

STAFF REPORT AMENDED 2-23-84  
CITY PLANNING COMMISSION

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

APPLICANT	R. Daniel Hood, 1029 'F' Street, Sacramento, CA 95814		
OWNER	Vance & Sharyn VanTassell, 917 'G' Street, Sacramento, CA 95814		
PLANS BY	R. Daniel Hood, 1029 'F' Street, Sacramento, CA 95814		
FILING DATE	1-20-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Ex. 15311(b) EIR	ASSESSOR'S PCL. NO.	002-151-09 & 30

- APPLICATION:
1. Variance to locate three of the 11 required parking spaces off site (Sec. 6-A-10)
  2. Variance to allow substandard parking configuration (Sec. 6-C-1)

LOCATION: 924 'F' Street and 917 'G' Street

PROPOSAL: The applicant is requesting the necessary entitlements to allow for the construction of a 3,200 square foot addition to an existing 1,200 square foot office building.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Offices  
1980 Central City Community  
Plan Designation: Office  
Alkali Flat Redevelopment  
Plan: Office  
Existing Zoning of Site: OB  
Existing Land Use of Site: Existing office building with parking (917'G")  
Vacant residential structure (924 'F')

Surrounding Land Use and Zoning:

North: Office building, parking lots, residential; OB & R-4A  
South: Office buildings and parking lots; OB & C-2-R  
East: Office buildings and parking lots; OB  
West: Office buildings and parking lots; OB

Parking Required: 11 spaces  
Parking Provided: 8 on-site; 4 off-site  
12 total

Parking Ratio: 1:400  
Property Dimensions: 917 G: 38±' x 160±'  
924 F: 20±' x 160±'  
Property Area: 917 G: 6,080± sq. ft.  
924 F: 3,200 sq. ft.

002908

Square Footage of Existing Building: 917 G: 1,650 sq. ft.

Square Footage of Proposed Addition: 917 G: 3,200 sq. ft.

Total Proposed Square Footage: 4,400 sq. ft.

Significant Features of Site: Existing vacant residential unit at 924 F to remain  
917 G is listed Essential Structure

Topography: Flat  
Street Improvements: Existing

Square Footage to be Removed: 450± sq. ft.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site is a 6,080<sup>±</sup> square foot parcel (40' x 160') located in the Office Building (OB) zone. On the site is a brick residential structure which has been converted into a law office. This structure was built in 1863 and has been classified as an Essential Structure on the City's Preservation List. The applicant proposes to demolish a 450<sup>±</sup> square foot annex to the structure and then construct a 3,200<sup>±</sup> square foot addition (Exhibits A-D). Total square footage of the office building would be 4,400 square feet, which requires 11 parking spaces. The applicant can only provide eight parking spaces on-site, and is therefore requesting a variance to locate the three remaining parking spaces on a 3,200<sup>±</sup> square foot parcel located at 924 "F" Street (Exhibits E, F and G).
2. The proposal was reviewed by the City Engineering and Traffic Engineering Divisions and the Alkali Flat Project Area Committee. They had the following comments:
  - a. Traffic Engineering
    - 1) Vehicles entering stall No. 2 would have to move sideways to get into stall. The plan provides no backing room;
    - 2) On-street parking uses 19 feet from face of curb to first lane line with 7.5'/8.0' stall width. Drivers often use part of second lane to back into stalls. This plan only has 18 feet left for stall and aisle after subtracting the planter width. That leaves 10 foot aisle and eight foot stall;
    - 3) There is inadequate maneuvering width for the three parking spaces along the alley at 917 'G' Street. Maneuvering width for compact spaces must be 25 feet;
    - 4) Recommend denial of the project. Lot size and parking lot design is inadequate for 927 'F' Street.
  - c. Alkali Flat PAC

The project was reviewed by the Project Area Committee at their February 1, 1984 meeting. They recommended approval of the project, but did have some concerns regarding the substandard parking configuration at 724 'F' Street.
3. Both of the proposed parking areas have substandard parking spaces. At the 917 'G' Street site the three compact spaces adjacent to the alley do not have the required 25-foot maneuvering width. The proposed parking lot at 924 'F' Street has several problems as previously noted by the Traffic Engineering Division. Stall No. 2 will be especially difficult to maneuver in and out of due to the location of the adjacent planters and width of the adjacent aisle. Stalls No. 3 and No. 4 will require a vehicle to back out approximately 76 feet along a 10-foot wide aisle before reaching the alley. Stall No. 4 only has 20 feet of maneuvering width directly behind it, requiring a vehicle to maneuver in and out of the stall at an angle.

