

P93-163

- REQUEST:
- A. Variance to allow tandem parking for an existing 19,200 square foot, two-story, mixed-use building on 0.44± developed acres in the General Commercial (C-2) zone; and
 - B. Variance to allow 51% compact parking for an existing mixed-use building.

LOCATION: 2724-2730 J Street (SW Corner 28th & J Streets)
Assessor's Parcel Number: 007-0111-007,008,009,010
Central City
Sacramento Unified School District
Council District 3

APPLICANT:	Richard Mendoza, 443-6376 2728 J Street, Suite 201, Sacramento, CA 95816
OWNER:	Applicant
APPLICATION FILED:	November 2, 1993
STAFF CONTACT:	Mike Dale, 264-5381 Assistant Planner

SUMMARY/RECOMMENDATION: The applicant is seeking to modify a parking lot formerly approved by the Planning Commission. The previous parking lot layout showed entry/exit locations along the public alley located just south of the subject site. The current proposal shows access to and from the site by way of a private driveway - not the alley. The current proposal will yield an additional four (4) off-street parking spaces by utilizing tandem parking (which requires approval of a variance) and by allocating more parking spaces for compact cars (which requires another variance). During business hours, the parking lot will be managed by a valet parking service. The City's 50% shading requirement will be met, and adequate vehicular maneuvering area will be retained.

The proposal has been routed to several neighborhood associations and City departments, and no major concerns, issues or objections have been raised. Staff therefore recommends approval of the requested entitlements subject to conditions.

PROJECT INFORMATION:

General Plan Designation:	Community / Neighborhood Commercial & Offices
Community Plan Designation:	General Commercial
Existing Land Use of Site:	Two Vacant Two-Story Structures with an Adjacent Parking Lot
Existing Zoning of Site:	General Commercial (C-2)

Surrounding Land Use and Zoning:

North: Marshall Park: C-2
 South: Eastern Star Temple, Offices: C-2
 East: Restaurant: C-2
 West: Commercial, Offices, Residential: C-2

Site Dimensions:	120' x 160'
Property Area:	0.44 \pm net acres
Square Footage of Building:	6,116 gross square feet (3,058 sf x 2 floors)
Parking Provided:	31 spaces
Parking Required:	27 spaces (P92-284)

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
City Tree Removal Permit	City Arborist
Building Permit	Building Division

BACKGROUND INFORMATION: This proposal represents a modification of a project which was approved by the Planning Commission on January 14, 1993. At that time, the Commission approved a variance to waive twelve parking spaces for a 120-seat restaurant (P92-284).

STAFF EVALUATION:**A. Policy Considerations**

In light of the General and Community Plan policies which promote mixed-use development in and around existing commercial development, the presence of other valet parking lots within the Central City, and the additional four off-street parking spaces afforded by the current proposal, the project is considered to be compatible with the surrounding urban environment which supports a wide range of office, commercial and residential development.

B. Site Plan Design / Zoning Requirements

The proposed site plan is essentially the same as was approved by the Planning Commission last year. However, the primary difference is the location and orientation of the proposed parking spaces. Access to the parking lot will be from a new driveway connecting 28th Street to the proposed lot. Access will not be from the public alley as previously approved. Instead, a planter will be constructed along the entire length of the public alley abutting the subject site (except for the location of the trash enclosure and electrical transformer).

Setbacks and Maneuvering Area. The proposed parking lot meets all of the required setback criteria for new development in the C-2 zone. However, the site plan shows inadequate maneuvering area for the parking stalls numbered 24 through 31. This problem can be remedied by narrowing the planter area by one foot (for a four-foot wide planter area) and by trimming one foot off of the proposed outdoor patio area. In this way, 26 feet of maneuvering area can be achieved for those parking spaces. The applicant has already agreed to make these changes. Also, per the Department of Public Works' recommendation, the valet booth presently shown to be located along the eastern border of the site should be relocated 40 feet away from the public right-of-way. In this way, vehicles will not have a tendency to "stack" or back-up onto 28th Street.

Landscaping. The proposal includes constructing planter areas next to the public alley and in areas near the existing buildings. In addition to shrubbery, the planters will accommodate new trees which will serve to meet the City's standard shading requirement for new parking lots (see attached Planting Plan). The City Arborist has reviewed the revised plans and has indicated that removal of one of the existing palm trees which is located in the path of the proposed driveway may be removed subject to a tree removal permit.

