

REVISED REPORT

CITY PLANNING COMMISSION

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

APPLICANT	Vitello-Niyya, Inc., 1931 'H' Street, Sacramento, CA 95814		
OWNER	Steven Jones/Jordan Jones & Assoc., P.O. Box 160128, Sacramento, CA 95816		
PLANS BY	Vitiello-Niyya, Inc., 1931 'H' Street, Sacramento, CA 95814		
FILING DATE	11-10-83	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	12-3-83	EIR	ASSESSOR'S PCL. NO. 003-173-09

- APPLICATION:
1. Environmental Determination
 2. Variance to locate 13 required parking spaces off site
 3. Variance to reduce maneuvering space from 14 feet to 13 feet (WITHDRAWN)
 4. Variance to waive three required parking spaces (WITHDRAWN)

LOCATION: 620-20th Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert a 13,000± square foot commercial structure into an office building by locating the required parking off site.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
 1980 Central City Community Plan Designation: General Commercial
 Existing Zoning of Site: C-4
 Existing Land Use of Site: Building Site: Vacant Commercial Structure
 Parking Lot Site: Vacant

Surrounding Land Use and Zoning:

North: Commercial; C-2
 South: Offices; C-2
 East: Residential; R-1B
 West: Commercial and Residential; C-2

Parking Required: 16 spaces
 Parking Provided: 13 spaces
 Parking Ratio: 1 sp/400 sq. ft. gross floor area less 20 credited spaces
 Property Dimensions: 80'x160' office; 40'x160' parking
 Property Area: .4± acres
 Square Footage of Building: 12,800 sq. ft.
 Significant Feature of Site: No existing parking
 Topography: Flat
 Street Improvements/Utilities: Existing
 Exterior Building Colors: Brick red
 Exterior Building Materials: Brick
 Building Height: 20 feet

BACKGROUND INFORMATION: This proposal was considered by the Commission at the January 12, 1984 hearing. The applicant requested continuance of this item so that additional information can be submitted to staff to determine the prior use of the existing structure and reevaluate the parking credit and parking requirement.

000605

The existing brick structure originally contained the William Rapp Company which was a retail store that manufactured and sold Venetian blinds, curtains, drapes, rugs and linoleum. The operator was also a licensed contractor who repaired and installed the items he sold. Originally the applicant submitted information that the structure was formerly a warehouse use. Staff further researched the use of the structure and found that the structure was basically used as a contractor's shop who specialized in manufacture, repair, sales and installation of Venetian blinds and drapes. The structure contained a showroom, offices, repair/manufacturing area and a storage area for materials. This use therefore would not be considered a warehouse operation but a commercial operation. The project would be credited with 20 parking spaces.

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

1. The subject site is located in an area of the Central City characterized by a mixture of uses. Commercial uses are located north, south and west. Twentieth Street east of the subject site begins a predominately residential area.
2. The applicant is proposing to convert a 12,800 square foot structure from commercial space to offices. Since no on-site parking was previously provided, the applicant is credited with 20 parking spaces, based on the original commercial contractor's shop. The difference between the use and the proposed office use would be 20 spaces. A total of 12 spaces would therefore be required. The applicant is therefore requesting to locate 13 off-site spaces across the alley north of the subject site.
3. There is no preferential parking program in the area. The City Traffic Engineer indicates the area is marginal in terms of on-street parking availability. This means that locating an on-street parking space is never a certainty.
4. Staff inspected the surrounding streets at various times of the day and week and found several available parking spaces on the streets. The demand for on-street parking from the new office use will not increase significantly. It is also noted that a large portion of the remodeled building will be used as a mail delivery area and storage of files.
5. The applicant should be aware that a shading plan indicating 50 percent shading of the parking lot must be submitted to staff for review and approval prior to building permit approval. Also, adequate screening of the parking lot should be attained with 15 gallon trees, five gallon shrubs and ground cover. A detailed landscape and irrigation plan should be submitted to staff for approval.
6. The required six-foot high masonry wall on the west property line should be a decorative wall related to the materials of the structure. The Design/Review Board should review the wall design for compatibility with the structure and surrounding residential uses.
7. The Planning Division received one letter of objection from a residential property owner on the east side of 20th Street. This letter indicated that the proposal would saturate the on-street parking in the residential neighborhood. In addition, four letters were received from residents and businesses in the area who support this project. (See attached letters.)

