

CITY PLANNING COMMISSION

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

APPLICANT	PETER & PAVA LAZETICH, 2326 K Street, Sacramento, California		
OWNER	PETER & PAVA LAZETICH, 2326 K Street, Sacramento, California		
PLANS BY			
FILING DATE	11/13/87	ENVIR. DET.	Ex. 15305
ASSESSOR'S-PCL. NO.	007-0096-006	REPORT BY	FG:vf

APPLICATION: Variance to reduce required on-site parking spaces from 17 to 15.

LOCATION: 2326 K Street

PROPOSAL: The applicant is requesting the necessary entitlements to reduce required on-site parking from 17 to 15 spaces.

PROJECT INFORMATION:

1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Apts, restaurant, deli.

Surrounding Land Use and Zoning:

North: Church; C-2
South: Office; R-0
East : Commercial; C-2
West : Commercial; C-2

Setbacks: Required Provided

Front:	Existing structures
Side(Int):	Existing structures
Side(St):	Existing structures
Rear:	Existing structures

Parking Required:	17 spaces
Parking Provided:	15 spaces
Property Dimensions:	120' x 160'
Property Area:	0.44+ acre(s)
Square Footage of Building:	11,700+ sq. ft.
Height of Building:	2 Story
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Wood Siding
Roof Material:	Composition shingles
Hours of Operation:	8:00 a.m. to 9:00 p.m. (deli) 9:00 a.m. to 10:00 p.m. (Pava's)
Number of Employees:	2 employees (deli.) 10 employees (Pava's)

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is a 0.44+ acre lot which is zoned general commercial (C-2) and which is designated for general commercial uses in the 1980 Central City Plan. The site is developed with apartments, a deli and a restaurant. Surrounding uses include a church, offices and mixed commercial developments.

B. Project Description

The applicant is requesting to reduce the required parking from 17 spaces to 15 spaces for the various land uses located on the site. The existing deli is also to be remodeled at this time.

C. Parking

An existing parking lot is located in the center of the lot. This lot will be restriped so that 15 spaces will be provided. The spaces are being allocated in the following manner:

1. One space for dwelling above Pava's Restaurant.
2. One space for dwelling above deli.
3. Four spaces for four units in the apartment.
4. Nine spaces for Pava's restaurant and deli.

Parking spaces shall be designated for each use and the lot shall be posted indicating that all spaces are reserved. The parking spaces shall not be rented or leased to any individual or company.

In addition, unenclosed trash dumpsters are located in the parking lot and next to Pava's on 24th Street. These dumpsters are unsightly and offer easy access for scavengers. The dumpsters should be located in a more secluded area of the subject site where they will be out of sight and out of the way of cars using the lot.

Staff has no objections to the variance since the location of the existing buildings on the lot makes it impossible to provide more parking spaces.

D. Site Evaluation

Staff has conducted a field survey of the subject site. It appears that certain uses on the site may have been constructed without building permits, such as:

1. Outdoor patio area (deck) - Pava's Restaurant
2. Outdoor trellis - Pava's Restaurant

Staff also noted paper signage attached to the wall of the deli and a free-standing A-frame sign which has been used in the sidewalk area. Both of these types of signage are not allowed by the sign ordinance and must be discontinued.

6. The applicant shall correct all on-site violations (A-frame signs, outdoor deck, trellis) or provide evidence that no violations exist.
7. Prior to the issuance of a final building inspection, the Planning Director shall inspect and approve the site development.

Findings of Fact

1. Granting the variance will not be injurious to the public welfare or to property in the vicinity in that the proposed parking will not alter the character of the neighborhood and adequate parking for the residential/commercial uses will be provided.
2. Granting the variance request does not constitute a use variance in that a parking lot is allowed in the C-2 zone.
3. The project, as conditioned, does not constitute a special privilege to an individual property owner in that under similar circumstance (limited usable lot area) the parking variance would be warranted.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for general commercial uses in the 1980 Central City Plan and the parking lot conforms with the plan designation.

