

STAFF REPORT AMENDED 3-10-83
CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Stewart Katz, 2819 'E' Street, Sacramento, CA 95816				
OWNER	Gerald Wetherbee, et al, 3722 W. Pacific Avenue, Sacramento, CA 95820				
PLANS BY	M.D.K. Boghosian, 2376 'J' Street, Sacramento, CA 95816				
FILING DATE	2-7-83	50 DAY CPC ACTION DATE		REPORT BY:	SD:bw
NEGATIVE DEC.	2-28-83	EIR		ASSESSOR'S PCL. NO.	019-023-25

- APPLICATION:
1. Environmental Determination
 2. Special Permit to establish a private social center
 3. Variance to waive 20 of 22 required parking spaces

LOCATION: 3747 West Pacific Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to establish a private social center meeting hall for various political, cultural and social activities to be held evenings and weekends.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1965 Fruitridge Community Plan Designation: Heavy Commercial or Industrial
Existing Zoning of Site: C-4-R
Existing Land Use of Site: Warehousing

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-1
East: Residential; R-1
West: Commercial; C-4

Parking Required: 22 spaces
Parking Provided: 3 spaces
Parking Ratio Proposed: 1:733
Parking Ratio Required: 1:100
Property Dimensions: 375' x 120'
Property Area: 45,000 square feet
Square Footage of Building: 2,200 (applicant's portion)
Significant Feature of Site: Existing warehouse structure
Topography: Flat
Street Improvements: None
Utilities: Existing
Exterior Building Color: Tan
Exterior Building Materials: Cinder block
Hours of Operation: 6 P.M. - 2 A.M. and weekends
Number of Employees: 3 - 4

BACKGROUND INFORMATION: On March 1, 1981 the City Council approved a rezoning request from Single Family (R-1) to Heavy Commercial (C-4-R) and the corresponding plan amendments on the subject parcel. The Planning Commission had approved a lot line adjustment to merge parcels and create the subject site which was developed with a warehouse structure. The purpose of the request was to expand the existing warehouse.

002705

APPLC. NO. P83-055

MEETING DATE March 10, 1983

CPC ITEM NO. 15

STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

1. The applicant proposes to establish a facility in which various groups can hold meetings in the evenings and on weekends. There are no specific users for the facility. It is the applicant's intent to provide low-cost meeting hall space which can be booked by any organization requiring 2,200 square feet or less in which to meet. A special permit is required to establish a private club or social center in any zoning designation.
2. Parking requirements were calculated according to the requirements of a lodge hall which staff has determined to be a similar use. Twenty-two parking spaces are necessary at the ratio of one space per 100 square feet. The Zoning Ordinance does not provide for recognition of daytime as opposed to nighttime or weekend uses. Each individual use must be provided adequate on-site parking. The structure was intended for warehouse uses and 26 spaces are provided. Had the structure been intended for more intensive uses, it could have been scaled down in size to provide adequate on-site parking. The applicant must, therefore, request a variance to waive 20 required parking spaces. There are no unique features related to the site itself which make providing adequate on-site parking a hardship. Staff cannot find, nor has the applicant presented any facts which lead staff to support the variance. In addition, the site is adjacent to residential uses. Staff believes overflow, on-street parking would create a nuisance and an unnecessary encroachment on the adjacent residential area.
3. Since the variance request cannot be supported and adequate on-site parking not provided, staff believes the meeting hall to be too intensive a use for this particular site. The purpose of the special permit process is to determine the appropriateness of a proposed use at a particular site. Staff cannot support the special permit request. In addition, the structure itself requires major modification in order to comply with Building Inspection and Fire Prevention regulations.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Denial of the Special Permit, based on Findings of Fact to follow;
(CPC approved subject to conditions on page 3)
3. Denial of the Variance, based on Findings of Fact to follow.

Findings of Fact - Special Permit

- a. The project is not based on sound principles of land use in that adequate on-site parking cannot be provided;
- b. The project can create a nuisance to the surrounding area in that overflow parking will constitute an encroachment into residential areas to the north, south and possibly east.

