

AMENDED REPORT

CITY PLANNING COMMISSION

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

APPLICANT	BAS Properties, 2131 Capitol Avenue, No. 307, Sacramento, CA 95816		
OWNER	BAS Properties, 2131 Capitol Avenue, No. 307, Sacramento, CA 95816		
PLANS BY	Barrish, Aldrich & Schroeter, Engineers, 2131 Capitol Ave., No. 307, Sacto.		
FILING DATE	6/20/83	50 DAY CPC ACTION DATE	7/14/83
		REPORT BY:	SC:bw
NEGATIVE DEC.	6/6/83	EIR	ASSESSOR'S PCL. NO. 007-143-01

APPLICATION: 1. Environmental Determination
2. Variance to waive 37 required parking spaces for the conversion of a surplus fire station into a restaurant and office use in the General Commercial (C-2) zone.

LOCATION: 1215-19th Street

PROPOSAL: The applicant is requesting the necessary entitlements to utilize a vacant fire station for office and restaurant use without on-site parking.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Vacant fire station

Surrounding Land Use and Zoning:

North: Commercial; C-2
South: Residential; C-2
East: Commercial; C-2
West: Commercial; C-2

Parking Required: 37 spaces
Parking Provided: None
Property Dimensions: 80' x 80'
Property Area: 6,400 square feet
Number of Seats in Restaurant: 85
Square Feet in Office: 3,650
Square Footage of Building: 7,300 square feet
Height of Structure: Two story
Significant Feature of Site: Existing fire station on City's Preservation List
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Solar gray and natural
Exterior Building Materials: Brick and granite

002676

BACKGROUND INFORMATION: On September 23, 1982 the Planning Commission considered a (65402) review on the sale of a City-owned firehouse located in the Central City. The fire station was proposed for inclusion as an Essential Structure on the City's Official Register. In addition, the fire house is proposed for placement on the National Register of Historically Significant structures. In reviewing the request sell the fire house, the Commission found the disposal of this property to be inconsistent with the General Plan and the Central City Plan since an alternate fire station has not yet been secured to replace the loss of this station.

The sale of this fire house was, however, approved by the City Council on January 1983. The City Council believed that adequate fire protection was available in the area to ensure public safety.

The subject site is developed from property line to property line with a 7,772 square foot building and any new use will require that parking be provided off site. As proposed, the applicant intends to convert the existing fire house into a restaurant on the ground floor level and office use on the second floor. The applicant has been unable to secure off-site parking at this time, and is therefore requesting a variance to waive the 37 parking spaces necessary for the proposed development. The applicant has attempted to use railroad right-of-way; however, Western Pacific Railroad is no longer leasing property for such uses.

STAFF EVALUATION: Staff has the following concerns and comments regarding this request:

1. The subject site is located in an area of mixed uses with residential, office and commercial development. A new office structure is being constructed across the street on the west side of 19th Street. Northwest of the site is the Marbro Commons Condo project which is undergoing change, and it is expected that additional development will be occurring on this site in the near future. Parking problems have been a concern in this area and, in light of the new development, it is expected that parking problems will increase. A number of neighboring property owners and residents filed a petition objecting to a waiver of four parking spaces for a restaurant located one block from the subject site on 'L' Street. Their objections were based on inadequate on-street parking in this area for the existing residential and commercial uses. The Commission, however, approved the waiver of four spaces.
2. Parking along the 1200 block of 19th Street is unrestricted. There is no metered parking in the immediate vicinity. Parking along 'L' Street and Capitol Avenue, near the subject site, is limited to one or two hours depending on the location. Staff inspected the site during the lunch hour and found limited parking available at the time.
3. Based upon the limited on-street parking in the area and due to the significant number of spaces the applicant is proposing to waive, staff cannot support the requested variance which is contrary to the Central City Community Plan Policy to "provide adequate off-street parking to meet the needs of shoppers, visitors and residents." Staff believes the waiver of 37 parking spaces would further increase the parking demand in the area.

RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
- * 2. Denial of the Variance, based upon Findings of Fact which follow:

Findings of Fact

- a. The granting of the variance would constitute a special privilege extended to one property owner in that there are other property owners in the area who, under similar circumstances, have provided off-street parking either at an off-site location or on the site;

- b. The granting of this variance would be injurious to the public welfare and other property in the vicinity in that a waiver of the 37 spaces would place an excessive demand on the limited parking available to the existing uses in the area;
- c. The proposed variance is contrary to the Central City Plan Policy to "provide adequate off-street parking to meet the needs of shoppers, visitors and residents."

* COMMISSION APPROVED VARIANCE SUBJECT TO FINDINGS OF FACT DUE JULY 28, 1983 AND SUBJECT TO THE FOLLOWING CONDITION:

STAFF AND APPLICANT INVESTIGATE ANY FEASIBLE PARKING SOLUTION INCLUDING ALLEY ABANDONMENT.