STAFF RECOMMENDATION: Staff recommends:

1. Ratification of the Negative Declaration;
2. Approval of the Variance to locate 13 required parking spaces off site, subject to conditions and based upon Findings of Fact which follow.

Conditions

- a. The applicant shall submit a detailed shading, landscape and irrigation plan of the parking lot indicating 15 gallon trees, five gallon shrubs and ground cover to staff for review and approval prior to issuance of building permits;
- b. The applicant shall design and install a decorative wall along the west property line. The wall design as well as the building renovation shall be reviewed and approved by the Design/Review Board.

Findings of Fact

- a. The Variance, as conditioned, will not be a special privilege extended an individual property owner in that:
 - 1) the required parking will be located off site across the alley from the use;
 - 2) parking cannot be provided on the building because the existing structure covers the entire site.
- b. The Variance, as conditioned, will not constitute a disservice to the surrounding properties or general welfare in that:
 - 1) the required off-street parking will be provided on an adjacent lot;
 - 2) a wall and landscaping will be provided to screen the parking lot.
- c. The proposal is consistent with the Central City Plan which designates the site for commercial use.

000607



P:83383

Dec 15, 1983
1-12-84

ATORUM

No. 85

17 TH

18 TH

19 TH

20 TH

21 ST

23 RD

24 TH

25 TH

26 TH

28 TH

WASHINGTON
PARK
SCHOOL

BOULEVARD

PARK

000610

SUBJECT
Site

SUTTER'S
FORT

Location
Map

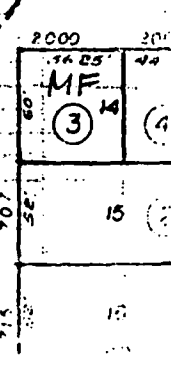
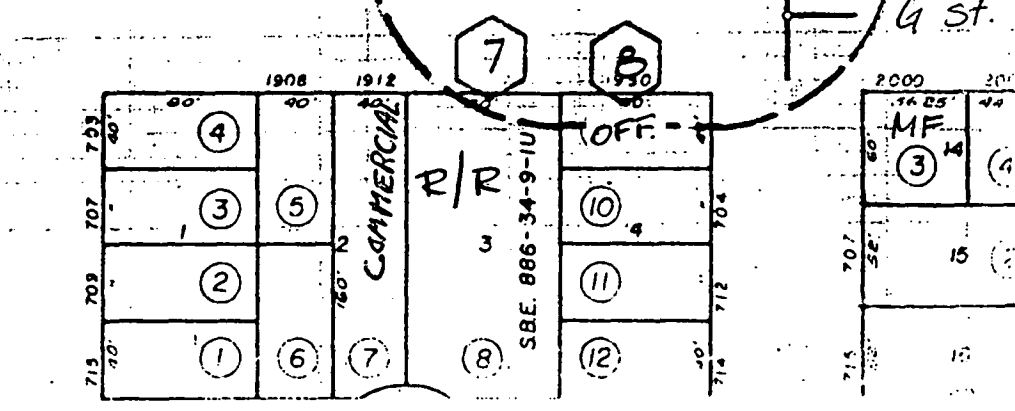
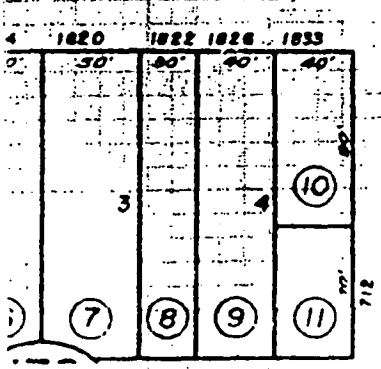
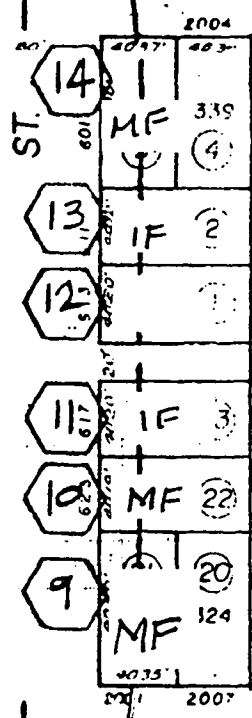
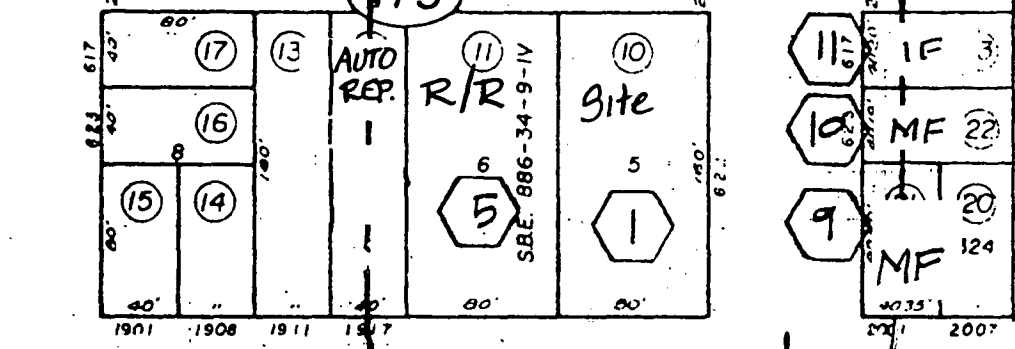
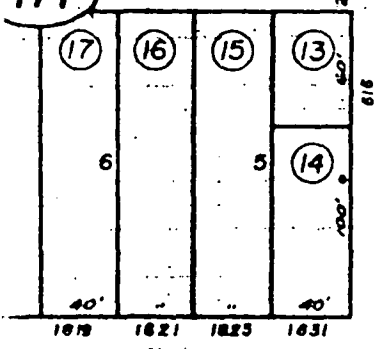
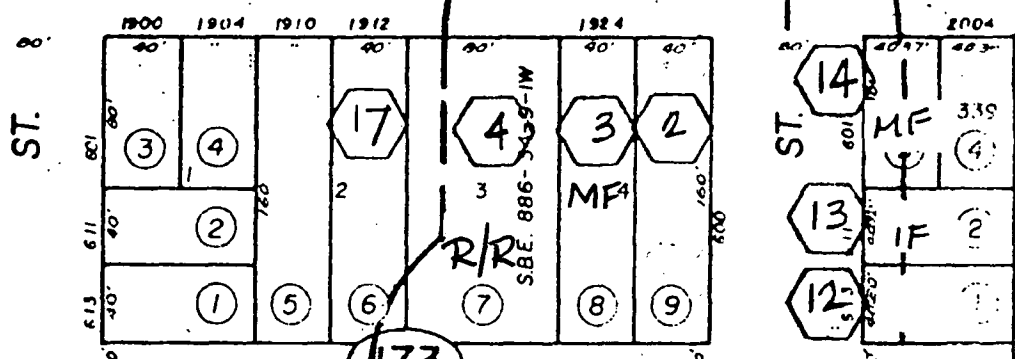
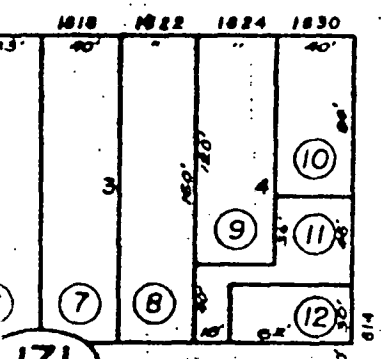
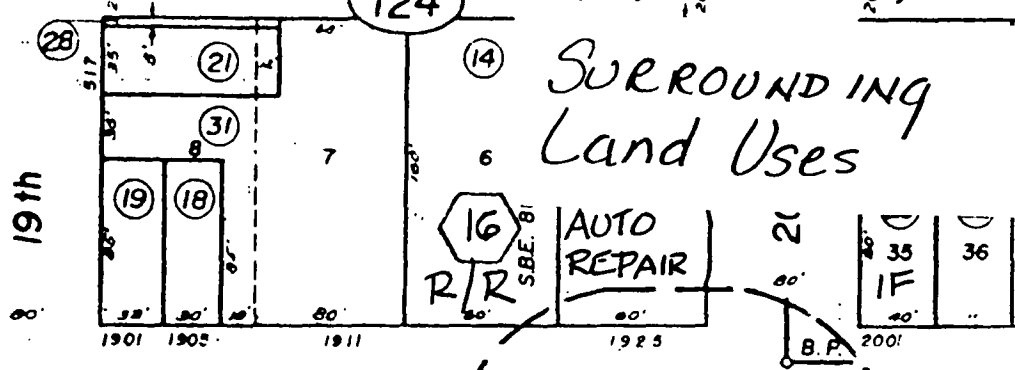
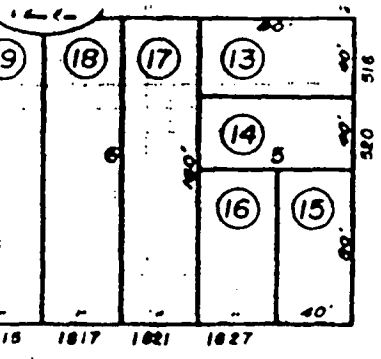
MARSHALL
SCHOOL

