

CITY PLANNING COMMISSION

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

APPLICANT	MARY VENESKI, P O BOX 163207, Sacramento, California 95816				
OWNER	MARY VENESKI, P O BOX 163207, Sacramento, California 95816				
PLANS BY	William F. Staines, Jr. 7712 A Fair Oaks Blvd., Carm. CA 95608				
FILING DATE	8/7/87	ENVIR. DET.	Ex 15311 (b)	REPORT BY	CV/vf
ASSESSOR'S-PCL. NO.	010-0124-027				

APPLICATION: Variance to locate five required parking spaces off-site. (14)

LOCATION: 2117 - 28th Street

PROPOSAL: The applicant is requesting the necessary entitlements to locate five required parking spaces off-site for a 5,625 sq. ft. converted office located at 2101-28th Street.

PROJECT INFORMATION:

1980 Central City Community	
Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Outdoor storage

Surrounding Land Use and Zoning:

North:	Alley; C-2
South:	Vacant; C-2
East :	29th Street, I-80; TC
West :	Apartments; C-2

Parking Required:	5 spaces
Parking Provided:	7 spaces
Property Dimensions:	Irregular
Property Area:	0.04+ acres
Topography:	Flat
Street Improvements & Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is zoned General Commercial (C-2) and is used for outdoor storage. Surrounding land uses include an alley to the north, vacant to the south, 29th Street, I-80 to the east and apartments to the west.

B. Staff Evaluation

The applicant proposes to convert an existing 5,625 sq. ft. office/warehouse to 100 percent office use. This office is located at the southeast corner of 28th Street and U Street. This office building covers most of the site and thus no space is available for on-site parking.

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The conversion to 100 percent office will require off-site parking. On July 6, 1987, Planning staff completed a determination regarding parking requirements for this proposal. Staff concluded since parking was never provided on-site, a parking credit of nine spaces (office/warehouse) can be given. A total of 14 spaces are required for the 5,625 sq. ft. converted office (1:400 ratio). Therefore, the 14 spaces minus the nine credit would require a total of five parking spaces to be provided off-site.

The applicant proposes to locate seven parking spaces off-site, approximately 100+ feet south of the office/warehouse building. The project site is presently paved and would use the adjacent paved 20 foot wide alley to provide a portion of the required backout and maneuvering. The remaining required six feet for backout and maneuvering would be provided on-site. Staff has no objection since the Zoning Ordinance permits using an alley for backout and maneuvering area. The remainder of the site along 28th, 29th Streets and along the south property line would be landscaped (see site plan). Staff finds the location of the off-site parking lot to be a reasonable distance from the office/warehouse building. During a field inspection of the site, staff noticed additional on-street parking available on 28th Street, 29th Street and U Street. With the exception of no parking allowed on the east side of 29th Street, there are no other parking limitations for 29th Street, 28th Street or U Street. Staff finds the proposed seven parking spaces to be adequate for the proposed conversion to 100 percent office.

Staff recommends, as a condition of approval, the following be recorded on the deed for APN: 010-0124-027, to be used as a parking lot only to provide the required parking for the existing office located at 2101 - 28th Street (APN: 010-0124-003).

In addition, a parking facilities permit shall be filed with the Building Department prior to beginning the conversion of the site to a parking lot.

The subject site is presently enclosed with a six foot high cyclone fence. A boat is presently stored on this site. Staff recommends this chain link fence be removed. This would enhance the appearance of the site. The site will no longer be used for outdoor storage and, therefore, the existing cyclone fence is not necessary for security. The applicant has agreed to remove the cyclone fence.

Two existing driveways provide access to the site from 28th and 29th Streets (see site plan). Staff recommends these two driveways be removed and the curb, gutter and sidewalk be restored to the satisfaction of Traffic Engineering. The applicant has agreed to comply with this recommendation.

C. Interdepartmental Review

This project was reviewed by the City Departments of Traffic Engineering, Engineering, Real Estate and the Old Sacramento City Association and the following comments were received:

Engineering

The alley adjacent to the subject site must comply with City Standards.

Sacramento Old City Association

If the fence is to be exposed, we would prefer it be something more presentable than chain link.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined this project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15311(b)).