In addition, various materials (metal, wood) are stacked against the fence on the west side of the lot. This trash should be cleaned up prior to the restriping of the lot.

Final approval of the project shall be subject to staff review prior to issuance of building permit for the deli remodel to assure that all violations have been corrected.

E. Agency Review

The project has been reviewed by Traffic Engineering, Public Works, Fire Department and the Sacramento Old City Association. No comments have been received.

F. Design Review

The subject site is located in the Central City and is subject to Design Review Board approval. Prior to issuance of building permits, the applicant shall submit site development plan to the Design Review Board for review and approval.

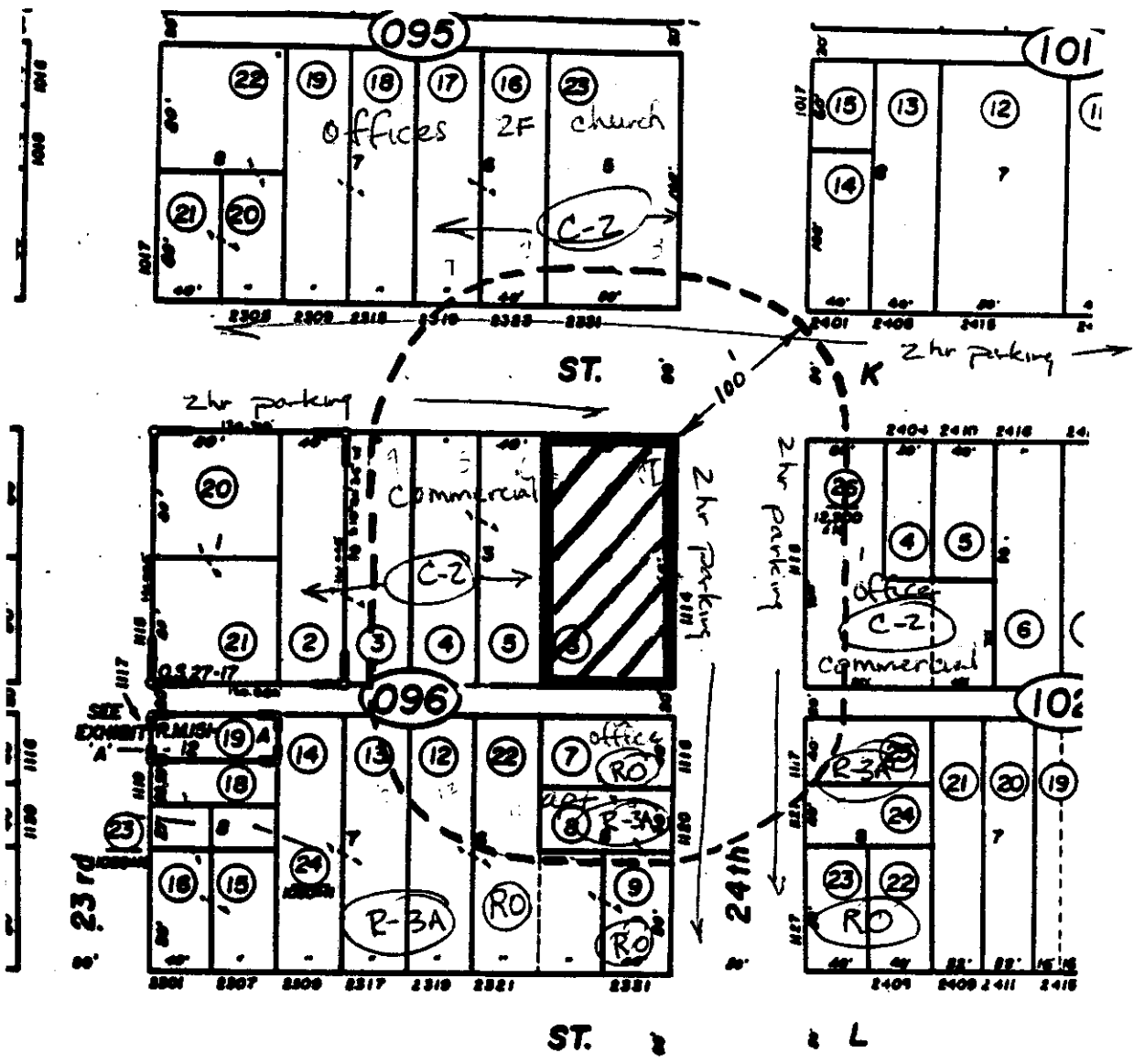
ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305).

