

CITY PLANNING COMMISSION

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

APPLICANT	Foothill Partners, 2020 I Street, Sacramento, CA 95814				
OWNER	Foothill Partners, 2020 I Street, Sacramento, CA 95814				
PLANS BY	Foothill Partners, 2020 I Street, Sacramento, CA 95814				
FILING DATE	2/4/87	ENVIR. DET.	EX 15311b	REPORT BY	JP:kh
ASSESSOR'S-PCL. NO.	002-161-17,18				

- APPLICATION:**
- A. Variance to locate two required parking spaces for a proposed office use off-site on an adjacent lot (6-A-10);
 - B. Variance to reduce the required parking space maneuvering area from 26' to 22' (6-C-1-a);
 - C. Variance to reduce the required parking lot tree shading requirement from 50% to 34% (6-D-19);
 - D. Variance to waive the required six-foot high solid masonry wall between residential and non-residential uses (3-7-b-1). (WITHDRAWN)

LOCATION: 1215 G Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 40' x 80' interior lot with a six-space parking lot for an adjacent office use in the C-2 zone.

PROJECT INFORMATION:

1874 General Plan Designation:	Commercial
1980 Central City Community Plan Designation:	Commercial
1984 Alkali Flat Redevelopment Plan Designation:	Commercial

Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant and welding shop converted to office use

Surrounding Land Use and Zoning:

North:	Multiple Family; C-2
South:	Office; C-2
East:	Residence, Laundry; R-3A
West:	Parking Lot; C-2

Parking Required:	2 spaces
Parking Provided:	6 spaces
Property Dimensions:	Parking Lot: 40' x 80'; Proposed Office: 60' x 80'
Property Area:	0.18+ acres total
Square Footage of Building:	4,800 sq. ft.
Exterior Building Materials:	Brick

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two lots totaling 0.18+ acres in the General Commercial (C-2) zone. A 4,800+ square foot structure, formally used as a welding shop, is located on the eastern lot. The 40 foot by 80 foot western lot is unimproved and used for vehicle parking and storage. Surrounding land uses are: residential uses; a laundry and vacant land zoned R-3A to the east; a victorian style structure used for multiple-family residential and commercial uses zoned C-2 to the north; and commercial and office uses zoned C-2 to the south and west. The site is designated for commercial uses by the 1980 Central City Plan and 1984 Alkali Flat Redevelopment Plan.

The applicant proposes to convert the existing structure into an office building. No on-site parking currently exists for the building and a credit of 10 parking spaces can be given based on past uses of the structure (1:500 ratio). The proposed office use requires 12 parking spaces. Using the 10 space credit, two parking spaces are required for the office use. The applicant proposes to develop the adjacent 40 foot by 80 foot lot as a parking lot and locate the two required spaces in the lot. Variances to locate the two required spaces off-site, to reduce the maneuvering area and a portion of the 50 percent tree shading requirement for the parking lot, and to waive the solid wall along the north property line are requested. Staff finds that the proposed office and parking lot development is consistent with the commercial land use designation for the site.

B. Parking Lot Site Plan Design

At the entrance to the proposed parking lot are two large elm trees in the City right-of-way. The City Arborist has determined that these trees are two of the best specimens in the City and should not be removed. The applicant will be applying for a variance through the Public Works - Traffic Engineering Division to use the existing driveway for the proposed parking lot in order to save these two trees. This driveway variance will be heard by the City Council.

The proposed parking lot site is only 40 feet wide and a variance is requested to reduce the required maneuvering width to 22 feet. At staff suggestion the applicant has designed the parking spaces to be 9-feet wide to compensate for the lack of maneuvering depth. Planning and Building Division staff find that this site plan modification will compensate for the reduction in maneuvering area.

