

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: Elliott Yaffee, 1817 8th Street, Sacto, CA 95814		
OWNER: Emilie Yaffee, 1817 8th Street, Sacto, CA 95814		
PLANS BY: Elliott Yaffee, 1815 8th Street, Sacto, CA 95814		
FILING DATE: August 28, 1990	ENVIR DET: Neg. Dec.	REPORT BY: Doug
ASSESSOR'S PCL. NO. 009-065-020, 001		

APPLICATION: A. Negative Declaration

B. Variance to add 6 off site parking spaces to an existing parking lot for a proposed 6400 sq. ft. warehouse structure in the Heavy Commercial (C-4) zone.

C. Variance to allow six tandem parking spaces.

LOCATION: 1817 8th Street

PROPOSAL: The applicant is requesting the necessary entitlements in order to build a warehouse addition totaling 6400 sq. ft. The applicant is proposing to provide the 6 required parking spaces in an existing off-site parking lot adjacent to the existing business location.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Central City Community Plan Designation:	
Existing Zoning of Site:	Heavy Commercial
Existing Land Use of Site:	Heavy Commercial (C-4) Wholesale Warehouse

Surrounding Land Use and Zoning:

North:	Heavy Commercial, C-4
South:	Parking Lot for State Police, C-4
East:	State Police Offices, C-4
West:	Heavy Commercial, C-4

Parking Required:	6 spaces; parking ration required: 1:1,000 sq. ft. (warehouse)
Parking Provided:	6 spaces off-site
Property Dimensions:	Existing warehouse- 120 x 80, proposed addition- 40 x 80
Property Area:	12,800 sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: In October of 1983 the Planning Commission approved a variance to locate the required parking off-site and a lot line adjustment to merge two parcels in order to construct a 6,400 sq. ft. addition to an existing warehouse (P83-361). The lot line merger was recorded, however, work on the building addition did not commence within one year of approval and the variance expired. Therefore, the applicant has reapplied for a

variance for off-site parking.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of an existing wholesale warehouse facility which is approximately 9600 sq. ft. and the vacant area which measures 3200 sq. ft. on which the applicant proposes to build his warehouse addition. The General Plan designates the site as Heavy Commercial and Warehouse. The Central City Community Plan designates the site as Heavy Commercial. The surrounding land uses are warehousing to the north, the State Police office facility to the east and south, and heavy commercial to the west. The area has historically been a mixed use area of industrial and heavy commercial uses. The entire area is zoned C-4.

B. Applicant's Proposal

The applicant proposes to build a 6,400 sq. ft. addition on the vacant parcel of land to the south and adjacent to the existing warehouse facility. The required parking would be provided in an existing parking lot across the alley and to the north of the existing warehouse which is also owned by the owner/ applicant.

C. Staff Evaluation

The applicant proposes to construct a 6,400 square foot warehouse addition to an existing restaurant supply warehouse. The existing warehouse was constructed in 1926 without parking. Six parking spaces are required for the proposed addition. The required six parking spaces are proposed to be provided off-site across the alley. Staff has no objection to this request because of the close proximity of the parking site which is already being utilized by the business and because the parking area and warehouse facility are in common ownership.

The applicant's submitted site plan indicates 12 tandem parking spaces on the proposed off-site parking site. Staff informed the applicant that only a minimum of six parking spaces were required and that Planning staff would not support a request for tandem parking. The applicant has no objection to withdrawing the variance for tandem spaces.

The proposed parking site is currently paved and used for parking. A portion of the parking lot is also fenced off and used for storage. The existing parking, however, does not provide required parking for any land use in the area. Staff recommends that the applicant submit a revised site plan indicating a minimum of six parking spaces on the site and new landscaping in the existing planter adjacent to 8th Street. Any outdoor storage on this site should be removed once the warehouse addition is completed and used for parking. The applicant may stripe a maximum of 40 percent of the parking lot for compact cars.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services. The comments received were concerned that no tandem parking would be permitted in the parking area.

Environmental Evaluation: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include

the following:

- o Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 - o Cover stockpiles of sand, soil, and similar materials with a tarp.
 - o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension or PM 10 through vehicle movements over these surfaces.
 - o Increase the frequency of city street cleaning along streets in the vicinity of construction site.
 - o Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.
- C. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Variance to locate six parking spaces off-site subject to conditions and based upon findings of fact which follow.
- C. Withdraw the variance to allow tandem parking spaces.

