

# CITY PLANNING COMMISSION

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

APPLICANT	Busselen Photographers, P.O. Box 8315, Sacramento, CA 95818		
OWNER	EBCO investments, 1535 Howe Avenue, Sacramento, CA 95825		
PLANS BY	Busselen Photographers, P.O. Box 8315, Sacramento, CA 95818		
FILING DATE	10/5/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.Ex.	15303	EIR	ASSESSOR'S PCL NO. 010-231-08

APPLICATION: A. Variance to waive two of five required parking spaces (WITHDRAWN)  
B. Variance to change one non-conforming use to another non-conforming use

LOCATION: 2420 'X' Street

PROPOSAL: The applicant is requesting the necessary entitlement to waive two required parking spaces and to change a non-conforming use (warehouse) to another non-conforming use (photographer's studio).

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Offices
1980 Central City Community Plan Designation:	Residential/Office
Existing Land Use of Site:	Warehouse
Existing Zoning of Site:	R-0

Surrounding Land Use and Zoning:

North:	I-80; TC
South:	Commercial/Retail; C-2
East:	Residential; R-0
West:	Warehouse; R-0

Parking Required:	5 spaces
Parking Provided:	3 spaces
Property Dimensions:	40' x 160'
Property Area:	6,400± square feet
Square Footage of Building:	4,800±
Height of Structure:	18 feet
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Gray, earth tones
Exterior Building Materials:	Concrete tilt-up slabs

BACKGROUND INFORMATION: At the time the commercial structure was constructed, the block was zoned C-2 which allowed commercial/warehouse buildings. The area along 'X' Street was rezoned to R-0 in 1980 as part of the Central City Community Plan update. The rezone from C-2 to R-0 places any uses other than residential or office use in a non-conforming status. The applicant has indicated that the prior use was an office furniture warehouse and assembly area. The applicant is proposing to use the structure for a photography studio. A variance application is required for changes in non-conforming uses.

PROJECT EVALUATION: Staff has the following comments:

A. The subject site is designated for commercial and offices and residential-office on the General Plan and the Central City Plan respectively. The subject site is zoned R-0.

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- B. A 4,800 square foot, one-story tilt-up concrete building is located on site. Five off-street parking spaces are located at the rear of the site with alley access.
- C. The proposed photography studio would be a less intensive activity than the furniture warehouse, which previously occupied the building. The proposed use should create less noise and traffic.
- D. The subject building was originally constructed as a warehouse with five off-street parking spaces provided. The applicant is only required to provide the difference between the previous parking requirements and the parking ratio for the proposed use. In this case, there would be a need for five on-site spaces (i.e. 10 spaces (proposed Use) minus five spaces (previous use) = five spaces required).
- E. The subject structure is located near the front property line facing 'X' Street with a four-foot wide planter strip consisting of low ground cover. In order to soften the blank concrete wall of the warehouse building, staff suggests that the applicant plant screening type trees or climbing vines in the existing planter strip.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Section 15303).

STAFF RECOMMENDATION: Staff recommends the Commission take the following action:

Approve the Variance, subject to conditions and based on Findings of Fact which follow.

Conditions

1. The applicant shall limit the use of the facility to a photography studio;
2. The applicant shall plant screen-type trees or climbing vine-type plants which cling to concrete walls in the existing planter strip along 'X' Street;
3. The applicant shall submit the landscape and irrigation plans to staff for review and approval prior to issuance of any building permit;
4. The applicant shall stripe the five on-site parking spaces.