NEW
PARK

GROUND

EXHIBIT A

SURROUNDING
Land Uses



JORDAN JONES
20TH & G STREETS

NOV. 10, 1983

P83-383



Vitiello
Niiya Inc.

Architects

Planners

000611

1-12-84
12-15-83

No. 35

EXHIBIT B

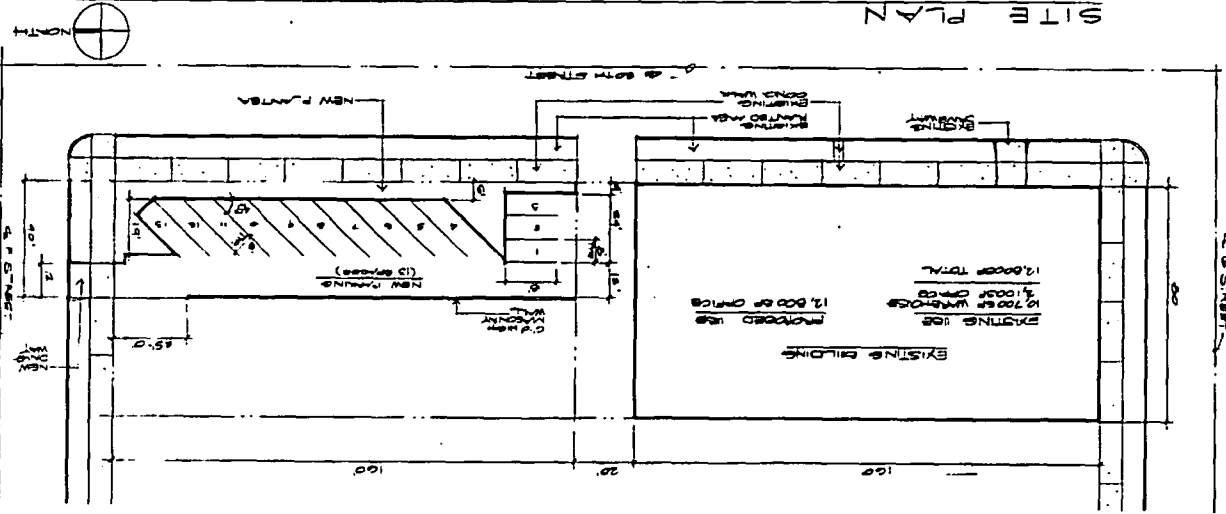
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20

Map of
LONDON JONES
20TH & 21ST STREETS

1/2" = 1' Scale
North Arrow
Vertical - N.Y.C. - Inc.