002678

M 692

(EYE) ST
HIGH ST

7TH ST
8TH ST

X ST
Y ST

ST
TOL AVENUE

Z ST

N ST

MEAT PACKER

OFF

R-4R

OFF

HANDY

OFF

C-2

R-4R

OFF

OFF

OFF

OFF

OFF

OFF

OFF

C-4

C-4

OFF

OFFICES (MUSIC)

C-2

R-O

CHURCH

OFF

OFF

BANK

(EYE) ST

J ST

K ST

R-O ST

CAPITOL AVENUE

R-O

R-3A

R-3A

R-O

R-O

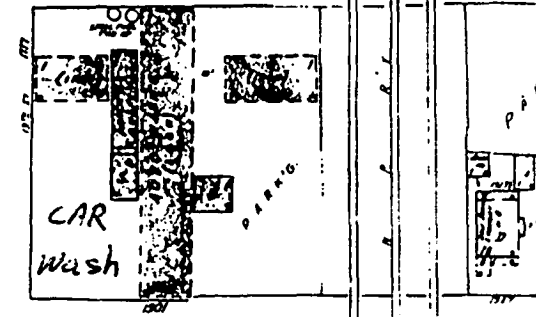
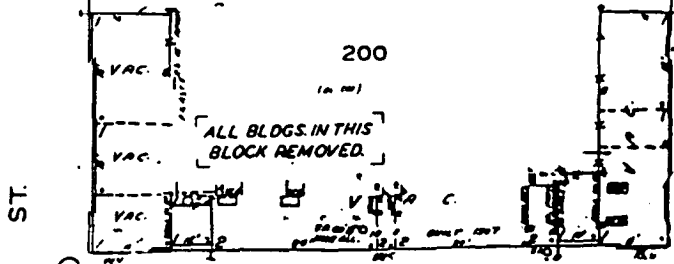
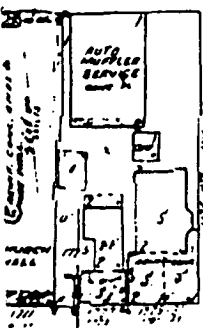
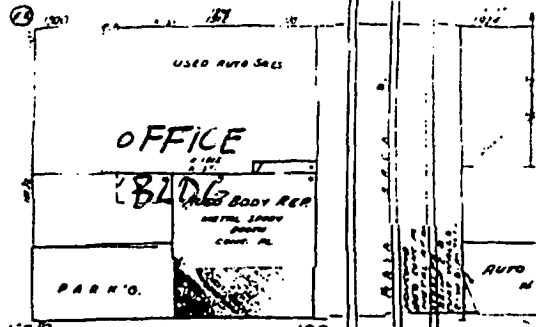
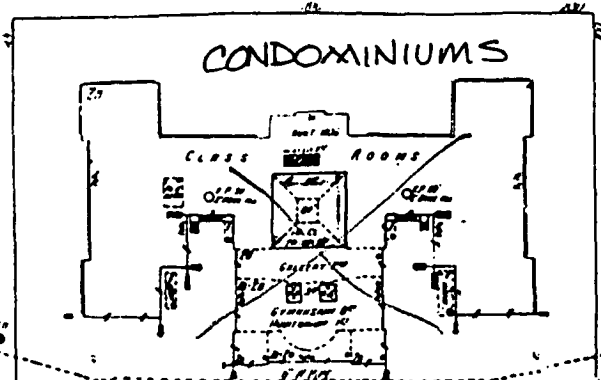
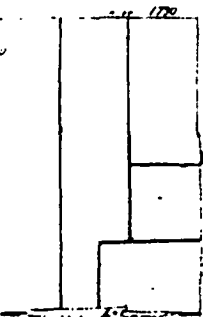
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Subject Site

K

ST.

