

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	John M. & JoAnn Johnson, 2255-36th Street, Sacramento, CA 95817		
OWNER	John M. & JoAnn Johnson, 2255-36th Street, Sacramento, CA 95817		
PLANS BY			
FILING DATE	6/19/84	50 DAY CPC ACTION DATE	REPORT BY:PB:mm
NEGATIVE DEC.	Ex. 15305	EIR	ASSESSOR'S PCL. NO. 061-051-38

APPLICATION: Variance to allow back-out parking into the public right-of-way in order to construct a 6,000 s.f. warehouse on .2+ vacant acres in the M-2 Heavy Industrial Zone (Sec. 6-C-7)

LOCATION: W. Terminus of Carlton Road.

PROPOSAL: The applicant is requesting the necessary entitlement to construct a 6,000 s.f. warehouse in the M-2 Heavy Industrial Zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1967 College Greens Community Plan Designation:	Industrial
Existing zoning:	M-2 Heavy Industrial
Existing land use:	Vacant
Surrounding land use and zoning:	
North:	M-2
South:	M-2
East:	M-2
West:	M-2
Parking required:	6
Parking provided:	6
Ratio required:	1:1000 s.f.
Ratio provided:	1:1000 s.f.
Property Dimensions:	Irregular
Property area:	.2 ± acres
Square footage of lot:	10,156 s.f.
Square footage of building:	6,000 s.f.
Height of structure:	20 feet
Significant features of site:	Adjacent to SMUD storage site
Topography:	Flat (poor drainage)
Street improvements:	Street only
Utilities:	Sewer unavailable, no street improvements, no drainage
Exterior building color:	Beige
Exterior building material:	Concrete block

PROJECT EVALUATION: Staff has the following comments and concerns:

1. The subject site is a .2+ vacant acre parcel located in the M-2 Heavy Industrial zone. The site is bounded by M-2 zone uses: Searchlight storage east; SMUD holding yard to the south; Southern Pacific Railroad west, and an automotive

APPLC. NO. P84-232

MEETING DATE July 26, 1984

CPC ITEM NO. 28

repair shop north. The Commission approved a lot merger for this site on 6-9-83 (P83-140). The proposed use conforms to the Community Plan and Zoning.

2. The applicant is proposing a 6,000 s.f. warehouse for the site. In order to provide adequate parking for a building of this size, parking maneuvering space would have to be off-site. The applicant is therefore requesting a variance to use the public right-of-way east of Railroad Street for that maneuvering space.
3. The planned 6,000 square foot structure and its necessary parking and maneuvering spaces are too large for this site. The building can be made smaller and adequate parking for warehouse/office can be included entirely on the site. The large size of the building is a "hardship" self-imposed by the applicant. Therefore, staff cannot recommend approval of the variance.
4. The proposed project was reviewed by Real Estate, Traffic, Engineering, Southern Pacific Railroad, County Water/Sewer, and SMUD. The following comments were received:
 - a. Engineering requires that a drainage plan be submitted for review and approval prior to issuance of building permit.
 - b. SMUD states that they cannot consent to use of this portion of East Railroad Street as it is used by the public for access to their salvage yard adjacent to the subject property. Due to the small size of their "yard" and the large size of some of SMUD'S equipment, vehicles frequently enter one end of the yard and leave by the other.

Environmental Determination:

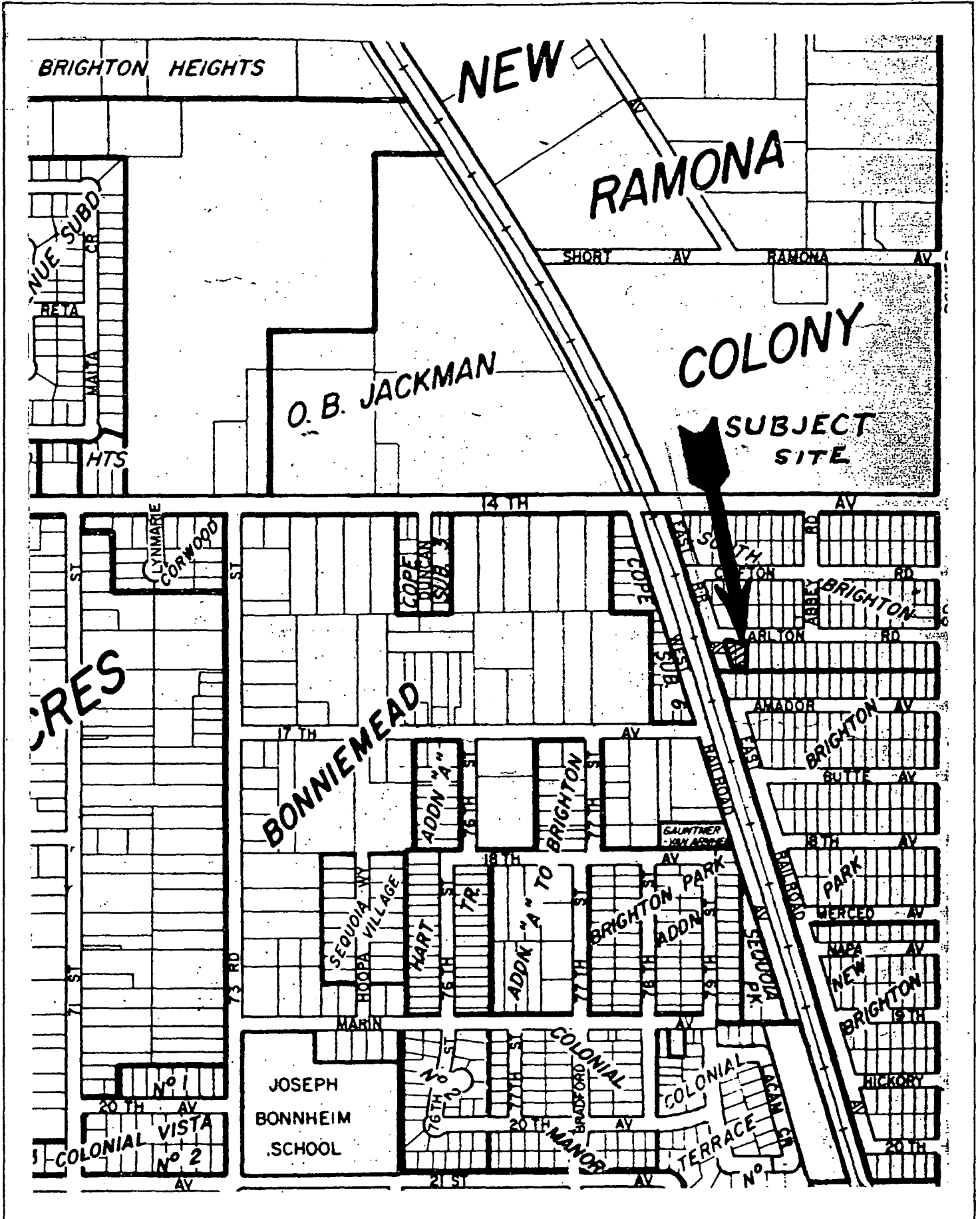
The proposed variance is exempt from environmental review pursuant to State EIR Guidelines (CEQA Sec. 15305).

STAFF RECOMMENDATION: Staff recommends the following actions:

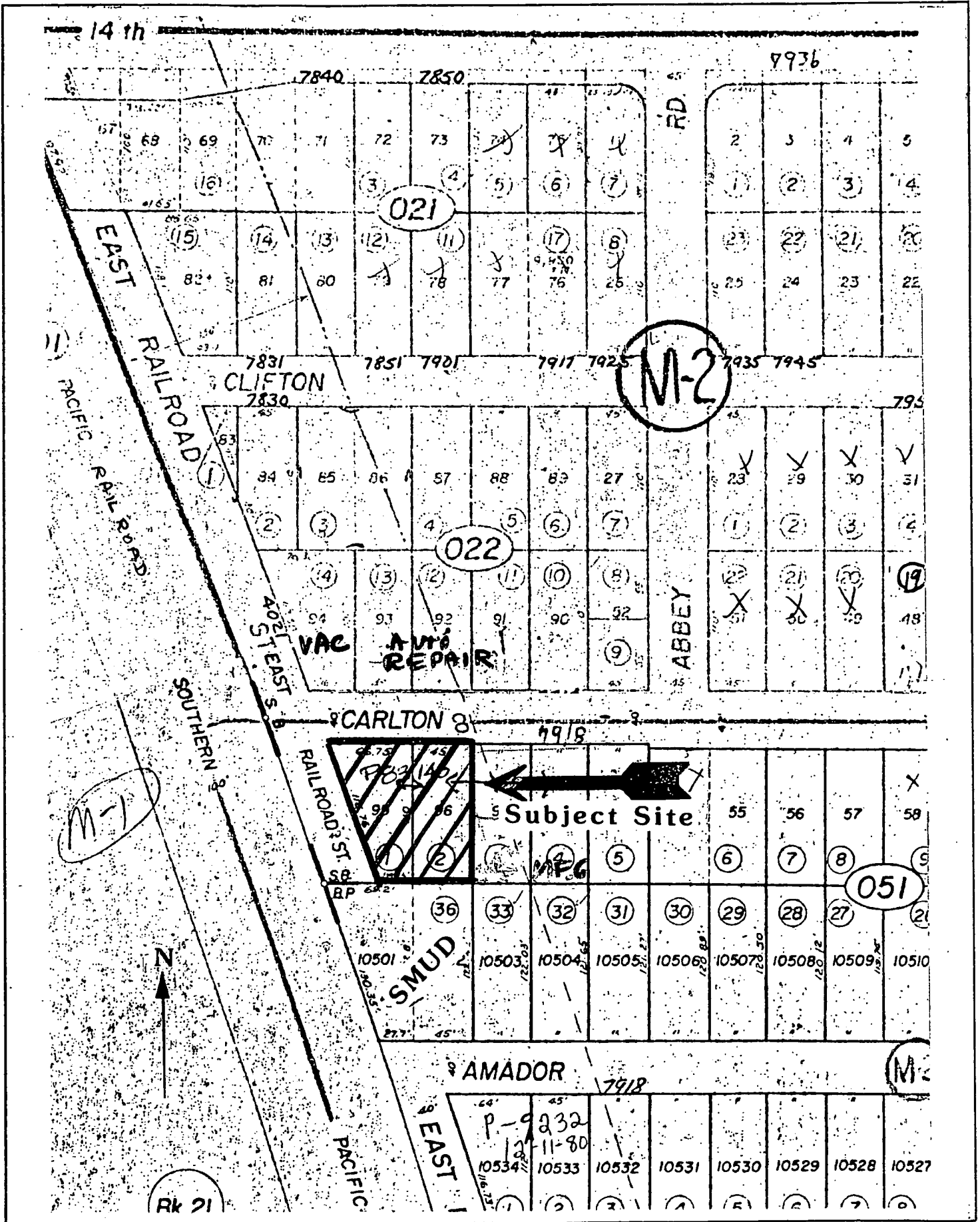
1. Denial of the variance to use the public right-of-way on East Railroad Street and parking maneuvering space, based on the following Findings of Fact:

Findings of Fact:

1. A Variance to use the public right-of-way for parking maneuvering space would be a special privilege extended to one property owner in that: (a) Parking and maneuvering space is required to be on-site. (b) The project could be designed without using back-out parking.
2. A variance to use the public right-of-way as parking maneuvering would be a use variance which is prohibited by Ordinance.
3. A variance to use the public right-of-way as parking maneuvering would be injurious to the public welfare in that it would effectively prohibit the public from using that portion of a street and would be injurious to property in the vicinity in that vehicles parked in or maneuvering in the public right-of-way could block the access to the southerly SMUD property.



