

CITY PLANNING COMMISSION

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

APPLICANT	Daniel McAuliffe, 2001 11th Street, Sacramento, CA 95818				
OWNER	Firehouse Investment Group, 2233 Watt Ave., Ste. 150, Sac., CA 95825				
PLANS BY	McAuliffe Cuddy, 2001 11th Street, Sacramento, CA 95818				
FILING DATE	10-31-86	ENVIR. DET.	Req. Dec. 11-24-86	REPORT BY	CV:ds
ASSESSOR'S PCL. NO.	007-0143-006				

- APPLICATION:
- A. Negative Declaration.
 - B. Variance to locate 18 required parking spaces off-site.
 - C. Variance to waive the parking lot tree shading and landscaping requirements.
 - D. Variance to reduce the required backout and maneuvering area for standard stalls from 12 feet to 11 feet.
 - E. Variance to reduce the standard parking stall depth from 16 feet to 15 feet.

LOCATION: 210+ feet east of the intersection of L Street and 19th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct an off-street parking lot within the Union Pacific Railroad right-of-way.

PROJECT INFORMATION:

1974 General Plan Designation:	Central Business District
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Railroad tracks

Surrounding Land Use and Zoning:

North:	Railroad R-O-W; C-2
South:	Railroad R-O-W; C-2
East:	Beauty Shop, Salon; C-2
West:	Apartment, Machine Shop; C-2

Parking Required:	18 spaces
Parking Provided:	18 spaces
Property Dimensions:	80' x 160'
Property Area:	0.29+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

STAFF EVALUATION: Staff has the following comments:

APPLC. NO. P86-426 MEETING DATE December 4, 1986 ITEM NO. 23

A. Land Use/Zoning:

The subject site is zoned General Commercial (C-2) and a portion of the site is developed with railroad tracks for use by the Union Pacific Railroad Company. The remaining portion of the site is undeveloped. Land uses to the north and south include railroad tracks, to the west is a four-unit apartment and machine shop, and to the east is a beauty shop and salon.

B. Proposal:

The applicant is requesting permission to locate the required parking off-site for the proposed conversion of the existing fire station building to a 7,300 square foot office building. This building is located approximately 210+ feet west of the subject site, and approximately 80+ feet south of the intersection of L Street and 19th Street. This site does not have sufficient area on-site to provide the necessary parking.

The applicant proposes to locate all 18 required parking spaces off-site. The subject site is 80' x 160'. A 28 foot wide center strip, shown as railroad right-of-way, is not usable as a parking area because this area is used by trains. The remaining 26' x 160' area to the east and west of the railroad right-of-way is proposed for the parking area.

Both one-way entrances to the proposed parking lot will be via L Street. Both exists will be onto an adjacent improved alley. See Site Plan.

Parcel 6 is owned by the Union Pacific Railroad. The applicant has submitted a copy of a signed lease agreement with Union Pacific Railroad. The terms of the lease agreement stipulate that it will be valid for the year beginning September 1, 1986. Thereafter, so long as neither party is in default, the lease will renew itself without further documentation from year to year. As a condition of this agreement, no trees, shrubs or landscaping of any kind may be located on this parcel. Staff supports the request to waive the Tree Shading Ordinance requirements to meet the conditions of the Union Pacific Railroad. In addition, the Union Pacific Railroad will not allow the required four foot landscape planter along L Street. See Exhibit A. Staff also supports this request to conform to Union Pacific Railroad requirements.

The applicant requests a variance to reduce the required backout and maneuvering area for standard stalls from 12 feet to 11 feet. In addition, the applicant requests a variance to reduce the standard parking stall depth from 16 feet to 15 feet. The Traffic Engineering Department has reviewed this proposal and supports all the requested variances. Staff also has no problems with the variance request to reduce the standard parking stall depth and backout and maneuvering area because it will allow parking within a reasonable distance of the proposed office building. Staff notes railroad right-of-ways have been used previously for off-street parking lots.

C. Interdepartmental Review:

This proposal was reviewed by the City Departments of Traffic Engineering, Engineering, Police and Sacramento Old City Association and no comments were received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration.