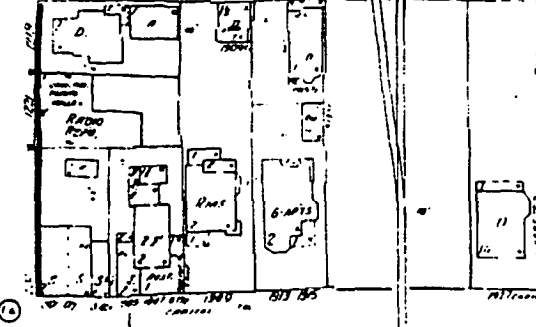
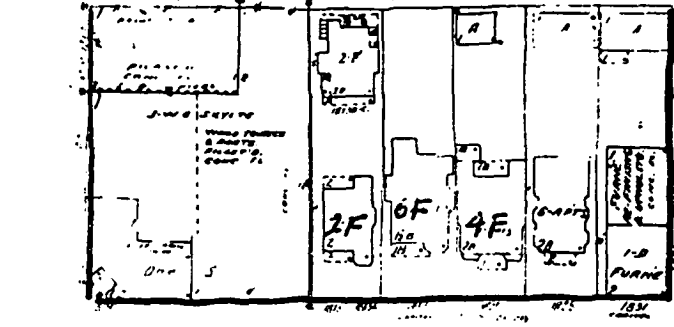
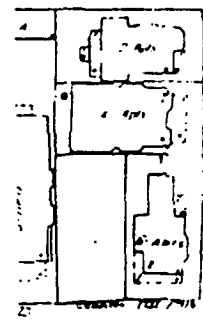
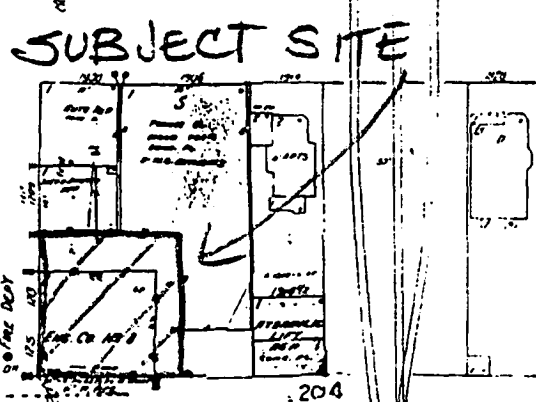
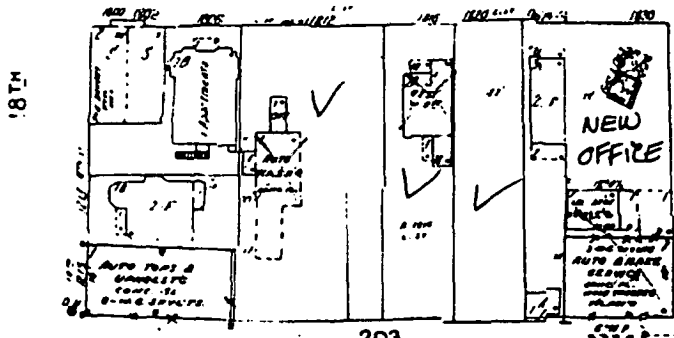
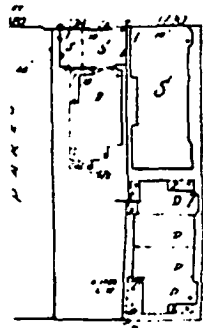
ST.



L

ST.

ST.



PITOL AV.

(M ST.)

CAPITOL

51

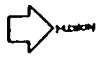
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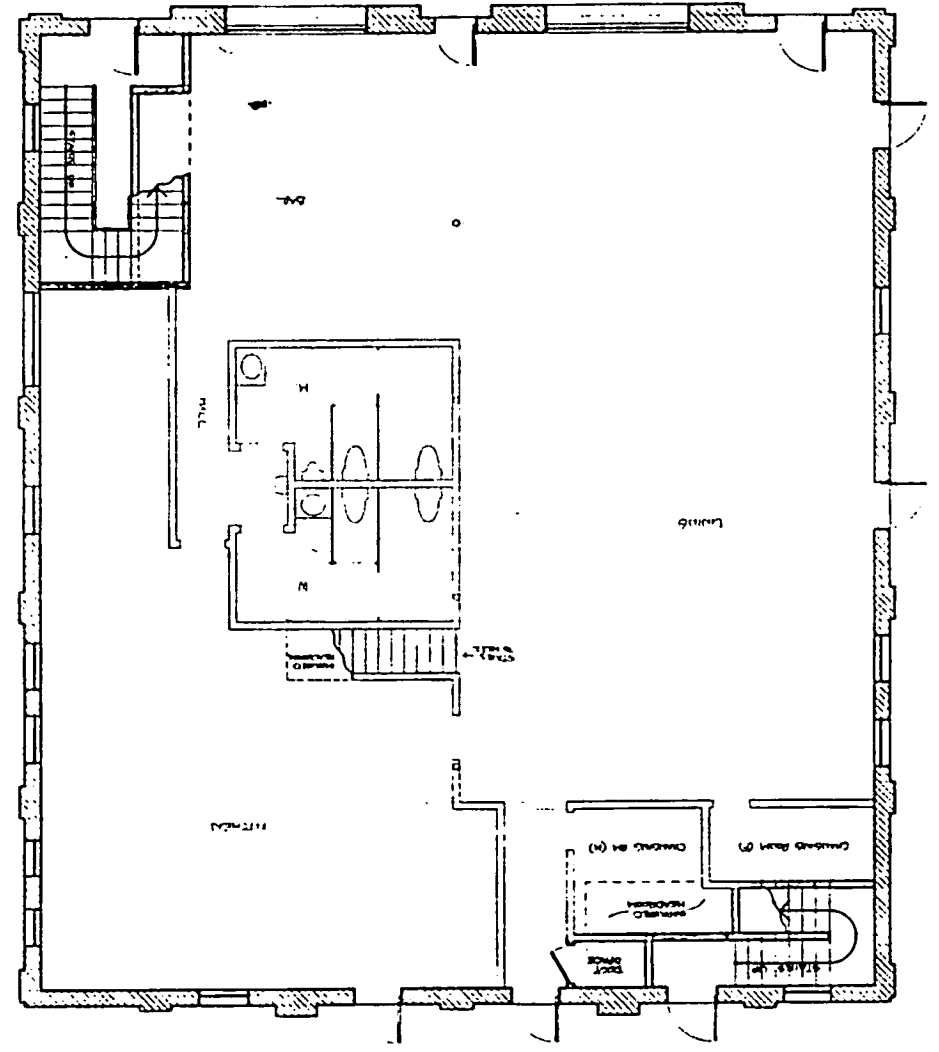
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P83-165

