

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Darryl Chinn, 1311 Perkins Way, Sacramdnto, CA 95818		
OWNER	Glen Wong, P.O. Box 22177, Sacramento, CA 95822		
PLANS BY	Darryl Chinn, 1311 Perkins Way, Sacramento, A 95818		
FILING DATE	8/13/84	50 DAY CPC ACTION DATE	REPORT BY: SC:lr
NEGATIVE DEC.	Ex. 15311(b)	EIR	ASSESSOR'S PCL NO. 010-025-08

- APPLICATION:**
- A. Variance to Waive 2 of 6 Required Parking Spaces for an Office Use (Section 6-A-10)
 - B. Commission Determination of Parking Space Angle and Lot Design (Section 6-C-1(a))

LOCATION: 2019 S Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 2,400 sq. ft. office building on a 27 x 160 ft. lot.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1980 Central City Community Plan Designation:	Heavy commercial
Existing Zoning of Site:	C-4
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Warehouse, industrial storage; C-4
South:	Single family and apartments; C-2
East:	Commercial; C-4
West:	Commercial; C-4
Parking Required:	6
Parking Provided:	4
Property Dimensions:	27+ ¹ ' x 160'
Property Area:	0.1+ acres
Square Footage of Building(s):	2,400 sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: On July 24, 1980, the Planning Commission approved a variance to waive 3 of 10 required parking spaces inconjunction with the development of a 4,200 sq. ft. 2 story office building on the subject site (P-9064). The site was not developed within the allowable time and an extension on the variance was granted in 1981, 1982 and 1983. The applicant did not submit a request to extend the variance in adequate time in 1984 and has, therefore, submitted a new application. In June of 1984, the applicant modified the plan and reduced the size of the office to 2,400 square feet by eliminating the second story and first story parking garage. The modified site plans and elevations were reviewed by the Traffic Engineer and Planning Director and the modification was approved at staff level since the square footage of office space was reduced along with the number of parking spaces to be waived. Because the applicant was unable to secure building permits prior to July 10, 1984 the variance as modified expired.

000747

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of a 26.9' x 160' interior lot located in the Central City in an area developed with commercial, industrial and residential uses. The site fronts onto S Street with access to the parking area provided from an alley at the rear of the site. The applicant proposes to develop a 2,400 square foot office building on the site.
- B. Based upon the square footage of the proposed office building 6 spaces are required for the office use as determined by using a parking ratio of one parking space for each 400 square feet of gross floor area. The applicant is unable to provide all of the required parking spaces due to the substandard size of the lot which is exceptionally narrow and is, therefore, requesting a variance to waive 2 of the required parking spaces. During an inspection of the site staff noted that adequate on-street parking was available during business hours. Due to the narrow lot size and since adequate parking is available on the street, staff supports the applicants request to waive 2 parking spaces.
- C. The zoning ordinance sets forth standards for parking space size and design. Deviations from these standards are to be reviewed and approved by the Planning Commission. The applicants parking lot design is not standard and, therefore, requires the Commission's determination. The applicant is proposing to use a 28 degree parking angle with a 12 foot maneuvering space for a standard stall width of 8 feet and depth of 16 feet. The Traffic Engineer reviewed the proposal and indicated that as proposed, the parking lot design was workable and therefore supports the proposed design.
- D. Since the applicant has modified the exterior elevations of the office building and because the project is located in the Central City the proposal is subject to the Design Review Board's consideration and recommendation. The applicant will be required to submit plans to the Design Review Board prior to issuance of a building permit.

ENVIRONMENTAL DETERMINATION: The proposed variance is exempt from environmental review, pursuant to State Guidelines (CEQA Section 15311(b)).

RECOMMENDATION: Staff recommends the following actions:

- A. Approval of the variance to waive 2 of 6 required parking spaces subject to the following conditions and based upon findings of fact which follow:
- B. Determination that the parking lot design is consistent with the standards set forth in the ordinance.

