

CITY PLANNING COMMISSION

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

APPLICANT	James Stephenson, 7035 Grant Avenue, Carmichael, CA 95608
OWNER	Robert Orr, 1418-20th Street, Sacramento, CA 95814
PLANS BY	James Stephenson, 7035 Grant Avenue, Carmichael, CA 95608
FILING DATE	2/21/86
ENVIR. DET.	Ex. 15305; 15311(b)
REPORT BY	FG:bw
ASSESSOR'S-PCL. NO.	007-143-10,11

APPLICATION: A. Variance to allow 10 of 11 required parking spaces to be located off site

B. Variance to waive the 50% parking lot shading requirement

LOCATION: 1913 Capitol Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to locate 10 of 11 required parking spaces off site.

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: Residential

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Commercial; C-2	Front:	0	17.5'
South: Commercial; C-2	Side(Int):	0	4.5'
East: Vacant, Commercial; C-2	Rear:	0	0'
West: Commercial; C-2			

Parking Required: 11 spaces
Parking Provided: 11 spaces (1 on-site; 10 off-site)
Property Dimensions: 40' x 160'
Property Area: 0.147± acre
Square Footage of Building: 4,000
Height of Building: 37 feet
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Materials: Wood siding
Roof Material: Composition shingle

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is zoned General Commercial (C-2) and is designated for commercial uses in both the General Plan and the 1980 Central City Community Plan.
- B. Three residential structures are located on the site. The applicant proposes to restore buildings No. 1 (2,400 sq. ft.) and No. 3 (1,600 sq. ft.). Building No. 2 would remain unchanged and would be offered as a rental unit. Once restored, the two buildings would be converted into offices.

The office conversion will require that 10 parking spaces be provided on-site. One space is presently located on-site and there is no other available area on the site which could accommodate a parking lot.

- C. The applicant is requesting to locate 10 parking spaces off site. The applicant is negotiating with Union Pacific Railroad to locate the parking on railroad property east of and adjacent to the subject site.

The immediate vicinity is already subject to on-street parking congestion and has been further impacted by the City Council's approval of a variance (P85-315) to waive 17 parking spaces for the relocation of a restaurant at 1831 Capitol Avenue, one-half block away. The applicant's proposal would not add to the parking problem, and although the railway company will not provide a long-term lease, staff feels that this would be more appropriate than waiving the required parking. The possibility of the railway company selling or not renewing the lease on the subject site does exist; however, in the event that the railway does sell the subject site as excess property, it has been the practice of the railway to offer the property to the adjacent property owner first. In this way the proposed parking lot would most likely become part of the existing commercial development.

- D. The applicant is also requesting that the 50% parking lot shading requirement be waived. This request is due to the fact that the railway company will not allow trees to be planted in the right-of-way as a condition of the lease for reasons of safety. Staff does not object to this request since the parking lot will benefit from existing shrubbery and trees growing along the west property.
- E. The proposal has been reviewed by City Departments of Traffic, Public Works, the Redevelopment Agency and the Capitol Area Development Authority. The following comment was received:

Traffic: All frontage or alley improvements shall be approved by the Traffic Engineer.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305, 15311(b)).

RECOMMENDATION: Staff recommends the following action:

- A. Approve the variance to locate 10 of 11 required parking spaces off site, subject to conditions and based upon the following Findings of Fact.
- B. Approve the Variance to waive the 50% parking lot shading requirement, based upon the Following Findings of Fact.

