

**CITY PLANNING COMMISSION**  
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Parents Without Partners - P.O. Box 134, Sacramento, CA 95801		
OWNER	Shasta Linen Supply - 1931 E Street, Sacramento, CA		
PLANS BY	Marr-Shaffer & Assoc. - 2160 Royale Road, Suite 30, Sacramento, CA		
FILING DATE	12-27-83	50 DAY CPC ACTION DATE	REPORT BY: SD:sg
NEGATIVE DEC.	1-17-83	EIR	ASSESSOR'S PCL. NO. 003-123-07

- APPLICATION:
1. Environmental Determination
  2. Special Permit to establish a private social club (Sec. 2-F-18)
  3. Variance to waive required on-site parking (Sec. 6-A-16)

LOCATION: 404 20th Street

PROPOSAL: The applicant is requesting the necessary entitlements for a private club. Dances, parties and club meetings are to be held at the site.

PROJECT INFORMATION:

1974 General Plan Designation:	Heavy Commercial
1980 Central City Community Plan Designation:	Heavy Commercial
Existing Zoning of Site:	C-4
Existing Land Use of Site:	Commercial and vacant warehouse
Surrounding Land Use and Zoning:	
North:	Office; C-4
South:	Commercial; C-4
East:	Residential; R-1B
West:	Railroad tracks; C-4
Parking Required:	80 spaces
Parking Provided:	0 spaces
Ratio Required:	1:100 gross sq. ft.
Property Dimensions:	80' x 100'
Property Area:	12,800 sq. ft.
Square Footage of Building:	11,200 sq. ft.
Square Footage to be Used:	8,000± sq. ft.
Height of Structure:	21'
Significant Features of Site:	No parking
Topography:	Flat
Street Improvements:	Provided
Utilities:	Provided
Exterior Building Colors:	Used red brick
Exterior Building Materials:	Used red brick
Hours of Operation:	Weekends and evenings

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

1. The applicant proposes to establish a private social club in approximately 8,000 vacant square feet of an existing warehouse structure. In order to establish the proposed use, Special Permit approval is required. The intent of the Special Permit is to determine the appropriateness of such a use in any location. Since no parking can be provided on-site, a variance has been requested to waive parking. Based on the 1:100 ratio required for a lodge hall, a total of 80 parking spaces would be required.

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2. Parents Without Partners is an international non-profit organization devoted to the welfare and interests of single parents and their children. Activities include meetings to provide a forum for discussion and social gatherings for people with similar interests and experiences. The applicant has indicated that the local chapter has a membership of approximately 1,300. As many as 250 persons attend the larger functions which occur on a weekly basis.
3. The applicant estimates (from prior functions and meetings) that 75 parking spaces would be necessary to accommodate vehicles for weekend functions; these spaces would be available on the surrounding streets. The Zoning Ordinance, however, requires a parking ratio of one space per 100 square feet of floor area for such uses as dance halls and lodge halls. Therefore, the proposed use (8,000 square feet) would require 80 off-street parking spaces.

The subject property is located on a commercial strip that parallels the Western Pacific Railroad and has commercial as well as residential uses. The area directly across the street to the east and the area to the west are predominantly residential neighborhoods.

Staff feels these residential areas would be significantly impacted with additional traffic and would increase the demand for on-street parking. Staff, cannot justify the waiver of 80 off-street parking spaces in that there is no unusual circumstance or hardship involved.

4. Staff had discussions with the Fire Department and Building Inspections regarding adapting a warehouse to meet code requirements for an assembly building. Fire and Building Departments indicated additional exists must be provided, the building must be replumbed and rewired, and handicapped access must be installed. It is therefore advised that the applicant contact the Fire and Building Departments for the code requirements.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration.
2. Denial of the Special Permit to establish a private social club, and
3. Denial of the variance to waive parking, both based on findings of fact which follow.