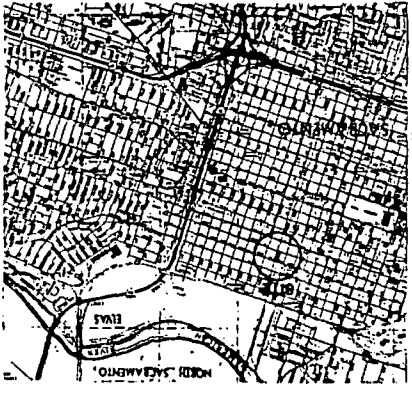


Site Plan



SITE PLAN

LOCATION MAP



PARKING CALCULATIONS

EXISTING BUILDING USE:
 2,100 S.F. OFFICES
 1,000 S.F. UNASSIGNED
 10,000 S.F. TOTAL

CONVERTING EXISTING UNASSIGNED TO OFFICES (85%):
 1,000 S.F. NEW OFFICE = 2.7 SPACES
 100 SF / CAR

10,700 SF OFFICE = 11 SPACES
 1,000 SF / CAR

16 REQUIRED NEW SPACES
 10 NEW SPACES

NEW OFFICE PARKING: 13 SPACES
 PARKING NEEDED: 3 SPACES



000612

DEC 15 1983
1-12-84

P-83383

No. 35
15

CITY PLANNING COMMISSION

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PROPOSAL: The applicant is requesting the necessary entitlements to convert a 13,000± square foot warehouse structure into an office building by locating the required parking off site.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-4
Existing Land Use of Site: Warehouse and vacant

Surrounding Land Use and Zoning:

North: Commercial; C-2
South: Offices; C-2
East: Residential; R-1B
West: Commercial and Residential; C-2

Parking Required: 16 spaces
Parking Provided: 13 spaces
Parking Ratio: 1 sp/400 sq. ft. gross floor area less
16 credited spaces

Property Dimensions: 80' x 160' office; 40' x 160' parking
Property Area: .4± acres
Square Footage of Building: 12,800 sq. ft.
Significant Feature of Site: No existing parking
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Brick red
Exterior Building Materials: Brick
Building Height: 20 feet

000602

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

1. The applicant is proposing to convert a 12,800 square foot structure from warehouse space to offices. Since no on-site parking was previously provided, the applicant is credited with 16 parking spaces, based on the original warehouse use.

1. (cont'd.)

The difference between the warehouse use and the proposed office use would be 16 spaces. A total of 16 spaces would therefore be required. The applicant is therefore requesting to locate 13 off-site spaces across the alley north of the subject site. Since the applicant cannot provide the required 16 parking spaces, a request to waive the remaining three spaces is also a part of this proposal.

2. The subject site is located in an area of the Central City characterized by a mixture of uses. Commercial uses are located north, south and west. Twentieth Street east of the subject site begins a predominately residential area.
3. There is no preferential parking program in the area. The City Traffic Engineer indicates the area is marginal in terms of on-street parking availability. This means that locating an on-street parking space is never a certainty.
4. The applicant indicates there will be 51 full-time employees on site during regular business hours. The Traffic Engineer has stated that an additional 34 to 38 cars parked on the street will create an adverse impact on the neighborhood parking situation. More than likely, spillover will spread into the residential area, eventually creating the need for preferential parking.
5. In addition, staff believes that granting the variance would constitute a special privilege extended a particular property owner. The hardship is self-imposed in that the structure could remain a warehouse and not create any additional need for parking.
6. Staff ordinarily would have no objection to the request to locate off-site parking. Staff believes, however, that granting this request in conjunction with a waiver of parking requirements, as well as a credit of additional parking, would not be based upon sound principles of land use. It will increase the demand for on-street parking and could adversely impact the adjacent residential neighborhood. Staff, therefore, cannot support either request.
7. The Planning Department received a letter of objection from a residential property owner on the east side of 20th Street. This letter indicated that the proposal would saturate the on-street parking in the residential neighborhood. (See attached letter.)

STAFF RECOMMENDATION: Staff recommends:

1. Ratification of the Negative Declaration;
2. Denial of the Variance to locate 13 required parking spaces off site, based upon Findings of Fact which follow;
3. Denial of the Variance to waive three required parking spaces, based upon Findings of Fact which follow.

Findings of Fact

- a. Granting the variances would constitute a special privilege extended an individual property owner in that the structure can remain a warehouse, thereby creating no additional parking demand;
- b. Granting the variances would constitute a disservice to the community in that:
 - 1) it would increase the demand for additional on-street parking;
 - 2) it would cause a spillover of on-street parking into a residential area, eventually creating the need for a preferential parking program.
- c. The variances are in conflict with the Transportation Goals of the 1980 Central City Plan which state:
 - Encourage the development of an overall balanced system of transportation which emphasizes public transit, protects residential neighborhoods, promotes alternatives to the single occupant automobile commuter; and which provides for safe, convenient and efficient movement of people and goods in and through the Central City;
 - Provide adequate off-street parking to meet the needs of shoppers, visitors and residents;
 - Reduce the adverse impact of commuter parking on residential streets.