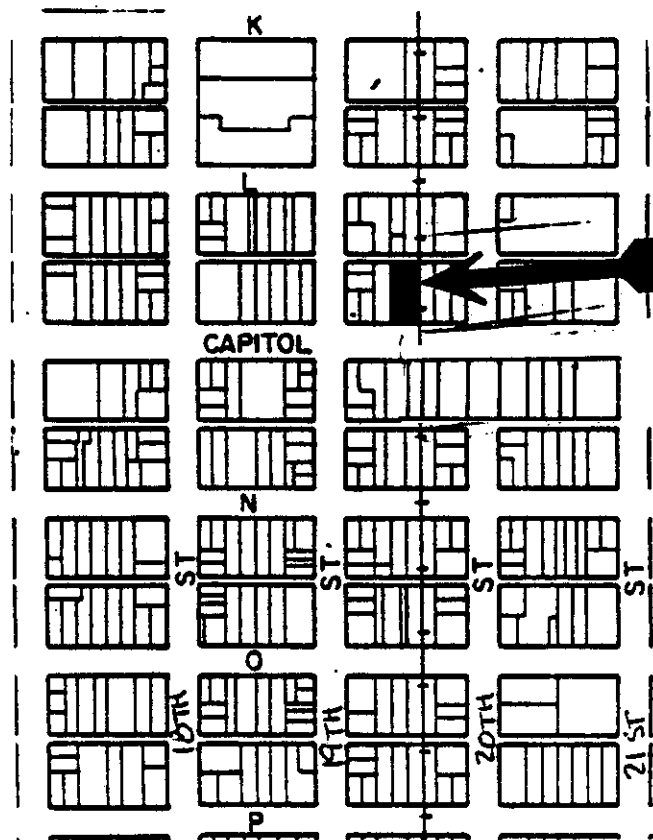
Conditions - Variance:

1. All frontage or alley improvements shall be subject to the approval of the Traffic Engineer.
2. The applicant shall submit a copy of the lease agreement with the railway company to the Planning Department prior to the issuance of building permits.

3. The applicant shall submit the proposed project to the Architectural/Design Review Board for approval prior to the issuance of building permits.

Findings of Fact - Variance:

1. Granting the variance will not be injurious to public welfare nor to property in the vicinity, in that the proposed parking will not alter the character of the neighborhood.
2. Granting the variance does not constitute a use variance. in that parking lots are allowed in the C-2 zone.
3. The project, as conditioned, does not constitute a special privilege to one individual property owner. in that under similar circumstances the parking/shading variance would also be warranted.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy. in that the site is designated for commercial by the 1980 Central City Plan and the parking lot use conforms with the plan designation.