4. The subject structure, after the removal of the annex (450 square feet) will contain 1,200 square feet, which requires three parking spaces (1:400). The applicant proposes to add 3,200 square feet which requires an additional eight parking spaces. This square footage increase is approximately 60% of the original building. If the new addition is limited to 1,600 square feet (half of the applicant's proposal), then an additional four parking spaces are required. Therefore, a total of seven spaces would be required (2,800 square feet) which could be located on the subject property and conform to all parking standards.

There is no demonstrated hardship that would prohibit the applicant from reducing the size of the proposed addition at 917 'G' Street and locating all of the required parking on the subject site. Staff, therefore, recommends denial of the variance requests.

STAFF RECOMMENDATION: Staff recommends the following actions:

- \*1. Denial of the variance to locate three of the 11 required parking spaces off site, based on Findings of Fact which follow.
- \*2. Denial of the variance to allow substandard parking configurations, based on Findings of Fact which follow.

Findings of Fact

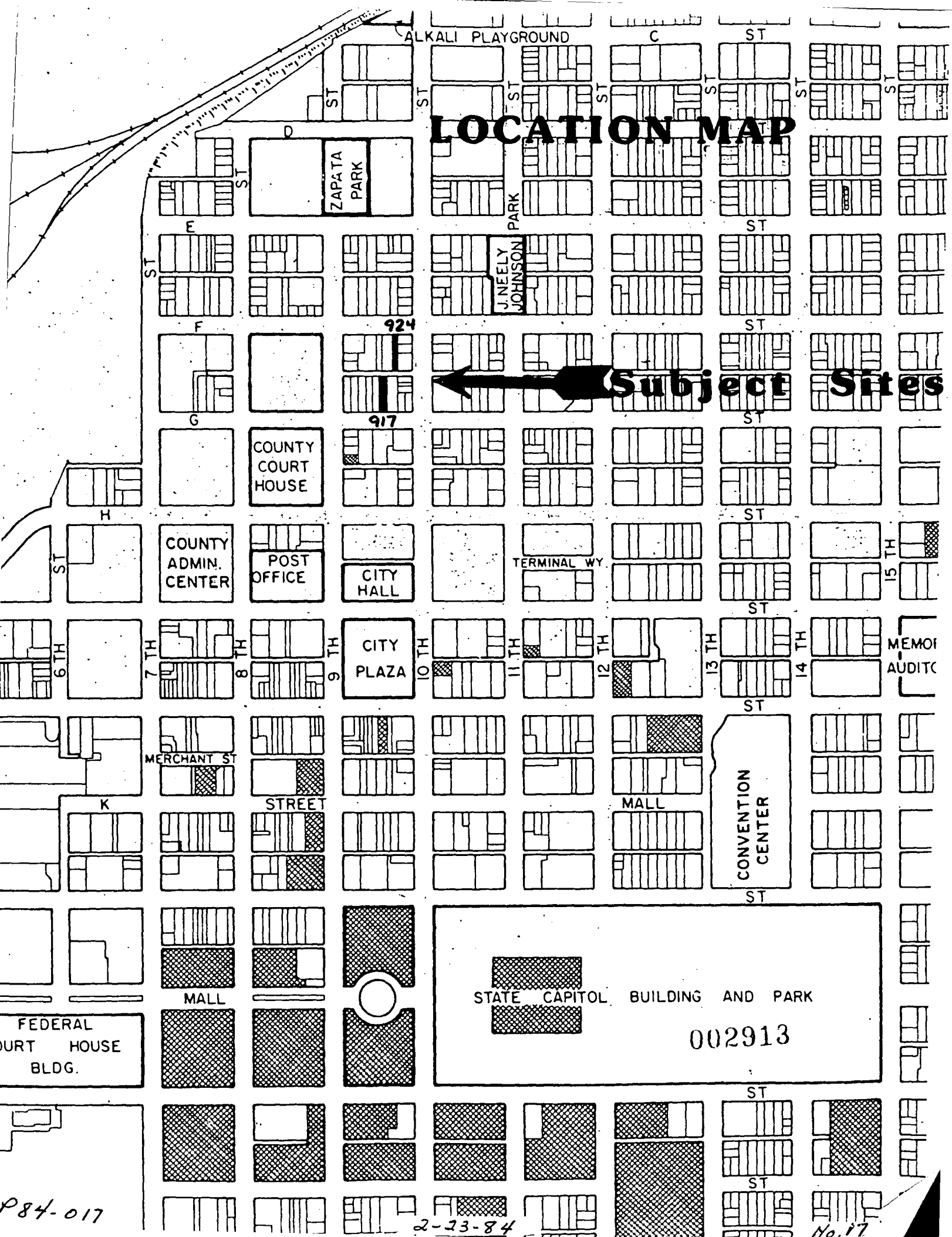
- a. The granting of these variances would constitute a special privilege extended to one individual property owner in that there is no demonstrated hardship to prohibit the applicant from reducing the square footage of the proposed addition and locating the required parking on the subject site;
- b. The variances, if approved, would be injurious to the public welfare in that adequate maneuvering area is not provided for vehicles using the parking spaces at the proposed parking locations;
- c. The proposed variances are not consistent with the Central City Plan's transportation goal to "provide adequate off-street parking to meet the needs of shoppers, visitors and residents."

