

P94-101 Waiver of Parking for Expansion of Print Shop

REQUEST: Variance to waive two required off-street parking stalls for an expanding commercial building on 0.14± developed acres in the General Commercial (C-2) zone.

LOCATION: 1912 O Street
Assessor's Parcel Number: 007-0244-006
Central City
Sacramento Unified School District
Council District 3

APPLICANT:	Kristy L. McAuliffe, 446-3801 1215 19th Street, Sacramento, CA 95814
OWNER:	Matthew, Charles & Jean Zellmer 1912 O Street, Sacramento, CA 95814
APPLICATION FILED:	September 20, 1994
STAFF CONTACT:	Mike Dale, Planner, 264-8309

SUMMARY/RECOMMENDATION: The property owner wishes to construct 1,147 square feet of additional storage space adjacent to the print shop at the above location. In order to comply with the City's current parking regulations, the subject site would need to provide a minimum of nine off-street parking spaces. On January 13, 1994, the Planning Commission waived one required off-street parking space for the proposed expansion (P93-170). Subsequently, staff identified the need to waive two more off-street parking spaces due to recent regulatory changes in Title 24 of the Uniform Building Code relating to handicap parking. Based upon additional analysis and parking surveys, staff found that the waiver of two more spaces would not adversely affect the supply of on-street parking in the project's vicinity. Staff therefore supports the applicant's request to waive two more off-street parking spaces, subject to conditions.

PROJECT INFORMATION:

General Plan Designation:	Community / Neighborhood Commercial & Offices
Community Plan Designation:	General Commercial
Existing Land Use of Site:	3,258 Square Foot Print Shop
Existing Zoning of Site:	General Commercial (C-2)

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Surrounding Land Use and Zoning:

North: SMUD Station: C-2
South: Animal Hospital: C-2
East: Railroad Right-Of-Way: C-2
West: Vacant Commercial Building: C-2

Site Dimensions: 40' x 160'
Property Area: 0.15_± net acres
Square Footage of Building: 3,258 gross square feet (prior to addition)
4,405 gross square feet (after addition)
Parking Provided: 6 spaces
Parking Required: 8 spaces (@ 1 space per 500 gross square feet)

OTHER APPROVALS REQUIRED: In addition to the requested entitlement, the applicant will also need to obtain a building permit from the Development Services Division.

BACKGROUND INFORMATION: At a Planning Commission hearing on April 27, 1989, the property owner sought to expand the print shop by requesting a Variance to allow four off-site parking spaces to be located on two adjacent parcels to the west and another Variance to reduce the required vehicular maneuvering area for these parcels (P89-082). Staff opposed the Variances for the following reasons: 1) space for adequate parking was not being provided on-site; 2) the parcels intended for the off-site parking lots could be better utilized by one or more structures; 3) vehicles would need to cross over adjacent parcels in order to enter and exit the off-site parking lots; and 4) each parcel would not be able to operate independent of the other. The Commission denied the request in accordance with staff's recommendation, and no appeal was filed.

On January 13, 1994, the Commission reviewed a proposal to add 1,147 square feet of storage space to the existing print shop located at 1912 O Street (P93-170). In accordance with staff's recommendation, the Commission approved a Variance to waive one of nine required off-street parking stalls and a Variance to allow tandem parking. The neighborhood organizations did not oppose the project, and no appeal was filed.

The subject site is located on the south side of O Street between 19th and 20th Streets in the Central City area (see vicinity map - Attachment A). The site supports a single-story building which fronts onto O Street (see site plan - Exhibit A). The site is situated between a railroad right-of-way on the east and a vacant commercial building (formerly a printing plant) on the west. A concrete public alley, accessible primarily from 19th Street, abuts the site to the south. The alley dead-ends into a metal chain-link fence about mid-block which serves to prevent vehicles from entering the railroad right-of-way. The building located south of the site and alley supports an animal hospital.

STAFF EVALUATION:**A. Policy Considerations**

The site's current land use is compatible with the C-2 zoning and the "Community / Neighborhood Commercial & Offices" designation of the General Plan and the "General Commercial" designation of the Central City Community Plan. The proposal is also consistent with the City's policy to encourage and promote existing commercial businesses and to accommodate business expansions where possible.

B. Site Plan Design / Zoning Requirements

The applicant proposes to extend the expand building (a print shop) southward by approximately 29.5 feet onto the existing concrete slab for purposes of providing an additional 1,147 square feet of storage space (Exhibit A). New striping, lighting, and a trash enclosure are proposed; and the guy-wire for the utility pole located at the southwest corner of the site will be relocated so as to provide adequate space for vehicle maneuvering. The proposed structure and parking lot meet the City's standard setback and dimensional requirements for structures and parking lots in the C-2 zone. Based on the size of the proposed structure, a Transportation Management Program (TMP) will not be required. However, since the site is located with the Central City, the project will be subject to Design Review prior to the issuance of building permits.

