

CITY PLANNING COMMISSION

927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Carson Development Co., Inc., 1126 - 2nd Street, Sacramento, CA 95814		
OWNER	BCH Ent., 1126 - 2nd Street, Sacramento, CA 95814		
PLANS BY	Alan Oshima, 1723 J Street, Sacramento, CA 95814		
FILING DATE	6-4-82	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	6-26-82	EIR	ASSESSOR'S PCL. NO. 006-245-09; 006-243-04

- APPLICATION:
1. Environmental Determination
 2. Special Permit to locate 16 parking spaces off site
 3. Variance to waive requirement that off-site parking be in same ownership as site the parking serves

LOCATION: 1717 2nd Street and proposed parking lot west, across 2nd Street

PROPOSAL: The applicant is requesting the necessary entitlements to locate required parking off site to convert 4,000 square feet warehouse space to 8,000 square feet of general office space.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1980 Central City Plan Designation:	Parking Site: Transportation Corridor Building Site: Industrial
Existing Zoning of Site:	C-4, TC
Existing Land Use of Site:	Warehouse/office (vacant)
Surrounding Land Use and Zoning:	
North: Condominiums:	R-4-R
South: Warehouse:	C-4
East: Office/Warehouse:	C-4
West: Interstate 5:	TC
Parking Required:	16 spaces
Parking Provided:	33 spaces
Parking Ratio:	1/400
Property Dimensions:	Varies
Property Area:	Approx. 1.5 ac. total
Square Footage of Building:	19,000 existing
Street Improvements:	Non-existent for off-site parking
Utilities:	Existing

BACKGROUND INFORMATION: The City Planning Commission on March 11, 1982 granted a special permit to develop a 33-space parking lot in the TC (Transportation Corridor) zone and a variance to locate the required four-foot landscaping planter and parking spaces in the City right-of-way. This was to serve adjacent office/warehouse building to the east.

003467

APPLC. NO. P82-147

MEETING DATE July 8, 1982

CPC ITEM NO. 12

STAFF EVALUATION: The staff has the following comments and concerns on this project:

1. The applicant proposes the conversion of 4,000 square feet of warehouse to 8,000 square feet of office use by creating a second level within the existing structure. This remodel requires an additional 20 parking spaces; four spaces would be located on the building site and 16 of the required spaces would be located across Second Street to the west.
2. Staff has no objection to the project in that the site has an existing building, parking is available on the site and directly across the street, and a long-term lease will be provided between the applicant and the State.
3. The applicant indicates they are completing a lease with the State for the use of off-site parking in the TC zone for at least 10 years, with an option to renew. The applicant should provide written evidence of the lease for the approval of the City Attorney of the applicant's exclusive right to use the site parcel for parking for at least 10 years. Following expiration of the off-site parking lease agreement, the owner of the subject office/warehouse property should be responsible for providing required parking on an off-site location acceptable to the Planning Commission.
4. The applicant should conform to conditions of the earlier special permit and variance (P82-113) as approved.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit subject to conditions and based on Findings of Fact to follow;
3. Approval of a Variance based on Findings of Fact to follow.

Conditions - Special Permit

- a. The applicant shall submit a 50 percent parking shading diagram to the staff for review and approval prior to the issuance of the building permit;
- b. The applicant shall submit a detailed landscape and irrigation plan to the staff for review and approval prior to the issuance of the building permit. Ground cover and five-gallon shrubs shall be planted in the front nine-foot wide planter to provide screening;
- c. The applicant shall provide written evidence of the lease for the approval of the City Attorney of the applicant's exclusive right to use the site parcel for parking for at least 10 years.

Following the expiration of the off-site parking lease agreement, the owner of the subject office/warehouse property shall be responsible for providing required parking on an off-site location acceptable to the Planning Commission.

