

SACRAMENTO CITY PLANNING COMMISSION

Report of City Planning Director -- R. L. Rathfon, 6-27-61

APPLICANT: Miss Beverly Dere for **OWNERS:** Eissinger & Evans
Attorneys at Law
719 Forum Bldg, Sacramento

PROPERTY: N.44.71' of S.80' Lot 1, and fcl. 8½ of W½ Lot 2,
Block G-H, 10th & 11th Streets.

LOCATION: 709 - 10th Street

SIZE: 44' x 120' and a parcel approx 23' x 35'.
ZONING: C-4 Heavy Commercial Zone.

EXISTING USE: Multiple Family. Apartment house to be removed.
PROPOSED USE: Office Bldg for Attorneys, & Off-street parking.

REQUEST: Application for Variance to reduce the required number of parking spaces from 19 to 11 spaces for a proposed 2-story Office Bldg. with off-street parking area in basement.

1. Submitted plans indicate a 2-story office bldg. of approx. 7,440 sq. ft. of floor area. Excluded from this figure is the 8' wide corridor which runs full length of the bldg. on both floors, in southerly section of the proposed structure. Zoning Ord. 1963-4th Series, defines "Gross Floor Area" as "The area included within the surrounding walls of a building". Above figure of 7,440 sq. ft. could not be considered the true gross floor area of proposed bldg. However, based on a sq. footage of 7,440 sq. ft a total of 19 off-street parking spaces is required. Submitted plans provide for only 11 spaces.
2. Off-street parking for all cars is to be provided in the basement portion of the bldg, with access to same from 10th St. Applicant's L-shaped lot, which has frontage of approx. 22'7" on the abutting alley to the south, will allow for an exit from the basement parking area by way of this alley.