The revised plan shows the provision of six on-site parking spaces to be located south of the proposed storage space. The plan shows the establishment of a handicap stall which is the dimensional equivalent of two standard parking stalls (approximately 16 feet wide) - thereby resulting in the loss of one required parking space. In accordance with Title 24 of the UBC, parking behind the handicap stall would not be allowed - thereby causing the loss of an additional parking space. Since nine parking spaces are technically required per the City's parking regulations, the proposal would result in the need to waive a total of three off-street parking spaces. As discussed above, the Commission waived one of these parking spaces in January, 1994.

C. Parking Survey

Staff conducted a survey of available on-street parking (see Parking Survey - Exhibit D). The survey area was an area within approximately one city-block of the subject site. On three separate days at three different times (for a total of three visits), staff found that on average 100 on-street parking spaces were available during the morning, afternoon, and early evening hours. Many of these spaces were subject to a two-hour residential preferential parking program, two-hour parking meters, and/or weekly street cleaning from 8:00 AM to 12:00 PM.

Based on the survey, it appears that sufficient on-street parking exists such that three more parked cars could be accommodated within a one-block radius of the site. Staff therefore supports the applicant's request to waive two more on-site parking spaces.

Staff notes that, though the data indicates the presence of sufficient on-street parking, neighborhood residents claim that it is difficult at times to procure street parking near their homes - especially in the areas immediately north of N Street. Staff found that two-hour residential preferential parking programs and metered parking spaces function well as a means of discouraging the use of street parking by local office tenants.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The project constitutes a minor alteration of an existing private structure which will not result in the addition of more than 50% of the existing floor area of the structure, or 2,500 square feet. The proposal therefore qualifies for a categorical exemption pursuant to Section 15301(e)(1) of the California Environmental Quality Act (CEQA) Guidelines. Additional environmental review is not required.

B. Public / Neighborhood / Business Association Comments

The project site is located within the defined areas of interest for the following neighborhood and merchant groups: Sacramento Old City Association, Midtown Business Association, Boulevard Park Neighborhood Association, and Winn Park / Capitol Avenue Neighborhood Association. Copies of the project application and plans were sent to these organizations. Staff then followed up with a phone call. Except for the Winn Park / Capitol Avenue Neighborhood Association, none of the organizations are opposed to the project.

The Winn Park / Capitol Avenue Neighborhood Association submitted a letter to staff dated October 15, 1994 (Exhibit C). The letter states the Association is opposed to the project based on the lack of a City policy dealing effectively with the new Title 24 and ADA (American Disabilities Act) requirements. Staff notes that the Zoning Administrator is preparing amendments to the zoning ordinance which would allow the substitution (or loss) of one required off-street parking stall in order to accommodate one handicap stall for existing developments, remodels, or expansion projects in the midtown area. The letter further states that the Association has had recent difficulty with the project's architect on an unrelated project, and for these reasons does not support the current application.

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C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Their comments generally refer to the issues discussed and addressed in the original application (P93-170). The conditions required as part of the approval for P93-170 are still applicable. Staff therefore recommends that such conditions of approval be required as conditions of approval for this project. The conditions are reiterated in the attached resolution (Attachment C).

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the entitlement listed below. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the following entitlement based on findings of fact and conditions in the attached resolution.

Variance to waive two required off-street parking stalls for an expanding commercial building on 0.14± developed acres in the General Commercial (C-2) zone.