Operations Management. The applicant indicates that the restaurant's normal operating hours will be between 11 AM and 2 PM for lunch, and between 5 PM and 11 PM for dinner. During these hours, the valet service will be available to manage the parking for all customers and tenants of both buildings. The applicant has agreed to retain the valet service beyond the above hours if needed. Staff recommends that the above be made a condition of project approval.

Recycling. Developments of this type are required to submit a Statement of Recycling Information and meet the Volume Requirements and Design Guidelines for Enclosures and Receptacles. Upon review of the Statement of Recycling Information which was submitted by the applicant, staff found that insufficient information was provided. Therefore, prior to issuance of building permits, staff recommends that the applicant submit the above information in addition to an Education/Public Relations Program for purposes of instructing users of the

development about the benefits of recycling and how to recycle.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The project involves the minor alteration of land use limitations relating to variances for setbacks and maximum allowable compact parking spaces. The proposal therefore qualifies for a categorical exemption pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines. Additional environmental review is not required.

B. Public / Neighborhood / Business Association Comments

The project site is located within the defined areas of interest for the following neighborhood and merchants groups: Sacramento Old City Association, the Midtown Business Association, the Boulevard Park Neighborhood Association, the Sacramento Downtown Association, and the Marshall School Neighborhood Association. Copies of the project application and plans were sent to these organizations for comment. The Marshall School Neighborhood Association responded with no objections.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Department of Public Works

The Development Services Division noted that the lot line merger which was formerly approved by the Planning Commission (P88-219) may not yet have been recorded yet. A Certificate of Compliance must be recorded prior to the issuance of building permits. Also, all on-site grading and paving shall be approved by Public Works prior to issuance of building permits. Finally, frontage improvements may need to be upgraded to City standards.

The Transportation Division noted that all proposed signage shall be located no closer than ten feet from the driveway and the street right-of-way. The valet booth must be located no closer than 40 feet from the street right-of-way, and all handicap parking spaces must meet the new American Disabilities Act (ADA) requirements.

2. City Arborist

See discussion on *Landscaping*, above.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny all or a portion of the entitlements listed below. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

Staff recommends that the Planning Commission approve the following entitlements via the attached resolution.

1. Variance to allow tandem parking for an existing 19,200 square foot, two-story, mixed-use building on 0.44± developed acres in the General Commercial (C-2) zone; and
2. Variance to allow 51% compact parking for an existing mixed-use building.