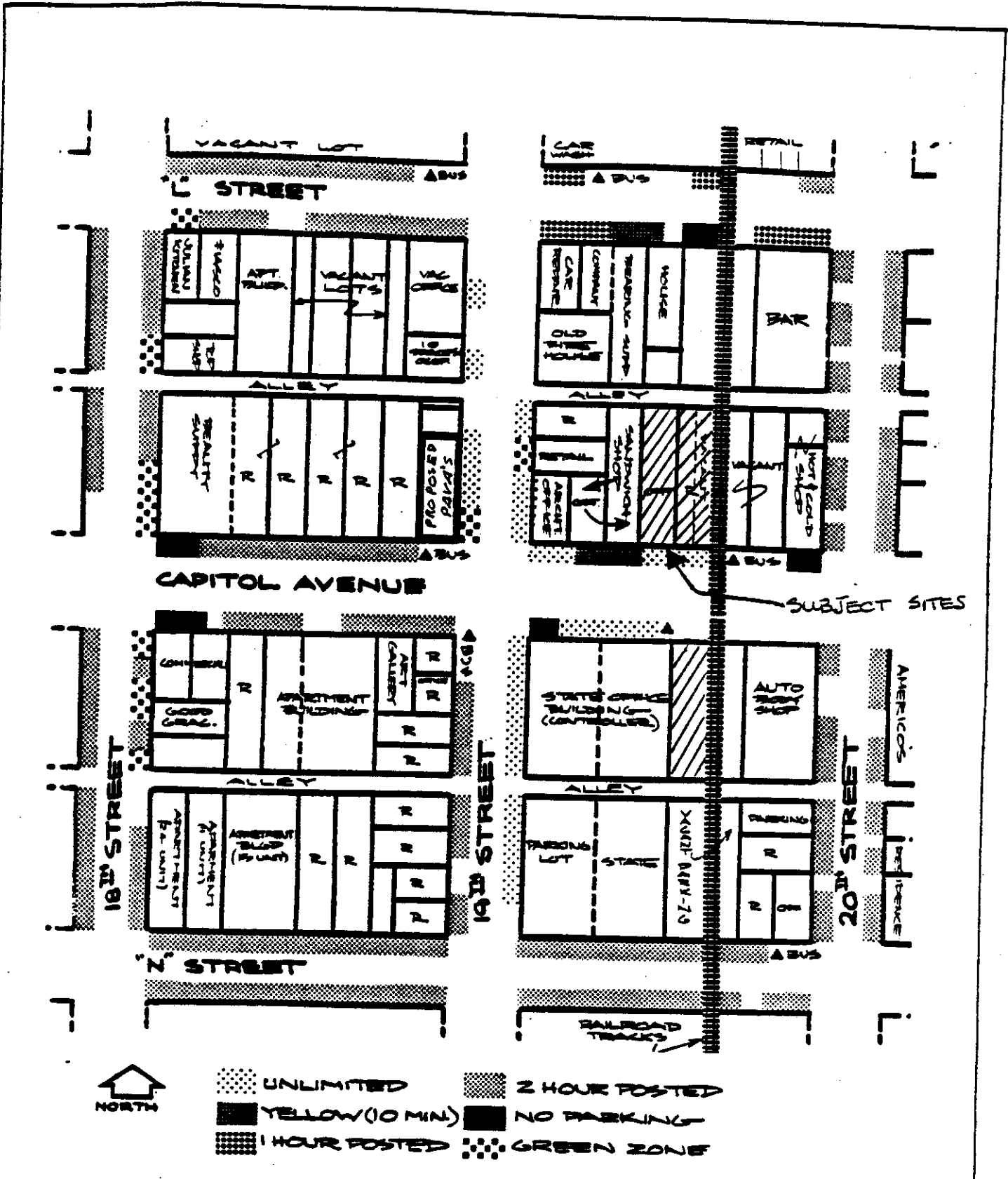
**SUBJECT
SITE**

VICINITY MAP

P86-087

~~3-27-86~~
~~4-10-86~~
 5-8-86

Item 16-12



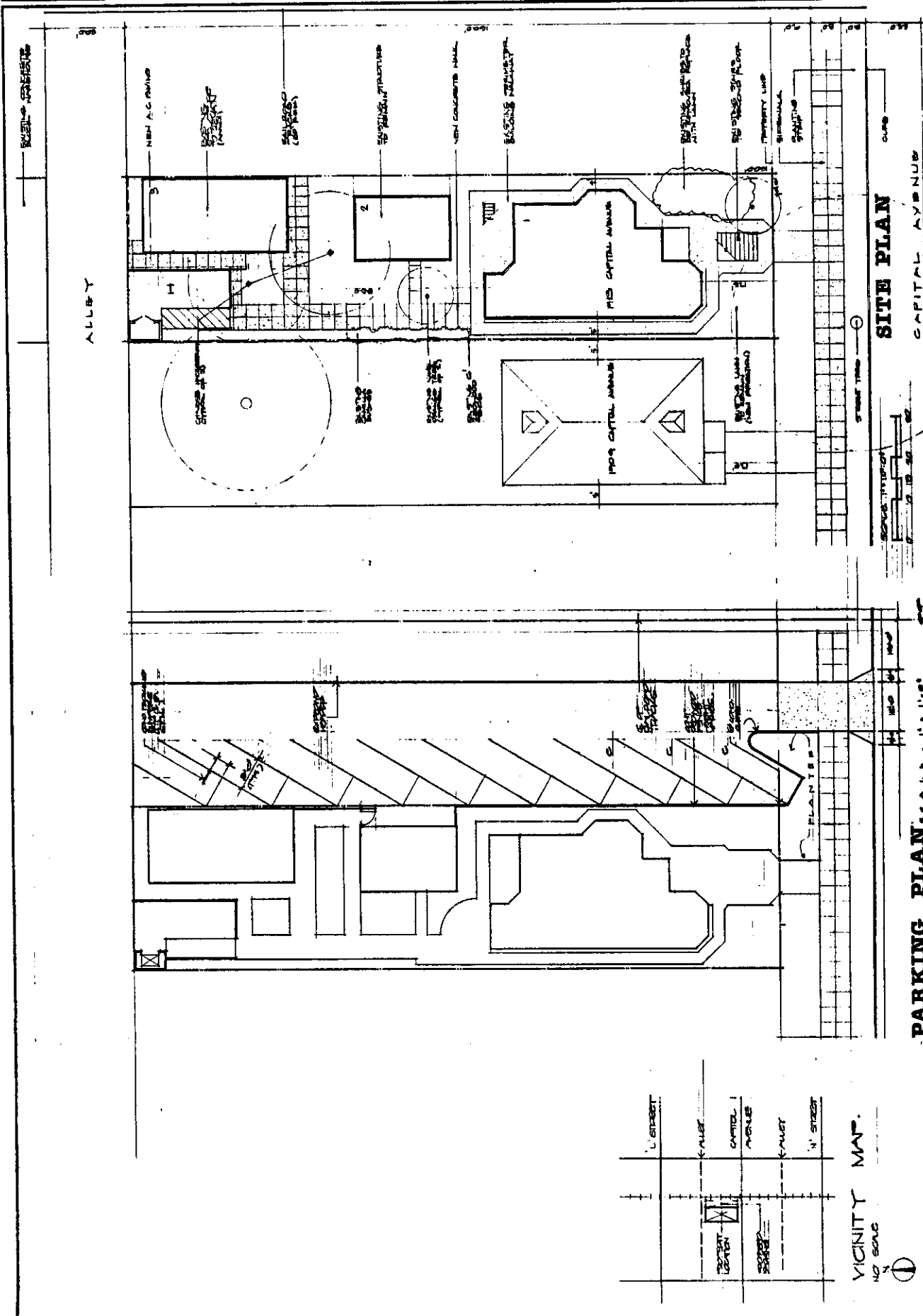
All lots within 100 ft radius of subject sites are zoned C-2