Report Prepared By,

Mike Dale
Mike Dale, Assistant Planner

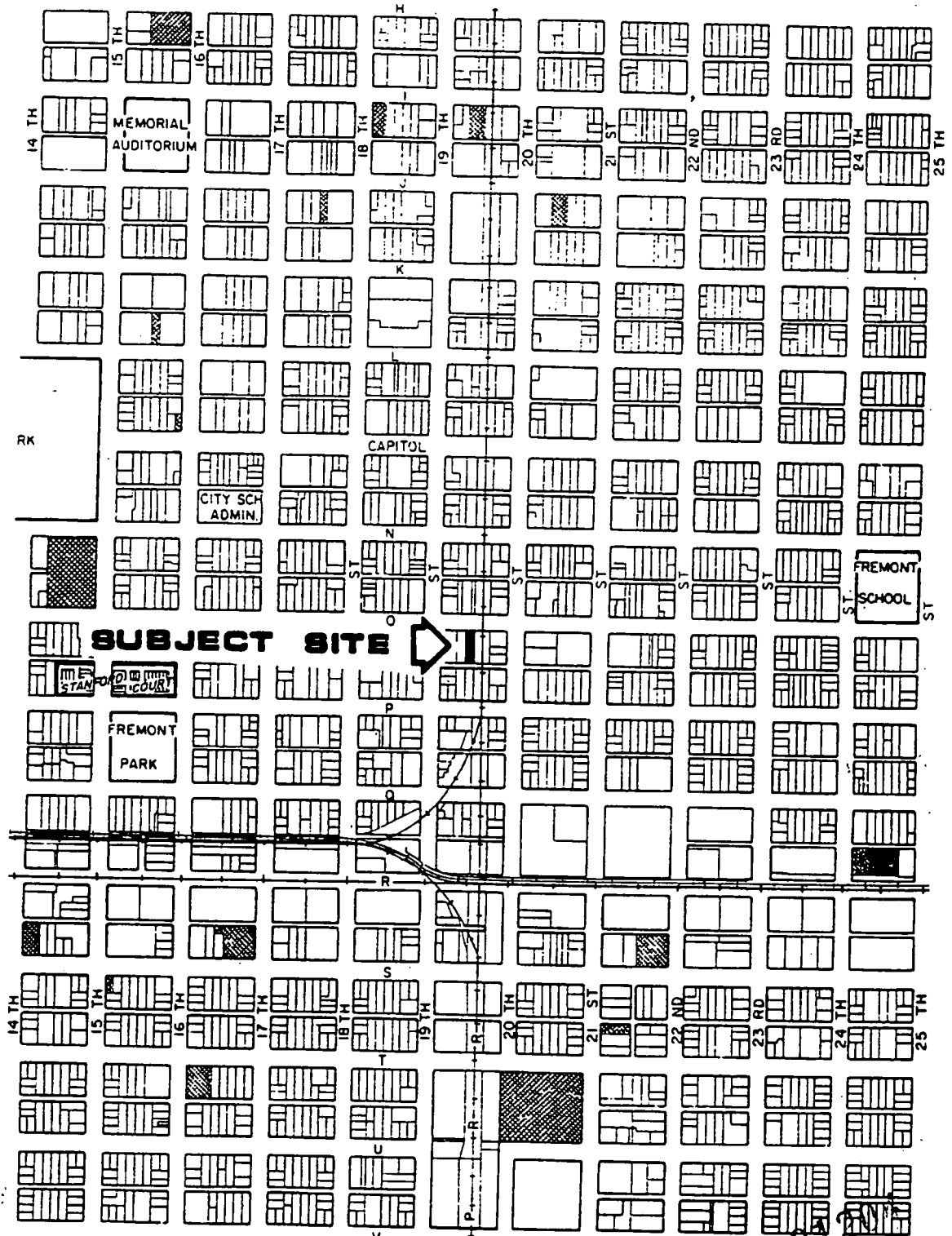
Report Reviewed By,

Steve Peterson
Steve Peterson, Senior Planner

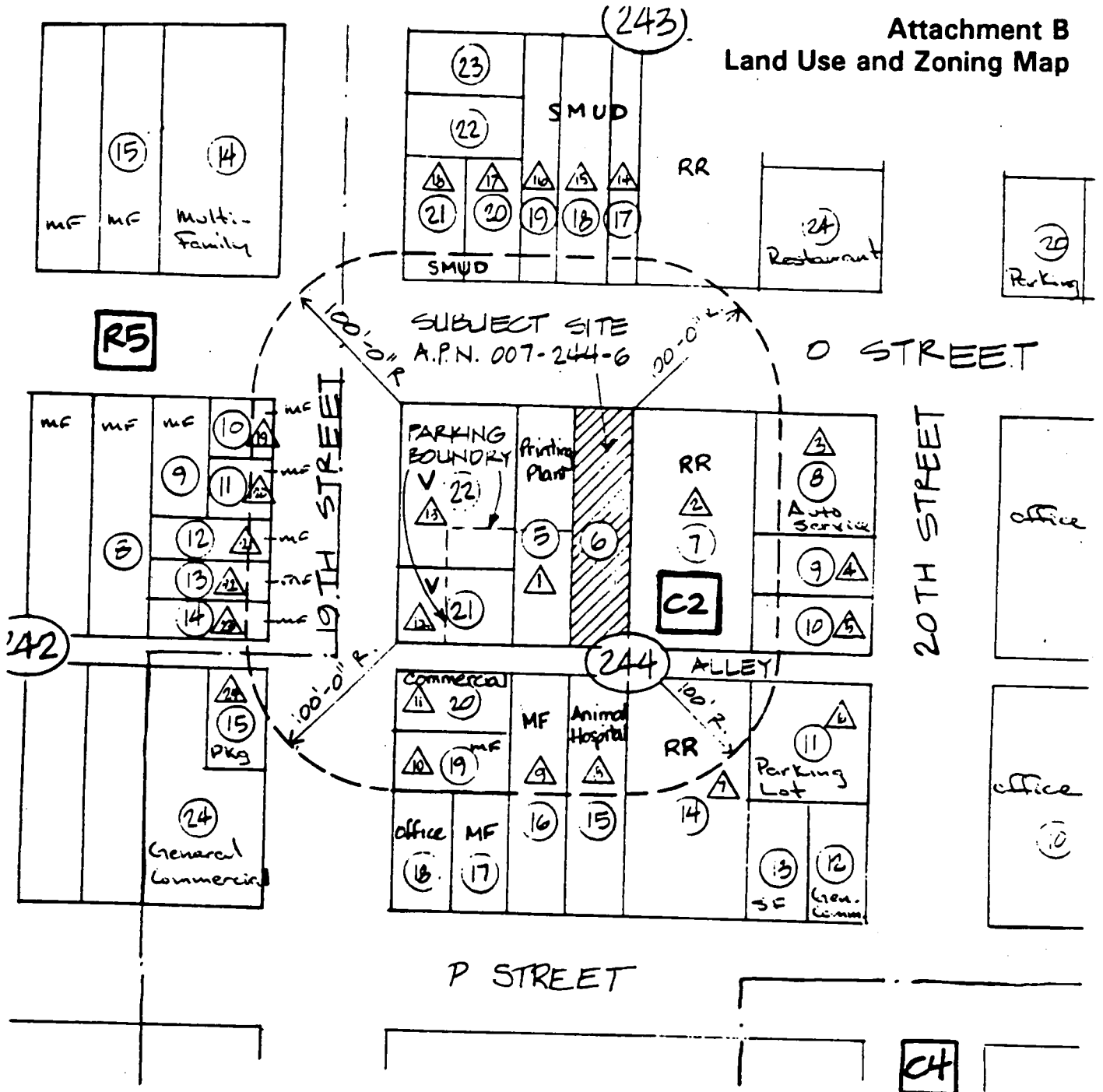
Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution - Variance
Exhibit A	Site Plan
Exhibit B	Building Elevations
Exhibit C	Letter - Winn Park / Capitol Avenue Neighborhood Association
Exhibit D	Parking Survey

Attachment A
Vicinity Map



Attachment B
Land Use and Zoning Map



2701

PARCEL MAP

1" = 100'-0"



SHOWING 100'-0" RADII

▲ INDICATES MAILING LIST NUMBER

⑤ INDICATES PARCEL NUMBER

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**Attachment C
Resolution - Variance**

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF NOVEMBER 17, 1994.

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A VARIANCE FOR PROPERTY LOCATED AT 1912 O STREET.

(P94-101) (APN: 007-0244-006)

WHEREAS, the City Planning Commission on November 17, 1994, held a public hearing on the request for approval of a Variance to waive two required off-street parking stalls for an expanding commercial building on 0.14[±] developed acres in the General Commercial (C-2) zone;

WHEREAS, the proposed project involves the minor alteration of an existing private structure which will not result in the addition of more than 50% of the existing floor area of the structure, or 2,500 square feet and therefore qualifies for categorical exemption pursuant to Section 15301(e)(1) of the California Environmental Quality Act (CEQA) Guidelines.

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the variances:

1. The variance does not constitute a special privilege extended to one individual property owner in that the same variance would be appropriate for any other property owner facing similar circumstances.
2. The proposal does not constitute a "use variance" in that printing shops and parking lots are acceptable land uses in the C-2 zone.
3. The proposal, as conditioned, will not be injurious to the public welfare nor to property in the vicinity of the applicant in that:
 - a. six parking spaces will be provided for the tenants and customers of the subject site;
 - b. adequate on-street parking exists which can accommodate a total of three more parked vehicles; and
 - c. the exterior of the proposed expansion will be subject to review of the

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City's Design Review staff.