The applicant is also requesting a variance to reduce the 50 percent shading requirement. A new tree will be planted on the site which will produce 34 percent shading for the site. A second tree could be planted in the southern planter on the site which would achieve the 50 percent shading requirement. A tree planted in this area, however, would grow misshapen and probably die due to the fact it would be planted under the existing elms. Planting a new tree in this area may also be harmful to the root system of the existing elms. The shade produced by existing off-site trees and the proposed new tree will exceed the 50 percent shading required for the site. Staff, therefore, does not object to the variance request to reduce the shading requirement to 34 percent.

The project has been reviewed by the City Traffic Engineering Division. As noted above, a variance will be required to utilize an existing driveway of substandard width. Traffic Engineering recommends that the planter at the southwest corner of the site be extended to a length of approximately 12 feet from the western property line and if either of the City's elm trees are removed in the future that the driveway be redesigned to meet the requirements of the Traffic Engineering Division.

C. Off-Site Parking

The applicant owns the two lots which comprise the subject site. For financing purposes the applicant is required to keep the two lots separate. The two required parking spaces for the office building on the eastern lot, therefore, are proposed to be on the adjacent western lot and the applicant is requesting a variance to locate the required parking off-site. Staff has no objection to this request as long as an agreement is recorded which indicates that the parking lot on the western lot provides the required parking for the office building on the eastern lot.

D. Neighborhood Comments

On March 4, 1987, the project was reviewed by the Alkali Flat Project Area Committee. They had no objections to the proposed parking lot and office use for the site.

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

RECOMMENDATION: Staff recommends the following actions:

- A. Approve the variance to locate two required parking spaces off-site subject to conditions and based upon findings of fact which follow;
- B. Approve the variance to reduce the required parking space maneuvering area to 22 feet subject to conditions and based upon findings of fact which follow;
- C. Approve the variance to reduce the required parking lot tree shading requirement to 34 percent subject to conditions and based upon findings of fact which follow; and

