

# CITY PLANNING COMMISSION

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

APPLICANT	Virgil A. Chapman & Ted Heffernan, 285 Arden Way, Sacramento, CA 95815				
OWNER	Virgil A. Chapman/Donald & June Beasley, 3298 Orange Grove Ave., Sacto., CA 95660				
<del>PLANS BY</del> Owner:	Wyndham & Linda Robertson, 1019 Del Paso Blvd., Sacto., CA 95815				
FILING DATE	12-23-83	50 DAY CPC ACTION DATE		REPORT BY:	JP:bw
NEGATIVE DEC.	1-30-84	EIR		ASSESSOR'S PCL. NO.	275-161-7 & 11

- APPLICATION:
1. Environmental Determination
  2. Variance to locate six required parking spaces for a warehouse/general commercial use on a portion of a .1± acre parcel in the General Commercial (C-2) zone. (Sec. 6-D-14)

LOCATION: 1017 and 1031 Del Paso Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement in order to operate a drapery shop and warehouse in an existing 11,250 square foot warehouse.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices  
1965 Woodlake-Norauto Community  
Plan Designation: Shopping-Commercial  
Existing Zoning of Sites: C-2  
Existing Land Use of Site: Furniture warehouse and paved storage area

Surrounding Land Use and Zoning:

North: Auto Dismantling Storage Yard; M-1  
South: General Commercial Uses and Vacant; C-2  
East: General Commercial Uses; C-2  
West: General Commercial Uses; C-2

Parking Required: Warehouse/storage use 5 (5,150 sq. ft. @1:1000)  
General Commercial Use 12 (6,100 sq. ft. @ 1:500)  
Total 17 spaces

Parking Provided: On Site: None  
Parking Credit for Previous Warehouse Use: 11 spaces (11,250 @ 1:1000)  
Parking Required for New Use: 6 spaces  
Parking Provided Off-Site: 6 spaces

	<u>Warehouse/Commercial Use</u>	<u>Off-Site Parking</u>
Property Dimensions:	150' x 75'	50' x 150'
Property Area:	11,250± sq. ft.	7,500± sq. ft.
Square Footage of Buildings:	11,250±	3,750±

STAFF EVALUATION. Staff has the following comments regarding this proposal:

1. The subject site is a 11,250± square foot parcel developed with a 11,250± square foot warehouse in the General Commercial (C-2) zone. The applicant proposes to relocate a drapery shop on the subject site. This drapery business is currently located in a 5,0001 square foot building at 1419 Del Paso Boulevard and employs 27 people.

001323

APPLC. NO. P83-433

MEETING DATE February 9, 1984

CPC ITEM NO. 13

The applicant proposes to utilize 6,100 square feet of the building on the subject site for the drapery shop while retaining the remaining 5,100 square feet in warehouse space (Exhibit A).

2. A total of 17 parking spaces are required for the commercial/warehouse use at the subject site. Currently there are no parking spaces on-site. The existing warehouse is given a credit of 11 parking spaces; therefore, a total of six parking spaces are required for the proposed use. Since there is no space to locate the required parking on the site, the applicant is requesting a variance to locate the six spaces off site.
3. The proposed off-site parking is located behind a 3,750± square foot commercial building 125 feet from the subject site (Exhibits B and C). This building currently contains an antique store and a small residential unit in the rear. The remainder of the parcel is paved and used for storage. No parking is provided for the business or residence on the site. The applicant is proposing to utilize a portion of the paved area adjacent to an alley to provide the required parking for the drapery shop/warehouse use. A five-year lease has been negotiated for the use of this site (Exhibit E).
4. The applicant's proposed location for off-site parking is within reasonable walking distance from the proposed location for the drapery shop. Staff inspected the subject site and neighborhood on several occasions and found on-street parking to be available along Del Paso Boulevard and adjacent side streets. The applicant does not anticipate an increase in traffic to the drapery shop as a result of the relocation. The reason for moving is to provide better working conditions for employees and additional storage space for the drapery fabrics. Currently, the applicant does not provide on-site parking for the shop's employees.