- 4. The project is consistent with the General Plan and Central City Community Plan which designate the site as "Community / Neighborhood Commercial & Offices" and "General Commercial", respectively.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SACRAMENTO THAT:

The variance for the proposed project is hereby approved, subject to the following conditions:

- a. Prior to the issuance of building permits, the applicant shall submit a new site plan indicating the location of recycling receptacles and enclosures pursuant to Section 34 of the City's Zoning Ordinance. The submitted material shall be subject to review by the Design Review staff.
- b. Doors or gates relating to the trash enclosure shall not be permitted to open into the alley.
- c. Prior to the issuance of building permits, the building elevations shall be subject to review by Design Review staff.
- d. Signage shall be placed at the southwest corner of the subject site warning oncoming vehicles of the potential hazard of vehicles backing out of the proposed parking lot.
- e. A mirror-system shall be installed at the rear of the parking lot which will provide drivers who are backing out of the parking lot greater visibility of the alley.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

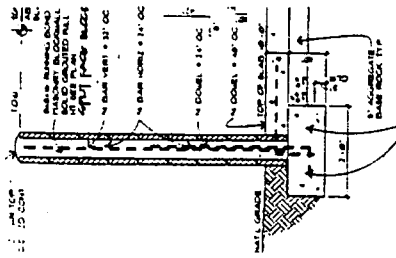
P94-101

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Exhibit A
Site Plan



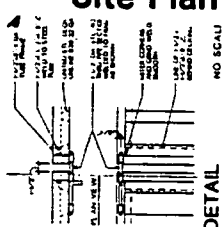
VICINITY MAP



WALL DETAIL NO SCALE

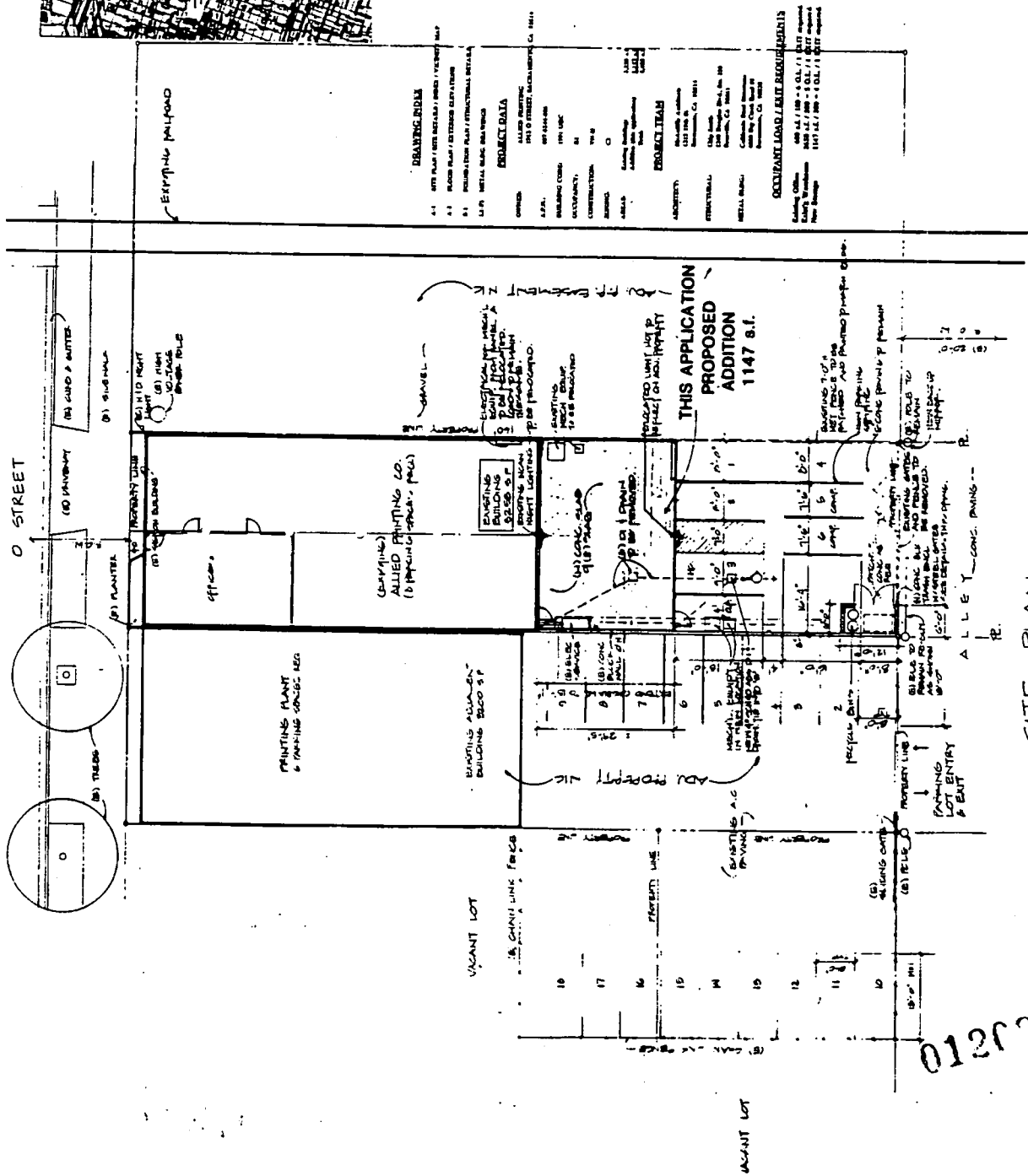


HINGE DETAIL NO SCA



GATE DETAIL NO SCA

TRASH ENCLOSURE



1" = 10'-0"

