

CITY PLANNING COMMISSION

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

APPLICANT	Graber/Rasmussen Architects, 923-20th Street, Sacramento, CA 95814				
OWNER	Paul Page, 1900 Third Street, Ste. 400, Sacramento, CA 95814				
PLANS BY	Graber/Rasmussen				
FILING DATE	8-9-85	ENVIR. DET.	EX15311(b)	REPORT BY	FG/kt
ASSESSOR'S-PCL. NO.	010-054-11				

APPLICATION: Variance to reduce the required parking spaces from 5 to 3.

LOCATION: 2830 S Street.

PROPOSAL: The applicant is requesting the necessary entitlements to reduce the required parking spaces from 5 to 3.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Print shop

Surrounding Land Use and Zoning:

North: Office, retail, light industrial; C-2
South: Office, retail, residential; C-2
East: Business 80; TC
West: Retail, residential, auto repair; C-2

Setbacks:	Required	Provided
Front:	None	Zero
Side(Int):	None	6"
Side(St):	None	5'
Rear:	None	10'

Parking Required:	5 spaces
Parking Provided:	3 → 4 spaces
Property Dimensions:	40' x 80'
Property Area:	3200 sq. feet
Square Footage of Building:	2170 sq. feet
Height of Building:	15 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials	Brick
Roof Material:	Not visible.

*Approved
9-12-85 CPC*

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a 3,200 sq.ft lot which is developed with a vacant print shop. The site is zoned General Commercial (C-2) and is designated for commercial uses on both the General Plan and the 1980 Central City Community Plan. Surrounding uses include offices, general commercial and Business 80 freeway.
- B. The applicant is proposing to remodel the existing vacant print shop into a graphic design studio/office. The existing building is 2,170 sq. ft. in size. The proposed use is similar to the previous use, however the Zoning Ordinance requires five spaces be provided for the proposed graphic design studio/office. Only three parking spaces are located on site. The applicant is therefore requesting a variance to waive two required parking spaces.

Staff has reviewed the variance request and has no objection to the granting of the variance. Based on the fact that the proposed use is similar in nature to the former use of the site; that the lot is substandard in size; and size; and that the lot is already developed with a commercial structure.

In addition, staff observed the on - street parking along "S" street and 29th Street have a two hour parking time limit.

Staff therefore concludes from the above data that the waiver of two parking spaces would not significantly increase the on street parking demand in the immediate area.

- C. The proposed has been reviewed by the Traffic, Fire and Building Inspection Divisions. No comments have been received.

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

RECOMMENDATION: Staff recommends the following:

Approve the variance based upon the findings of fact which follow.

Findings of Fact

1. Granting the variance does not constitute a special privilege extended an individual applicant in that:
 - a. Similar parking variances have been granted for similar projects in other localities in the Central City.
 - b. The subject site is substandard in shape and is built upon, making strict adherence to the Zoning Ordinance a hardship.
2. Granting the request does not constitute a use variance, in that the site is zoned for commercial uses.

3. Granting the variance is not injurrouis to public welfare or to public welfare or to property in the vicinity, in that:

It will not significantly alter the commerical characteristics of the neighborhood, or increase the on-street parking demand.