LAND USE & ZONING MAP

P86-087

3-27-86
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5-8-86

Item 1127



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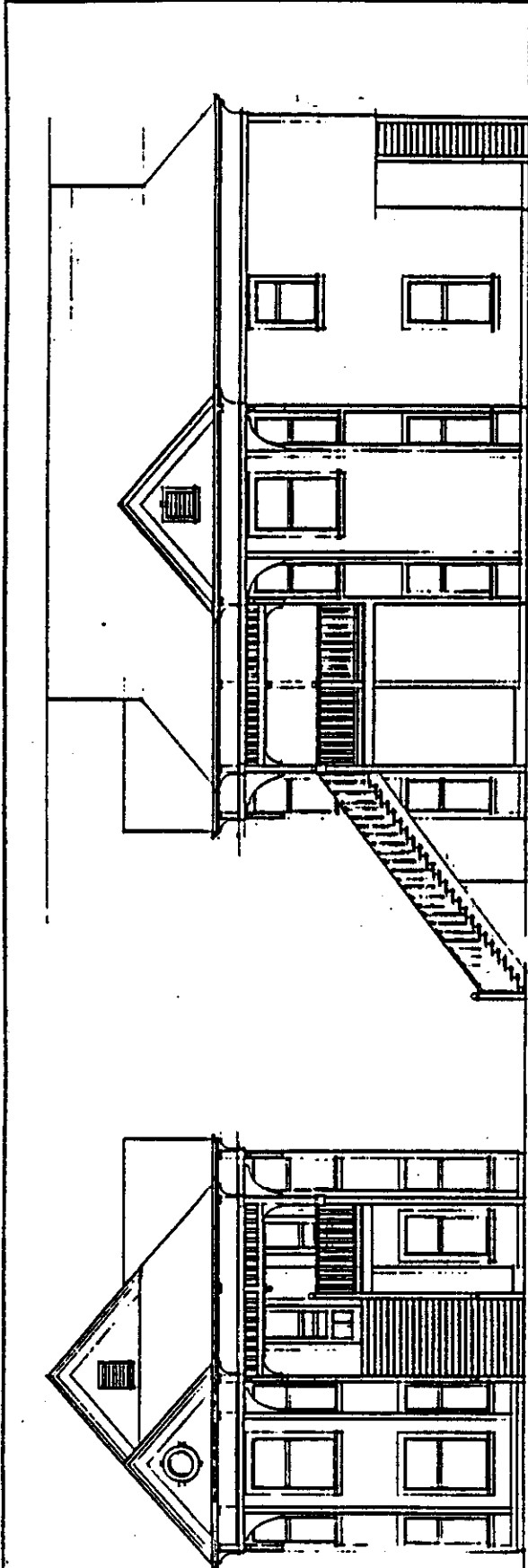
5-8-86

