

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Jeff Ripplingale, 1806 Capitol Avenue, Sacramento, CA 95814		
OWNER	W.N. Samazich, 1722 J Street, Sacramento, CA 95814		
PLANS BY	Jeff Ripplingale, 1806 Capitol Avenue, Sacramento, CA 95814		
FILING DATE	12-19-86	ENVIR. DET. Cat.Ex. 15301(e)	REPORT BY DJH:tc
ASSESSOR'S-PCL. NO.	007-142-04		

APPLICATION: Special Permit to establish a 760 sq. ft. residential apartment for on-call drivers for limosine service located on 0.07+ acres in the General Commercial (C-2) zone.

LOCATION: 1806 Capitol Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a second story apartment for on call limosine service.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: One-story brick building (auto repair shop)

Surrounding Land Use and Zoning:

North: Commercial; C-2
South: Parking Lot Commercial; C-2
East: Apartments; C-2
West: Restaurant; C-2

Parking Required: 6.4 spaces credit applied due to age of use.
Parking Provided: 6 spaces for limosines & personal vehicles
Property Dimensions: 40' X 80'
Property Area: 0.07+ acres
Density of Development: 13.6 d.u. per acre
Square Footage of Building: 3,040 sq. ft.- 760 sq. ft. for second floor residential
Height of Building: One story, 21 ft.
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building materials: Brick, Red & Brown Plaster
Historical Designation: Priority Structure

PROJECT BACKGROUND:

On August 9, 1984 the Planning Commission approved a variance to locate two required parking spaces off-site for the conversion of the project site from commercial to office uses. The applicant has not converted the building to office use and desires to lease the building for commercial purposes a limosine service and on-call driver residence.

APPLC.NO. P87-032 MEETING DATE January 22, 1987 ITEM NO 23

PROJECT EVALUATION: Staff has the following comments;

A. Land Use and Zoning:

The subject site contains a 3,040 square foot building formerly used as an automobile repair shop. The property is zoned General Commercial (C-2) Zone and designated for commercial/offices and General Commercial on the General Plan and Central City Community Plan respectively.

B. Project Proposal:

The applicant proposes to construct a 20 X 36 foot wide second story left apartment within the existing garage over the front office area. The 760 square foot residential area would be used by an on-call limosine driver and provide 24 hour caretaker service for the limosines to prevent vandalism. The applicant plans to park three, 23 foot long limosines in structure. Also to be stored is a passenger van for large tour groups and the owner's small car. A total of five vehicles are proposed for storage inside the building. Limosine drivers who report to the site will park their personal vehicles inside the building over a parking lot which the applicant has an access easment. Vehicles enter through the rear door and exit through the Capitol Avenue door. Tandem parking of vehicles is proposed. Staff observes adequate maneuvering and parking areas for tandem parking inside the garage.

The applicant will not be doing major repairs to the vehicles at the site. The washing and polishing of vehicles with oil changes and minor repairs are the only service to be provided. The building contains an oil sump which may require draining if at capacity.

C. Preservation Board Review:

The project includes exterior modifications to the building including additional signage. All exterior building improvements will require Preservation Board Review.

d. Residential Use with Commercial Activity:

Staff and the Commission have supported joint use where a commercial use is located on the ground floor and a residence for the owner or manager of the commercial use is located on a second floor. Staff supports the proposed residential use with the provision that no more than 760 square feet be developed on the site for residential uses. Any expansion of the residential use would require a special permit modification.

AGENCY COMMENTS: The proposed project has been reviewed by the City Engineer, Traffic Engineer and Fire Department with no comments received.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(e)).

