
P95-117 - 2132 Colfax Street

REQUEST:

- A. Variance to allow vehicular back-out maneuvering on to Colfax Street for a 1,676 square foot contractor's workshop on a portion of a 0.45± acre parcel in the Light Industrial-Del Paso Boulevard Special Planning District (M-1)(SPD) zone.
- B. Variance to waive one of the two required parking spaces for a 1,676 square foot contractor's workshop on a portion of a 0.45± acre parcel in the Light Industrial-Del Paso Boulevard Special Planning District (M-1)(SPD) zone.
- C. Variance to waive a masonry wall along the eastern property line for a 1,676 square foot contractor's workshop on a portion of a 0.45± acre parcel in the Light Industrial-Del Paso Boulevard Special Planning District (M-1)(SPD) zone.
- D. Lot Line Adjustment to relocate one lot line and to merge 2 lots into one in the Light Industrial-Del Paso Boulevard Special Planning District (M-1)(SPD) zone.

LOCATION:

2132 Colfax Street
APN: 275-0114-012
North Sacramento Community Plan Area
North Sacramento Unified School District
Council District 2

APPLICANT:

Alan Moll (916) 929-0640
1854 Crossmill Way
Sacramento, CA 95833

OWNER:

Alan Moll/Heather Fargo (916) 929-0640
1854 Crossmill Way
Sacramento, CA 95833

APPLICATION FILED:

November 27, 1995

STAFF CONTACT:

Hilary Perry, 264-5698

SUMMARY/RECOMMENDATION: The applicant is proposing to build a 1,676 square foot contractor's workshop on a portion of a 0.45± acre parcel on the northeast corner of Colfax Street and El Monte Avenue. In order to meet the applicant's objectives, the project requires the Variances and Lot Line Adjustment as described above.

Staff recommends approval of the project. The subject proposal is consistent with the zoning designation for the site, and with the goals and policies of the Del Paso SPD. Furthermore, the parking and maneuvering Variances are justified because there is parking available on the street and the applicant does not have any employees working on-site. The number of vehicle trips generated by the proposed development will be less than or equal to the number of trips typical of a single family dwelling. Staff recommends approval of the project based upon the above discussed facts.

PROJECT INFORMATION:

| | |
|-----------------------------|------------------------|
| General Plan Designation: | Industrial |
| Community Plan Designation: | Del Paso Boulevard SPD |
| Existing Land Use of Site: | Vacant |
| Existing Zoning of Site: | M-1 (SPD) |

Surrounding Land Use and Zoning:

North: Away Towing Company; M-1 (SPD)
 South: Vacant; C-2 (SPD)
 East: Residential; M-1 (SPD)
 West: Residential; M-1 (SPD)

| | |
|----------------------|-----------------|
| Property Dimensions: | Irregular |
| Property Area: | 0.45± net acres |
| 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 / Preservation Board {Dec 6 for Review & Comment} |
| Driveway Length Variance | City Council {Dec 12} |
| Driveway Width Variance | City Council {Dec 12} |
| Building Permit | Planning & Development Dept |

BACKGROUND INFORMATION:

The project applicant is proposing to construct a 1,676 square foot building allocated as follows: 385 square feet of office (23%); 235 square feet for a parking stall internal to the building; 1,056 square feet of warehouse.

STAFF EVALUATION:**A. Site Plan Design/Zoning Requirements****1. Parking****Number of Parking Spaces**

A total of 2 parking spaces are required as per the following parking ratios: 1 space per 400 square feet of office use; 1 parking space per 1,000 square feet of warehouse use. The project proponent is proposing to provide one parking space to be located within the building. As per the American Disabilities Act (ADA) requirements, the parking space must be handicap accessible (9' wide plus 5' for unloading, garage door height must be at least 8'2"). Since the proposal does not meet the requirement for the number of spaces a Variance to waive 1 parking space has been requested. Based on the minimal intensity of the proposed use, staff recommends that this Variance be approved subject to a condition that is tied to the proposed use remaining the same. If use of the subject site changes, staff shall determine whether additional parking is warranted. This Variance is justified by the fact that there is adequate existing parking available on-street (Colfax), and that the applicant does not have employees who will work on-site.

Parking Maneuvering

Pursuant to the Zoning Ordinance Section 6-C-1-e: "Back-out parking is prohibited except for single family and two-family dwellings." The project, as proposed, does not provide for vehicle turn-around, and relies on back-out maneuvering onto Colfax Street. Therefore, a variance is required. Staff supports this request because Colfax is not a major street, and because the number of vehicle trips generated by the proposed development will be less than or equal to the number of trips typical of a single family dwelling.

2. Masonry Wall

Although the site to the east is also zoned for light industrial use, the site is developed with a single family dwelling. Therefore, pursuant to Section 3-D-7-b-1: "Parcels Abutting Residential Uses: Any development, improvement or use of a

site for other than residential purposes, shall provide a minimum six (6) foot high solid wall of masonry, brick, or similar material along all property lines which abut a residential zone or residence...." Therefore, a Variance is required. This Variance can be justified because the eastern edge of the property is not proposed for development at this time. This Variance only waives the requirement for the proposed development of this site. Subsequent development of the site would require reconsideration of the masonry wall requirement.

B. Lot Line Adjustment

The irregularly shaped subject site is recorded as one parcel with three lot lines. The applicant intends to only construct the northwest portion of said parcel. Therefore, in order to meet City standards, it is necessary to adjust the lines on the site. The Lot Line Adjustment will allow for orderly development of the site both now and in the future. Staff supports the proposed Lot Line Adjustment because it is in keeping with the overall intent of the Zoning Ordinance and the Subdivision Ordinance.

