

CITY PLANNING COMMISSION

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

APPLICANT	Gene K. Wiese, 3400 Bradshaw Road, Sacramento, CA 95822		
OWNER	Jefferson & Evelyn See Lee, 1508 Fruitridge Road, Sacramento, CA 95827		
PLANS BY	Vitiello-Niia		
FILING DATE	12-06-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	Exempt 15101 (T-T) EIR	ASSESSOR'S PCL. NO.	009-082-21

- APPLICATION:
1. Variance to waive the required six-foot masonry wall
 2. Special Permit to develop a 12-space parking lot in the Medium Density Multiple Family (R-3A) zone

LOCATION: 1215 'T' Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a parking lot to service office employees at 1309 'T' Street.

PROJECT INFORMATION:

1974 General Plan Designation: Multiple Family
1980 Central City Community
Plan Designation: Multiple Family
Existing Zoning of Site: R-3A
Existing Land Use of Site: Residential

Surrounding Land Use and Zoning:

North: Office & Residential; C-2
South: Single Family; R-1B
East: Multiple Family; R-3A
West: Multiple Family; R-3A

Parking Required: None
Parking Provided: 12 spaces
Property Dimensions: 40' x 160'
Property Area: 6,400 sq. ft.
Significant Feature of Site: Existing Residential Structure

STAFF EVALUATION: The subject site is zoned Light Density Multiple Family (R-3A) and currently developed with a residential structure. Surrounding land uses and zoning are characterized by multiple family (R-3A) to the east and west; single family (R-1B) to the south and offices (C-2) to the north. Staff has the following comments in reference to the requested special permit and variance.

1. As recommended in the 1980 Central City Plan, 'T' Street was recently converted from a three lane, one-way street to a two lane, two-way street. The reason for this conversion, as stated in the Transportation element of the Central City Plan, is as follows:
 - "The downtown is bordered on three sides by residential areas. Some of these areas are currently adversely affected by the traffic and parking demands generated by growth of business in the core (area). The street circulation must, therefore, be planned in such a way as to protect these residential areas from excessive traffic and on-street parking."

APPLC. NO. P82-279

MEETING DATE January 13, 1983

CPC ITEM NO. 25

000912

Staff finds that approval of the requested parking lot would be contrary to the intent of this street conversion as well as other elements of the Central City Plan to maintain existing residential areas from deteriorating influences.

2. From 10th Street to 13th Street the vast majority of the parcels fronting on 'T' Street are residentially developed and utilized. The block area of the subject site (see attached location map) is best described as solidly residential.

Staff finds that the demolition of the existing residential structure midblock and the subsequent development of a parking lot will disrupt the residential character of the street.

3. Among the requested entitlements is a variance to waive the required six-foot masonry wall adjacent to the residences east and west of the subject site. The Zoning Ordinance requires the solid masonry wall to protect adjacent residential uses from the glare, noise and fumes associated from parking lot usage. In addition, the required wall serves to protect the adjacent structures from "bumper banging."

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the Special Permit based upon Findings of Fact which follow;
3. Denial of the Variance based upon Findings of Fact which follow.

Special Permit - Findings of Fact

- a. The special permit, if granted, would not be based upon sound principles of land use in that it would allow a non-residential use in an area distinctly residential in character;
- b. The special permit, if granted, would be contrary to the Housing and Residential sub-goal of the 1980 Central City Plan which states:

"Conserve viable low density residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic."

