

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

APPLICANT	Ferrar Williams, 2020 V Street, Sacramento, Ca. 95818		
OWNER	F, P, S, & W Investment, P.O. Box 15657, Sacramento, Ca. 95852		
PLANS BY	Ferrar Williams, 2020 V Street, Sacramento, CA 95818		
FILING DATE	2/4/83	50 DAY CPC ACTION DATE	3/10/83
		REPORT BY:	SC:bw
NEGATIVE DEC.	2/28/83	EIR	
		ASSESSOR'S PCL. NO.	007-243-26

APPLICATION: 1. Negative Declaration
2. Variance to locate 9 of 15 required parking spaces off-site in the C-2 zone

LOCATION: West side of 20th Street 180± feet south of N Street

PROPOSAL: The applicant is requesting an off-site parking variance for 9 parking spaces for the development of a 5,920 sq.ft. office structure which will provide 6 spaces on-site and the remaining 9 on an adjacent parcel at the rear of the site.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial Office
1980 Central City Community Plan Designation:	General Commercial
Existing zoning of site:	C-2
Existing Land Use of site:	Vacant
Surrounding Land use and zoning:	
North:	Residential C-2
South:	Commercial C-2
East:	Residential C-2
West:	W. Pacific RR C-2
Parking Required:	15
Parking Provided:	6 on site 9 off-site
Property Area:	6,400 sq. ft.
Square Footage of Lot:	80' x 80' plus a 25' x 80' portion of 80' x 320' lot at rear of site
Square Footage of Building:	5,920
Height of Structure(s)	32 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Natural
Exterior Building Materials:	Wood

002018

BACKGROUND INFORMATION: On September 27, 1979, the Planning Commission approved a variance to locate nine of 15 required parking spaces off site for an office development on the subject site. The term of the variance was for a period of one year during which time building permits for the project were to be obtained for the proposed development. Since the one-year time limit has expired and construction has not yet begun, the variance is null and void. The applicant wishes to proceed with the proposed development at this time, so it is necessary for a new variance to be obtained for the off-site parking spaces.

The proposed site parking is located at the rear of the subject site. This property is owned by the Western Pacific Railroad Company which has granted a one-year lease for parking on the 25' x 80' strip of land at the rear of the subject site. At this time the lease is available for renewal each year and the applicant has been leasing the space for three years.

STAFF EVALUATION:

1. The adjacent property on the north side of the subject site contains a single family dwelling which is designated as a priority structure. There are also other victorian structures along this street. The Design Review/Preservation Board staff has noted concerns in a report to the Board regarding the design of the proposed office structure in relationship to the neighboring residential structures which reflect a turn of the century, atmosphere along this street.

The report more specifically noted concern over the "strong rectilinear massing of the new structure" with regard to the roof design and the lack of openings into the structure. The project is scheduled to be heard by the Design Review Board on March 16, 1983.

2. The subject site of the proposed office development is surrounded by a mixture of multiple family, single family and commercial uses. As proposed, the office use would provide a buffer between the commercial use south of the subject site and the single family residence on the north.
3. The site is zoned C-2 which allows office development and is consistent with the Central City Plan which designates the site for general commercial use.

When originally considered by the Planning Commission in 1979 this site was zoned C-4 for Heavy Commercial use and has since been down-zoned for general commercial uses.

4. The applicant is proposing to develop a 5,920 square foot office building which requires 15 parking spaces, based on a ratio of one space per 400 square feet of gross floor area. The plans indicate that six spaces will be located on the subject site on a portion of the ground floor level. The remaining nine spaces are to be provided at the rear of the site on the Western Pacific Railroad property.
5. The proposed parking shall meet the 50 percent shading requirements of the Zoning Ordinance. The applicant will be required to submit landscape, shading and irrigation plans for staff review and approval. The plans submitted are not adequate for this purpose.
6. Since two trees were removed from the site, staff suggests the applicant plant a 24-inch box specimen in the courtyard area.

