

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gene Huirch, P.O. Box 22522, Sacramento, CA 95822		
OWNER	Ronald A. Clark, 2220 'K' Street, Sacramento, CA 95816		
PLANS BY	Leslie R. Peterson & Associates, Sacramento, CA		
FILING DATE	6/17/83	50 DAY CPC ACTION DATE	REPORT BY: SD:mm
NEGATIVE DEC.	7/18/83	EIR	ASSESSOR'S PCL. NO. 007-094-08

APPLICATION:

1. Environmental Determination
2. Variance to reduce front yard setback from 7 feet to 0 feet for Parcel B (Sec. 3-B-10)
3. Tentative Map

LOCATION: 1112 23rd. Street

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide .29± acres developed with an existing law office into two parcels.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Office
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Law office and parking
Surrounding Land Use and Zoning:	
North:	Commercial and Residential, C-2
South:	Residential; R-3A
East:	Office and Parking; C-2
West:	Residential, C-2
Parking Required:	28 Spaces
Parking Provided:	32 Spaces
Parking Ratio:	1:400 s.f.
Property Dimensions:	Irregular
Property Area:	.29± ac.
Sq. Footage of Building:	Existing: 3,200 s.f. Proposed: 8,155 s.f.
Height of Structure:	45 feet (4 stories)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Brown
Exterior Building Materials:	Steel, Stone, Brick

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On July 13, 1983 by a vote of 6 ayes, 3 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map. The applicant shall satisfy the following condition prior to filing the final map:

1. Locate existing water and sewer services and provide separate services, if necessary.
2. Relocate existing sewer service for Parcel A to be within the boundaries of Parcel A.

APPLC. NO. P83-202

MEETING DATE July 28, 1983

CPC ITEM NO. 25

STAFF EVALUATION: Staff has the following comments with regard to this project:

1. The applicant is requesting to subdivide .29± acres into 2 parcels. Parcel A is currently developed with a law office and parking is located to the rear of the site with access from an alley. An office building and parking area is proposed for Parcel B. Staff has no objection to the request to subdivide the site into two parcels for individual ownership. The uses are in conformance with the Community and General Plan designations and proposed lot sizes are large enough to accommodate a building.
2. The applicant proposes to construct an 8,155 s.f. office structure consisting of three stories of offices and ground floor parking. A portion of the parking will be located underneath the structure. In order to achieve the proposed design and square footage of office space, the applicant is requesting a variance to waive the building setback (7 feet) required along 23rd Street. Staff can find no hardship to warrant granting this request. The site is large enough to accommodate a building that would meet all setback requirements. The structure, as proposed, only occupies a portion of the site. The building can be easily redesigned to meet the 7-foot setback along 23rd Street. The purpose of the required setback is to create a sense of transition between commercial and adjacent residential uses. Staff believes this to be a self-imposed hardship and that the proposed project represents an overbuilding of the site. Staff requests that the building be redesigned to comply with Zoning Code requirements.
3. The 50-percent surfaced parking area shading requirement will have to be satisfied prior to issuance of any building permit. The applicant should check with the Energy Planner for suggestions.
4. The site plan indicates posts supporting the building may conflict with some of the parking spaces located underneath the building (See site-floor plan Exhibit B). This would reduce the width of the parking spaces. Since there are 2 more spaces than required and the size of the structure must be reduced to allow for the front yard setback, staff feels that the parking can be redesigned to meet minimum standards.
5. Staff notes that the project has not been reviewed by the Design-Review Board. This also must be completed prior to issuance of building permits since the site is located in the Central City.

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STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Denial of the variance to reduce the front yard setback based on findings of fact which follow.
3. Approval of the Tentative Map based on the following conditions which must be satisfied prior to filing the final map:
  - a. Locate existing sewer and water services and provide easements as required.
  - b. Relocate existing sewer service for Parcel A to be in Parcel A.

Findings of Fact - Denial of Variance

1. Granting the variance would constitute a special privilege granted an individual owner in that:
  - a. Offices have been constructed on identical sized parcels which meet the requirements of the Zoning Ordinance.
  - b. There are no special features of the site which make compliance with the Zoning Ordinance a hardship imposed on the applicant.