PROJECT REVIEW PROCESS:

A. Environmental Determination

This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061{b}{3} and 15303(c).

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the surrounding land owners within a 500 foot radius of the project site and to the North Sacramento Chamber of Commerce. No comments were received.

C. Summary of Agency Comments

The proposal was routed to the City's Traffic Engineer, Engineering Development Services Section, Building Division, and Utility Department. No comments were received.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the requested Variances, and Lot Line Adjustment. The decision of the Planning Commission may be appealed to

the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- A. Adopt the attached Resolution approving the Variances to allow back-out vehicular maneuvering onto Colfax Street, to waive one of the two required parking spaces and to waive the masonry wall along the eastern property line, and the Lot Line Adjustment to relocate one lot and to merge two lots on 0.45± acres in the Light Industrial - Special Planning District (M-1{SPD}) zone.

Report Prepared By,


Hilary Perry
Associate Planner

Report Reviewed By,


Scot Mende
Senior Planner

Attachments

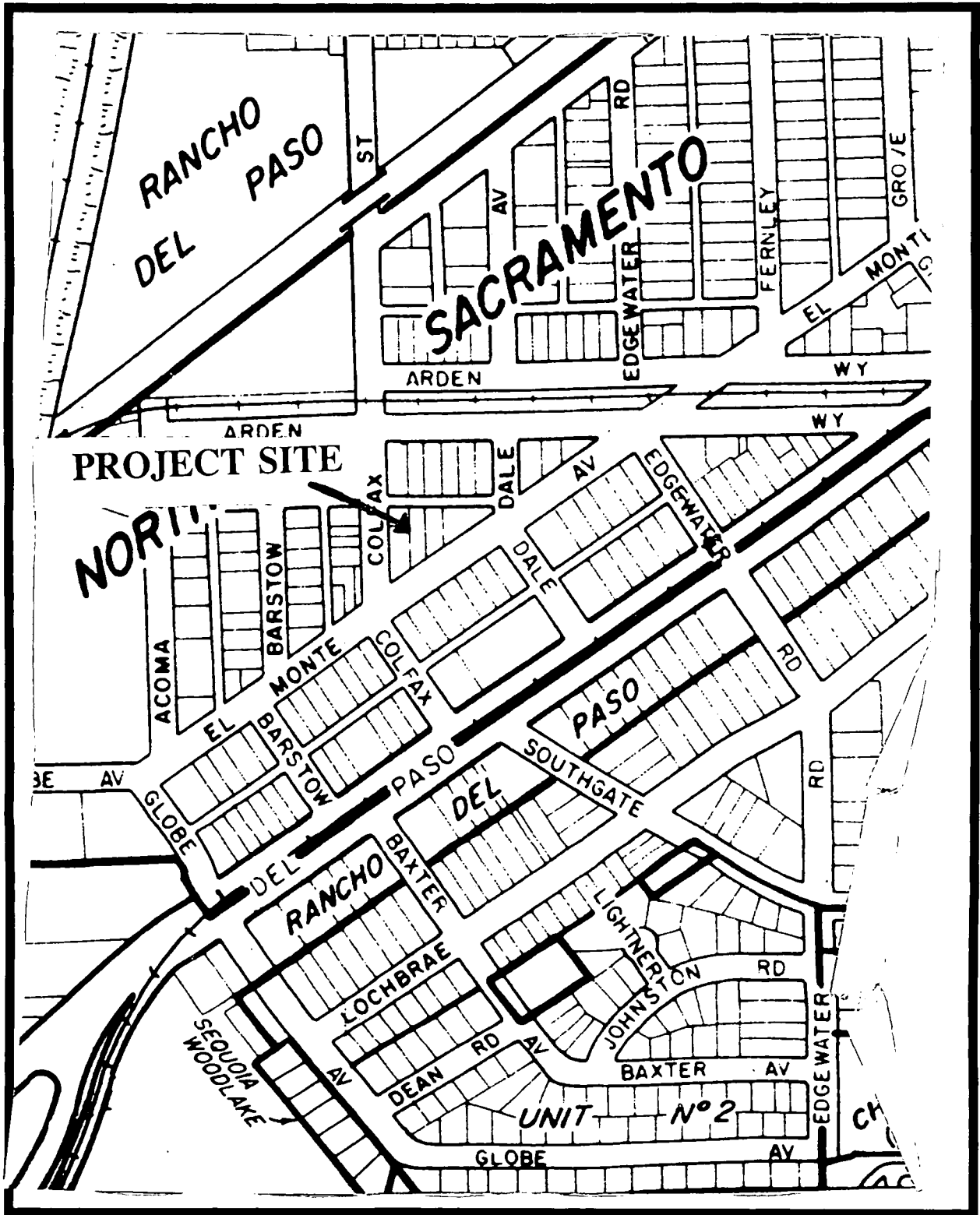
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|--------------|--|
| Attachment 1 | Vicinity Map |
| Attachment 2 | Land Use and Zoning Map |
| Attachment 3 | Resolution Approving Variances and Lot Line Adjustment |
| Exhibit 3-A | Site Plan |
| Exhibit 3-B | Elevations |
| Exhibit 3-C | Existing Lot Line Plan |
| Exhibit 3-D | Proposed Lot Line Plan |