SITE PLAN

PREPARED BY:
 1. SITE PLAN / TRASH ENCLOSURE / TRASH ENCLOSURE
 2. FOUNDATION / TRASH ENCLOSURE
 3. METAL / TRASH ENCLOSURE

PROJECT DATA:
 PROJECT NO. 94-101
 PROJECT NAME: TRASH ENCLOSURE
 ADDRESS: 1147 S. 10th St., Phoenix, AZ 85004

CLIENT:
 NAME: [Redacted]
 ADDRESS: [Redacted]
 PHONE: [Redacted]

DESIGNER:
 NAME: [Redacted]
 ADDRESS: [Redacted]
 PHONE: [Redacted]

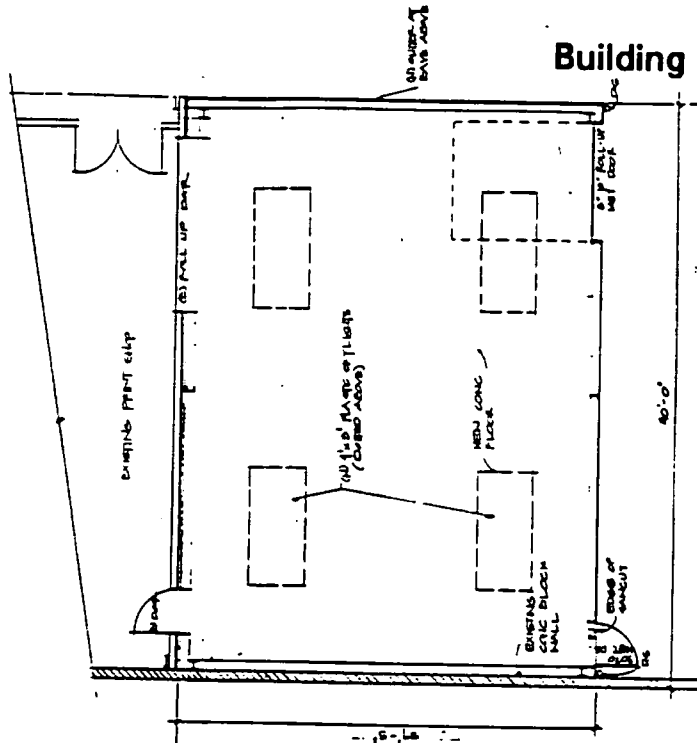
DATE: 11/17/94

THIS APPLICATION PROPOSED ADDITION 1147 S.F.

- NOTES:
- 1. TRASH ENCLOSURE SETBACK SHALL BE 5 FEET
 - 2. 10' HIGH LANDSCAPING SHALL BE PROVIDED
 - 3. 10' HIGH SIGNAGE SHALL BE PROVIDED

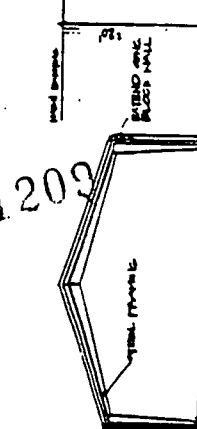
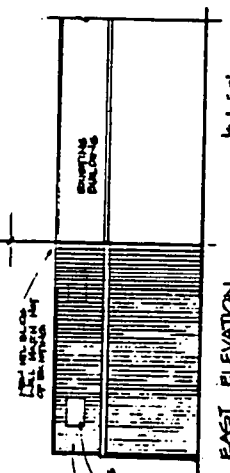
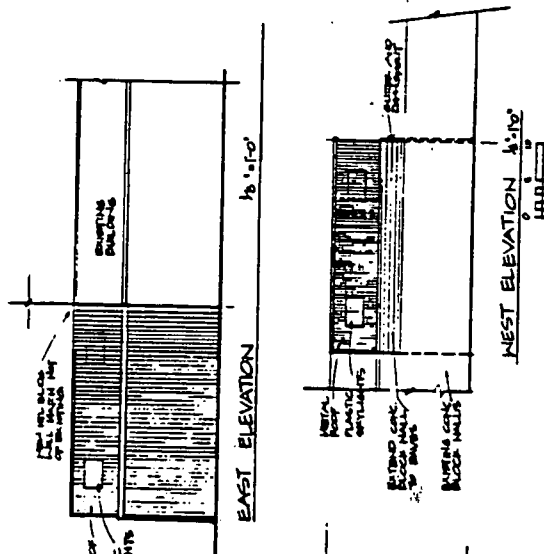
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Exhibit B
Building Elevations