STAFF RECOMMENDATION: Staff recommends approval of the variance to locate the six required parking spaces off site, subject to conditions and based upon Findings of Fact which follow:

Conditions

- a. The applicant shall submit a signed copy of the five-year lease agreement for the six parking spaces at 1017 Del Paso Boulevard to the Planning Director for review and approval;
- b. The parking area shall be striped prior to approval of final inspection of the structure.

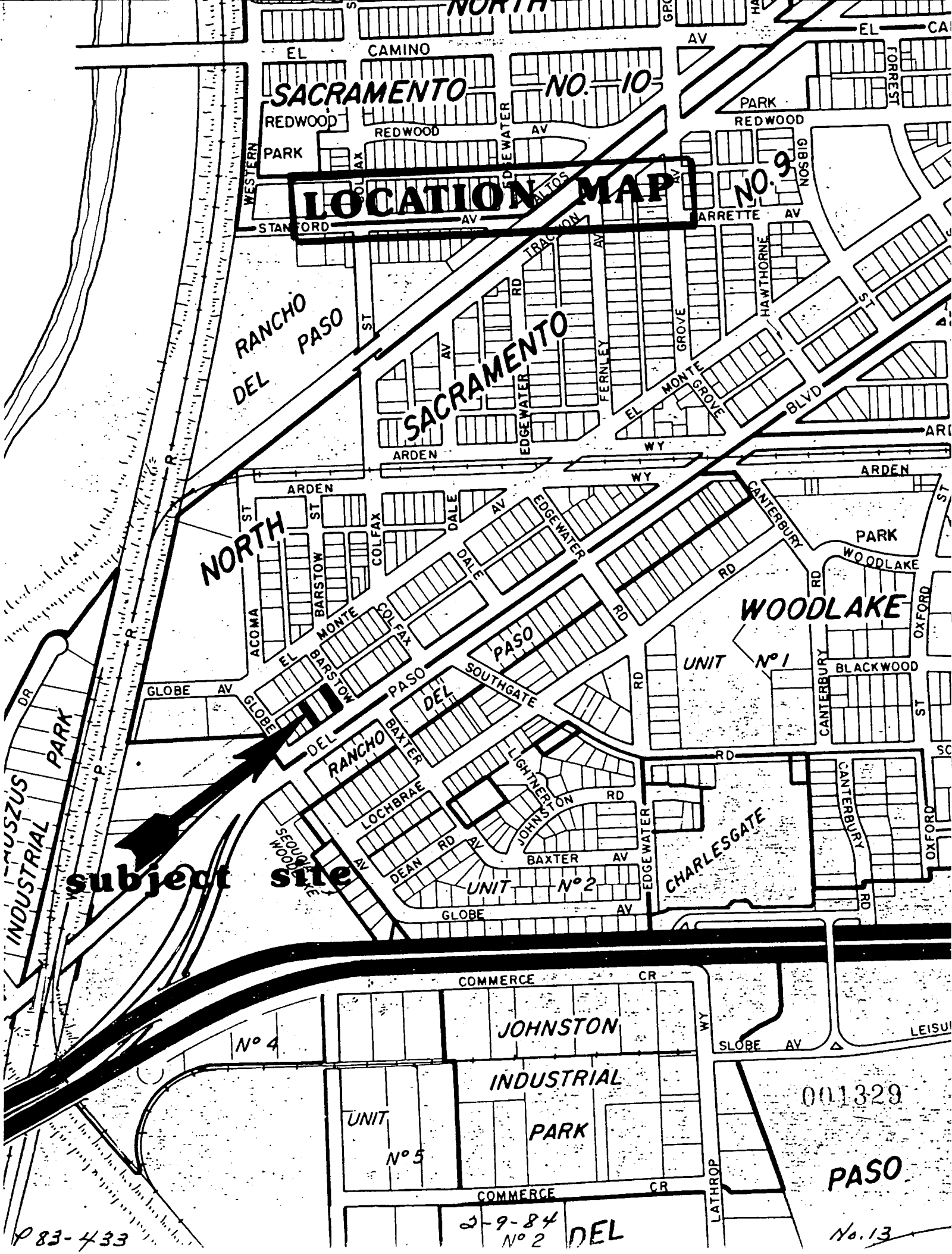
Findings of Fact

- a. The variance, as conditioned, is based upon sound principles of land use in that the proposed parking area is within a reasonable walking distance of the subject site;
- b. The variance, as conditioned, will not be injurious to the general public nor surrounding properties in that:
  - 1) the parking area will reduce on-street parking demand in the immediate area;
  - 2) the parking is located off an alley and screened from public view along Del Paso Boulevard.