*\*The Planning Commission approved the variances based on exhibit H.*

002910

# LOCATION MAP

← Subject Sites



P84-017

2-23-84

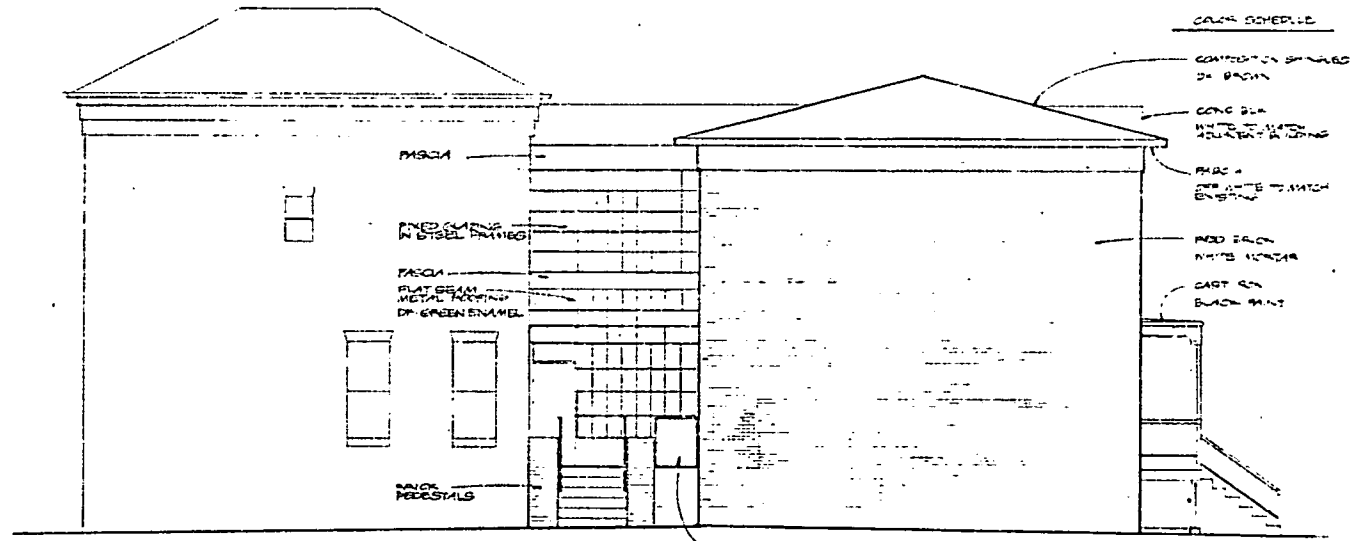
No. 17



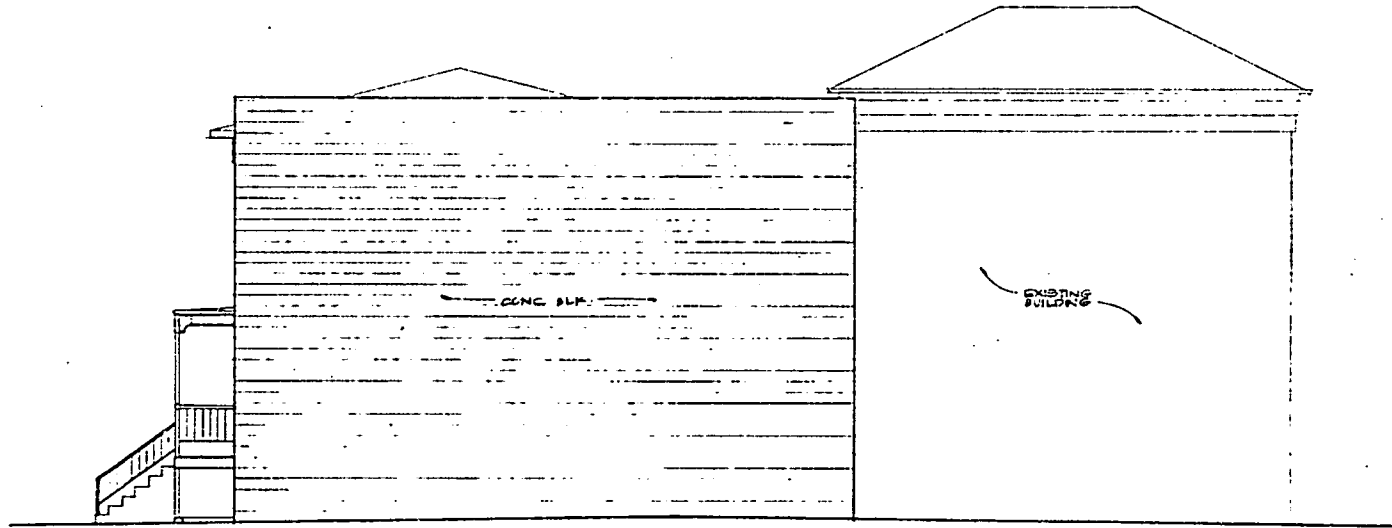


P 84017

2-33-84



○ EAST



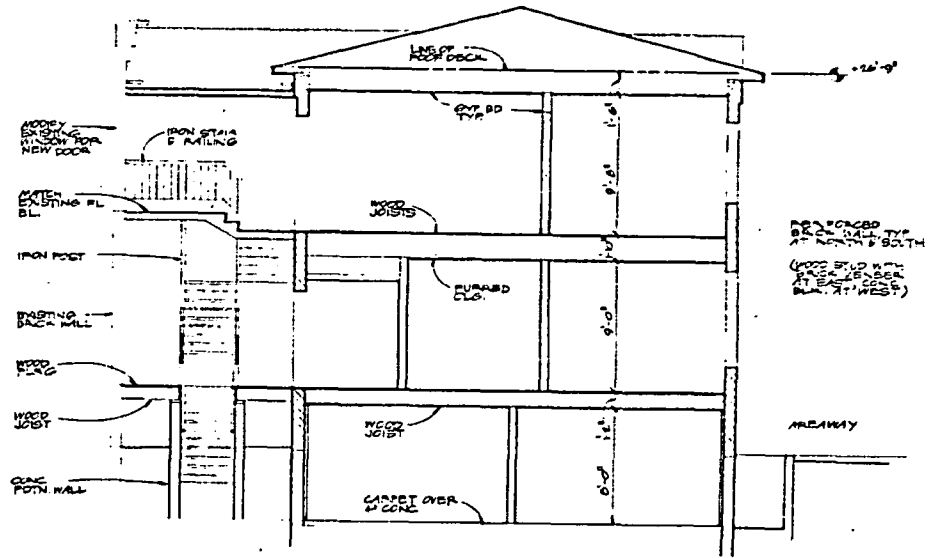