RECOMMENDATION:

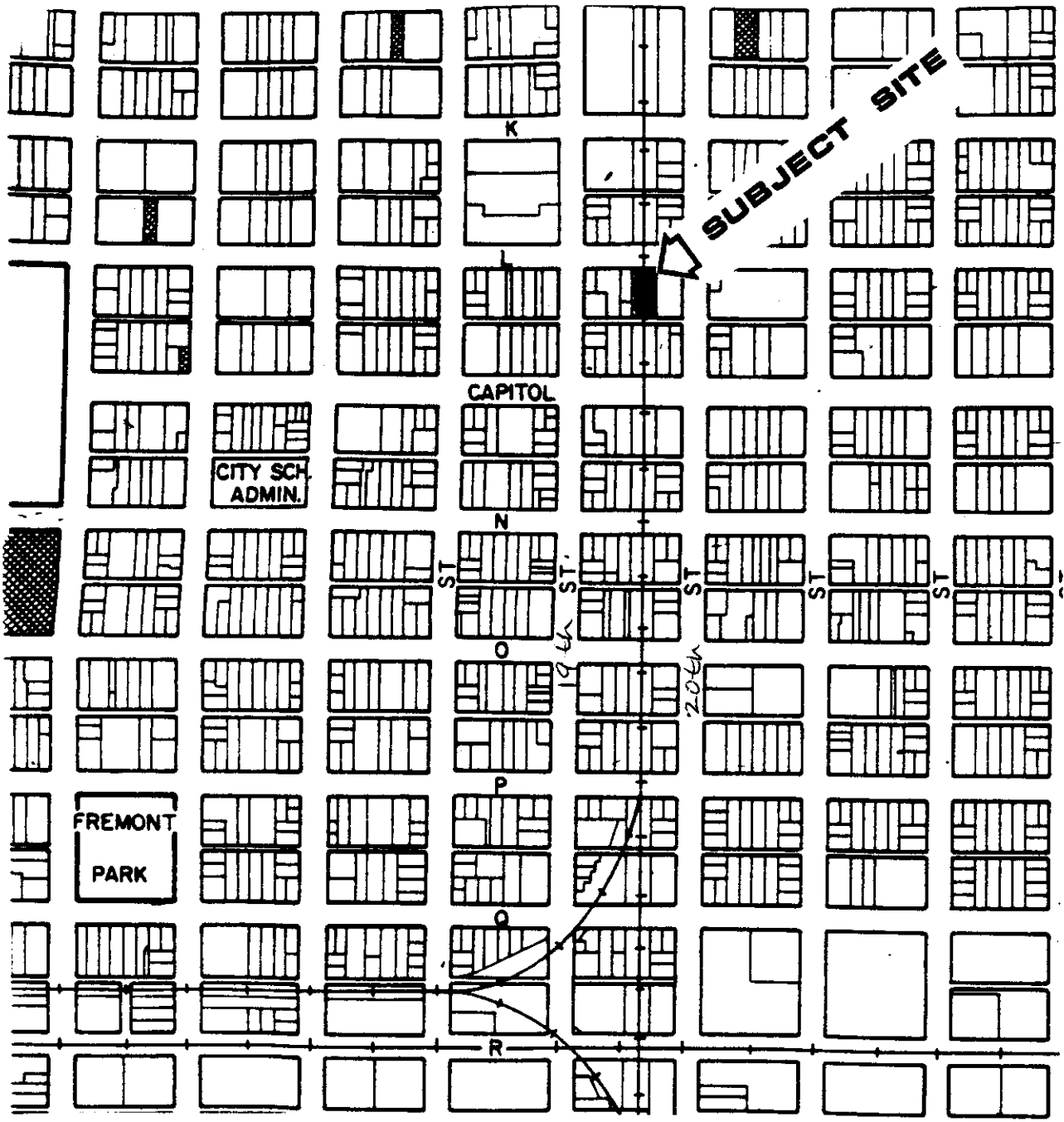
- A. Ratify Negative Declaration;
- B. Approve the variance to locate 18 required parking spaces off-site for a converted office structure, subject to conditions and based upon findings of fact which follow;
- C. Approve the variance to waive the parking lot tree shading and landscaping requirement, subject to conditions and based upon findings of fact which follow;
- D. Approve the variance to reduce the required backout and maneuvering area for standard stalls from 12 feet to 11 feet, subject to conditions and based upon findings of fact which follow;
- E. Approve the variance to reduce the standard parking stall depth from 16 feet to 15 feet, subject to conditions and based upon findings of fact which follow.

