

P96-029 - G12 AUTO REPAIR SHOP

REQUEST: A. Special Permit Modification to expand an existing non-conforming 5,000± square foot auto repair shop by adding an additional 1,488± square feet of garage area on 0.44± developed acres in the General Commercial (Neighborhood Corridor) (C-2(NC) zone.

LOCATION: 2000 16th Street, Southwest Corner 16th & T Streets
009-0151-008
Central City Community Plan Area/Richmond Grove
Sacramento City Unified School District
Council District 4

APPLICANT:	Clay Crabtree, 442-1700 2000 16th Street, Sacramento, CA 95818
OWNER:	Clay & Joan Crabtree 2000 16th Street, Sacramento, CA 95818
PLANS BY:	Galvez & Associates; 635-5530
APPLICATION FILED:	3-22-96
STAFF CONTACT:	Jeanne Corcoran, 264-5317

SUMMARY: The applicant proposes to add a 1,490± square foot, single story storage area to an existing 5,000± square foot auto repair shop on 0.44± developed acres in the General Commercial (Neighborhood Corridor) (C-2(NC) zone. The proposed building will be used for overnight storage and longer term storage of autos repaired at the site. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issue appears to be site layout.

RECOMMENDATION: Staff recommends approval of the project. This recommendation is based on its consistency with the Central City Housing Strategy policies regarding land uses on major streets and design standards. Furthermore, staff finds that proposed storage building compatible with the adjacent commercial and residential uses since the addition of the storage building does not expand the vehicle repair area.

PROJECT INFORMATION:

General Plan Designation:	Community Neighborhood/Commercial and Offices
Central City	
Community Plan Designation:	General Commercial
Existing Land Use of Site:	Auto Repair
Existing Zoning of Site:	C-2(NC)

Surrounding Land Use and Zoning:

North: Residential, Retail; R-3A, C-2(NC)
 South: Residential, Retail; C-2(NC)
 East: Office, Auto Repair, Residential; C-2(NC), R-3A
 West: Storage lot, Single Family Residential; R-1B

Setbacks: Required Provided

Front:	7.5'	18' (T Street)(Existing)
Side(St):	5'	7.5'(16th Street)
Side(Int):	5'	0' (Existing)
Rear:	0'	0'

Property Dimensions:	120' x 160'
Property Area:	0.44± net acres
Square Footage of Building:	5,000 square feet (existing) 1,490± square feet (addition)
Height of Building:	16 feet, 1 story
Exterior Building Materials:	T-1-11 Redwood
Roof Material:	Composition
Parking Provided:	10 spaces
Parking Required:	13 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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>
Design Review	Design Review Staff
Driveway Permit	Public Works, Development Services
Building Permit	Building Division
Encroachment Permit	Public, Works, Development Services

BACKGROUND INFORMATION: In December 1991, the City Council adopted the Central City Housing Strategy, a comprehensive set of programs and policies aimed at encouraging new housing construction while also preserving existing housing stock and strengthening neighborhoods (M90-061). In June 1994, the City Council approved amendments to the Zoning Ordinance adding the Neighborhood Corridor Overlay Section and the Residential Mixed Use Section, which modified certain uses, height and setback requirements in the R-1B, RMX, C-1 and C-2 zones and approved several rezones implementing Phase I of the Central City Housing Strategy (M92-061). The project site was rezoned at that time to C-2(NC) zone.

The Neighborhood Commercial Overlay designation encourages residential uses by eliminating barriers, streamlining the permitting process and ensuring new commercial development within or adjacent to residential neighborhoods is compatible with existing residential uses. The Neighborhood Corridor designation was implemented upon the determination that residential as a primary use may not be appropriate in certain corridors which were more commercial in nature due to traffic and noise concerns. The 16th Street corridor was rezoned to the neighborhood corridor overlay designation, which permits residential as a matter of right but does not require residential uses as a percentage of development and provides for certain commercial activities which were permitted as a matter of right in the C-2 zone, such as auto repair, to obtain a special permit to ensure compatibility of operation with residential and commercial uses.