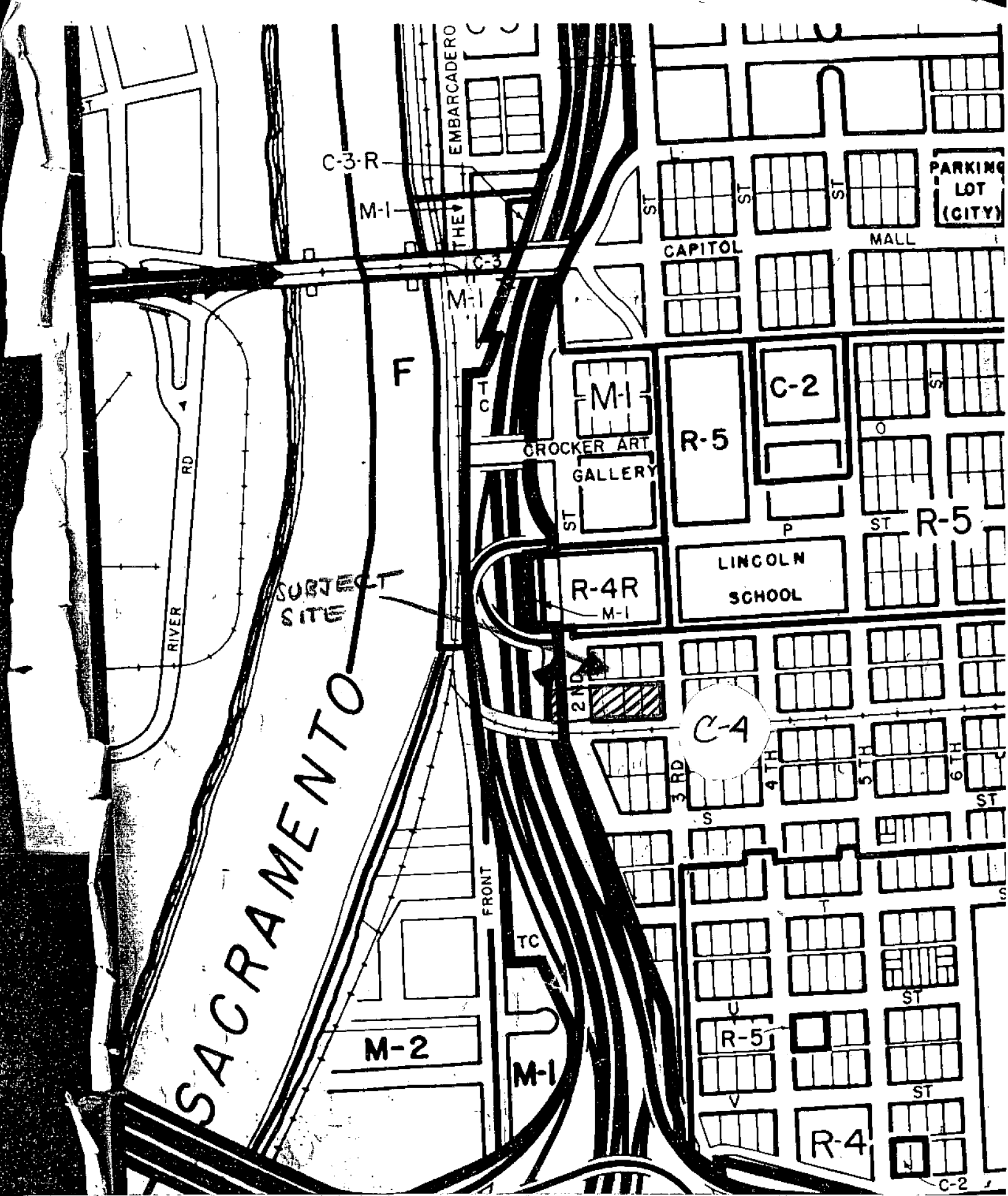
Findings of Fact - Special Permit

- a. The project, as conditioned, is based on sound principles of land use in that:
 - 1) the site is within a commercial zoned area;
 - 2) the site is a vacant parcel, which is next to the existing Interstate 5 Freeway and which is not used by Cal Trans;
 - 3) the parking area will be compatible with the surrounding commercial uses.
- b. The project will not be detrimental to the public health, safety and welfare in that:
 - 1) the parking area will provide additional parking for the office-warehouse use to the east and reduce on-street parking demand in the area;
 - 2) considerable landscaping is being provided to screen the parking area.
- c. The proposal conforms to the 1974 General Plan and the 1980 Central City Plan in that parking areas are allowed by special permit in the TC (Transportation Corridor) zone.