○ WEST

**EXHIBIT B**

002919

No. 17

# EXHIBIT C



SECTION

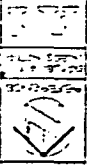
002924

P 84017

2-23-84

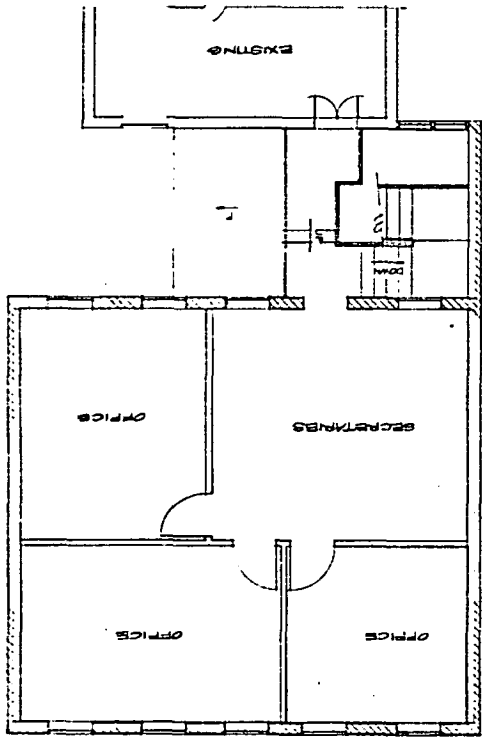
No. 17



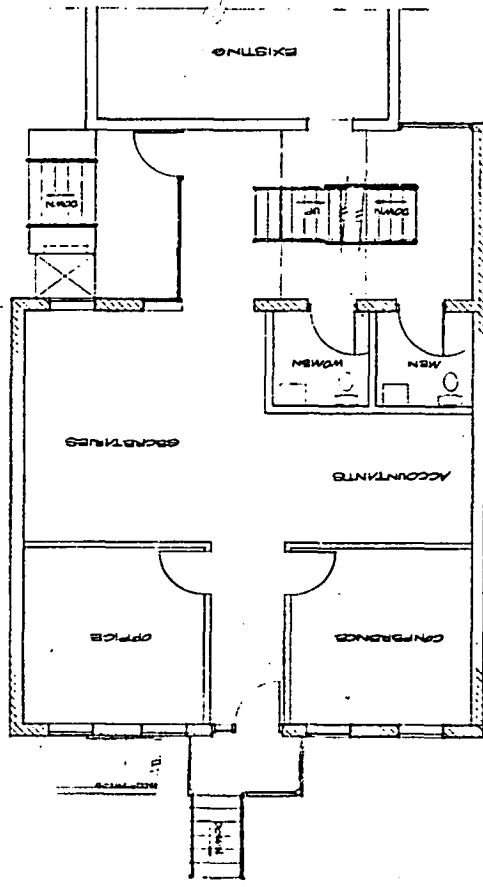


# EXHIBIT D

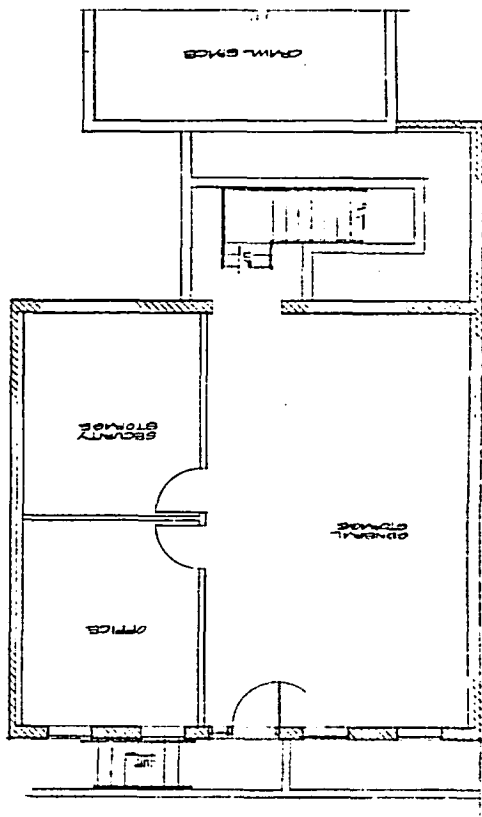
