

CITY PLANNING COMMISSION

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

APPLICANT	Bonnie Brooks, P O Box 19202, Sacramento, CA 95819				
OWNER	J Street Partnership, c/o Robert Skinner, 100 Maywood Drive, San Francisco, 94127				
PLANS BY	Applicant				
FILING DATE	11/14/86	ENVIR. DET.	Ex15303 c	REPORT BY	EG/vf
ASSESSOR'S PCL. NO.	006-121-01				

- APPLICATION:
- A. Special Permit to allow a parking garage
 - B. Variance to reduce the parking maneuvering width from 26 feet to 16 feet

LOCATION: 1015 - 15th Street

PROPOSAL: The applicant is requesting the necessary entitlements to allow a parking garage.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-3
Existing Land Use of Site:	Vacant building

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Commercial; C-3	Front:		Existing Building
South: Commercial; C-3	Side (Int):		"
East: Commercial; C-3	Side(St):		"
West: Commercial; C-3	Rear:		"

Parking Provided:	18 spaces
Property Dimensions:	Irregular
Property Area:	0.18+ acres
Square Footage of Building:	3,792 sq. ft.
Height of Building:	One story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Brick

PROJECT EVALUATION: Staff has the following Comments:

- A. The subject site is zoned central business district (C-3). The site is designated for Commercial & Office by the 1974 General Plan and General Commercial by the 1980 Central City Plan. A brick building is located on the site which was previously used as an auto repair garage. Surrounding uses include a church, offices and commercial businesses.

B. The applicant is proposing to operate a parking garage within the existing building. The proposed garage would be open from 7 A.M. to 6 P.M. (12 Midnight for special events). Eighteen cars could be accommodated under the proposed development plan. The building is presently being used as a parking garage without benefit of a special permit. Staff is not opposed to the site being used as a parking garage. However, staff does have concerns with the proposal, namely:

1. condition of the existing building;
2. parking maneuvering area reduction.

First, the proposed project should upgrade the area in which it is located. the existing structure is in a somewhat run-down condition. Window openings have been boarded up, the sign above the front entrance is broken out, the brick exterior has been painted over with signs along the alley and the front exterior is overgrown with vines. To upgrade the structure, staff recommends that a minimum the following deficiencies be corrected:

- a. the existing broken sign at the front entrance (15th Street) be removed. A new sign which complies with sign ordinance regulations may be erected on-site;
- b. the window elements should be replaced with open wrought iron or some type of material which will be compatible with the design of the building and which will also provide security;
- c. Old painted signs along the alley which advertise a previous use should be removed from the building exterior;
- d. the front exterior (15th Street) is overgrown with vines and it also appears that the original brick has possibly been painted. The vines should be cleared and any old paint should be removed. In addition, the garage doors should be constructed of material compatible with the brick exterior.

Second, the proposed parking layout within the building does not comply with the minimum maneuvering width of 26 feet. The proposal would only provide 16 feet of maneuvering width between parking stall. The site is irregular in shape and substandard in width. The previous use of the site was for an auto repair garage. At that time, cars were parked inside the building and parking dimensions were substandard. Staff feels that the size and shape of the site creates a hardship which would warrant the granting of a variance to reduce the maneuvering width. Staff has not received any negative comments from any City Department regarding the use of the site for a parking garage or the parking configuration and circulation.

- C. The proposal has been reviewed by Traffic, Fire, Building Inspection and the Redevelopment Agency. The following comments were received.

Traffic:

final plans shall be approved by Traffic Engineer;

Building Inspections:

project represents a change of use which must meet building code.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303 (c)).

