

## CITY PLANNING COMMISSION

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

APPLICANT	Alan Oshima, architect, 1723 'J' Street, Sacramento, CA 95814				
OWNER	Victor G. & Janet Vescei, 1890-10th Avenue, Sacramento, CA 95814				
PLANS BY	Alan Oshima, architect, 1723 'J' Street, Sacramento, CA 95814				
FILING DATE	9/7/83	50 DAY CPC ACTION DATE		REPORT BY:	SD:bw
NEGATIVE DEC.	10/3/83	EIR		ASSESSOR'S PCL. NO.	003-121-05

- APPLICATION:
1. Environmental Determination
  2. Variance to waive 50 percent parking lot shading (Sec. 6-C-19 Zoning Ord.)
  3. Variance to waive six-foot high masonry wall required between commercial and residential uses (Sec. 2-D-7 Zoning Ord.)
  4. Variance to reduce parking maneuvering space (Sec. 3-C-a(1) Zoning Ord.)
  5. Variance to locate off-site parking facility (Withdrawn)

LOCATION: 1814 'D' Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish a parking facility for an existing commercial use on an adjacent parcel.

PROJECT INFORMATION:

1974 General Plan Designation:	Heavy Commercial
1980 Central City Community Plan Designation:	Heavy Commercial
Existing Zoning of Site:	C-4
Existing Land Use of Site:	Warehouse

Surrounding Land Use and Zoning:

North:	Surface parking; C-4
South:	Commercial; C-4
East:	Commercial paint sales; C-4
West:	Residential; C-4

Parking Required:	None
Parking Provided:	8 spaces
Property Dimensions:	40' x 160'
Property Area:	.15± acre
Square Footage of Building:	2,480
Significant Feature of Site:	Narrow width; existing development
Topography:	Flat
Street Improvements/Utilities:	Existing

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

1. The subject site is a 40' x 160' lot located in an area of mixed commercial and residential uses in the Central City. The site is zoned Heavy Commercial, C-4. There is an existing warehouse located at the rear of the site providing access from the alley. The applicant, who owns the auto paint store adjacent to the east of the subject site, proposes to use the structure for warehouse purposes. In addition, the applicant proposes to establish customer parking for the retail portion of the business on the vacant, northern portion of the subject site.

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MEETING DATE December 15, 1983

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2. Blue Diamond Almonds is located in the vicinity of the subject site. In the past, this has caused serious parking problems in the area, particularly during peak work seasons. In addition, the Traffic Engineer indicates the area is impacted by parking overflowing from the Central Business District. There is currently no preferential parking program in the area. However, as the Traffic Engineer indicates, the area is borderline with regard to on-street parking availability. Any additional demands could create serious problems.
3. The subject site is not adequate in width to establish standard 90° parking stalls and maneuvering space. The request is therefore to reduce maneuvering space to 22 feet behind standard stalls and 24 feet behind compact spaces. The standard car spaces are nine feet in width to mitigate the maneuvering problem. The Traffic Engineer does not object to the proposed parking lot design.
4. Staff suggests a redesign of the lot, placing a seven foot wide planter in approximately the center stall. This will allow a tree to be planted which will shade 972 square feet of the parking lot. (The applicant should consult the 'tree shading list' available at the Planning Division for an appropriate selection of tree for this planter.) This will allow approximately 30 percent shading of the parking lot. Any footage gained by staff's suggestion should be distributed among the compact spaces. The City Traffic Engineer supports this suggestion. Staff supports a waiver of 20 percent of the required shading due to the substandard size of the property. (See staff's suggestions, Ex. A.)
5. Staff supports the request to waive the six-foot wall along the rear portion of the site (the southern 84 feet). The existing unbroken wall acts as a buffer to the adjacent residences. Adjacent to the proposed parking lot, however, staff believes there is no justification to support the variance to waive the wall on the front portion of the lot. The wall is necessary to buffer the residence from noise, fumes and light created by the parking facility.  
  
Staff supports the request to waive the wall along the rear portion of the site only.
6. The applicant should be aware that a parking facilities permit from the Planning Division is required to develop the proposed parking lot.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Variance to waive the parking lot shading requirement by 20 percent based upon Findings of Fact to follow;
3. Approval of the Variance to waive the six-foot high masonry wall for the southern 84 feet of the site, based upon Findings of Fact which follow;
4. Approval of the Variance to reduce parking maneuvering space, subject to conditions and based upon Findings of Fact which follow.

