

CITY PLANNING COMMISSION

927-10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Richard D. Klopp, 2807 Franklin Boulevard, Sacramento, CA 95818				
OWNER	Richard D. Klopp, 2807 Franklin Boulevard, Sacramento, CA 95818				
PLANS BY	David S. Crane & Associates, 2245 Park Towne Circle-Ste. B, Sacramento, CA				
FILING DATE	7-9-82	50 DAY CPC ACTION DATE		REPORT BY:	TM:bw
NEGATIVE DEC	Exempt 15105(a) EIR	ASSESSOR'S PCL. NO.	010-362-01 & 02		

APPLICATION: 1. Variance to waive four parking spaces
2. Lot Line Adjustment to combine two parcels totaling 0.14± acres

LOCATION: 2807 Franklin Boulevard

PROPOSAL: The applicant is requesting a lot line adjustment to merge two parcels in order to construct a 30' x 60' vehicle storage building for an existing ice cream parlor.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 Oak Park Community Plan Designation:	Shopping or Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant and Gunther's Ice Cream Parlor

Surrounding Land Use and Zoning:

North:	Commercial and Residential; C-2		
South:	Office and Residential; C-2		
East:	Single Family Residential; R-4		
West:	Single Family Residential; R-3		
Parking Required:	4 spaces	Parking Provided:	None
Parking Ratio:			One space per 500 sq. ft. gross floor area
Property Dimensions:			Approx. 70' x 100'
Property Area:			7,000 square feet
Square Footage of Building:		Proposed:	1,800; Existing: 2,800

STAFF EVALUATION: Staff has the following comments regarding these requests:

1. The applicant proposes to construct a 1,800 square foot addition to an existing ice cream parlor. The stated purpose of this addition is to provide a secure parking area for the company delivery trucks. Section 6 of the Zoning Ordinance requires that the applicant provide for four on-site parking spaces for this addition. None are being provided, hence the variance request is required.

Staff cannot support the requested parking variance because of the following reasons:

- a. The granting of a variance cannot constitute a special privilege extended to one property owner. Other property owners have been required to provide for on-site parking when expanding existing uses;
- b. A structure of this size proposed may very well be utilized to expand the existing business and therefore create additional parking demand;
- c. Secure parking can be provided on-site through the development of a fenced and lighted parking lot at the proposed building site.

APPLC. NO. P82-172

MEETING DATE August 12, 1982

CPC ITEM NO. 12

000817

2. The requested Lot Line Adjustment to combine the two parcels was reviewed by the Office of the Building Inspections, Traffic Engineering, Water and Sewer Division and Engineering Department. There were no objections to the request. The City Engineer recommended the following condition for the Lot Line Merger:

