

CITY PLANNING COMMISSION

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

APPLICANT	Billy L. Horack, 1820 'S' Street, Sacramento, CA 95816		
OWNER	James R. & Robert M. Hunt, 1230-40th Avenue, Sacramento, CA 95822		
PLANS BY	_____		
FILING DATE	6/24/83	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	7/18/83	EIR	ASSESSOR'S PCL. NO. 010-231-07

APPLICATION:

1. Environmental Determination
2. Variance to change a non-conforming use (auto body and fender shop) to another non-conforming use (wholesale/retail distribution) in an existing 4,800 square foot concrete warehouse building on 0.15 acres in the Residential-Office (R-0) zone.

LOCATION:

2416 'X' Street

PROPOSAL: The applicant is requesting the necessary entitlements to operate an appliance wholesale-warehouse in an existing warehouse building.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Office
 1980 Central City Community Plan Designation: Residential/Office
 Existing Zoning of Site: R-0
 Existing Land Use of Site: 4,800 sq. ft., 18 ft. high concrete warehouse

Surrounding Land Use and Zoning:

North: I-80; TC
 South: Commercial/Retail; C-2
 East: Warehouse; R-0
 West: Commercial & Residential; R-0

Parking Required: 5 spaces
 Parking Provided: 5 spaces
 Parking Ratio: 1:1,000 sq. ft.
 Property Dimensions: 40' x 160'
 Property Area: 6,400 square feet
 Square Footage of Building: 4,800
 Topography: Flat
 Street Improvements/Utilities: Existing
 Exterior Building Colors: Grey and earth tone
 Exterior Building Materials: Concrete tilt-up slab
 Height of Building: 18 feet

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BACKGROUND INFORMATION: The subject site is an interior 40' x 160' lot located mid-block on 'X' Street between 24th and 25th Streets. At the time the warehouse structure was constructed, the block was zoned C-2 (General Commercial) which allowed warehouse buildings not exceeding 6,400 square feet in size. The area along 'X' Street was rezoned to R-0 in 1980 as part of the Central City Community Plan update, based upon the predominant residential uses. The rezone from C-2 to R-0 places any uses other than residential or office use in a non-conforming status. The applicant has indicated that the prior use was an auto body and fender shop. The applicant is proposing to use the structure for a wholesale/retail warehouse for an appliance business. A variance application is required for changes in non-conforming use.

STAFF EVALUATION: Staff has the following comments regarding this project:

1. Staff has no objection to the applicant's request. The subject building is a one-story tilt-up concrete building developed with five off-street parking spaces on the rear of the site with access to the alley. The proposed warehouse facility would be a less intensive activity than an auto body and fender shop that formally occupied the building and should generate less noise and traffic.
2. The subject lot is also surrounded by commercial structures (non-conforming uses) to the east and west. A similar size warehouse for an office equipment business is located on the adjacent lot to the east, an electric wholesaler/Sacramento Ambulance Service are located on two adjacent lots to the west (see Land Use Map, Exhibit B).
3. The subject structure is located near the front property line facing 'X' Street, with a four-foot wide planter strip consisting of low ground cover. In order to soften the blank concrete wall of the warehouse building, staff suggests that the applicant plant screening type trees and climbing vine plants in the existing planter strip.
4. The applicant has provided seven letters from surrounding property owners supportive of the applicant's request. The letters are included for the record and Commission information.
5. The applicant indicates that the proposed use of the facility as a wholesale/retail distribution operation. The subject structure was originally designed as a warehouse facility with five off-street parking spaces provided, based on warehouse use of one space per 1,000 square feet. Based on limited availability of off-street parking and the site's location in the R-0 zone, staff requests that the applicant limit the use of the property to wholesale warehouse activity.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Variance, subject to conditions and based on the Findings of Fact which follow.

Conditions

- * * a. The applicant shall limit the use of the facility to wholesale warehouse activity. ~~No retail use shall be permitted.~~ *No greater than 20% retail shall be permitted.*
- b. The applicant shall plant a combination of screen-type trees (15 gallon size minimum) and climbing vine-type plants which cling to concrete walls in the existing planter strip along 'X' Street;
- c. The applicant shall submit the landscape and irrigation plans to staff for review and approval prior to issuance of any building permits.

