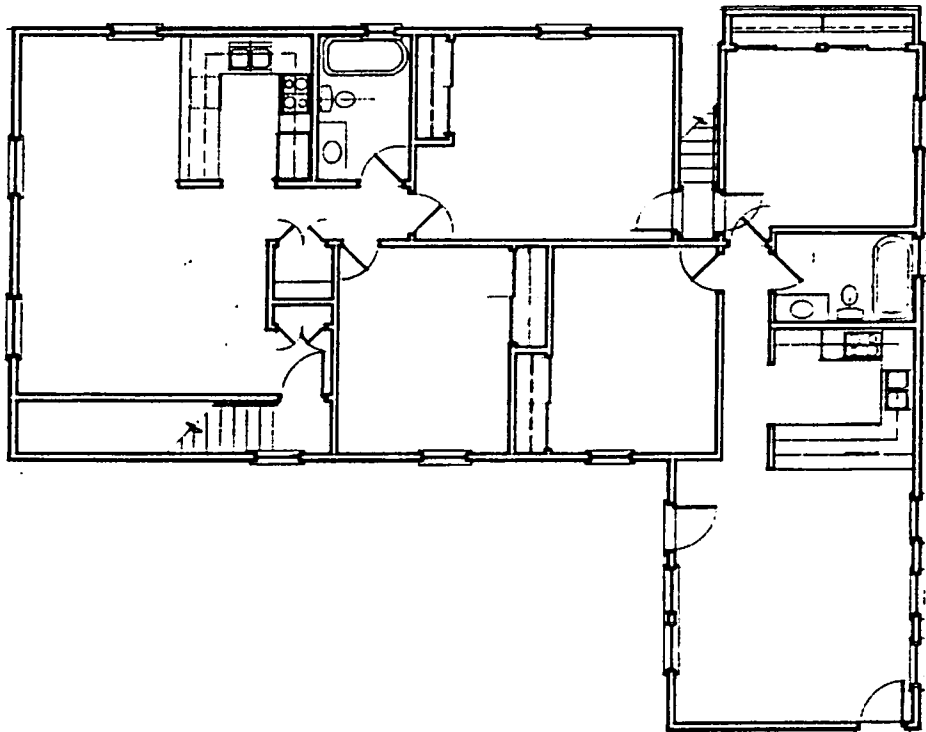
EXHIBIT C

SITE PLAN



500-506 - 10th Street





THIRD FLOOR PLAN

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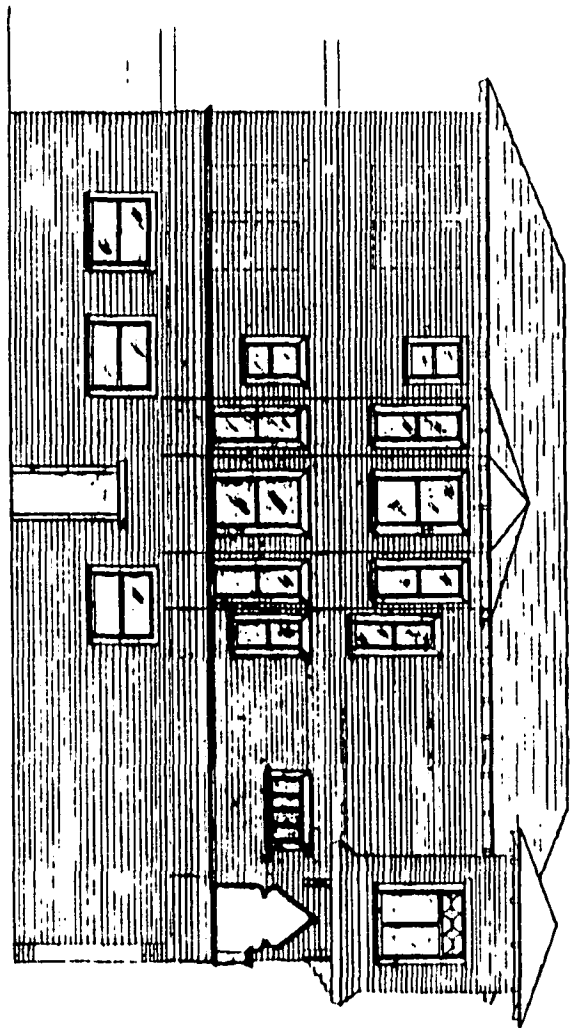
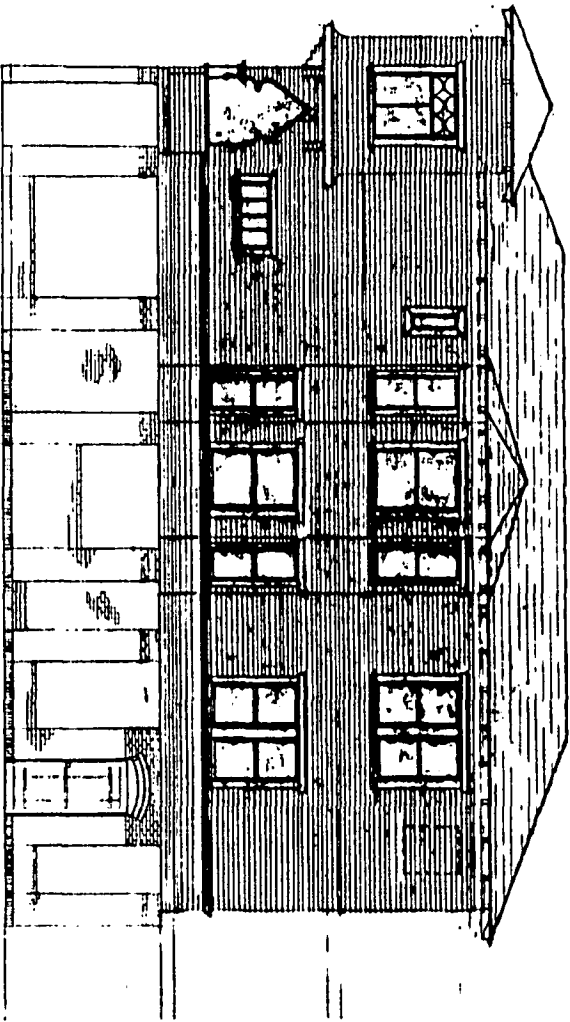
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1000 - 1000 STREET • BOSTON, MASS. 02111

DATE:

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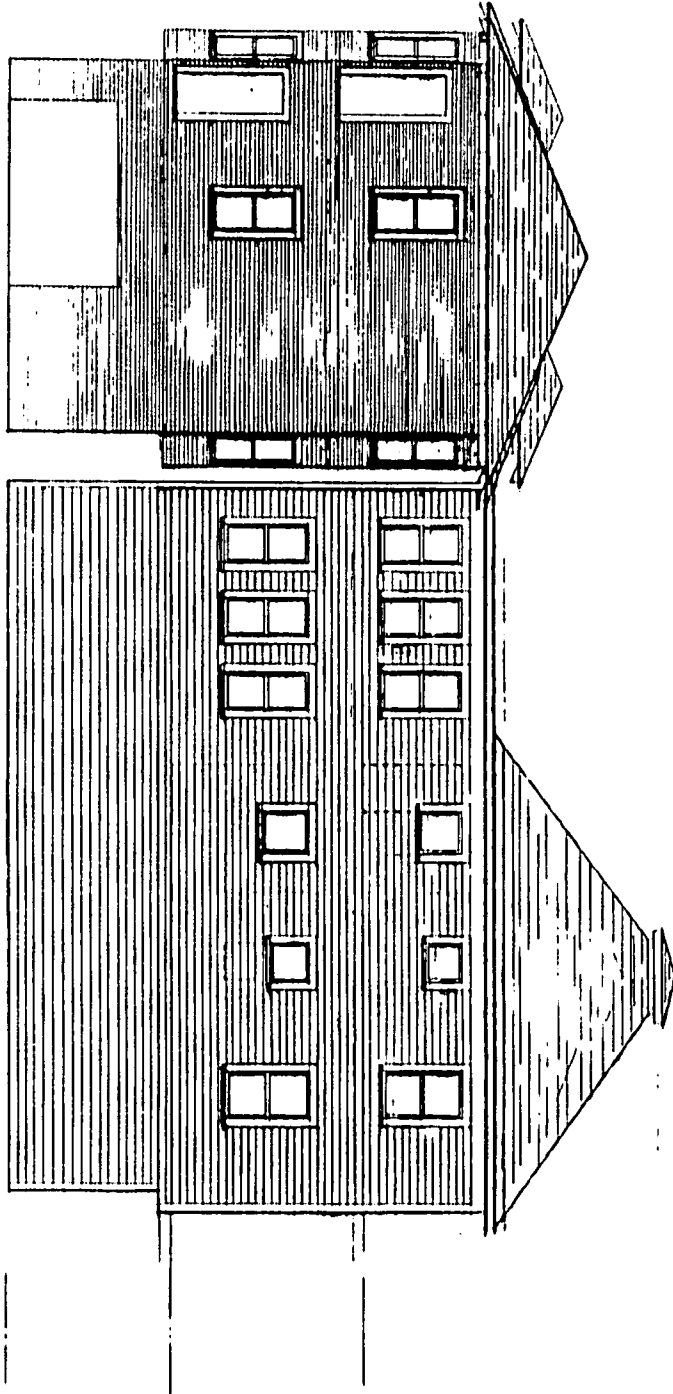


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