

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	R. & L. Sun Keyser - 1931 N Street, Sacramento, CA 95814		
OWNER	R. & L. Sun Keyser - 1931 N Street, Sacramento, CA 95814		
PLANS BY	Seiss Wagner AIA - 1309 25th Street, Sacramento, CA 95816		
FILING DATE	50 DAY CPC ACTION DATE	REPORT BY: SC:sg	
NEGATIVE DEC. Ex. 15105	ETR	ASSESSOR'S PCL. NO.	007-144-09 007-152-05, 06 & 07

APPLICATION: Variance to locate four required off-street parking spaces off-site at 2114-2122 Capitol Avenue for a 1,787 Victorian office conversion.

LOCATION: 1931 N Street

PROPOSAL: The applicant is requesting an entitlement necessary to locate four required off-street parking spaces at a nearby off-site location for an office development.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Office
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2 & R-3A
Existing Land Use of Site:	Off-site: parking lot, subject site: office
Surrounding Land Use and Zoning:	
North:	Commercial & residential; C-2
South:	Commercial & residential; C-2
East:	Commercial & residential; C-2
West:	Commercial & residential; C-2
Parking Required:	Four
Parking Provided:	0 on-site; 4 off-site
Property Dimensions:	Subject site: 40' x 80', off-site: 120' x 160'
Property Area:	3,200 sq. ft.
Square Footage of Building:	1,787
Height of Structure:	2-story + basement
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Background Information: The subject site contains a 1,787 square foot Victorian structure which has been converted to office use. Adequate space is unavailable on this site for the required parking based on a ratio of one space per 400 square feet of gross floor area for the existing office use.

The applicant has located off-site parking approximately two blocks from the subject site. The off-site location is an existing parking lot with 78 parking stalls. The parking is used by the property owner for employee parking for a nearby financial institution. In addition there are 21 parking spaces reserved for an adjacent detoxification center which are being leased to provide employee and patient parking for the detox center.

000902

Staff Evaluation: Staff has the following comments regarding this request:

1. At the present time there is a driveway on the subject site which is proposed as a service drive. During a site inspection staff noted the driveway being used for parking. Since the driveway is not adequate to provide for automobile maneuvering space staff recommends that the standard curb be replaced to restrict automobiles from backing out onto the public street which is the only way to exit from the service driveway.
2. The proposed off-site parking lot is presently providing committed parking in 51 of the 78 spaces. There are 30 spaces being used for a nearby financial institution and 21 spaces leased for off-site parking by an adjacent detoxification center.

A special permit and variance to expand the detoxification center, to include methadone detoxification, were denied by the Planning Commission in January of 1981. Since this time the detox center has experienced a need for more parking due to internal expansion of the existing program and they presently lease 21 parking spaces on the off-site parking lot.

The remaining 27 parking stalls are rented to workers in the area on a monthly basis. It appears as though adequate parking is available on the off-site parking lot since there are 27 spaces which are not committed for long term parking.

The applicant has submitted a lease for six spaces in this parking lot, however, the lease only extends for a period of five years. Staff recommends a minimum lease term of 10 years on spaces used for off-site parking.

3. The proposed off-site parking location is within a reasonable distance from the subject site, and therefore, staff has no objections to this request. In an effort to ensure that these spaces will be available for the subject site parking requirements, staff recommends the spaces be marked for 1931 N Street use only.

Recommendation: Staff recommends that the Commission approve this request subject to conditions and based upon findings of fact to follow:

Conditions - Variance

1. The applicant shall provide written evidence for the approval by the Planning Director of the applicant's exclusive right to use the off-site parking spaces for at least 10 years. This shall be completed prior to issuance of a certificate of occupancy.
2. The four off-site parking spaces shall be clearly marked for the exclusive use of property located at 1931 N Street. The spaces shall be marked prior to issuance of a certificate of occupancy and shall be inspected by the Planning Director for compliance.