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Findings of Fact

- a. The variance, as conditioned, does not constitute a special privilege extended to one individual property owner in that:

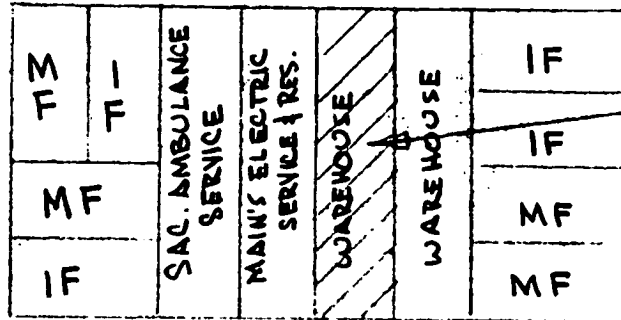
- 1) the subject structure is an existing tilt-up concrete warehouse building with off-street parking for five vehicles;
 - 2) the proposed use of the facility, as conditioned, is a less intense activity than the previous use, resulting in reduced levels of noise and traffic generation;
 - 3) a similar variance would be granted to other property owners under similar circumstances.
- b. The variance, as conditioned, would not constitute a disservice or be injurious to the public welfare or other property in that the proposed use shall be restricted to wholesale warehouse use only and thereby will not increase the parking demand;
- c. The project is compatible with the 1980 Central City Plan which states, "Encourage rehabilitation, maintenance and utilization of existing structures where feasible and where a savings of natural resources may be realized by not building a new structure."

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I-80 FREEWAY

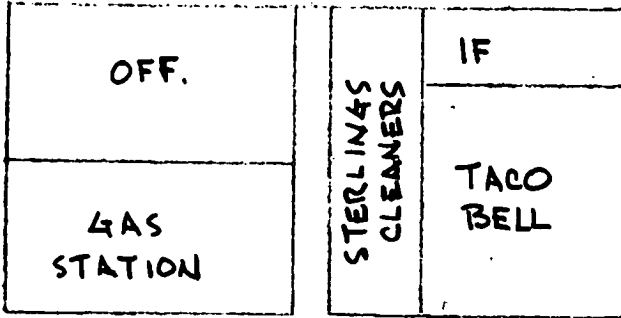
X STREET

24 TH STREET



SUBJECT SITE

25 TH STREET



BROADWAY

LOCATION MAP

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1" = 100'

ONE TILE M 3000 12
CRAFT CO. F SHW 22
BAR

P.T.T.

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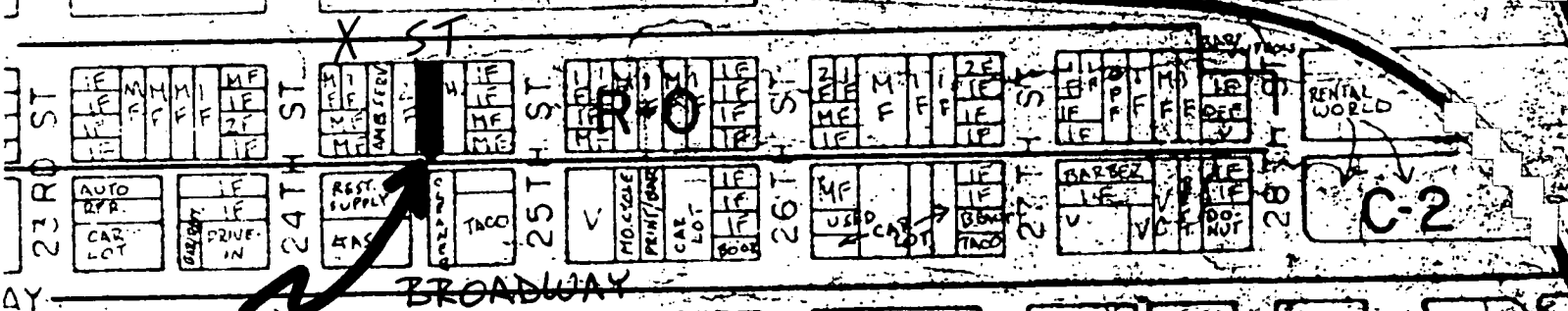
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NEWTON
BOOTH
SCHOOL