STAFF RECOMMENDATION: Staff recommends that the Commission:

1. Ratify the Negative Declaration;
2. Approve the off-site parking variance, subject to conditions and based on Findings of Fact to follow.

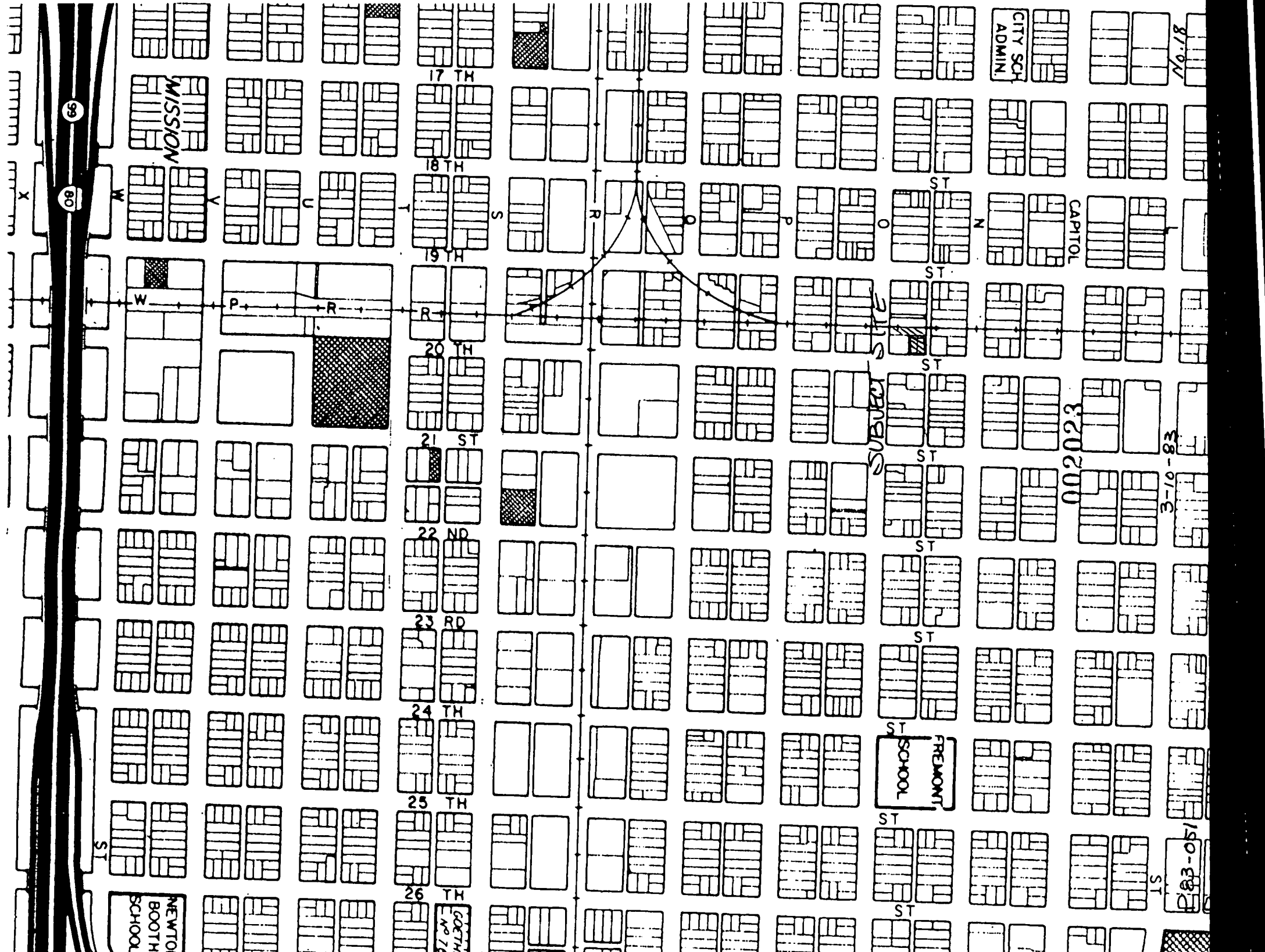
Conditions - Variance

- a. The applicant shall submit detailed landscape, irrigation and shading plans for Planning staff review and approval;
- b. The applicant shall plant a tree in the proposed courtyard of not less than a 24-inch box specimen;
- c. Subject to review by the Design Review/Preservation Board.