Conditions - Wall Variance

- a. The applicant shall revise the site plan according to staff's Exhibit A prior to issuance of building permits;

- b. The applicant shall construct a six-foot high masonry wall along the northerly 76 feet of the property per Exhibit A.
- c. Landscape plans shall include any species of trees which will achieve 972 square feet of shading. This tree shall be located in the planter in the middle of the lot per Exhibit A;
- d. Landscape and irrigation plans shall be approved by the Planning Director prior to issuance of a parking facility permit;
- e. Applicant shall obtain a parking facilities permit.

Findings of Fact - Variances (shading and maneuvering)

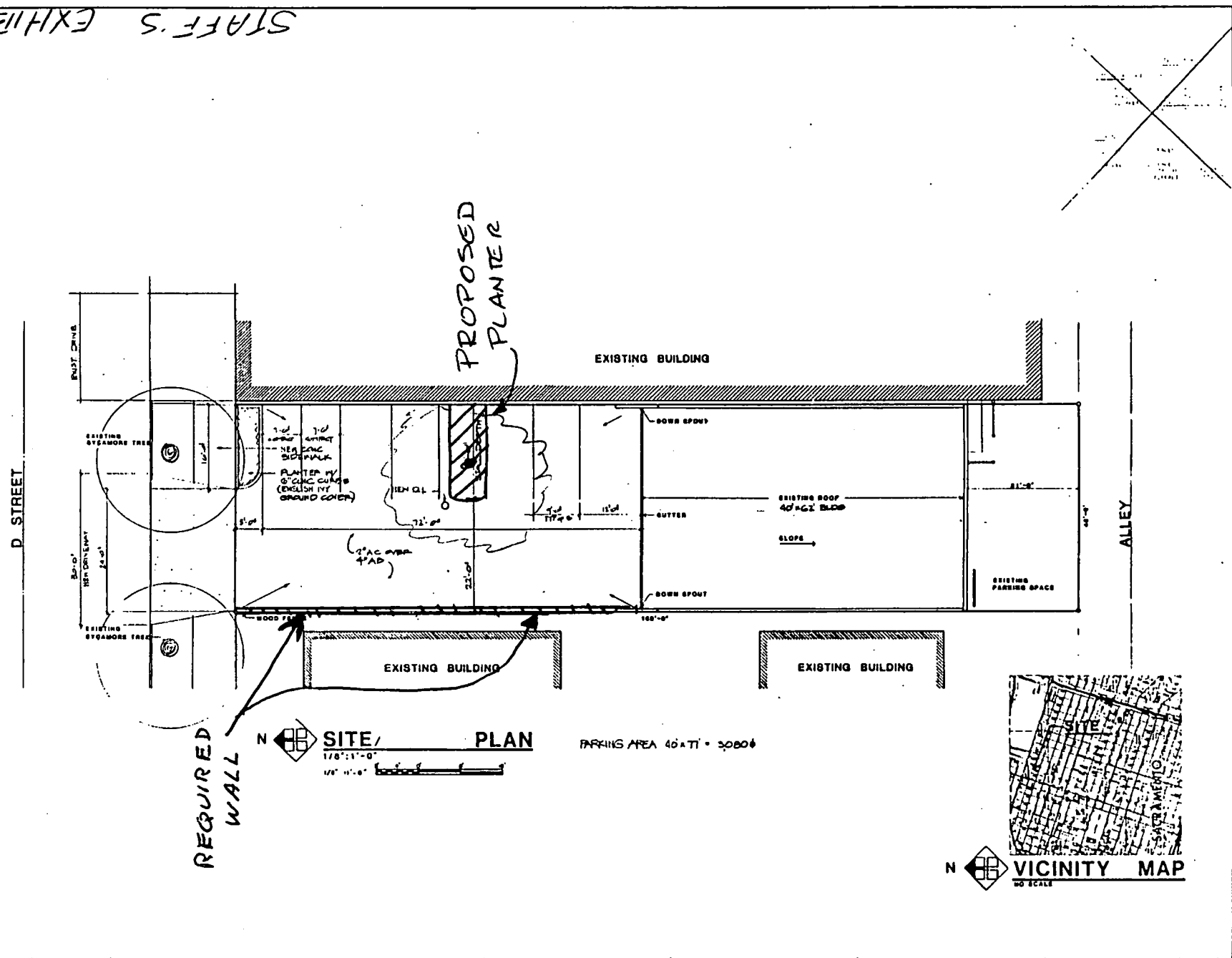
- a. The requests do not constitute a special privilege extended an individual property owner in that the width of the site and existing development create a hardship on further development of the site;
- b. The project does not constitute a use variance in that parking facilities are required accessory uses to commercial uses. Commercial uses are allowed in the C-4 zone;
- c. The project does not constitute a disservice to surrounding property in that:
  - 1) it will reduce the parking impact of the owner's business on the adjacent site;
  - 2) maneuvering has been addressed by widening spaces.
- d. The project is in compliance with the 1974 General Plan and the 1980 Central City Plan which designate the site for commercial uses.