2ND FLOOR



1ST FLOOR



BASEMENT



002917

P 84017

2-23-84

No. 17

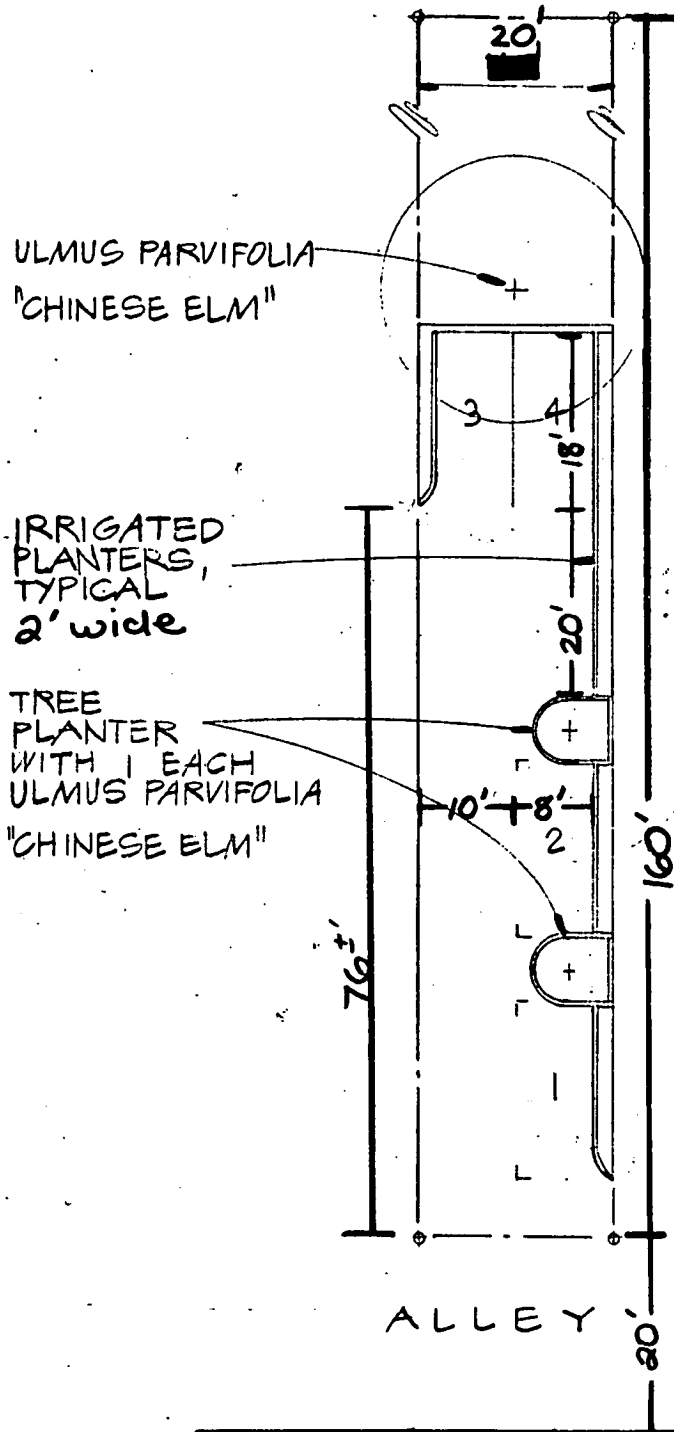




F STREET

# EXHIBIT G

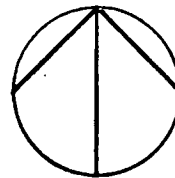
924 F Street



4 AUTO SPACES  
SIZE 8'X18'

PARKING LOT AREA:  
20' x 94' = 1880 SF

SHADING:	
50% x 2	962
25% x 1	270
TOTAL	<u>1202 SF</u>



REF  
NORTH

SCALE:  
1" = 20'-0"

PROJECT  
ADDRESS  
OWNER  
ARCHITECT  
DATE

OFFICE ANNEX  
917 G STREET  
KANTASSELL  
R. D. HOOD  
1-19-84

002926

SHEET  
TITLE

OFF-SITE PARKING PLAN  
924 F STREET

P 84017

PLANNING FILE  
P 84-017

2-23-84

No. 17