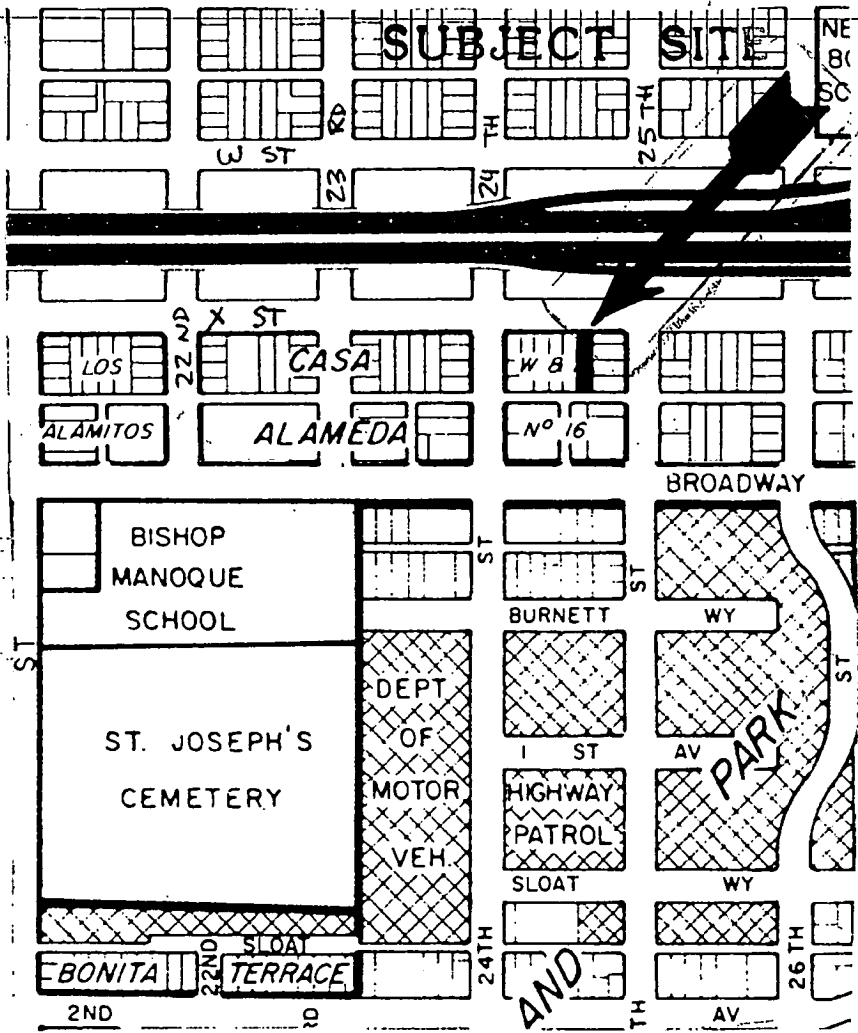
Findings of Fact

1. The variance, as conditioned, does not constitute a special privilege extended to one individual property owner, in that:
  - a. the subject structure is an existing tilt-up concrete warehouse building with off-street parking for five vehicles;
  - b. the proposed use of the facility, as conditioned, is a less intense activity than the previous use, resulting in reduced levels of noise and traffic;
  - c. a similar variance would be granted and has been granted to the adjacent property which was under similar circumstances.

2. The variance, as conditioned, would not constitute a disservice or be injurious to the public welfare or other property, in that the proposed use shall be restricted to a photography studio use only and thereby will not increase the parking demand;
3. The project is compatible with the 1980 Central City Plan which states, "encourage rehabilitation, maintenance and utilization of existing structures where feasible and where a savings of natural resources may be realized by not building a new structure."

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EXHIBIT A



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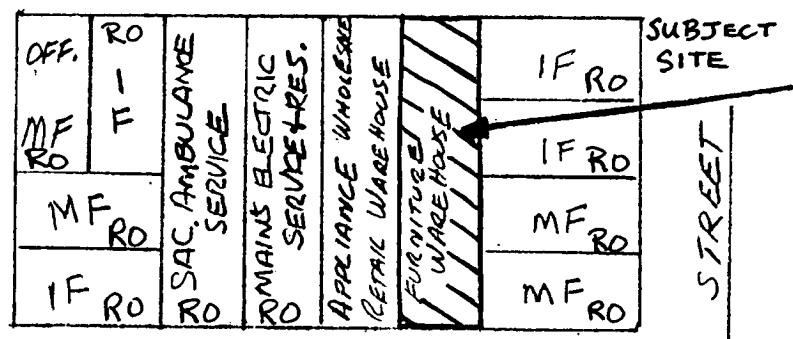
VICINITY MAP