Findings of Fact - Variance

- a. The variance, as conditioned, does not constitute a special privilege in that other property owners under similar circumstances would be granted a variance for the necessary off site parking;
- b. The proposed variance is not injurious to the general public or other property in the vicinity in that adequate parking will be provided for the office development;
- c. The proposed variance is consistent with the 1974 General Plan and the 1980 Central City Plan which designates the site for commercial and office uses.

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MISSION

CITY SCH
ADMIN

CAPITOL

SUBJECT ST

FREMONT
SCHOOL

NEWTON
BOOTH
SCHOOL

GORTON
No 76

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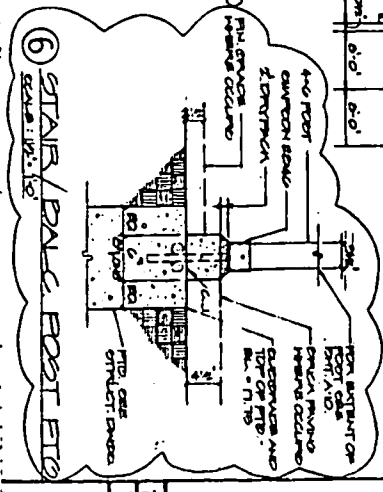
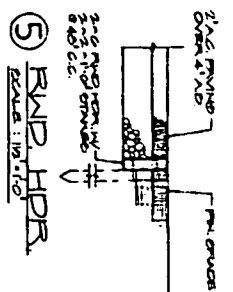
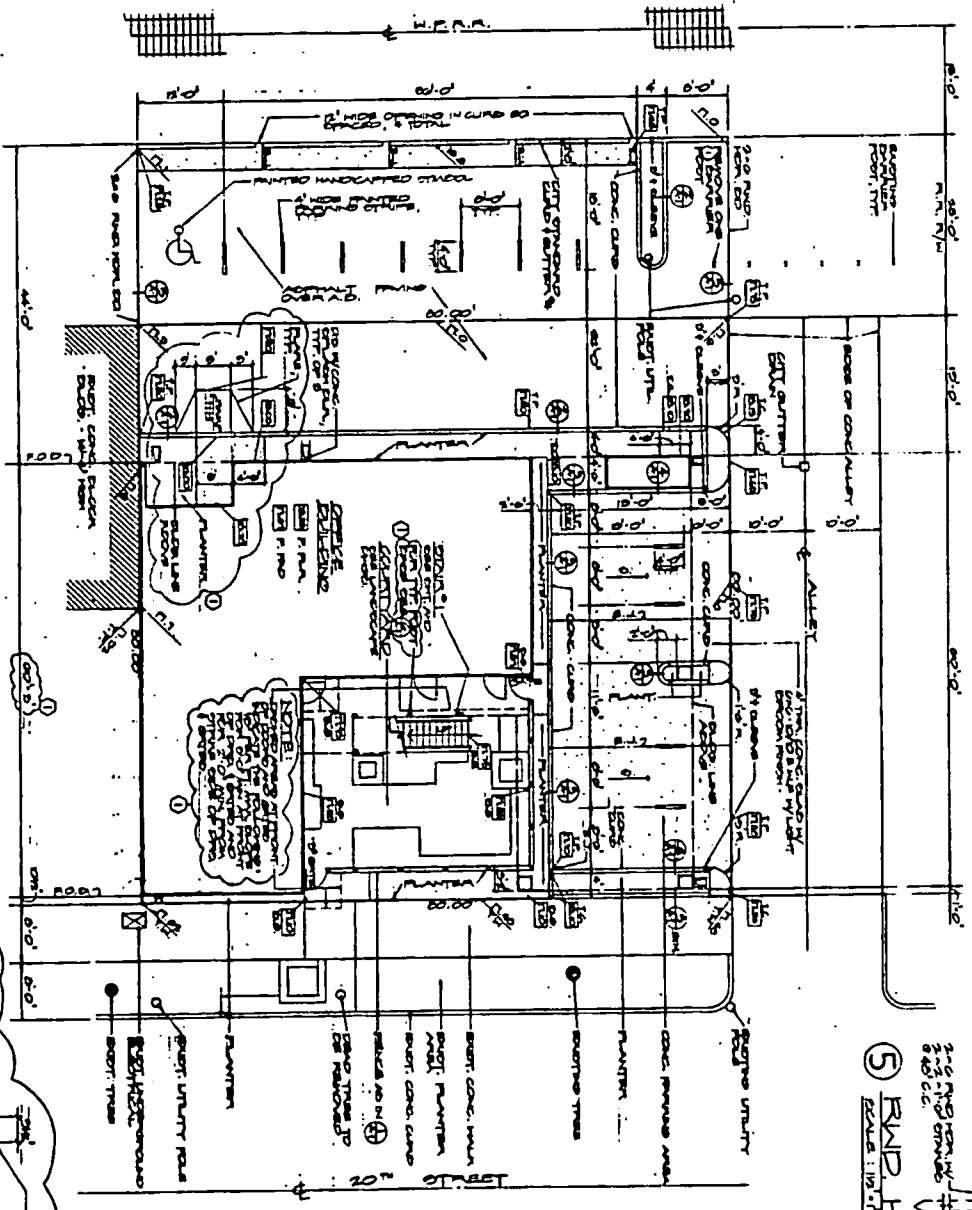
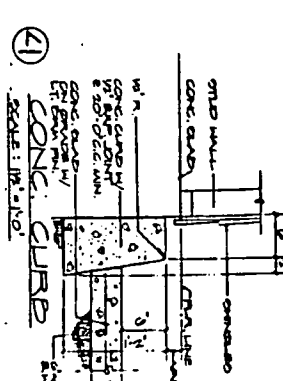
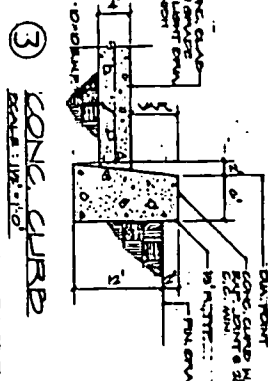
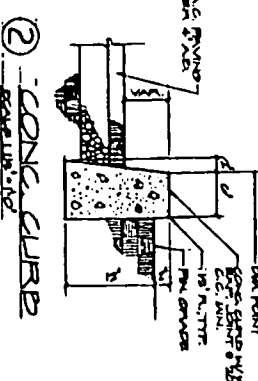
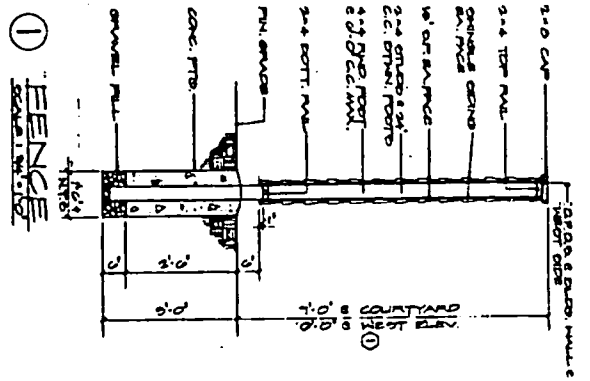
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SITE PLAN
SCALE: 1/8" = 1'-0"



