

CITY PLANNING COMMISSION

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

APPLICANT MICHAEL D. AJAY, 2300 A Sutterville Road, Sacramento, CA 95822
OWNER Five Star Properties, 8401 Jackson Road, Sacramento, California
PLANS BY Leo McGlade and Associates, 3417 Arden Way, Suite A, Sacramento, CA
FILING DATE 12/30/88 ENVIR. DET. Neg. Dec. REPORT BY BW:vf
ASSESSOR'S PCL. NO. 035-093-002

APPLICATION: A. Negative Declaration
B. Variance to waive 42 of the required 47 parking spaces for a 4,700 sq. ft. martial arts teaching center on .9+ developed acres in the Light Industrial Review (M-1R) zone.

LOCATION: 6260 Belleau Wood Lane #2

PROPOSAL: The applicant is requesting the necessary entitlements to waive 42 parking spaces to allow a martial arts center within a warehouse building.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial Warehouse

1984 Airport Meadowview
Community Plan Designation: Industrial
Existing Zoning of Site: M-1R
Existing Land Use of Site: Warehouse

Surrounding Land Use and Zoning:

North: Warehouse, M-1R
South: Warehouse; M-1R
East : Vacant warehouse; M-1R
West : SPRR right-of-way; R-1

Parking Required: 47 spaces (1:100)
Parking Provided: 5 (per each use)
Property Dimensions: 200' x 181'
Property Area: .9+ acres
Square Footage of Building: 19,200 sq. ft.
Height of Building: 1 story
Topography: Flat
Street Improvements: Existing
Utilities: Existing

A. Project Evaluation: Staff has the following comments:

The subject site consists of one parcel totaling .9+ developed acres in the Light Industrial Review (M-1R) zone. The subject site is within the Executive Airport Industrial Park. The General Plan designates the site for Heavy Commercial or Warehouse, and the 1984 Airport Meadowview Community Plan designates the site for Industrial. Surrounding land uses consists of a warehouse use to the north and south, zoned M-1R; a vacant warehouse building to the east, zoned M-1R, and the Southern Pacific Railroad right-of-way to the west, zoned R-1.

APPLC. NO. P89-043 MEETING DATE February 9, 1989 ITEM NO. 25

B. Applicant's Proposal:

The applicant is requesting a variance to waive 42 of the required 47 parking spaces in order to operate a martial arts teaching center. The proposed use will contain 200 square feet of office and 4,500 square feet of teaching area. The use will be located within a portion of an existing warehouse building. The applicant indicated to staff that approximately 50 clients will be at the site at any one time. There will be two separate classes (25 students) taught after 5:15 p.m. to approximately 8:30 p.m. The business's office hours will begin at 10:30 a.m., however, classes will not be taught before 5:15 p.m. The use will have a total of three employees per day. The use will be open Monday through Saturday.

C. Parking:

A total of one-hundred and eight (108) parking spaces are provided for the Industrial Park. Each warehouse use is allocated five parking spaces in front of the business. A total of four bicycle lockers are located throughout the Industrial Park site. The applicant indicated to staff that they are anticipating clients using twenty on-street parking spaces and twenty-five on-site parking spaces. Classes will not begin until after 5:15 p.m.

D. Staff Analysis:

Staff observed the surrounding land uses and found that a major warehouse building is vacant and two large lots are vacant adjacent to the subject site. Staff also observed that only two cars were parked at the site during normal business hours. Currently there is not a parking problem in the area as indicated by the existing tenants. In addition, there is not a high concentration of people working in the area. Staff spoke with surrounding businesses and they had no problems with the martial arts use occupying a portion of the warehouse as long as classes do not begin until after 5:00 p.m. Staff has no problems with the businesses hours of operation, however, classes shall not begin until 5:30 p.m. and shall end at 8:30 p.m. This will allow surrounding businesses which close at 5:00 p.m. enough time to vacate the premises to avoid any possible traffic or parking impacts. The majority of the industrial uses in the surrounding area close at 5:00 p.m. and are only open Monday through Friday. The classes ending at 8:30 p.m. will help prevent possible crime or loitering activity in the area. In conclusion, staff supports the variance to waive the 42 parking spaces subject to classes not beginning until 5:30 p.m.

Staff further recommends that the lease between the applicant and owner include language specifying hours for the martial arts classes shall operate after 5:30 p.m. Only a maximum of 50 students shall be allowed at the facility at any one time.