Findings of Fact - Variance (wall denial)

- a. The request constitutes a special privilege extended to one individual in that there is no hardship to warrant the variance;
- b. Granting the variance would constitute a disservice to surrounding property in that there would be no buffer of noise, lights and fumes created by the parking lot for the adjacent residential units.

STAFF'S EXHIBIT 'A'

No. 33



REQUIRED WALL

SITE PLAN  
1/8" = 1'-0"  
1/8" = 1'-0"

PARKING AREA 40'x71' = 2800±

VICINITY MAP  
NO SCALE

CONTRACT NO. 172, 5281  
MCKINSTRAD CO.  
1715 15th St. S.W.  
SEASIDE, CA. 94132

CONTRACT NO.

VICTORY BUILDING MAINTENANCE REMODEL

DATE

BY

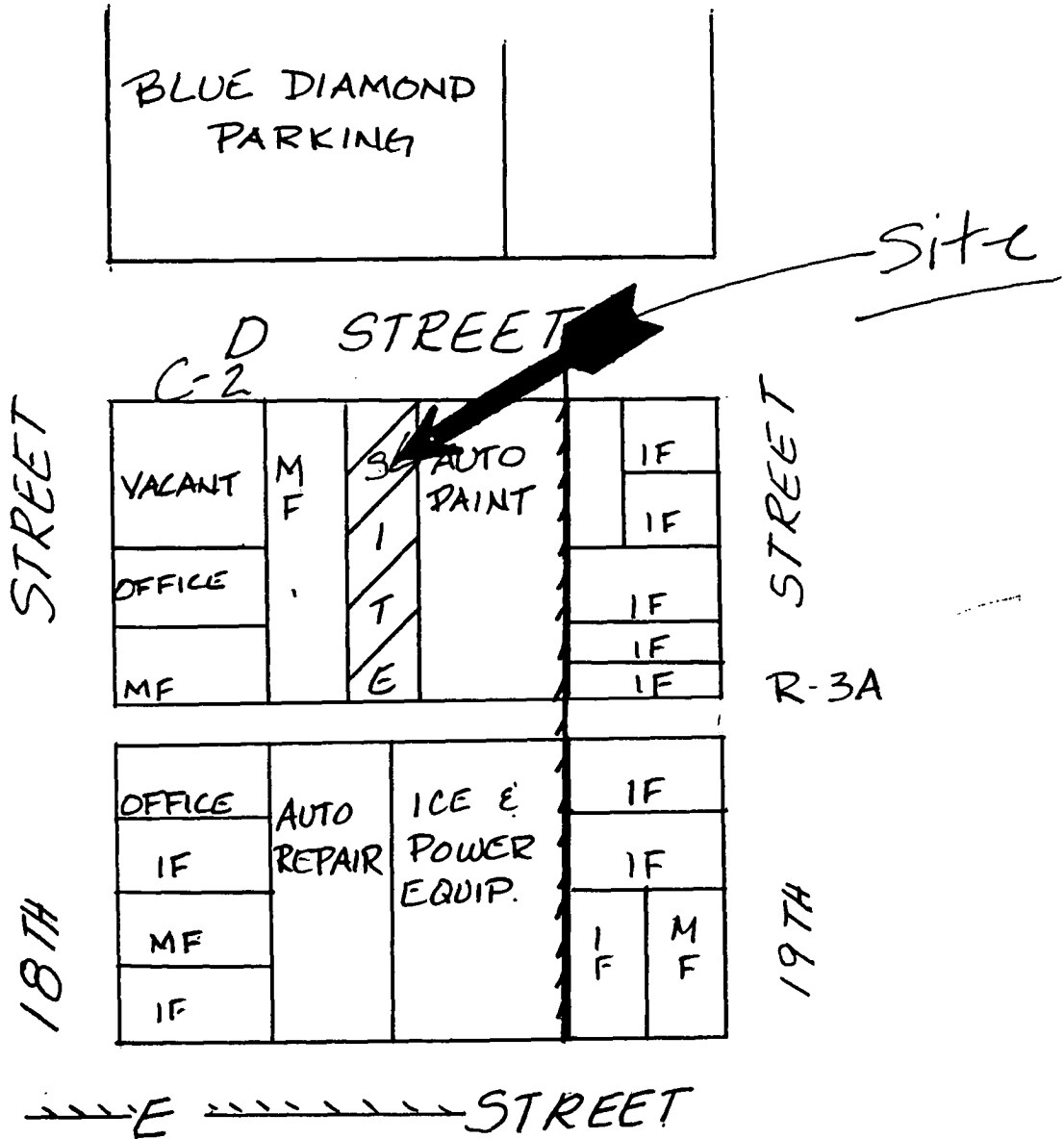
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Dec. 15, 1983