- c. The variance request is not a use variance as parking is allowed in the C-2 zone;
- d. The proposal is consistent with the 1974 General Plan and the 1965 Woodlake-Norauto Community Plan which designate the sites for commercial uses.

001325

# LOCATION MAP



SACRAMENTO NO. 10

NO. 9

NORTH

WOODLAKE

UNIT No 1

UNIT No 2

JOHNSTON

INDUSTRIAL

PARK

001329

PASO

No. 13

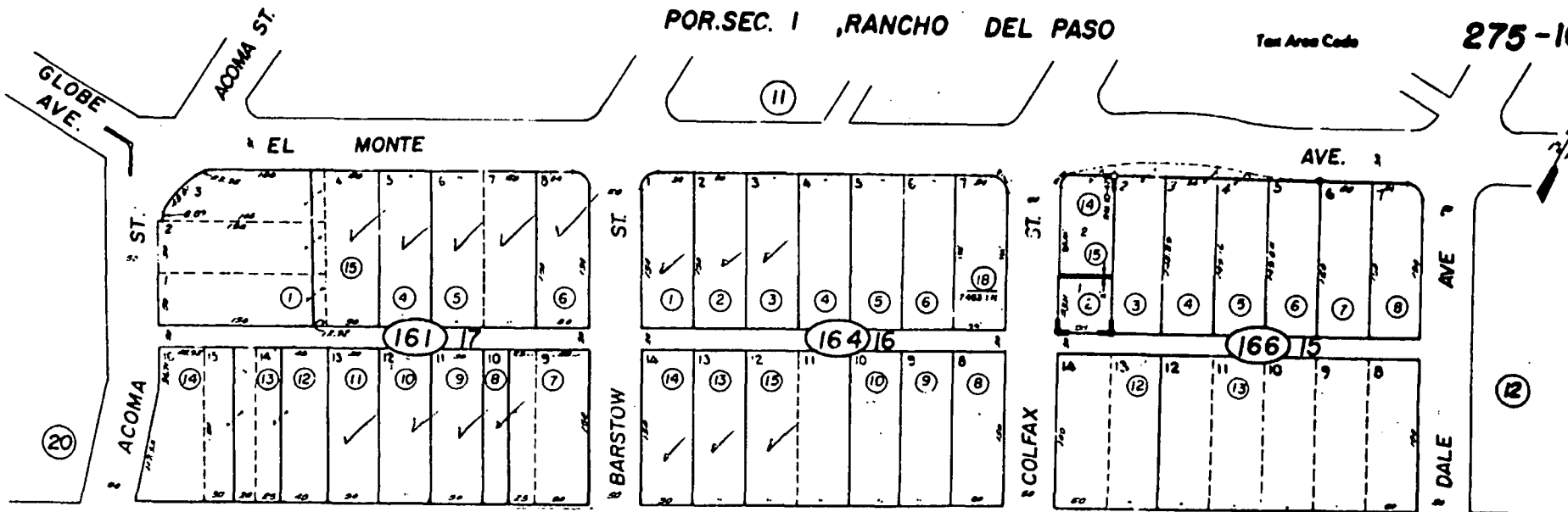
P 83-433

2-9-84 No 2 DEL

POR. SEC. 1 ,RANCHO DEL PASO

Tax Area Code

275-16



P 83433

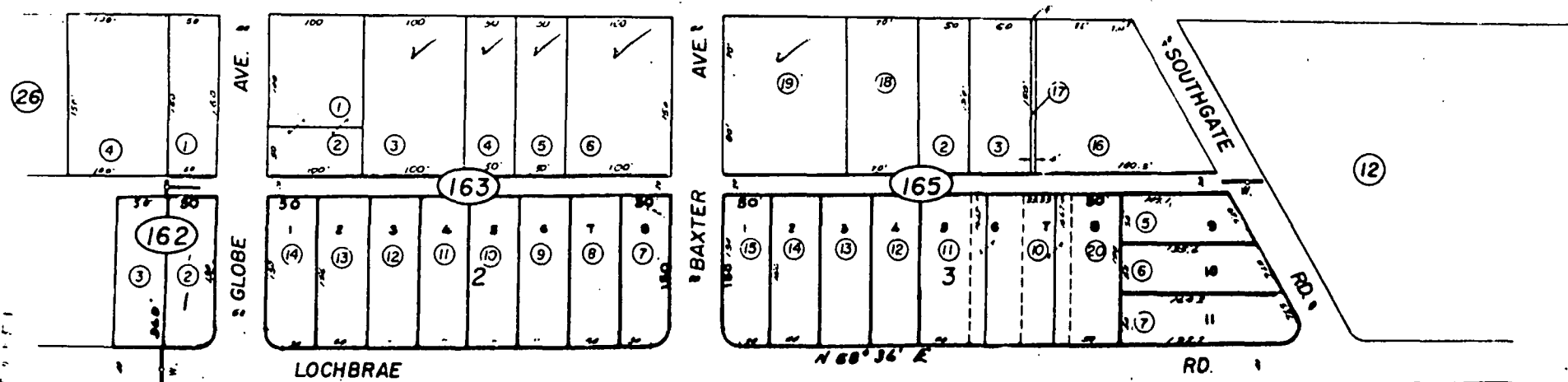
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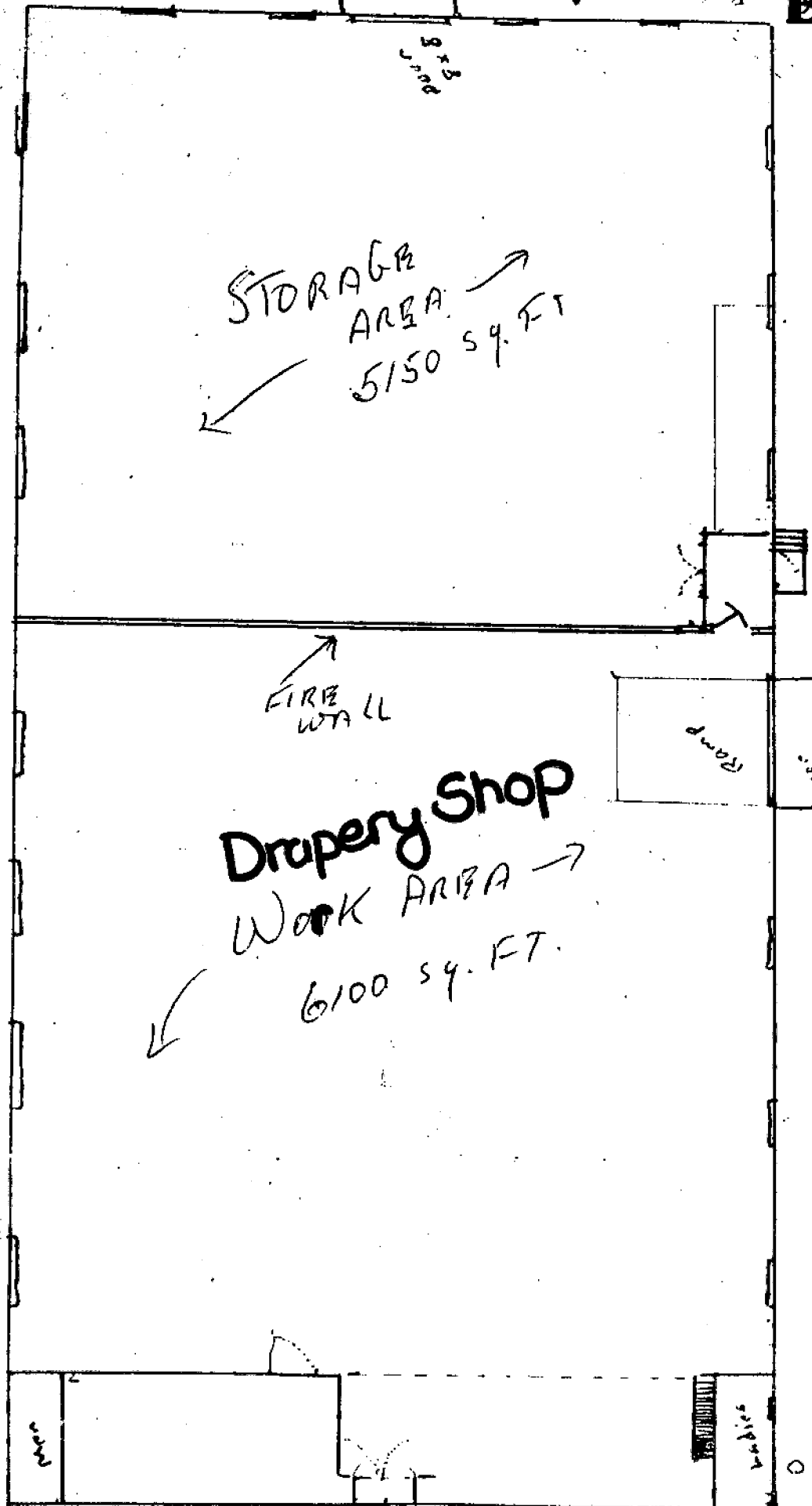
North Sacramento Sub. No. 9, R.M. Bk. 15, Pg. 2  
Woodlake, R.M. Bk. 17, Pg. 8