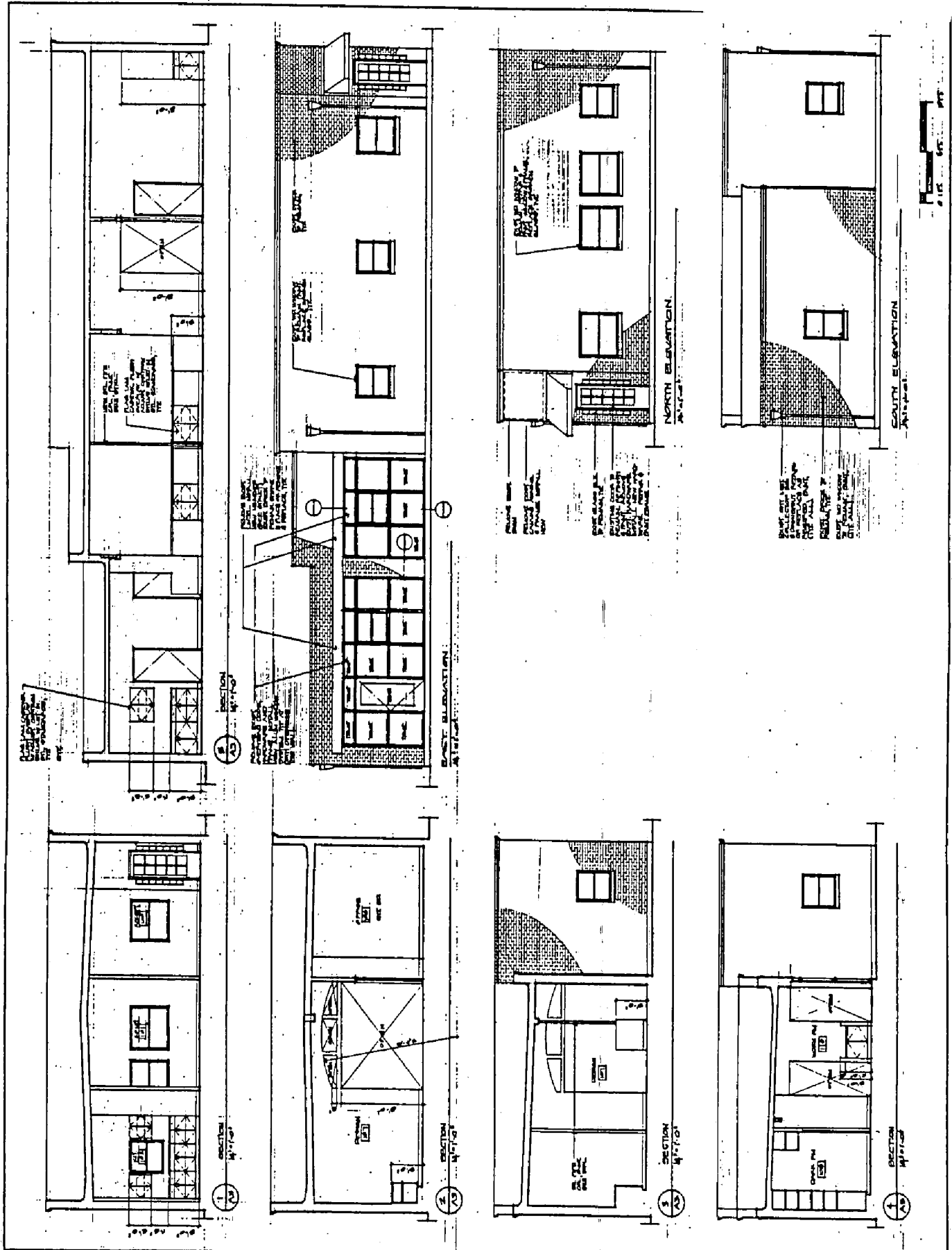
4. Granting the variance is compatible with the 1974 General Plan and the 1980 Central City Plan which designate the site for commerical uses.

Quaker/Remmersma
Architects

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Sacramento, Ca. 95814
916 444-6952

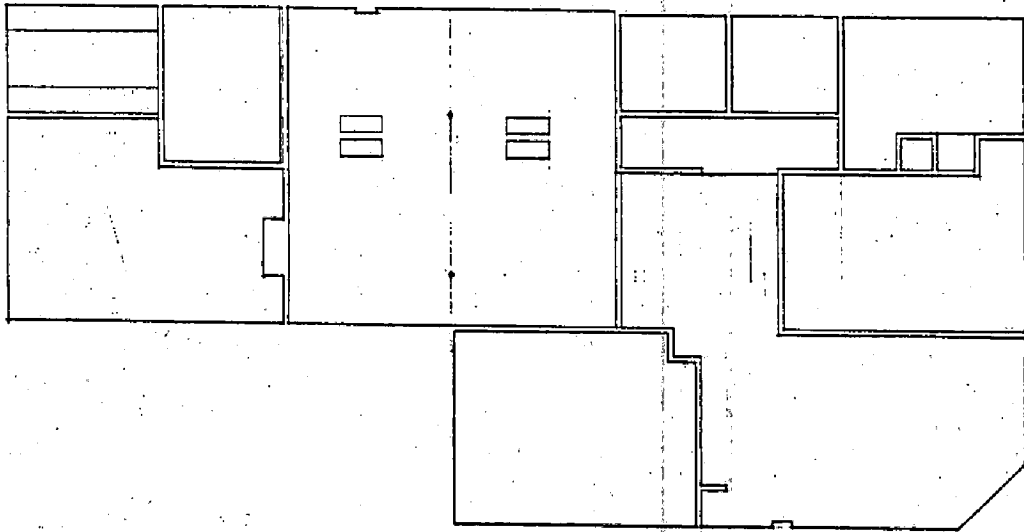
PAGE DESIGN
STUDIO
1000 S STREET
SACRAMENTO, CA