VICINITY MAP

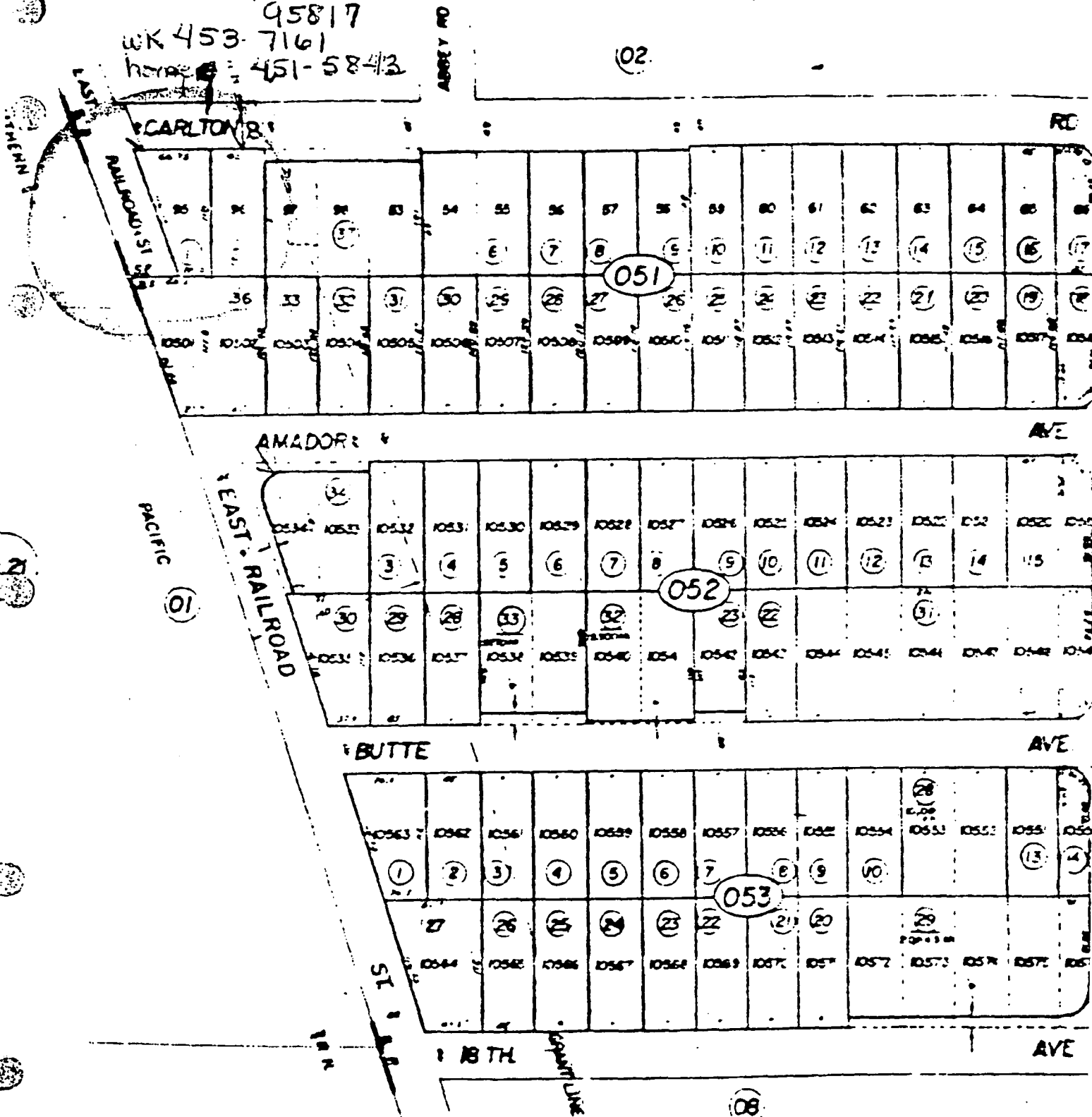


LAND USE & ZONING MAP

JoAnn Johnson
 2255-36th ST
 Sacto, Ca 95817
 WK 453-7161
 home 451-5843

Location Map

FOR BRIGHTON PARK & SOUTH BRIGHTON