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve the special permit subject to conditions based upon findings of fact which follow:

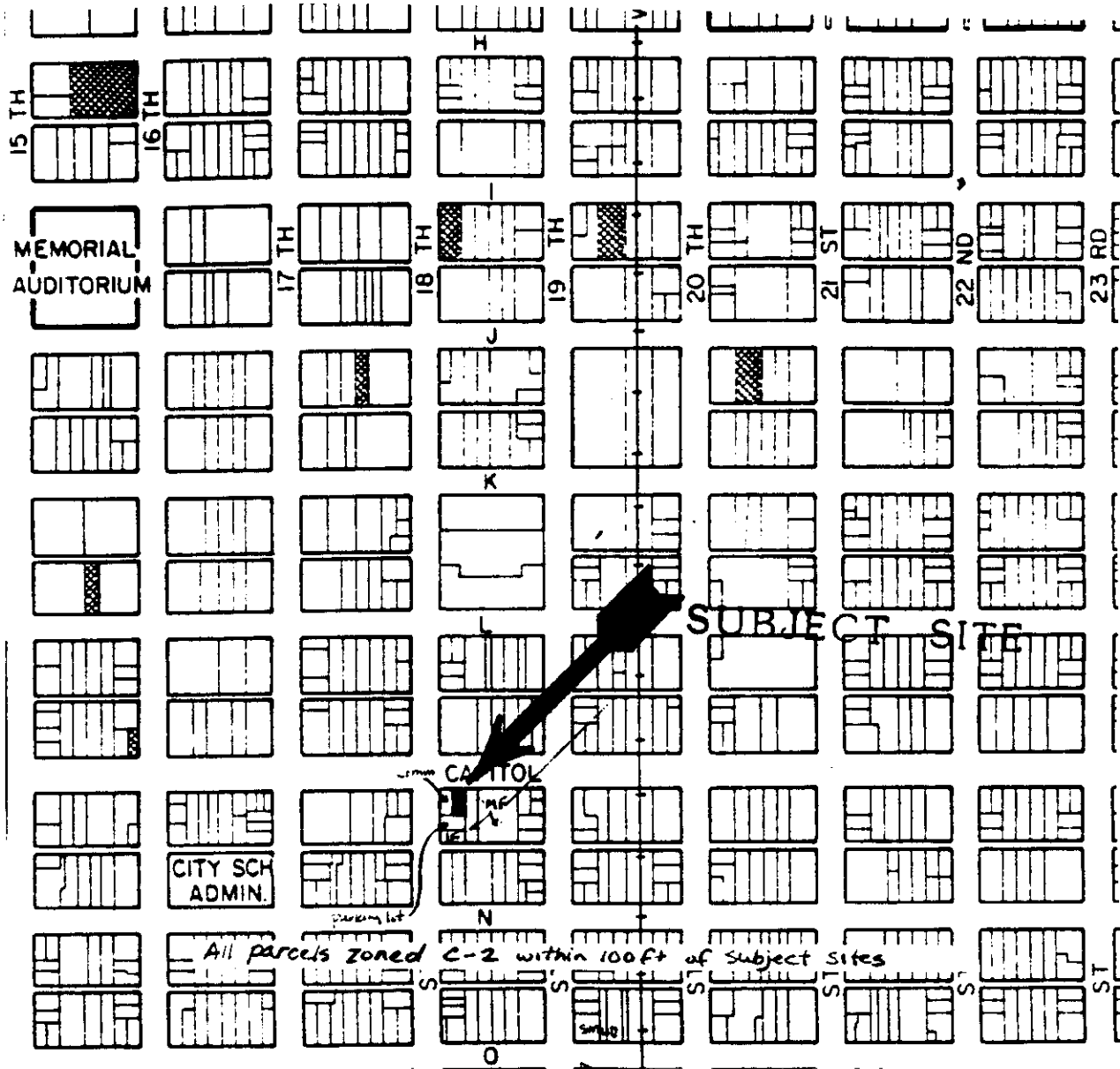
Conditions-Special Permit

1. One residential apartment not exceeding 760 square feet shall be allowed in the structure.