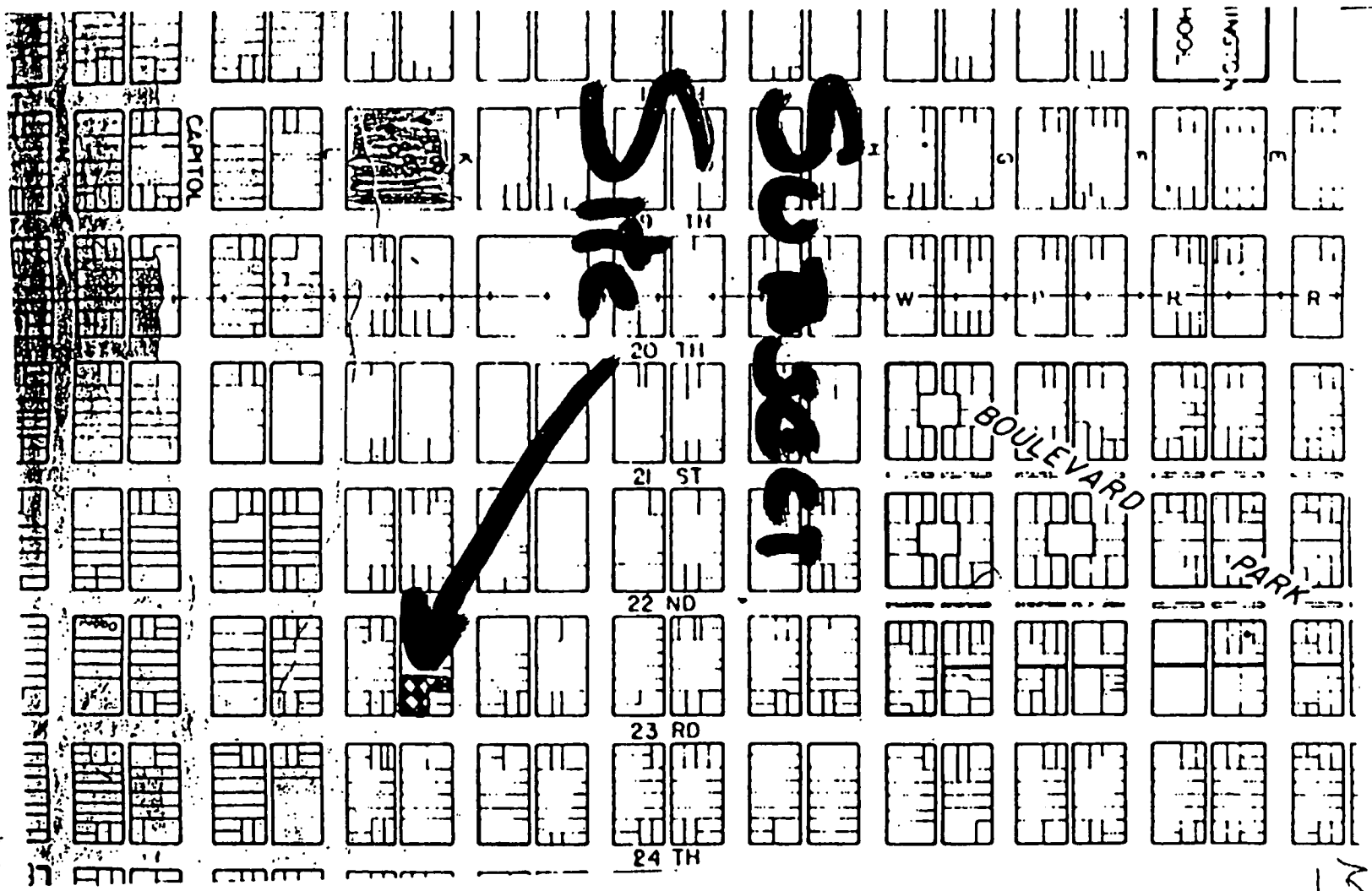
2. Granting the Variance would constitute a disservice to the surrounding property in that the sense of continuity between commercial and adjacent residential uses would be interrupted.
3. Granting the Variance is not in harmony with the Commercial Sub-Goals of the 1980 Central City Community Plan which state:  
"Encourage the development of transitional land use areas with land use compatible with adjacent development."