Item 7

James O. Stephenson
ARCHITECT

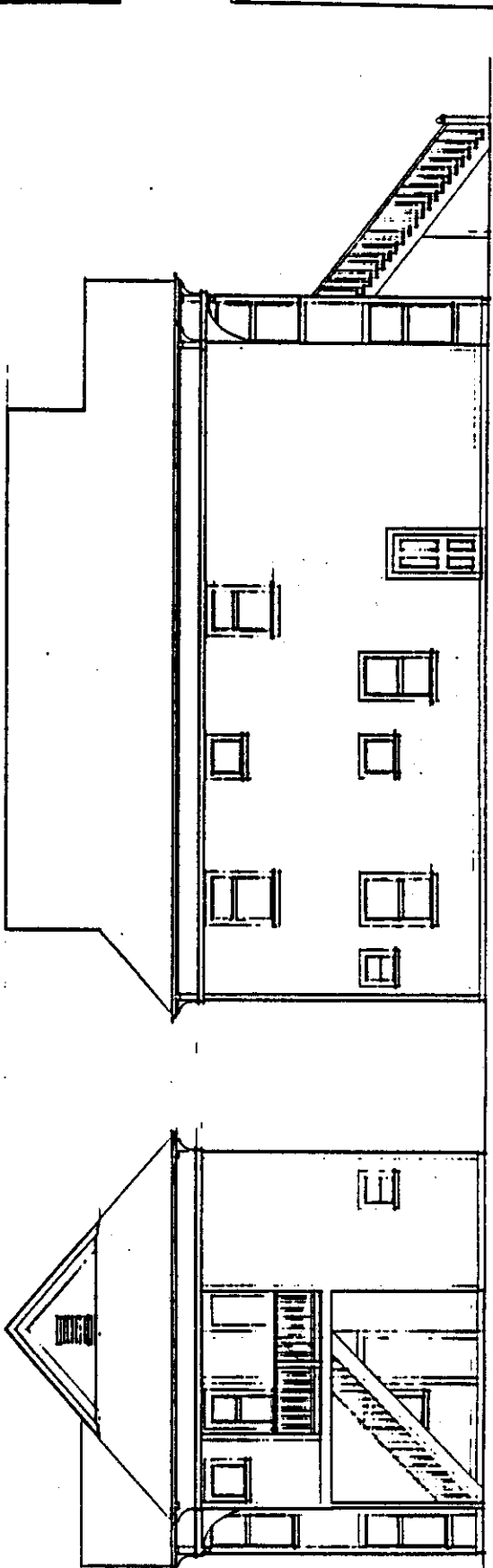
- AVENUE
STATION

EXHIBIT C
ELEVATIONS



EAST

SOUTH



WEST

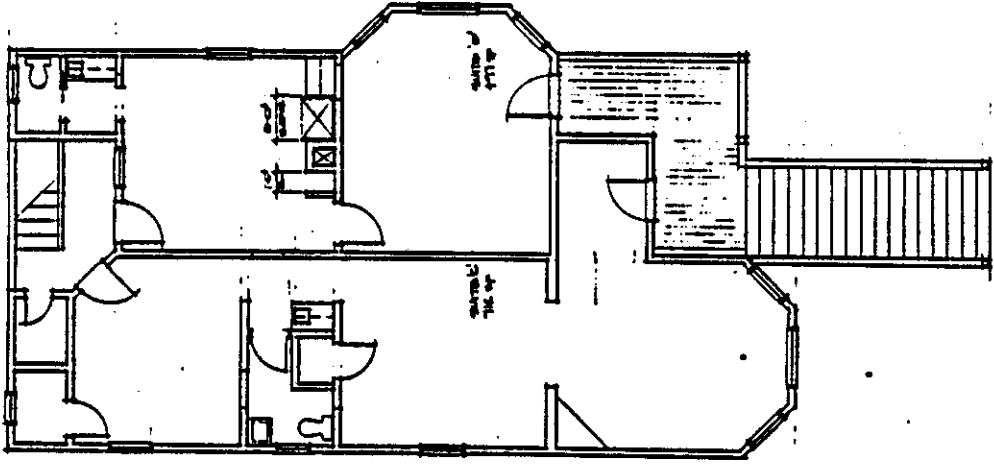
NORTH

ELEVATIONS
SCALE 1/8" = 1'-0"

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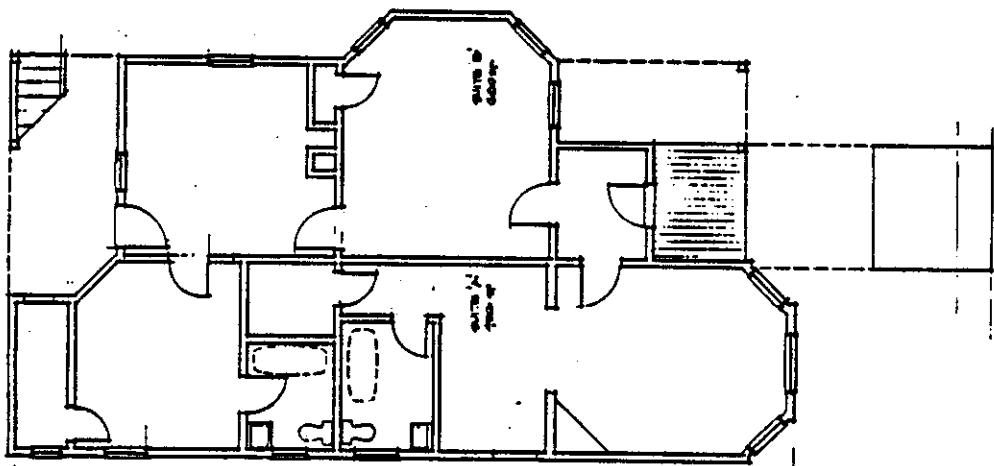
4-10-86