FLOOR PLAN
1/4"=1'-0"
DRAWN BY: [signature]

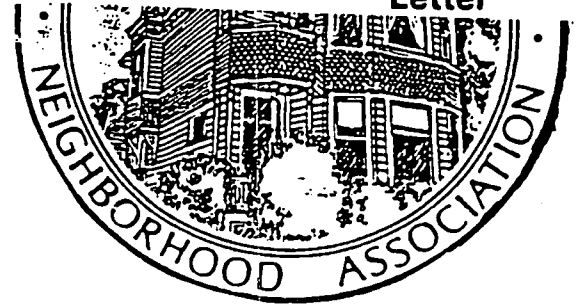
POS-11



NOTES:
NO NEW MOUNTED MECHANICAL ROOF
NEW BUILDING SHALL NOT BE VISIBLE FROM THE STREET ELEVATION.
NEW MET. WALLS ACCORDING TO THE DRAWINGS TO MATCH EXISTING
(SEE ATTACHED SLIP'S FOR DETAILS)

Exhibit C
Letter

Mike Dale, Planner
Department of Planning and Development
1231 I Street
Sacramento, CA 95814



Re: P 94-101
Allied Printing: 1912 O Street

Our Board has the following concerns regarding this project.

1. We are already on record with your department regarding our concerns about the new ADA requirements and their impact on an already impossible parking situation in the Central City. Rather than granting a variance because of ADA, we think an overall policy about parking spaces and ADA needs to be developed. Much of the existing housing in the Central City does not have off street parking. This, combined with the fact that roughly half of the Central City does not yet have preferential permit parking for residents, has already created a parking crisis for residents and granting variances on a piecemeal basis will only worsen the crisis.
2. The architectural firm for the proposed project is McAuliff. Our Board has recently had an extremely bad experience with Dan McAuliff, a principal of this firm. Mr. McAuliff is both a part owner and the architect of the alley units at 2714 Q Street. Mr. McAuliff submitted one design for this project to the Design Review Board and, after getting it approved, built a building that did not match the approved design and is extremely ugly. The building inspector who issued the final certificate of occupancy did not catch the discrepancy and the certificate of occupancy was, therefore, issued in error. Our Board went back to the Design Review Board and a compromise was reached. Mr. McAuliff agreed to make the required changes by August 18th, 1994, but, as of this date has not made any of them. Our Board went back to the Design Review Board and it's members voted unanimously to ask the City Attorney to find a way to revoke Mr. McAuliff's certificate of occupancy. We sent a copy of our letter to the Design Review Board to Diane Guzman and asked that the Planning and Development Department refuse to approve any project in which the McAuliff firm is involved until such time as Mr. McAuliff makes the agreed upon changes at 2714 Q Street. WHILE WE REGRET ANY INCONVENIENCE TO THE OWNER OF THE PRINTING PLANT, WE DO NOT WANT THIS PROJECT APPROVED UNTIL SUCH TIME AS THE 2714 Q STREET ISSUE IS RESOLVED. Mr. McAuliff's behavior has made a mockery of the Design Review process and he needs to be held accountable.