RECOMMENDATION: Staff recommends the following action:

- A. approve the special permit to allow a parking garage subject to conditions and based upon findings of fact which follow;
- B. approve the variance to reduce the parking maneuvering width from 26 feet to 16 feet based upon findings of fact which follow;

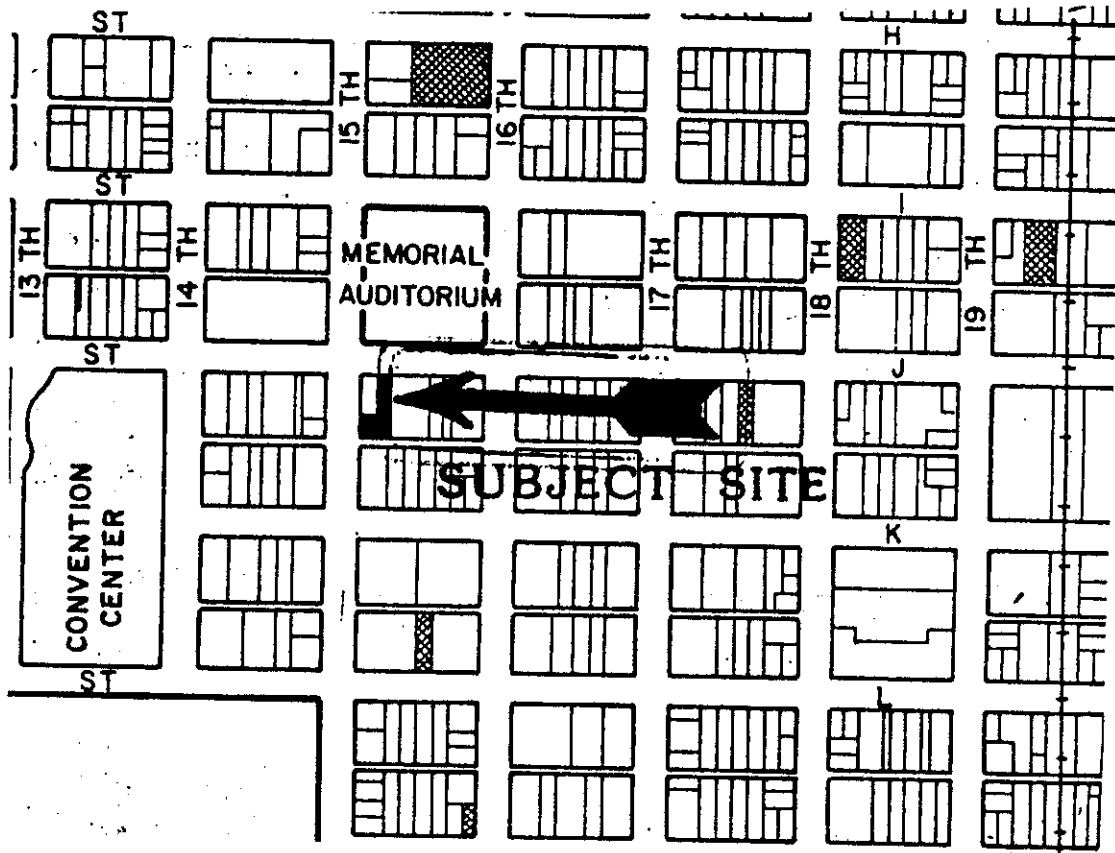
Conditions - Special Permit:

1. The applicant shall submit a revised building elevation for review and approval by the Planning director prior to the issuance of building permits indicating the following:
 - a. removal or replacement (per code requirements) of existing sign on 15th Street frontage;
 - b. replacement of windows with a suitable material which is compatible with the original design of the building;
 - c. removal of painted sign from alley frontage;
 - d. removal of vines and old paint from brick exterior along 15th Street frontage;
 - e. use of garage doors which are of a material which is compatible with the original building material.
2. Any modification to the exterior of the building must be reviewed and approved by the Design Review Board.
3. The change of use will require compliance with building code regulations. The applicant shall obtain the necessary building permits approvals.
4. New signs, (if any), will require the applicant obtain sign permits.

Findings of Fact - Special Permit/Variance:

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed parking garage is compatible with surrounding land uses which consist of office, residential and church uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:

the parking lot is located within an enclosed structure.
3. The variance does not constitute a special privilege extended to one individual property owner, in that a variance would be granted to any other owner facing similar circumstances and due to the fact that the substandard shape and width of the lot creates a hardship.
4. The variances will not be injurious to the general public nor surrounding property owners in that the use will be conducted entirely within an enclosed structure.
5. The project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for General Commercial Use by the 1980 Central City Plan and the proposed parking garage conforms with the plan designation, provided a special permit has been issued.

