

CITY PLANNING COMMISSION

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

APPLICANT Horton and Pitalo, 1430 Alhambra Blvd., Sacramento, CA 95816
OWNER Harlan Karnolsky, 1113 Del Paso Blvd., Sacramento, CA 95815
PLANS BY Leo McGlade and Associates, 3417 Arden Way, Sacramento, CA 95825
FILING DATE 5-30-86 **ENVIR. DET.** 6-12-86 **REPORT BY** DH:tc
ASSESSOR'S-PCL. NO. 275-164-10,15

APPLICATION: A. Negative Declaration

B. Variance to expand legal non-conforming steel and pipe storage business in General Commercial (C-2) zone.

C. Variance to waive 11 of the required 14 onsite parking spaces for a 14,332 sq. ft. building in the C-2 zone.

LOCATION: 1113 Del Paso Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to expand and enclose an existing pipe and steel storage yard.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento Community Plan Designation: Special Planning District
Existing Zoning of Site: C-2
Existing Land Use of Site: Open steel storage yard and office building

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family; C-2	Front:	0	50 ft.
South: Shopping center, super market; C-2	Side(Int):	0	0
East: Restaurant, office; C-2	Side(St):	0	0
West: Auto wreckers; C-2	Rear:	alley 0	0

Parking Required: 14 spaces at one space/1,000 sq. ft.
Parking Provided: Three spaces; one handicapped floor area

Property Dimensions: 150 ft. x 150 ft.
Property Area: 0.51+ acres
Square Footage of Building: 14,332 sq. ft.
Height of Building: One story, 24 feet
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Materials: Concrete tilt up; decorative facade; sliding doors
Roof Material: Tar and felt
Employees: Three to four
Hours of Operation: 7 a.m. to 6 p.m., monday - friday
Existing Office Area: 456 sq. ft. (to be demolished)

PROJECT BACKGROUND:

On July 10, 1986, the City Planning Commission heard the subject request for a larger 21,388 square foot building which was denied. The Commission approved a lot line merger to merge two parcels. Prior to Council hearing, staff worked out a compromise plan. On August 13, 1986, the City Council heard an appeal filed by the applicant. The Council directed the applicant to submit revised plans showing reduced building area and outdoor parking (Exhibit A). The applicant has worked out a mutually acceptable alternative to the original proposal which will allow future commercial development of the site if Del Paso Pipe and Steel moves (Exhibit B). Del Paso Pipe and Steel has been located at the subject site for over 35 years. When North Sacramento was merged with the City, the business was a legal non-conforming use in the General Commercial, C-2 zone. The applicant wishes to enclose the storage yard. The request requires a variance to allow the expansion of a non-conforming use in the C-2 zone and to waive 11 of the required 14 parking spaces for an industrial warehouse use.

The applicant proposes to remove the existing small office building on the site and construct a 14,332 square foot concrete tilt-up storage building which will cover 64% of the site. Parking will be provided outside the building as shown on the site plan. The use employs four to five people daily. The applicant has also indicated he could provide more interior parking along the east property line if necessary. Materials will be stored on vertical shelving rising 24 feet to the ceiling.

In order to expand a legal non-conforming use, a variance is required in the C-2 zone. In order to waive 11 required onsite parking spaces, a parking variance is required.

PROJECT EVALUATION:

- A. Land Use and Zoning: The subject site contains 0.51 developed acres on two parcels in the General Commercial (C-2) zone. The 1984 North Sacramento Community Plan designates the site as a "Special Planning District." The purpose of establishing the special planning district is to "allow for flexible mix of uses that capture benefits from the light rail development", (page 21, 1984 North Sacramento Plan). The work has been commenced on the development of the special planning district zoning to achieve the land use mixes appropriate in the two Special Planning Districts in North Sacramento. Staff finds the proposed use consistent with the land use goals of the Community Plan and the standards of the existing C-2 zoning.
- B. Variance - Expand a Non-Conforming Use: Under the non-conforming use provisions, Section 12, A-12, non-conforming uses can be expanded where net benefits result. Staff has determined that a new building and onsite truck loading are benefits from the project, the project as proposed will result in a net benefit to the area in the long term.