Report Prepared By,

Mike Dale
Mike Dale, Assistant Planner

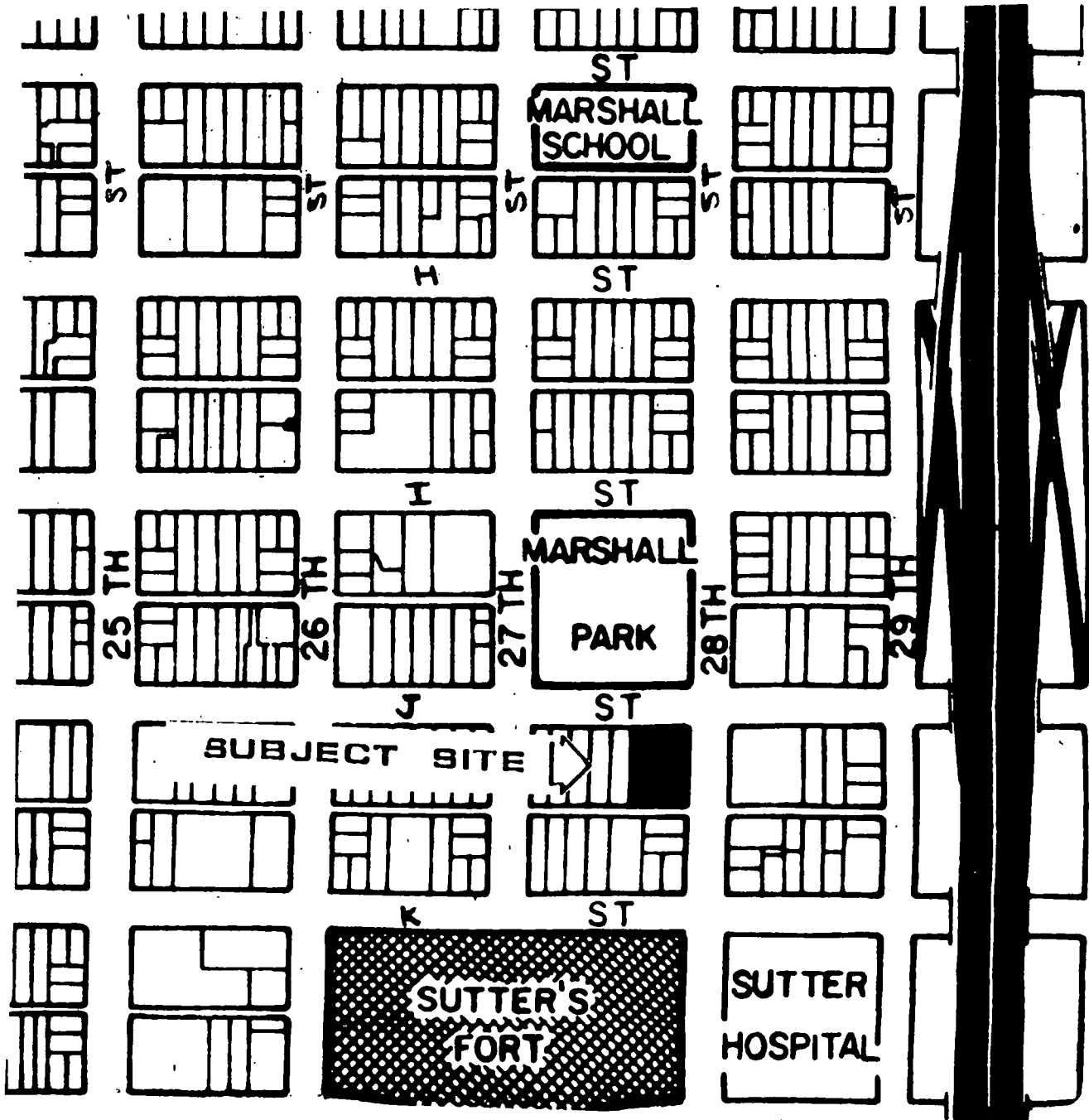
Report Reviewed By,

Steve Peterson
Steve Peterson, Senior Planner

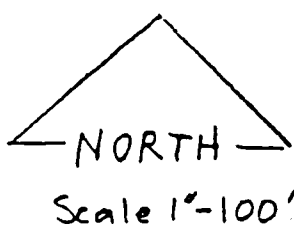
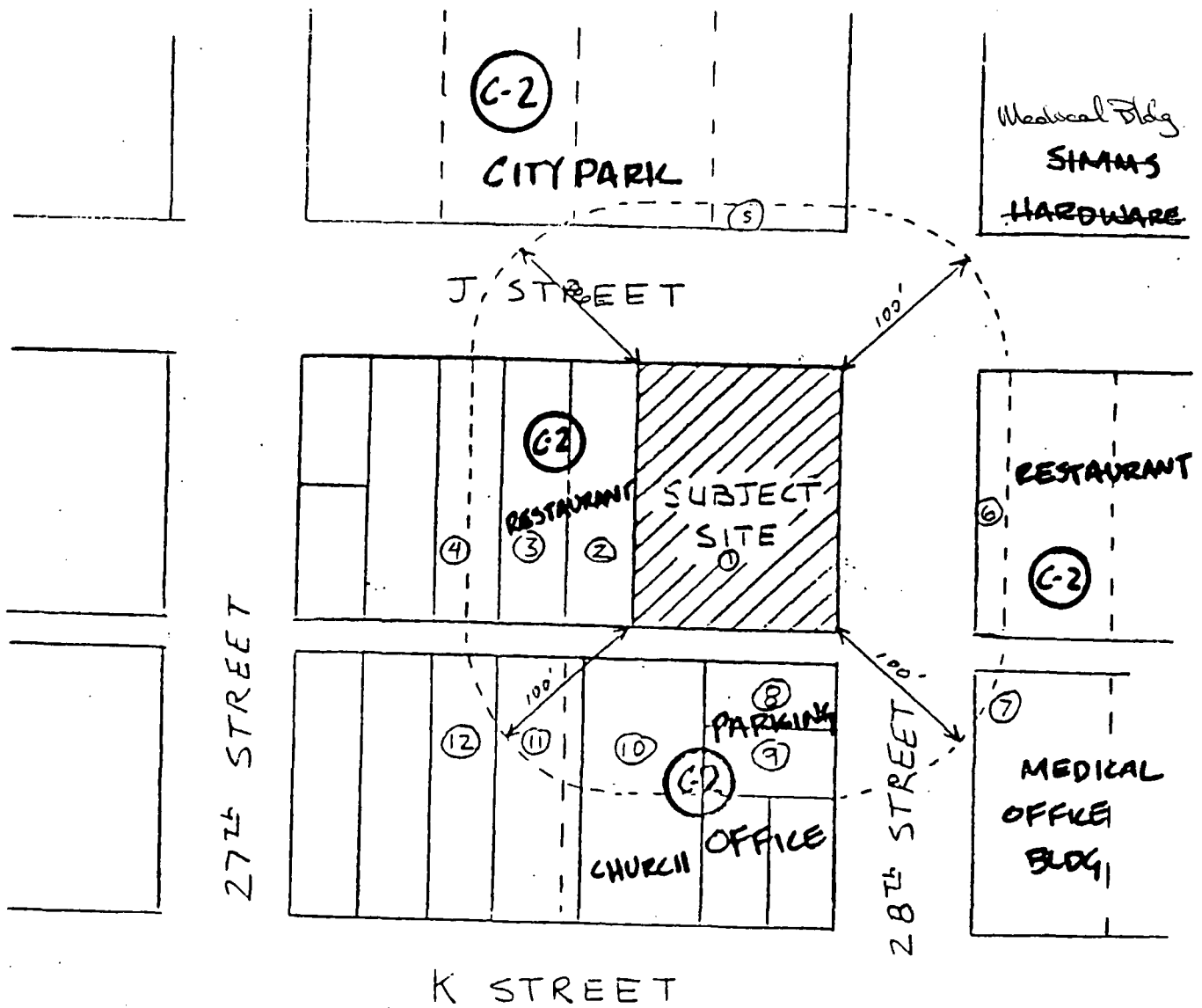
Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution - Entitlements
Exhibit A	Site Plan
Exhibit B	Planting Plan

