

# CITY PLANNING COMMISSION

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

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APPLICANT	Sacramento County Employees Credit Union, 800 'H' St., Sacto., CA 95814		
OWNER	Eugene Saeltzer & David Lane, 4230 Los Coches Way, Sacramento, CA 95825		
PLANS BY	Sacramento County Employees Credit Union, 800 'H' St., Sacto., CA 95814		
FILING DATE	10-18-83	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC	11-1-83	EIR	ASSESSOR'S PCL NO. 002-102-03 & 04

- APPLICATION:
1. Negative Declaration
  2. Special Permit to develop a parking lot in the R-4A zone.
  3. Variance to waive the required six-foot masonry wall
  4. Lot Line Merger (WITHDRAWN) (P83-348)

LOCATION: 714 to 718 'E' Street

PROPOSAL: The applicant requests the entitlements necessary to develop a 32 space parking lot on .3± vacant acres.

PROJECT INFORMATION:

1974 General Plan Designation: Residential-Office  
1980 Central City Community  
Plan Designation: Residential-Office  
Existing Zoning of Site: R-4A  
Existing Land Use of Site: Vacant  
Surrounding Land Use and Zoning:  
North: Office; R-0  
South: Residential; R-4A  
East: Vacant; R-4A  
West: Office; OB  
Parking Provided: 32 spaces  
Property Dimensions: 73' x 160'  
Property Area: 11,680 sq. ft.  
Significant Features of Site: Existing on-site trees  
Topography: Flat

STAFF EVALUATION: The subject site is located within the Alkali Flat Redevelopment Project Area. The land use plan for this area designates the site as Residential-Office (R-0). The existing zoning of the site is Medium Density Multiple Family (R-4A).

Within the same block as the subject site the Commission previously approved the development of three office sites and two parking lots (see Land Use Map). The two parking lots were approved in conjunction with the conversion of existing, architecturally unique, residential structures within the project area into offices.

Redevelopment Agency staff is currently updating the land use designations for this portion of Alkali Flat. It is possible that this update may result in the subject site and the surrounding block being designated for office uses. Should the update result in the designation of the site for office uses, the issue to be addressed is whether the proposed parking lot is consistent with the objectives of the Redevelopment Plan and the Central City Plan.

The proposed parking lot is intended to serve the needs of an existing office/financial use located outside the Alkali Flat project area boundaries at the southeast corner of 8th and 'H' Streets. Given the existing zoning and land use designation of the subject site, it is possible that a 10,000± square foot office building or 15 residential units could be developed on the subject site.

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Both a new office building or residential development would be consistent with the intent to redevelop the Alkali Flat area. A parking lot developed to provide parking beyond the requirements of the Zoning Ordinance and for a use outside of the project area, does not appear to be consistent with the Alkali Flat objectives.

The two other parking lots approved by the Commission within this block were necessary to provide for required off-site parking spaces for the rehabilitation of existing structures within the project area. These parking lots are therefore consistent with the plan's objectives.

In conclusion, staff cannot support the development of a parking lot to serve a use located outside the project area boundaries. Staff finds that the development of a residential or office project, or even off-site parking spaces in conjunction with the rehabilitation of an existing structure in Alkali Flat would be a more appropriate use of the site.

#### Alkali Flat Project Area Committee (PAC) Response

The project was reviewed by the PAC on November 17, 1983. The PAC recommended that the special permit be denied.

STAFF RECOMMENDATION: The staff recommends the following actions:

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

#### Findings of Fact - Special Permit

- a. The special permit is not based upon sound principles of land use in that the development of a parking lot on the subject site represents a use of the property which has no relationship to the surrounding land uses;
- b. The special permit is inconsistent with the following objectives of the Alkali Flat Redevelopment Plan:
  - to encourage development of office uses in the project area in close proximity to governmental complexes; and
  - to promote the restoration of historically or architecturally significant structures and the conservation of sound housing stock; and
  - to create additional employment opportunities for project area residents, particularly by area businesses and industry.

The special permit is inconsistent with these objectives because the development of the parking lot would preclude the use of the site for either office or residential development within the project area.