Conditions

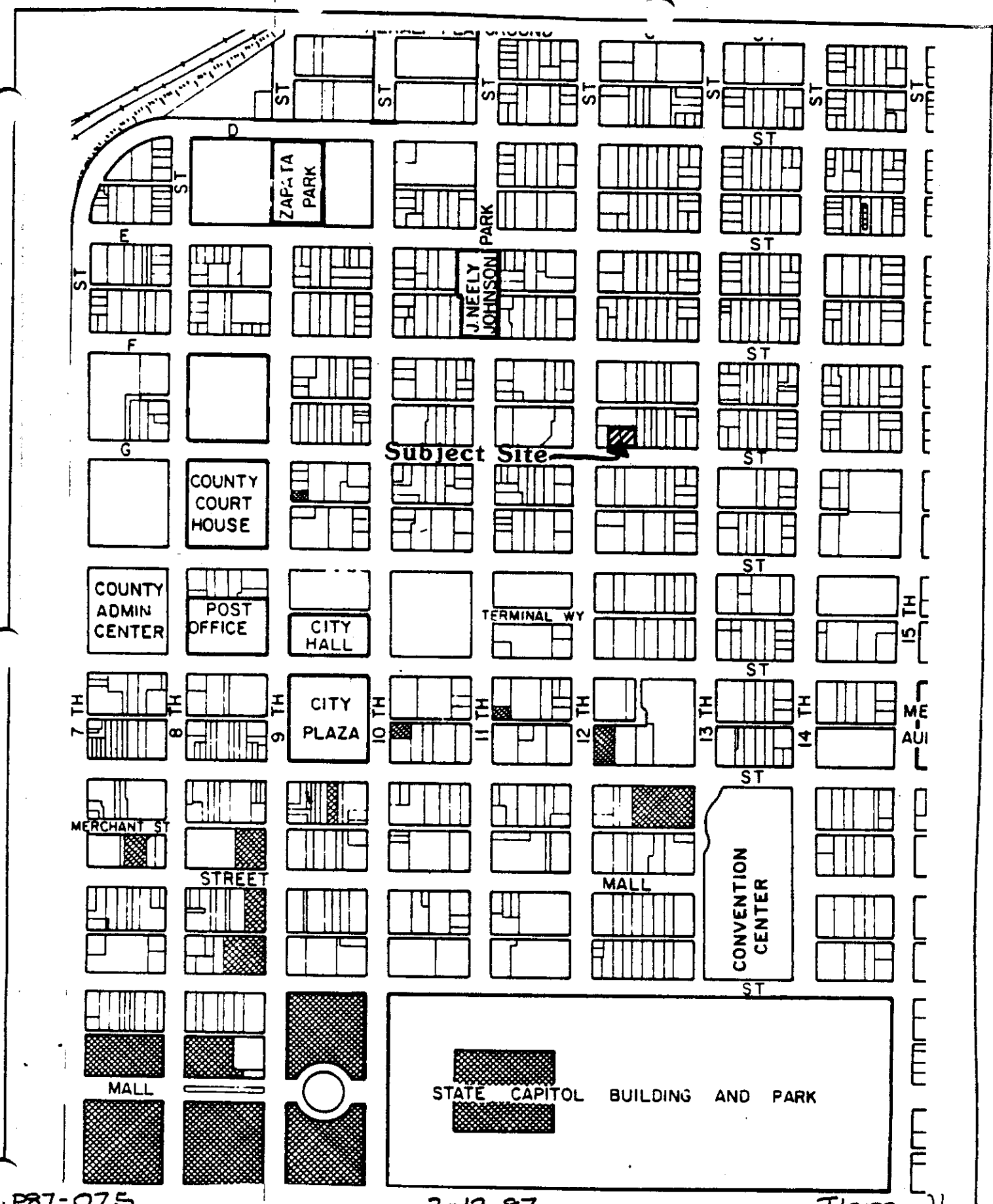
1. Revised landscape, shading and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits. Screening shrubs shall be planted in the southern planter and the planting area for the tree on the northern portion of the site shall be wide enough to meet the 34 percent shading requirement.
2. The applicant shall obtain a variance from the City Council to use the existing driveway for the proposed parking lot.
3. The design and materials of the required six-foot high solid wall along the north property line shall be subject to Planning Director review and approval prior to issuance of building permits.
4. The applicant shall enter into an agreement with the City indicating that the parking lot on the western lot provides the required parking for the office

building on the eastern parking lot. The agreement shall be reviewed and approved by the Planning Director, recorded with the County Recorder and shall run with the land.

5. The project is subject to the review and approval of City Design Review/ Preservation Board staff.
6. If either of the City's two elm trees are removed, the site plan shall be redesigned to meet the driveway requirements of the City Traffic Engineering Division and an additional tree for shading purposes shall be planted on the subject site.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the required parking for the office use is located adjacent to the office building;
 - b. the applicant will sign an agreement with the City ensuring that parking is available for the proposed office use; and
 - c. a variance would be granted to any other property owner facing similar circumstances.
2. The project, as conditioned, will not be injurious to the general public nor surrounding properties in that:
 - a. adequate landscaping is provided to screen the site;
 - b. adequate shading from existing trees and a new tree will be provided for the site;
 - c. an existing building acts as a noise and visual buffer between the existing residential use and proposed parking lot; and
 - d. adequate vehicle maneuvering area has been provided.
3. The variances do not constitute use variances in that office buildings and parking lots are allowed in the C-2 zone.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for commercial uses by the 1980 Central City Plan and 1984 Alkali Flat Redevelopment Plan and the proposed office and parking lot uses conforms with the plan designation.