Variance - Findings of Fact

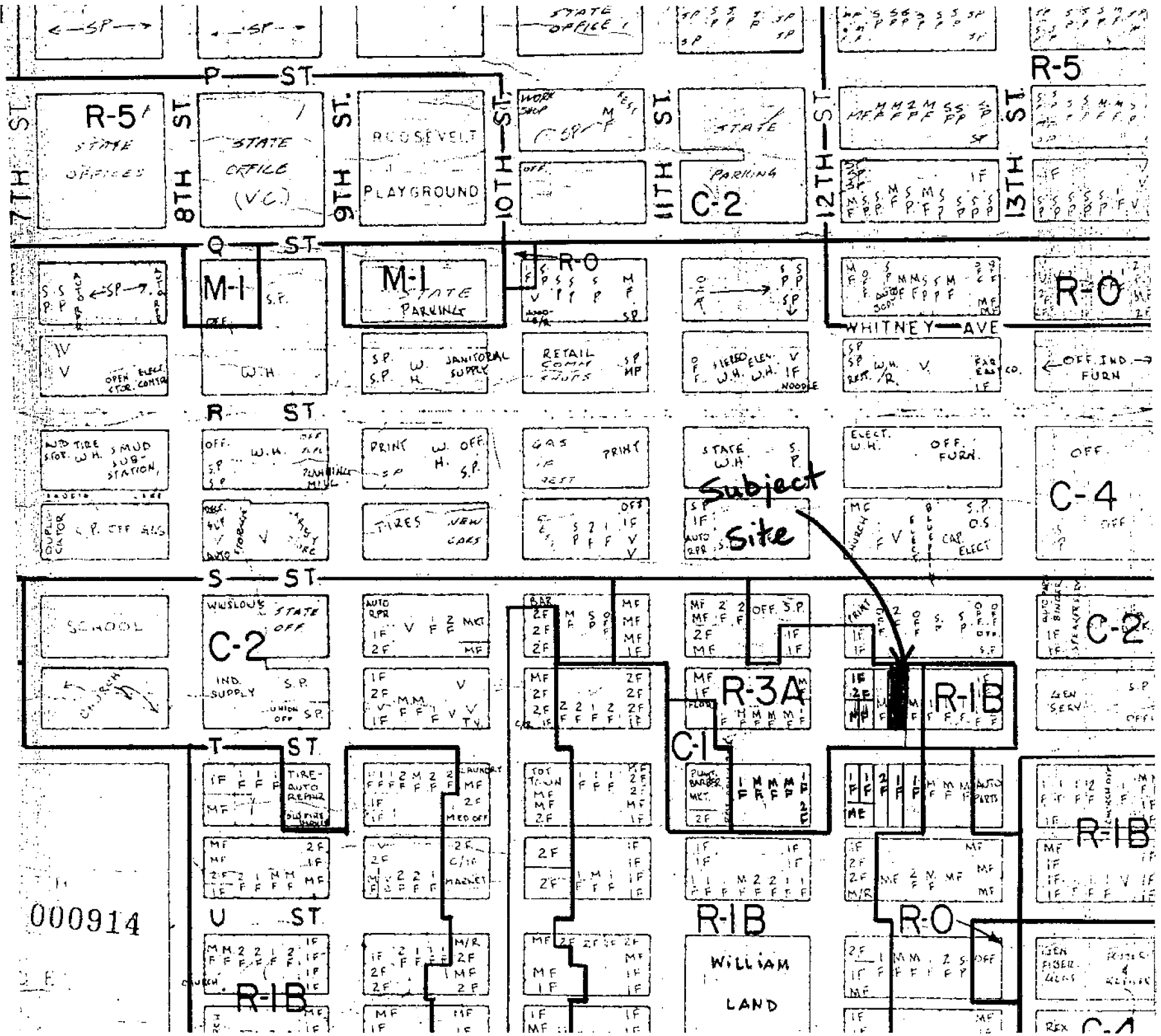
- a. The variance, if granted, would constitute a disservice to the adjacent properties in that the solid masonry wall serves to protect these properties from the adverse impacts associated with parking lots;
- b. The variance, if granted, would be contrary to General Plan residential goals which state:

"Preserve established residential areas from deteriorating influences" and "Prevent the intrusion of incompatible uses into residential areas throughout the City."