~~NORTH ELEVATION~~

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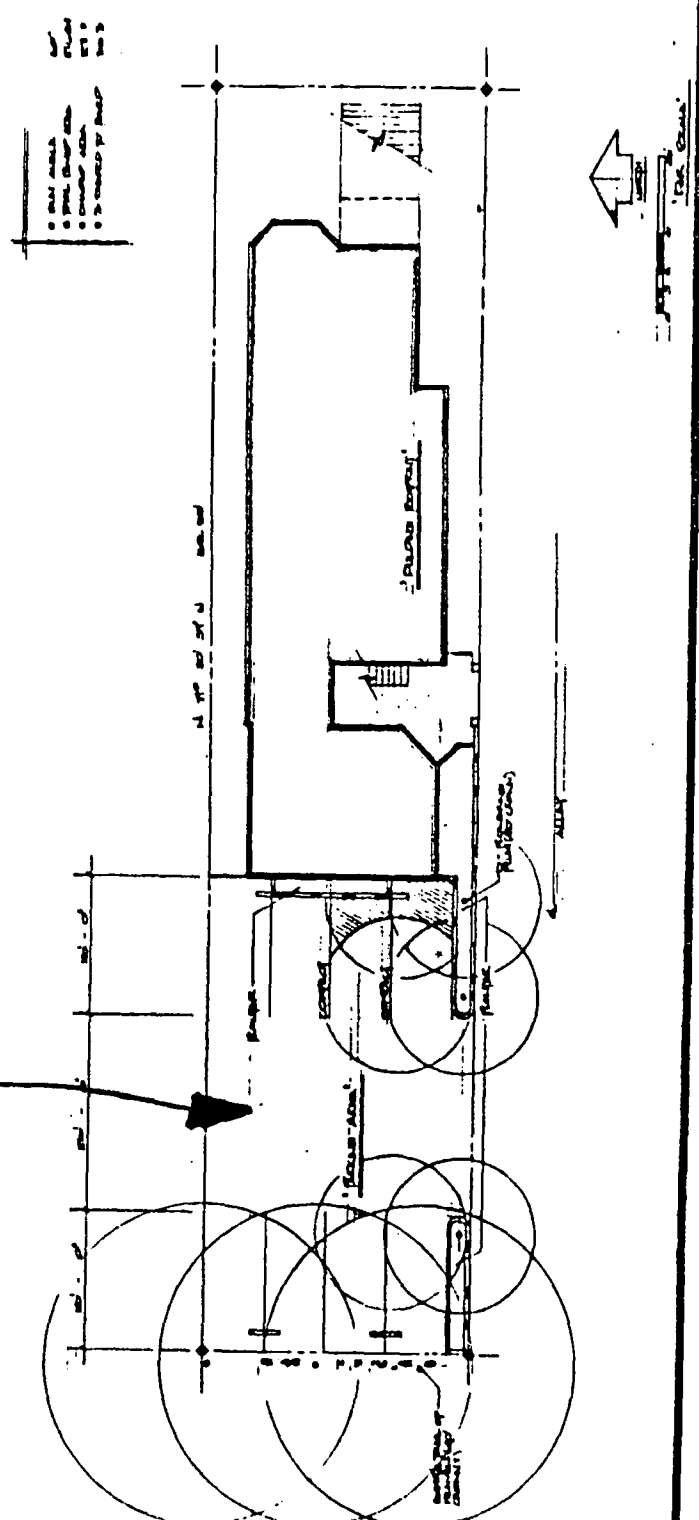


