

CITY PLANNING COMMISSION

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

APPLICANT	Carl Panattoni, 8413 Jackson Road, Sacramento CA 95826				
OWNER	A & A Key and Builders Supply, 8413 Jackson Road, CA 95826 .				
PLANS BY	Conrad Newby AIA, 2444 Glendale Lane, Sacramento, CA				
FILING DATE	10-22-82	50 DAY CPC ACTION DATE	11-24-82	REPORT BY:	SC:CD
NEGATIVE DEC	11-12-82	EIR	ASSESSOR'S PCL. NO.	06-283-10	

APPLICATION:

1. Negative Declaration; and
2. Variance to locate 4 of 25 required parking spaces off-site at 1238 "S" Street in the C-4 zone (P82-252)

LOCATION: 1225 "R" Street and 1238 "S" Street

PROPOSAL: The applicant is requesting an off-site parking variance to meet the required parking for the conversion of a warehouse into office use.

PROJECT INFORMATION:

1974 General Plan Designation: Office/Commercial
1980 Central City Community Plan Designation: General Commercial
Existing Zoning of Site: C-4
Existing Land Use of Site: Offices
Surrounding Land Use and Zoning:
North: Auto Repair; and R-0
South: Warehouse; and C-4
East: Residential/Commercial; and C-4
West: Residential/Commercial; and C-4
Parking Required: 25
Parking Provided: 21 on-site, 4 off-site
Square Footage of Building(s): 1225 "R" Street - 10,560
1238 "S" Street - 28,520
Topography: Flat
Street Improvements: Existing
Utilities: Existing

BACKGROUND INFORMATION:

The subject site (1225 "R" Street) was originally proposed for a 10,560 square foot warehouse and a building permit was issued for this use. The building was subsequently leased for office space to the State of California; however, a certificate of occupancy was not issued for the office. Due to the change of use, on-site parking was found to be deficient. On August 17, 1982, the City Council directed planning staff to review the parking of the subject site and to insure that adequate shading be provided.

At the present time, there are 22 on-site parking spaces. One parking space will be lost due to the additional landscaping requirement. Based on the square footage of the office building, the applicant must provide 25 parking spaces.

002801

APPLC. NO. P82-252

MEETING DATE November 24, 1982

CPC ITEM NO. 21

Since adequate on-site parking is unavailable, the applicant has located off-site parking one block away at 1238 "S" Street (see Exhibit B). These four off-site spaces will be provided in an existing parking lot. It will be necessary to restripe the 1225 "R" Street lot to gain the required spaces; however, adequate surface area is available. The off-site location requires a total of 71 spaces, and after the lot is restriped, there will be a total of 76 spaces leaving an additional five spaces for leasing purposes.

Staff Evaluation: Staff has the following comments regarding this request.

1. The applicant will be providing off-site parking within a reasonable distance from the subject site. In an effort to insure that this parking will be available for future use of the subject site, staff recommends that a condition be placed on the variance to limit parking in the four spaces to users of the "R" Street location and that a long term lease be provided for these spaces. In addition, staff suggests that the four spaces be marked for "1225 'R' Street only".
2. The subject site does not provide adequate shading for the parking lot and it will be necessary to submit landscape and irrigation plans for Planning staff review and approval. Staff recommends that the applicant be required to provide two planters in the parking lot with a minimum width of six feet as measured from the interior of the planter (See Exhibit A-1). :
3. The applicant has indicated that carpool spaces are available on-site; however, these spaces are not properly marked. In addition, there will be six compact spaces. Staff recommends that all compact spaces and carpool or vanpool spaces be clearly marked for that purpose only. The applicant has also provided bicycle racks on-site. Based on these measures, along with the off-site parking, staff believes that adequate parking will be available for the office use.

Recommendation: Staff recommends the following actions.

1. Ratification of the Negative Declaration;
2. Approval of the variance subject to the following conditions and based on findings of fact to follow.

Conditions - Variance

1. The applicant shall provide written evidence for the approval of the City Attorney of the applicant's exclusive right to use the off-site parking spaces for at least five years. This shall be completed prior to issuance of a certificate of occupancy.
2. The four required spaces located off-site shall be properly marked to indicate exclusive use of these spaces by the 1225 "R" Street facility. This shall be accomplished prior to issuance of a certificate of occupancy for the office structure and shall be inspected by the Planning Director for compliance.