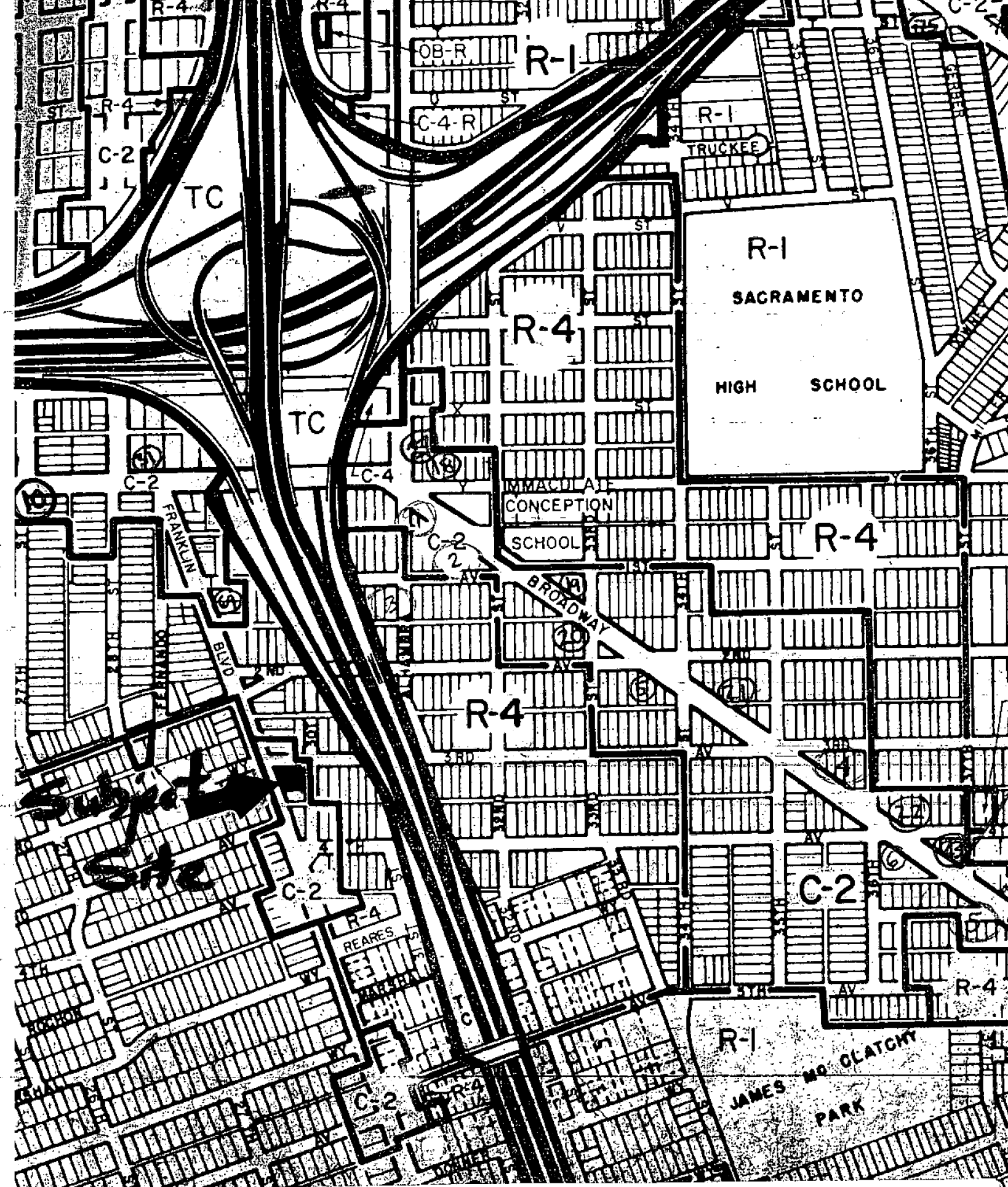
The applicant shall submit new deed descriptions of the new parcel being formed.