000604

000615

EXISTING DRIVEWAY

EXISTING PLANTED AREA

REMOVE EXISTING DRIVEWAY
RESTORE CURB GUTTER
AND SIDEWALK

REMOVE EXISTING DRIVEWAY
RESTORE CURB GUTTER
AND SIDEWALK

REMOVE EXISTING DRIVEWAY
RESTORE CURB GUTTER
AND SIDEWALK

12,800 SF TOTAL

EXISTING USE
10,700 SF WAREHOUSE
2,100 SF OFFICE

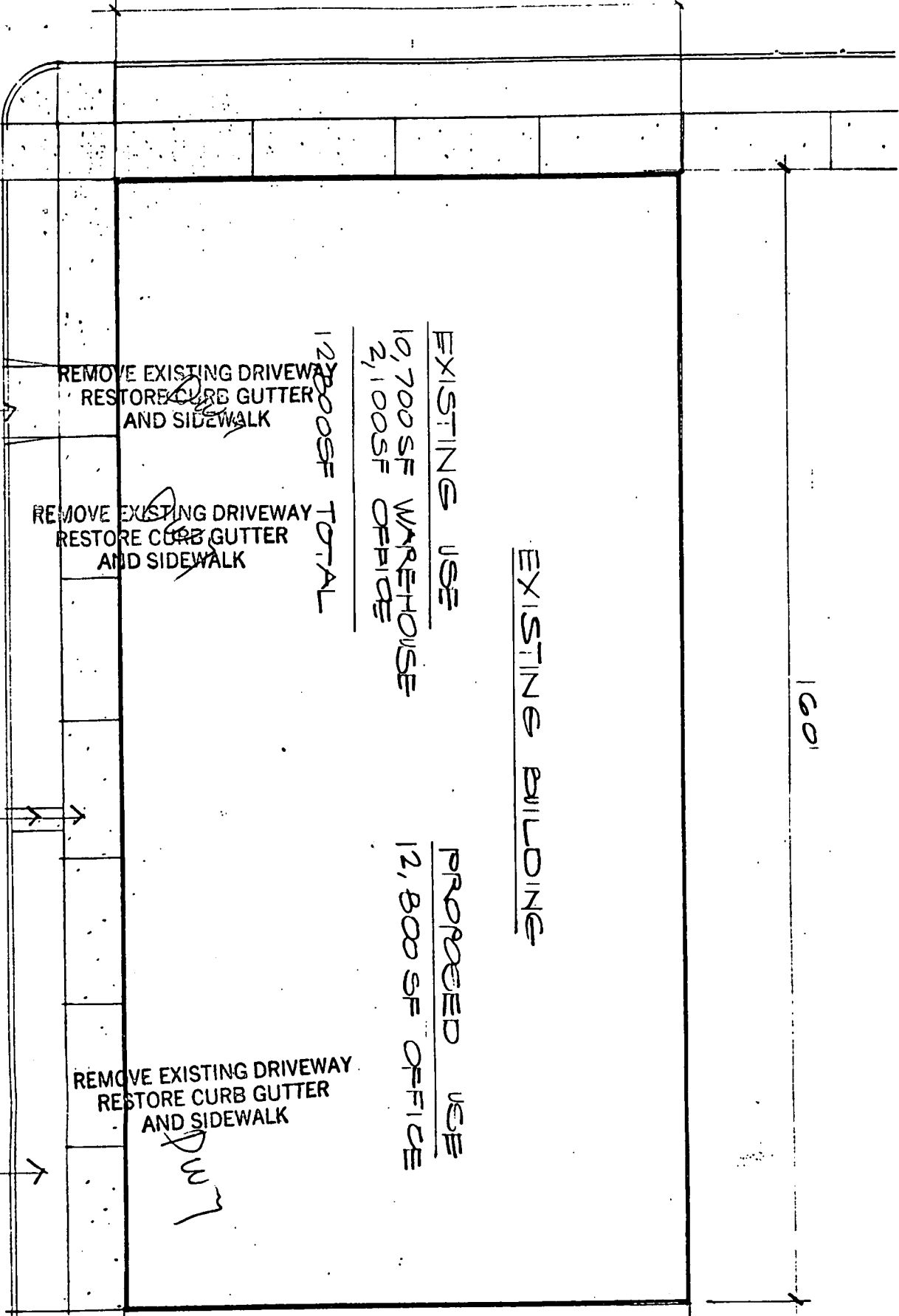
PROPOSED USE
12,800 SF OFFICE

EXISTING BUILDING

160'

20'

A. 24' 12'
B. 10'





The undersigned architect does not represent that these plans or the construction documents prepared by me or any other person for the site for which they were specifically prepared. The architect disclaims responsibility for these plans and specifications if they are used in whole or in part in any other way.

The contractor shall verify and be responsible for all dimensions and conditions on the job and the office shall be notified in writing of any conditions that the contractor and contractor agree to their drawings.