- LEGEND:
- ALL EXISTING BLDG
 - NEW BLDG
 - TOP OF CURB
 - TOP OF FINISH
 - TOP OF WALK
 - CONC. CURB

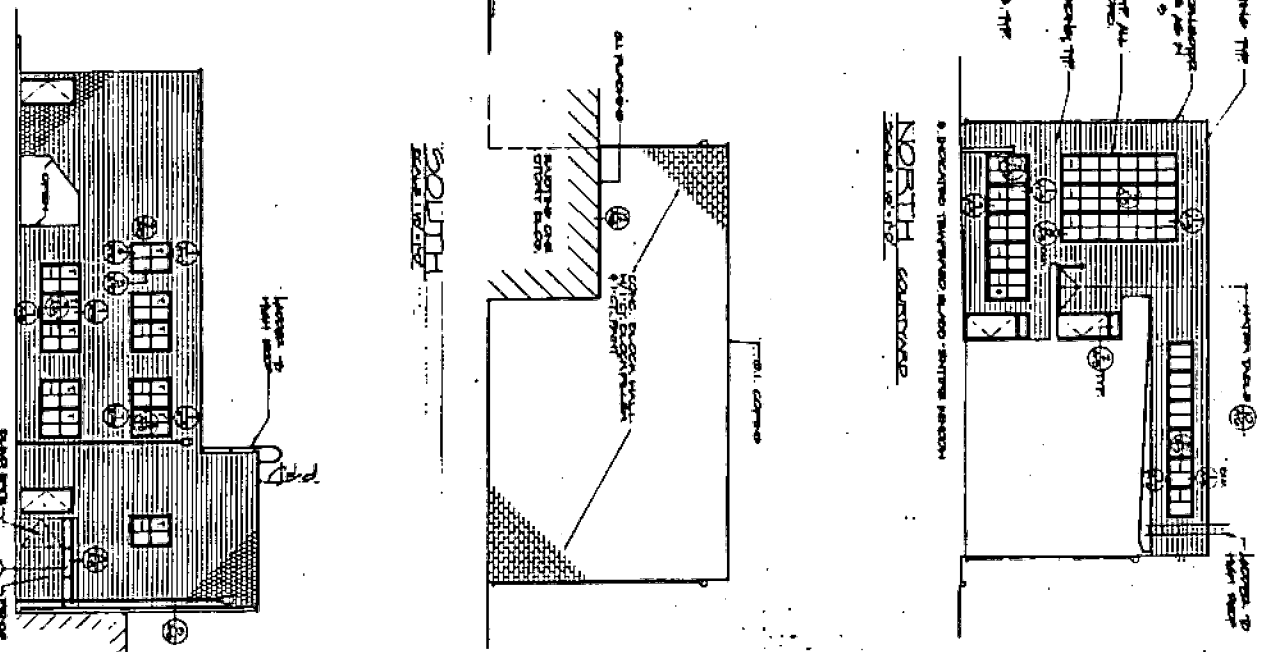
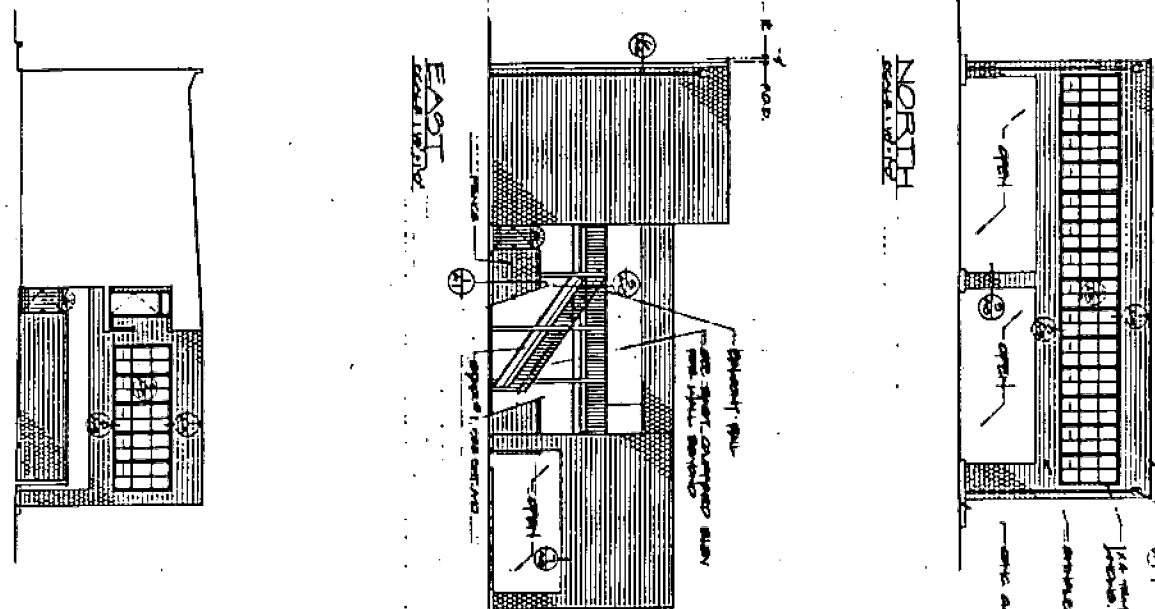
