

CITY PLANNING COMMISSION

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

APPLICANT	Gary Matranqa, 2411 Harvard Street, Sacramento, CA 95815		
OWNER	Gary Matranqa, 2411 Harvard Street, Sacramento, CA 95815		
PLANS BY	Gary Matranqa, 2411 Harvard Street, Sacramento, CA 95815		
FILING DATE	8/10/84	50 DAY CPC ACTION DATE	REPORT BY: SD:lr
NEGATIVE DEC	9/3/84	EIR	ASSESSOR'S PCL NO. 277-034-02,13

APPLICATION:

- A. Negative Declaration
- B. Special Permit to Establish an Auto Dismantling Yard in the M-1 Zone (Section 2-D-11)
- C. Variance to Locate Parking Maneuvering Off-Site in the City Right-of-Way (Section 6-D-14)
- D. Variance to Waive 4' Planter Adjacent to Public Right-of-Way (Section 6-D-5)
- E. Variance to Waive 2 Required Parking Spaces (Section 6-A)
- F. Lot Line Adjustment to Merge Two Parcels Totaling .8+ acres (Chapter 40.107 Subdivision Ordinance)

LOCATION: 2411 Harvard Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish an auto dismantling yard on a 1+ acre site located in the Light Industrial (M-1) zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1965 Arden-Arcade Community Plan Designation:	Heavy commercial or industrial
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Auto dismantling yard
Surrounding Land Use and Zoning:	
North:	Industrial; M-1
South:	Residence and Industrial; M-1
East:	Industrial; M-1
West:	Industrial; M-1
Parking Required:	8 spaces
Parking Provided:	6 spaces
Parking Ratio:	1:1000 Warehouse 1:250 Retail 1:500 General commercial
Property Dimensions:	150 x 240
Property Area:	1+ acre
Square Footage of Building:	4,000 sq. ft. retail/warehouse 600 tear down shed
Significant Features of Site:	Existing dismantling yard
Topography:	Flat
Street Improvements:	To be provided
Utilities:	Existing
Exterior Building Colors:	Green
Exterior Building Materials:	Metal
Height of Structure:	1 story, 12 feet

BACKGROUND INFORMATION: On March 23, 1971, the Planning Commission approved a special permit to establish an auto dismantling yard across the street to the east, from the subject site at 2410 Harvard Street. That dismantling yard was subsequently expanded to include the subject site, however, no additional permits were obtained. The applicant has recently acquired the subject site and is seeking the necessary entitlements to legitimize the operation.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is designated for industrial uses in the 1974 General Plan and the 1965 Arden-Arcade Community Plan. The site is surrounded by a variety of industrial uses including a sign business and another dismantling yard. The Zoning Ordinance allows auto dismantling yards in industrial zones subject to special permit approval. The area in the vicinity of the subject site is undergoing significant changes which may alter the industrial character of the area. This may necessitate a re-evaluation of land use designations through community plan update. The request is, however, compatible with current plans, surrounding development and the M-1 zone.
- B. The subject site is developed as the applicant has indicated on the submitted plans. The parking lot is striped with six parking spaces which back directly onto Harvard Street. As the Hilton Hotel and office complex located at Harvard Street and Arden Way, next to Business 80 freeway, develop the volume of traffic passing by the subject site will increase significantly. The combination of insufficient parking spaces and the back-out arrangement will be an unsafe situation. Staff, therefore, cannot support the requested variance.
- C. Staff has calculated parking requirements as follows based upon information supplied by the applicant:

Retail Sales - 930 sq. ft. divided by 250 =	4
Warehouse Area - 3,070 sq. ft. divided by 1,000 =	3
Tear Down Sheds - 600 sq. ft. divided by 500 =	<u>1</u>
TOTAL	8

Staff recommends a parking arrangement as shown on Exhibit A. This configuration avoids blocking the roll-up door on the side of the structure and the fire access in the fencing. Furthermore, this arrangement provides landscaping to screen the operation. Since the proposed parking area is currently surfaced, 50 percent parking lot shading will not be required. The applicant must obtain a parking facilities permit to establish the parking lot. Detailed landscaping and irrigation plans will be reviewed at that time. Staff advises the applicant to provide as much shading as possible.