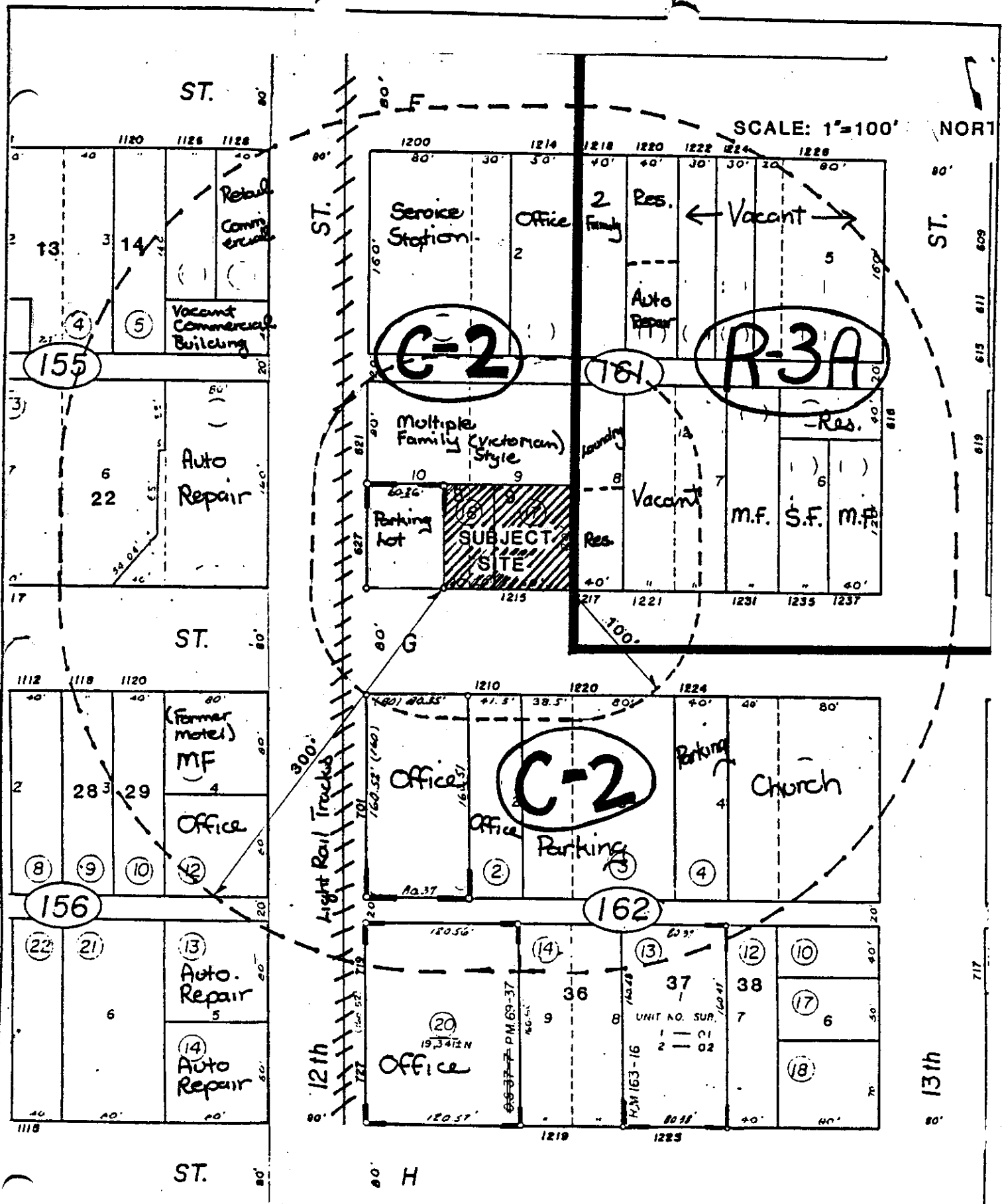


P87-075

3-12-87

Item 21

VICINITY MAP



SCALE: 1"=100'