19 R61



ALLEY



002683

FIRST FLOOR
PLAN

1215 19TH ST.
SACRAMENTO

BARRETT, ALDRICH & BOY-ROBERTS
DESIGN / ENGINEERING
SACRAMENTO
 (916) 444-3300

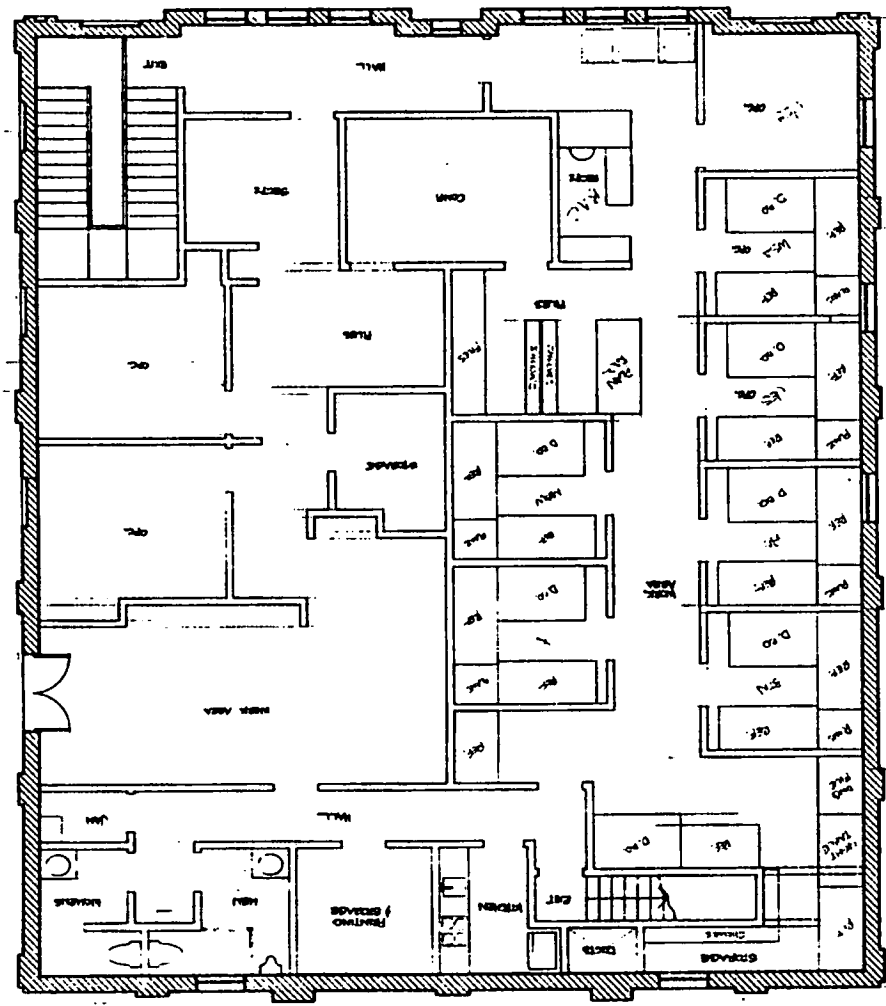
No. 1215
 1215 19th St.
 SACRAMENTO, CA.
BARBER, ALDRICH & SCHROETER
BAW DESIGN / ENGINEERS
 SACRAMENTO, CALIFORNIA
 (916) 444-3330