STAFF'S PROPOSAL

P-83297

SURROUNDING  
Land Use  
and Zoning

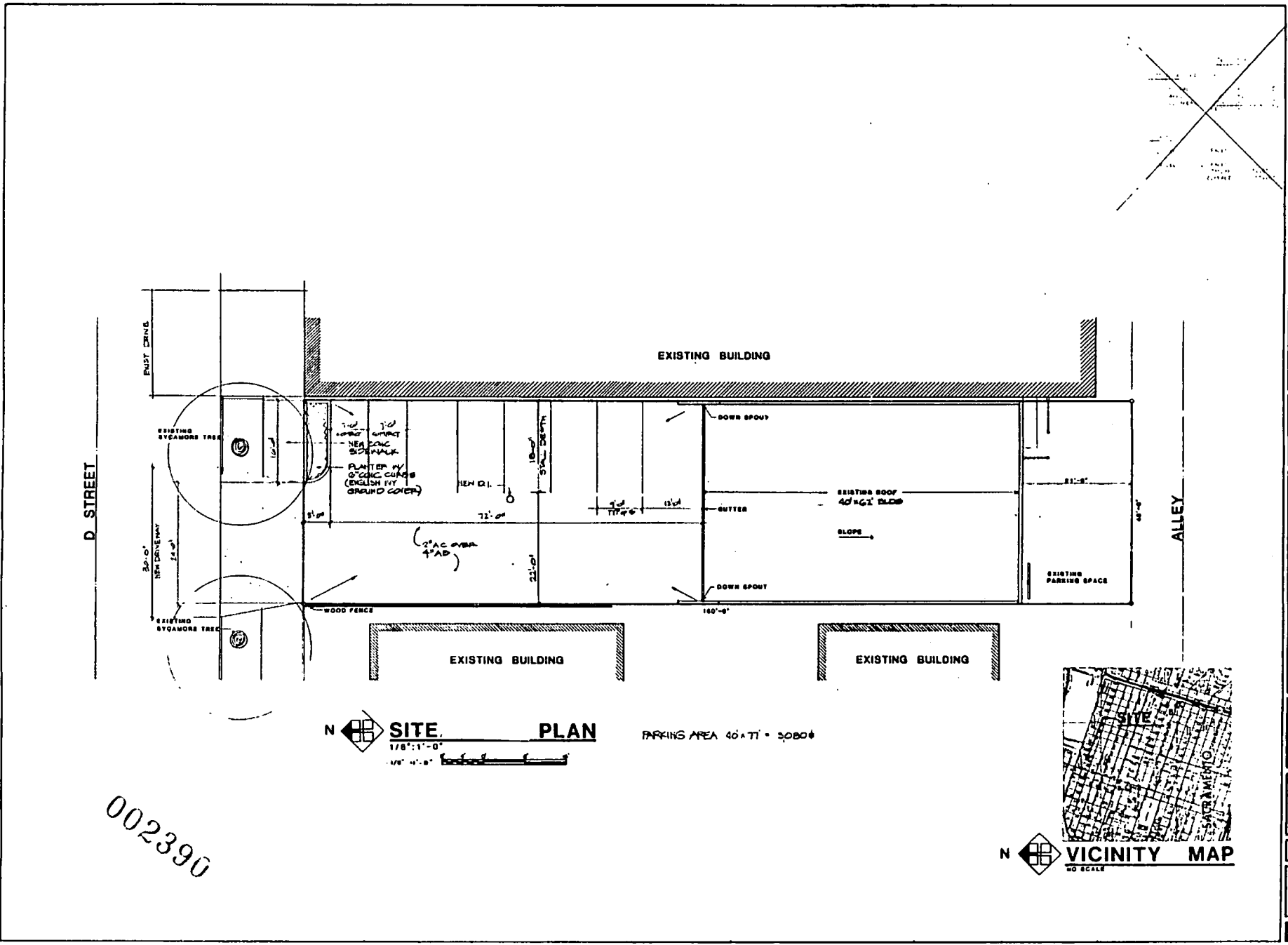


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Dec. 15, 1983

No. 33



**SITE PLAN**  
 1/8" = 1'-0"  
 1/16" = 0'-0"

PARKING AREA 46' x 71' = 3,080 sq ft



**VICINITY MAP**  
 NO SCALE

002390

Site Plan

PLAN NUMBER: 1731-5547  
 SACRAMENTO, CA  
 95811-4837  
 DATE: 12/15/83  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]  
 PROJECT: VICTORY BUILDING MAINTENANCE REMODEL  
 SHEET: 1  
 TOTAL SHEETS: 1