The existing auto repair shop currently utilizes two lots. The auto repair shop located on a 120' X 160' lot, zoned C-2(NC) and the adjacent 40' X 160' lot, zoned R-1B. The adjacent lot is used for vehicle storage and is a legal non-conforming use. This use was established prior to 1980 when the lot was rezoned from C-2 to R-1B during the Central City Community Plan update. On this lot the applicant currently stores a large boat and 4-5 cars. The applicant proposes to move the boat into the new storage building.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed expansion is consistent with the General Plan designation of Community Neighborhood/Commercial and Office as well as the Central City Community Plan designation of General Commercial in that the project:

- Promotes . . . revitalization of existing developed areas (GP Sec. 4-14)
- Promotes the rehabilitation and revitalization of existing commercial centers (GP Sec. 4-17); and,
- Improve existing business/commercial corridors outside the Central Business District and encourage a more compact and centralized development which does not encroach into the residential areas (CCCP p. 5).

B. Site Plan Design/Zoning Requirements**1. Setbacks**

The proposed project complies with the setback requirements for street side yard, front and rear setbacks for lots in the C-2 (NC) zone. The interior side setback (west) is required to be 5 feet, however, the project was constructed with a 0 foot setback prior to the adoption of the 5 foot requirement in 1987. The proposed addition will not further encroach into the interior side yard setback area. A 15 foot rear setback is required if adjacent to an R or OB zoned lot. If a public alley separates the lots, the width of the alley may be used in calculating the required rear yard setback. This property is separated from the R-1B to the south by an alley. Therefore with the 20 foot alley, a 0 foot rear yard setback is permitted.

The applicant has indicated that a dumpster will be located inside the proposed building. Therefore, no trash enclosure is needed or required. Trash enclosures are required only when a dumpster is located outside of a building. However, the applicant did not provide any information for recyclable materials. The Zoning Ordinance requires auto repair shops to provide a 1 cubic yard receptacle for every 3000 square feet of building area. The applicant should work with the Solid Waste Division to determine the size of dumpster needed to comply with recycling goals. Staff recommends that a minimum 2 cubic yard receptacle be provided unless a different size is recommended by Public Works Solid Waste Division. The applicant shall also be required to submit a Statement of Recycling Information prior to issuance of building permit.

2. Parking/Circulation

Access to the site is currently provided by three driveways, two located on 16th Street and one on T Street. The applicant is proposing to eliminate the southernmost driveway on 16th Street. With the removal of the southernmost driveway, staff recommends that sidewalk, curbs, gutters, landscaping strip and irrigation be installed to the satisfaction of the Public Works Department.

Adequate parking is provided on site. One parking space for every 500 gross square feet of building area is required for general commercial uses such as an auto repair shop. A building of 6,490± gross square feet requires 13 parking spaces. The site plan indicates 13 parking spaces will be provided on site. The handicapped parking space will be provided adjacent to the building, close to the office area. Four parking spaces are provided south of the driveway entrance on 16th Street. For these spaces, staff recommends a six inch continuous concrete curb be provided on the north side of these parking spaces. In providing a six inch curb on the north side of these spaces, drivers will be required to pull into the lot and access these spaces using the aisle provided between the proposed building

and parking spaces, thus eliminating stacking and maneuvering problems in the driveway entrance. In order to make the driveway entrance more symmetrical staff further recommends a six inch continuous concrete curb the length of the parking stall on the north side of the driveway.

3. Landscaping

The Zoning Ordinance requires trees to be planted and maintained throughout surface parking lots to ensure that, within 15 years after the establishment of the parking lot, at least 50% of the parking lot area will be shaded. The requirement was adopted in 1983. Since the parking lot area for this use was established prior to this requirement, shading is not required. The planter area surrounding the perimeter of the lot complies with the four foot minimum standard required when a parking lot is adjacent to the public right-of-way. The minimum size planter required to support a tree is five feet. Although it would be appropriate to provide shading on this site the planter areas are not adequate to support the planting of trees.

The plans indicate that additional planter area and fencing will be installed where the driveway will be removed and in front of the proposed building. The proposed planter and fencing will be consistent with existing planter area and fencing already established along the perimeter of the site. Staff finds that the landscaping provided at this site is appropriate for the neighborhood since very little landscaping is provided on other sites. Properties in the area rely on the landscape planters in the public right-of-way to provide landscaping for the area.