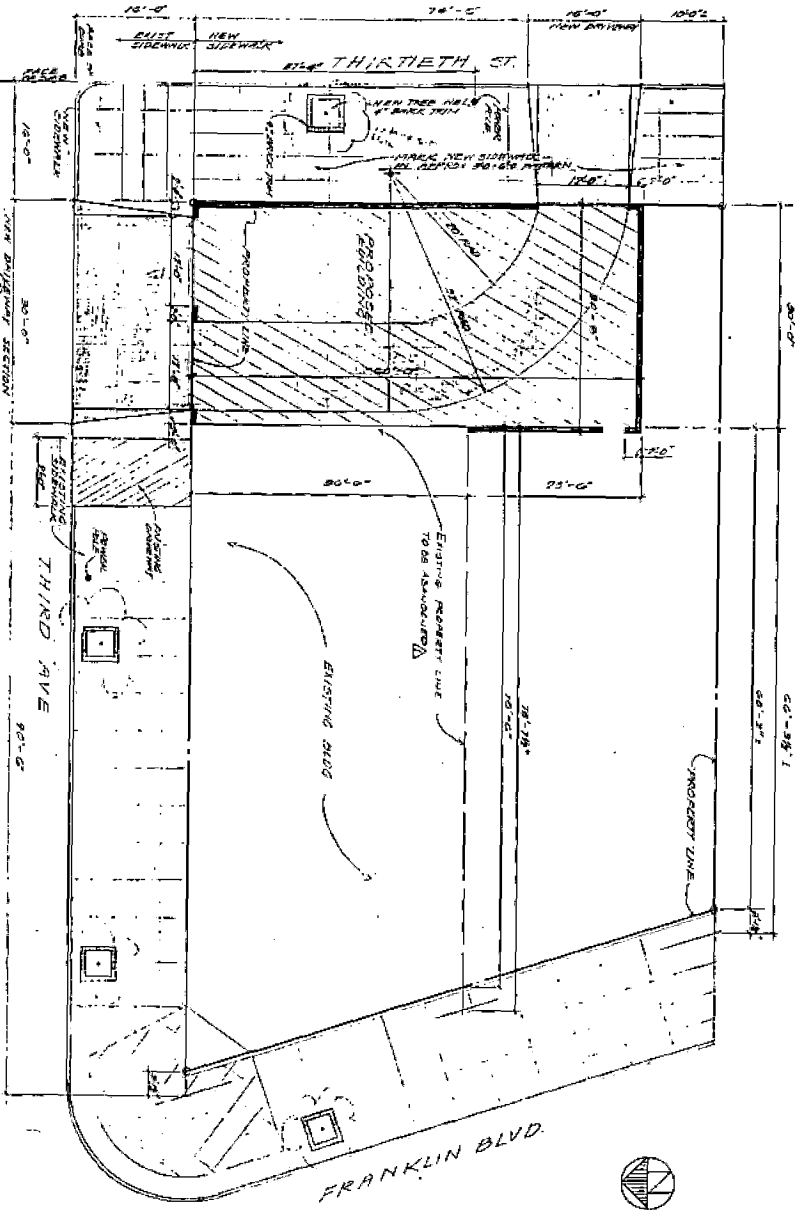
STAFF RECOMMENDATION: The staff recommends the following actions:

1. Denial of the request to waive four parking spaces, based upon Findings of Fact which follow;
2. Approval of the Lot Line Merger by adoption of the attached resolution.

Findings of Fact

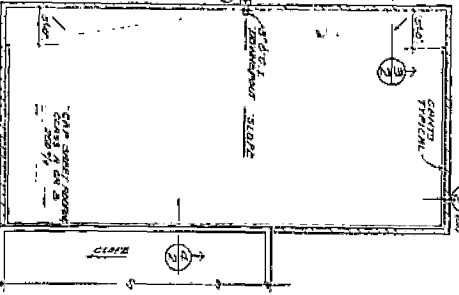
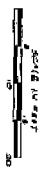
- a. The variance, if granted, would constitute a special privilege being extended to one property owner in that other property owners have been required to provide for on-site parking when expanding their uses.
- b. The variance, if granted, would be injurious to the public welfare and to surrounding properties in that it would allow the expansion of an existing use which would, in turn, create a higher parking demand for limited on-street parking.





SITE PLAN

SCALE 1/8" = 1'-0"



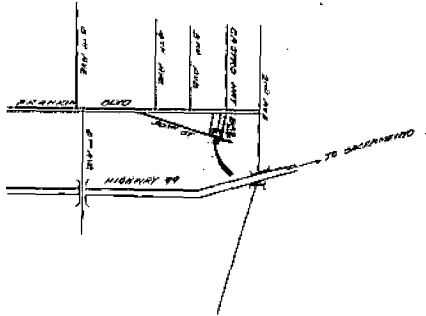
ROOF PLAN

000820

FRANKLIN BLVD.

THIRD AVE

314 THIRTIETH ST.



VICINITY MAP
SCALE TO BE DETERMINED BY USER

DESIGN CRITERIA

- CODE: 1979 UBC
- OCCUPANCY: B-2
- CONSTRUCTION: TYPE V
- SEISMIC ZONE: II
- PROBABILITY WINDING: C2

PARCEL # 010-903-0300

THIS BUILDING IS FOR TRUCK LOADING & STORAGE ONLY

Exhibit "A"