Attachment A
Vicinity Map



Attachment B
Land Use and Zoning Map



RESOLUTION NO. 1512

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JANUARY 13, 1994.

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
VARIANCES FOR PROPERTY LOCATED AT 2724-2730 J STREET.

(P93-163) (APN: 007-0111-007,008,009,010)

WHEREAS, the City Planning Commission on January 13, 1994, held a public hearing on the request for approval of a Variance to allow tandem parking for an existing 19,200 square foot, two-story, mixed-use building on 0.44 \pm developed acres in the General Commercial (C-2) zone and a Variance to allow 51% compact parking for an existing mixed-use building;

WHEREAS, the proposed project involves the minor alteration of land use limitations relating to variances for setbacks and maximum allowable compact parking spaces and therefore qualifies for a categorical exemption pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the variances:

1. The variances do not constitute a special privilege extended to one individual property owner in that the same variances would be appropriate for any other property owner facing similar circumstances.
2. The proposal does not constitute a "use variance" in that parking lots are acceptable land uses in the C-2 zone.
3. The proposal, as conditioned, will not be injurious to the public welfare nor to property in the vicinity of the applicant in that:
 - a. four additional parking spaces are being provided for the tenants and customers of the subject site;


- b. the tandem parking spaces will be managed by a valet parking service during all business hours; and
 - c. the parking lot will be designed to meet the City's standard landscaping and shading requirements.
4. The project is consistent with the General Plan and Central City Community Plan which designate the site as Community / Neighborhood Commercial & Offices and General Commercial, respectively.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SACRAMENTO THAT:

The variances for the proposed project are hereby approved, subject to the following conditions:

- a. Prior to the issuance of building permits, the applicant shall submit a new site plan indicating the location of recycling receptacles and enclosures pursuant to Section 34 of the City's Zoning Ordinance. The submitted material shall be subject to the review and approval of the Planning and Design Review staffs.
- b. Doors or gates relating to the trash enclosures/transformer shall not be permitted to open into the alley.
- c. Property to be developed in accordance with this building permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Section, Room 100, 927 10th Street.
- d. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.
- e. On site grading, paving, and drainage shall be approved by Public Works prior to issuance of a building permit.
- f. Frontage improvements shall be upgraded to City standards (which may include street lights, handicap ramps, new sidewalks, and driveways.)
- g. Proposed signs must be ten feet from the street right-of-way.

- h. The proposed valet booth shall be located at least 40 feet from the street right-of-way.
- i. Handicap spaces must meet A.D.A. requirements.
- j. Prior to issuance of building permits, the parking lot layout shall be revised to provide a minimum of 26 feet of back-out maneuvering area.
- k. The parking lot shall be managed by a valet parking service during all restaurant business hours and beyond those hours as needed to accommodate the parking needs of all tenants and customers on the subject site.
- l. The conditions of approval which were adopted under **P92-284** shall be fully implemented.



