

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT EDWARD COTTON, 705 F Street, Sacramento, CA 95814
OWNER EDWARD COTTON, 705 F Street, Sacramento, CA 95814
PLANS BY _____
FILING DATE 9/9/87 ENVIR. DET. EX 15303 (e) REPORT BY CV/vf
ASSESSOR'S-PCL. NO. 002-0102-016

APPLICATION: Variance to waive six required parking spaces.

LOCATION: 705 F Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert a 2,363 sq. ft. residential structure to office use.

PROJECT INFORMATION:

1984 Alkali Flat Redevelopment Plan Designation:	Residential/Office
1980 Central City Community Plan Designation:	Residential/Office
Existing Zoning of Site:	OB
Existing Land Use of Site:	Residential

Surrounding Land Use and Zoning:

North: Single Family Residential; OB
South: County Parking Lot (under construction); OB
East : Multiple Family Residential; OB
West : Single Family Residential; OB

Parking Required:	6 spaces
Parking Provided:	0 spaces
Property Dimensions:	40' x60'
Property Area:	0.06+ acre
Square Footage of Building:	2,363
Height of Building:	Two Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood
Roof Material:	Composition

BACKGROUND INFORMATION: On March 13, 1986, the Planning Commission approved a variance to waive one required parking space to allow a 385 sq. ft. office in an existing four-unit apartment. Staff recommended denial of this Variance (P86-072). On July 24, 1987, plans were submitted to the building department. These building plans showed conversion of the entire building to office. Building Department staff notified the applicant that these plans would not be approved until the required variance to waive the six required parking spaces was obtained from the Planning Commission. On July 16, 1986, the Design Review Board approved the proposed rehabilitation of the building located on the subject site (PB86-033). This rehabilitation included primarily the front porch, windows and exterior siding.

APPLC. NO. P87-403 MEETING DATE 10/22/87 ITEM NO 25

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is located on a 0.06 developed acre in the office building (OB) zone. The site is presently developed with three apartments and one office. Surrounding land use is single family residential to the north and west, County parking lot (under construction) to the south and multi-family residential to the east.

B. Proposal

The applicant proposes to renovate the interior and exterior for a structure previously used as a four-unit apartment to provide additional office space. The site plan indicates a 2,363 sq. ft. building on a 2,400 sq. ft. lot. The lot coverage of the existing 2,363 sq. ft. building prevents locating any of the required parking on-site.

The applicant has indicated to staff he has been unable to locate the required parking spaces off-site at the present time.

C. Parking

On-street parking in the area bounded by 7th and 8th Streets and E and F Streets is restricted as follows:

F Street

North side:	two hour limit; residential parking permit
South side:	future metered parking - no on-street parking available due to County parking lot construction.

8th Street

West side:	metered, two hour limit; residential parking permit
East side:	metered, two hour limit; residential parking permit

E Street

North side:	two hour limit; residential parking permit.
South side:	two hour limit; residential parking permit.

7th Street

East side:	two hour limit; residential permit parking.
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East side: two hour limit; residential permit parking
 West side: metered parking

A private parking lot is located on the northwest corner of 8th and F Street, however, the applicant has indicated this lot has no available spaces for rent.

D. Parking Variance - Staff comment

Staff conducted a survey to determine the availability of on-street parking spaces for the area bounded by 7th and 8th Streets and E and F Streets:

<u>DATE</u>	<u>TIME</u>	<u>TOTAL ON-STREET PARKING SPACES</u>
10/6/87	11:00 A.M.	13 spaces
10/7/87	3:00 P.M.	7 spaces
10/8/87	10:30 A.M.	8 spaces

Although the above survey indicates limited on-street parking availability, staff does not support the variance request to waive the six required parking spaces. Staff's concerns are that the downtown area is already heavily impacted with respect to on-street parking spaces availability. The variance request is not consistent with the intent of the 1980 Central City Community Plan transportation goal to, "Provide adequate off-street parking to meet the needs of shoppers, visitors and residents." There are several single family residences and multiple family units located in the vicinity of the subject site. Granting this variance request could establish a precedence. If the other existing residential development in the project vicinity were to convert to similar office use, the future cumulative impacts of this type of conversion would only increase the impacts on the already limited on-street parking.