C-2

TC



SUBJECT SITE

P-83-210

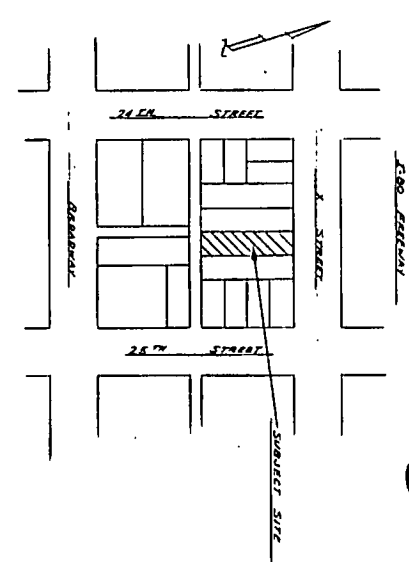
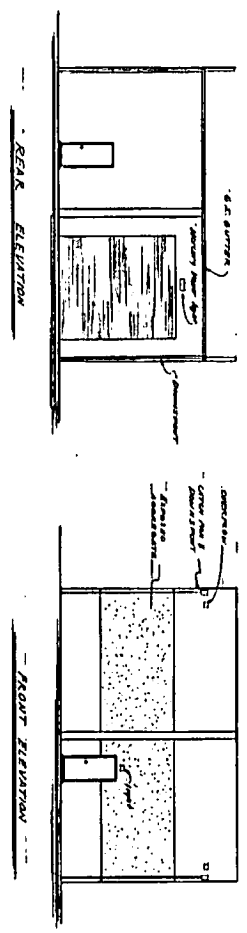
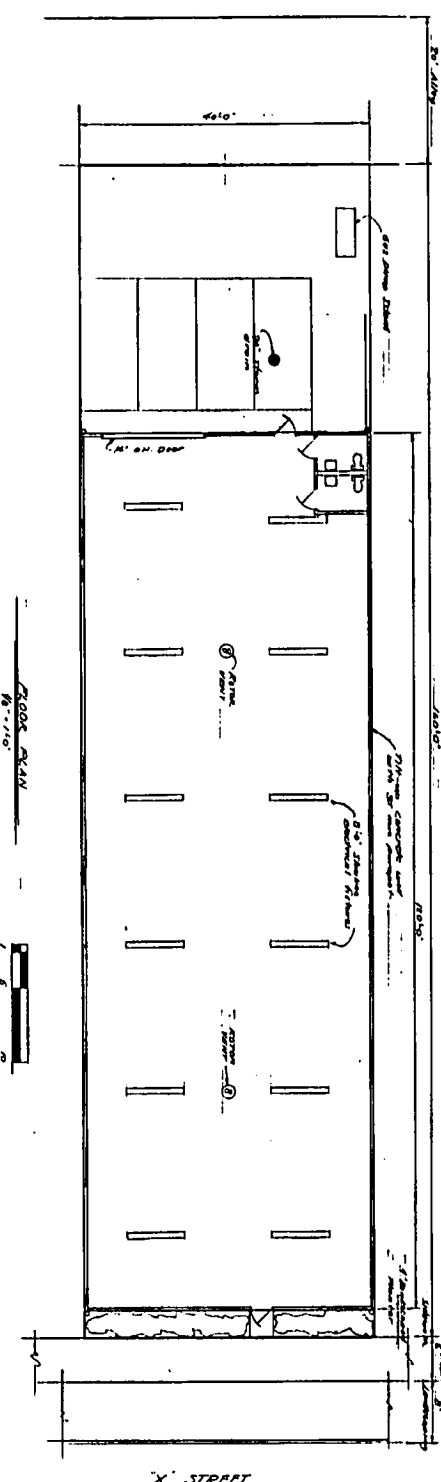
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VICINITY MAP

7-28-83

EX. A

No. 27



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