ATTACHMENT 1

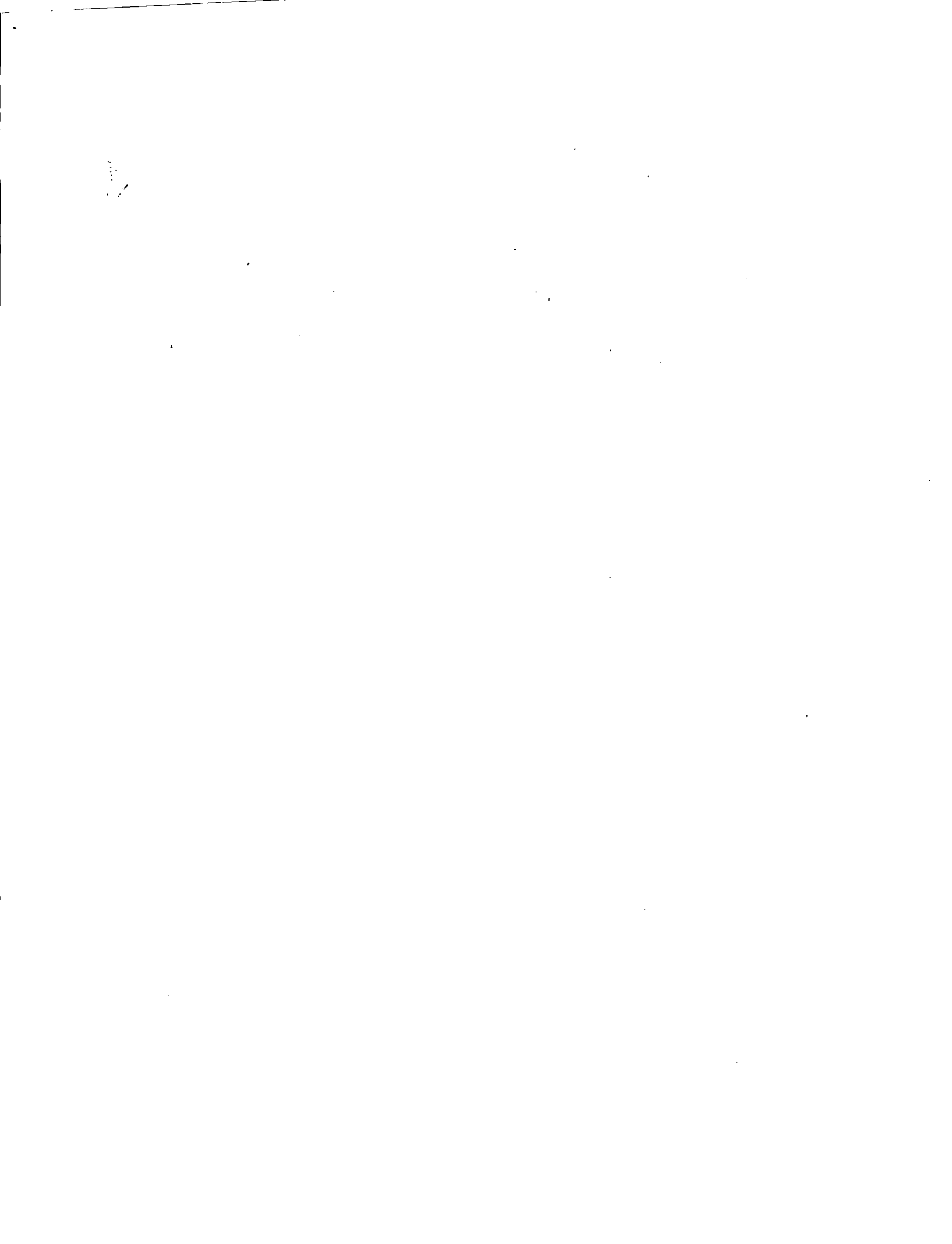
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VICINITY MAP