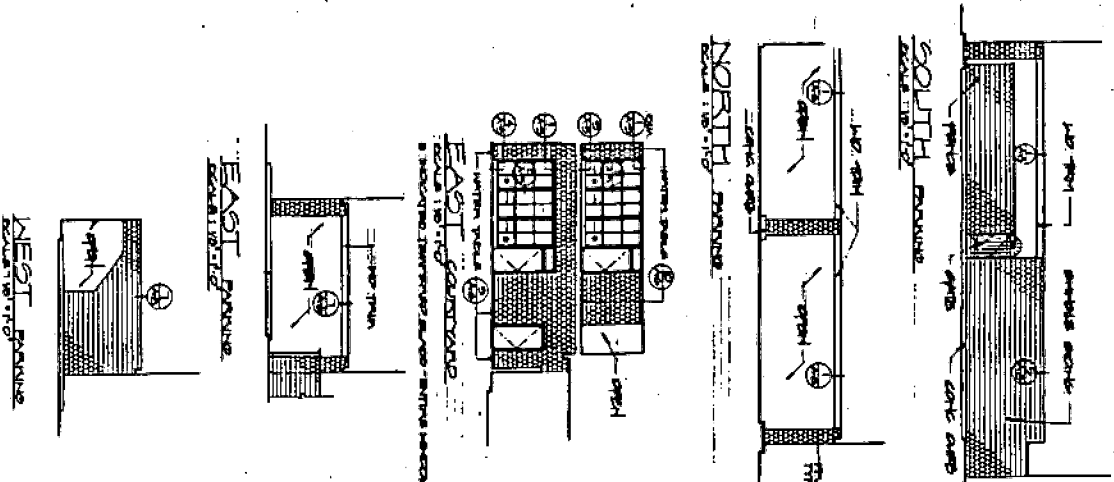
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FORRAN WILLIAMS ARCHITECTS
 3001 S. GARDEN AVENUE
 LOS ANGELES, CALIF. 90007
 PHONE (213) 475-1111