000743

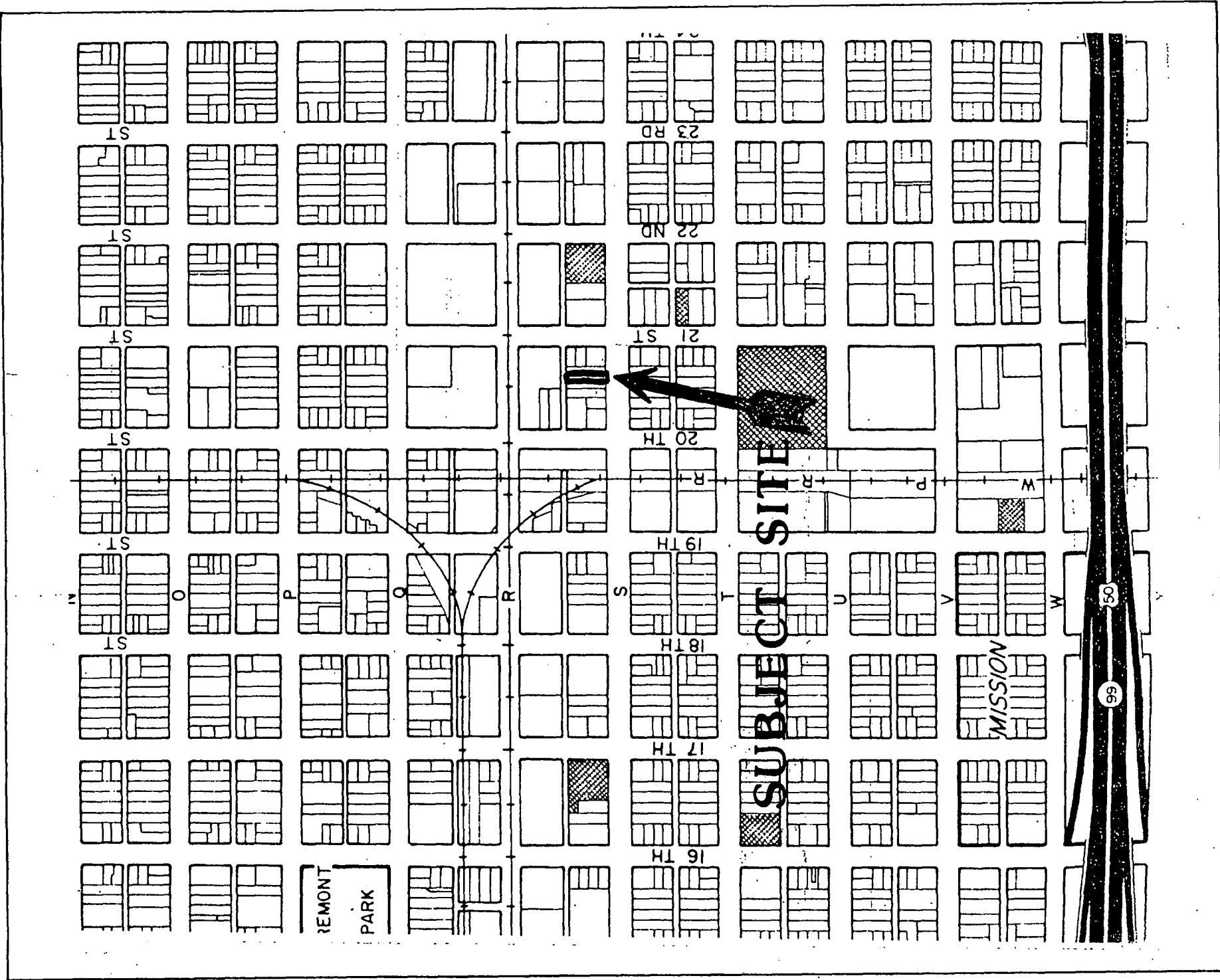
Conditions-Variance

1. The applicant shall adhere to the attached parking lot plans.
2. Building and site plans shall be submitted to the Design Review Board for review and approval prior to issuance of a building permit.

Findings of Fact-Variance

1. The requested variance does not constitute a special privilege in that:
 - a. The subject site is exceptionally narrow.
 - b. The site cannot accommodate any additional parking space.
2. The granting of a variance to reduce 2 parking spaces will not be injurious to the public welfare nor to property in the vicinity of the subject site in that the waiver of 2 parking spaces will not significantly increase on-street parking demand since adequate on street parking is available in the area during business hours.
3. The variance is not a use variance in that offices are permitted in the C-4 zone.
4. The project is in conformance with the 1974 General Plan and Central City Community Plan in that the above plans designate the subject site for commercial uses.