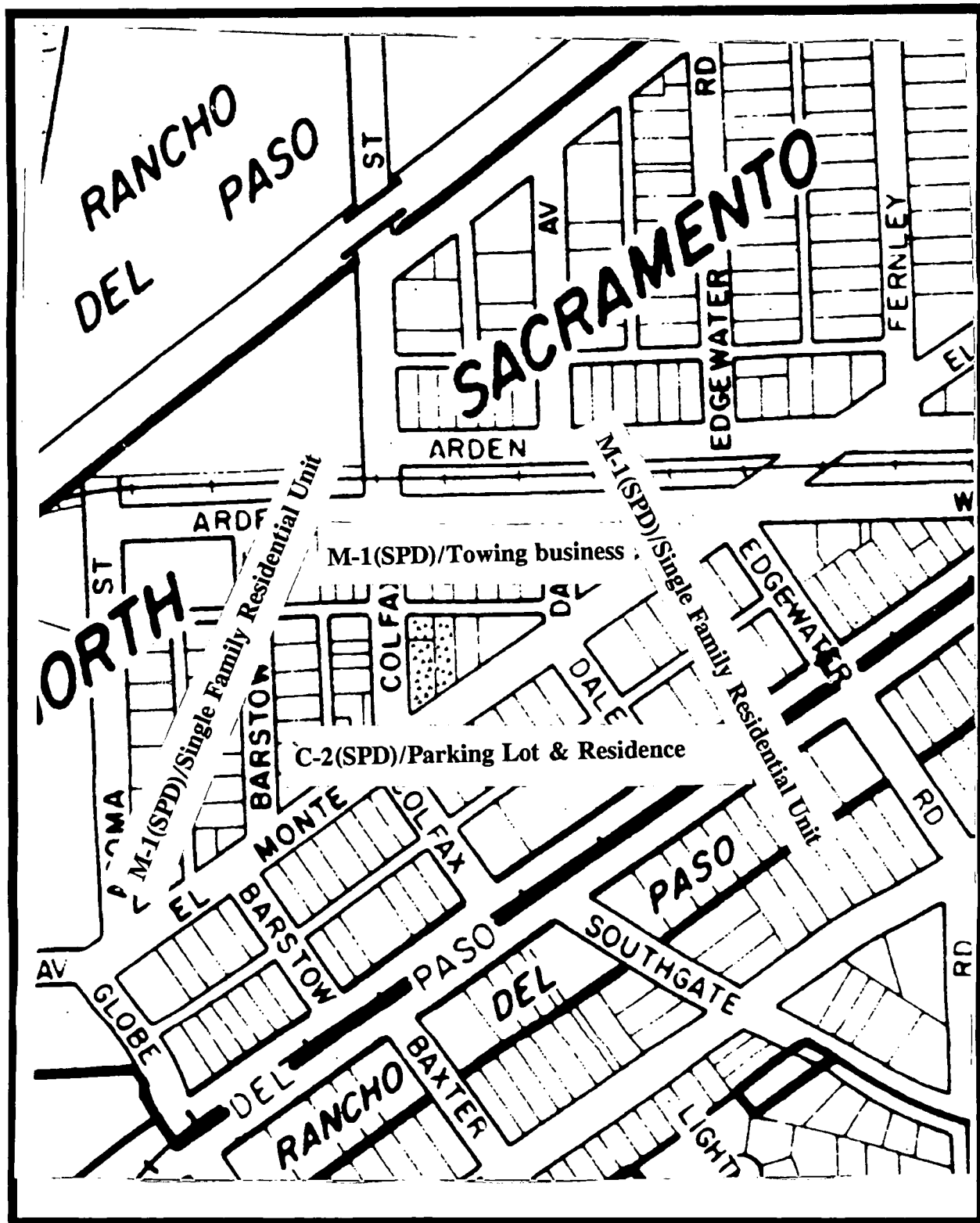


ATTACHMENT 2

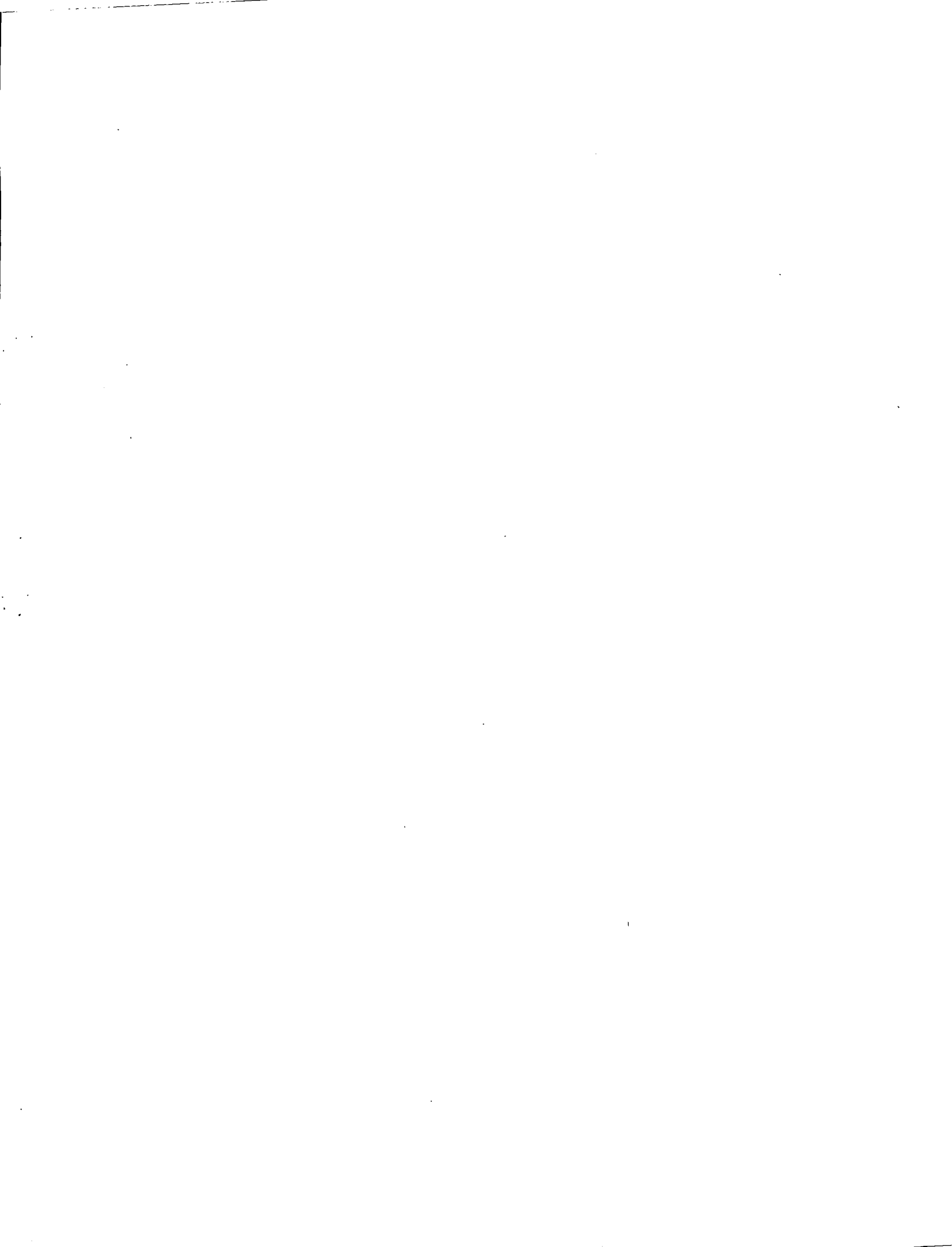
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LAND USE AND ZONING MAP



RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF DECEMBER 14, 1995

**A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING VARIANCES AND A LOT LINE
ADJUSTMENT FOR PROPERTY LOCATED AT
2132 COLFAX STREET TO BE DEVELOPED AS
A CONTRACTOR'S WORKSHOP(P95-117)
(APN:275-0114-012)**

WHEREAS, the City Planning Commission on December 14, 1995, held a public hearing on the request for approval of a Variances to allow back-out maneuvering onto Colfax Street, to waive one of the 2 required parking spaces, and to waive a masonry wall, and a Lot Line Adjustment to adjust a lot line and merge to lots for the property located at the above described location for the specified use as a contractor's workshop;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to CEQA Section 15061(b)(3) and 15303(c).

