

P93-170

- REQUEST:
- A. Variance to waive one required off-street parking space for an expanding commercial building on 0.14+ developed acres in the General Commercial (C-2) zone; and
  - B. Variance to allow tandem parking.
  - C. ~~Variance to waive the required planter abutting a public alley. (Withdrawn by Staff 01/04/94)~~

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

APPLICANT:	Daniel McAuliffe, 446-0170 <i>446-5807, 5801</i> 1215 19th Street, Sacramento, CA 95814
OWNER:	Matthew, Charles & Jean Zellmer 1912 O Street, Sacramento, CA 95814
APPLICATION FILED:	November 17, 1993
STAFF CONTACT:	Mike Dale, 264-5381 Assistant Planner

**SUMMARY/RECOMMENDATION:** The property owner wishes to add 1,147 square feet of storage space to the existing print shop located at the above address. According to the City's parking regulations, the expanded building will require a total of nine parking spaces. At most, the site can accommodate eight parking spaces provided that tandem parking spaces are utilized. Based primarily on the circumstances of the site's location, staff supports the property owner's request to waive one required parking space and to allow tandem parking. The variance to waive the planter area was withdrawn by staff.

The proposal has been routed to several neighborhood associations and City departments, and no major concerns, issues or objections have been raised. Staff therefore recommends approval of the requested variances 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)

## 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 <sub>±</sub> net acres
Square Footage of Building:	3,258 gross square feet (prior to addition) 4,405 gross square feet (after addition)
Parking Provided:	8 spaces
Parking Required:	9 spaces (@ 1 space per 500 gross square feet)

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division

BACKGROUND INFORMATION: At a public 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.

The subject site is located on the south side of O Street between 19th and 20th Streets in the Central City area. The site accommodates a single-story building which fronts onto O Street and which 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 abuts the subject site to the south. The alley dead-ends in correlation to the site's eastern property boundary via a metal gate which serves to restrict vehicles from entering the

railroad right-of-way. The building located opposite the public alley supports an animal hospital.

STAFF EVALUATION:

A. Policy Considerations

The subject site's current land use is considered to be compatible with the site's zoning and its General and Community Plans land use designations. 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 site plan (attached) shows the location of the subject building (a printing plant). Behind the building is a concrete slab, and further south exists a concrete public alley which can be accessed from 19th Street.

The applicant proposes to extend the existing building southward by approximately 29.5 feet. The expansion will result in an additional 1,147 square feet of space to be used for storage. South of the expansion will be eight parking spaces which will be accessed from the public alley. The plan includes providing new striping, lighting, and a new trash enclosure. The guy-wire for the utility pole located at the southwest corner of the site is proposed to be moved so as to allow adequate space for vehicular maneuvering.

The proposal meets the City's standard setback requirements for structures and parking lots in the C-2 zone. Staff's initial analysis showed that an additional variance would be required since no planter was to be provided along the public alley. However, subsequent to additional research, staff concluded that such a planter was not required, and the variance was not needed. Also, due to the size of the proposed building, the project will not be subject to the City's Transportation Systems Management (TSM) regulations. However, the applicant must obtain Planning Commission approval of a variance to waive one of the nine required on-site parking spaces and approval of a variance to allow the tandem parking spaces shown on the site plan. Furthermore, the project must be subject to the review and approval of the City's Design Review staff prior to the issuance of building permits.

*Waive One Required Parking Space.* Upon construction of the proposed expansion, the building will constitute approximately 4,405 square feet of general commercial space. The City's parking regulations require one parking space per 500 gross square feet of such space which calculates as a need for a total of nine on-site parking spaces. Upon visiting the site's vicinity, staff found that the nearby street system could absorb one more parked vehicle without significantly

taxing the availability of on-street parking. Furthermore, the business is expected to accommodate a maximum of seven employees per shift. Since eight parking spaces are shown to be located on-site, additional demand for on-street parking is not anticipated. Staff therefore supports the applicant's request to waive one required on-site parking space.

*Allow Tandem Parking.* The subject building presently supports one tenant - Allied Printing Company. The business hours are stated as being from 8:00 AM to 5:00 PM. During these hours, employees will park their vehicles in the proposed parking lot and coordinate with the other employees as needed in order to exit and re-enter the lot. Management of the lot will be the ultimate responsibility of the business owner. Due to the relatively isolated location of the subject site and the presence of only one tenant, the proposed tandem parking lot is not anticipated to conflict with or adversely impact adjacent land uses. Staff therefore supports the applicant's request to allow tandem parking.

*Recycling.* Developments of this type are required to submit a Statement of Recycling Information and meet the Volume Requirements and Design Guidelines for Enclosures and Receptacles. Upon review of the Statement of Recycling Information which was submitted by the applicant, staff found that insufficient information was provided. Therefore, prior to issuance of building permits, staff recommends that the applicant submit the above information in addition to an Education/Public Relations Program for purposes of instructing users of the development about the benefits of recycling and how to recycle.