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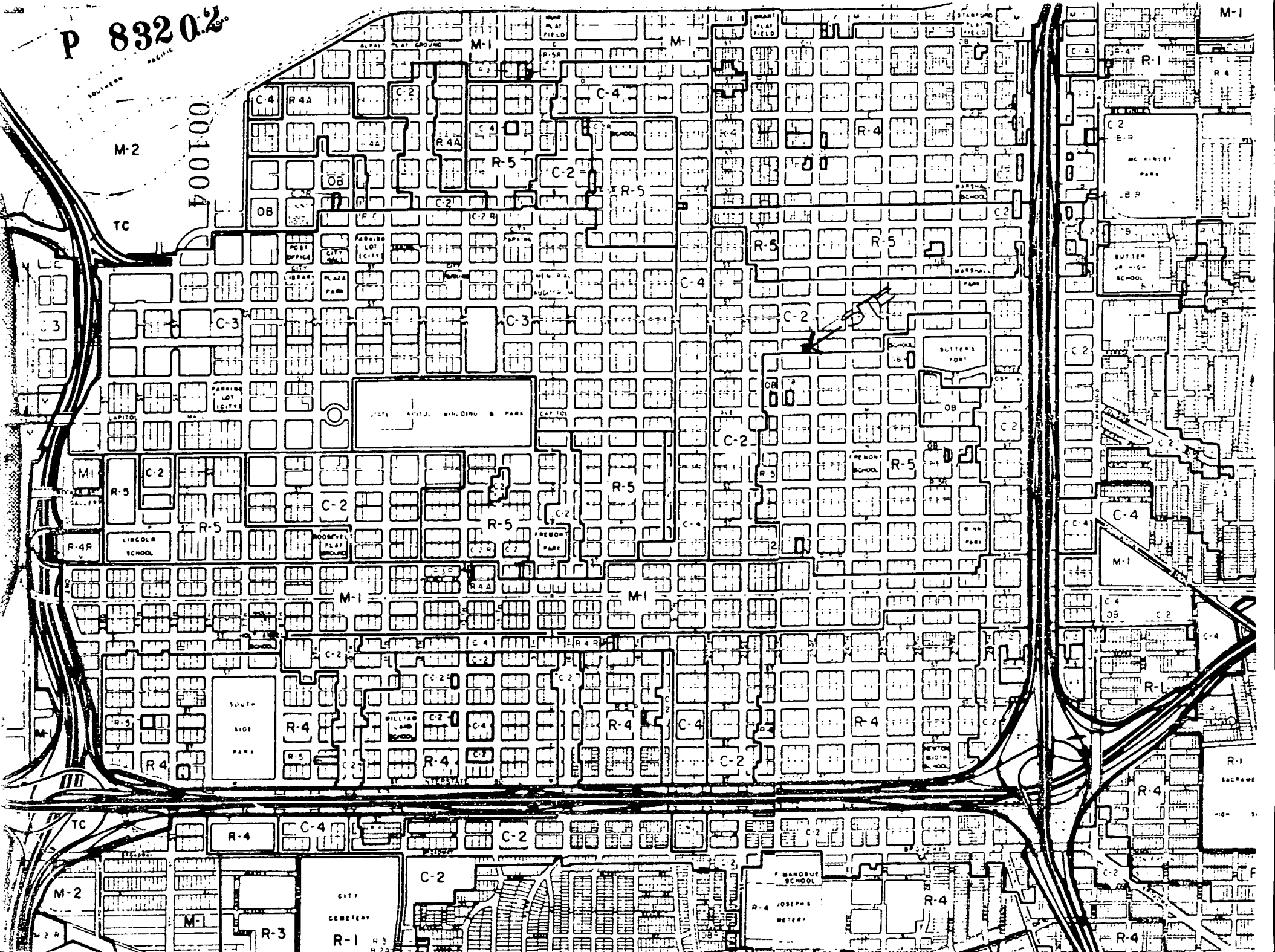