SECOND FLOOR PLAN



19th St

ALLEY



002684

No. 22

7-14-83

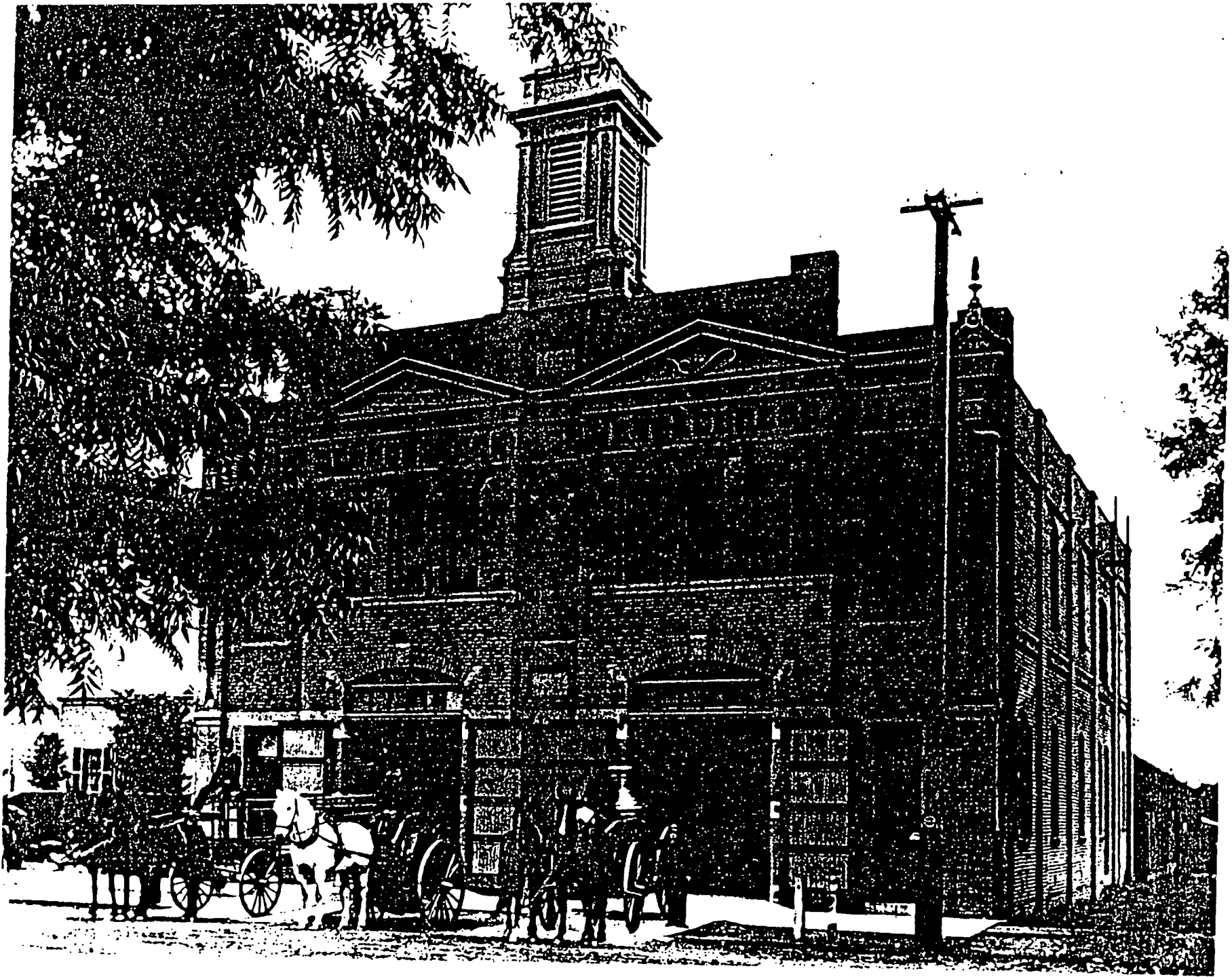
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3.9.007

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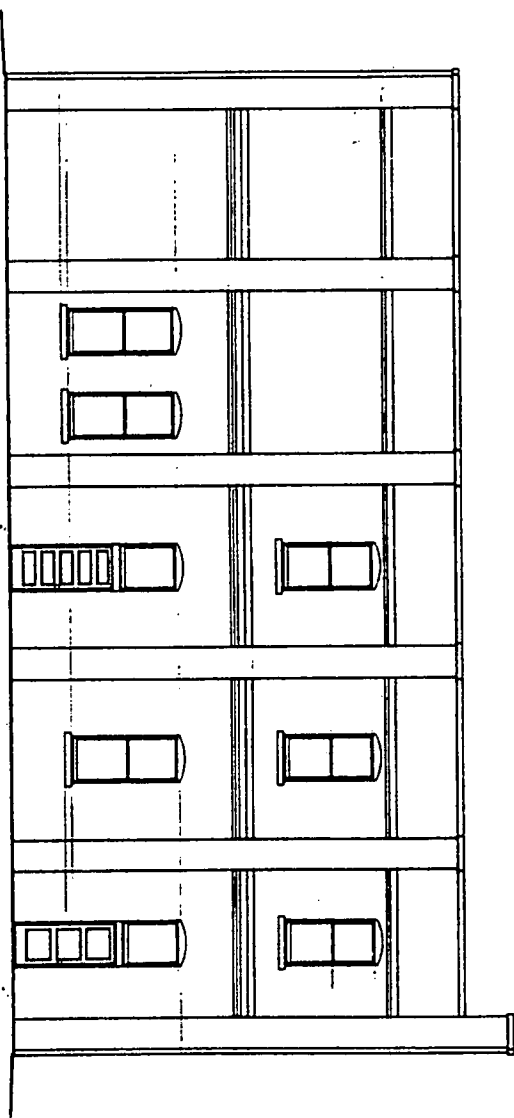