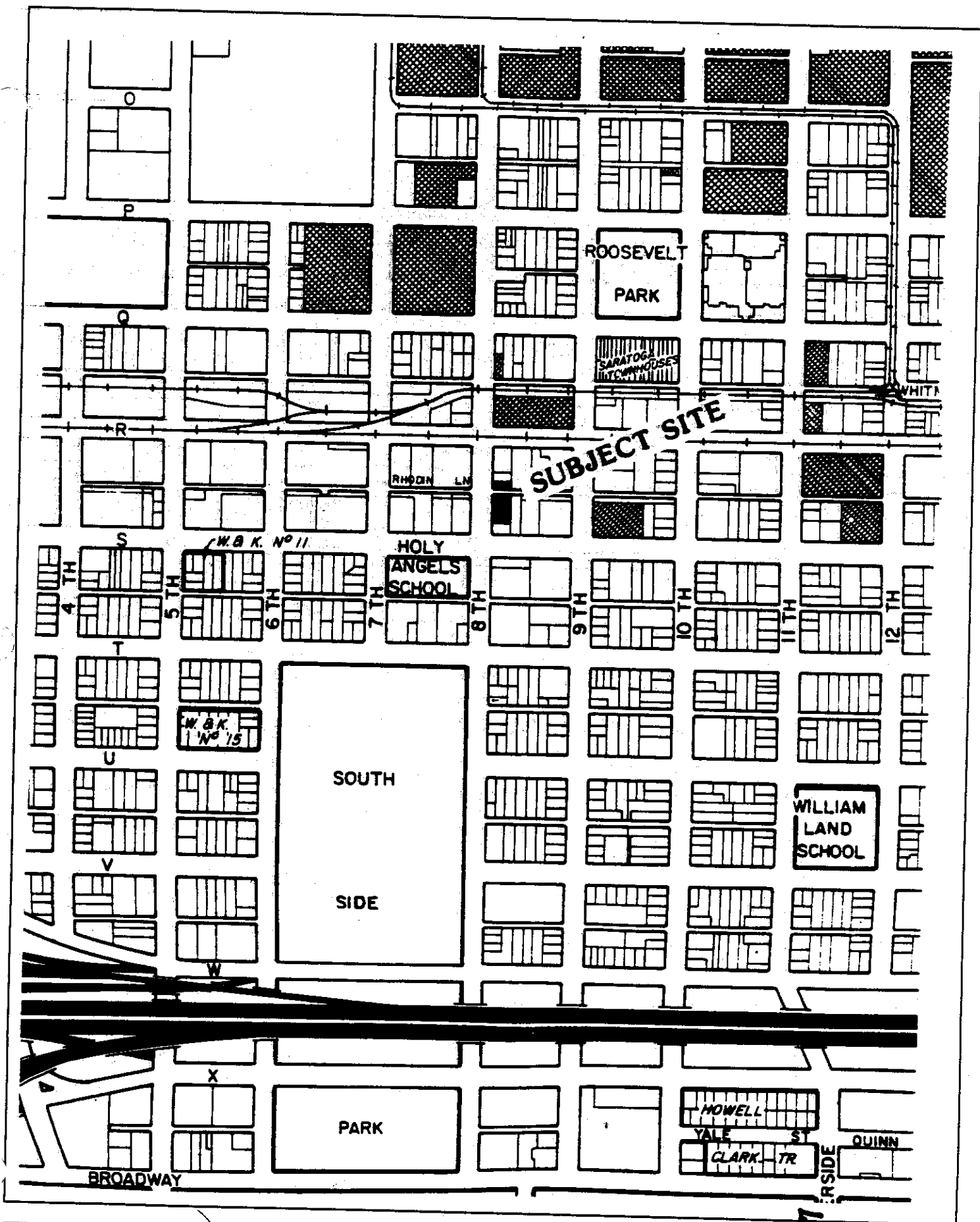
Conditions

- 1. The applicant shall submit revised plans for the parking lot indicating a minimum of six parking spaces on the parking lot site, the deletion of the outside storage area and landscaping in the planter adjacent to 8th Street. Plans for the parking lot shall be submitted for Planning Director review and approval prior to issuance of building permits. The applicant may strip the parking lot up to a maximum of 40 percent of compact car spaces (excluding any handicapped spaces).
- 2. The outside storage area shall be eliminated prior to issuance of occupancy permits for the addition.