FINDINGS OF FACT

- a. Granting the requests would constitute a disservice to the community and ✓ be detrimental to the surrounding property by creating a major demand for on-street parking.
- b. Granting the requests constitutes a special privilege in that any organization of similar size would be required to provide some off-street parking.
- c. The request is not in compliance with the sub-goals of the 1980 Central City Plan which states: "Conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic."

- d. The project is not based on sound principles of land use in that the required parking cannot be provided on the site.

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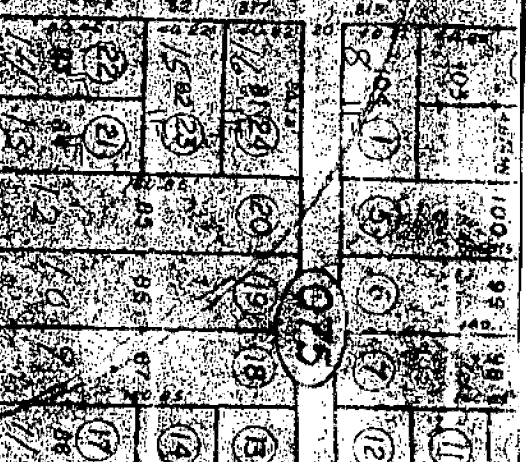
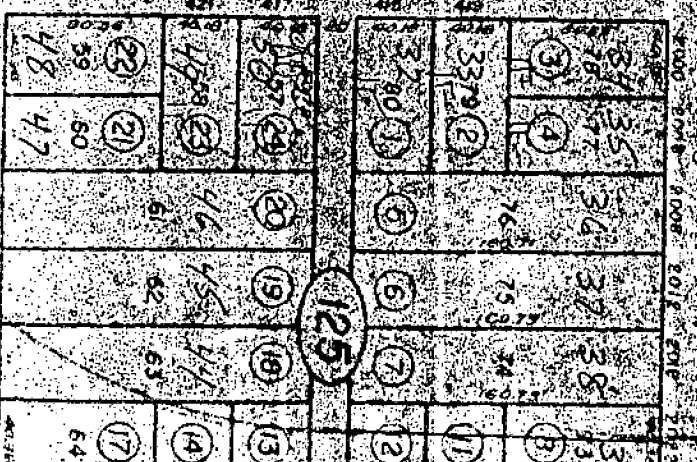
