

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 1, 1998, the Zoning Administrator approved with conditions, a special permit to waive required parking for a boxing gym for the project known as Z98-024. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

Request: Zoning Administrator Special Permit to waive eleven required parking spaces for a boxing and fitness center located within a 5,500 square foot building on 0.17± developed acres in General Commercial, Special Planning District (C-2) (SPD) zone.

Location: 1931 Del Paso Boulevard (D2, Area 4)

Assessor's Parcel Number: 275-0035-010

Applicant: Cary Williams dba Prime Time Boxing & Fitness
P.O. Box 1012
Sacramento, CA 95812

Property Owner: Warren and Nancy Wilson
3227 Highway 128
Calistoga CA 94515

General Plan Designation:	Community Neighborhood Commercial and Offices
North Sacramento	
Community Plan Designation:	Retail- General Commercial
Existing Land Use of Site:	Vacant Commercial Building
Existing Zoning of Site:	General Commercial, C-2 (SPD)

Surrounding Land Use and Zoning:

North:	R-1; Multi-Family Residence
South:	C-2 (SPD); Commercial
East:	C-2 (SPD); Commercial
West:	C-2 (SPD); Commercial

Property Dimensions:	50 feet x 150 feet
Property Area:	0.17± acres
Parking Provided:	8 spaces
Parking Required:	33 spaces (11 spaces after credit)
Parking Credit:	14 spaces
Square Footage of Building:	5,500 square feet
Height of Building:	Two Story, 20 feet (Partial second floor-storage)
Exterior Building Materials:	Brick
Roof Materials:	Built-up
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information: The applicant is requesting to waive the required 11 parking spaces for a boxing training facility. The existing vacant 5,500 square foot commercial building was previously used for a retail store. The applicant proposes to remodel the interior creating 5,000 square feet for a boxing gym/training facility. The front half of the building will be the gym/training portion and the back half of the building will consist of locker rooms, bathrooms, office, and storage areas. There is approximately 500 square feet unfinished on a partial second floor that will be used for storage. There are eight on-site parking spaces for the building located at the rear of the site. The site is granted a parking credit of 14 spaces based on the previous retail use. The proposed boxing facility use requires one space for every 100 square feet and the office/locker room use requires one space for every 500 square feet. The proposed change in use in the building would require a total of 33 parking spaces, reduced to 11 spaces after applying the parking credit and available on-site spaces. The site is located within the Del Paso Boulevard Special Planning District (SPD). The Zoning Ordinance stipulates that the Zoning Administrator can issue a Special Permit to waive off-street vehicle parking for small buildings (less than 10,000 square feet). In addition to the findings required for approval of a Special Permit, findings must also be made that the granting of the deviation will not be materially detrimental to other properties or land uses in the area.

The building will have the largest amount of people on-site during the evenings when many of the adjacent businesses are closed. There is also many street parking spaces around and near the site as well as a nearby light rail station.

The site is located within Del Paso Boulevard Design Review area and the North Sacramento Project Committee area. The proposed plans have been submitted to the Project Review Committee and the committee voted to approve the proposed project on March 26, 1998. SHRA also conducted parking surveys which indicated adequate on-street parking available for the site. The project has been noticed and staff has not received any calls.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15301(a) and Section 15303}.

Conditions of Approval

1. There shall be no further expansion of the building for gym use without further Planning review.
2. Size of use areas and floorplans of the structure shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The building shall be only be used as a boxing training facility with no exhibition matches or any type of publicized match open to public viewing. The facility shall not be advertised or used as a general physical fitness/gym facility.
5. No more than 30 people shall be on-site at any one time.
6. The applicant shall re-stripe the existing parking lot, so cars do not extend into the alley and to provide a handicap accessible space adjacent to the building.
7. The hours of operation shall be no more than 5:30 a.m. to 10:00 p.m., seven days a week.
8. Any signage must meet the sign ordinance requirements and have a sign permit.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the existing commercial building has limited on-site parking; and
 - b. there are many other properties along Del Paso Boulevard that have little or no on-site parking in the surrounding neighborhood.
2. Waiving the parking will not be materially detrimental to the other properties or uses in the area in that the building will be primarily used in the evening when surrounding businesses will be closed.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed use of the building will primarily be in the evening when surrounding