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EXHIBIT D

SITE PLAN



two off-site
parking spaces
to be located
here.

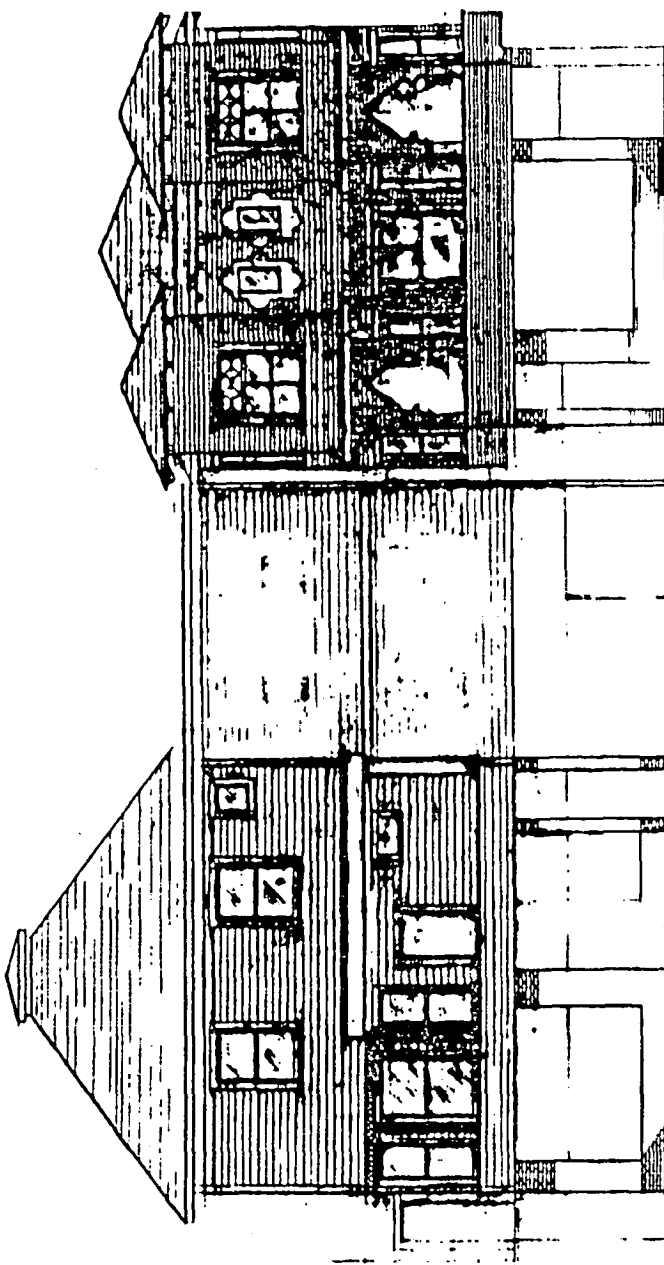


512 - 10th Street