Findings of Fact - Variance

- a. The granting of the variance will not constitute a special privilege in that:
 - 1) the parking area use would not alter the character of the surrounding area;
 - 2) a 10-year lease agreement will be provided;
 - 3) the parking lot is at a reasonable distance from the building site.
- b. The project would not be injurious to the public welfare and surrounding properties in that:
 - the off-street parking lot will reduce the on-street parking demand in the area.
- c. The project complies with the following goals of the Central City Plan:
 - 1) "provide adequate off-street parking to meet the needs of shoppers and visitors;
 - 2) " reduce the adverse impact of commuter parking;
 - 3) " improve vehicular circulation and reduce traffic congestion in the area."

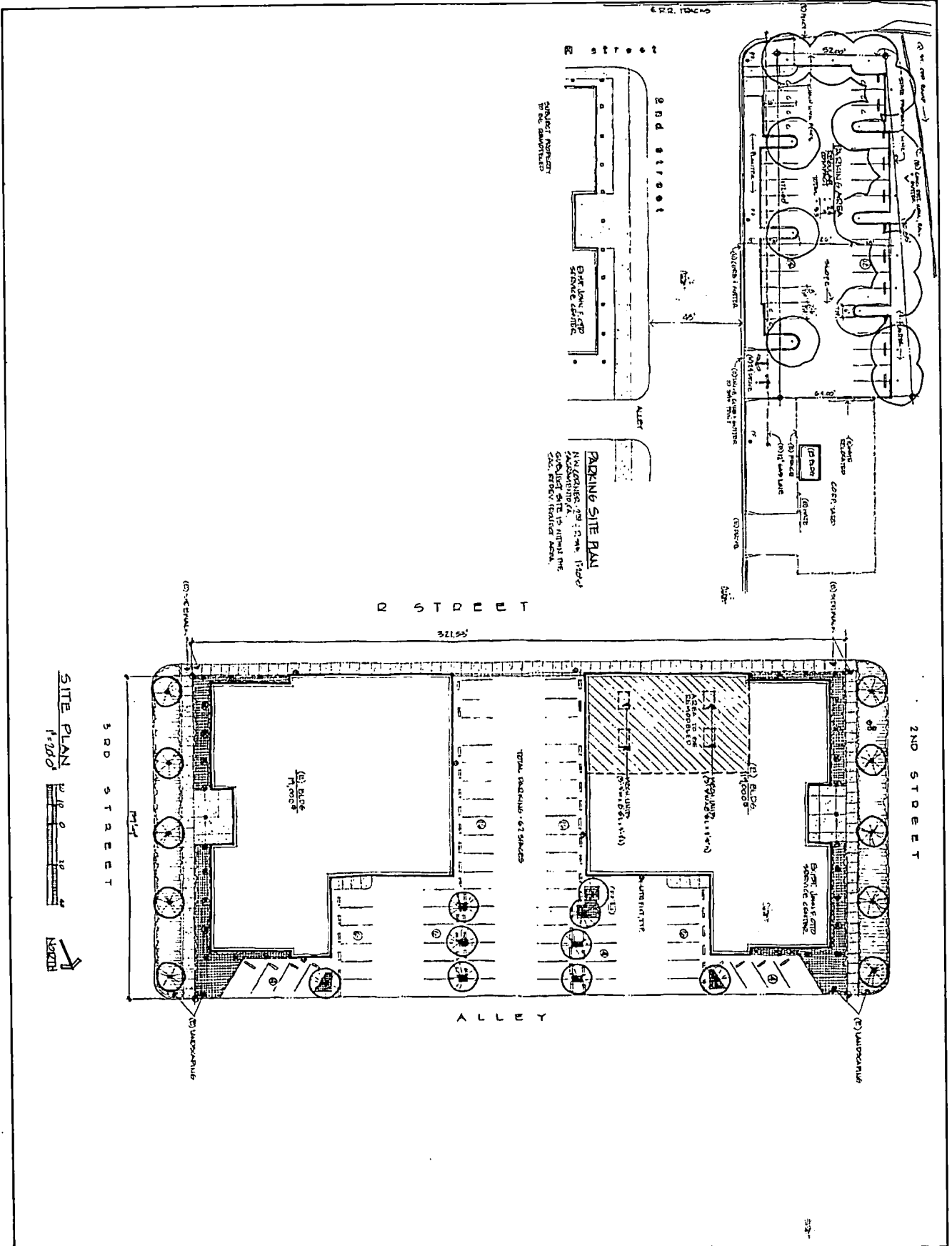
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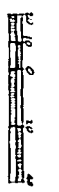
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8 JULY 1982