businesses are closed; and

- b. there is adequate on-street parking and nearby off-street parking associated with other commercial uses available.
4. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the subject site as Community Neighborhood Commercial and Offices and Retail- General Commercial respectively.
5. The project is consistent with the stated goal of properties in the Del Paso Boulevard SPD to: maintain and improve the character, quality, and vitality of this unique commercial neighborhood, drawing on the opportunities for an arts and entertainment orientation.

Joy D. Patterson

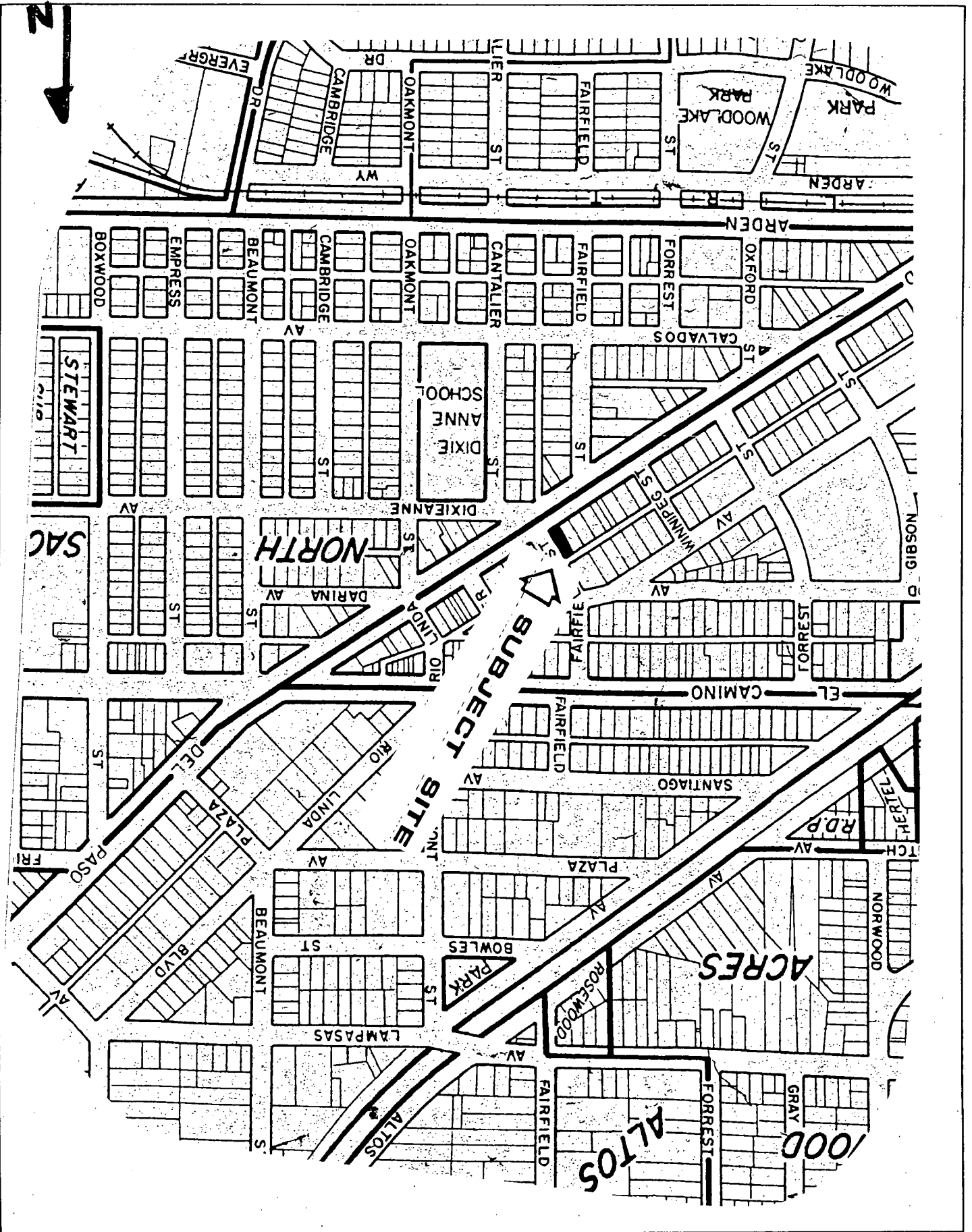
Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book