Staff also finds the variance consistent with the General Plans in the area. The 1984 North Sacramento Community Plan designates the area as Special Planning District (SPD). The purpose of the SPD as previously

stated is to support land uses appropriate for light rail. Uses encouraged along light rail are general commercial, office and multi-family residential where higher ridership is anticipated. The light rail corridor may become an inducement to office and commercial development in underdeveloped and under-utilized parcels near the light rail line. By granting a variance to expand the legal non-conforming steel and pipe storage yard in the manner proposed, the City may preclude immediate changes to the area to support light rail. The revised building of 14,332 square feet will allow commercial conversion in the future. Staff finds the proposed project consistent with purpose and intent of the Special Planning District in the North Sacramento Community Plan.

- C. Parking Variance: The applicant is required to provide onsite parking at a ratio of one space per 1,000 square feet of floor area yielding 14 required spaces. The applicant's site plan shows three spaces and one handicapped space. Total employees are three to four so that onsite parking will be adequate.

- D. Truck Maneuvering: The applicant indicates currently steel is loaded in the Del Paso Blvd. right-of-way. Staff confirmed this practice. It is against City Code to block travel lanes to load and unload materials. The applicant indicated the proposed project will allow onsite loading and unloading without congesting Del Paso Blvd. Staff supports the efforts to provide onsite loading areas. It is, therefore, recommended that any improvement to the site can be designed to accommodate truck loading.

- E. Agency Comments: The following City Departments reviewed the proposed project with the following comments:
 - 1. City Traffic Engineer
 - a. Recommend denial of the parking variance.
 - b. No comment on lot merger.
 - c. Doors within 20 feet of the property line are prohibited by Code Section 38.166(d). This is especially critical on a street such as Del Paso Boulevard with trains expected at 15 minute intervals.
 - d. The total driveway length exceeds the maximum permitted by code.
 - e. All trucking must be able to enter the site head first, turn around on-site and leave head first. It is strongly suggested the alley be improved and used for truck entrance.
 - 2. Community Services, Fire Department, City Engineer, no comments at time of report.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration.
- B. Approve the variance to expand a legal-non-conforming steel and pipe storage yard in the C-2 zone subject to conditions and based upon findings of fact which follow:
- C. Approve the variance to waive 11 of the required 14 onsite parking spaces subject to conditions and based upon findings of fact which follow:

Conditions:

1. The applicant shall submit detailed landscaping and irrigation plans to the Planning Director for review and approval prior to issuance of building permits.
2. The exterior building elevations and materials are to be reviewed and approved by the Design Review Board staff prior to issuance of building permits. The door shall be painted a color to match the walls.
3. The lot shall be graded and improved to City Standards and to the satisfaction of the City Engineer.
4. Driveways and curb-cuts shall meet the design requirements for commercial driveways to the satisfaction of the City Traffic Engineer.
5. The fence along the Del Paso Boulevard frontage shall not exceed eight feet in height. No materials are to be stored higher than eight feet or above the fence height so to be visible from Del Paso Boulevard. The material of the fence shall be consistent with material used for the building.
6. The variance to waive 11 of 14 required spaces is for the Del Paso Pipe and Steel use. If a change in nonconforming use of the subject site occurs, a new variance will be required or evaluation of parking conducted prior to new occupancy.
7. Any new commercial or office use of the site will require construction of a new parking lot similar to that depicted on Exhibit B with the addition of tree shading of the lot.