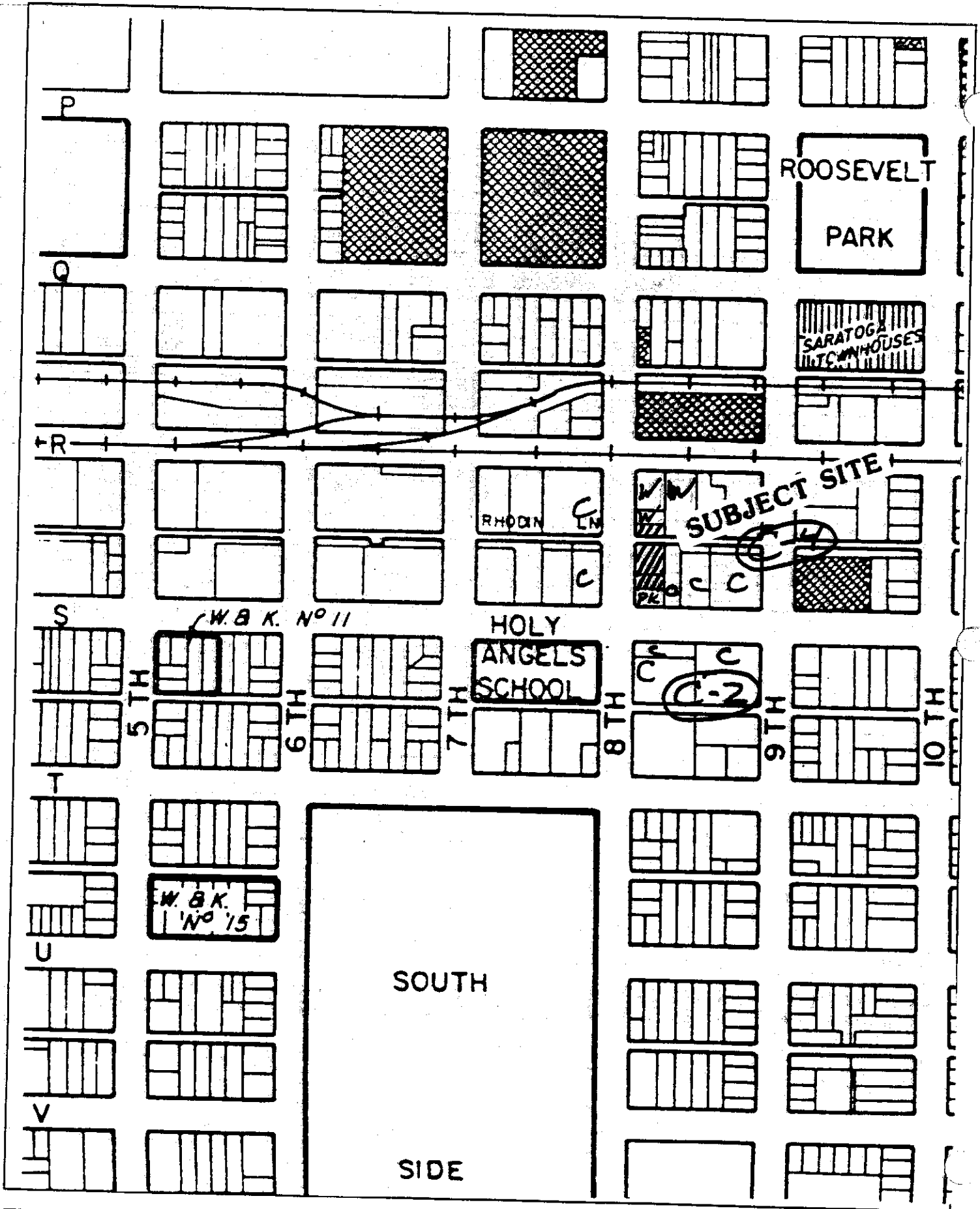
3. The applicant shall record a document indicating that the required parking for the warehouse building (APN 009-065-020) is located on the parcel to the north of the site (APN 009-065-01). The applicant shall provide evidence of recordation to the Planning Director prior to issuance of building permits for the warehouse addition.