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Alan Oshima, Architect, 1723 "J" Street, Sacramento, CA 95814 443-5911		
OWNER	Victor G. and Janet Visci, 1890 - 10th Avenue, Sacramento, CA 95818		
PLANS BY	Alan Oshima, Architect		
FILING DATE	9/7/1983	50 DAY CPC ACTION DATE	REPORT BY: SD
NEGATIVE DEC.	10/3/1983	EIR	ASSESSOR'S PCL. NO. 003-121-05

APPLICATION: 1. Environmental Determination  
2. Variance to waive 9 required parking spaces in conjunction with a warehouse/office expansion in the Heavy Commercial (C-4) zone (Sec. D-14)

LOCATION: 1814 D Street, Sacramento, CA

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing 2,980 sq. ft. warehouse with 800± sq. ft. of office space and 4,360± sq. ft. of additional warehouse space.

### PROJECT INFORMATION:

1974 General Plan Designation:	Heavy Commercial
1980 Central City Community Plan Designation:	Heavy Commercial
Existing Zone of Site:	C-4
Existing Land Use of Site:	Warehouse

### Surrounding Land Use and Zoning:

North: Surface parking; C-4  
South: Commercial; C-4  
East: Commercial Paint Store; C-4  
West: Residential; C-4

Parking Required:	9 spaces
Parking Provided:	-0-
Parking Ratio:	1 sp./400 sq. ft. office; 1 sp./1,000 sq. ft. office
Property Dimensions:	40 x 160
Property Area:	.15± ac.
Square Footage of Building:	2,480 sq. ft. existing; 5,160 sq. ft. expansion
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Beige, Gray, Dark Bronze
Exterior Building Materials:	Plaster, Solar grey glass, anodized aluminum
Height of Structure:	Existing - 1 story 18' Proposed - 2 story 26'

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

1. The subject site is zoned Heavy Commercial, C-4. It is currently developed with a 2,480 sq. ft. warehouse structure situated on the rear portion of the site. Two parking spaces are required for this use. At the present time, adequate on-site

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APPLC. NO. P83-297

MEETING DATE November 10, 1983

CPC ITEM NO. 18

parking is not provided for the current use in that dimension requirements of the Zoning Ordinance are not complied with. The applicant wishes to expand the existing structure by 5,160 sq. ft., adding 800± sq. ft. of office space, and 4,360 sq. ft., of warehousing space on two floors. Overall parking required is 9 spaces. The applicant is therefore requesting to waive all 9 spaces.

2. Staff does not believe that an optional expansion constitutes grounds for approval of a variance to waive all required parking for a commercial use. Furthermore, staff believes that the expansion can be designated so that adequate parking can be provided on site. Finally, waiver of the 9 spaces will increase the demand for on-street parking in an area that is currently congested and has inadequate parking facilities.
3. A letter expressing opposition to the proposed expansion has been submitted to the Planning Division. This has been included as Exhibit D.

Staff Recommendation: Staff recommends the following:

1. Ratification of the Negative Declaration
2. Denial of the variance to waive required parking based upon the following findings of fact:
  - a. Granting the variance would constitute a special privilege extended an individual property owner in that 1) it is possible to design the expansion to provide the required on-site parking; and 2) the expansion is optional and does not constitute a hardship or grounds for approval.
  - b. The proposal would be injurious to the surrounding properties in that the demand for on-street parking would increase and spill over into the residential uses to the east and south.
  - c. The proposal would be contrary to the goal of the Central City Plan - "Provide adequate off-street parking to meet the needs of shoppers, visitors and residents".