**EXHIBIT B**

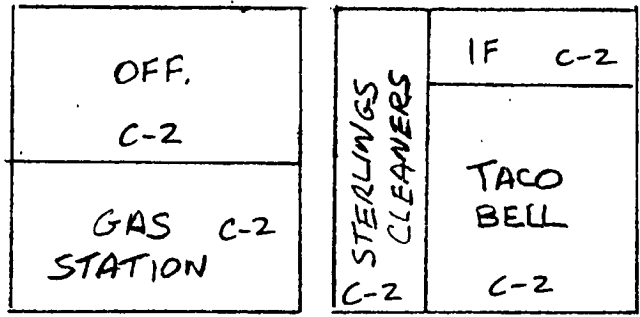
I-80 FREEWAY  
TC

X STREET

24 TH STREET



25 TH STREET

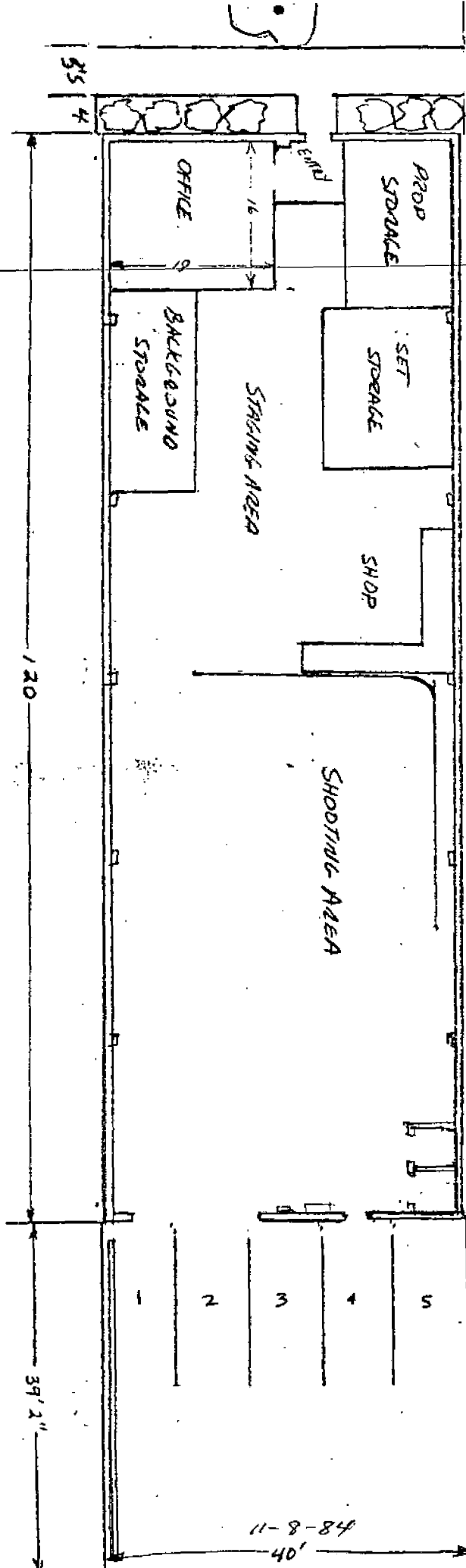


BROADWAY

000211

**LAND USE & ZONING MAP**

EXHIBIT C



# SITE PLAN FLOOR PLANS

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P8A-372

11-8-84  
40'