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Item 16/7



SECOND FLOOR PLAN

FILED
 216 4 20 86
 2011/04/20/86



FIRST FLOOR PLAN

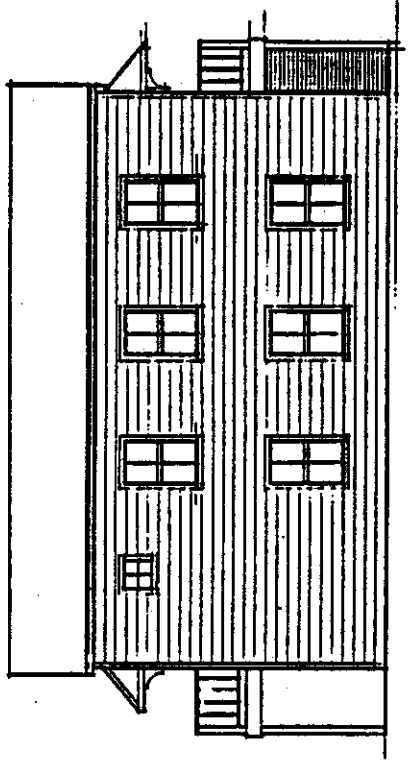
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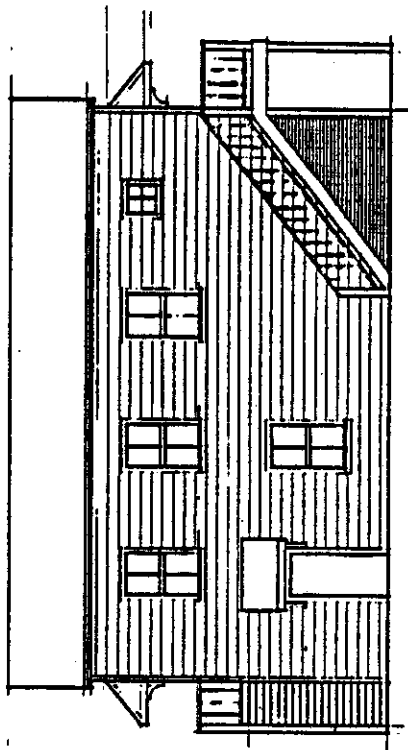
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Item 1812⁷