Conditions - Variances

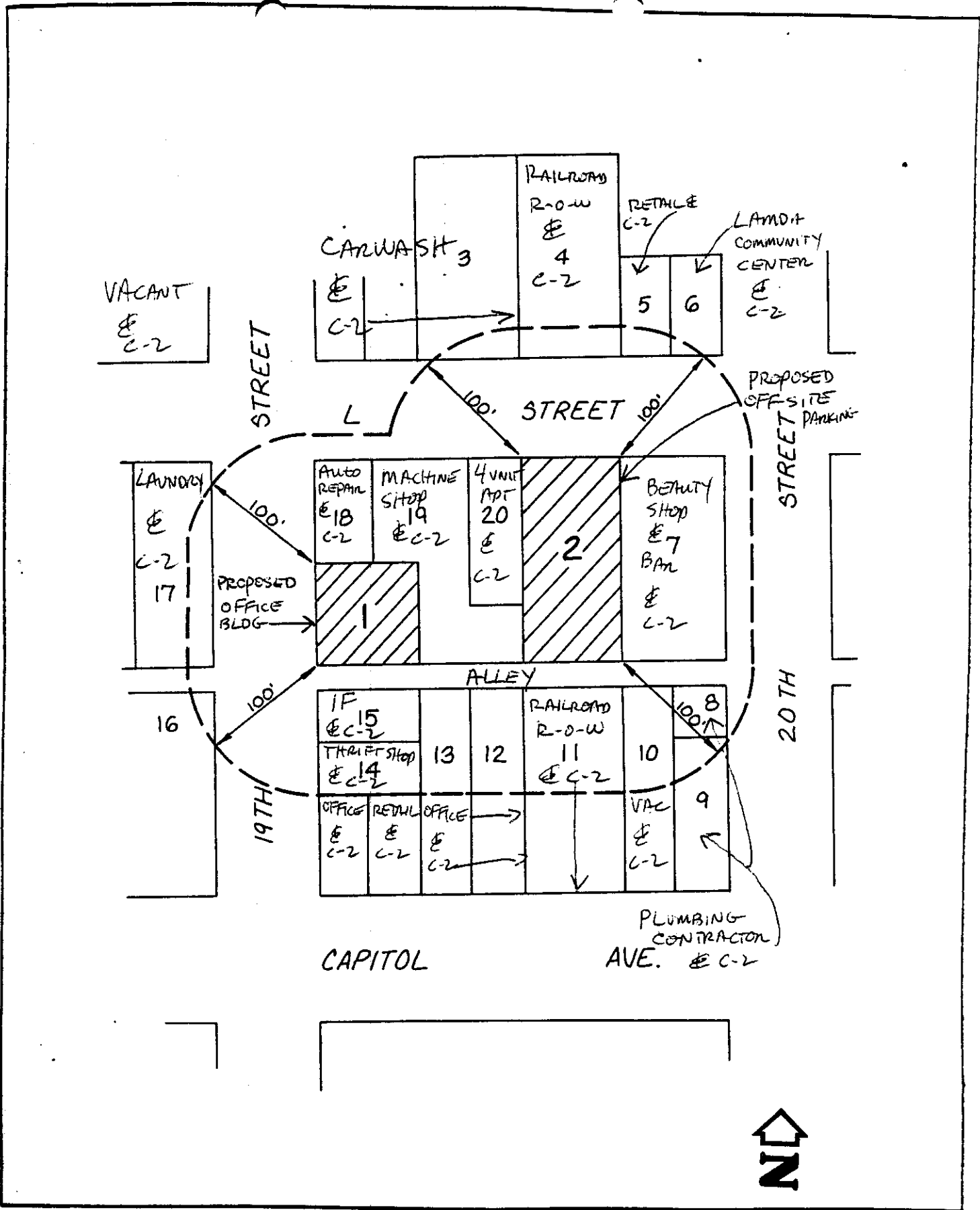
1. A copy of a signed lease agreement shall be submitted by the applicant to the Planning Director and City Attorney for their review and approval prior to issuance of a building permit.
2. A parking facilities permit shall be obtained prior to the issuance of a building permit for the proposed office development.

Findings of Fact - Variances

1. The variances, as conditioned do not constitute a special privilege extended to one individual property owner, in that:
 - a. the proposed off-site parking area is within reasonable walking distance of the subject site;
 - b. the variances would be granted to any other property owner facing similar circumstances;
2. The variances, as conditioned, will not be injurious to the general public nor surrounding properties, in that adequate off-street parking is provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for General Commercial use by the 1980 Central City Community Plan, and the proposed parking use conforms with the plan designation.



