

CITY PLANNING COMMISSION

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

APPLICANT	McAuliffe Cuddy Associates, 2212 K Street, Sacramento, CA 95816				
OWNER	Charles, Jean, Matthew, & Terese Zellmer, 1912 O St., Sacramento, CA 95814				
PLANS BY	McAuliffe Cuddy Associates, 2212 K Street, Sacramento, CA 95816				
FILING DATE	2/7/89	ENVIR. DET.	Exempt 15311B	REPORT BY	CL:kjr
ASSESSOR'S PCL. NO.	007-0244-006				

- APPLICATION:
- A. Variance to allow off-site parking for four spaces in a parking lot. three spaces located at 1908 O Street and one space at 1515 19th Street on 0.15+ developed acres in the General Commercial (C-2) Zone.
 - B. Variance to reduce the required maneuvering area from 26 feet to 21 feet.

LOCATION: 1912 O Street

PROPOSAL: The applicant is requesting the necessary entitlements to locate four parking spaces off-site in order to construct an addition to a printing plant.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial & Offices
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Printing Plant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: SMUD Transformer Station; C-2	Front:	5'	3'
South: Animal Hospital & Residential; C-2	Side(Int):	0'	0'
East: Railroad; C-2			
West: Vacant; C-2	Rear:	0'	28'

Parking Required:	8 Spaces
Parking Provided On-Site:	4 Spaces
Parking Provided Off-site:	4 Spaces
Property Dimensions:	40' x 160'
Property Area:	0.15+ acres
Square Footage of Existing Building:	3,258 sq. ft.
Square Footage of Addition:	960 sq. ft.
Height of Building:	19.5 ft. (1 Story)

APPLC. NO. P89-082 MEETING DATE April 27, 1989 ITEM NO. 10

Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Metal Siding
Roof Material:	Metal

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site consists of 0.15± developed acres in the General Commercial (C-2) Zone. The General Plan designates the site Community/Neighborhood Commercial and Offices. The 1980 Central City Community Plan designates the site General Commercial. The surrounding land use and zoning is SMUD Transformer Station, zone C-2, to the north; Animal Hospital and Residential, zoned C-2, to the south; Railroad, zoned C-2, to the east; and Vacant, zoned C-2, to the west.

B. Applicant's Proposal

The subject site consists of a 3,258 square foot building which is occupied by a printing plant. The applicant proposes to construct a 960 square foot addition to this printing plant. This addition will require Design Review Board approval. The applicant currently provides no off-street parking. The addition requires the applicant to provide parking for the entire 4,218 square feet of gross floor area. At the required ratio of one parking space for every 500 square feet of gross floor area, eight parking spaces are necessary. The site plan submitted by the applicant shows four spaces on-site. The remaining four are located in an adjacent parking lot which covers three parcels and which requires an off-site parking variance. Three of these parking spaces will be located at 1908 O Street and the other space at 1515 19th Street. The applicant will provide a 5-year lease from each of the two property owners for the parking spaces upon approval of a variance. Due to the property lines dividing the parking lot, a variance is required to reduce the maneuvering area from 26 feet to 21 feet.

C. Staff Evaluation

Staff does not support the request for an off-site parking variance. The applicant currently does not meet the parking requirements for the existing building. An addition would only add to the existing parking problem. The location of the off-site parking is an existing paved area. It currently occupies three parcels and is

not striped or landscaped. An additional variance is required for reduced maneuvering area since the parking area crosses property lines. Staff does not support this because each parcel cannot function independently.

Staff has attempted to work with the applicant to find an acceptable solution such as using a portion of the adjacent railroad right-of-way. Staff views this as a more viable solution because the railroad right-of-way is a longer term solution, as opposed to the short-term lease of the adjacent parcels. The applicant did not see this as an acceptable solution due to the cost of improving the right-of-way.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Section, Building Inspections, City Real Estate, and Midtown Business Association. No comments were received.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15311B).