Therefore, staff cannot find any justification to support a variance to waive six required parking spaces. There are no hardships or unusual circumstances involved. The fact the applicant wants to convert the apartment units to an office does not, in itself, constitute a hardship. Any change in the use of the existing building should be conditioned on providing the required parking off-site.

In conclusion, staff feels this property must bear its burden of providing the required parking to avoid negatively impacting neighborhood integrity. Waiver of any required parking will only increase on-street parking demand in this and adjoining areas.

E. Interdepartmental Review

This proposal was reviewed by the City Departments of Traffic Engineering, Building Inspection, Alkali Flat PAC and the Sacramento Housing and Redevelopment Agency and the following comments were received:

Alkali Flat PAC

The Alkali Flat PAC met on October 7, 1987 to review the variance request to waive six parking spaces for the bail bond agency office located at 705 F Street. Following review, the Alkali Flat PAC voted to recommend to the Sacramento City Planning Commission that the subject parking variance request be denied (PAC vote 9 ayes, 3 abstentions). The Alkali Flat Redevelopment area is experiencing an increase in the number of commuters that park their automobiles in the two hour residential F permit parking area, thereby, limiting the parking spaces for the residents of Alkali Flat. The Alkali Flat PAC recommends that the owner of the bail bond agency provide sufficient off-site parking to meet the standard zoning requirements.

Sacramento Housing and Redevelopment Agency

The Agency has recieved a site plan review for Ed Cotton's Bail Bond Offices wherein the owner requests a waiver of six (6) parking spaces as part of a rehabilitation project which converts residential units to office space.

The Agency staff and Project Area Committee's position on similar requests is to deny the waiver and recommend that the applicant seek off-street parking alternatives. This position has become necessary as the result of Alkali Flat residents' complaints to the Project Area Committee (PAC) and is a problem highlighted in the Alkali Flat Parking Study.

The Parking Study states that, "some employees are parking in the two-hour zones and move their cars regularly to avoid receiving a parking ticket. More frequent enforcement would help but not eliminate this problem." and ".... there is very limited public parking in Alkali Flat."

Staff notes that the site review plans emphasize that two-hour parking meters have been installed on the block surrounding the project. For reasons described above, the existence of these meters does not reduce the conflict between resident and commuter parkers. Since private off-street parking is available and advertised within the area, Agency staff recommends that the owner consider a long-term lease in order to meet standard zoning requirements.

RECOMMENDATION

The Agency recommends denial of the requested waiver of six parking spaces for the 705 F Street project and recommends that the owner lease sufficient parking spaces to meet code requirements as a condition of project approval.