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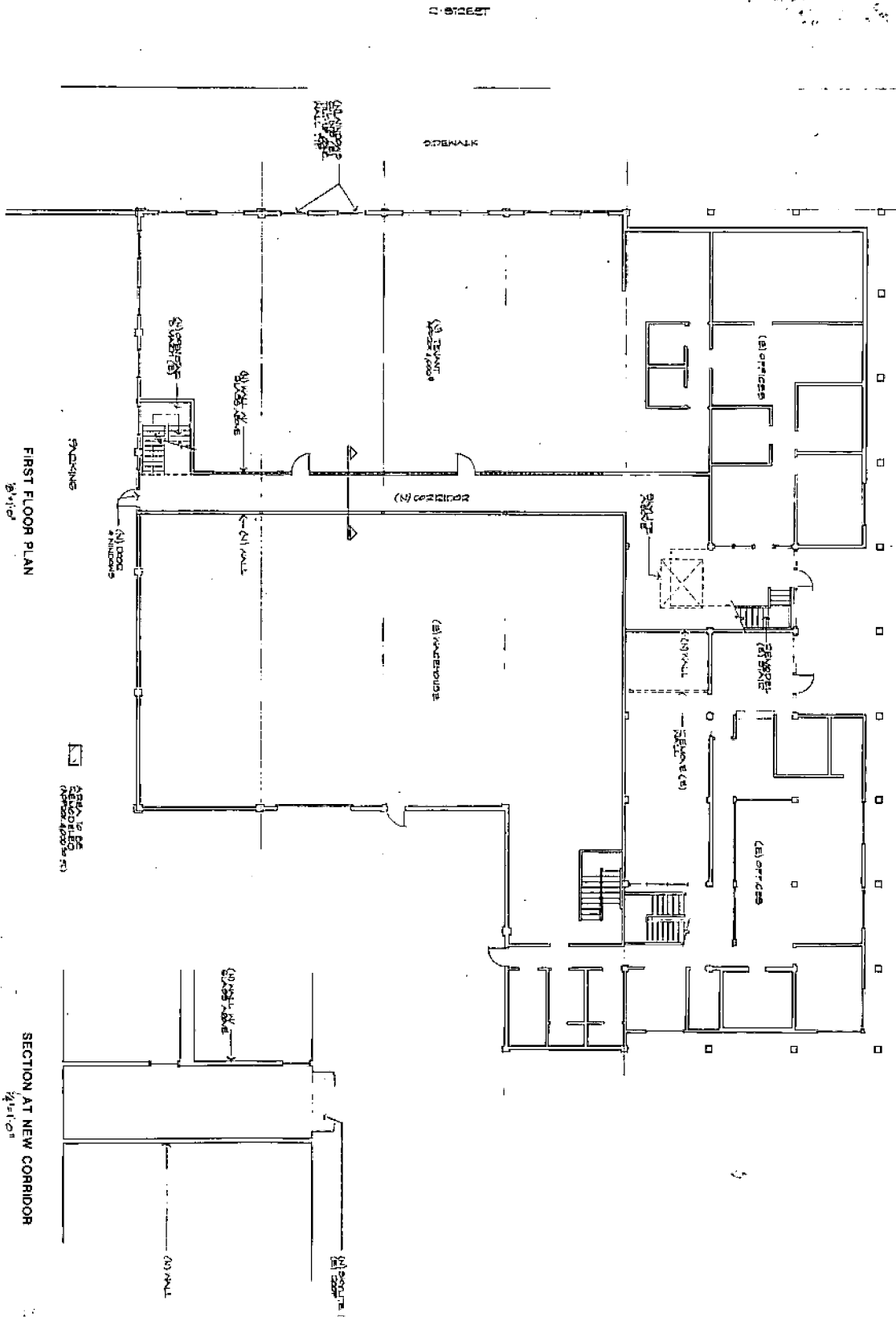


SITE PLAN 1:200



 NORTH	JOHN F. OTTO INC. SERVICE CENTER 2nd & R STREETS SACRAMENTO, CALIFORNIA	DATE 7/3/82 SHEET 1 OF 4	ARCHITECT JOHN F. OTTO INC. 1721 J STREET SACRAMENTO, CA 95811 (916) 442-8811	CONSULTING JOHN F. OTTO INC.
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00346