D. Agency Comments

The application was routed to the City's Traffic Engineer, Engineering and the City Building Inspection Divisions. No comments were received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact on the environment, therefore, a negative declaration has been prepared.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the variance to waive 42 of the required 47 parking spaces for a martial arts teaching center subject to conditions and based on findings of fact which follow:

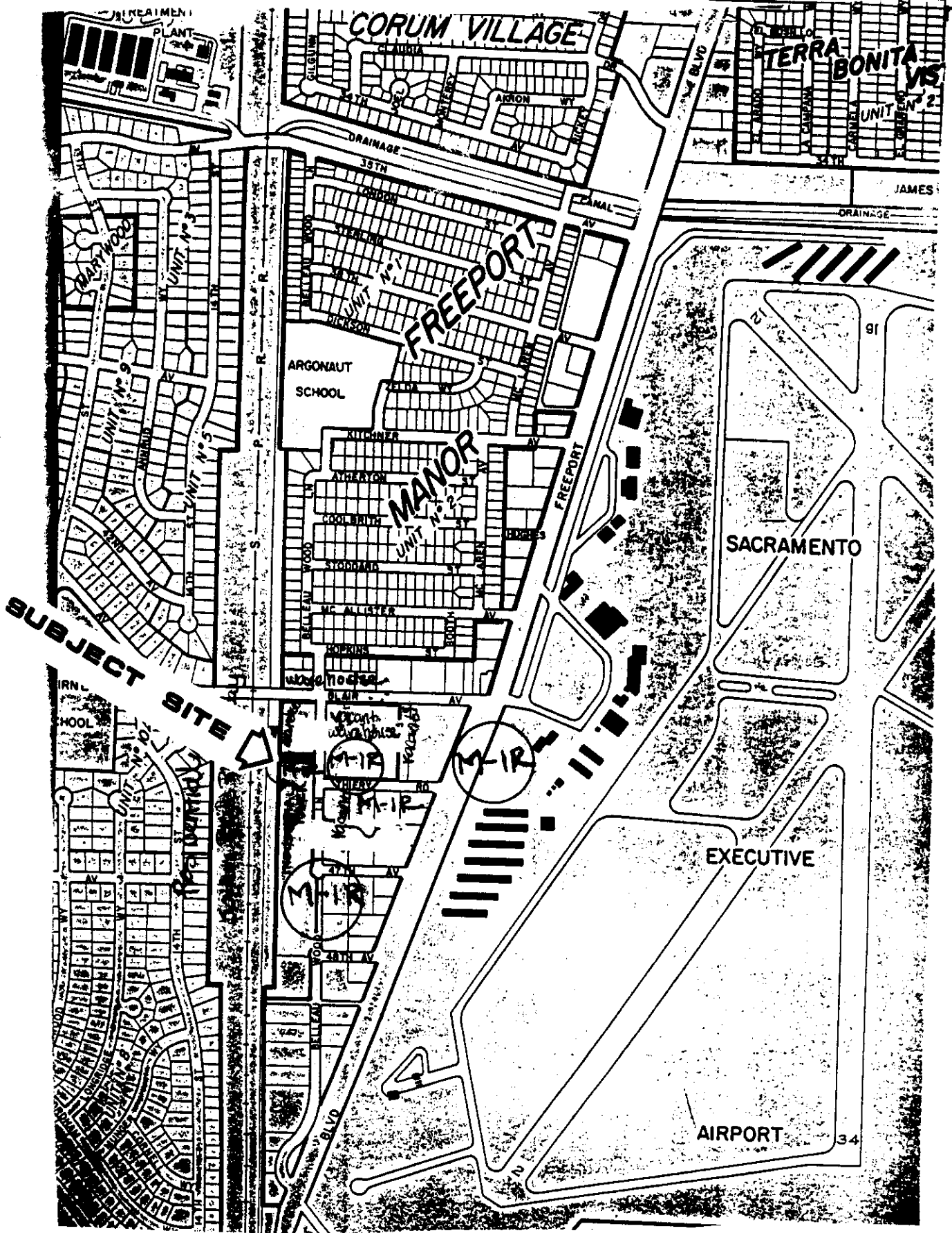
Conditions

1. The martial arts center classes shall begin after 5:30 p.m. and end at 8:30 p.m., Monday through Saturday.
2. The lease between the applicant and owner shall include language specifying hours for the martial arts classes shall operate after 5:30 p.m.
3. The applicant shall notify the Planning Department if the uses activity or class hours should change.
4. Only a maximum of 50 students shall be allowed at the facility at any one time.