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ELEVATION EXHIBIT E

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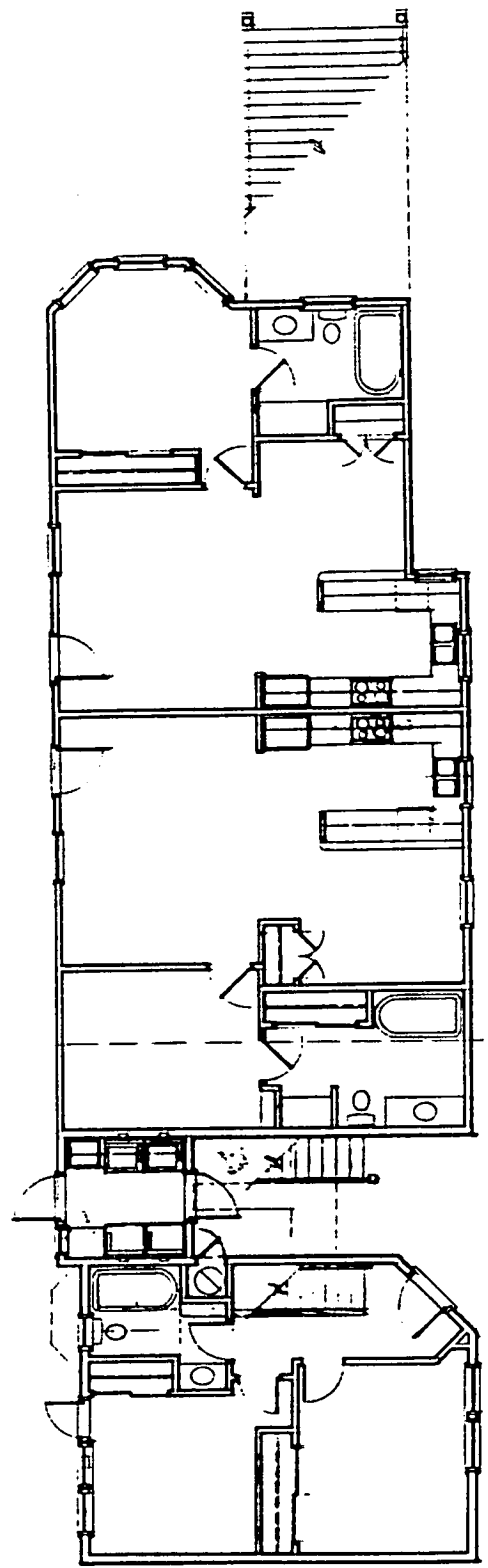
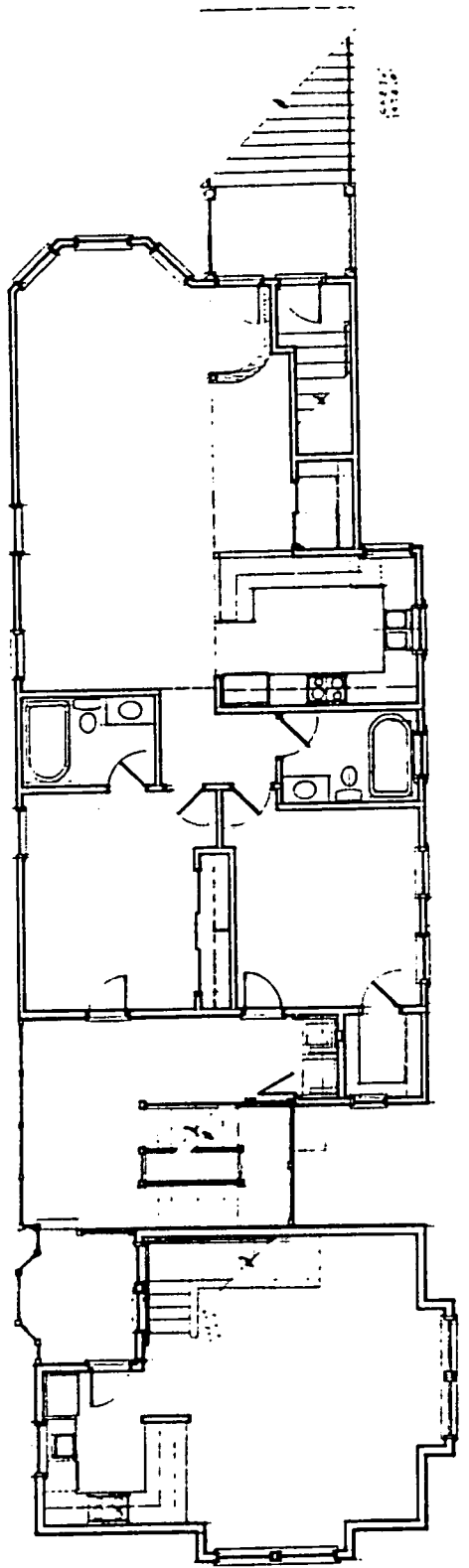


