

City Planning Commission
Sacramento, California

Members in Session:

Subject: Revocation of a Special Permit to develop a 15 space parking lot at
720 E Street (R-4A zone) for office development located at 819 F Street

Location: 720 E Street

Summary: The applicant was granted a variance and special permit to develop off-site parking at 720 E Street for office use located at 819 F Street. The applicant subsequently located another off-site parking area and will no longer require the 720 E Street location for parking. Since the applicant will not be using the site as proposed, staff is recommending the Special Permit to develop a parking lot be revoked.

Background Information: The subject site is located in the Alkali Flat neighborhood which is presently being used for office and residential purposes. The site is currently zoned for residential use, however, the applicant received Special Permit approval to develop off-site parking on this parcel.

On June 10, 1982 the Planning Commission approved this Special Permit request subject to conditions. The applicant has since located an alternate location for the off-site parking that is necessary for the office development on 819 F Street. The new off-site parking location is presently developed for this use and the E Street site will not be needed for the office use.

The subject site will no longer be developed and used as approved by the Commission, therefore staff is recommending revocation of the Special Permit to insure that future use and development of the site will be consistent with policies established in the Central City Plan and the Alkali Flat Plan.

Recommendation: Staff recommends that the Special Permit be revoked based on the following findings:

Findings of Fact - Special Permit Revocation

1. The subject site is no longer to be used and developed as originally proposed and approved. The Special Permit was approved under certain conditions that would insure compatibility with the surrounding area and these conditions are not applicable due to the proposed changes.
2. The Special Permit will be detrimental to public welfare in that it will not be used as originally proposed and conditioned which could create adverse effects on the neighborhood by future users of the subject site.
3. The Special Permit is not consistent with the General Plan and Zoning Ordinance in that the conditions under which the project was approved are no longer applicable and, therefore, could encourage future uses such as parking lots which are incompatible with existing residential uses.

Respectfully submitted,



Wilfred Weitman,
Senior Planner

P82-032

December 16, 1982

Item 4

003282

City Planning Commission
Sacramento, California

Members in Session:

- Subject: 1. Rezoning from R-4A to R-0.
2. Special Permit for development of office uses in R-0 zone.
3. Variance to waive four required parking spaces.
4. Variance to waive the required six-foot high masonry wall.

LOCATION: 819 "F" Street

SUMMARY

The owner proposes to retain an office use on the second floor and rehabilitate the first floor to residential use in an existing residential structure. The owner continued this item from the March 25, Commission hearing. Since the Commission continued a similar project at 721 "F" Street and there is a pending Moratorium Ordinance relative to Special Permits to establish office uses in the Alkali Flat Redevelopment Project Area, staff recommends the Commission continue this item.

BACKGROUND INFORMATION

The subject's property contains a two-story residential structure. The first floor is vacant, however, the second floor has been used as an attorney's office since April 1981. After receiving several complaints regarding the illegal use of the subject property for offices without necessary entitlements, the staff issued a misdemeanor warning to the occupants and informed the owner to abate this violation within 15 days.

The owner, subsequently, filed an application for rezoning, Special Permit, and Variance to retain the second floor for office use and rehabilitate the first floor for a one-family unit, and waive the four required parking spaces. This project was scheduled for the March 25, 1982 Commission hearing. However, the owner requested this item be continued to the April 8, 1982 hearing.

STAFF COMMENT

1. A similar project at 721 "F" Street was considered by the Commission on March 25, 1982. This project, however, had the required parking spaces on the building site. The Redevelopment Agency staff as well as the Alkali Flat Project Area Committee suggested that the project be continued so that the Redevelopment Commission and PAC can review the project. The Commission, therefore, continued the project at 721 "F" Street for 30 days (to April 22, 1982).
2. The subject project is scheduled to be reviewed by the Housing and Redevelopment Commission on April 19, 1982 and the Alkali Flat Project Area Committee on April 14, 1982.
3. At the City Council meeting on March 23, 1982, the Council directed the staff to prepare an emergency ordinance establishing

a moratorium on Special Permits to establish office uses in zones designated R-0 in the Alkali Flat Redevelopment Project Area. This ordinance will be considered by the City Council on April 13, 1982. The subject project would be affected by this proposed ordinance.

4. Since there is a pending moratorium ordinance and since the Commission has continued a similar project at 721 "F" Street, staff recommends continuance of the subject project to the April 22, 1982 hearing.

STAFF RECOMMENDATION

Staff recommends this item be continued to the April 22, 1982 Commission hearing.

Respectfully submitted,



Wilfred Weitman
Senior Planner

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