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Location  
MAP

RIVER

AMERICAN

GRANT  
PLAY  
GROUND

SUBJECT  
SITE 002388

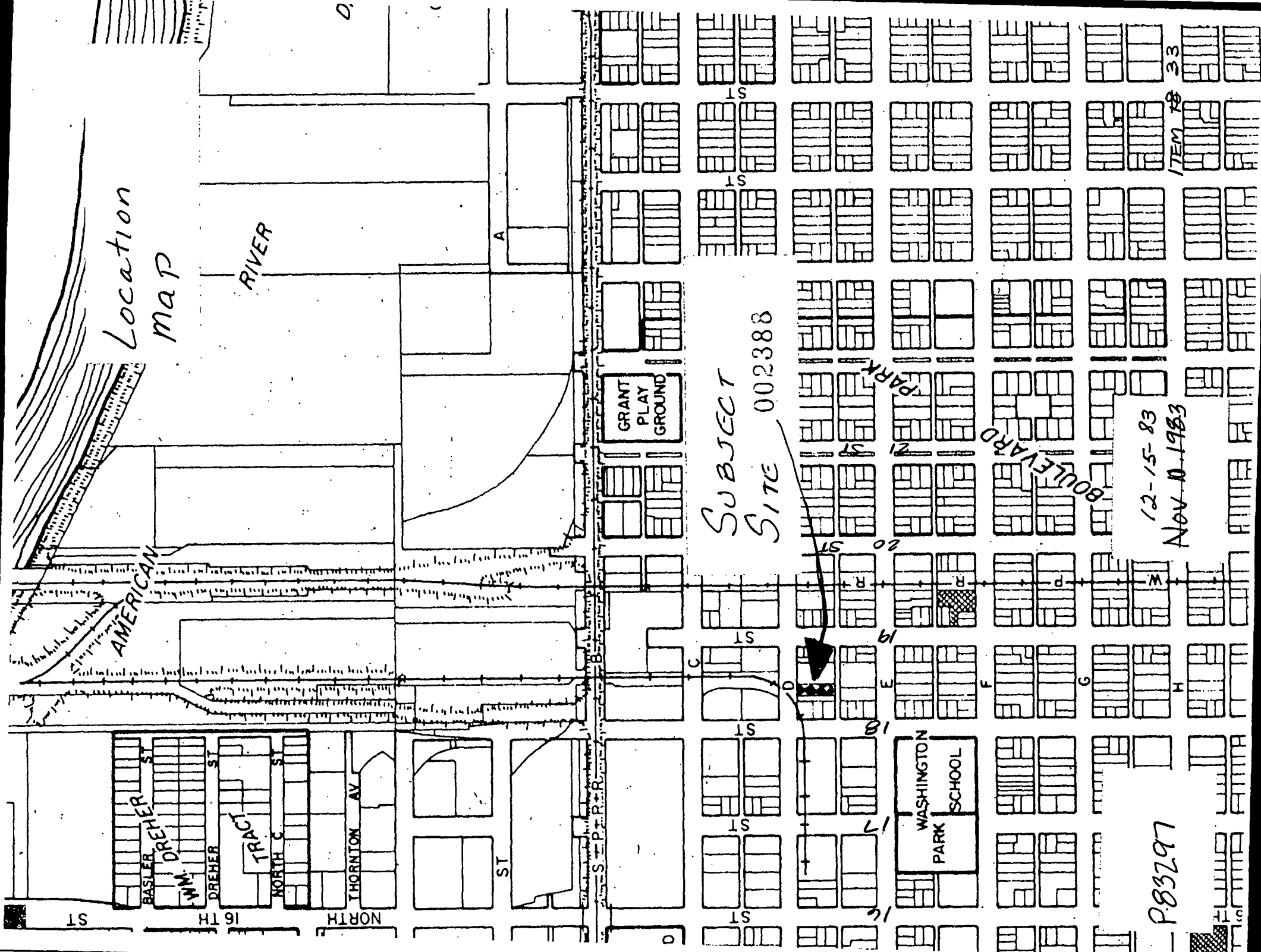
PARK

BOULEVARD

12-15-83  
Nov 10 1983

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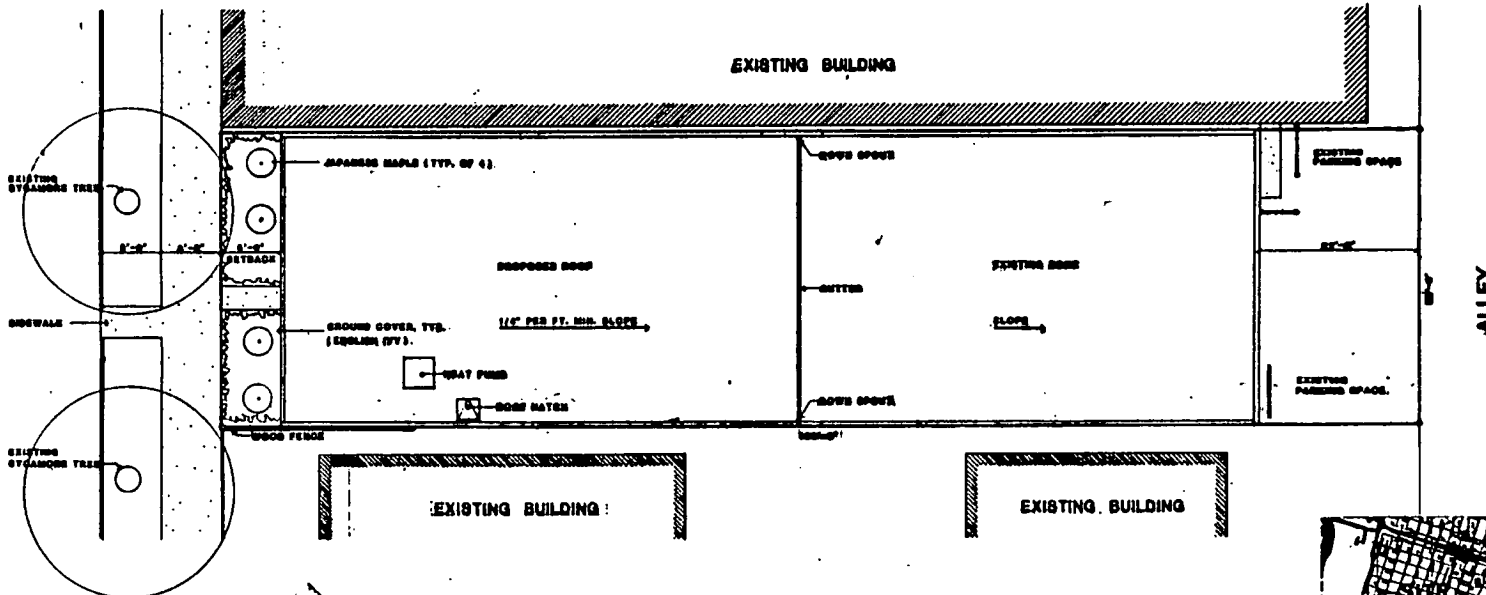
ITEM #8  
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Site Plan  
Exhibit A

ITEM 18

D STREET



**SITE SUMMARY**

ALL AREA	648 S.F.
BUILDING FOOT.	509 S.F. (78.4%)
LANDSCAPE	139 S.F. (21.6%)
SURFACE AREA	648 S.F. (100.0%)

COOLING	
REQUIRED	8 SPACES
PROVIDED	1 SPACE
DEFICIT	7 SPACES

ALAN OSBORN ARCHITECTS  
1723 J STREET  
DOWNEY, CA 90241  
(714) 442-8911

ALAN OSBORN CM72

COMPLAINTS

**SITE/ROOF PLAN**  
1/8" = 1'-0"  