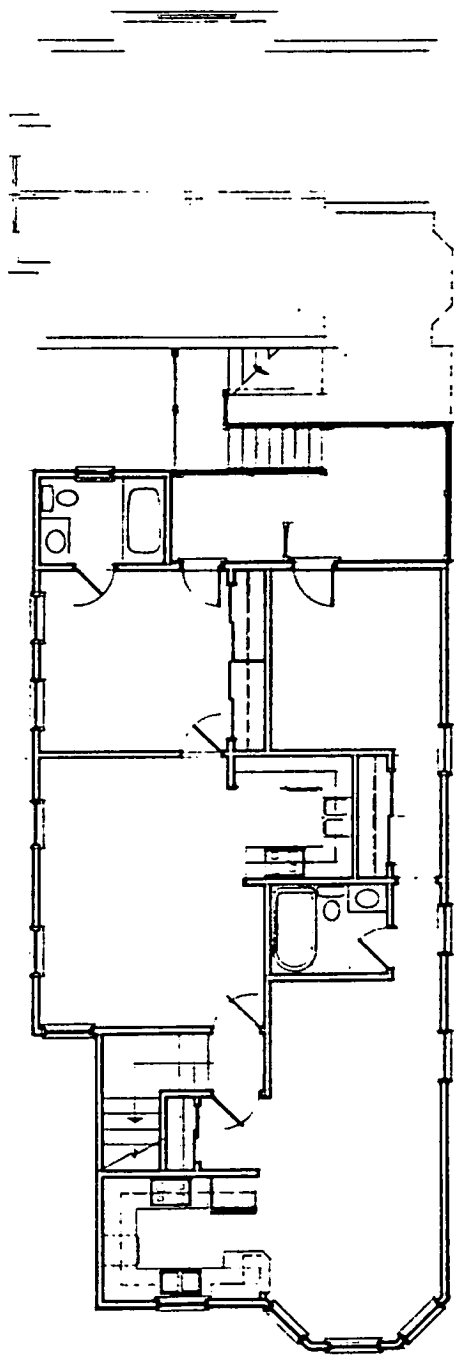
500-506 10th Street

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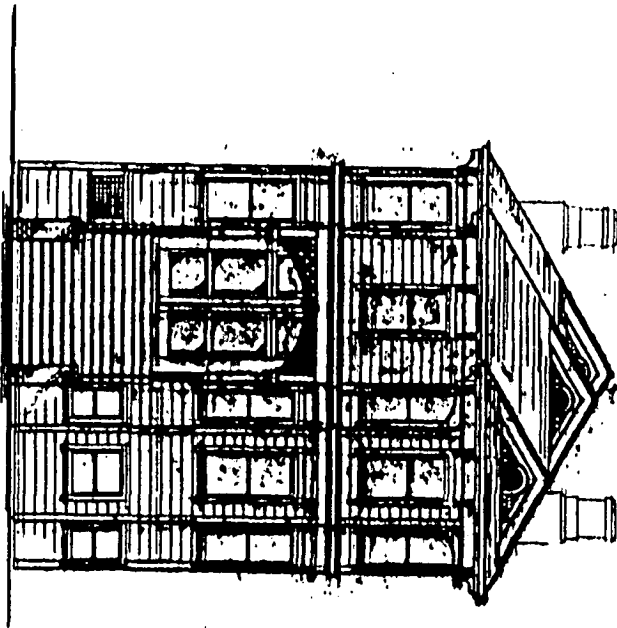
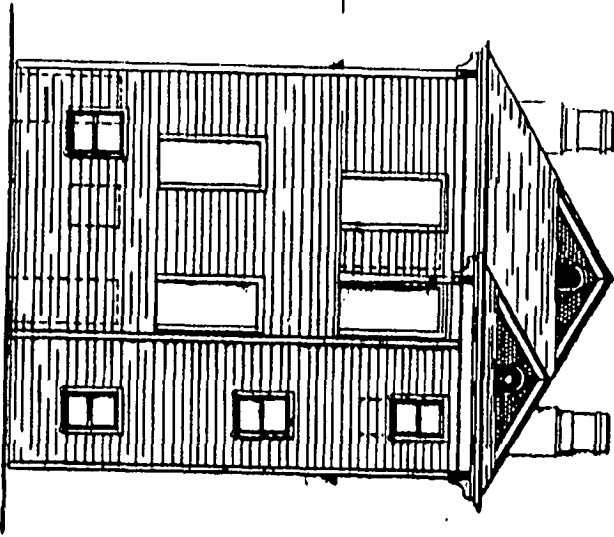