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MAP

LOCATION

P 8320.2



001004

M-2

TC

SOUTH SIDE PARK

35th

TC

M-2

R-4

R-3

C-2

CITY CEMETERY

R-1

P BARBOUR SCHOOL

R-4

R-4

R-4

R-1

R-4

R-4

R-4

R-4

M-1

R-4

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TENTATIVE  
PARCEL MAP  
OF

E. ONE-HALF OF LOT 3 & S. ONE-HALF OF LOT 4;  
OF BLOCK BOUNDED BY 'K', 'L', 22ND & 23RD STREETS  
CITY OF SACRAMENTO STATE OF CALIFORNIA  
JUNE 10, 1983 SCALE: 1" = 20'

SHEET 1 OF 1 SHEET

OWNER OF RECORD AND SUBDIVIDER:

RONALD A. AND MARLETTE CLARK  
2220 'K' STREET  
SACRAMENTO, CA 95816 916-448-5501

MAP PREPARED BY:

DATUM SURVEYS  
1116-26TH STREET, SUITE F  
SACRAMENTO, CA 95816 916-440-6982

*Kent J. Schomberger*

KENT J. SCHOMBERGER  
LAND SURVEYOR No. 4122



PRESENT ZONING: C-2

PRESENT USE: OFFICE BUILDING & PARKING

PROPOSED ZONING: C-2

PROPOSED USE: ADDITIONAL OFFICE BUILDING & PARKING

PROPOSED NUMBER OF PARCELS: TWO (2)