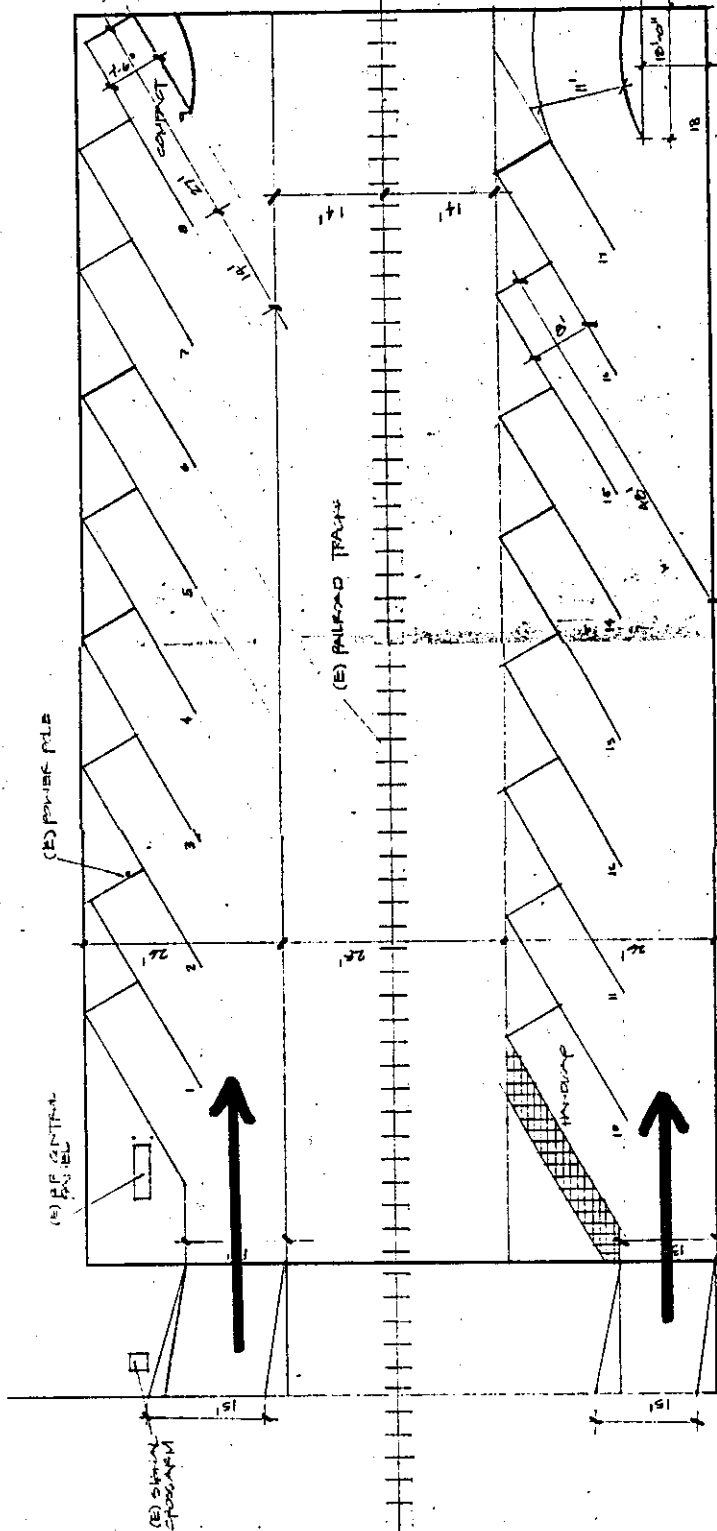
VICINITY MAP



LAND USE & ZONING MAP

SITE PLAN

ALLEY



ARCHITECTURE INTERIORS GRAPHICS
 2001 ELEVENTH STREET
 SACRAMENTO CALIFORNIA 95818
 (916) 446-0170

PARKING LAYOUT
 FIRE HOUSE #3 FERTILIZATION

STANDARD SPACES	18
CONTRACT	18
TOTAL	36



L STREET

EXHIBIT A

UNION PACIFIC RAILROAD COMPANY

E. C. MAY
GENERAL MANAGER-
WESTERN REGION



OPERATING DEPARTMENT
406 WEST 1ST SOUTH ST.
SALT LAKE CITY, UTAH 84101

October 30, 1986

0136

Mr. McAuliffe
2001 Eleventh Street
Sacramento, California 95818

Dear Mr. McAuliffe:

Please refer to telephone conversation with Ms. Cheryl Rice of this office concerning the lease of railroad property for parking purposes at your facility on "L" Street between 19th and 20th Streets in Sacramento:

Please be advised that the railroad company normally does not allow landscaping and shrubbery to be planted on its right-of-way, especially in this instance where the right-of-way is only 40 feet wide and this is occupied by our Main Line track. Landscaping and shrubbery creates a serious hazard with our crews and can obstruct their views and also, after a few years can grow considerably.

Therefore, the railroad would decline any requests for landscaping and shrubbery at this lease site.

Yours very truly,

A handwritten signature in dark ink, appearing to read "E. C. May". The signature is written in a cursive, somewhat stylized hand.

E. C. May

CAR/P/1028G

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