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

VARIANCES

1. **FINDINGS OF FACT:** The Variances to allow back-out maneuvering onto Colfax Street, to waive one of the two required parking spaces, and to waive a masonry wall are hereby approved based upon the findings of fact which follow:
 - A. Granting the Variances does not constitute a special privilege

extended to an individual property owner in that similar variances would and have been granted to other property owners facing similar circumstances.

- B. Granting the Variances would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - 1) The proposed maneuvering, waiver of parking spaces, and waiver of the masonry wall will not present a potentially significant hazard to motorists or pedestrians; and;
 - 2) The propose site plan will be integrated with and be harmonious to the buildings and site which it will occupy;
- C. The project is consistent with the General Plan which designates the site for Industrial uses.

2. **CONDITION OF APPROVAL:** The Variances are hereby approved, subject to the following conditions:

- A. The applicant shall obtain from City Council approval of a Driveway Length Variance and a Driveway Width Variance.
- B. The proposed site plan design is subject to approval by the Design Review and Preservation Board.
- C. The applicant shall be required to obtain a Building Permit from the Planning and Development Department.
- D. Subsequent development of the site will require reconsideration of the masonry wall requirement.

LOT LINE ADJUSTMENT

1. **FINDINGS OF FACT**

- A. The Lot Line Adjustment will not result in the abandonment of any street or utility easement of record, and that, if the Lot Line Adjustment will result in the transfer of property from one owner to another owner, the deed to the subsequent owner expressly reserves any street or utility easement of record;
- B. The Lot Line Adjustment will not result in the elimination or reduction in size of the access way to the resulting parcels, or the application is accompanied by new easements to provide access which meet all the City requirements regarding access to parcels in the location and of the size as those proposed to be created; and

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- C. The proposed Lot Line Adjustment will result in parcels which conform to the requirements of the City's Building Code and the City's Zoning Ordinance.

2. **CONDITIONS OF APPROVAL**

The Lot Line Adjustment is approved subject to the following conditions which must be completed at the Public Works Department Engineering Services, prior to the Lot Line being recorded:

- A. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.
- C. Pay off existing assessments.
- D. Properly abandon any excess water services to the satisfaction of the Water Division (on service per lot is permitted).
- E. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the project should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services, Room 100, 927 10th Street.

CHAIRPERSON

ATTEST:

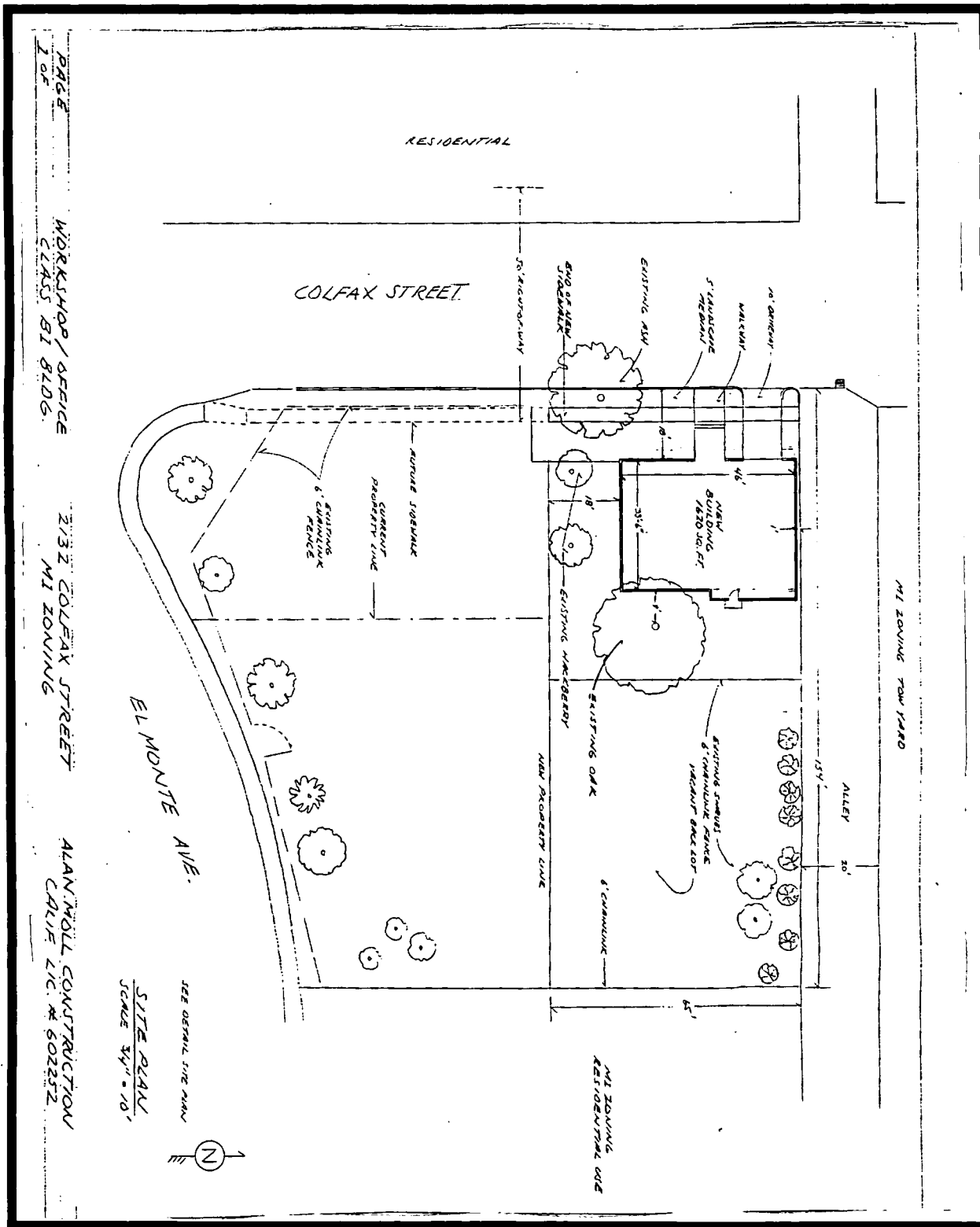
SECRETARY TO PLANNING COMMISSION
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EXHIBIT 3-A