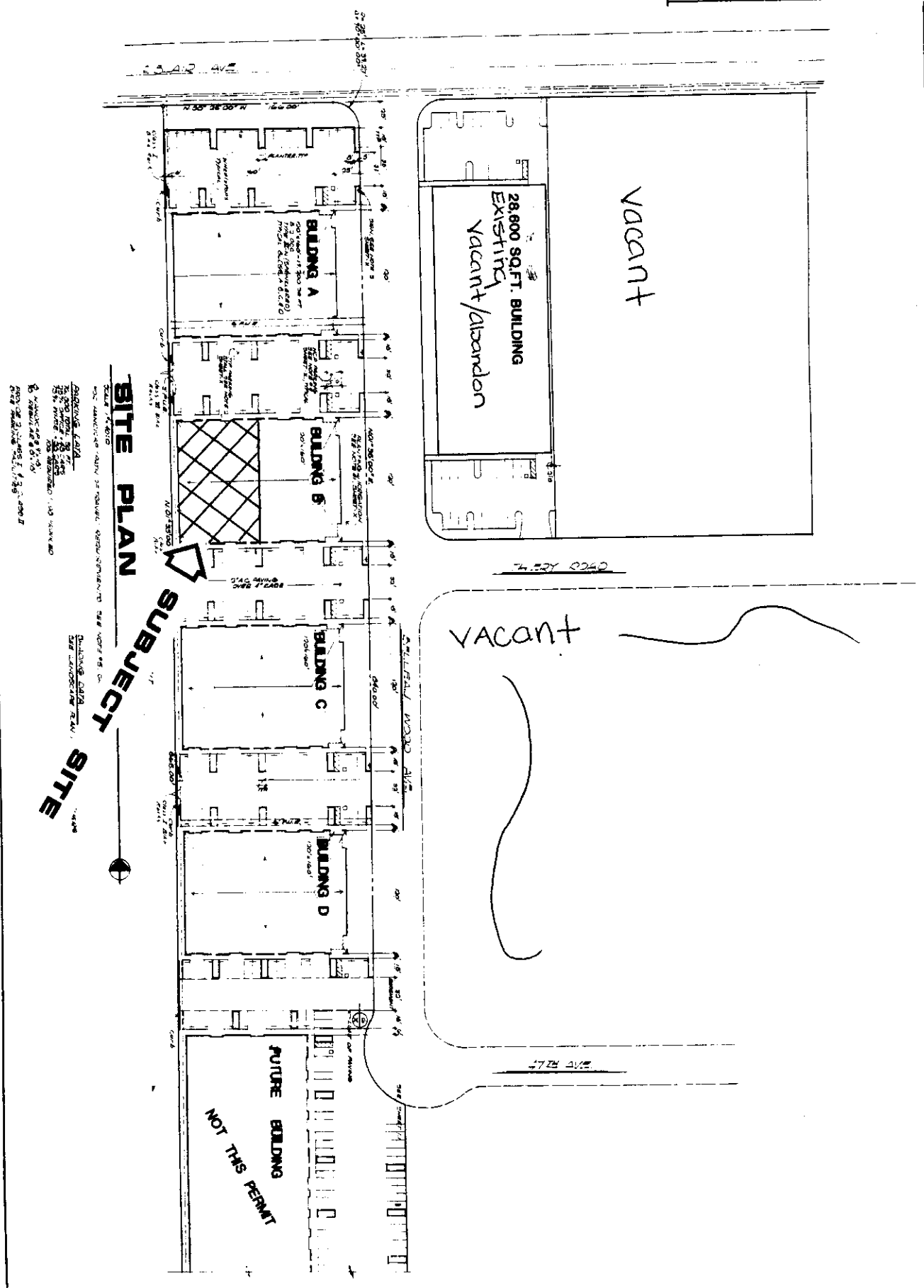
Findings of Fact

1. Granting the variance is not granting a use variance in that martial arts teaching centers are allowed in the M-1 zone.
2. Granting the variance, subject to conditions, does not constitute granting a special privilege in that:
 - a. the use will start classes after 5:30 p.m. only;
 - b. existing uses in the area close by 5:00 p.m. allowing available parking;

- c. a variance would be granted to any other property owner facing similar circumstances.
3. Granting the variance, subject to conditions, will not be injurious to the public health, safety or welfare nor create a nuisance in that:
- a. only a maximum of 50 students shall be allowed at the facility at any one time;
 - b. adequate parking on-site and on-street will be available after 5:00 p.m., and
 - c. only three employees will be at the facility during normal business hours.
4. Granting the variance is consistent with the General Plan and the 1984 Airport Meadowview Community Plan which designates the site for Heavy Commercial Warehouse and Industrial respectively.