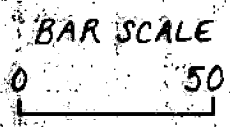
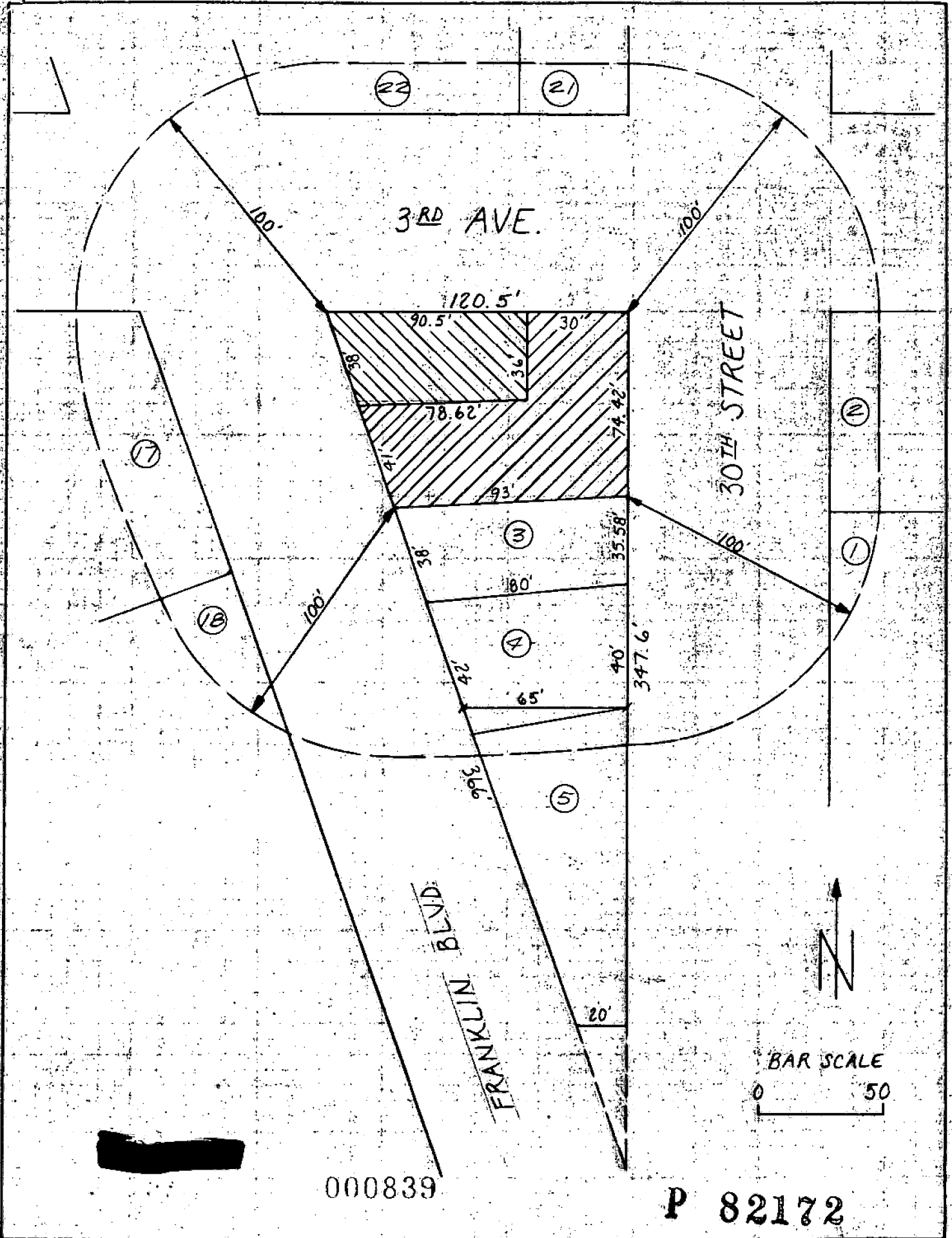
VEHICLE STORAGE BLDG.
for RICK KLOPP
2801 Franklin Blvd. Sacto. Calif.



DAVID A. CRANE & ASSOCIATES
CIVIL AND STRUCTURAL ENGINEERING

DATE	04-15-82
BY	DA
CHECKED	DA
SCALE	AS SHOWN

NO.	1	REVISION
DATE	04-15-82	1/2



000839

P 82172