- D. Resolution 85, adopted by the Planning Commission on July 31, 1971, sets forth criteria for the establishment of new auto dismantling operation (see Exhibit B). The applicant will be responsible for compliance with the various requirements of Resolution 85.

In addition, the City Public Works Department has indicated that Harvard Street would have to be increased from a 50 foot right-of-way to an 80 foot right-of-way to accommodate future traffic volume. Therefore, the City Public Works Department (Traffic Engineer) indicated that 15 feet of right-of-way along the west side of Harvard Street must be dedicated by the owner to the City for future widening of Harvard Street.

The widening and improvement of Harvard Street from Silica Avenue north to El Camino Avenue will be necessary due to the anticipated traffic volume from Hilton Hotel (under construction) and the proposed mid-rise office complex at Harvard and Arden Way. therefore, it is appropriate to obtain street right-of-way dedication as development occurs along Harvard Street.

- E. The applicant has requested a lot line merger of the two parcels which constitute the site. Plans for the merger were routed to various City agencies. The City Engineer requests a new legal description and monumentation of the new lines prior to recordation of the necessary documents.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration.
- B. Approval of the Special Permit subject to conditions and based upon findings of fact which follow.
- C. Denial of the variance to locate parking maneuvering off-site based upon findings of fact which follow.
- D. Denial of the variance to waive the 4' planter required between parking and the public right-of-way based upon findings of fact which follow.
- E. Denial of the variance to waive 2 required parking spaces based upon findings of fact which follow.
- F. Approval of the lot line merger by adopting the attached Resolution.

Conditions-Special Permit

1. The applicant shall comply with the development criteria of Resolution 85, attached to this report.
2. The applicant shall develop the parking lot per Exhibit A.
3. Improvements shall be completed within 120 days or by December 13, 1984 or revocation proceedings shall be initiated.