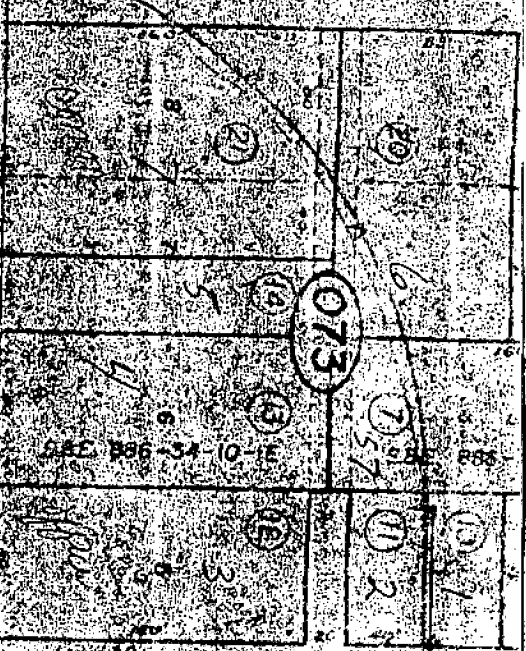
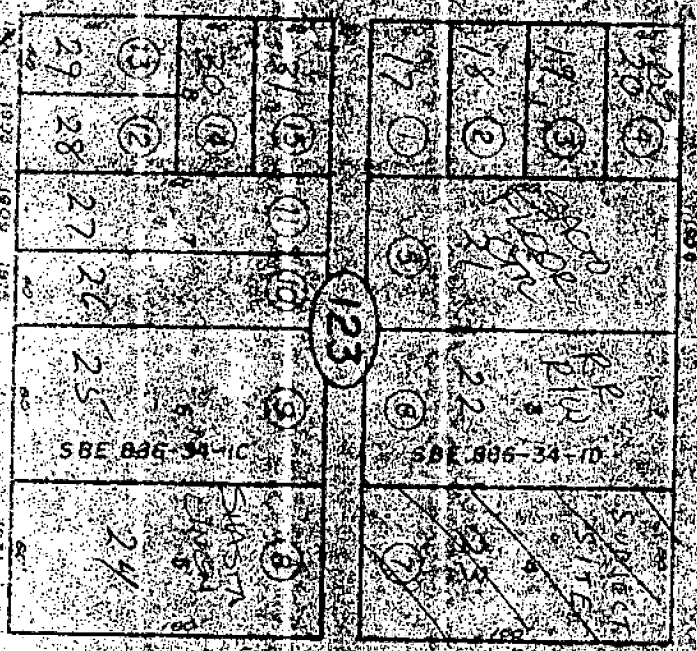
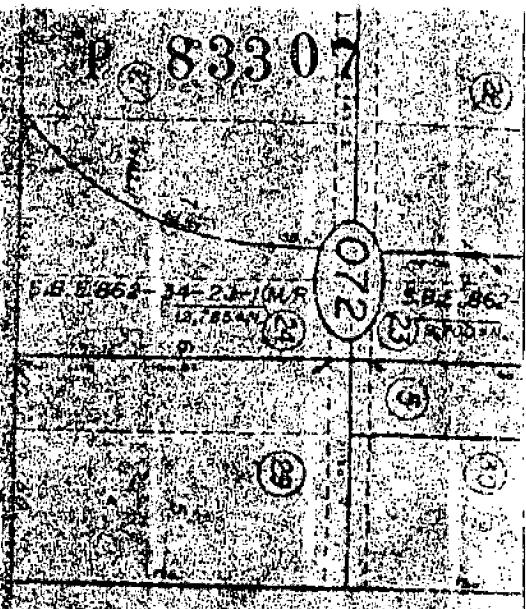
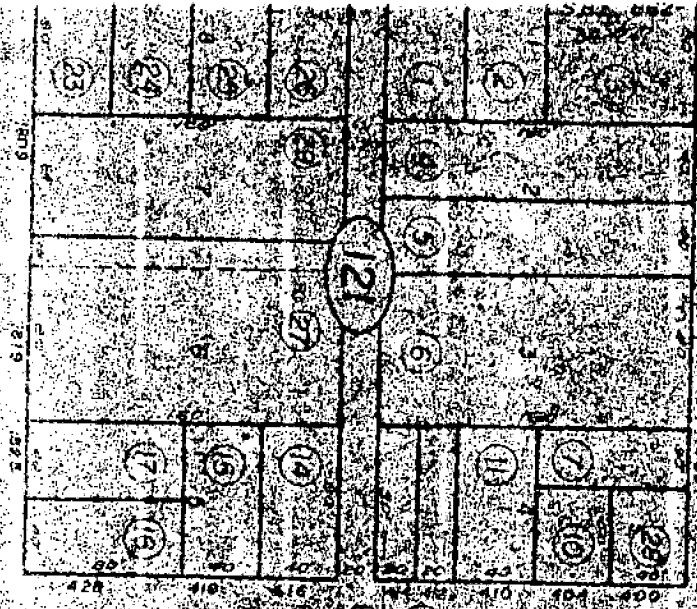
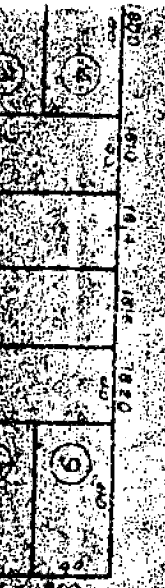
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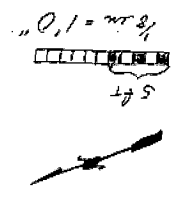
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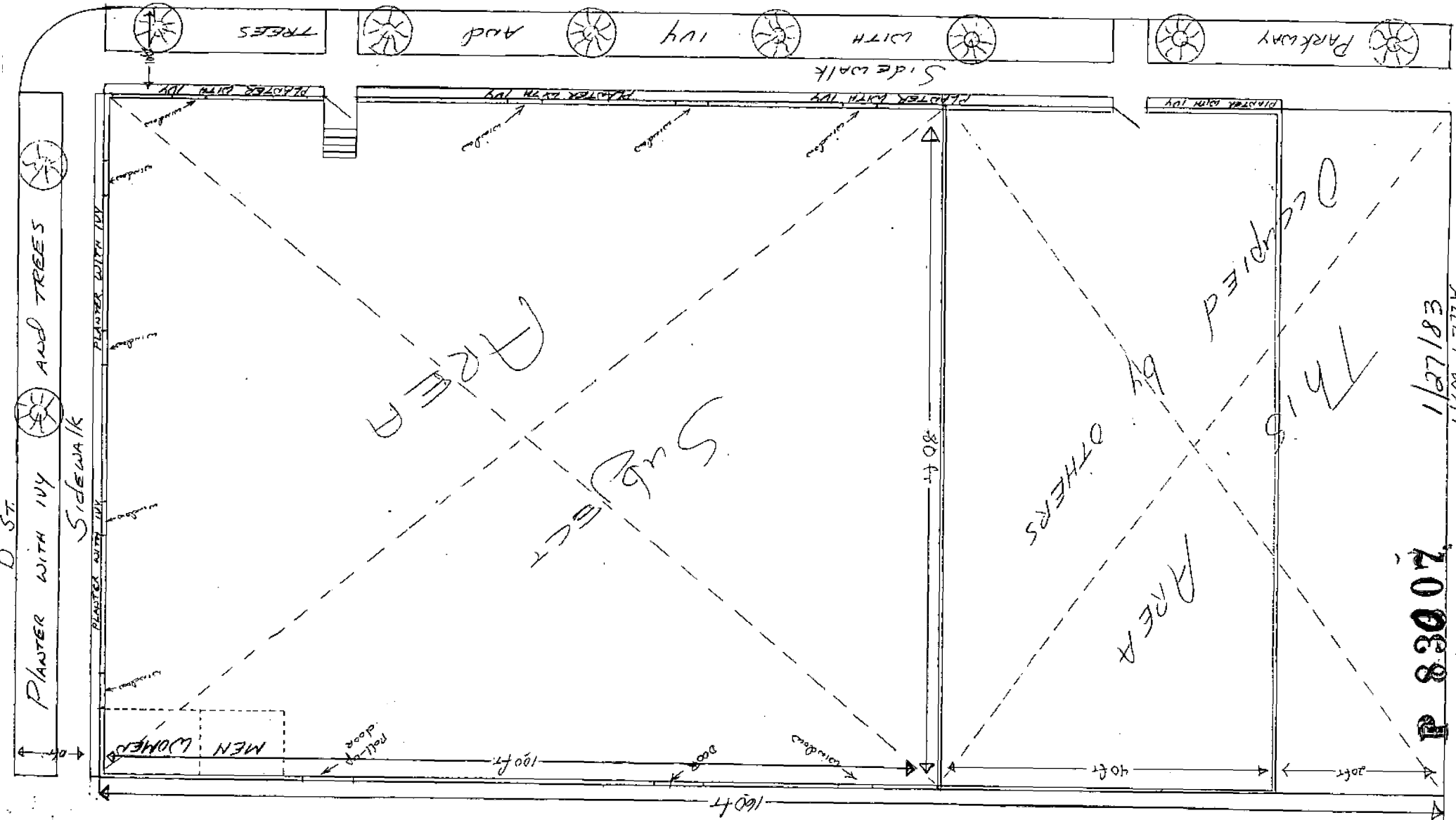
SIDE PLAN