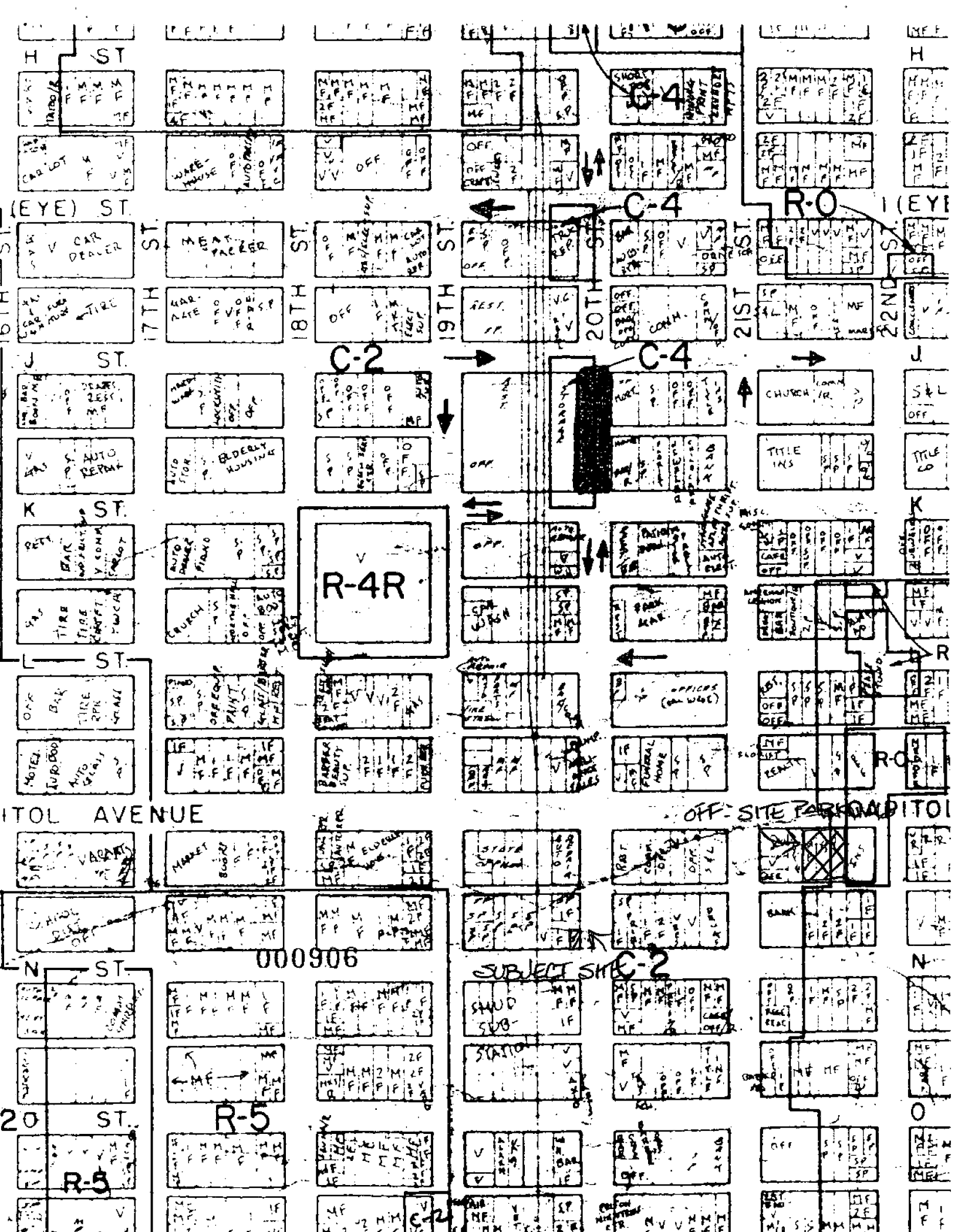
* 3. ~~The driveway curb on the subject site shall be replaced with a standard City curb, gutter and sidewalk and landscaping. This shall be completed prior to issuance of a certificate of occupancy.~~

* 4. ~~The applicant shall screen the service area from the public right-of-way. Plans for the screening shall be submitted to the Planning Director for review and approval prior to issuance of a certificate of occupancy.~~

5. The applicant shall comply with all provisions required by the City Building Inspections Division and City Fire Department for the converted structure.