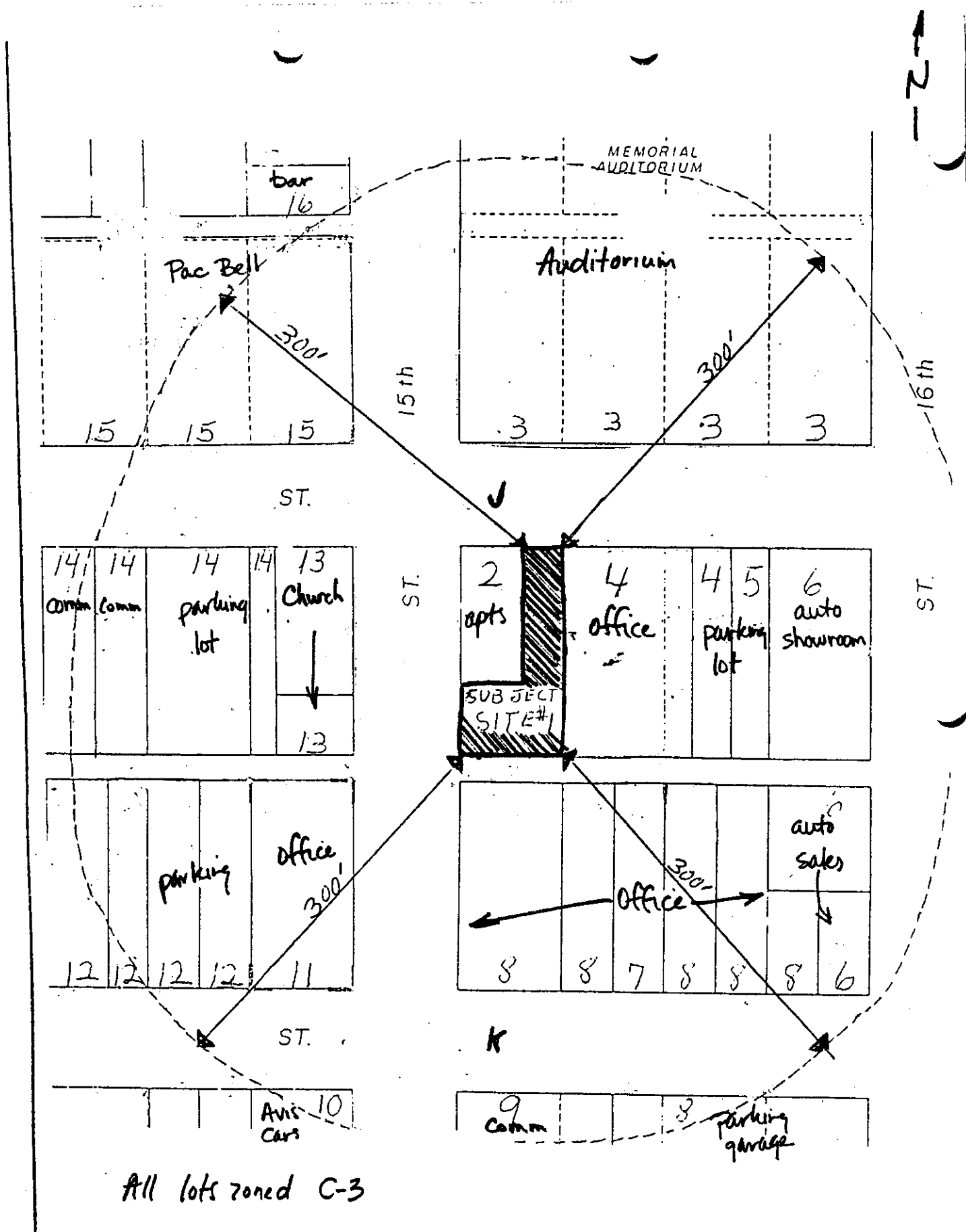


VICINITY MAP

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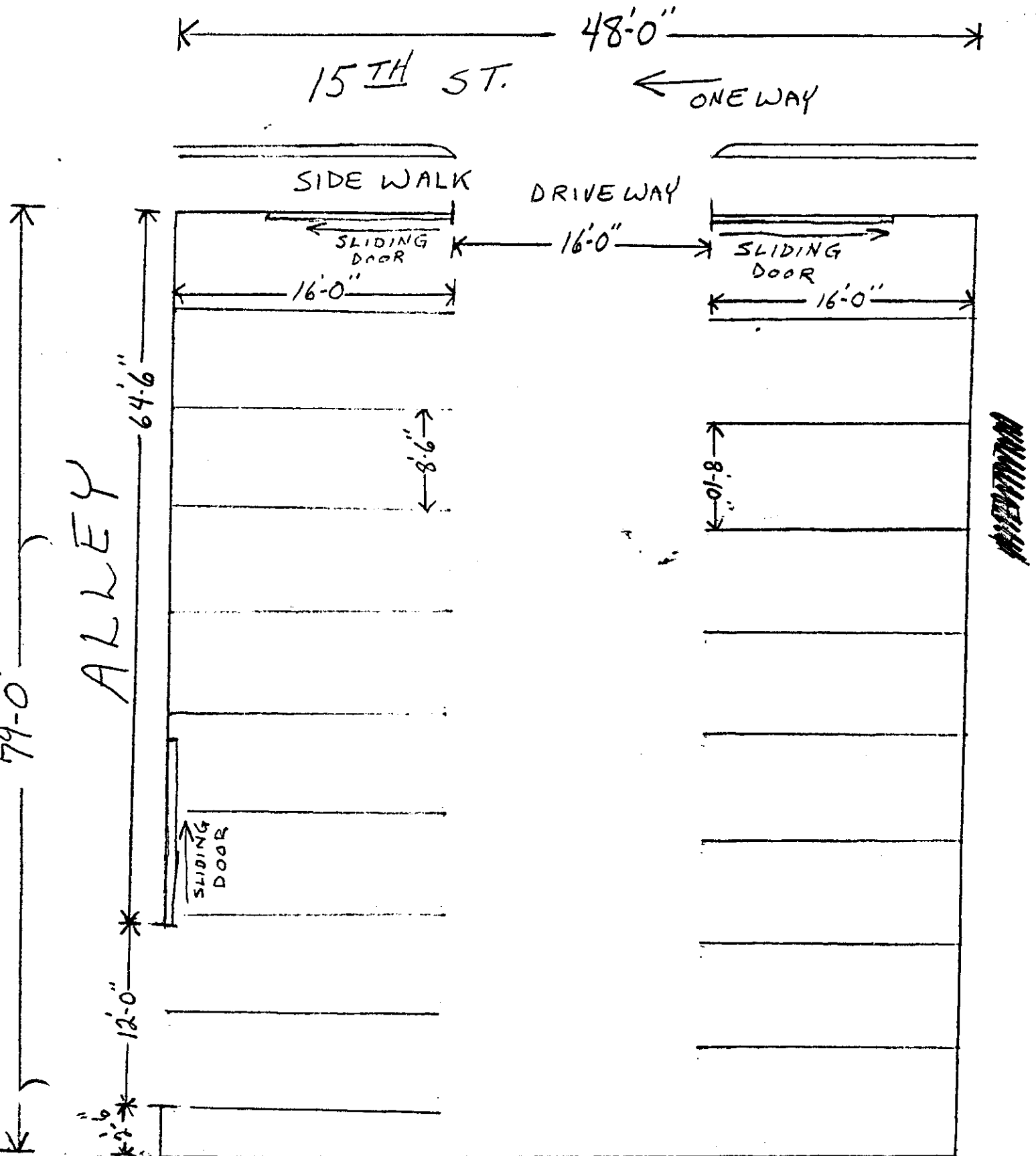
From 20



All lots zoned C-3

LAND USE & ZONING MAP

BUILDING AT 1015 15TH ST.



PG-454

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NOTE: ALL DIMENSIONS ARE INSIDE OF BUILDING