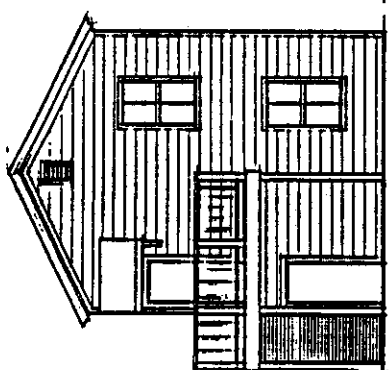
1915 CAPITAL AVENUE
VICTORIAN RESTORATION



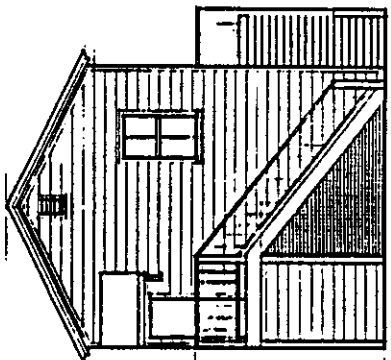
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

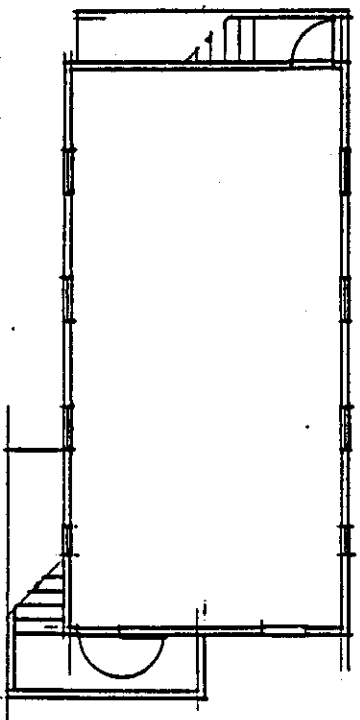
EXISTING BUILDING CROSS

F86-087

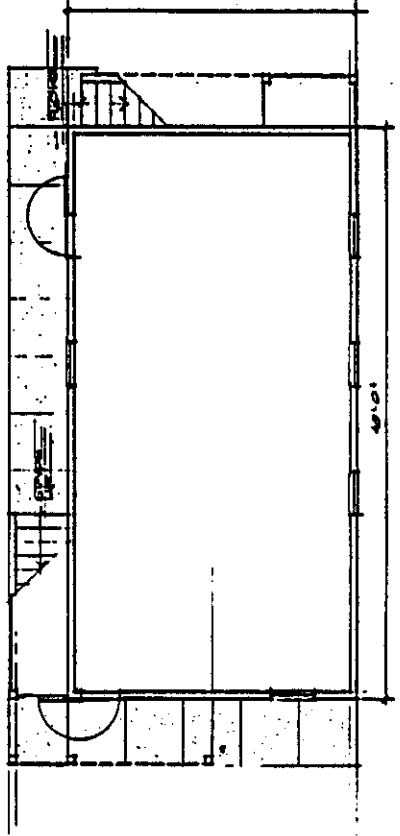
1-27-86
5-8-86

Item # 7

115 CARRO - AVENUE
VICTORIAN RESTAURANT



SECOND FLOOR



FIRST FLOOR

EXISTING STRUCTURE (DOORS & STAIRS)

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5-8-86

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