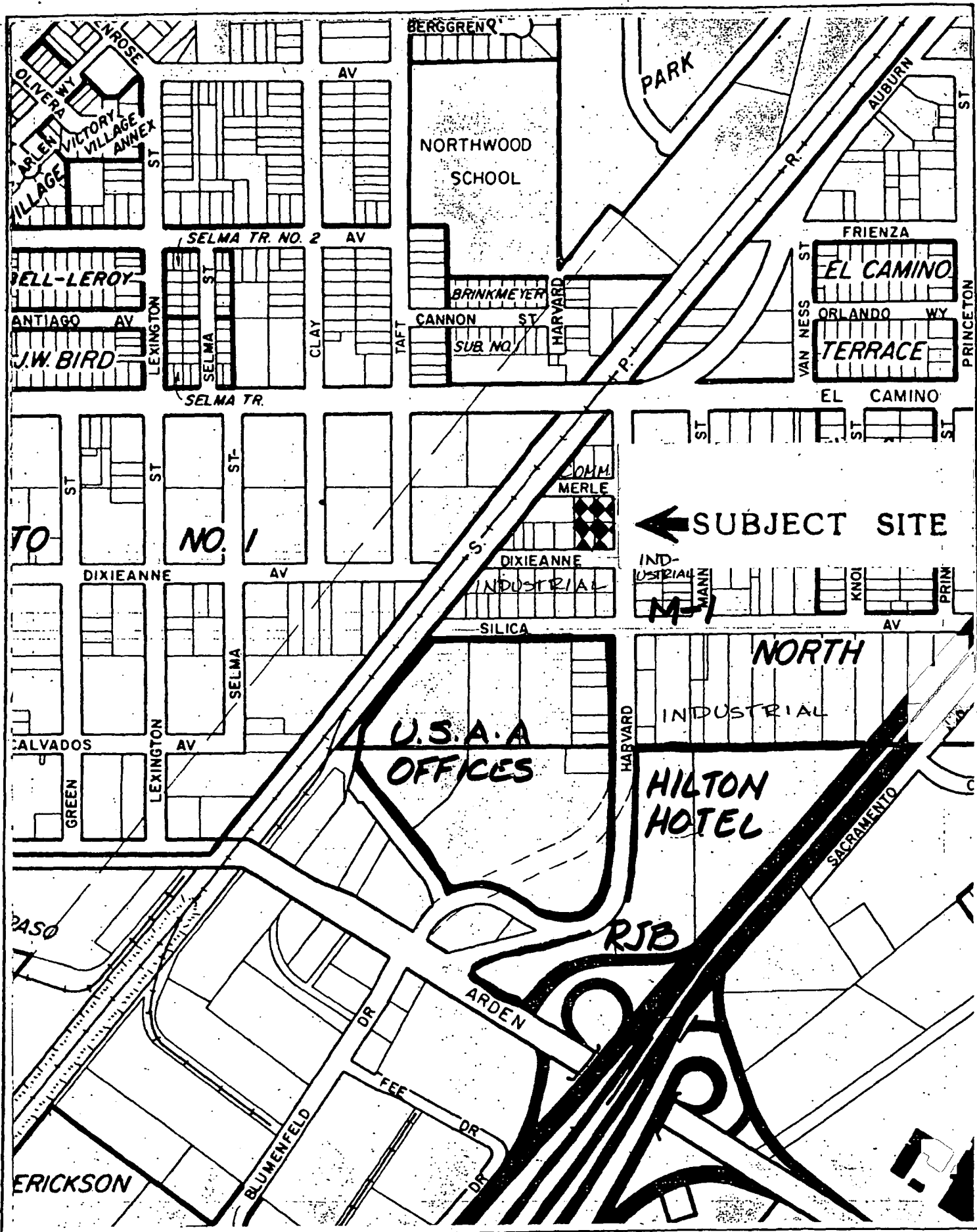
4. The applicant shall obtain a parking facilities permit prior to improvement of the parking area.
5. ~~The applicant shall dedicate 15 feet of right-of-way along the west side of Harvard Street to the City for future widening and improvement of Harvard Street.~~ (CPC deleted)
6. Applicant shall work with staff on parking plan. (CPC added)

Findings of Fact-Special Permit

1. The request, as conditioned, is based upon sound principles of land use in that:
 - a) adequate on-site parking is provided;
 - b) the dismantling yard will comply with Commission Resolution 85 addressing the safety and appearance of the operation.
2. The request, as conditioned, will not be detrimental to public health or safety or result in the creation of a nuisance in that:
 - a) the use is compatible with surrounding industrial uses;
 - b) the use currently exists. Compliance with conditions will upgrade the site.
3. The request is compatible with the 1974 General Plan and the 1965 Arden-Arcade Community Plan which designate the site for industrial use.

Findings of Fact-Variance

1. Granting the variances would constitute a special privilege extended an individual owner in that any applicant requesting to establish a new dismantling yard would be required to provide adequate, on-site parking and landscaping.
2. Granting the variance will be injurious to public welfare in that the unsafe back-out parking situation will be further intensified as the volume of traffic increases on Harvard Street.