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 WORKSHOP / OFFICE CLASS BI 8106
 2/3Z COLFAX STREET MI ZONING
 ALAN MOLL CONSTRUCTION CALIF. LIC. # 602852

SEE DETAIL SHE NUM
 SITE PLAN
 SCALE 3/4" = 10'

SITE PLAN

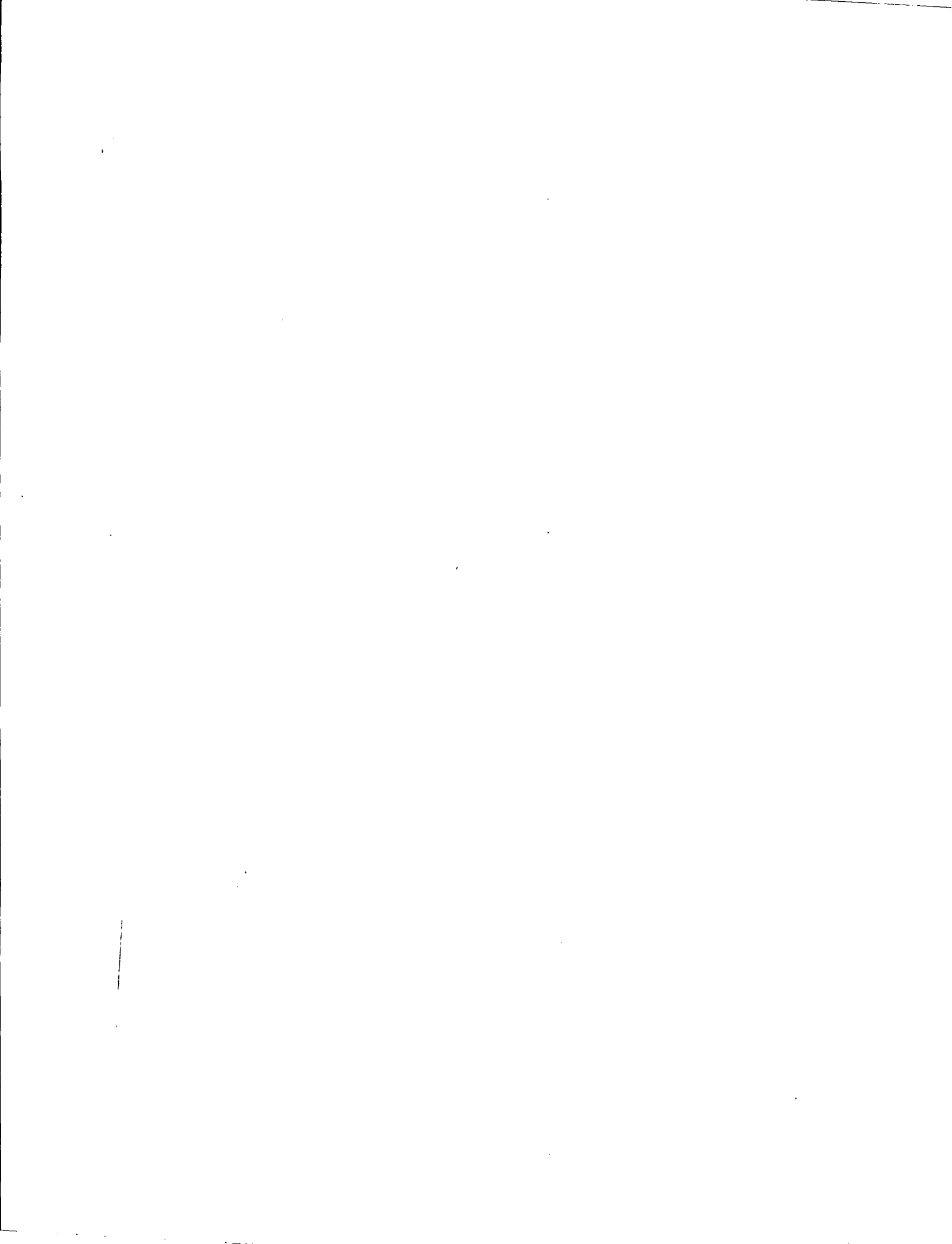
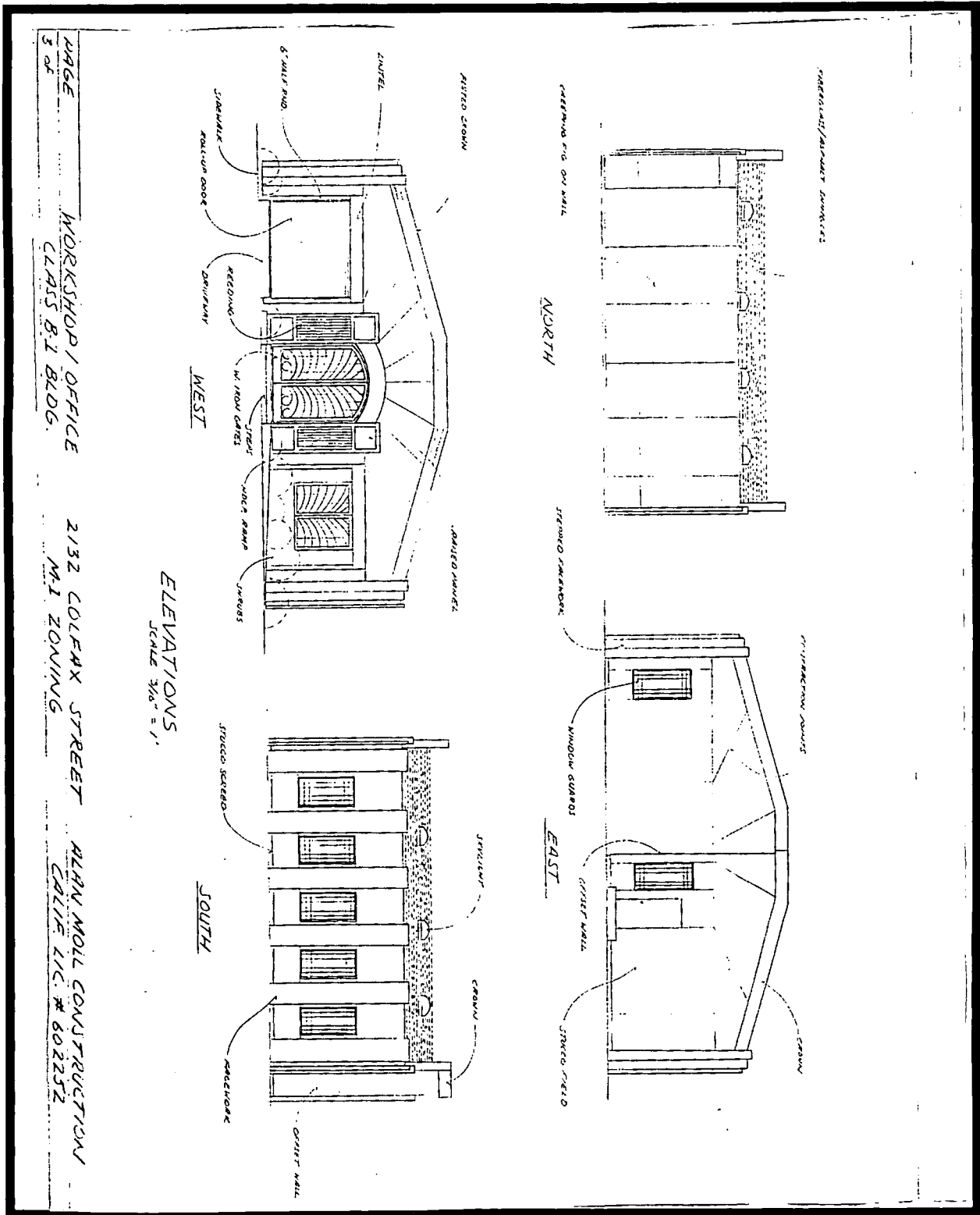