000749

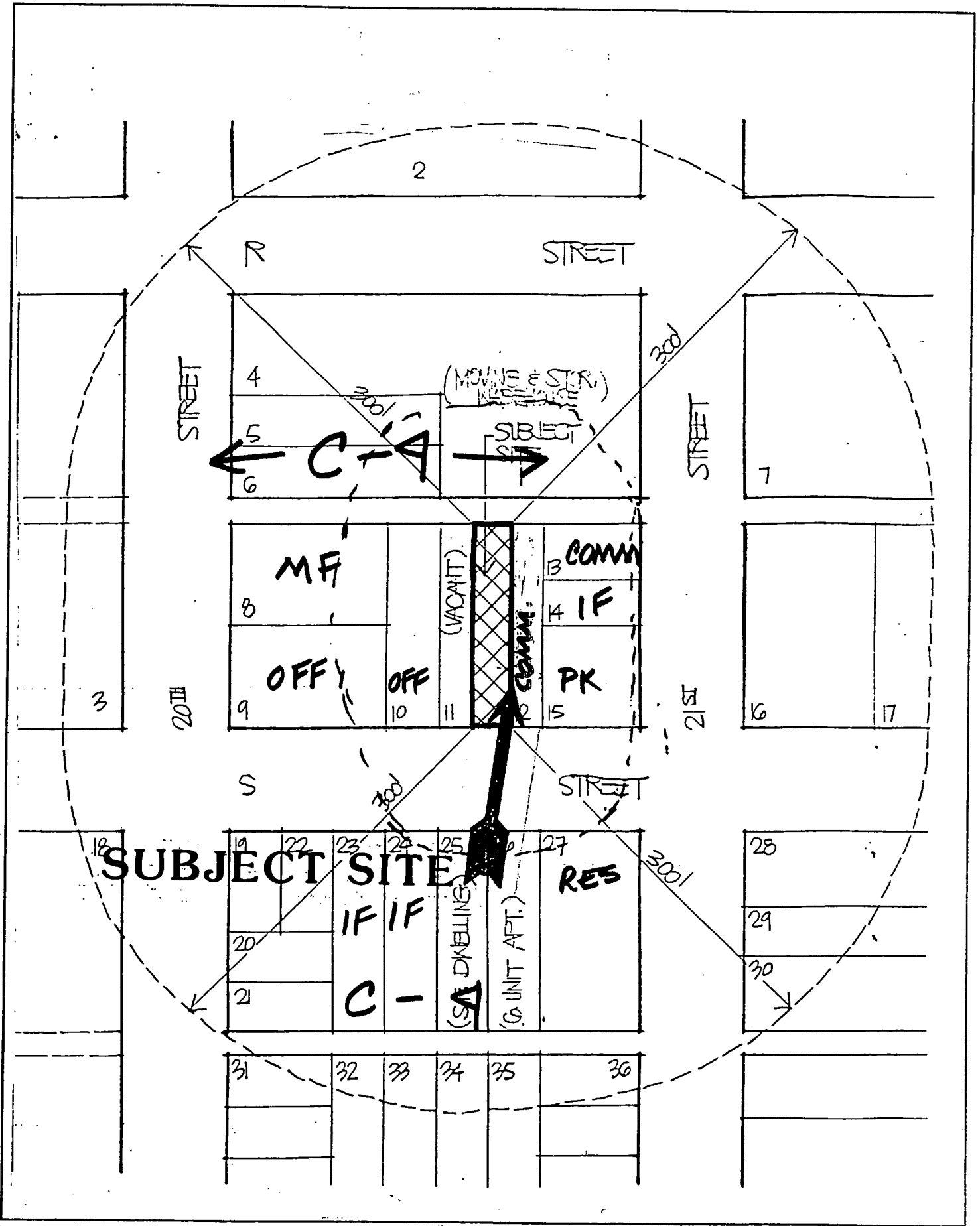


VICINITY MAP 000752

P84-316

9-13-84

No. 24



LAND USE & ZONING MAP

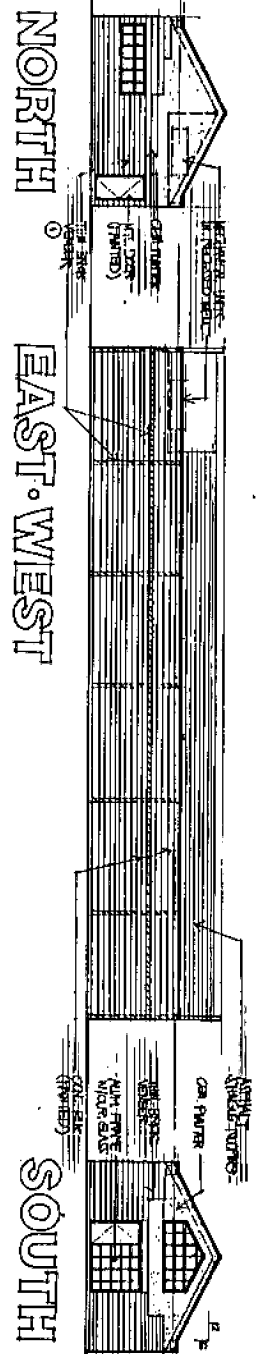
P84-316

00754

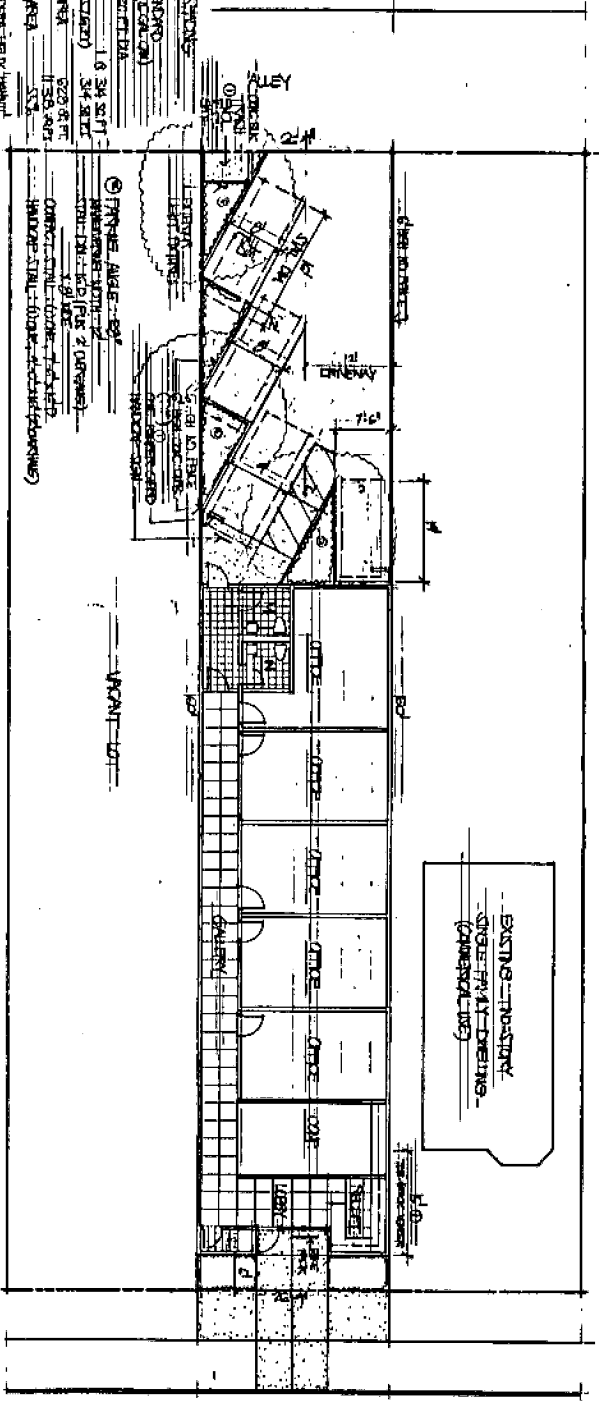
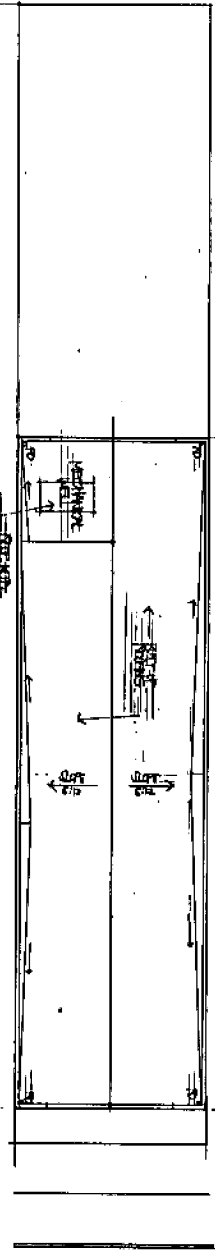
9-13-84

No. 24

000753



ROOF PLAN



SITE/FLOOR PLAN



FINISHES - 101 - STONE
 FINISHES - 102 - BRICK
 FINISHES - 103 - PLASTER
 FINISHES - 104 - PAINT
 FINISHES - 105 - CARPET
 FINISHES - 106 - TILE
 FINISHES - 107 - WOOD
 FINISHES - 108 - GLASS
 FINISHES - 109 - METAL
 FINISHES - 110 - FABRIC
 FINISHES - 111 - LEATHER
 FINISHES - 112 - VINYL
 FINISHES - 113 - LINOLEUM
 FINISHES - 114 - RUBBER
 FINISHES - 115 - OTHER

DESIGNER: [Name]
 DATE: [Date]
 SCALE: [Scale]

PROPOSED OFFICE BUILDING 2019 S ST.

DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]