002706

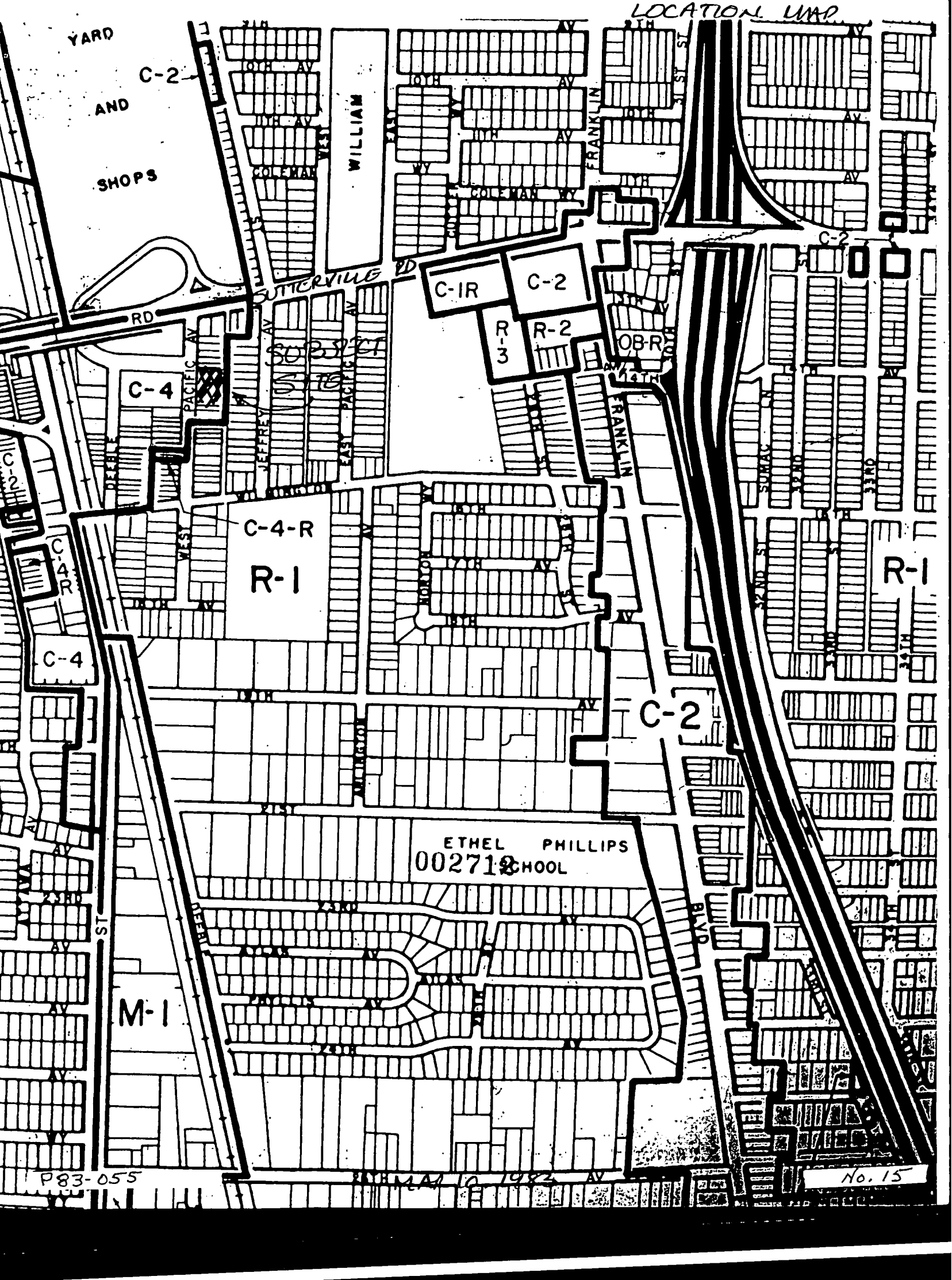
Findings of Fact - Variance

- a. Granting the variance would constitute a special privilege extended one applicant in that there are no unique features of the site preventing compliance with the Zoning Ordinance;
- b. Granting the variance would constitute a disservice to property in the vicinity in that the proposed use is too aggressive for the site and its existing improvements.

CONDITIONS - SPECIAL PERMIT (added by Commission 3-10-83)

1. Applicant shall limit hours of operation from 6:00 A.M. to 11:00 P.M. on week nights and from 9:00 A.M. to 11:00 P.M. on weekends.
2. Applicant shall submit lease agreement for 26 parking spaces to staff for review and approval.
3. Applicant shall indicate to staff the exact location of the proposed social hall.
4. Special Permit shall be valid for 12 months (or to March 10, 1984).