AREA BEING DIVIDED: 18,286 SQUARE FEET

WATER: CITY OF SACRAMENTO

SEWER AND STORM DRAIN: CITY OF SACRAMENTO

POWER: SACRAMENTO MUNICIPAL UTILITY DISTRICT

TELEPHONE: PACIFIC TELEPHONE

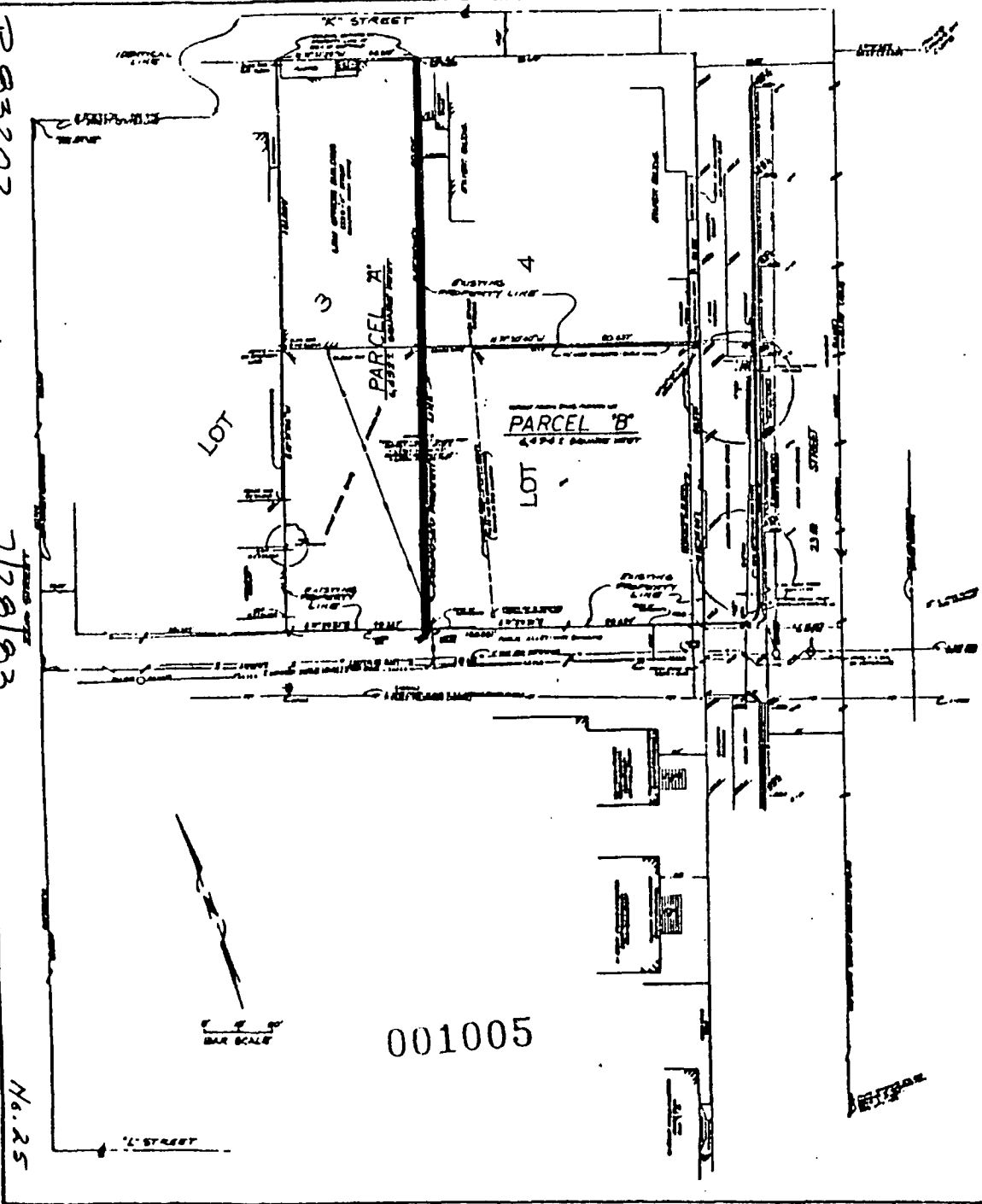
GAS: PACIFIC GAS & ELECTRIC COMPANY

NOTE: THE PROPOSED PROPERTY DIVISION LINE WILL BE ALONG THE ORIGINAL OLD LOT LINE THAT DIVIDED THE ORIGINAL OLD LOTS 3 & 4.

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TENTATIVE MAP

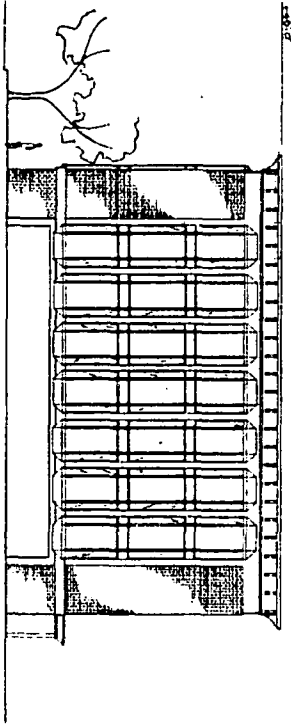
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TENTATIVE MAP  
EXHIBIT 'A'

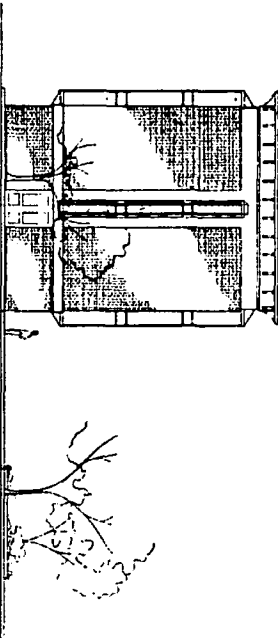
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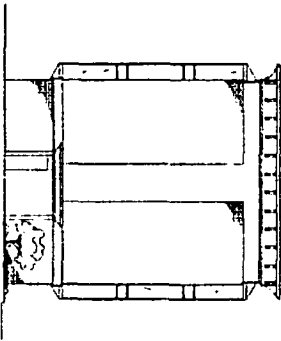
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NORTH ELEVATION



EAST



WEST

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EXHIBIT C ELEVATIONS

EXTENSION ELEVATIONS

2.