VICINITY - LAND USE - ZONING

SITE PLAN ELEVATIONS

DATE	12/21/84	PROJECT NO.	84-13-9
BY	E.C.P.	CLIENT	ARDEU Auto Disposal
		ADDRESS	2911 HARVARD ST

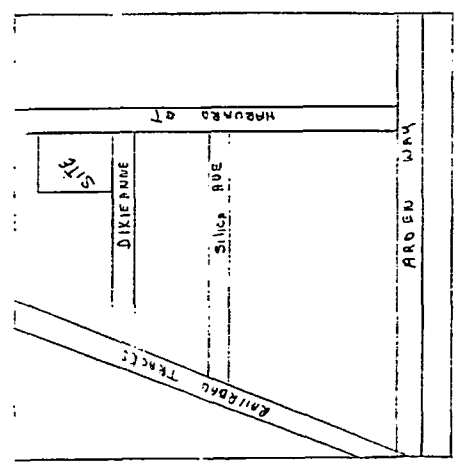
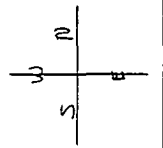
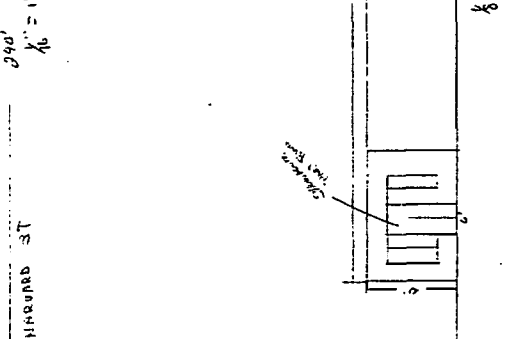
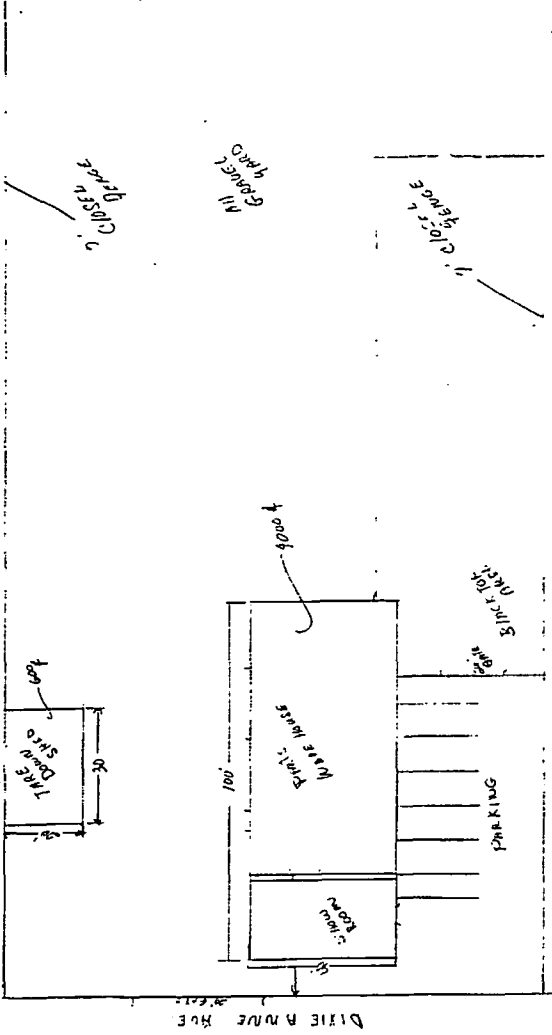
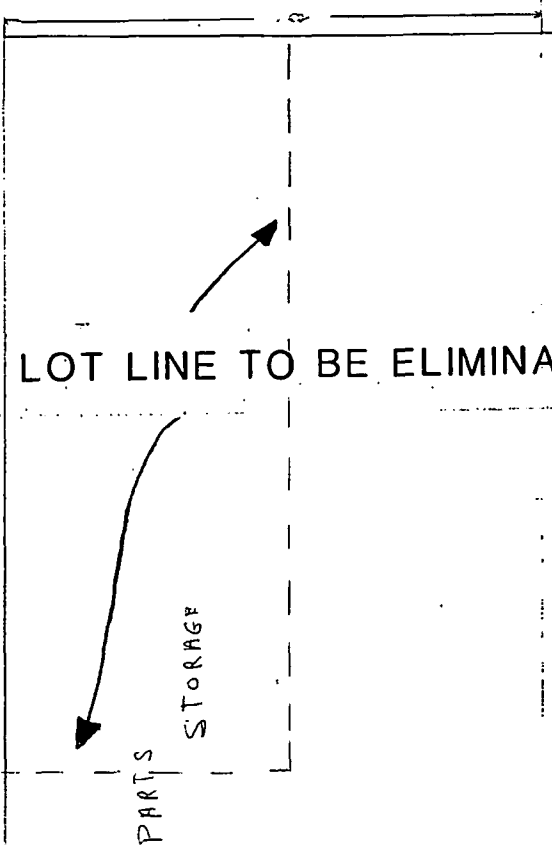
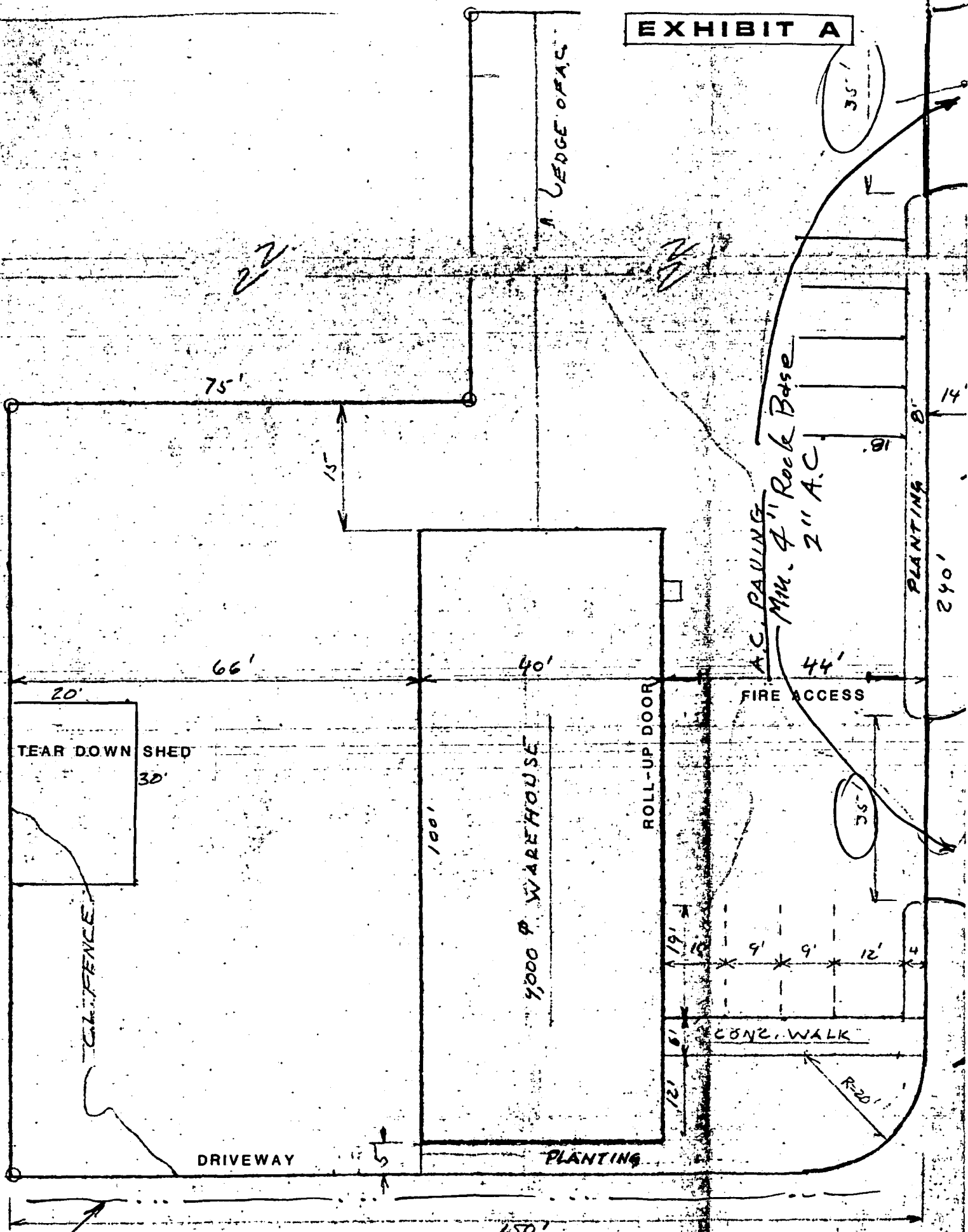


EXHIBIT A



DIXIEANNE

Exist. Ditches 84-310 000524 9-13-84 9-27-84