4. Signage

The applicant is proposing to locate a 3' X 10' (30± s.f.) sign on the 16th Street (east) side of the new building. The plans do not indicate if other signs are existing on the site. The Sign Ordinance allows two attached signs for each occupancy. The signs shall not exceed a total aggregate area of three square feet of sign area for each front foot of building occupancy. The proposed sign is consistent with the Sign Ordinance. The applicant shall be required to obtain a sign permit prior to installation of the sign.

D. Building Design

The proposed 42.5' X 35 foot single story building will be stucco with a shake mansard roof. The existing buildings on the site are constructed of T-1-11 redwood with a composition roof. Originally the applicant had proposed to utilize T-1-11 for the proposed building. However, Design Review staff has recommended that the applicant use stucco. Since the site is located within the Central City Design Review area the proposed project is subject to review an

approval of the Design Review staff. The applicant has submitted a Design Review application (DR96-136).

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(e)(1)).

B. Public/Neighborhood/Business Association Comments

The plans were reviewed by routed to Central City Alliance of Neighborhoods (CCAN), Sacramento Old City Association (SOCA) and Richmond Grove Neighborhood Association. No comments have been received from these associations.

C. Summary of Agency Comments

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

1. **Public Works - Waste Removal**

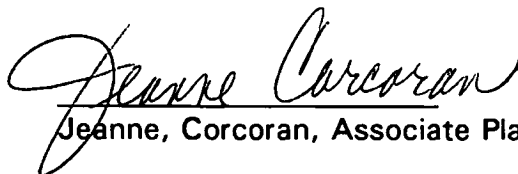
The applicant does not provide adequate recycling information. The applicant should work with the Public Works Department to provide for recycling.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve the special permit modification. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Adopt the attached Notice of Decision approving the special permit modification allowing for the expansion of an auto repair shop in the General Commercial (Neighborhood Corridor).

Report Prepared By,


Jeanne, Corcoran, Associate Planner

Report Reviewed By,


Steve Peterson, Senior Planner

Attachments

Attachment 1	Notice of Decision and Findings of Fact
Exhibit 1-A	Site Plan
Exhibit 1-B	Elevations
Attachment 2	Vicinity Map
Attachment 3	Land Use and Zoning Map

P96-029.SR

ATTACHMENT 1

P96-029

JULY 11, 1996

ITEM # 10
PAGE 8

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
G-12 AUTO REPAIR, LOCATED AT 2000 16th STREET,
SACRAMENTO, CALIFORNIA IN THE
GENERAL COMMERCIAL (NEIGHBORHOOD CORRIDOR) (C-2{NC}) ZONE. (P96-029)**

At the regular meeting of July 11, 1996, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Approved the Special Permit Modification to expand an existing non-conforming 5,000± square foot auto repair shop by adding an additional 1,488± square feet of garage area;**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15201(e)(1) of the CEQA Guidelines.
- B. Special Permit Modification to expand an existing non-conforming 5,000± square foot auto repair shop by adding an additional 1,488± square feet of garage area subject to the following findings of fact and conditions of approval:
1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The use is compatible with the existing residential and non-residential uses surrounding the site;
 - b. The auto repair shop is adequately separated (20-80 feet) from the residential uses to the north, west and south;
 - c. Adequate parking and landscaping is provided; and
 - d. The design and building materials will be consistent and compatible to the surrounding neighborhood.
 2. The project, as conditioned, will not be detrimental to the public welfare

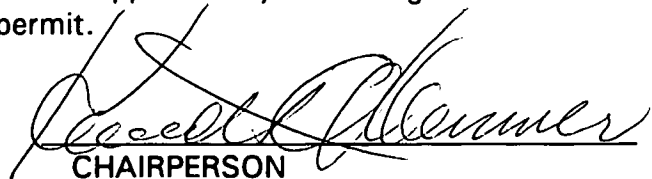
nor result in the creation of a public nuisance in that all repairs shall be conducted within the buildings.