#### Findings of Fact - Variance

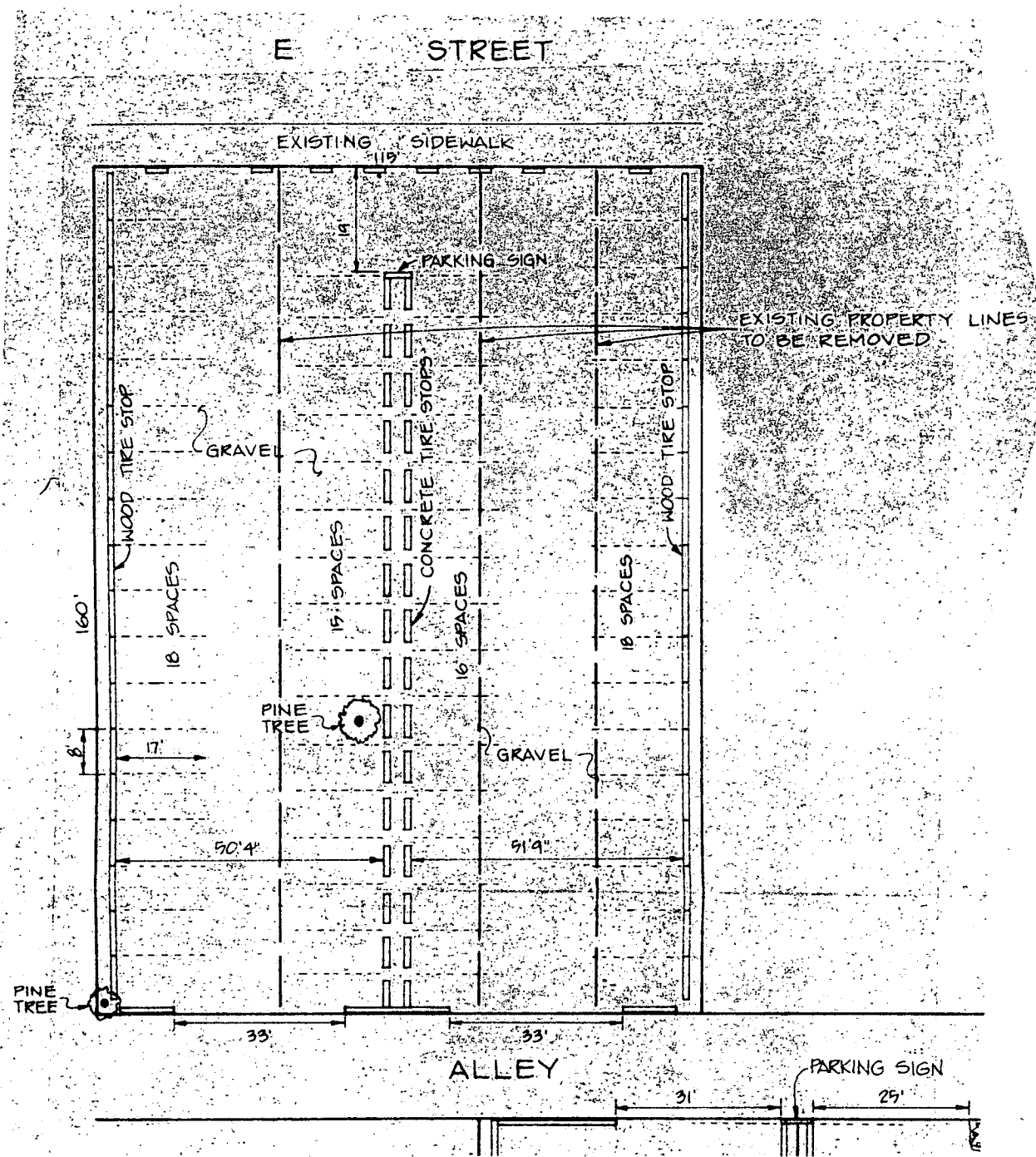
The granting of the variance would constitute a special privilege extended to one property owner in that the applicant has not demonstrated that a practical difficulty or unnecessary hardship exists which justifies the granting of the requested variance.