Findings of Fact

1. The project, as conditioned, does not constitute a special privilege in that the applicant is (a) providing the required parking spaces off site on a parcel in common ownership across an alley; (b) a variance would be granted to any other property owner facing similar circumstances.
2. The project as conditioned, is not a use variance in that the proposed warehouse use is allowed in the Heavy Commercial (C-4) zone;
3. The project, as conditioned, will not be injurious to the public welfare nor to property in the vicinity of the applicant in that the required parking spaces will be provided in close proximity to the warehouse facility;
4. The project is consistent with the General Plan which designates the site Heavy Commercial or Warehouse.



VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT - B ELEVATIONS

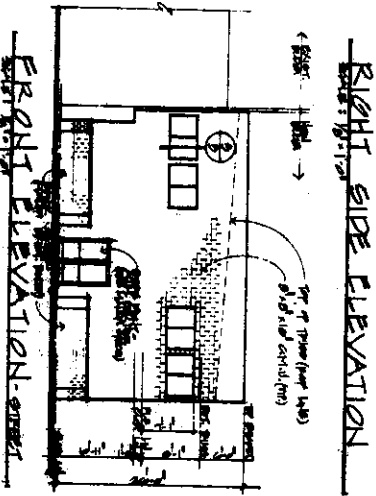
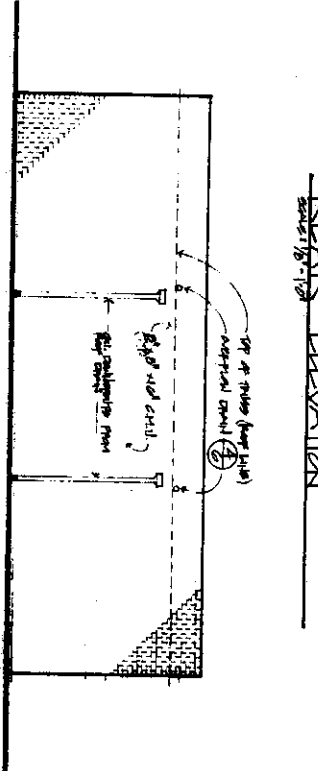