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

CONDITIONS OF APPROVAL

B. The Special Permit Modification for the expansion of a non-conforming auto repair shop (Exhibit 1-A) is hereby approved subject to the following conditions:

- B1. The southernmost driveway on 16th Street shall be eliminated. The driveway shall be replaced with curb, gutter, sidewalk, landscape planter with irrigation to the satisfaction of the City's Public Works, Transportation and Engineering Planning Division. The landscape planter shall be planted with lawn, shrubs or flowers and a tree.
- B2. The applicant shall provide a minimum 2 cubic yard receptacle for recycling unless a different size is recommended by the Public Works Solid Waste Division, prior to issuance of occupancy permit.
- B3. The applicant shall submit a Statement of Recycling Information prior to issuance of occupancy permit.
- B4. The applicant shall construct a six inch continuous curb along the south side of the 16th Street driveway where the four parking spaces are located.
- B5. The applicant shall construct a six inch continuous curb along the north side to the 16th Street driveway for the length of the parking stall.
- B6. The project shall be reviewed and approved by the Design Review staff prior to issuance of building permit.

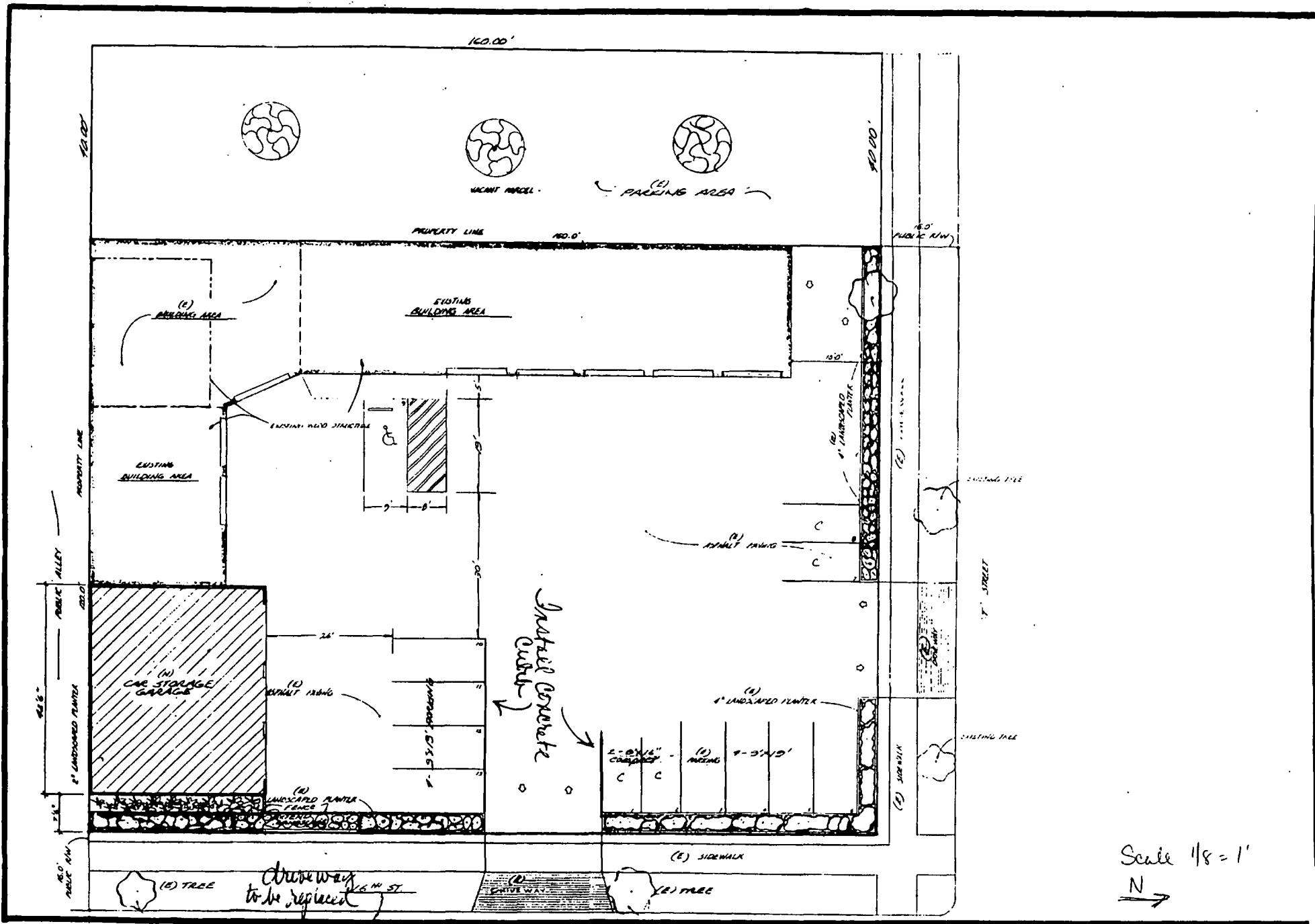

CHAIRPERSON

ATTEST:

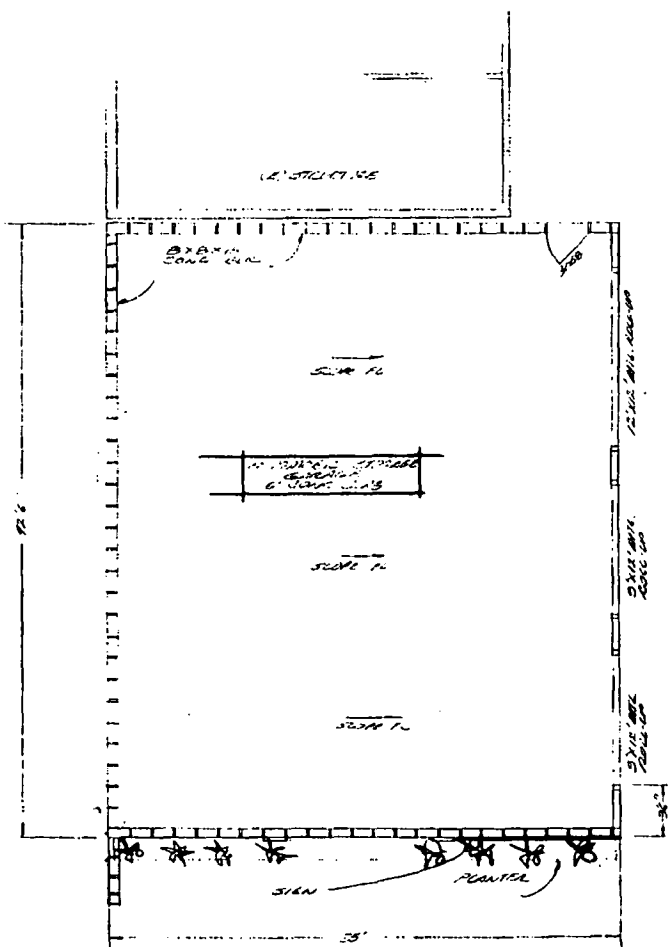

SECRETARY TO CITY PLANNING COMMISSION

7-11-96
DATE (P96-029)

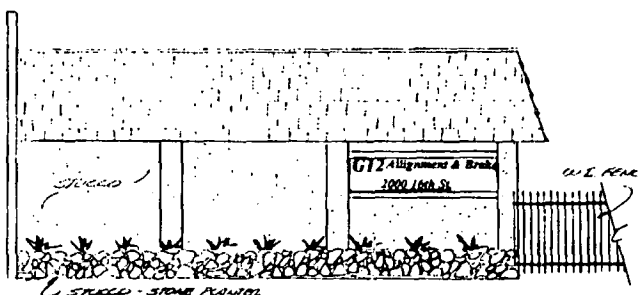
Exhibit 1-A Site Plan
Exhibit 1-B Elevation Plan



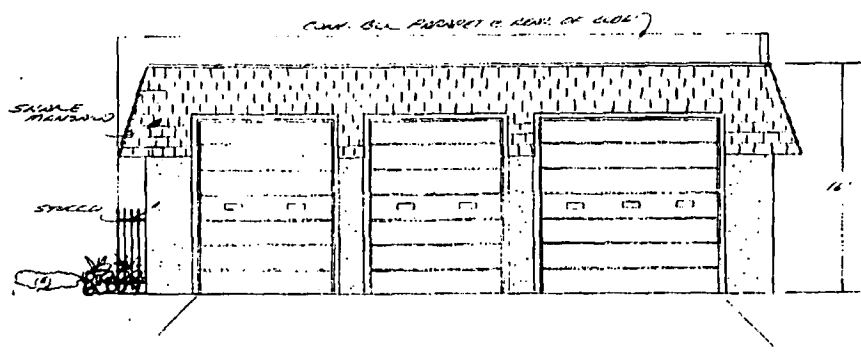
Scale 1/8" = 1'
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FLOOR PLAN 1/4"=1'