RECOMMENDATION: Staff recommends the following action:

Approve the variance subject to the following conditions and findings of fact which follow:

Conditions

1. Prior to issuance of building permits, the applicant shall submit site development plans to the Design Review Board for review and approval.
2. Fifteen striped parking spaces shall be provided on the site.
3. The parking lot shall be posted "for deli/restaurant patrons only" and the spaces provided for the deli/restaurant shall be clearly marked.
4. The parking spaces shall not be leased or rented to any individual, group or company not located on or doing business on the subject site.
5. The on-site trash dumpsters shall be screened from public view and shall be located out of the way of vehicular traffic subject to review and approval of the Planning Director.

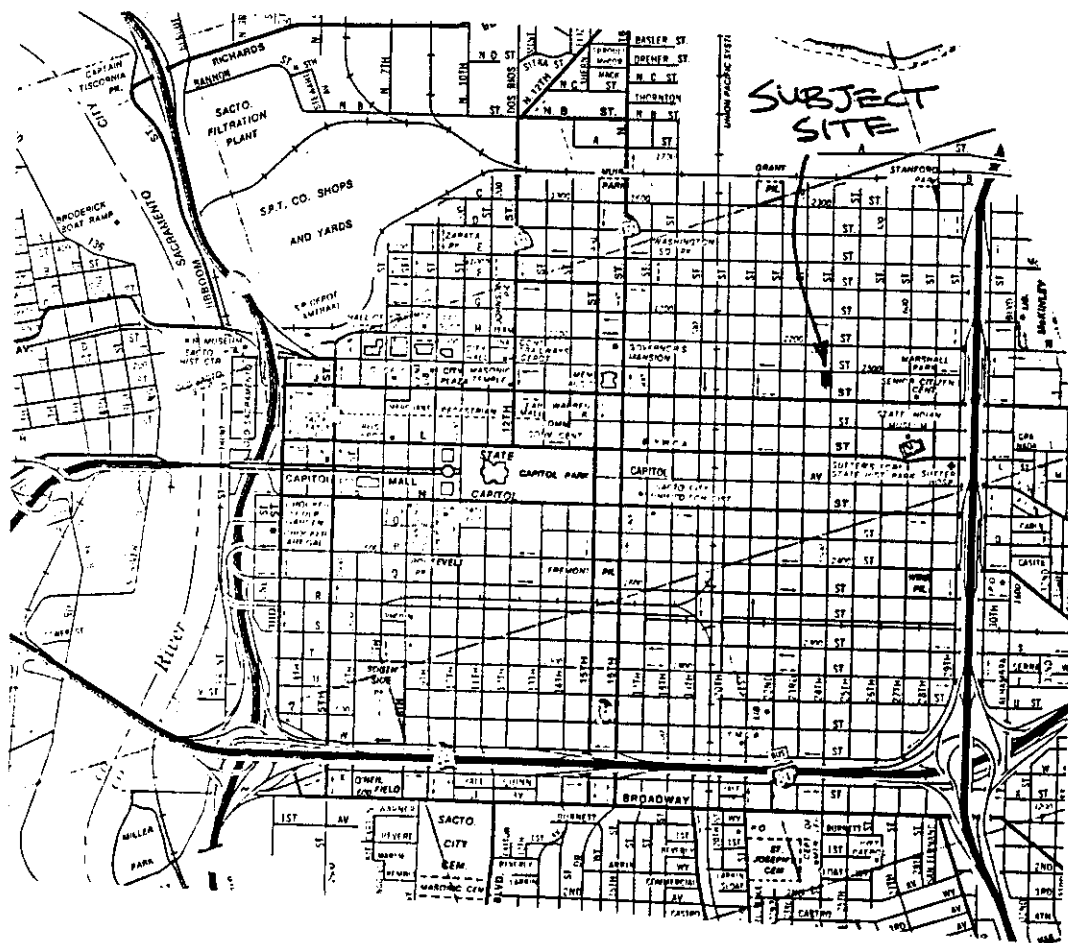


LAND USE & ZONING MAP

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12-17-87

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VICINITY MAP

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12-17-87

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CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc. 1430 Alhambra Boulevard, Sac., CA 95816				
OWNER	Buzz Oates Enterprises, P O Box 19038, Sac., CA 95815				
PLANS BY	Morton & Pitalo, Inc. 1430 Alhambra Boulevard, Sac., CA 95816				