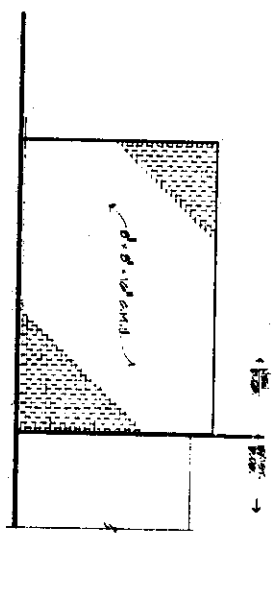
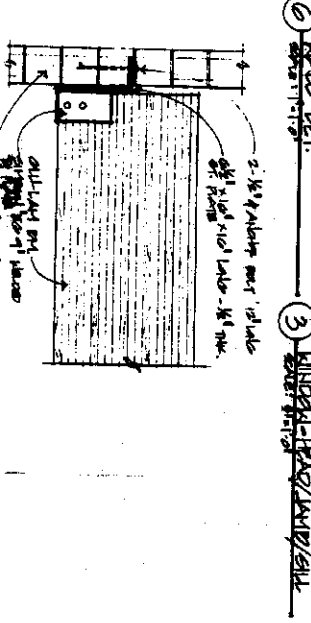
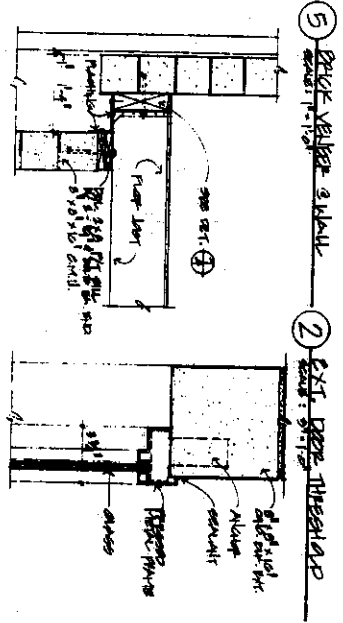
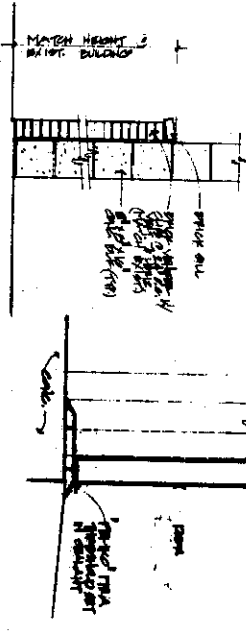
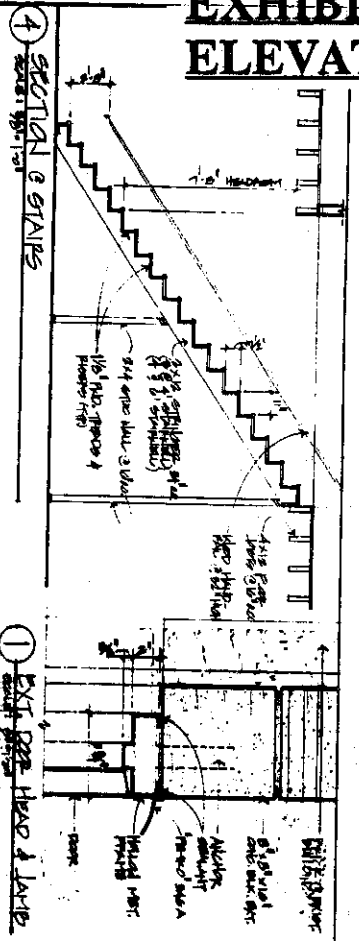
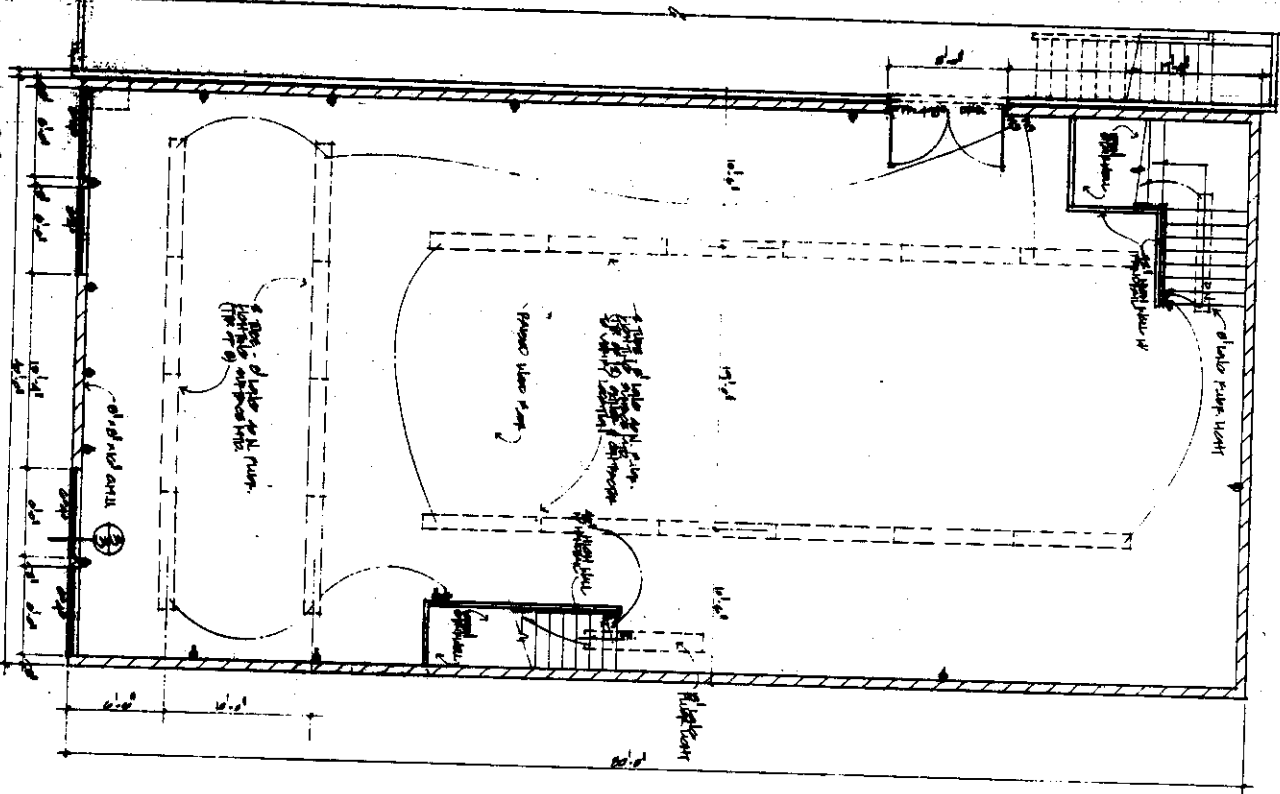
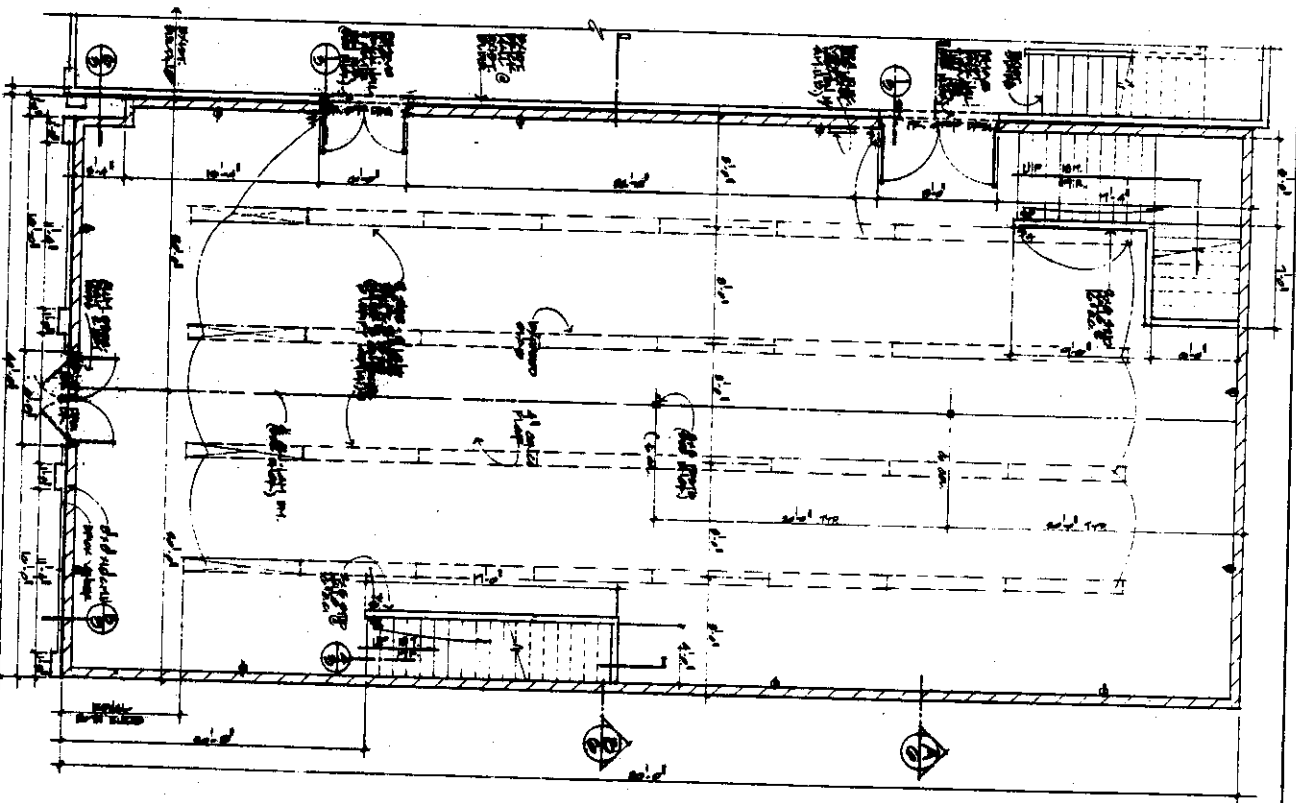


EXHIBIT - C FLOOR PLANS

SECOND FLOOR PLAN



FIRST FLOOR PLAN



2	COMMERCIAL DESIGN YATTEC INC.	1000 W. 10TH ST. DENVER, CO 80202	(303) 733-1111
	FLOOR PLAN	SCALE: 1/8" = 1'-0"	DATE: 10/10/00