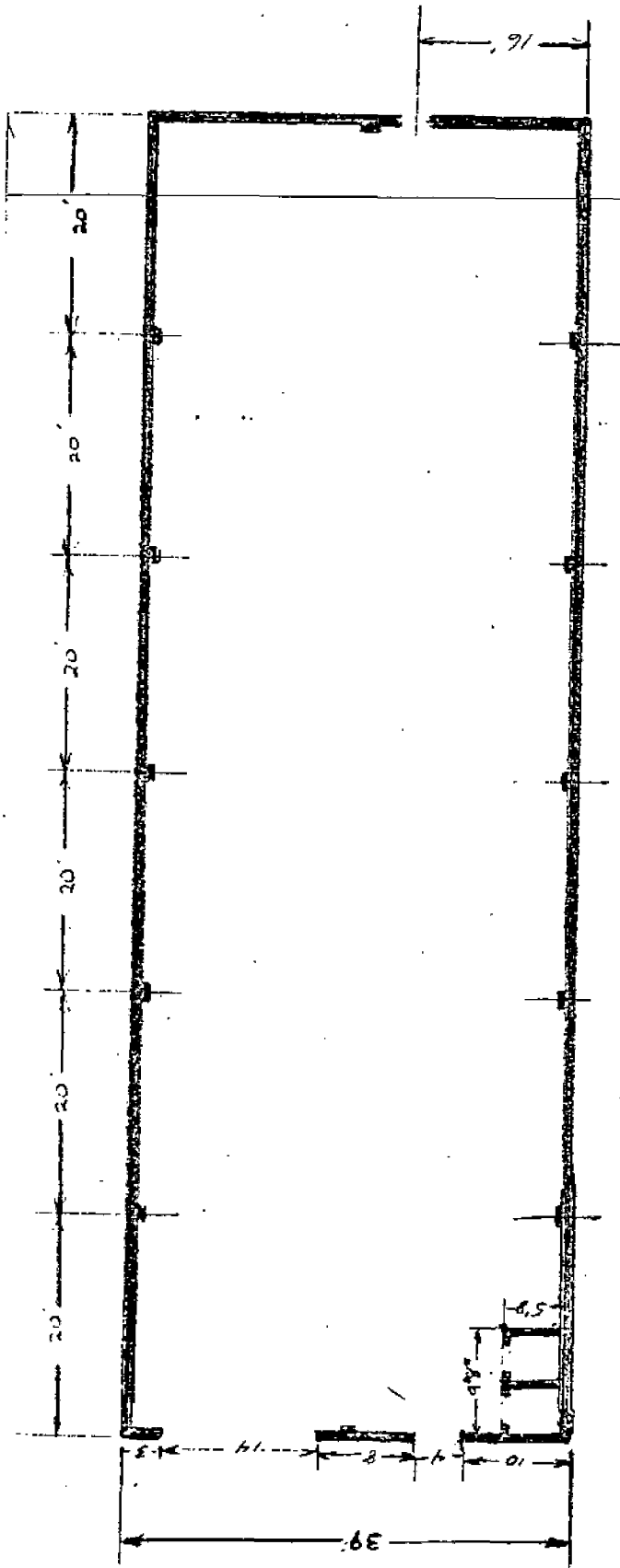
Alley

No. 23

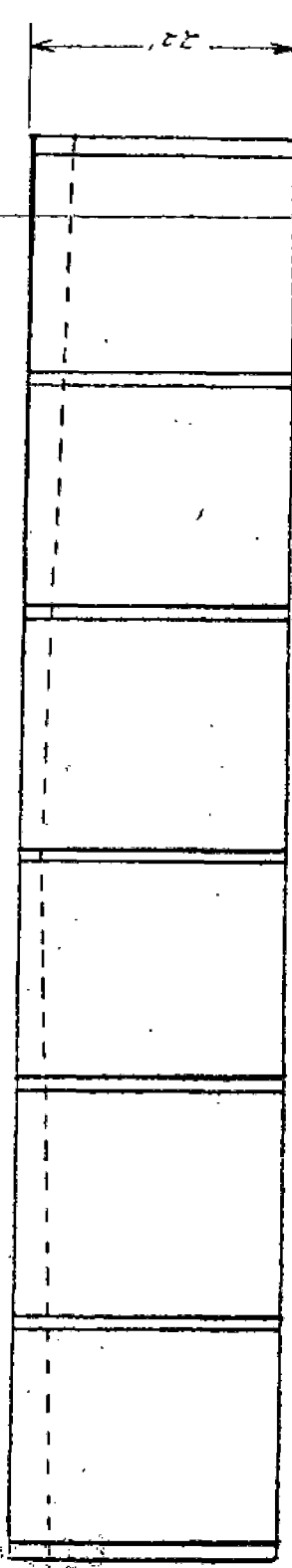
# ELEVATIONS



EXHIBIT D

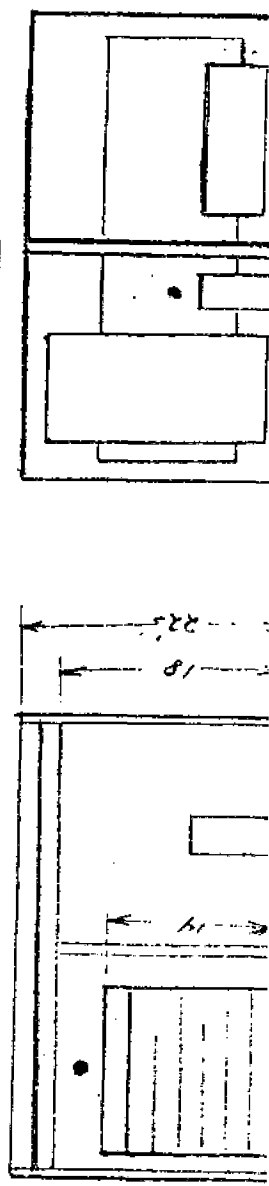


EAST + WEST SIDE



FRONT

REAR



000213

P 84372