Sincerely,

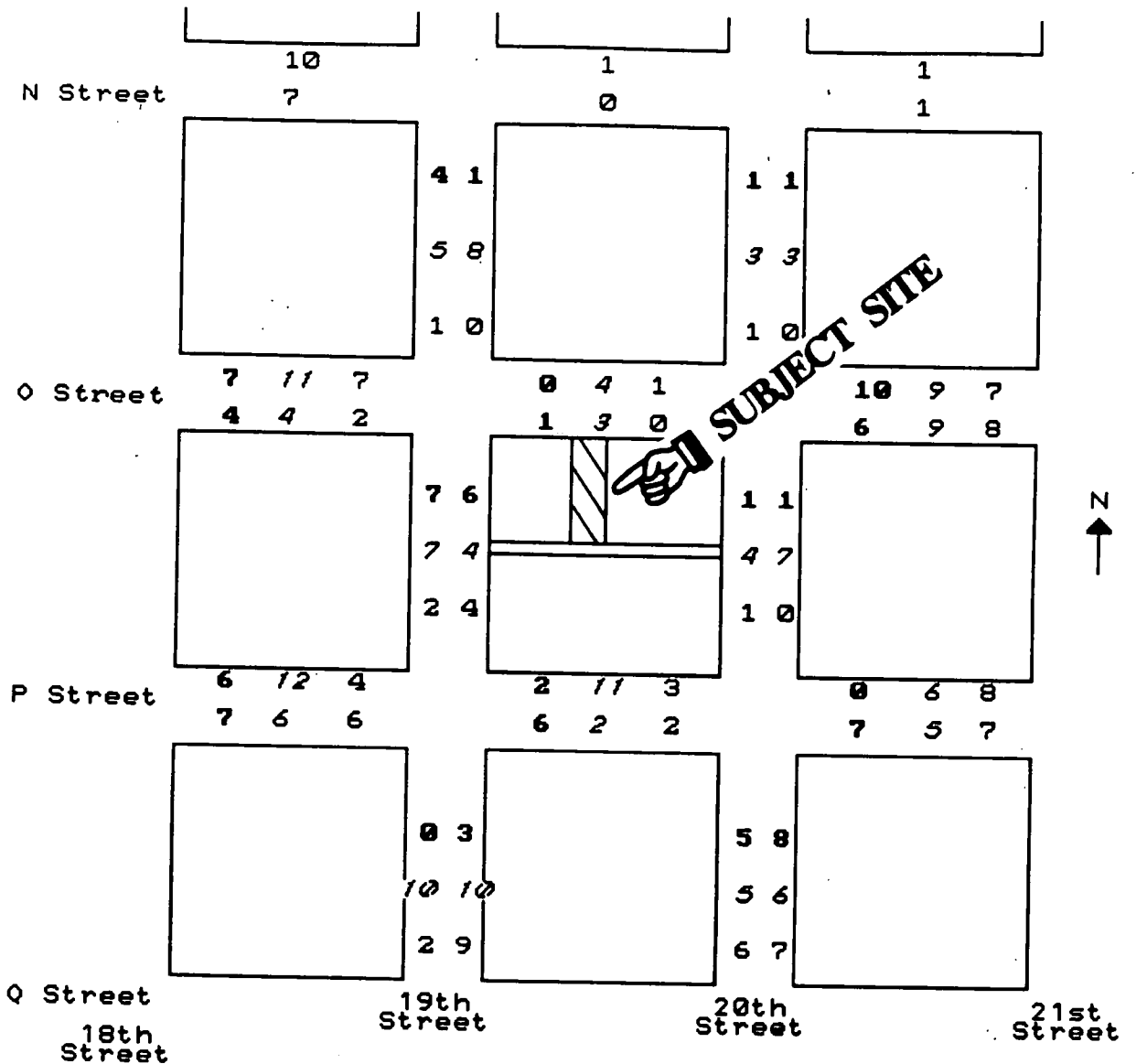
Karen Jacques, President
Winn Park Capitol Avenue Neighborhood Association

cc: Diane Guzman, Director, Planning and Development Dept.

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**Exhibit D
Parking Survey**

Diagram Depicting the Number of Available On-Street Parking Spaces
Within the Vicinity of 1912 O Street



Bold = 10/28/94 between 10:15 AM and 10:45 AM
Italic = 11/1/94 between 4:45 PM and 5:00 PM
 Standard = 11/8/94 between 1:40 PM and 1:55 PM

LETTER OF AGENCY

If the applicant is not the owner of record of the subject site, a Letter of Agency (Form B) from the owner or the owner's authorized representative must be submitted which grants the applicant permission to make application for the requested entitlement.

Date: 9.15.94

City of Sacramento
Department of Planning and Development
1231 I Street, Suite 200
Sacramento, CA 95814

Planning Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Kristy L. McAuliffe Phone: 446-3801

Applicant's address: 1215 19th St., Sacto, CA. 95814

to apply for the following entitlement(s):

- | | |
|--|---|
| <input type="checkbox"/> Plan Amendment | <input type="checkbox"/> Subdivision Modification |
| <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Special Permit |
| <input type="checkbox"/> PUD Designation | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Tentative Map | <input type="checkbox"/> "R" Review (Development Plan Review) |
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Other |

The subject property is located at 1912 O. Street, Sacramento, CA

Assessor's Parcel Number 007-0244-006-0000

Melissa G. Zimmer
Signature of owner of record (must be original)

Melissa G. Zimmer
Name of owner of record

1912 "O" Street 442-1373
Address of owner of record Phone

Application Number _____

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