FIRST FLOOR PLAN
3/4" = 1'-0"

SECTION AT NEW CORRIDOR
3/4" = 1'-0"

DATE: 7/1/82
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT: JOHN F. OTTO INC. SERVICE CENTER
 2nd & R STREETS
 SACRAMENTO, CALIFORNIA

REMODEL OF:
**JOHN F. OTTO INC.
 SERVICE CENTER**
 2nd & R STREETS
 SACRAMENTO, CALIFORNIA

MAN OSHA ARCHITECT
 1721 J STREET
 SACRAMENTO, CALIFORNIA
 (916) 442-2211

MAN OSHA CLINT

COVERINGS

MAN OSHA ARCHITECT

MAN OSHA ARCHITECT

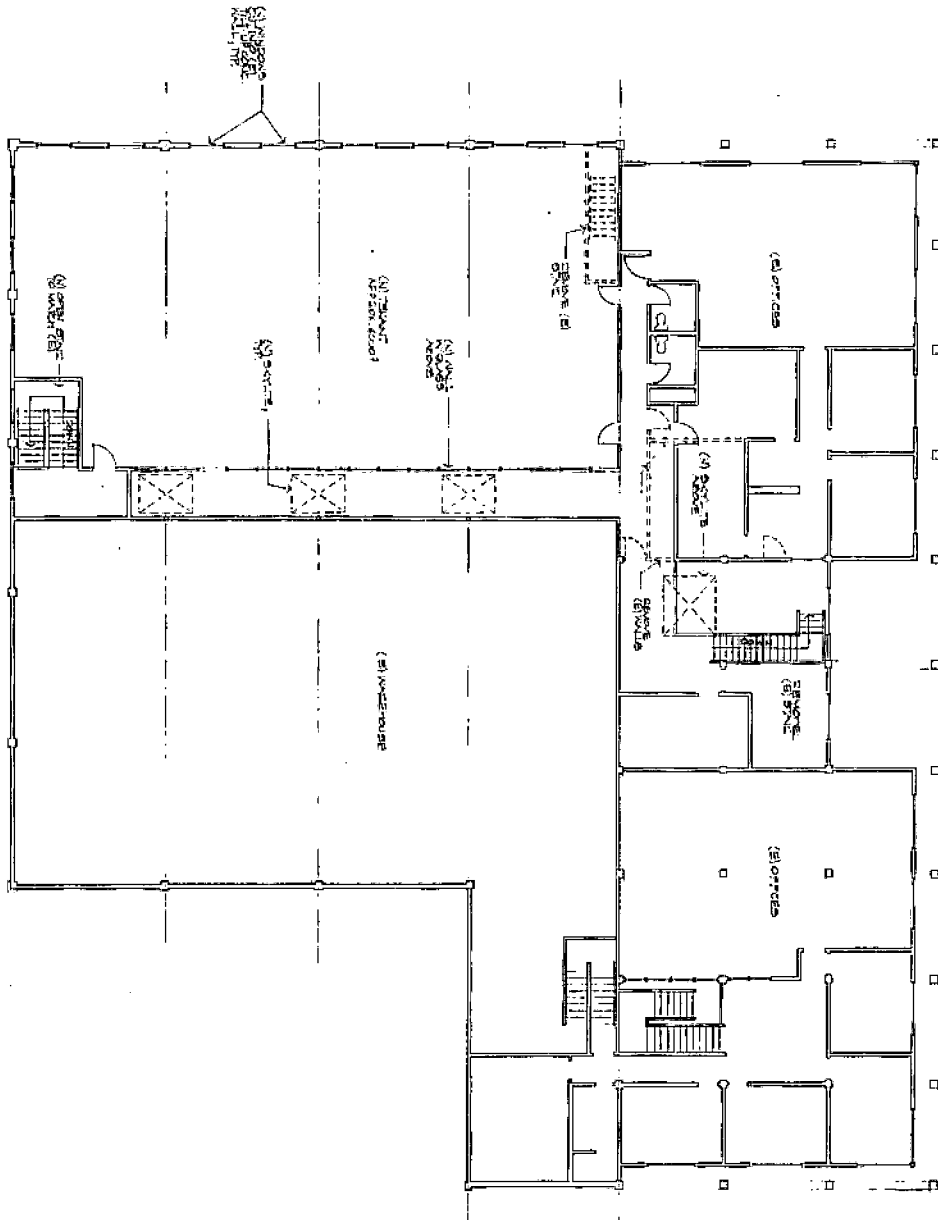
MAN OSHA ARCHITECT

B2-147

8 July 1982

No. 12

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SECOND FLOOR PLAN
1/8" = 1'-0"