LEFT ELEVATION 1/4"=1'



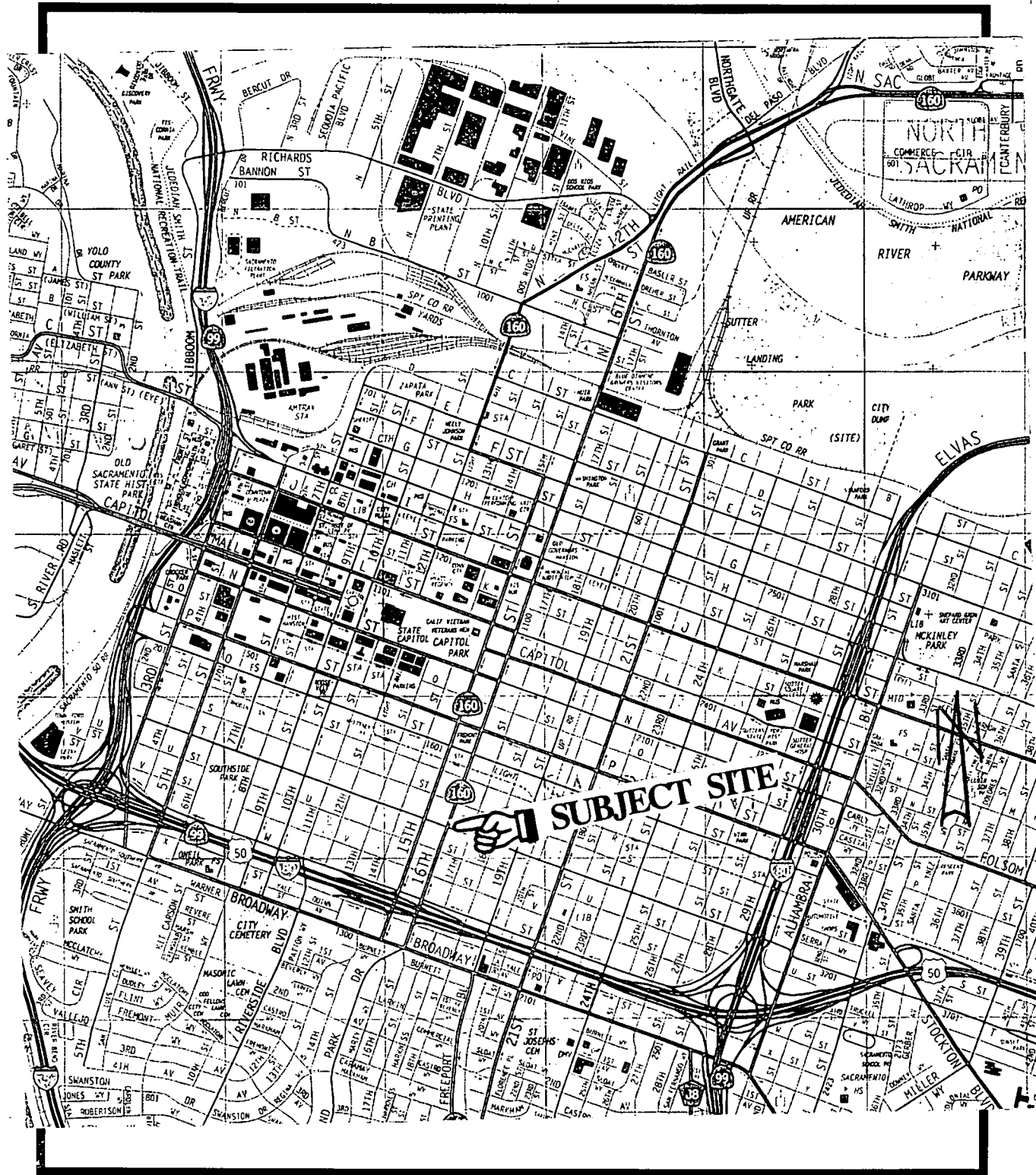
FRONT ELEVATION 1/4"=1'