EXHIBIT 3-B

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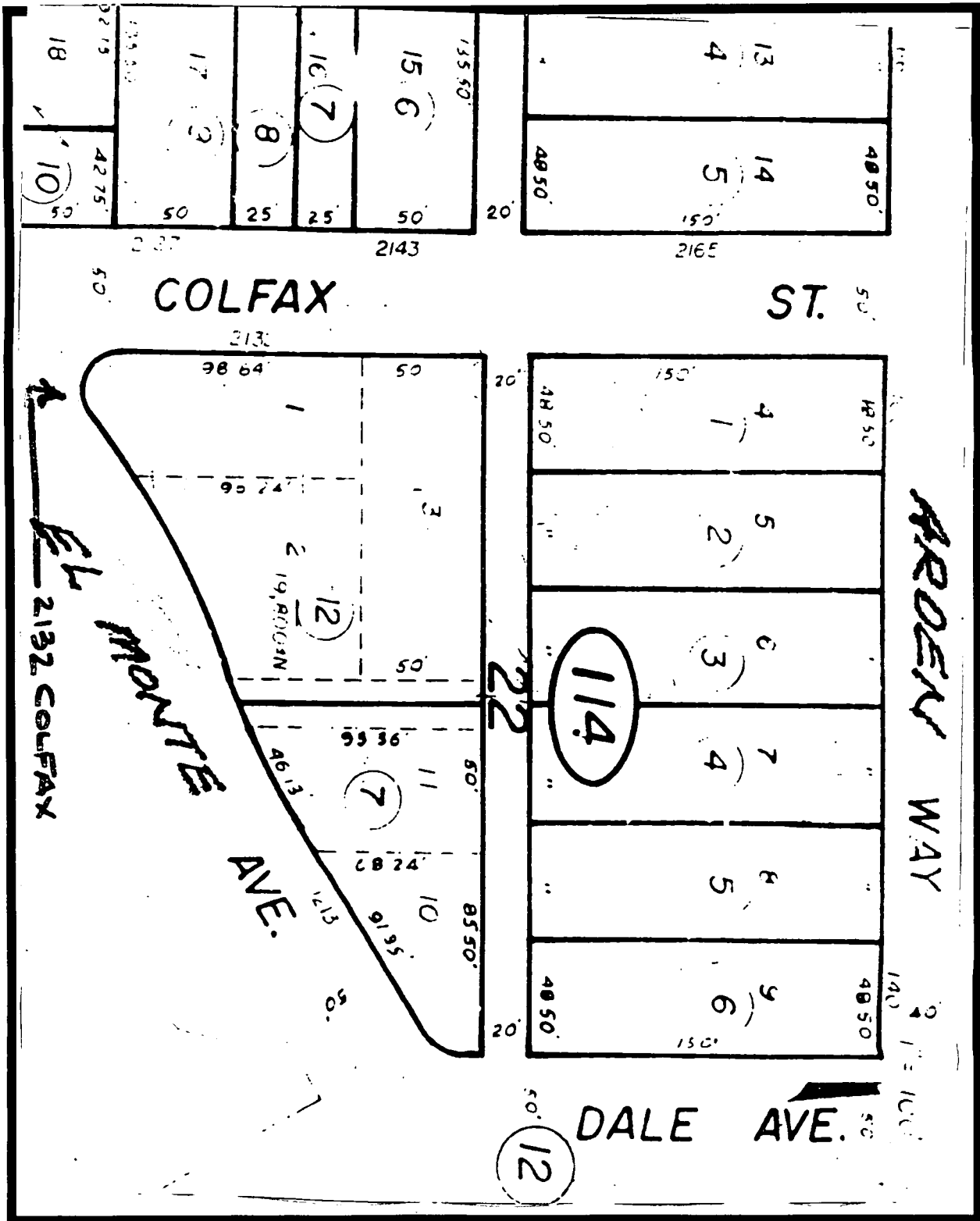
ELEVATIONS