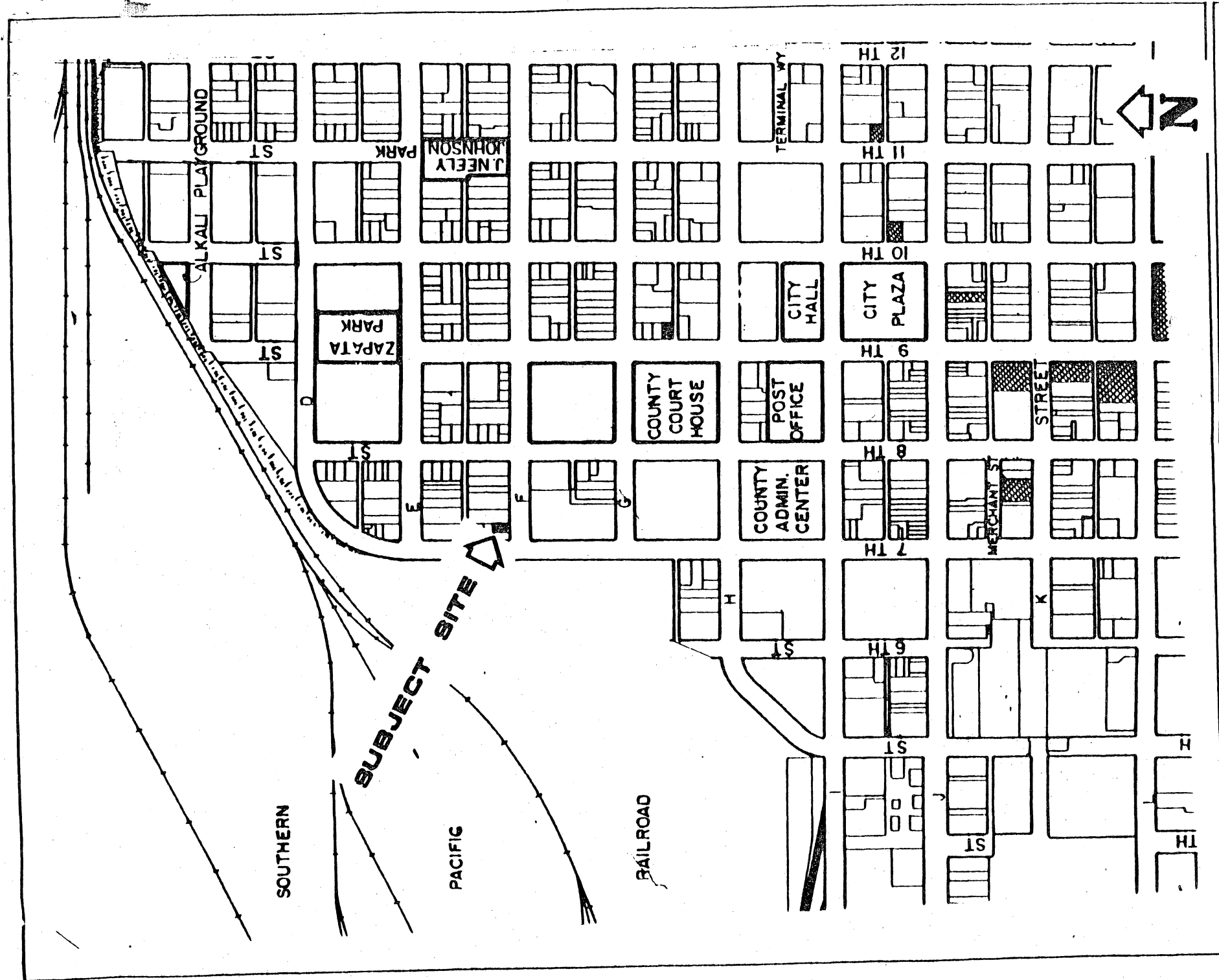
ENVIRONMENTAL DETERMINATION: This proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303(e)).

STAFF RECOMMENDATION: Staff recommends the following action:

Denial of the variance request based upon Findings of Fact which follow:

Findings of Fact

1. The variance, if approved, would be a special privilege extended to one individual property owner, in that office space which provides the required parking is available in the Central City area.
2. The variance, if approved, would be injurious to the public welfare and to neighboring properties in this vicinity, in that the proposed waiver would increase the demand for on-street parking in the area.
3. The proposed variance is not consistent with the 1980 Central City Plan's transportation goal to "provide adequate off-street parking to meet the needs of shoppers, visitors and residents."



VICINITY MAP

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10-22-87

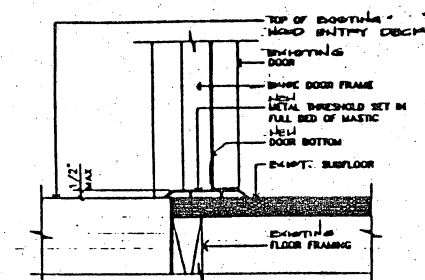
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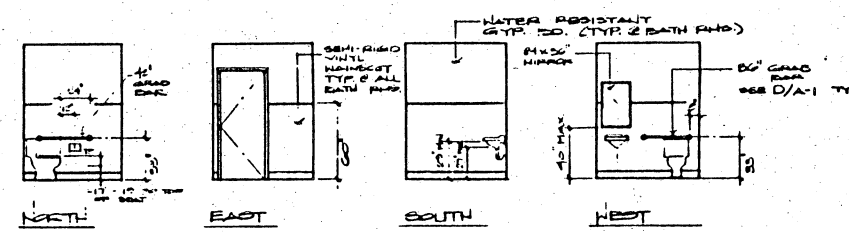