FILING DATE	11/13/87	ENVIR. DET.	Ex 15305 (a)	REPORT BY	JC/vf
ASSESSOR'S-PCL. NO.	062-0060-054, 068, 075 and 081				

APPLICATION: Lot line adjustment to merge four lots into two lots.

LOCATION: West side of 88th Street at 43rd Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to merge four lots into two lots.

PROJECT INFORMATION:

1986 South Sacramento Community
Plan Designation:

Industrial

Existing Zoning of Site:

M2-S

Existing Land Use of Site:

Vacant

Surrounding Land Use and Zoning:

North: Warehouse; M2-S

South: Warehouse (under construction); M-2(S)

East : Warehouse; vacant; M-2(S)

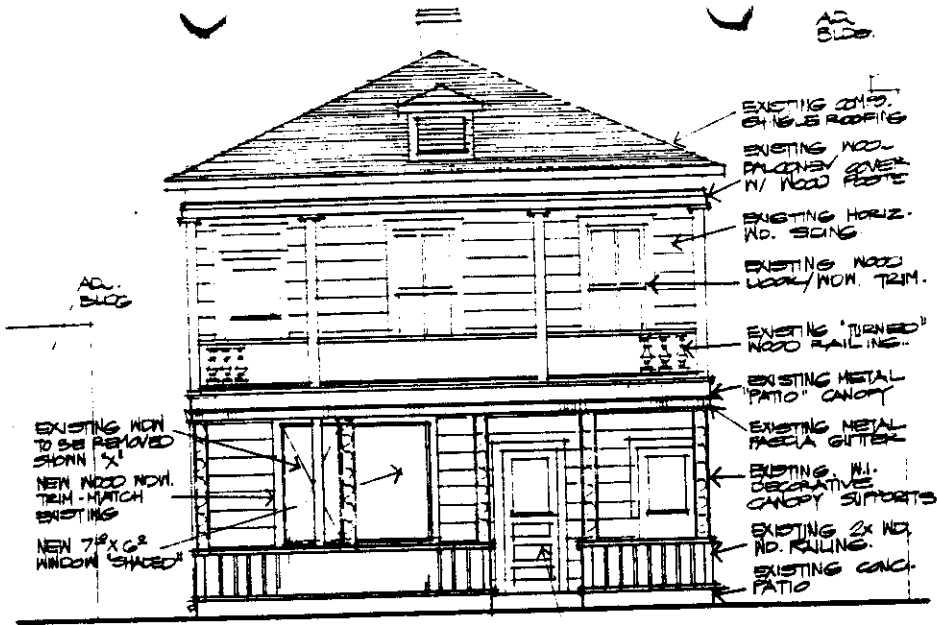
West : Vacant; M-2(S)

Property Dimensions:	Irregular
Property Area:	24.0± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is vacant and zoned heavy industrial with 25' landscaped setback (M-2(S)). Surrounding land uses and zoning include warehouse (M-2(S)) to the north, south and east and vacant (M-2(S)) to the west. The 1986 South Sacramento Community Plan has designated the site as industrial.
- B. The applicant proposes to merge four existing lots into two lots for future warehouse development. Parcel one will equal approximately 9.3± acres, while parcel two will be approximately 16.9± acres (Exhibit A).
- C. The proposal was reviewed by the City Traffic Engineer, City Engineer, City Water and Sewer Division and City Real Estate. No opposition to the lot merger has been received.