#### 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, the Midtown Business Association, the Boulevard Park Neighborhood Association, the Winn Park/Capitol Avenue Neighborhood Association, and the Sacramento Downtown Association. Copies of the project application and plans were sent to these organizations but no comment was received.

**C. Summary of Agency Comments**

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

**Department of Public Works**

The Transportation Division noted that the existing driveway on O Street should be removed if not being used. In response, the applicant verified that the driveway is indeed being used for delivery purposes. The Division also noted that the proposed trash enclosure and the existing 10-foot block wall will obstruct the visibility of drivers backing out of the parking lot. In response, the applicant has agreed to install signage to warn on-coming vehicles of the potential hazard associated with vehicles backing out of the parking lot. In addition, the applicant has agreed to install a mirror-system which will provide visibility for drivers who are backing out of the parking lot.

**Design Review Staff**

The subject site is within the Central City which is a designated Design Review area. The Design Review staff has indicated that the building elevations should be subject to Design Review.

**PROJECT APPROVAL PROCESS:** The Planning Commission has the authority to approve or deny all or a portion of the entitlements 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 recommends that the Planning Commission approve the following entitlements via the attached resolution.

1. Variance to waive one required off-street parking space for an expanding commercial building on 0.14 $\pm$  developed acres in the General Commercial (C-2) zone; and
2. Variance to allow tandem parking.

Report Prepared By,

Mike Dale  
Mike Dale, Assistant Planner

Report Reviewed By,

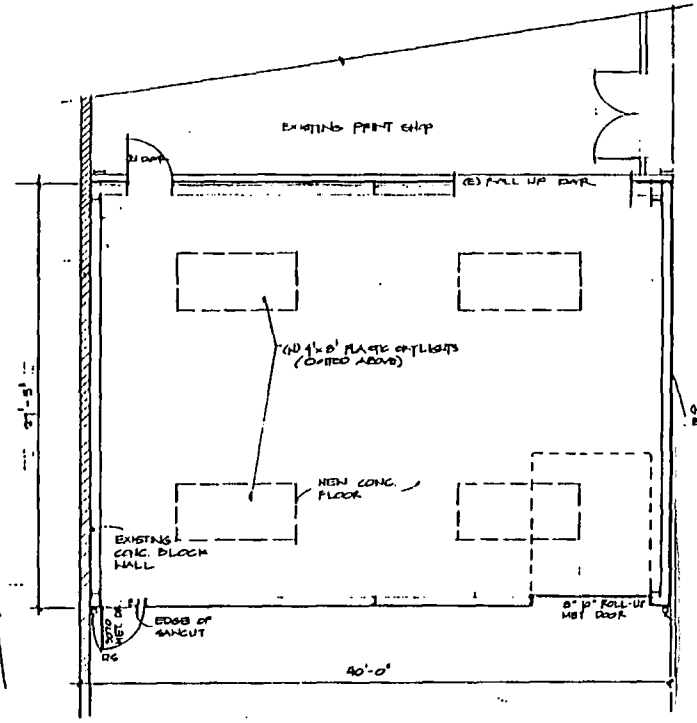
Steve Peterson  
Steve Peterson, Senior Planner

Attachments

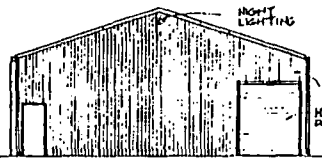
Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution - Entitlements
Exhibit A	Site Plan
Exhibit B	Building Elevations



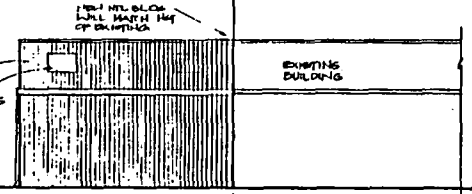
Exhibit B  
Building Elevations



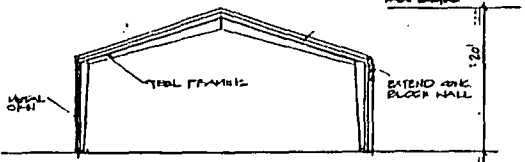
FLOOR PLAN 1/4" = 1'-0"  
TRAVERSE LIST OF



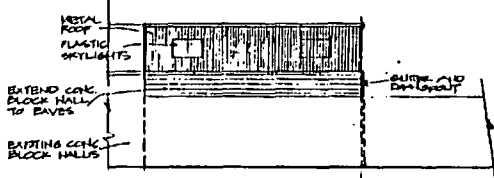
SOUTH ELEVATION 1/8" = 1'-0"



EAST ELEVATION 1/8" = 1'-0"



SECTION 1/8" = 1'-0"



WEST ELEVATION 1/8" = 1'-0"

**NOTES**  
 NO ROOF MOUNTED MECHANICAL EQUIP.  
 NEW BUILDING WILL NOT BE VISIBLE FROM THE STREET ELEVATION.  
 NEW MET. BLOCK ADDITION TO BE PAINTED TO MATCH EXISTING (SEE ATTACHED PHOTO FOR COLOR)