LESLIE H. PETERSON/ASSOCIATES

RON CLARK LAW OFFICES

23RD STREET  
SACRAMENTO, CALIFORNIA

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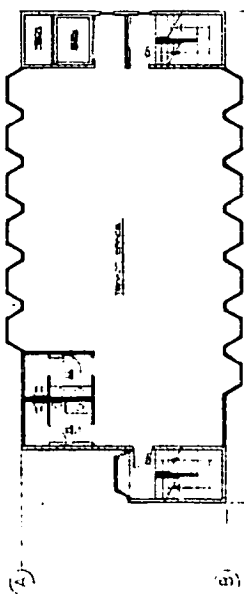
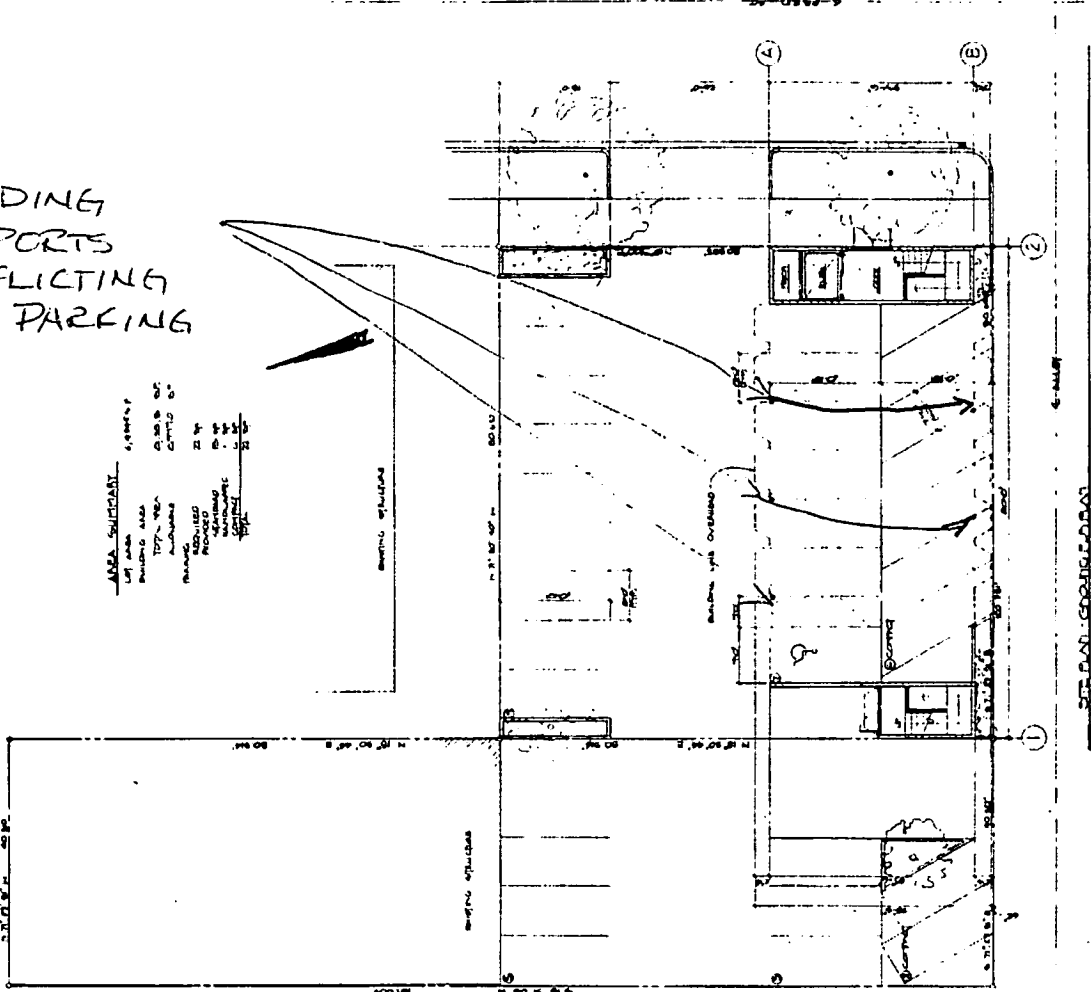
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DATE: 7/28/83		PROJECT: SACRAMENTO, CALIFORNIA		DRAWN BY: [Signature]		CHECKED BY: [Signature]		SCALE: AS SHOWN		SHEET NO. X-1.2	

BUILDING SUPPORTS CONFLICTING WITH PARKING

- AREA SUBJECT
- DATE
- PROJECT
- SCALE
- BY
- CHECKED
- DATE
- PROJECT
- SCALE
- BY
- CHECKED
- DATE



DATE: 7/28/83

EXHIBIT 'B' SITE PLAN - FLOOR PLAN

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