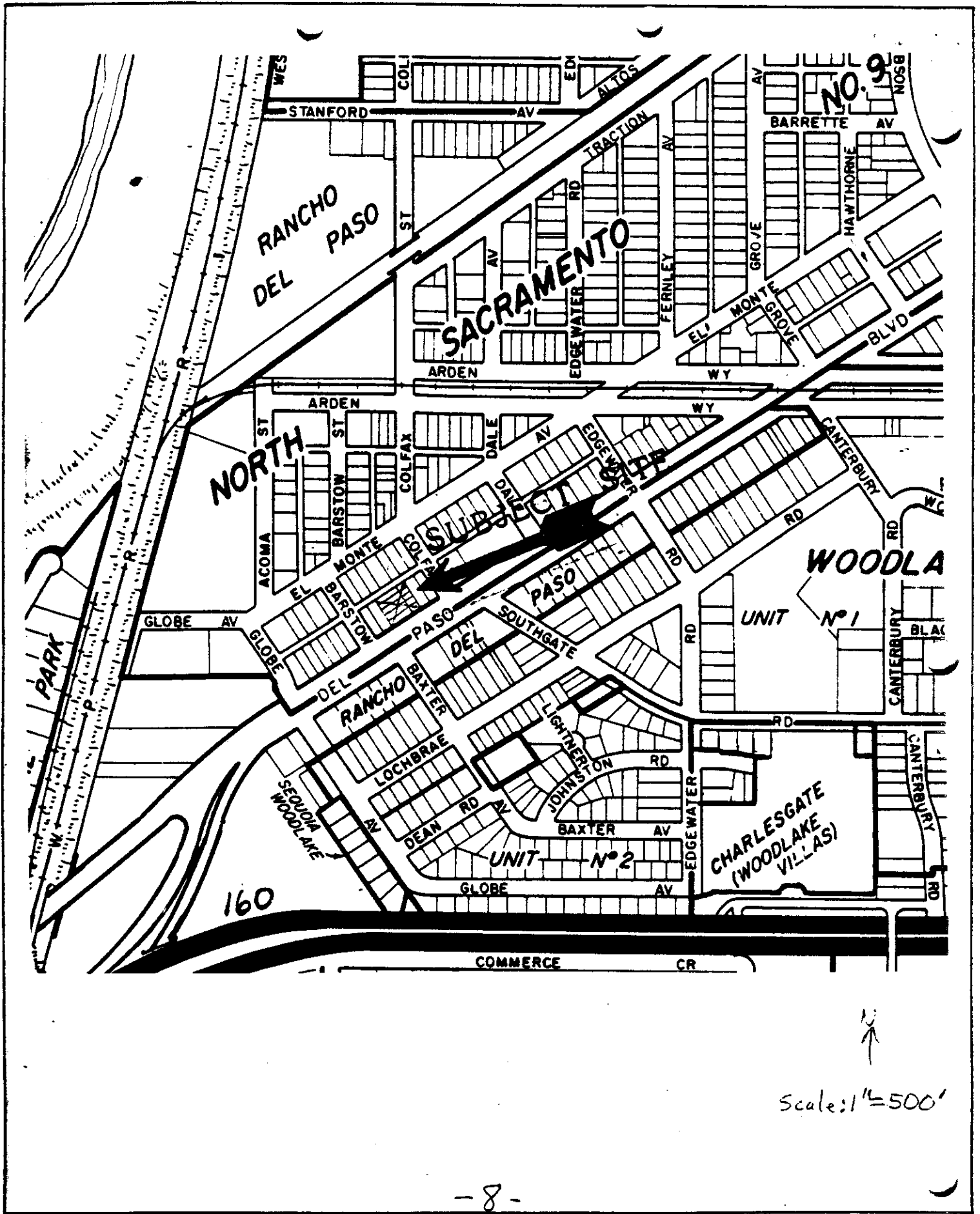
Findings of Fact - Use Variance

1. The applicant has demonstrated that extraordinary circumstances exist which require the intensification of the non-conforming use which allows the future commercial development should Del Paso Pipe and Steel relocate.
2. Granting the variance subject to conditions would not constitute a special privilege being extended to one property owner in that under