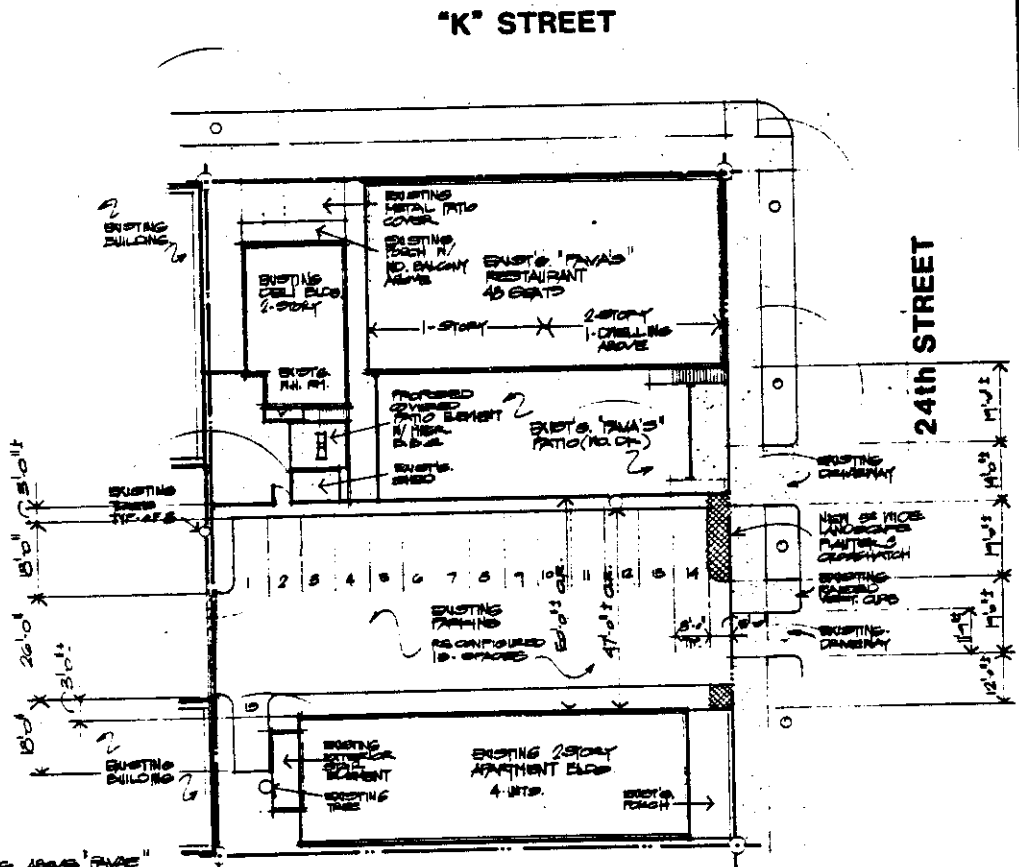
ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305 (a)).



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

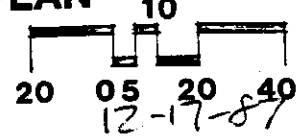
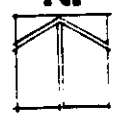
APN 007-096-06

DELI REMODEL
2326 "K" STREET
SACRAMENTO, CALIFORNIA



SITE PLAN
1" = 20'-0"

- PARKING**
- 1 SP. FOR CHILLING ABOVE "PAVE"
 - 5 SP. FOR REST. G. UPPER LEVEL ABOVE DELI
 - 4 SP. FOR CHILLING G. EXISTING APARTMENT BLDG.
 - 1 SP. RESERVED FOR "PAVE" ALL EXISTING EXTERIOR DELI.



EXISTING SITE INFORMATION PROVIDED TO THE ARCHITECT BY THE OWNER.

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SHEET N°

1.