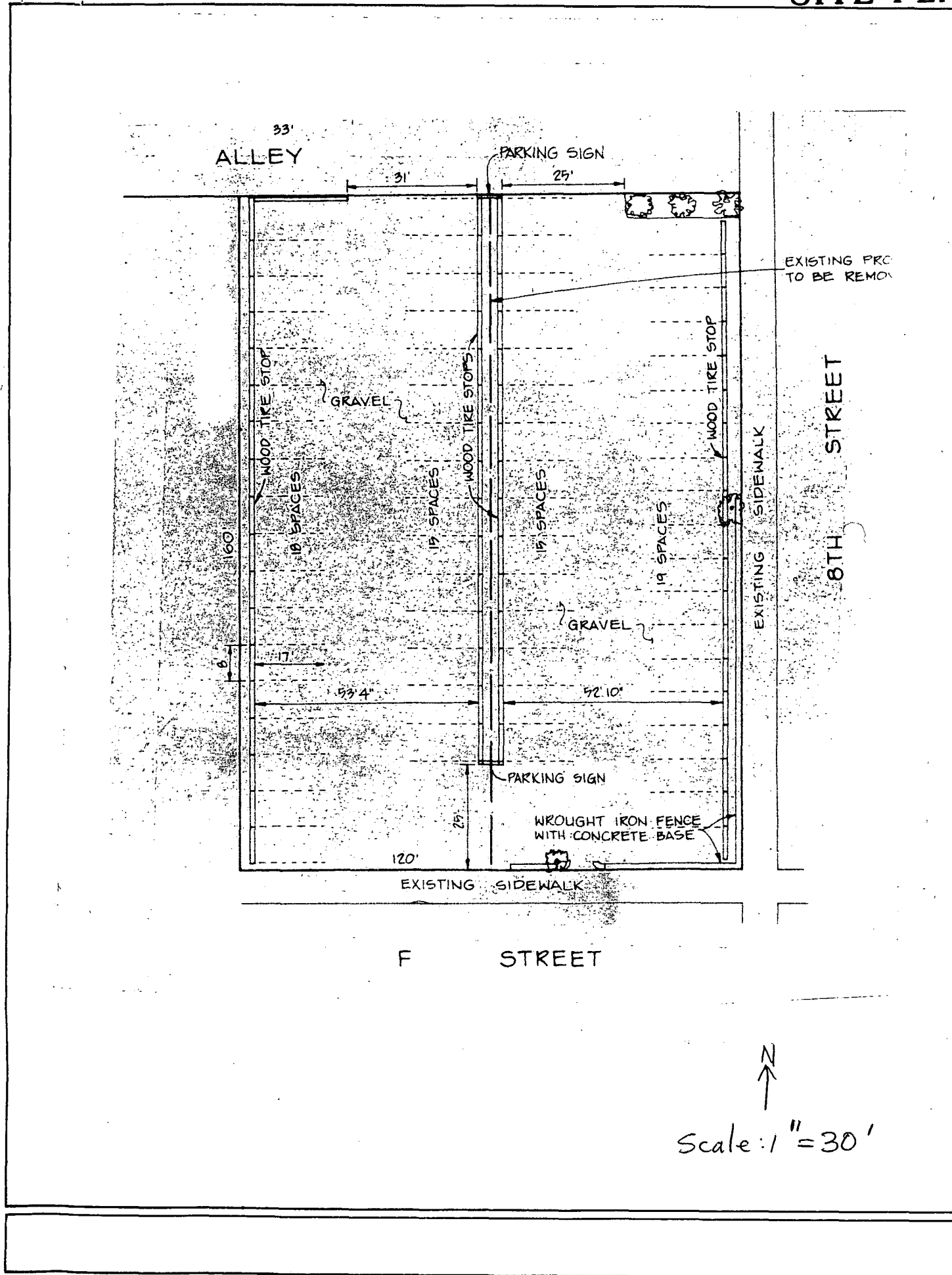
# EXHIBIT A PARKING LOT A SITE PLAN



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Scale: 1" = 30'

# EXHIBIT B PARKING LOT B SITE PLAN



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## EXHIBIT C STATEMENT OF INTENT

APPLICANTS STATEMENT OF INTENT: Temporarily improve approximately 18,400 sq feet of space located at addresses 714, 718, 720, and 722 E Street in order to accommodate parking of 64 vehicles. Work includes grading and covering the existing topsoil with up to 3/4 inch fines to a depth of up to 4 inches in order to provide a driving surface for vehicle parking; and six rows of used railroad ties installed down the length of two lots to mark and define vehicle parking spaces. The resulting spaces will be for rent on a monthly fee basis to downtown commuters. The parking facility will be operated during the interim period of 1-3 years while the property management prepares and markets a package for developers for the construction of a multi-story vehicle parking garage on the adjacent lot for use of the office building tenants.