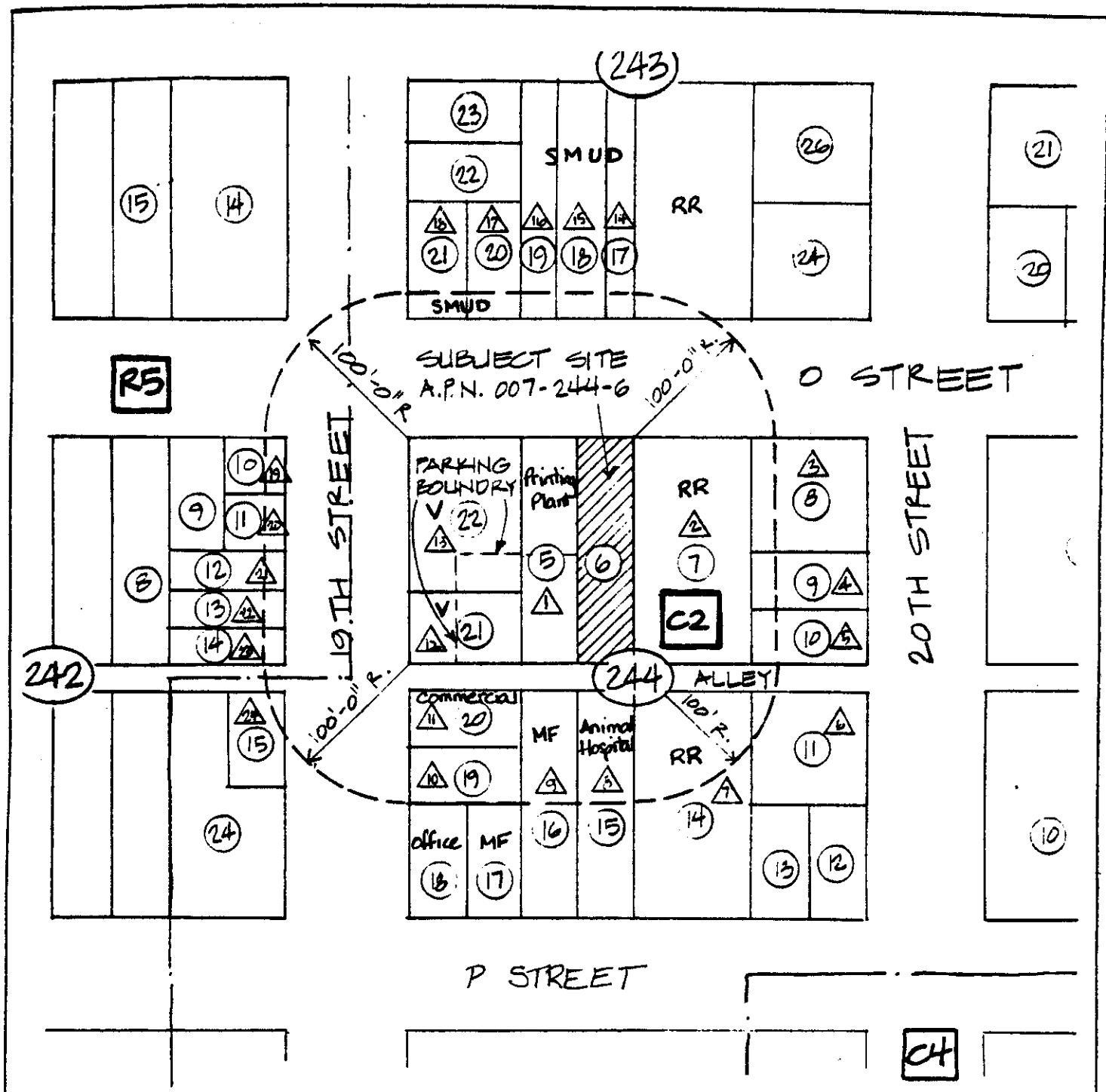
RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Deny the variance to locate four required parking spaces off-site based upon Findings of Fact which follow; and
2. Deny the variance to reduce the maneuvering area from 26 feet to 21 feet based upon Findings of Fact which follow:

Findings of Fact

1. Granting the variances would constitute a special privilege extended to an individual applicant in that:
 - a. a variance would not be granted to other property owners facing similar circumstances; and
 - b. there is no hardship involved to support the request.