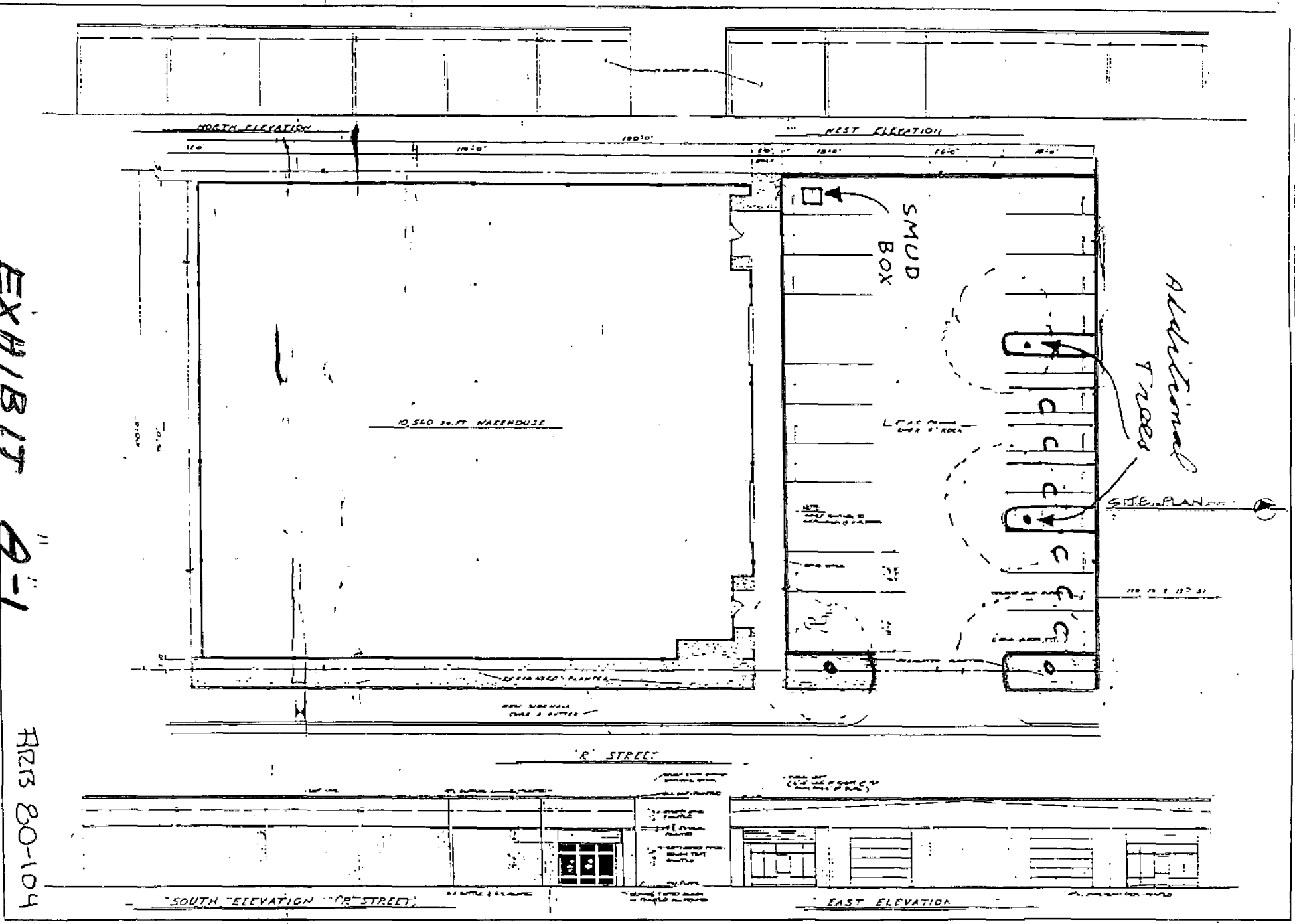
3. The applicant shall be required to provide two additional six-foot planter strips with trees in the subject parking lot as indicated by Exhibit A-1. The width of the planters shall be measured from the inside of the planter. Landscape, irrigation and shading plans shall be submitted for review and approval by the Planning Department prior to issuance of a certificate of occupancy. The planters shall be surrounded by a 6" x 6" concrete curbing.
4. All compact and carpool or vanpool spaces shall be properly marked and these spaces shall be inspected by the Planning Director prior to issuance of a certificate of occupancy.

Findings of Fact - Variance

1. This variance does not constitute a special privilege extended to one individual property owner in that approval for off-site parking would also be granted to other property owners when similar conditions exist.
2. This variance does not constitute a disservice and is not injurious to public welfare or other properties in the vicinity in that:
 - (a) adequate parking will be available for the subject site in light of the carpool, bicycle rack and four off-site spaces that will be provided; and
 - (b) Adequate shading will be provided with the planting of two additional trees.
3. The variance is not adverse to the General Plan or the Central City Plan in that the site is designated for this use.

EXHIBIT A-1

RRB 80-104



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EXHIBIT B

13th St.