OFFICE BUILDING

DATE: 3-10-83
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



002025

P 83051

A-3

1/8" = 1'-0"
 DATE: 10/15/82
 DRAWN BY: JWB
 CHECKED BY: JWB

OFFICE BUILDING

FORRAN WILLIAMS ARCHITECTS
 2601 FREEPORT BOYLAND
 SACRAMENTO, CALIF. 95822
 TELEPHONE 481-1102

002026

VINES		
SYM	NAME	QTY
1	ARISA HIRSA	5 GAL
2	ARISA HIRSA	1 GAL
3	ARISA HIRSA	1 GAL
4	ARISA HIRSA	1 GAL
5	ARISA HIRSA	1 GAL
6	ARISA HIRSA	1 GAL
7	ARISA HIRSA	1 GAL
8	ARISA HIRSA	1 GAL
9	ARISA HIRSA	1 GAL
10	ARISA HIRSA	1 GAL

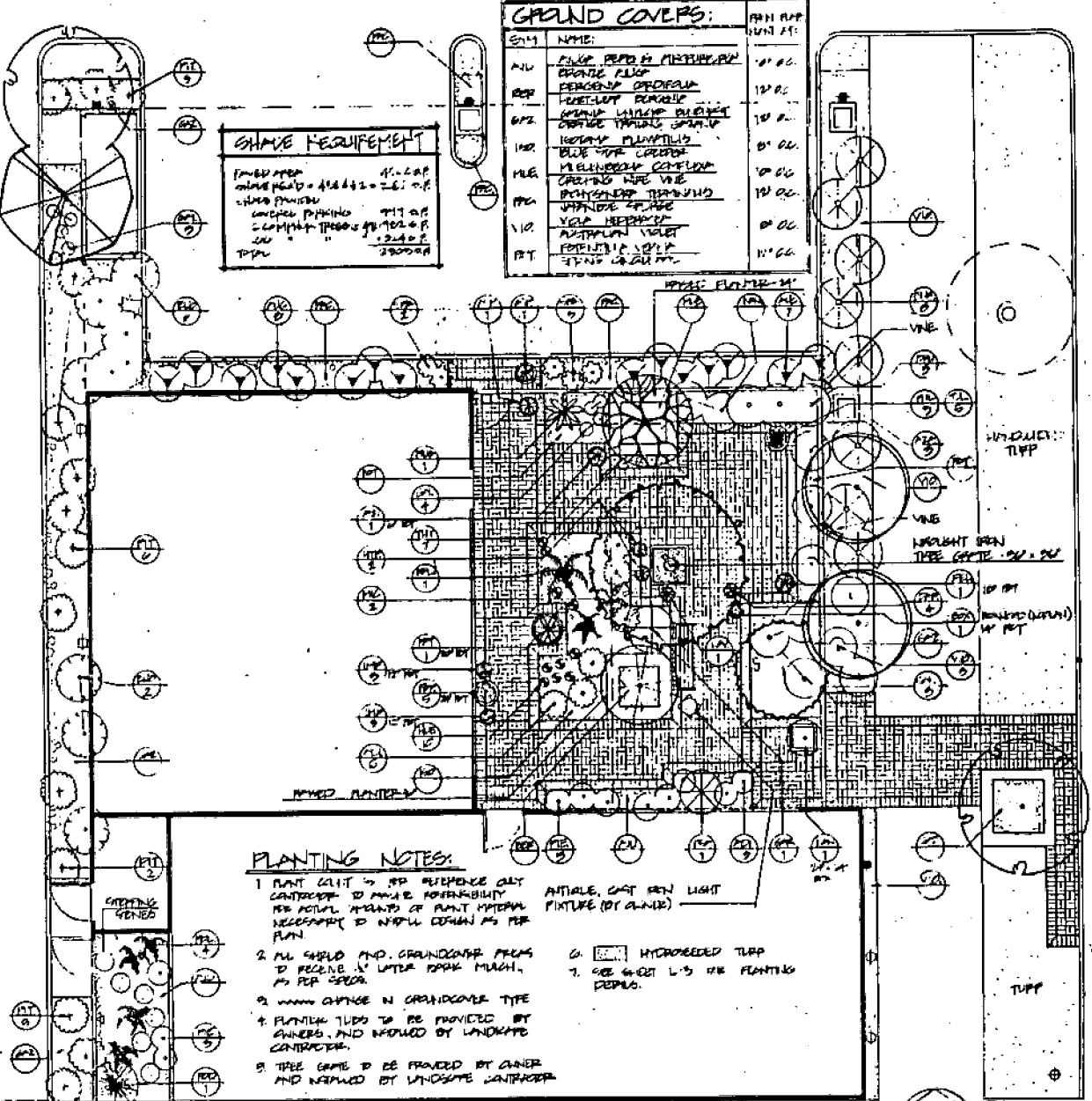
GRAND COVERS:		
SYM	NAME	QTY
1	ARISA HIRSA	1 GAL
2	ARISA HIRSA	1 GAL
3	ARISA HIRSA	1 GAL
4	ARISA HIRSA	1 GAL
5	ARISA HIRSA	1 GAL
6	ARISA HIRSA	1 GAL
7	ARISA HIRSA	1 GAL
8	ARISA HIRSA	1 GAL
9	ARISA HIRSA	1 GAL
10	ARISA HIRSA	1 GAL