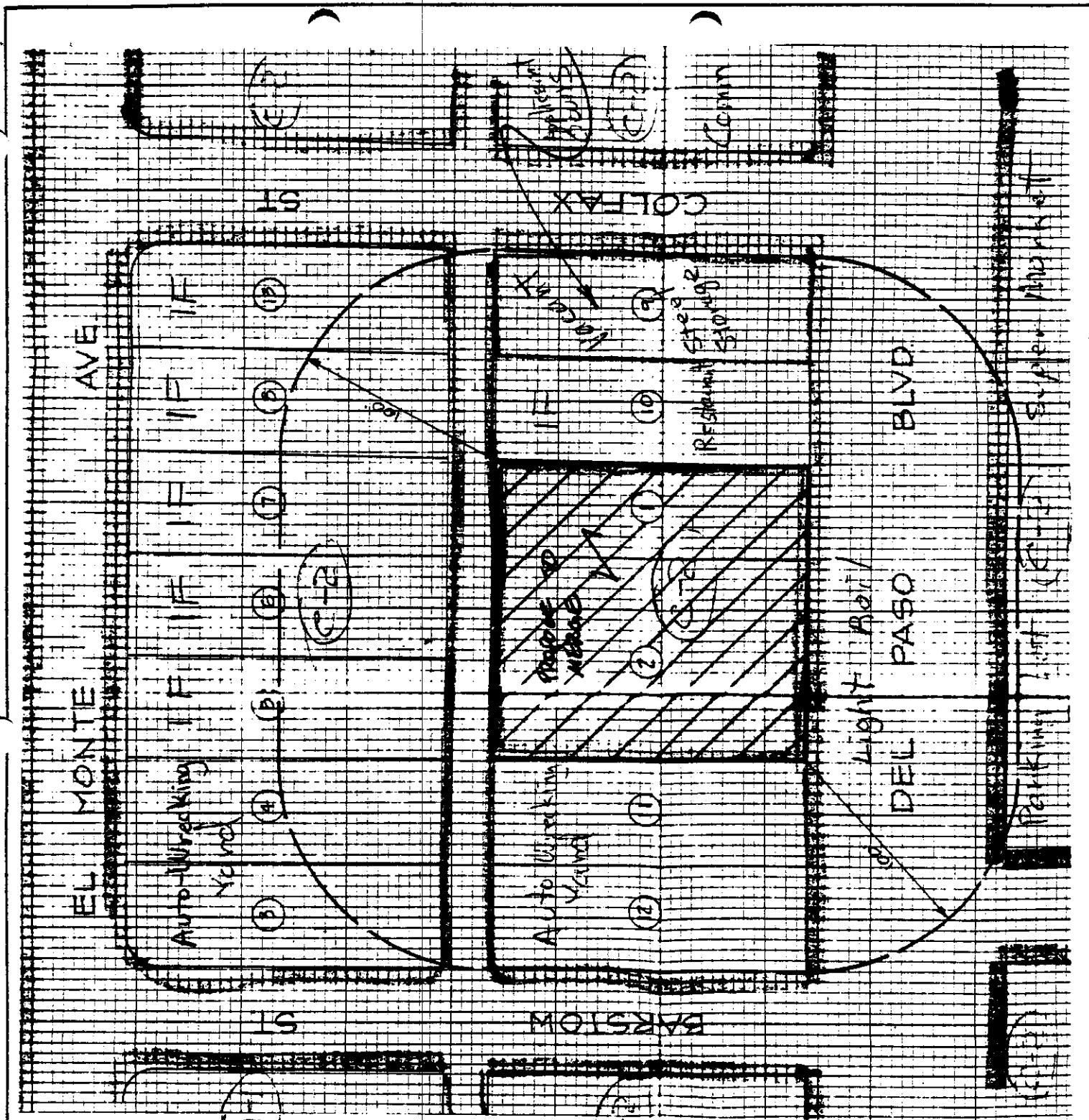
similar circumstances, legal non-conforming uses would be allowed to expand where the use is compatible with the general plan and does not preclude future office or commercial uses compatible with Light Rail.

Findings of Fact - Parking Variance

1. The applicant has demonstrated unusual hardship to require waiver of required parking in a C-2 zone.
2. Granting of the variance would not constitute a special privilege being extended to one property owner in that under similar circumstances, onsite parking may be waived for expansion of legal non-conforming uses.
3. Granting of the variance would not be detrimental to the surrounding properties and general welfare in that the parking reduction would not increase the on-street parking demand in the area.
4. The project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated as a Special Planning District in the 1984 North Sacramento Community Plan and the proposed use conforms with the plan designation.