2. Granting the variances would be injurious to the public health, safety, and welfare in that:
 - a. inadequate parking is provide on-site
 - b. the off-site parking area could be developed with a structure, thereby eliminating the required parking
 - c. parking could be provided on-site if the building was not expanded



PARCEL MAP

1" = 100'-0"



SHOWING 100'-0" RADII

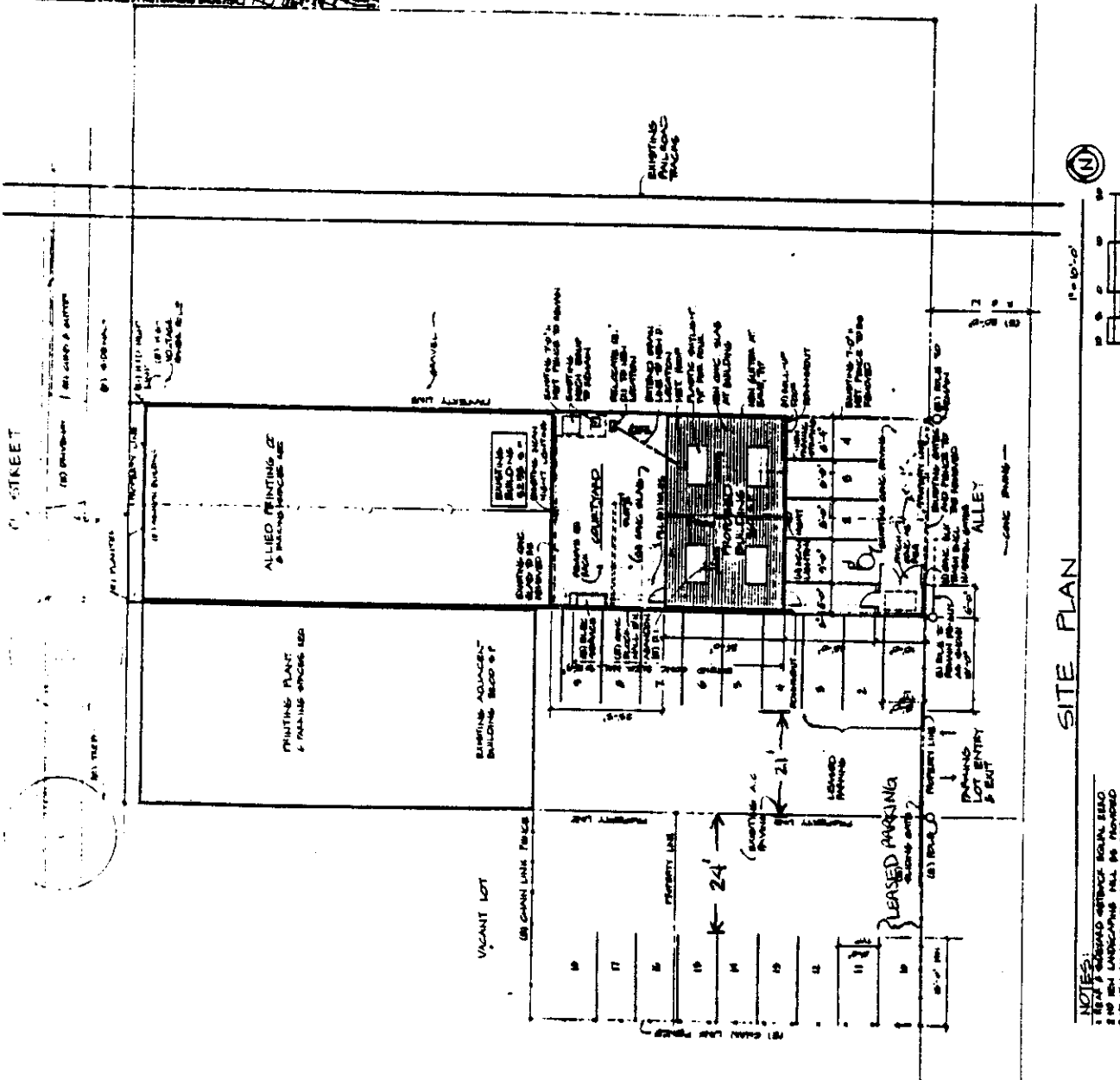
▲ INDICATES MAILING LIST NUMBER

⊙ INDICATES PARCEL NUMBER