VICINITY MAP



298-024

APRIL 1, 1998

ITEM 6

DEL PASO BLVD.

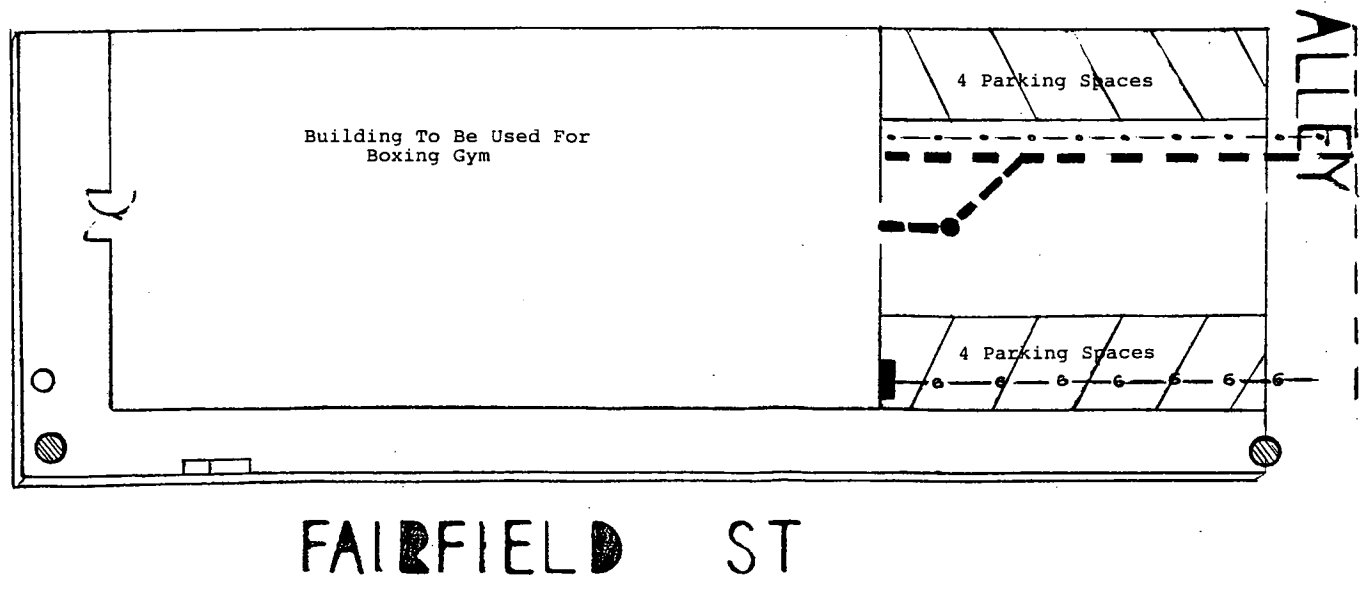
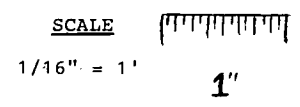
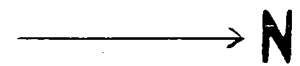
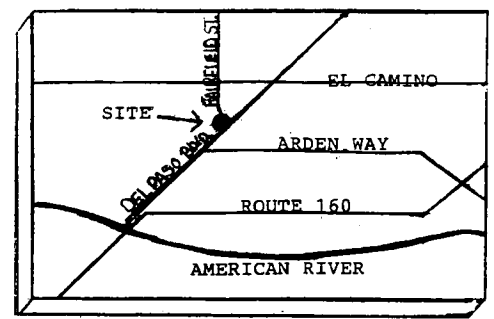
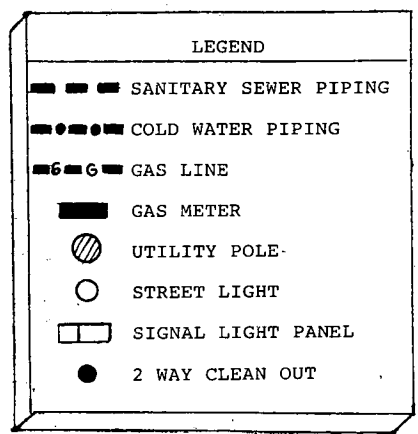
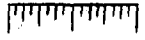