20th ST

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Jan 15



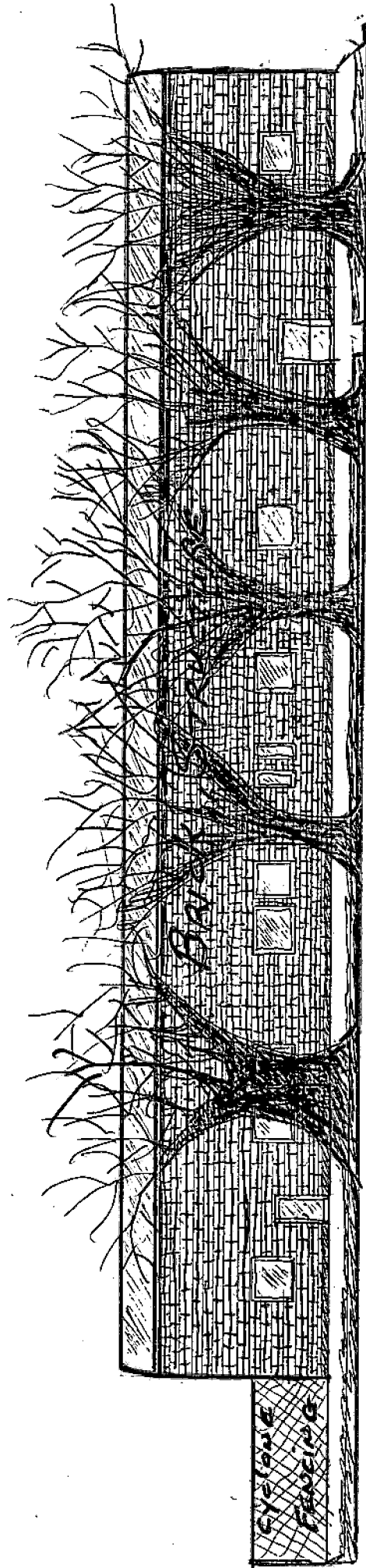
Lot 3  
Edge of building is property line

P 83007  
8/12/11  
ALLEY WAY

P 83007

The building is situated at 20<sup>th</sup> and D Streets. Its address is 404<sup>20<sup>th</sup></sup> St.  
This elevation is from the ~~W~~ ST side.

1/27/83



EAST  
ELEVATION

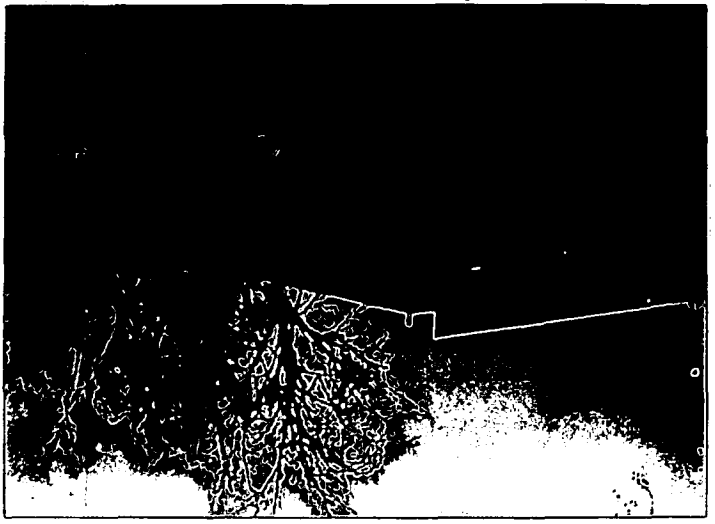
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Item 15



SE CORNER

NE CORNER



SW CORNER

NW CORNER