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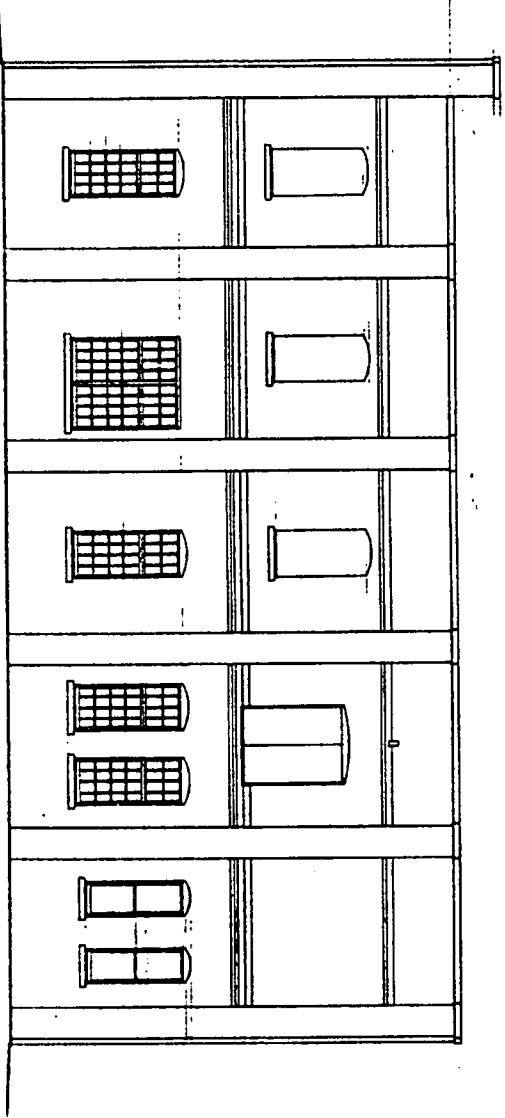
1215 19TH ST. (CIRCA 1900)

No. 26

002686



NORTH EXTERIOR WALL ELEVATION



SOUTH (ALLEY) EXTERIOR WALL ELEVATION

DATE	BY	CHKD
7-14-83	JSA	JSA
7-14-83	JSA	JSA
7-14-83	JSA	JSA

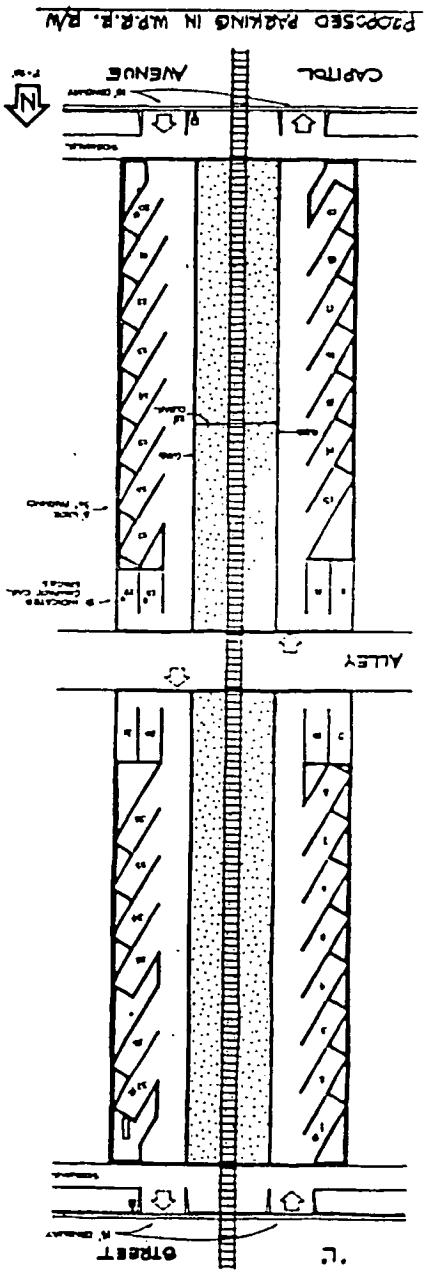
EXISTING EXTERIOR ELEVATIONS

1213 19TH ST. SACRAMENTO CA

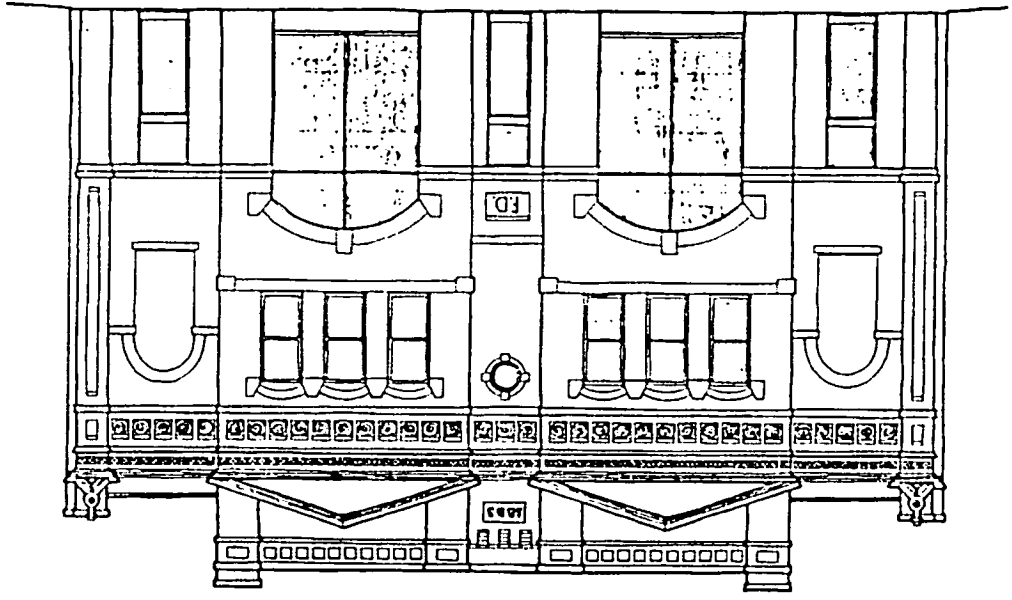
bar BARRISH, ALDRICH & SCHROETER
 DESIGN / ENGINEERING
 SACRAMENTO
 (916) 444-3360