EXHIBIT A

298 024

298-024

SCALE
1/8" = 1'



1"

FLOOR PLAN

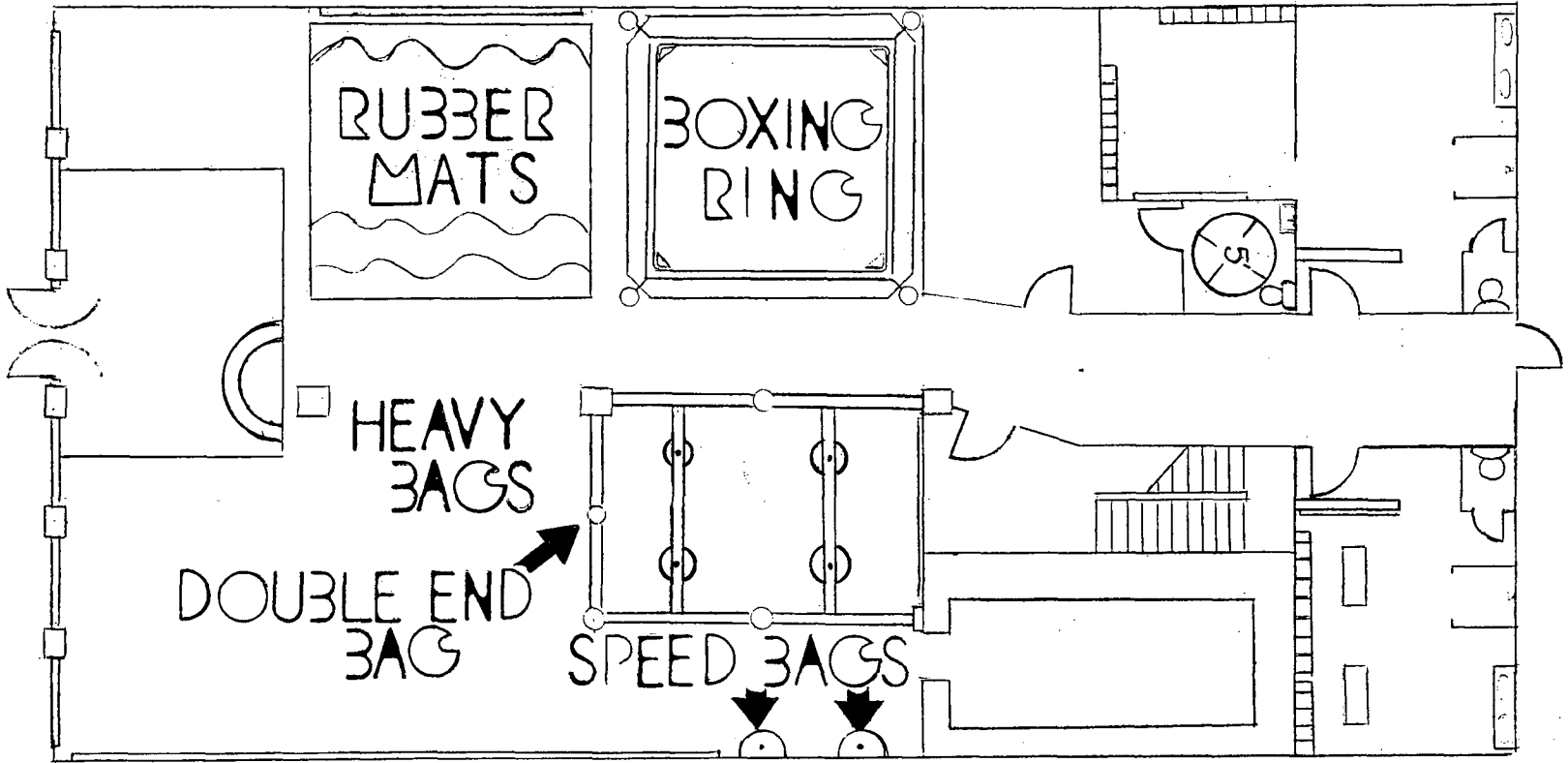
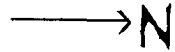
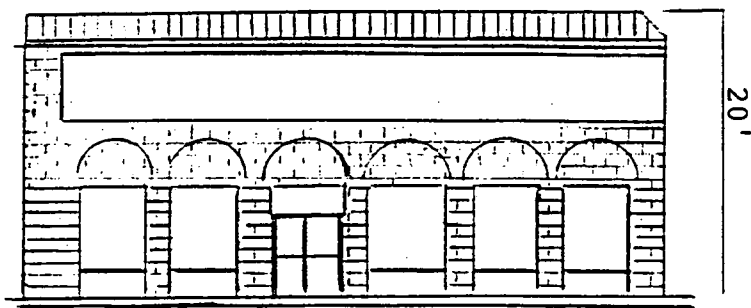