Findings of Fact

1. Approval of this variance does not constitute a special privilege extended to one property owner in that off-site parking has been approved for other property owners when space is unavailable on the site to meet required parking needs.
2. This variance does not constitute a disservice and is not injurious to public welfare or other properties in the area as conditioned in that adequate parking will be provided within a reasonable distance from the subject site.
3. The proposed variance is not adverse to the General Plan or the Central City Plan in that the site is designated for commercial use.



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(EYE) ST

J ST

K ST

L ST

WITOL AVENUE

N ST

20 ST

R-5

MEAT PACKER

MEAT PACKER

WAREHOUSE

ELDERLY HOUSING

CHURCH

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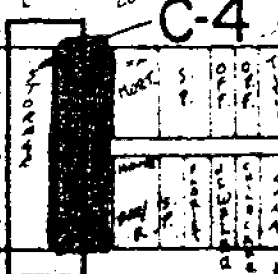
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SUBJECT SITE C-2

OFF-SITE PARKING

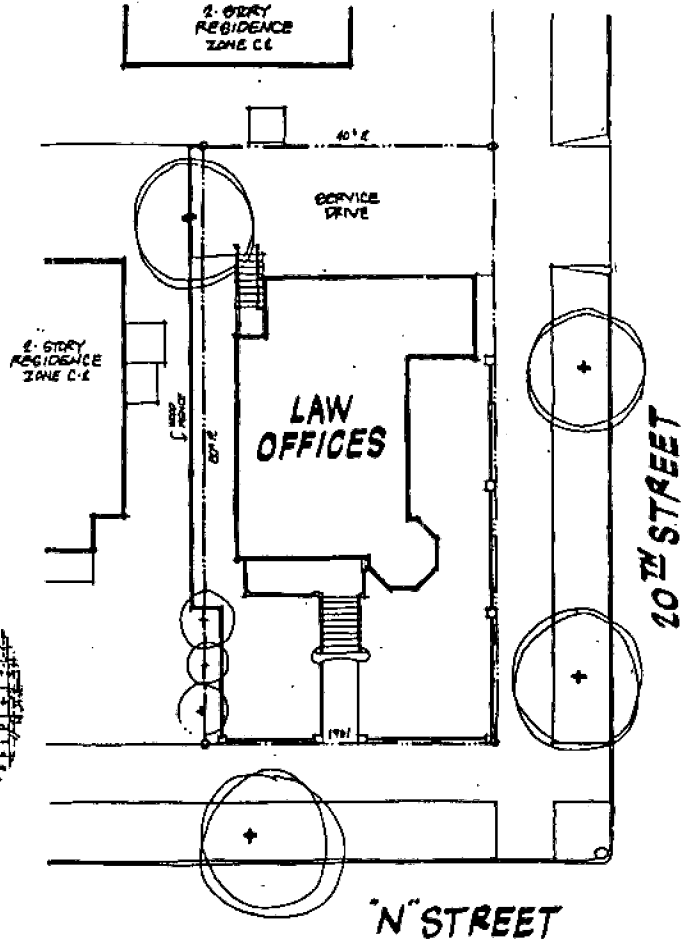


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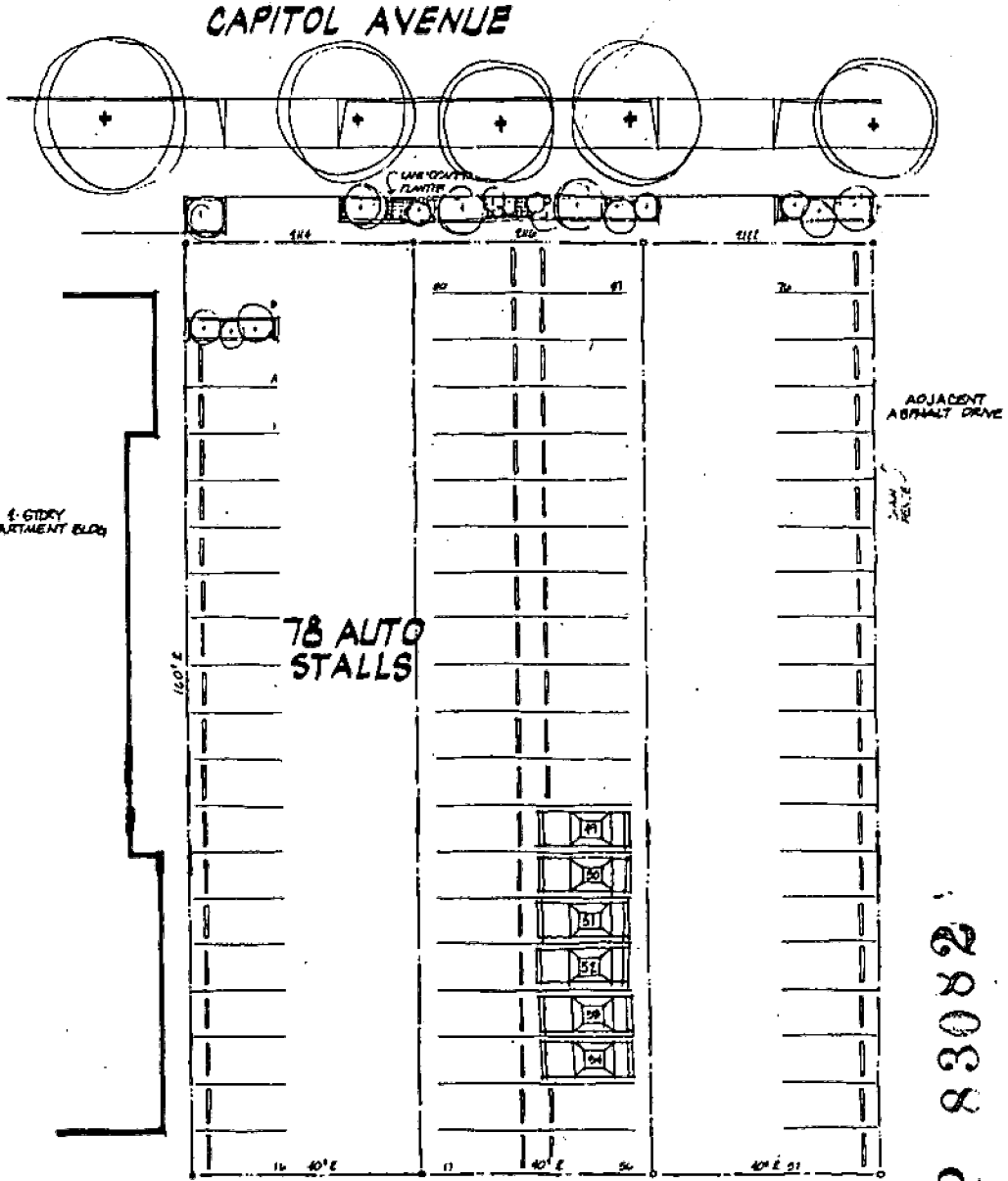
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**LAW OFFICES OF -
ROBERT T. & LILY SUN KEYSER
1931 N STREET - SACRAMENTO, CA.**