EXHIBIT B ELEVATIONS

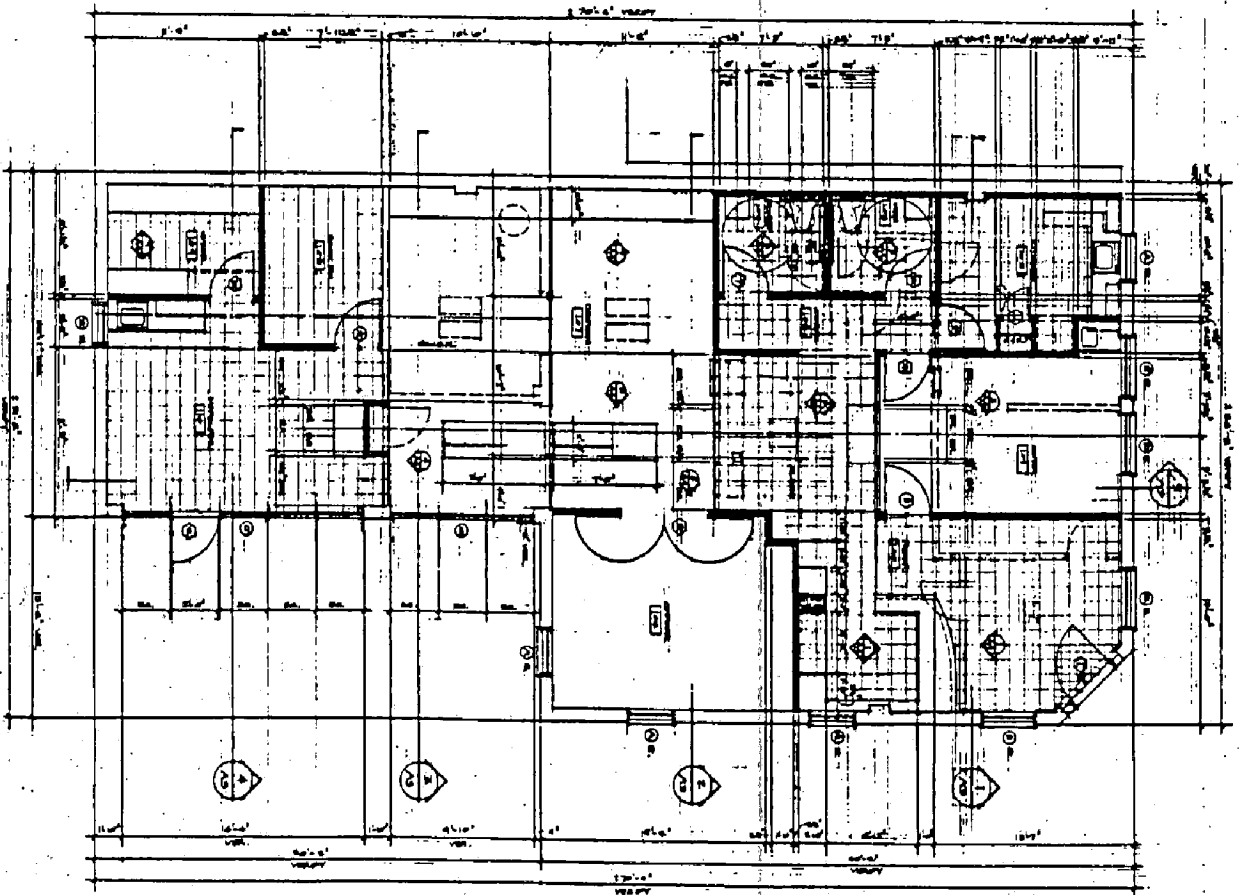


1/16" = 1'-0"

EXHIBIT C FLOOR PLANS



CEILING PLAN
A1 (1/2)



FLOOR PLAN
A2 (1/2)



Author/Designer
Architects

523 20th Street
SACRAMENTO, CA 95
916 444 6382

Project Director
Architect
Date of Printing
Drawing No.

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