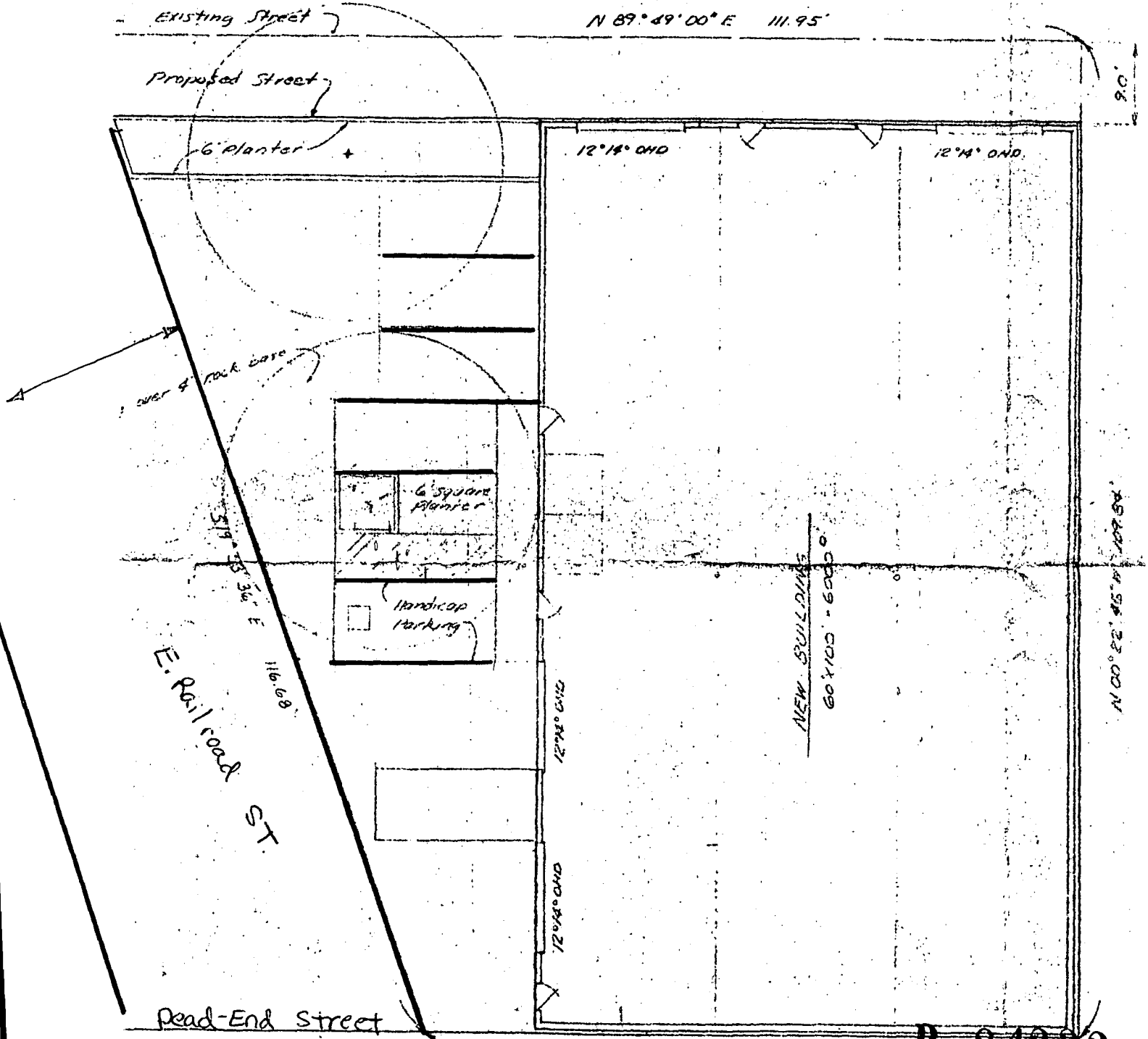
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* All lots on Goethe Sub 105
 NOTE - Assessor's Block Numbers Shown in Large
 Assessor's Parcel Numbers Shown in Circle