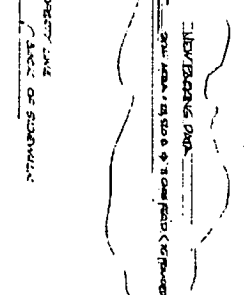
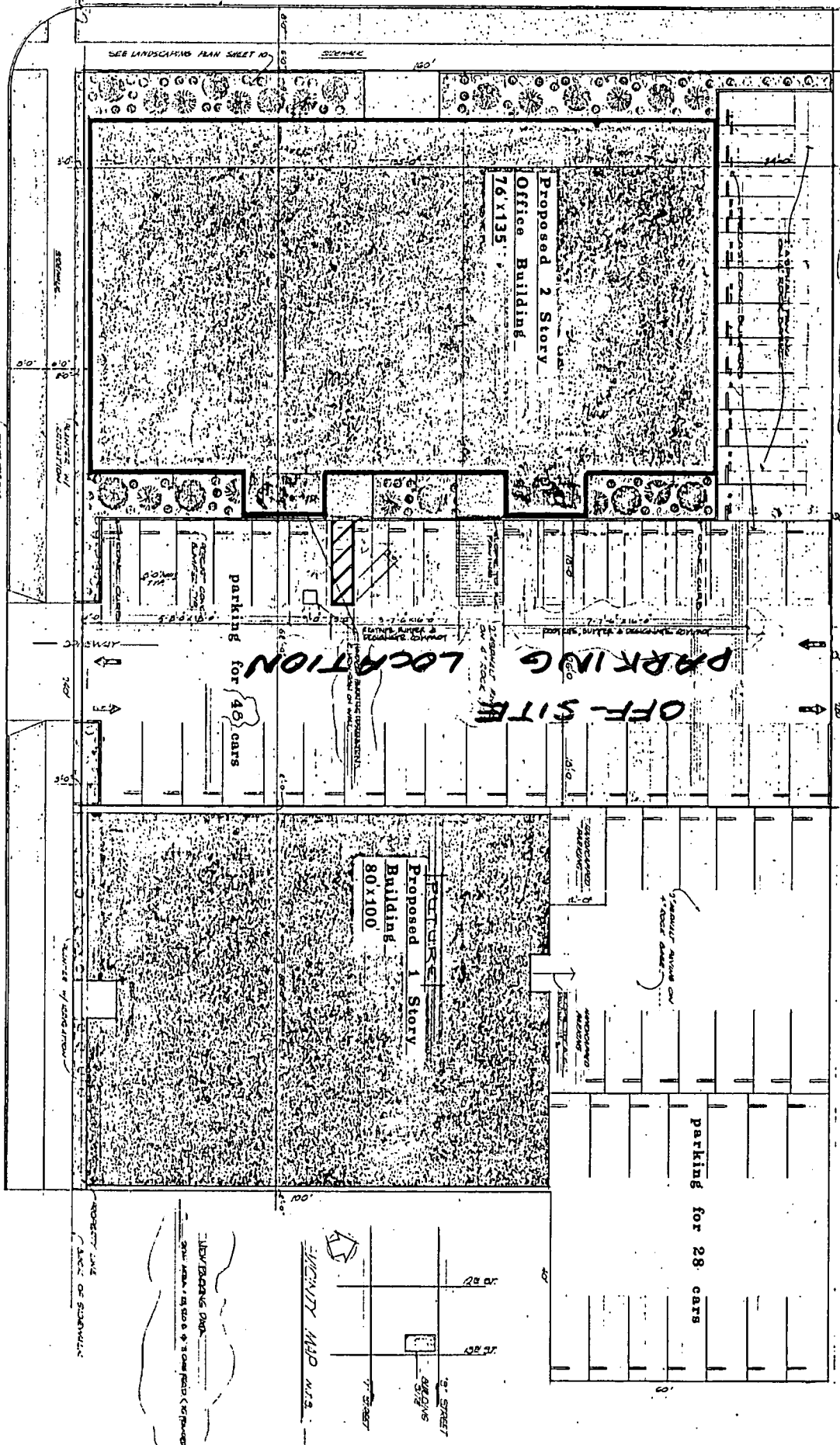


SITE PLAN

SCALE: 1" = 10'-0"

NOTE: SEE SHEET NO. 10 FOR LANDSCAPING PLAN. APPROXIMATE DIMENSIONS OF OTHERS ON THE SITE PLAN.

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OFFICE BUILDING FOR CALIFORNIA COMMUNITY COLLEGES

SITE PLAN

CONRAD A. NEWBY ARCHITECT
2444 GLENDALE LANE
SACRAMENTO, CALIFORNIA

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