P-82-279

1-13-83

ITEM # 25



LOCATION MAP

Subject Site

000914

R-1B

WILLIAM LAND

R-1B

C-2

C-4

R-0

R-5

R-5

OLD

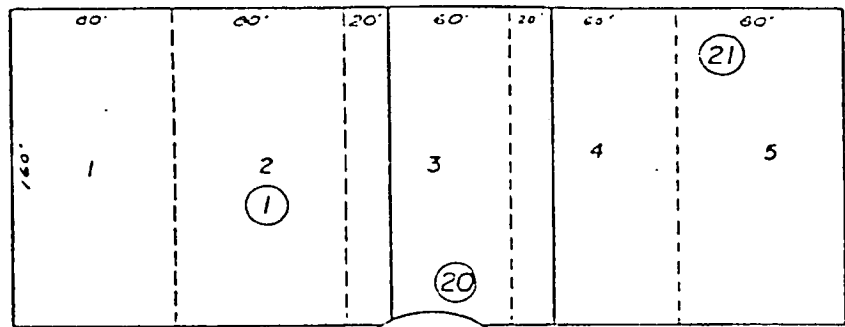


00' R

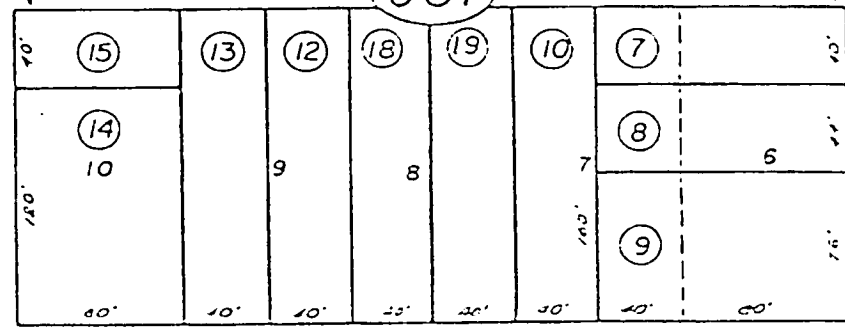
ST.

ST. 9

ST. 8



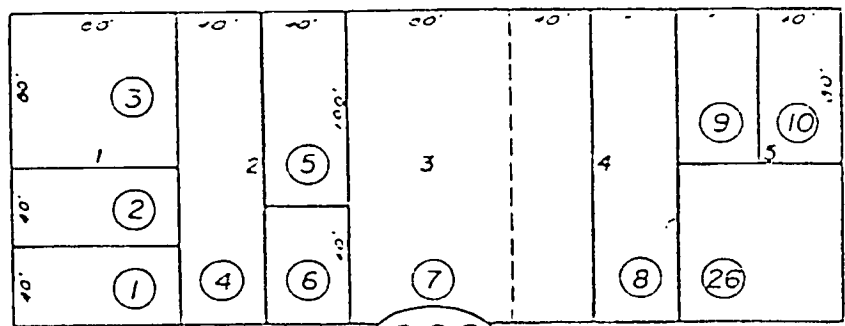
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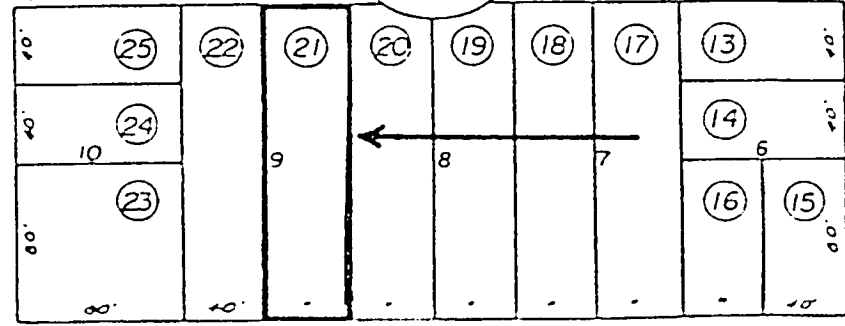
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00' S

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082



0121h

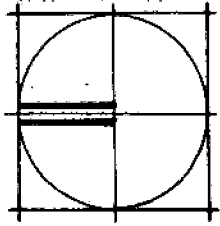
0131h

00' T

ST.

000915

NORTH



40'

ALLEY

HANDICAPPED PARKING SIGN AS PER TITLE 24

6' HIGH WD. FENCE @ EA. PROPERTY LINE

6' WIDE PLANTER W/ CURB, TYPICAL SEE LANDSCAPE/SHADING PLAN

TYPICAL PARKING STALL 11 EA., W/ PRECAST CONG. CURB

A.C. PAVING W/ STRIPPING & ARROWS AS SHOWN

EXIST. BLDG. TO BE REMOVED

HANDICAPPED PARKING STALL W/ SIGN ON FENCE & SIGN ON PAVING AS PER TITLE 24

EXIST. SIDEWALK

1' STREET

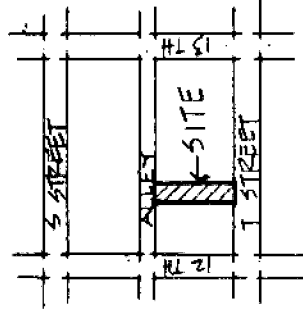
SITE PLAN FOR 1215 T STREET 11' = 20'

OWNER: UNDERWOOD WIESE

ARCHITECT: VITIELLO-HIYA

000916

160'



LOCATION MAP

NEW DRIVEWAY