CHAIRPERSON

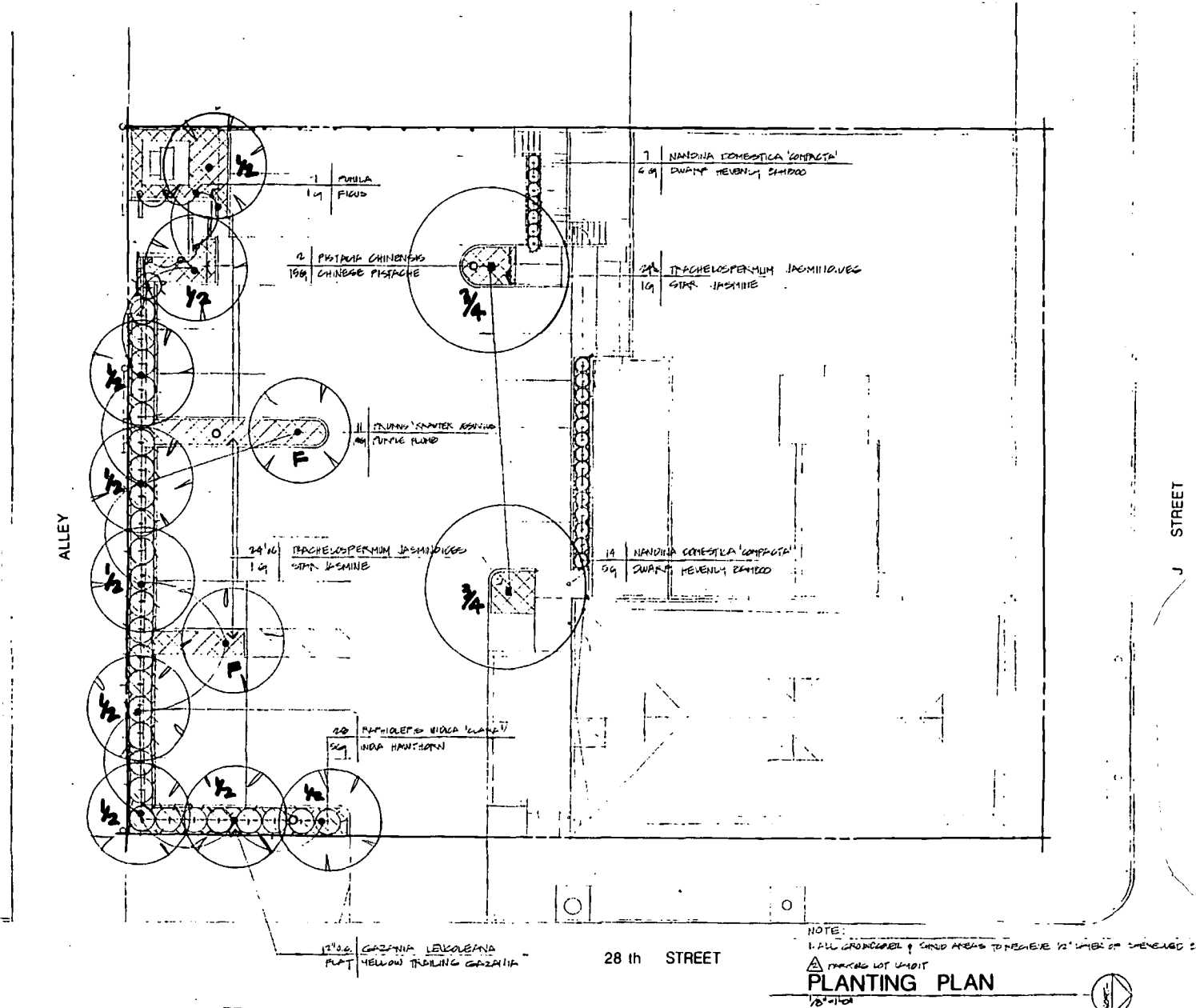
ATTEST:



SECRETARY TO PLANNING COMMISSION

P93-163

Exhibit B
Planting Plan



NOTE:
1. ALL GRASS/GRUB & SAND AREAS TO RECEIVE 12\"/>

PLANTING PLAN
12-11-94