This drawing is not valid if it is used for construction without approval by the architect and owner.

Architect

Owner

LEGEND



PROPOSED QUERCUS RUBRA - RED OAK
171' ± TOTAL SHADE



PROPOSED NYSSA SYLVATICA - TYPHO
177' ± TOTAL SHADE



EXISTING TREES TO REMAIN

—|— VIB EXCRET AND PLANTING ALONG BASE OF MARKET HALL PLUS PARKA

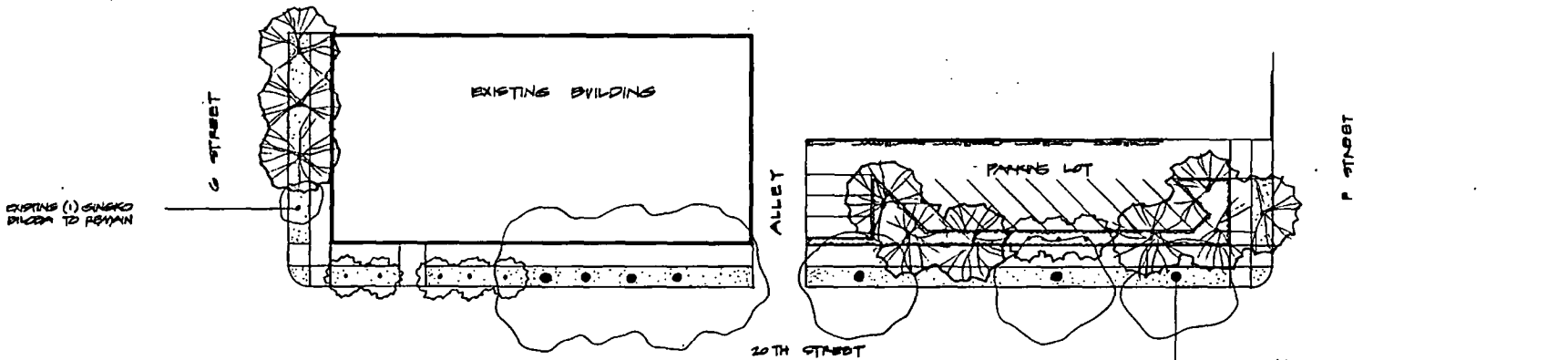


MATURE SHADE PLANTING: BOCALLENIA FRAXEOL



200 LAWN - REPAIRING ALONG STREET

NOTE: ALL PLANTED AREAS TO BE COVERED BY PUMP AUTOMATIC IRRIGATION SYSTEM



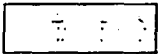
EXISTING (1) PLATANUS PACIFICANA CALIFORNIA SEAMORE TO REMAIN; PRUNE UP ALL BRANCHING AND SUCKERS AT BASE TO FIFTEEN FEET (15'-0")



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



PRELIMINARY SHADE CALCULATIONS
PARKING LOT PAVED SURFACE: 4000' ±
SHADE PROVIDED: 2423' ±
PERCENTAGE OF SHADE COVER: 60%



Page No.

PRELIMINARY LANDSCAPE PLAN

Date: 11-9-09
Sheet No.

000616