OR 1/4" = 0'-0"



**VICINITY MAP**  
AS SHOWN

VICTORY BUILDING MAINTENANCE  
REMODEL  
1814 D STREET

Nov. 10. 1983

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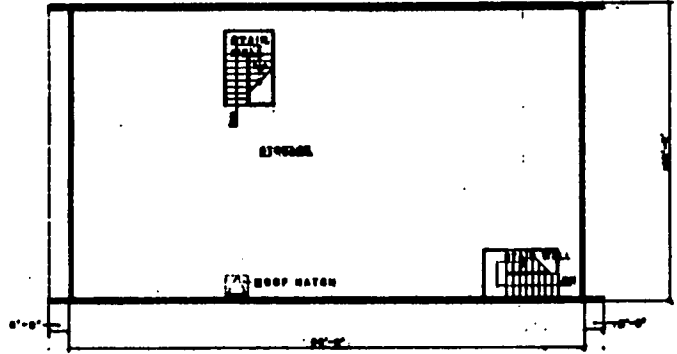
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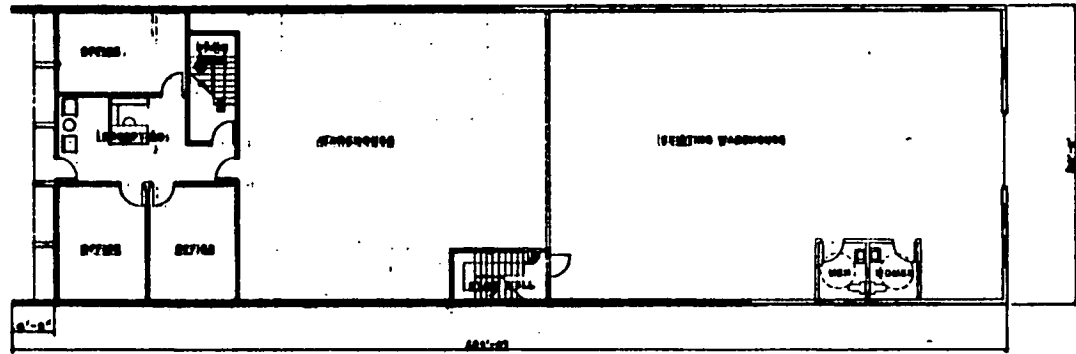
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Floor Plans  
Exhibit 'B'



**SECOND FLOOR**  
DRAFTING



**FIRST FLOOR**  
DRAFTING

**FLOOR PLANS**  
DRAFTING

- LEGEND**
- EXISTING BUILDING
  - NEW HATCHWAY WALL
  - NEW STAIR HALL

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ALAN OSBORN ARCHITECT  
1723 J STREET  
SACRAMENTO, CA 95811  
(916) 442-8888

ALAN OSBORN C613

CONTRACT NO.