LAND USE & ZONING MAP



VICINITY MAP



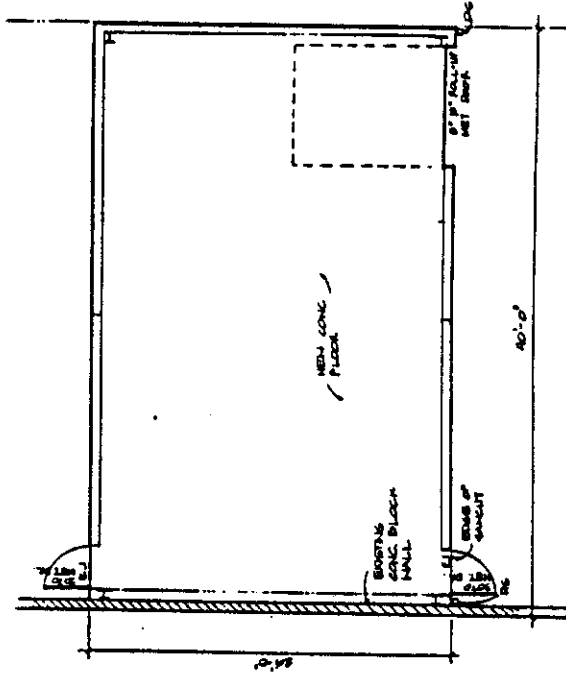
SITE PLAN

NOTES:
1. SEE 3' WIDE STRIP ALONG S.E. CORNER
2. SEE 10' WIDE STRIP ALONG S.E. CORNER
3. SEE 10' WIDE STRIP ALONG S.E. CORNER

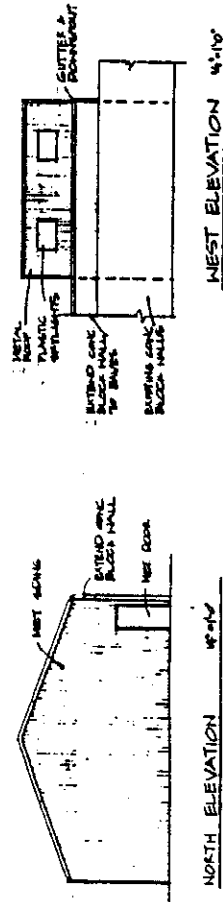
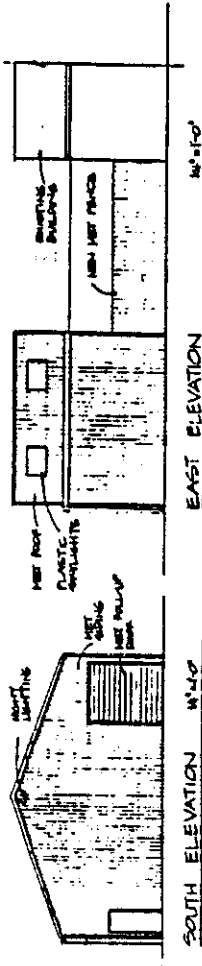
P89-082

4-27-89

Item #10



FLOOR PLAN 40'-0" x 40'-0" (N)



NOTES
 NO ROOF MOUNTED MECHANICAL EQUIP
 NEW BUILDING WILL NOT BE VISIBLE FROM THE STREET ELEVATION