SITE PLAN

000907

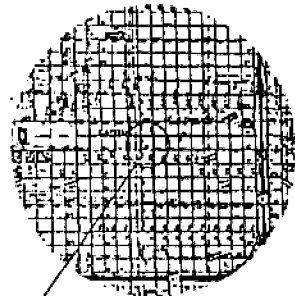


OFF-SITE PARKING PLAN



IP 83082

4-14-83

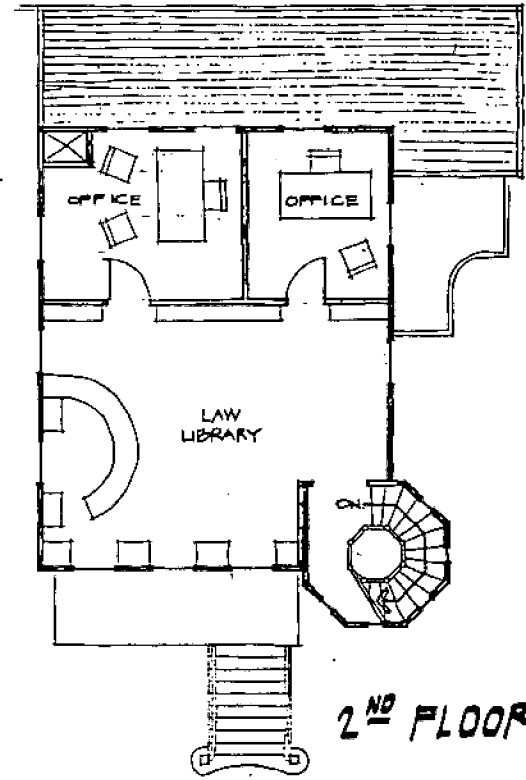
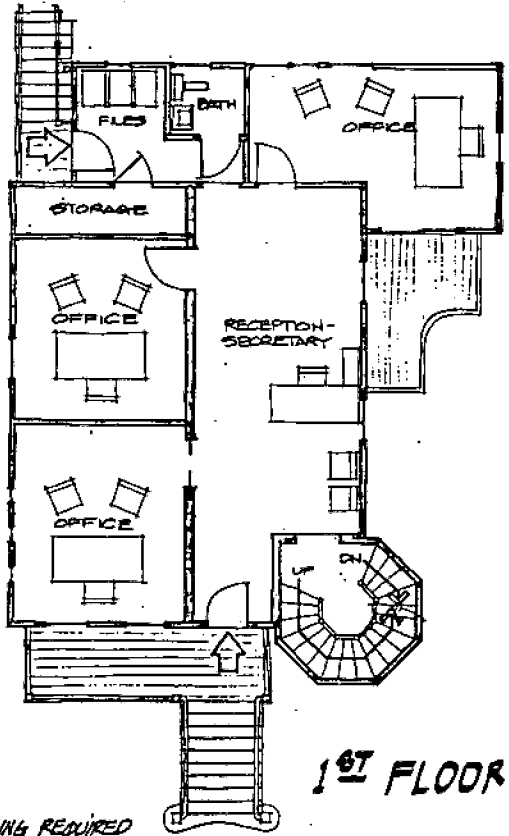