VICTORY BUILDING MAINTENANCE  
REMODEL  
1014 D STREET  
SACRAMENTO, CALIFORNIA

DATE: 11/10/83  
DRAWN: [signature]

2

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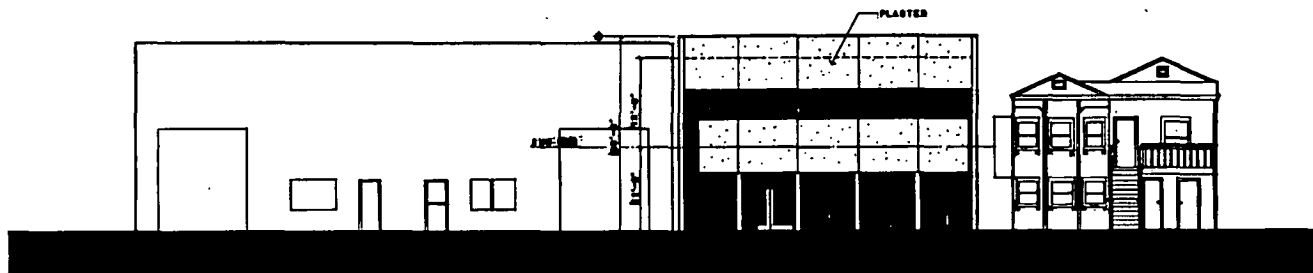
Nov. 10, 1983

ITEM 18

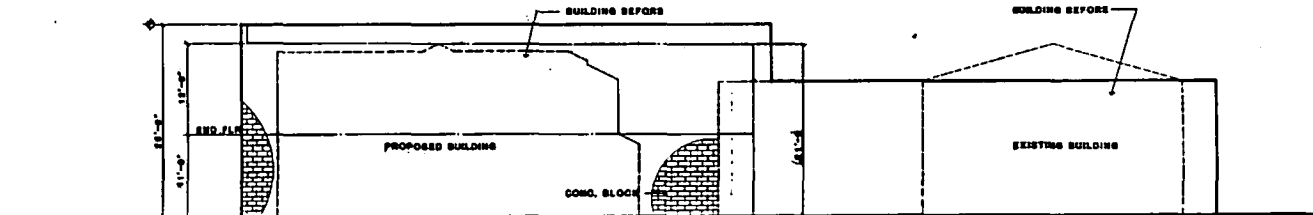
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Nov. 10, 1983

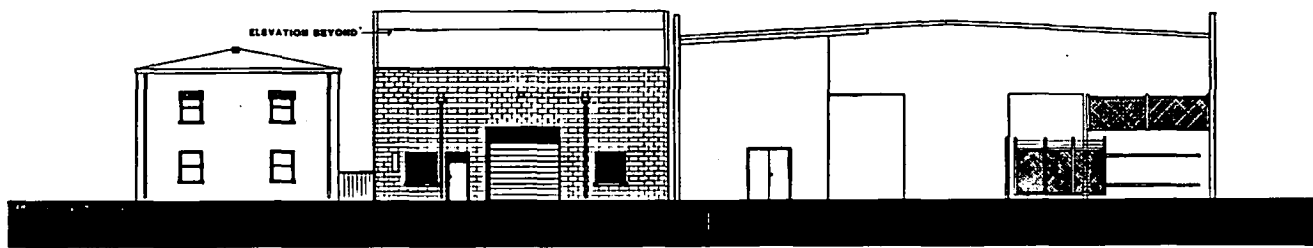
Item 18



**NORTH ELEVATION**  
1/8"=1'-0"



**WEST ELEVATION**  
1/8"=1'-0"



**SOUTH ELEVATION**  
1/8"=1'-0"

**EXTERIOR ELEVATIONS**  
1/8"=1'-0"



002393

Elevations  
Exhibit 'C' -

ALAN OSBORN ARCHITECT  
1723 J STREET  
SACRAMENTO, CA 95814  
(916) 443-8911

ALAN OSBORN C8173

CONTRACT

VICTORY BUILDING MAINTENANCE  
REMODEL  
1814 D STREET  
SACRAMENTO, CALIFORNIA

REVISED

DATE 8/29/83 JOB NO. 8828

SHEET

3  
OF 8