ASB 72 BE
 DRAWING AND
 REVISIONS

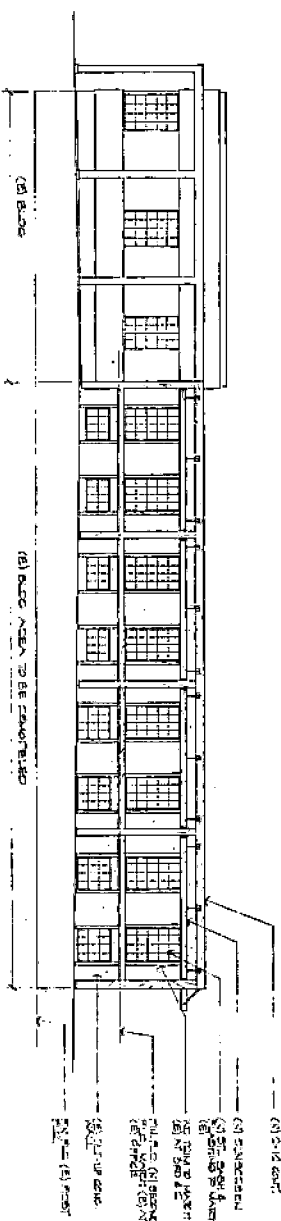
REMODEL OF:
**JOHN F. OTTO INC.
 SERVICE CENTER**
 2nd & R STREETS
 SACRAMENTO, CALIFORNIA

ARCHITECT:
ANTHONY J. BROWN
 SACRAMENTO, CALIFORNIA
 (916) 442-1111

DATE: 6-3-82
 SHEET: 2 OF 4

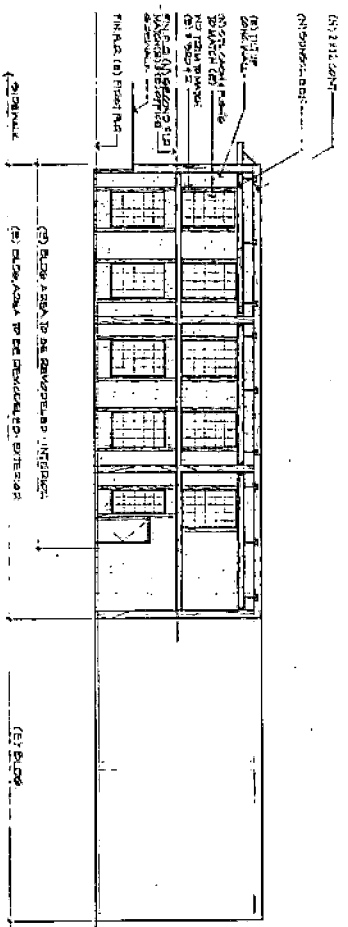
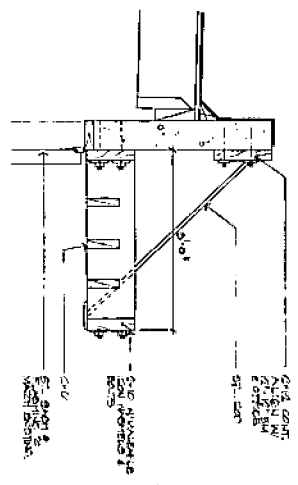


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SOUTH ELEVATION: ALTERNATE B
1/4" = 1'-0"

○ SUNSCREEN
1/4" = 1'-0"



EASTERN ELEVATION
1/4" = 1'-0"

	JOHN F. OTTO ARCHITECT 1721 J STREET SACRAMENTO, CALIF. 95811	JOHN F. OTTO ARCHITECT CONSULTING	REMODEL OF: JOHN F. OTTO INC. SERVICE CENTER 2nd & R STREETS SACRAMENTO, CALIFORNIA	DRAWING DATE: 07-13-82 JOB NO.	
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