VICINITY MAP

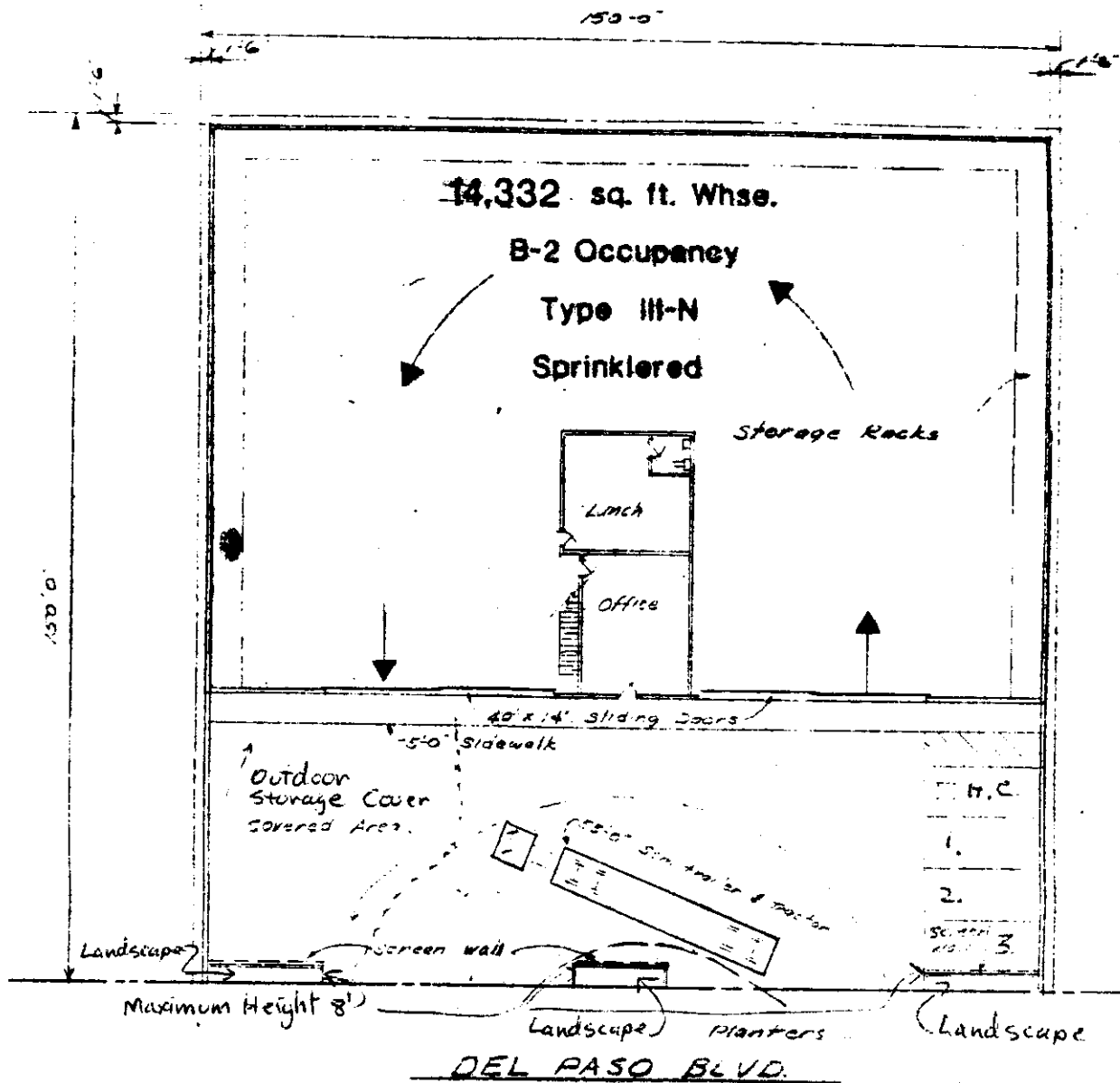


Zoning - C-2 Entire area unless otherwise noted.

Scale 1" = 75'