SHRUB REQUIREMENT

1 GAL PER 100 SQ FT
 1000 SQ FT = 100 GAL
 2000 SQ FT = 200 GAL
 3000 SQ FT = 300 GAL
 4000 SQ FT = 400 GAL
 5000 SQ FT = 500 GAL
 6000 SQ FT = 600 GAL
 7000 SQ FT = 700 GAL
 8000 SQ FT = 800 GAL
 9000 SQ FT = 900 GAL
 10000 SQ FT = 1000 GAL

TREES		
SYM	NAME	QTY
1	ARISA HIRSA	1 GAL
2	ARISA HIRSA	1 GAL
3	ARISA HIRSA	1 GAL
4	ARISA HIRSA	1 GAL
5	ARISA HIRSA	1 GAL
6	ARISA HIRSA	1 GAL
7	ARISA HIRSA	1 GAL
8	ARISA HIRSA	1 GAL
9	ARISA HIRSA	1 GAL
10	ARISA HIRSA	1 GAL

SHRUBS:		
SYM	NAME	QTY
1	ARISA HIRSA	1 GAL
2	ARISA HIRSA	1 GAL
3	ARISA HIRSA	1 GAL
4	ARISA HIRSA	1 GAL
5	ARISA HIRSA	1 GAL
6	ARISA HIRSA	1 GAL
7	ARISA HIRSA	1 GAL
8	ARISA HIRSA	1 GAL
9	ARISA HIRSA	1 GAL
10	ARISA HIRSA	1 GAL



PLANTING NOTES:

1. PLANT GALT TO BE PROVIDED BY CONTRACTOR TO MAINTAIN RESPONSIBILITY FOR ALL PLANTING MATERIAL NECESSARY TO INSTALL DESIGN AS PER PLAN.
2. ALL SHRUB AND GRANDCOVER AREAS TO RECEIVE 1" WATER PERK MARCH AS PER SPEC.
3. ALL SHRUBS AND GRANDCOVER AREAS TO RECEIVE 1" WATER PERK MARCH AS PER SPEC.
4. PLANTING TUBS TO BE PROVIDED BY OWNER AND PROVIDED BY LANDSCAPE CONTRACTOR.
5. TREE GATE TO BE PROVIDED BY OWNER AND MAINTAINED BY LANDSCAPE CONTRACTOR.
6. HYDROSEED TARP
7. SEE SHEET L-3 FOR PLANTING DETAILS.

FORRAN WILLIAMS ARCHITECTS
 3881 FREEMONT BOULEVARD
 SACRAMENTO, CALIF. 95822
 TELEPHONE: (916) 392-2723

PLANTING PLAN

OFFICE DEVELOPMENT
 AT 20TH AND G STS.
 SACRAMENTO, CALIF.

DATE: 10/10/83
 10 SHEETS
 1102

P83-051

3-10-83

No. 18

P 83051

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