NOTE—Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk 275-Pg. 16  
County of Sacramento, Calif.

Alley

EXHIBIT A

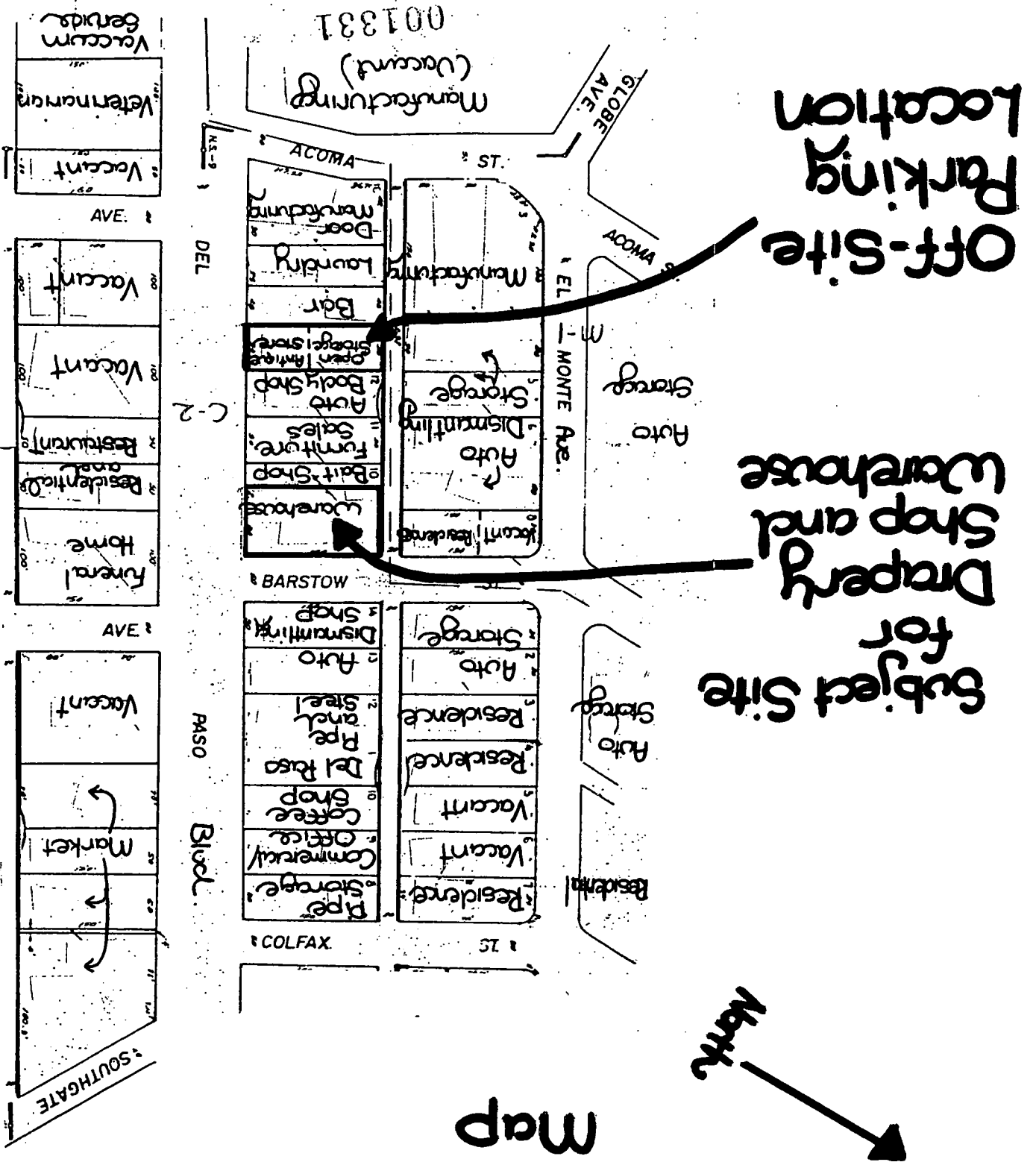


Barstow Street

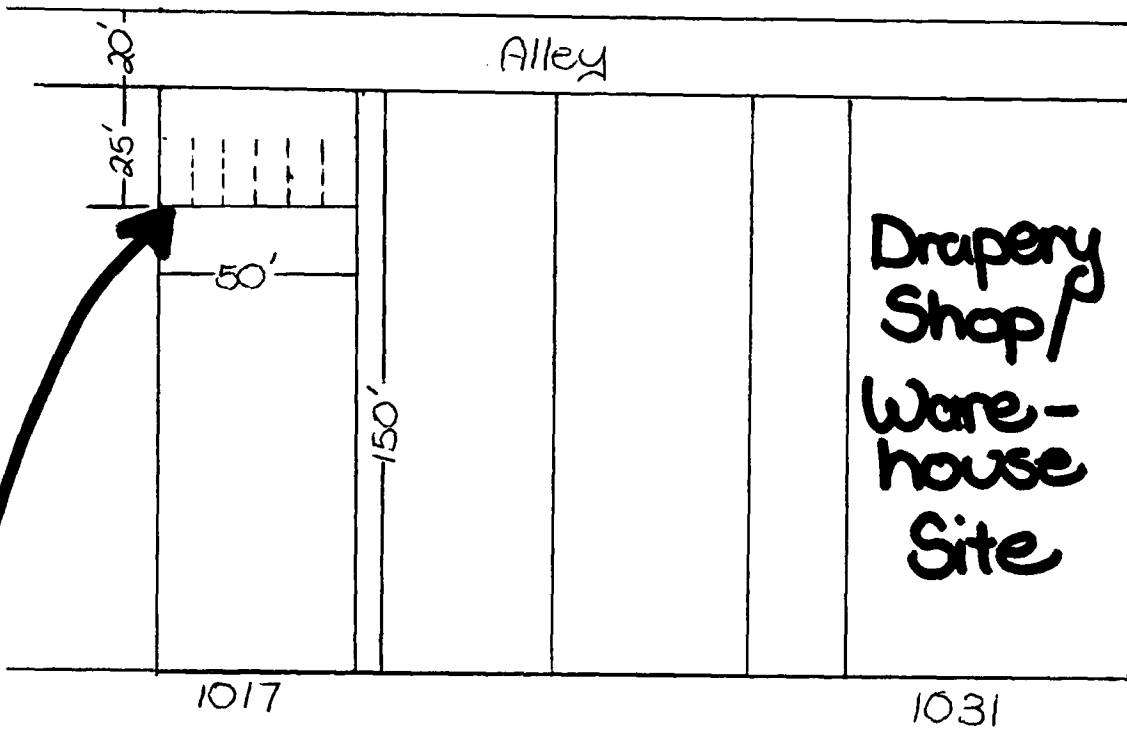
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# EXHIBIT B

## Land Use and Location Map



# EXHIBIT C



Barstow St.

Del Paso Blvd.

Scale 1"=50'

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Paved Area to be leased for parking (25'x50')