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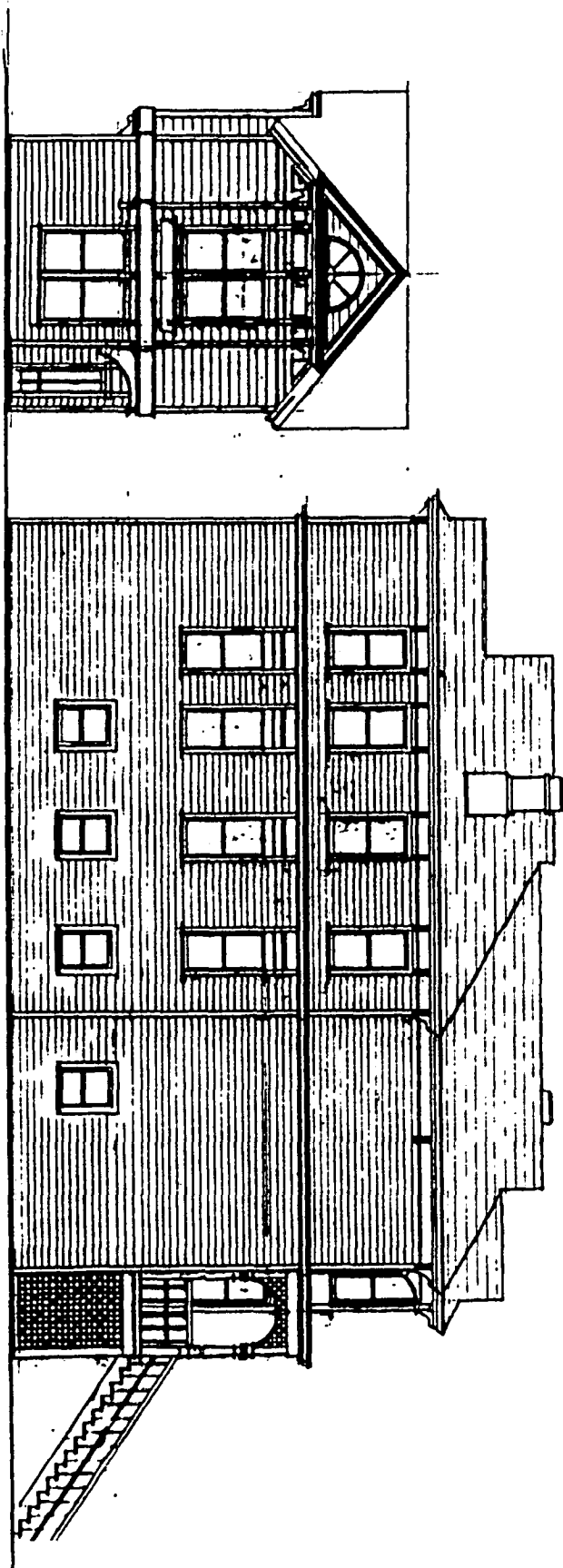
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CHECKED