VICINITY - LAND USE - ZONING

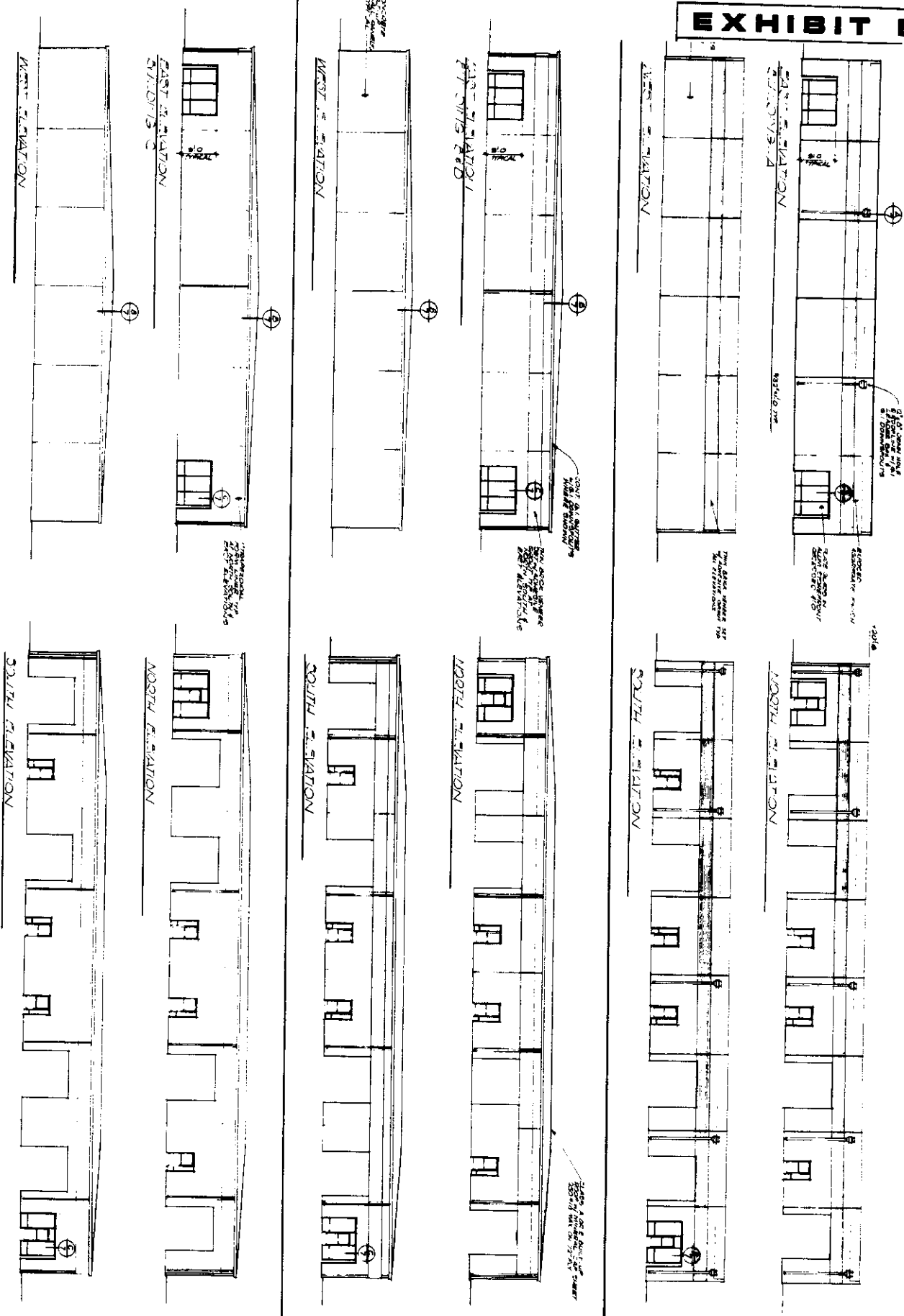


SITE PLAN
SUBJECT SITE

BUILDING DATA
 1. BUILDING A
 2. BUILDING B
 3. BUILDING C
 4. BUILDING D
 5. FUTURE BUILDING

<p>Leo McGlade & Associates, Inc. 3417 Arden Ave., Suite A, Sacramento, CA 95825 (916) 488-8380</p>	<p>DATE: 2-9-89</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT: P89-043</p>
	<p>DATE: 2-9-89</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT: P89-043</p>