ATTACHMENT 2

P96-029

JULY 11, 1996

ITEM # 10
PAGE 12



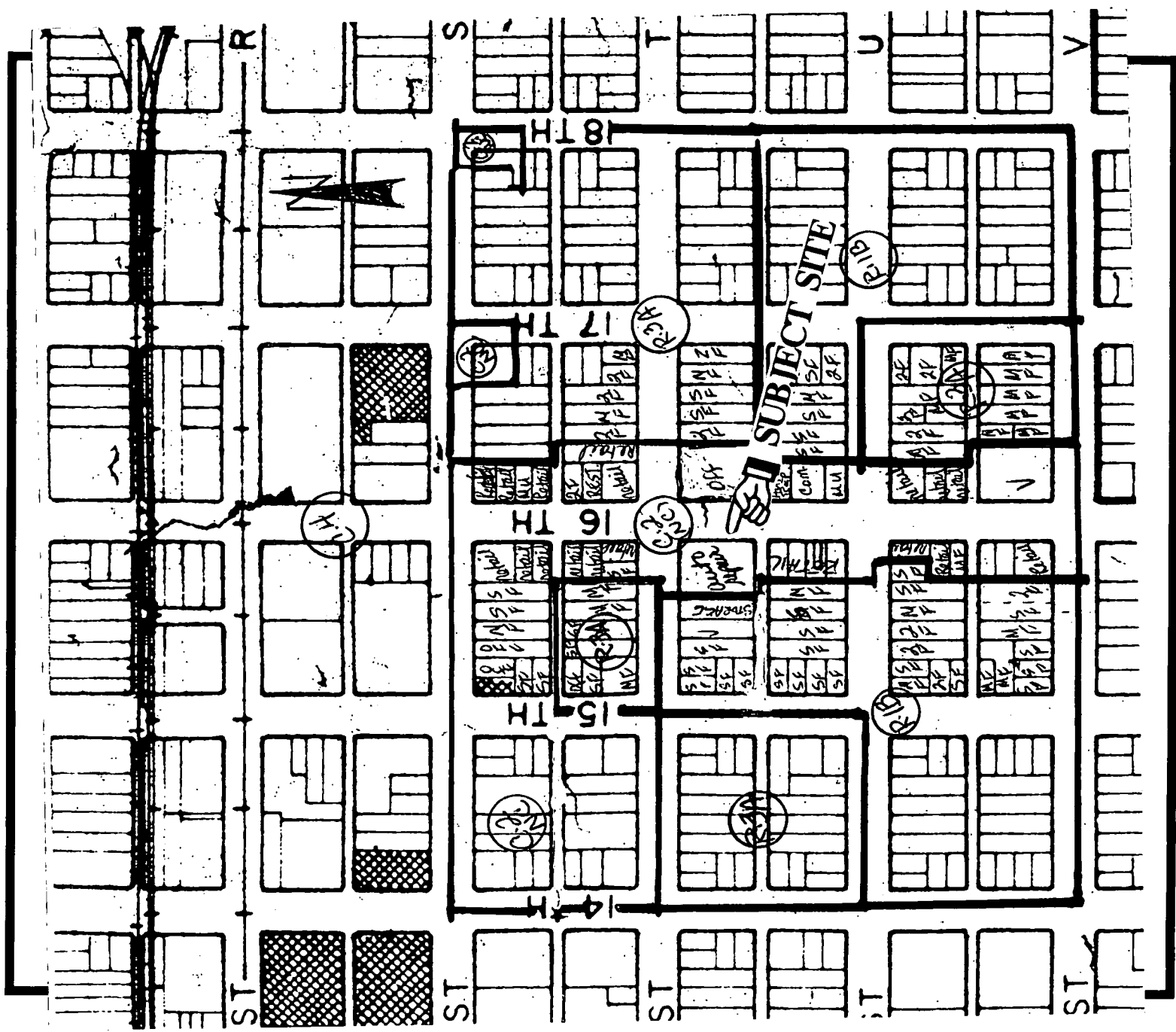
VICINITY MAP

ATTACHMENT 3

ITEM # 10
PAGE 13

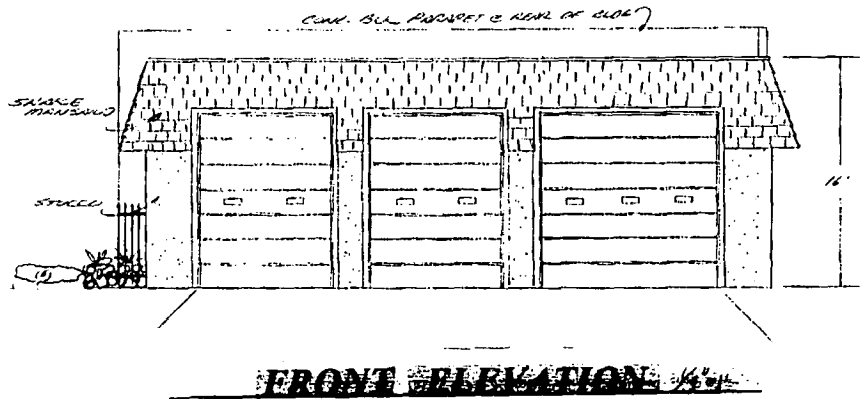