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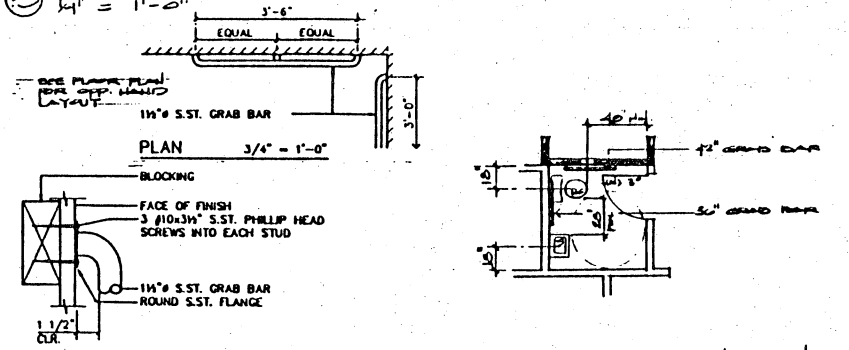
ITSM



(A) IN-SWING THRESHOLD 5' - 1'



(F) H.C. BATHROOM - INTERIOR ELEVATIONS



(D) TYPICAL GRAB BAR $3" \times 1'-0"$
 (C) H.C. TOILET ROOM PLAN $4' \times 1'-0"$

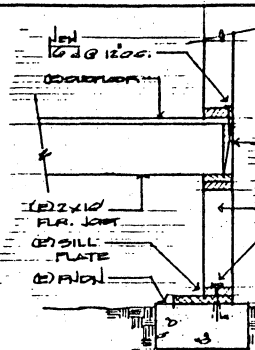
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SITE PLAN

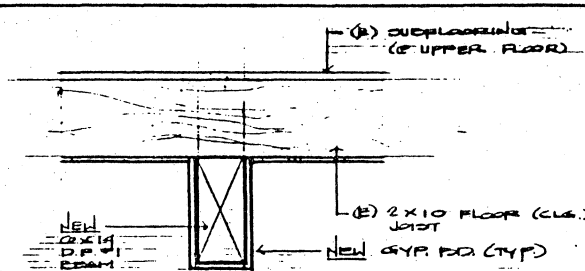
GENERAL NOTES:

1. ALL NEW STUD WALL CONSTRUCTION SHALL BE 1/2" G. CHIN.
2. ALL NEW GYP. BO. SHALL BE 5/8" TYPE-X, DSB WATER RESISTANT GYP. BO. (2 BATHROOMS).
3. ALL FIXTURES INDICATED IN (E) BATHROOMS ARE NEW.
4. ALL NEW WORK PER APPLICABLE AND REQUIRED CODES.
5. PROVIDE NEW 2" X 4" RAFTERS 1/2" SOLID PLK'S @ (E) ROOF STRUCTURE TO SUPPORT NEW ROOF TOP MECHANICAL UNITS. (SEE M-1).
6. PROVIDE SHEET VINYL FLOORING 1/2" COVER BASE @ BATHROOMS (TYP).
7. SEE SHEET A-1 FOR RECONSTRUCTED (E) FRONT & REAR PORCHES - COORDINATE.
8. PROVIDE NEW 2" X 4" ROOF RAFTERS @ 12" O.C. BETWEEN (E) 2" X 4" RAFTERS (TYP) IN THIS AREA ONLY. ALSO SEE SHEET M-1 FOR ADD'L 2" X 4" @ REAR UNIT.



A (N) BEAM @ (E) FLOOR JOIST
1/2" = 1'-0"

B RECONSTRUCT (E) FNDN
1" = 1'-0" (E REAR (D) ADD'L ONLY)



C NEW BEAM @ (E) STUD WALL
1" = 1'-0"