NO.	DESCRIPTION	DATE

002687



Proposed West (19th St) Front Exterior Wall Elevation - 1215 19th St



5
 1215 19th St
 EXTERIOR ELEVATIONS + PARKING LOT

1215 19th St
 DRAWING 5

bar
 BARRISH, ALDRICH & BOGERTER
 DESIGN / ENGINEERING
 BAKINGWENTZ
 (871) 444-3330

No. 26

7-14-83

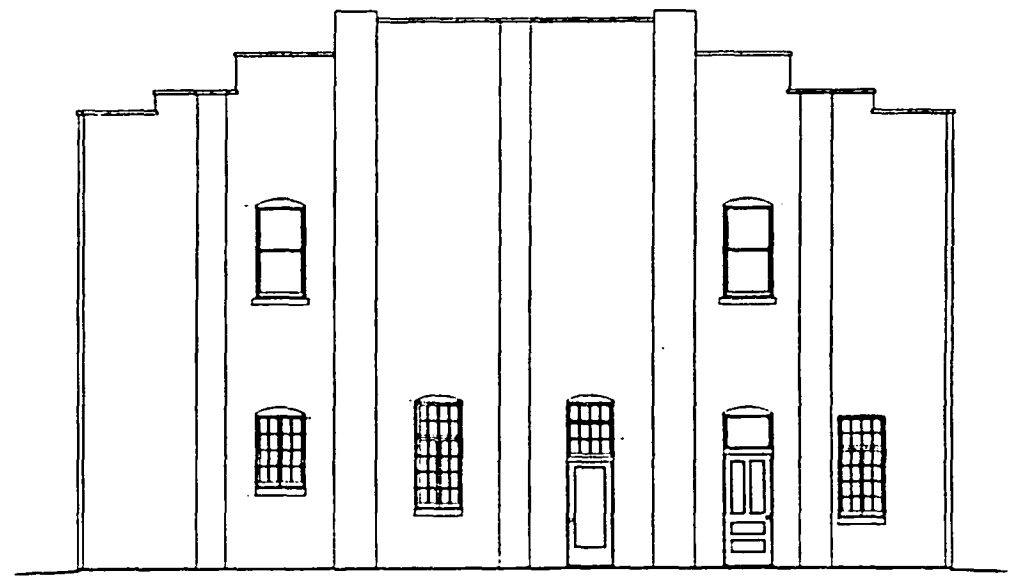
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N.A. 26