- 9 -

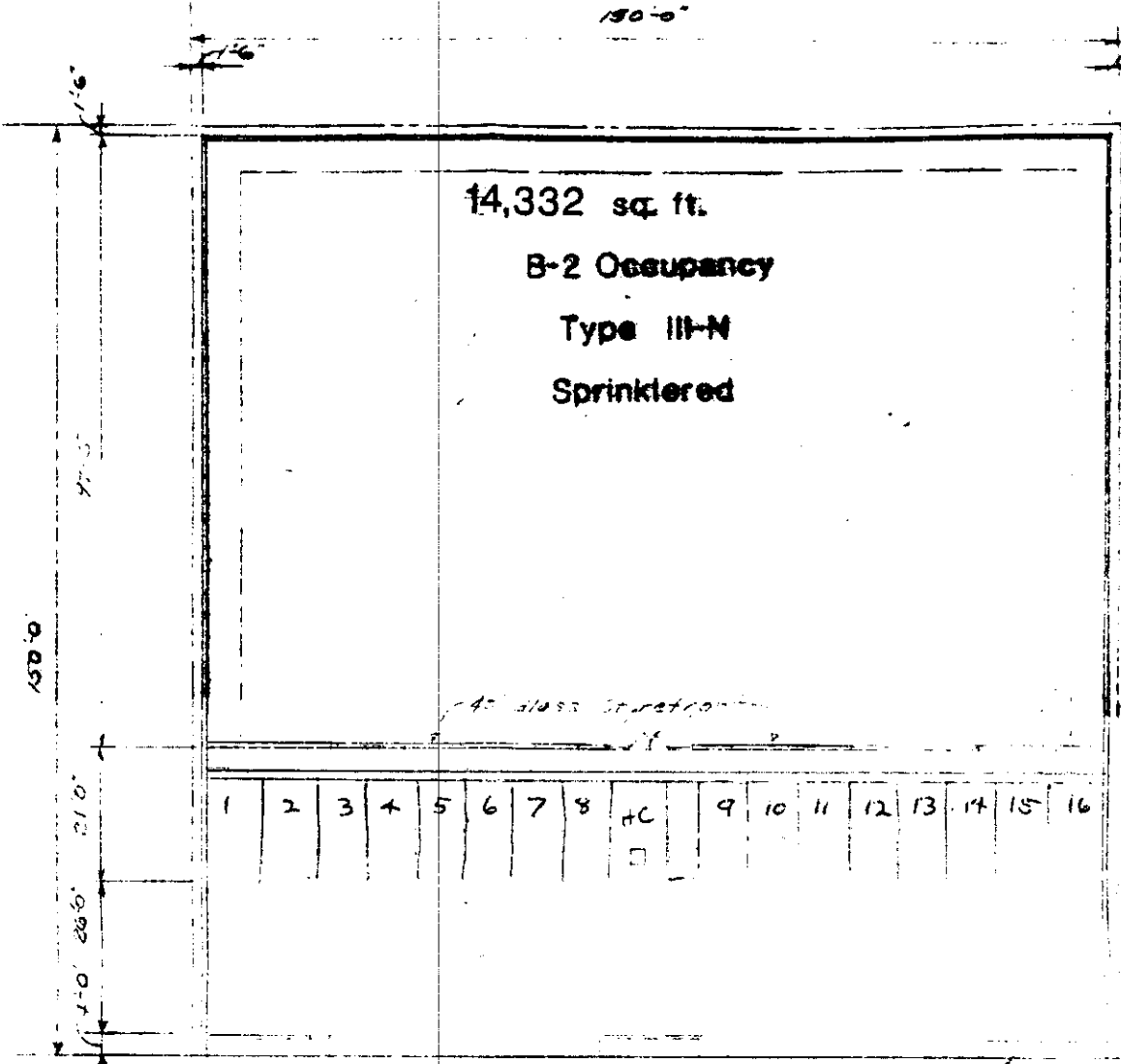
LAND USE & ZONING MAP



PROPOSED SITE & FLOOR PLAN

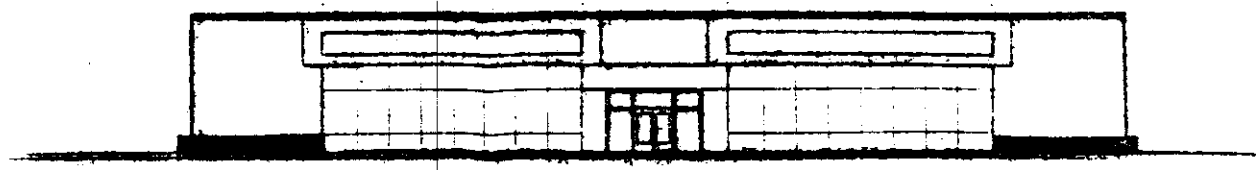


ELEVATION



Planters
DEL PASO BLVD.

FUTURE SITE & FLOOR PLAN.



ELEVATION