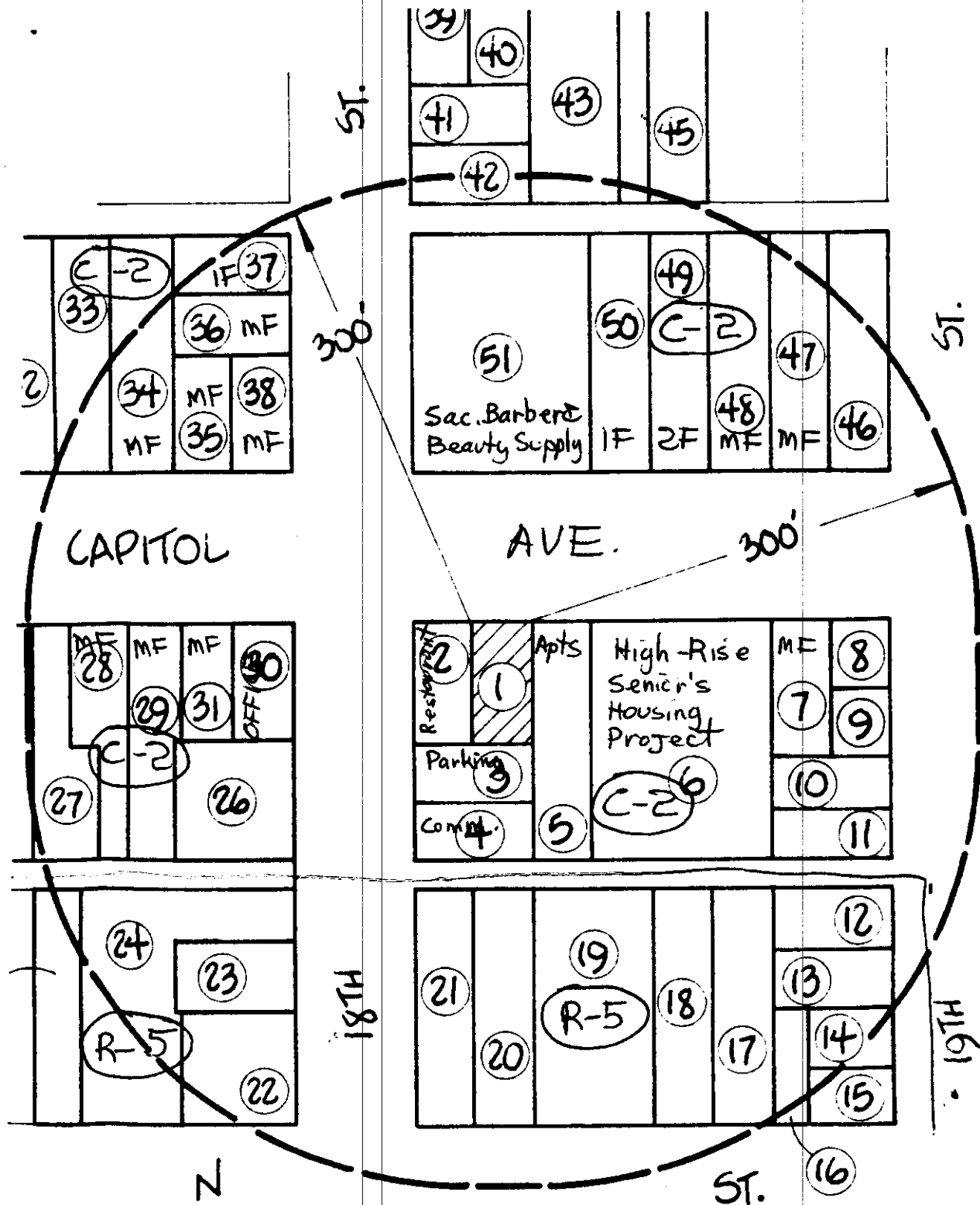
2. Parking shall be restricted to three limosines of 23 feet in length, a passenger van and one personal vehicle owned by the caretaker/on-call limosine driver.
3. All exterior building changes shall be reviewed and approved by the Preservation Board prior to issuance of building permits.