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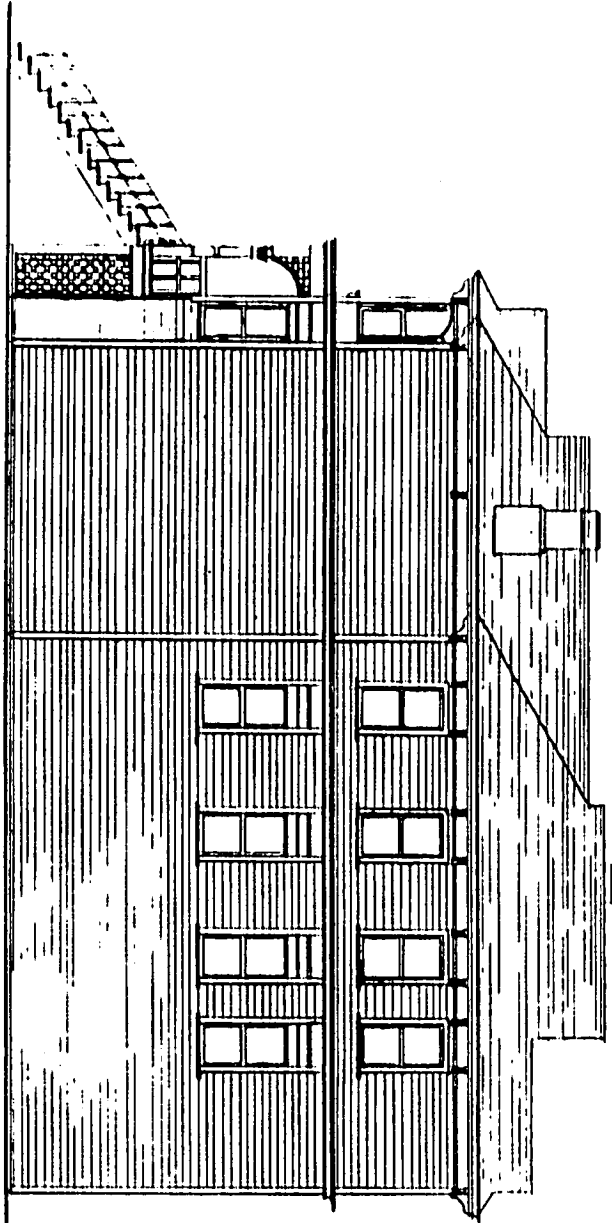


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BOB McCABE - ARCHITECT

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NORTH ELEVATION

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