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YARD
AND
SHOPS

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WILLIAM

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C-4-R

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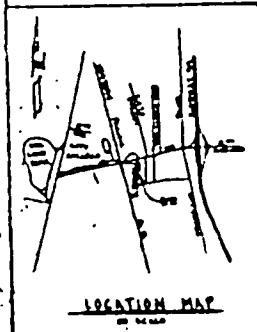
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ETHEL PHILLIPS
002718 SCHOOL

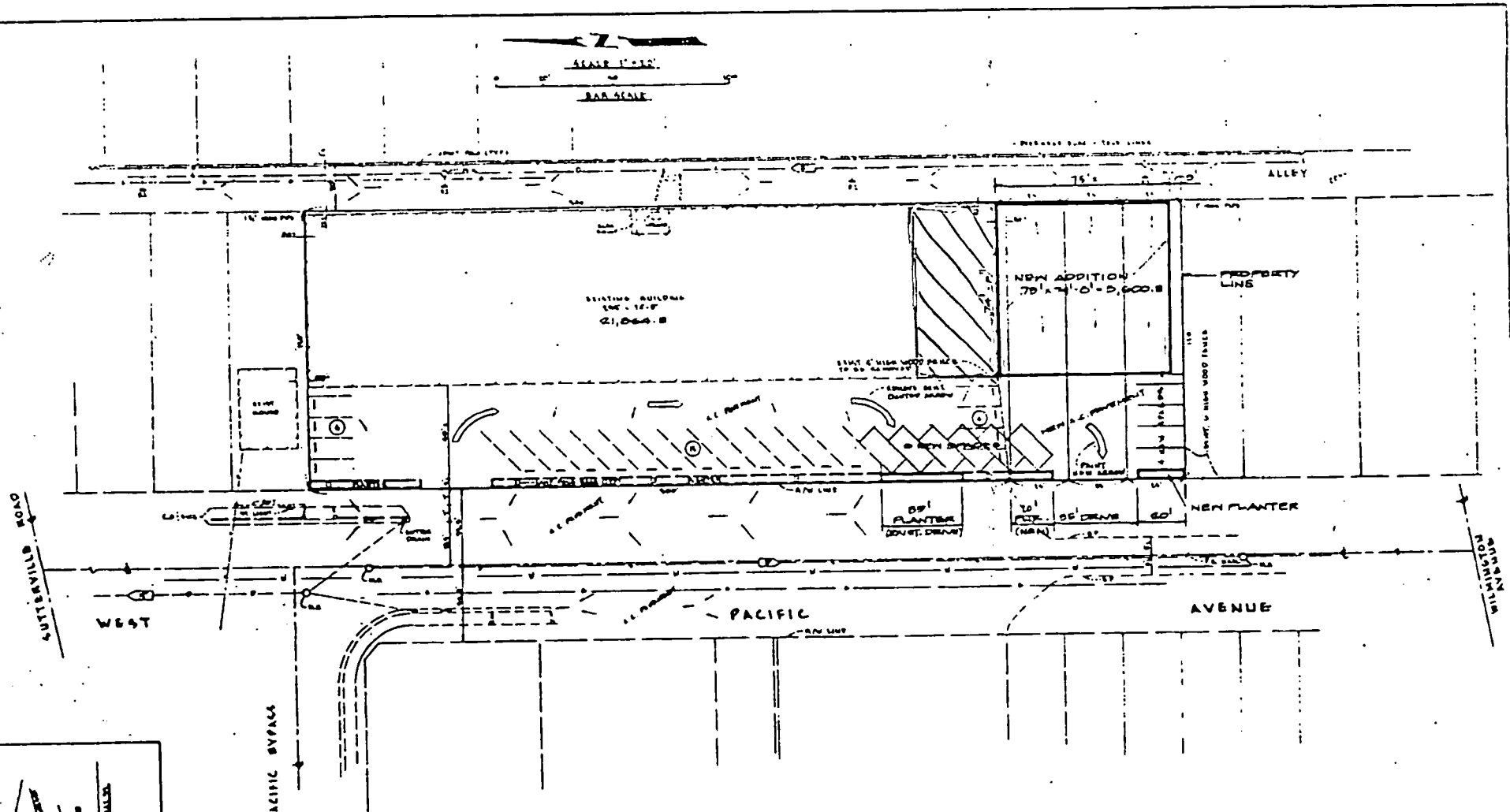
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MAR. 10 1983



No. 15



002713

BASIC PLAT OF EXISTING TOPOGRAPHIC FEATURES SEPTEMBER, 1982	BUILDING ADDITION FOR: GEORGIAN ET AL 4TH FLOOR 3801 WEST PACIFIC AVENUE SACRAMENTO CALIF.
BY ROBERT H. GRANT CIVIL ENGINEERING CO., INC.	M. D. E. BOBMOBIAN ARCHITECT

SITE PLAN

DATE 1