John M. & JoAnn Johnson
Assessor's Parcel # 061-051-38



CARLTON ROAD



P-84 232

000443

26 JULY 1984

P 84232

No. 28

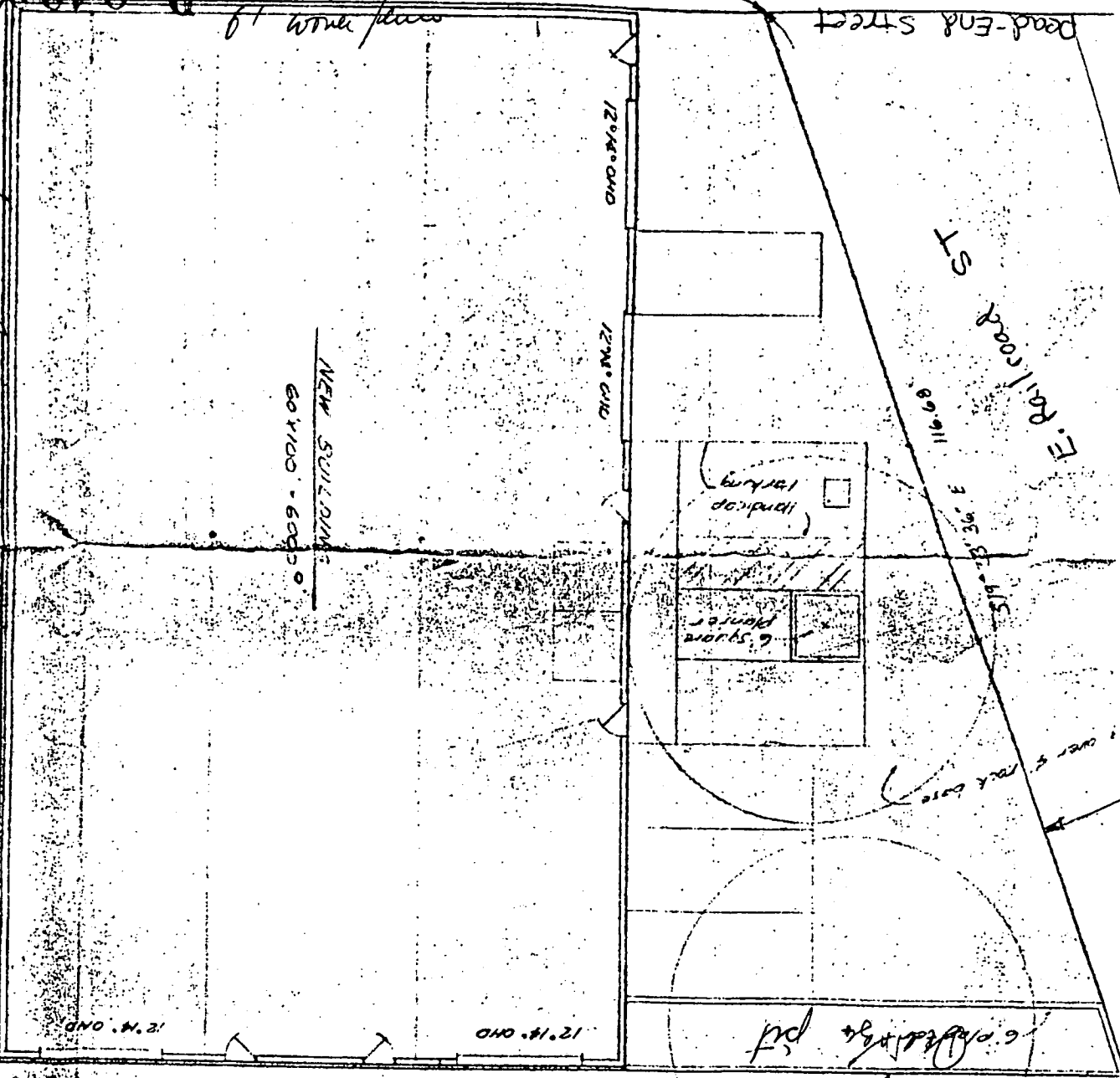
000444

84232
589.49.00 N 72.43
84232
84232
84232

Searchlight St
1/2 mile
1/2 mile

4.22.00 N 00.22.00
4.22.00 N 00.22.00

80



drawings

TS
E. Rail Road
3 65.37.00 E 99.11

over 5' rock base

Proposed Street
EXISTING STREET

5.11.12 - 12 C 6.5. State Public
N 89.48.00° E 111.95'

CARLTON ROAD

H. Williams
D. White

VAC
1' regular
1' minimum

→ N

John M. & JoAnn Johnson
Assessor's Parcel # 061-051-38