EXHIBIT 3-C

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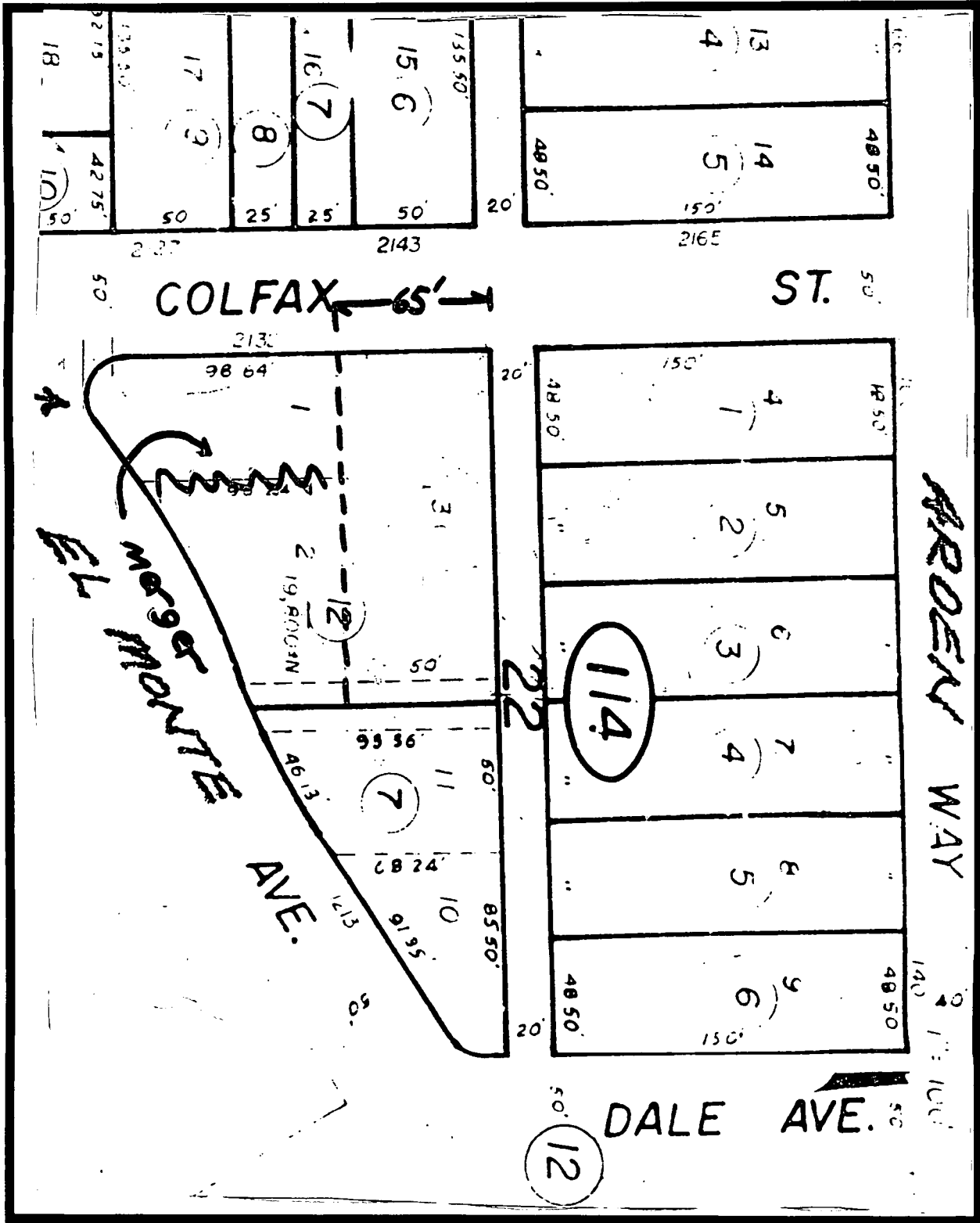
EXISTING LOT LINE PLAN

EXHIBIT 3-D

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PROPOSED LOT LINE PLAN