EXHIBIT B



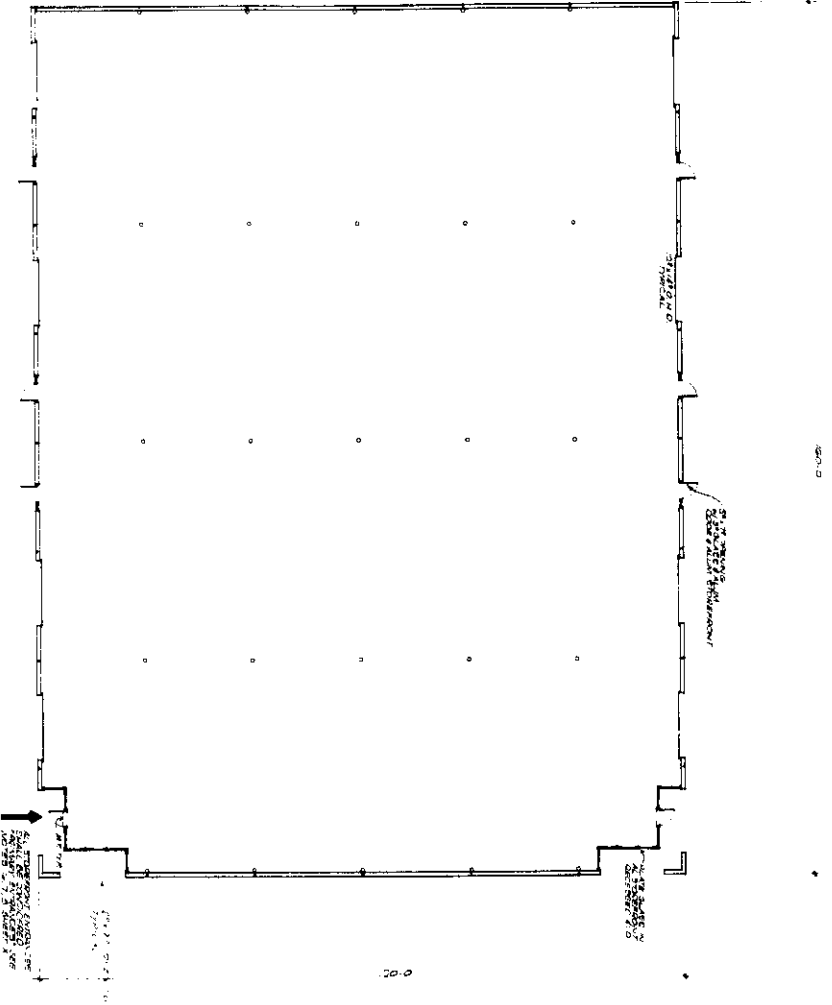
6	DATE: 01/07/80	PROJECT: 400 W. 14TH ST. BUILDING	<p>Leo McGlade & Associates, Inc. 3417 Arden Way, Suite A, Sacramento, CA 95825 (916) 486-6380</p>
	SCALE: 1/8" = 1'-0"	DESCRIPTION: EXHIBIT B - ELEVATIONS	
	DRAWN BY: J.M.	CLIENT: SACRAMENTO COUNTY	
	CHECKED BY: J.M.	DATE: 01/07/80	

P89-242

2-2-80

#25

FLOOR PLAN - BUILDING B
 SCALE: 3/8" = 1'-0"
 THIS FLOOR PLAN NOTED SEE SHEET # 2



<p>3</p>	<p>DATE: 01/15/02</p>	<p>PROJECT: 4 OFFICE WHEEL BUILDING</p>	<p>FLOOR PLAN BUILDING B</p>	<p>Leo McGlade & associates, inc.</p>	<p>REVISIONS</p>
	<p>01/15/02</p>	<p>01/15/02</p>	<p>01/15/02</p>		<p>1</p>

EXECUTIVE & SPORT INDUSTRIES, INC. 2424
 1500 W. 15TH AVENUE, SUITE 200, DENVER, CO 80202
 CITY OF SACRAMENTO, CA

#25