EAST (REAR) EXTERIOR WALL ELEVATION

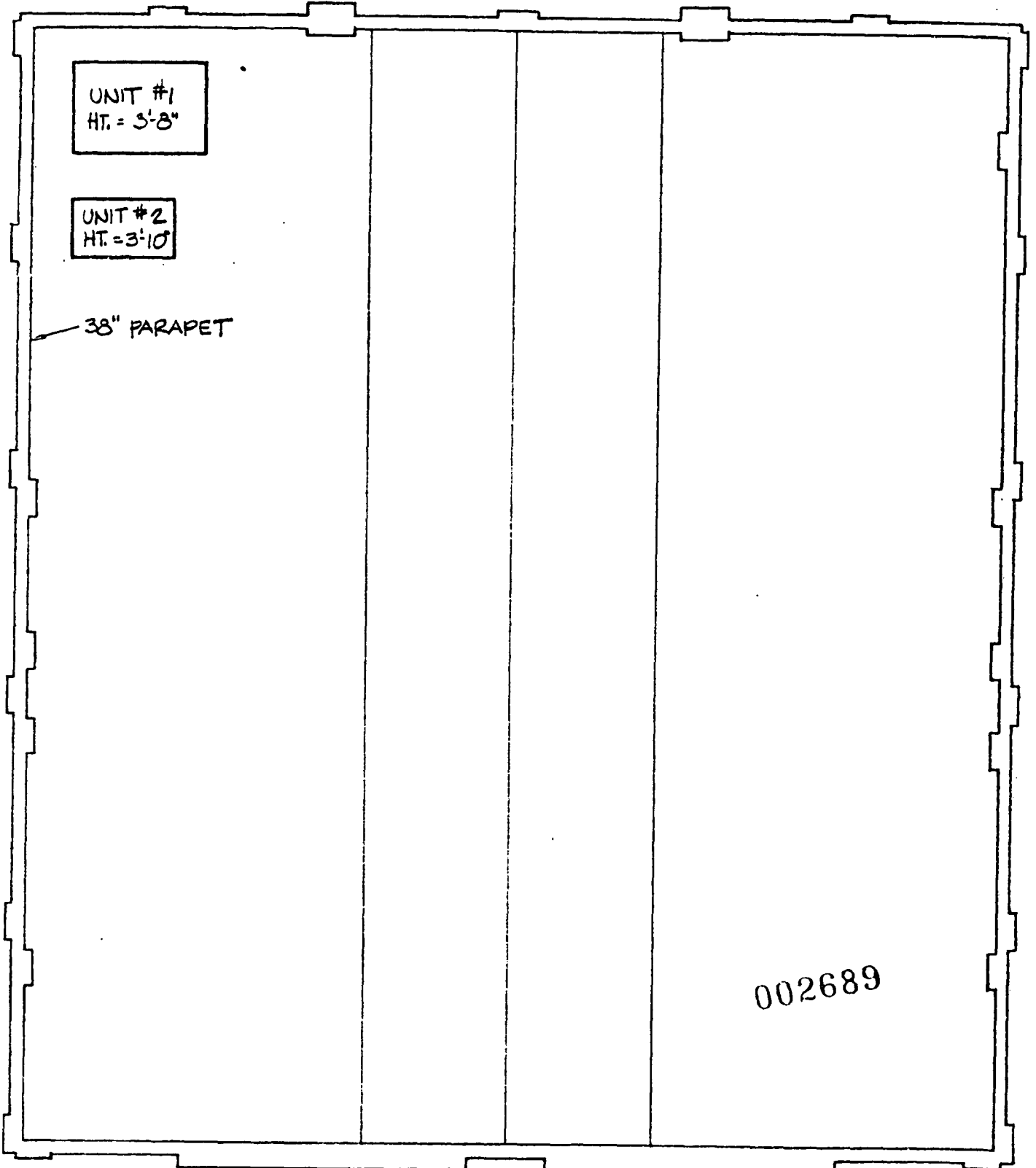


WEST (19th ST.) FRONT EXTERIOR WALL ELEVATION

BARRICK, ALDRICH & SCHROETER
DESIGN / ENGINEERING
SACRAMENTO

1215 19th ST.
SACRAMENTO CA

EXTERIOR
ELEVATIONS



SCALE 1/8" = 1'-0"

1215 19TH ST.

ROOF PLAN W/ MECH. EQUIPMENT			
	JOB NO. 8281	DATE 5-9-83	SHEET M:1 OF 0
	PERMIT	DRAWN JGA	
		CHK'D.	

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Request for Section 65402(a) Certification: Sale of existing City-owned property, located on the east side of 19th Street, 80 feet south of "L" Street (M-692)

LOCATION: 1215 19th Street
Assessor's Parcel No. 007-143-01

PROJECT INFORMATION:

1974 General Plan Designation: Commercial & Offices
1980 Central City Community
Plan Designation: General Commercial

Existing Zoning of Site: C-2
Existing Land Use of Site: Recently vacated firehouse
Surrounding Land Use and Zoning:
North: Auto repair; and C-2
South: Commercial; and C-2
East: Commercial; and C-2
West: Vacant; and C-2

Parking Required: None for firehouse
Property Dimensions: 80 x 80
Property Area: 6,400 sq. ft.
Square Footage of Building: 7,772 sq. ft. (two story)
Significant Feature of Site: Proposed essential structure for the City
Preservation list (see attached)
Topography: Flat
Street Improvements/Utilities: Existing

Parking Provided: 0

SUMMARY

This is a request to sell a City-owned property. Section 65402(a) of the State Government Code requires the City Planning Commission to report on the conformance of this proposal with locally adopted plans. Following a review, staff determined that the proposal is not contrary to the community plan or General Plan; therefore, recommends that the Commission approve this report.

BACKGROUND INFORMATION

The subject site has been utilized as a firehouse since 1893 and was, until the fire company was relocated, the oldest active fire station in Sacramento. Since the site is no longer used as a firehouse, the City Real Estate Department proposes that the property be sold.

The subject site contains a 7,772 sq. ft. structure which is proposed for inclusion as an essential structure in the City Preservation List (see attached Historic Resources Inventory Sheets).

Staff notes that any adaptive reuse of the structure may require consideration of a parking variance to locate the required parking off-site or a variance to waive the required parking. Given the size of the existing structure and the lack of available parking in the general area, staff notes that it is unlikely that a waiver would be favorably recommended for by staff.

The various City Departments have reviewed the proposed sale and have no objections. The City is, therefore, proposing that this property be sold.

*Recommendation:

The staff recommends that the Planning Commission find the proposed disposal of this City-owned property to be in conformance with the 1974 General Plan and the 1980 Central City Community Plan as required by Section 65402(a) of the State Government Code.

Respectfully submitted,

Wilfred Weitman
Wilfred Weitman
Senior Planner

TM:cp/wp#7c

**Planning Commission found inconsistent with the General Plan and Community Plan.*

002669