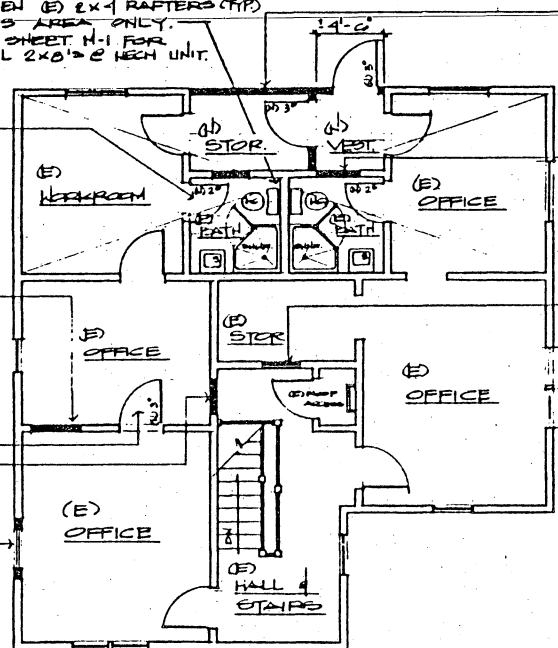
REMOVE (E) DOOR
INSTALL NEW 2"
DOOR (TYP @
BATHROOMS)

RECONSTRUCT (E)
WALL AS INDICATED

NEW 5" DOOR IN NEW
FRAME - MATCH (E)
DOOR DESIGN & TRIM
(TYP)

REMOVE (E) DOOR
PATCH & REPAIR
WALL AS REQ'D

NEW DCL. HUNG
WINDOW - MATCH (E)
SIZE & DESIGN.
PATCH & REPAIR
WALL AS REQ'D



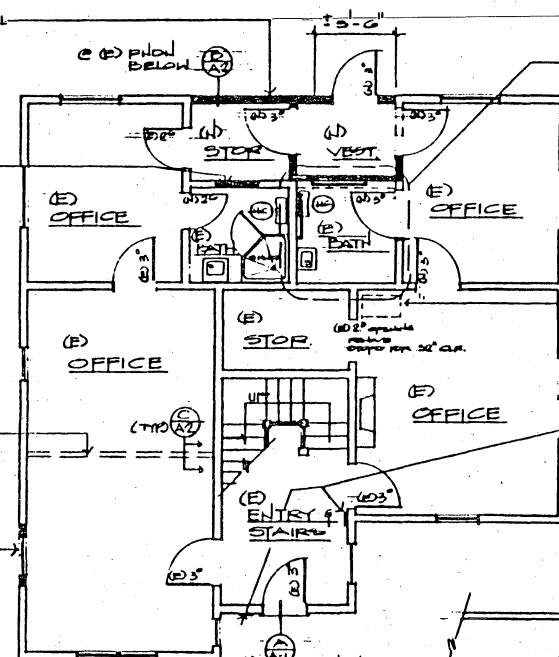
RECONSTRUCT (E) WALL
AS SHOWN

REMOVE (E)
WINDOW - PATCH
& REPAIR TO
MATCH (E) SURFACE
(TYP @ BATHROOMS)

REMOVE (E)
WINDOW - PATCH
& REPAIR TO
MATCH (E) SURFACE

NEW BEAM
SEE
(A)

NEW DCL. HUNG
WINDOW - MATCH (E)
SIZE & DESIGN.
PATCH & REPAIR
WALL AS REQ'D



SEE SHEET
A-1 FOR
HANDICAPPED TOILET
ROOM PLAN &
DETAILS

REMOVE (E) HEATER
& ALL PIPING, DUCTS
ETC. PATCH & REPAIR
ALL HOLES.

HANDICAPPED
ACCESSIBILITY
SIGN: WHITE ON
BLUE BACKGROUND
INTERNATIONAL
ACCESSIBILITY
SYMBOL (FIGURE
IN WHEEL CHAIR),
TEXT "ENTRANCE"
BELOW SYMBOL

(E) SUPERFLOORING
@ UPPER FLOOR

NEW
2" x 10" TORNAILS
EA. SIDE -
(E) DCL TOP
PLATE

NEW
SINCHRON. ACE ROOF
CAP EA. SIDE
NEW
DCL 2" x 6" @ BA.
END

LEGEND

- EXISTING WALL
- EXISTING TO BE REMOVED
- NEW WALL / WALL TO BE RECONSTRUCTED
- (N) NEW
- (E) EXISTING

UPPER FLOOR

MAIN FLOOR

FLOOR PLANS

CONSTRUCTION
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