It is further proposed to merge the 2ea 60 ft by 160 ft lots at the NE corner of 8th and F streets into a single lot; and the 20 ft, 22ft, 38ft, and 35ft x 160ft lots along E street into a single lot. See legal descriptions attached.

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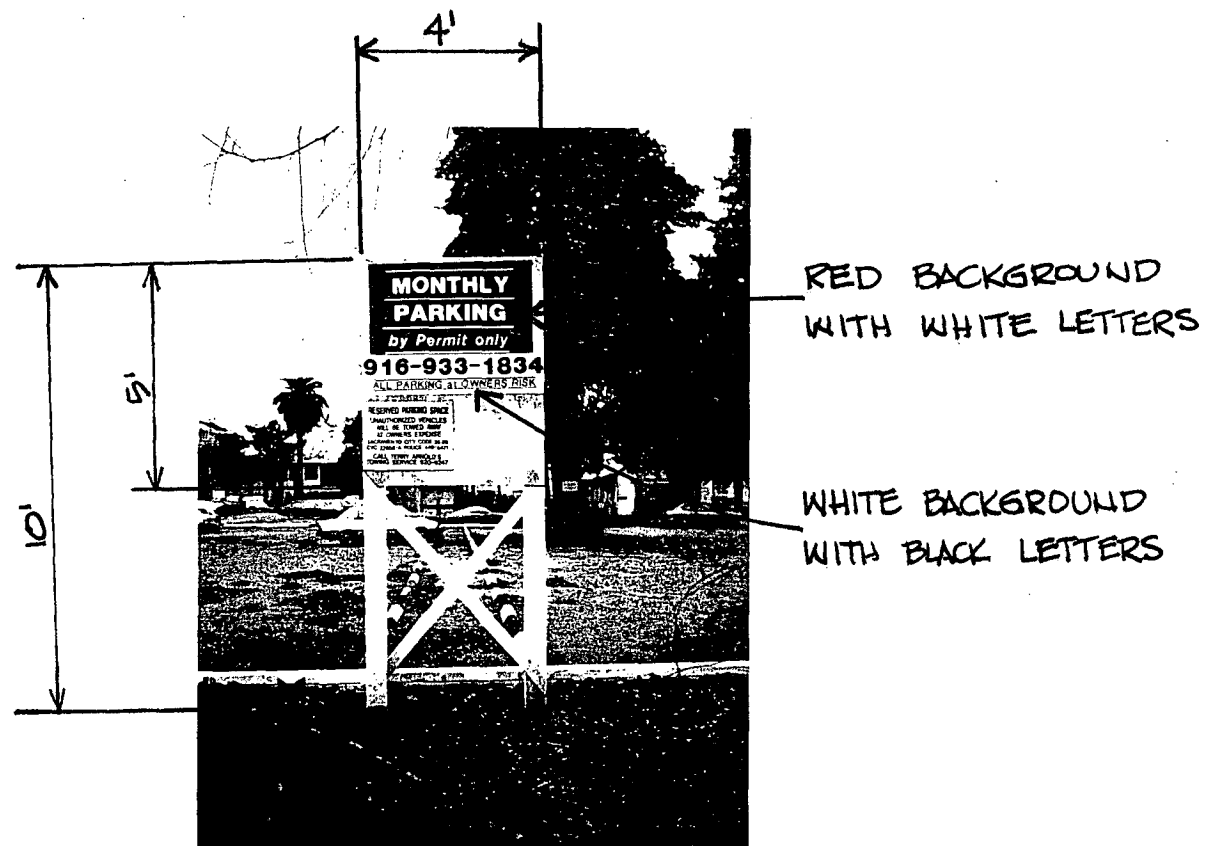
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PARKING - Est Variance <sup>item</sup> Permit

Attachment B



# EXHIBIT D FREE-STANDING SIGN



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