Findings of Fact

1. The special permit, as conditioned, is based upon sund principles of land use, in that:
 - a. the project is compatible with surrounding land uses which consist of commercial, restaurant, and residential;
 - b. adequate off-street parking is provided
 - e. the project is located on a major street
2. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that:
 - a. adequate vehicle storage area exists inside the garage building in limosines
 - b. the residential use will be constructed to fire code requirements
3. The proposed special permit, as conditioned is consistent with tcity's Interim Discretionary Land Use Policy in that the site is designated for commercial uses in the 1980 Central City Community Plan and the proposed residential and commercial use fonforms with the Plan Designation.

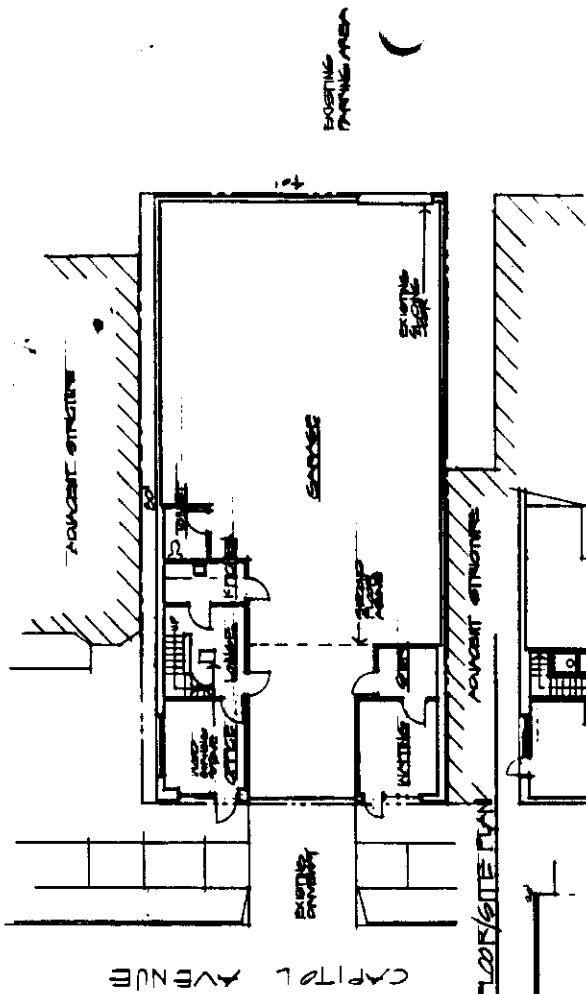


VICINITY MAP



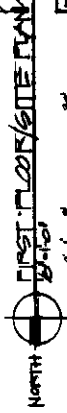
LAND USE & ZONING MAP

ELEVATION AND FLOOR PLANS

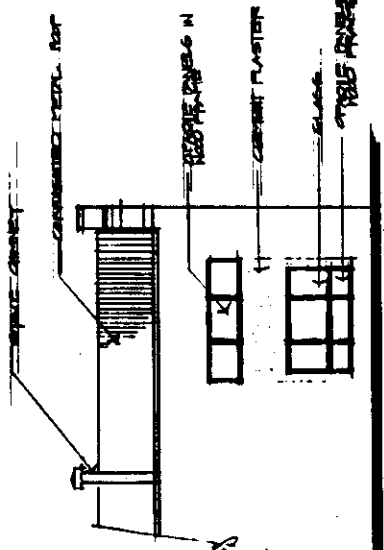


LUXURY LIMOUSINE SERVICE
1800 CAPITAL AVENUE

CAPITAL AVENUE

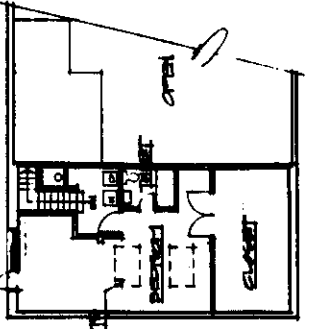


PARTIAL EAST ELEVATION
1/10



EXISTING CORNER PORTAL
EXISTING BRICK

PARTIAL SECOND FLOOR
1/10



EXISTING CORNER PORTAL
EXISTING BRICK
EXISTING PLASTER

NORTH ELEVATION
1/10