EXHIBIT B

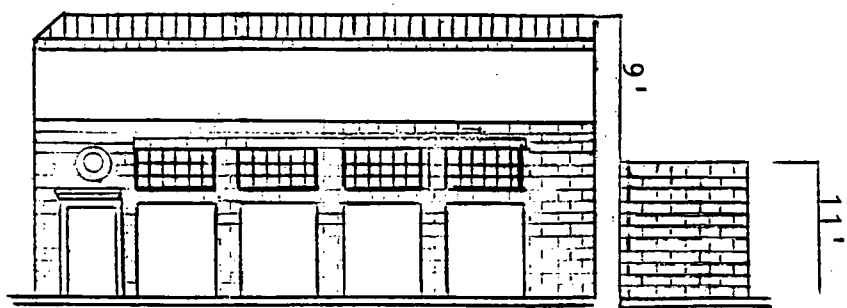
APRIL 1, 1998

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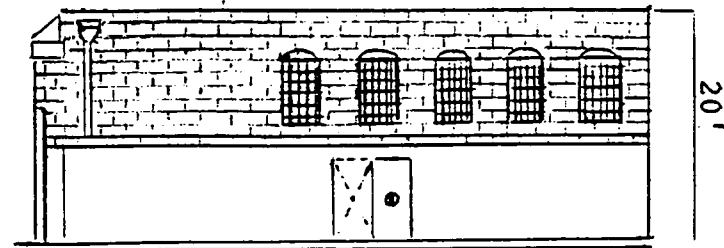
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SOUTHEAST ELEVATION
(FRONT)



NORTHEAST ELEVATION
(SIDE)

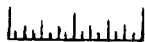


NORTHWEST ELEVATION
(REAR)

1931 DEL PASO BLVD.

SCALE

1/8" = 1'



1"

298-024

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