NORTH

C-2

R-3A

C-2

155

156

162

3-12-87

Item 21

LAND USE & ZONING MAP

P87-075

EXHIBIT A

SITE PLAN

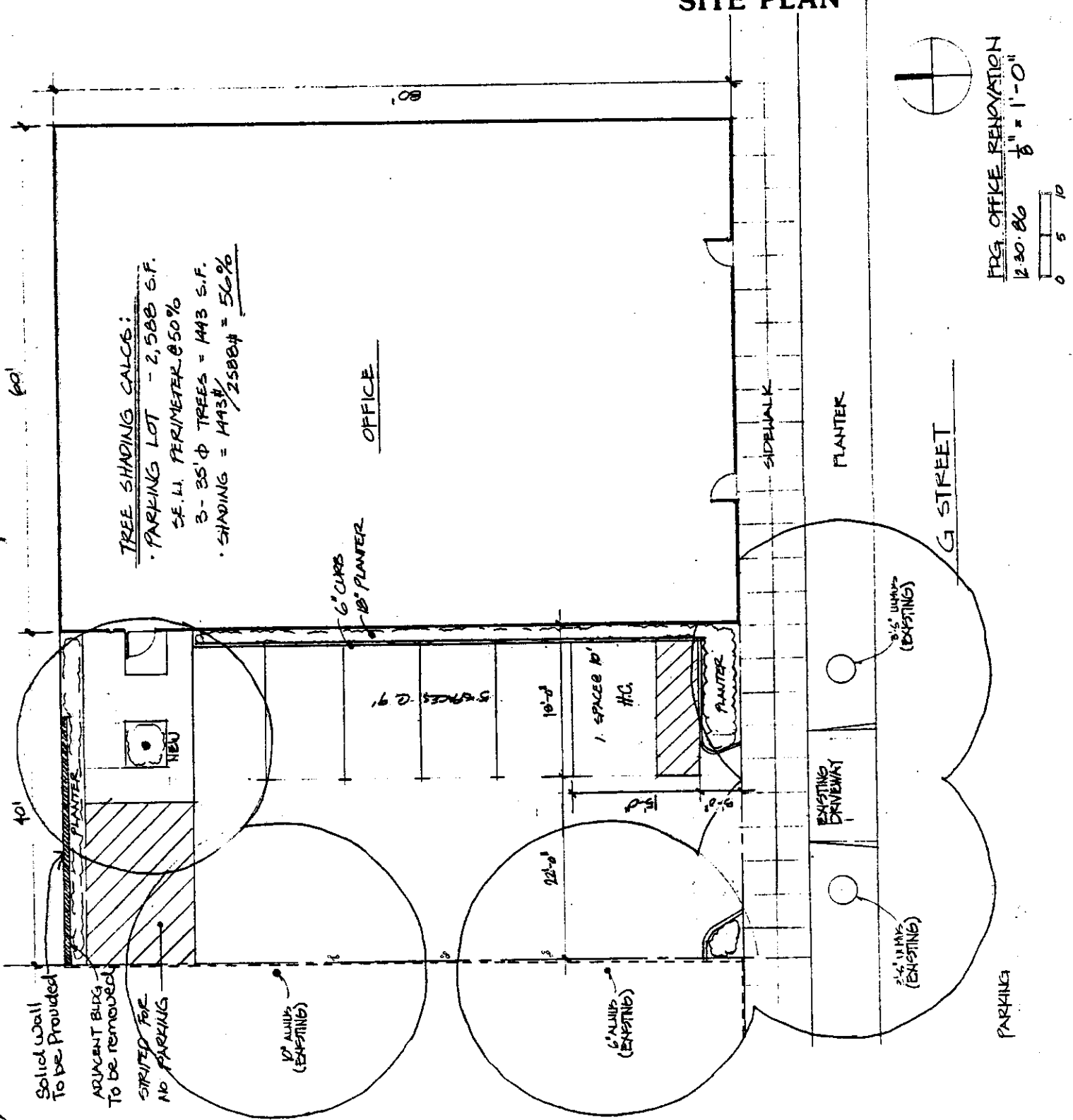


EXHIBIT B

SUBJECT SITE



Proposed ParkingLot



Proposed Office