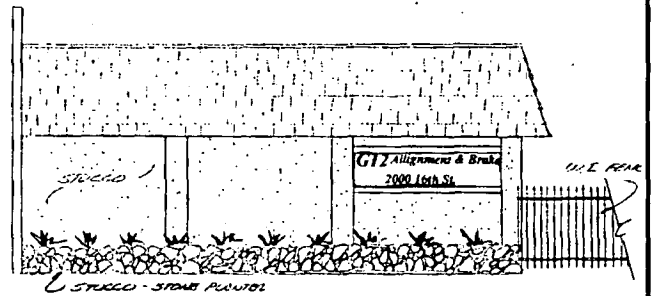
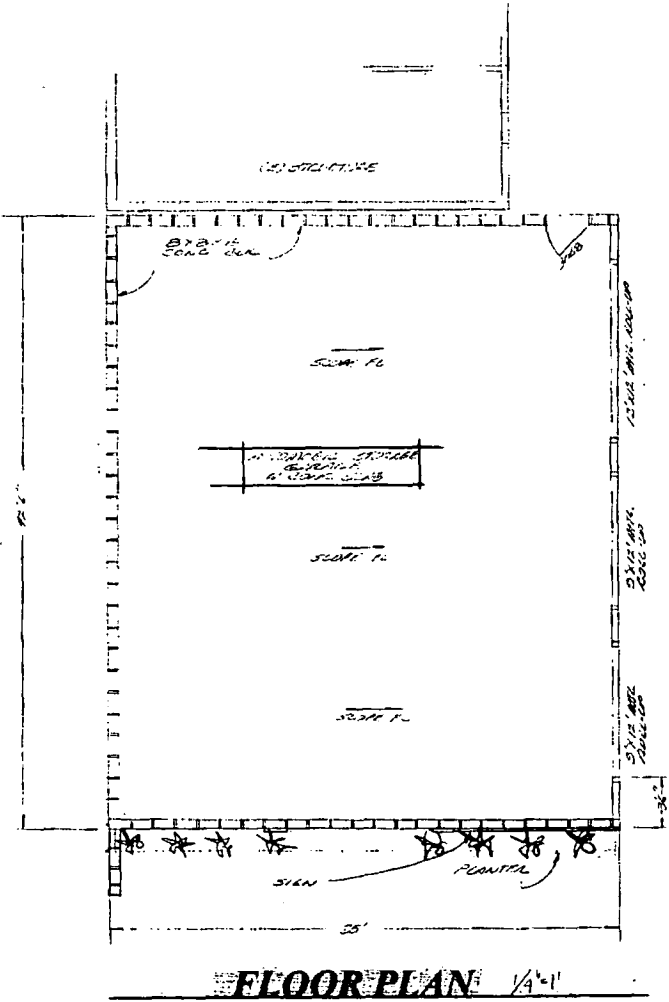
JULY 11, 1996

P96-029



LAND USE & ZONING MAP

Revised
JF 96-029
Submitted
6-13-96



Renard
P06-029
Submitted
6-13-94