LOCATION MAP

81#

P 83082 #18

4-14-83



OFF STREET PARKING REQUIRED

1ST FLOOR = 1025 SF
 2ND FLOOR = 762 SF
 TOTAL = 1787 SF = 4.46 OR 4 STALLS
 400 SF/AUTO



1931 N STREET - FLOOR PLANS

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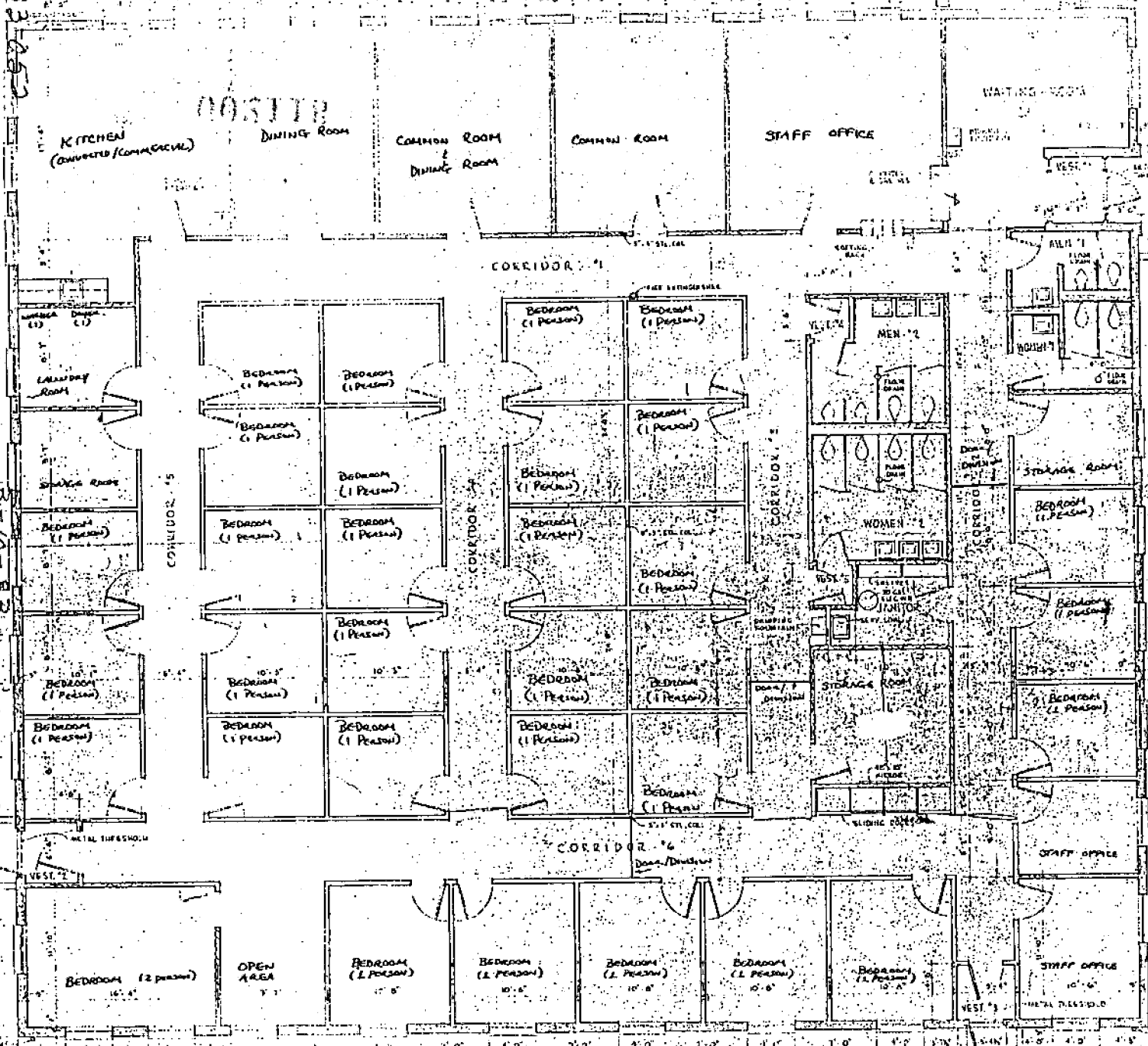


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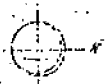


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FLOOR PLAN

REINFORCED CONCRETE BRICK WALL
 2" INS. STUCCO & 1/2" GYP. BR. PARTITION
 60 DECIBEL SOUND INSULATING PARTITION
 METAL THRESHOLD

FLOOR PLAN
EXHIBIT 'B'



Richard Adams
ARCHITECT

11 RICHARD ADAMS ARCHITECT
 1800 W. 10TH AVENUE, SUITE 100, DENVER, COLORADO 80202

STAGGARDEN UNIT OF SPACE BUILDING
 1800 W. 10TH AVENUE, SUITE 100, DENVER, COLORADO 80202