RECOMMENDATION: Staff recommends the following actions:

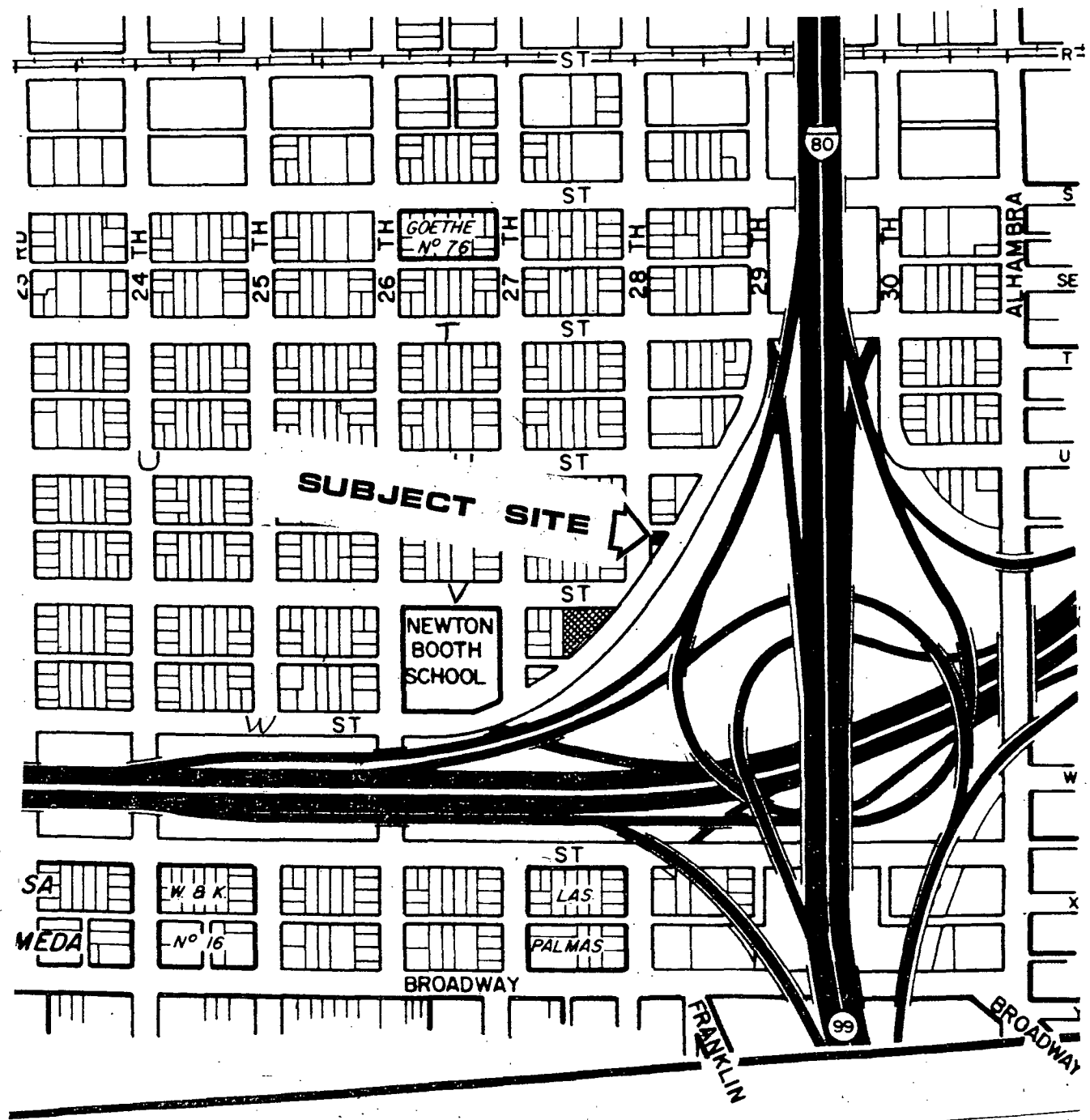
Approval of the variance to allow five required parking spaces to be located off-site based upon conditions and findings of fact which follow:

Conditions

1. Applicant shall remove two driveway approaches as shown on the site plan and restore curbs, gutters and sidewalks to the satisfaction of Traffic Engineering.
2. Applicant shall remove the existing cyclone fence.
3. The following shall be recorded on the deed for APN:010-0124-027 to be used as a parking lot to provide the required parking for the existing office located at 2101-28th (APN: 010-0124-003).
4. A detailed landscape/irrigation plan shall be submitted to the Planning Director for review and approval prior to issuance of a parking facilities permit.
5. A parking facilities permit shall be filed with the Building Department prior to beginning the conversion of the site to a parking lot.

Findings of Fact

1. Granting the variance would not constitute a special privilege extended to an individual applicant in that any applicant facing similar circumstances would be granted a variance approval.
2. Granting the variance would not be injurious to public health, safety or welfare in that (a) adequate visibility for motorists has been provided; (b) adequate landscaping has been proposed along 28th and 29th Streets.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for General Commercial by the 1980 Central City Community Plan and the off-site parking conforms with the land use designation.



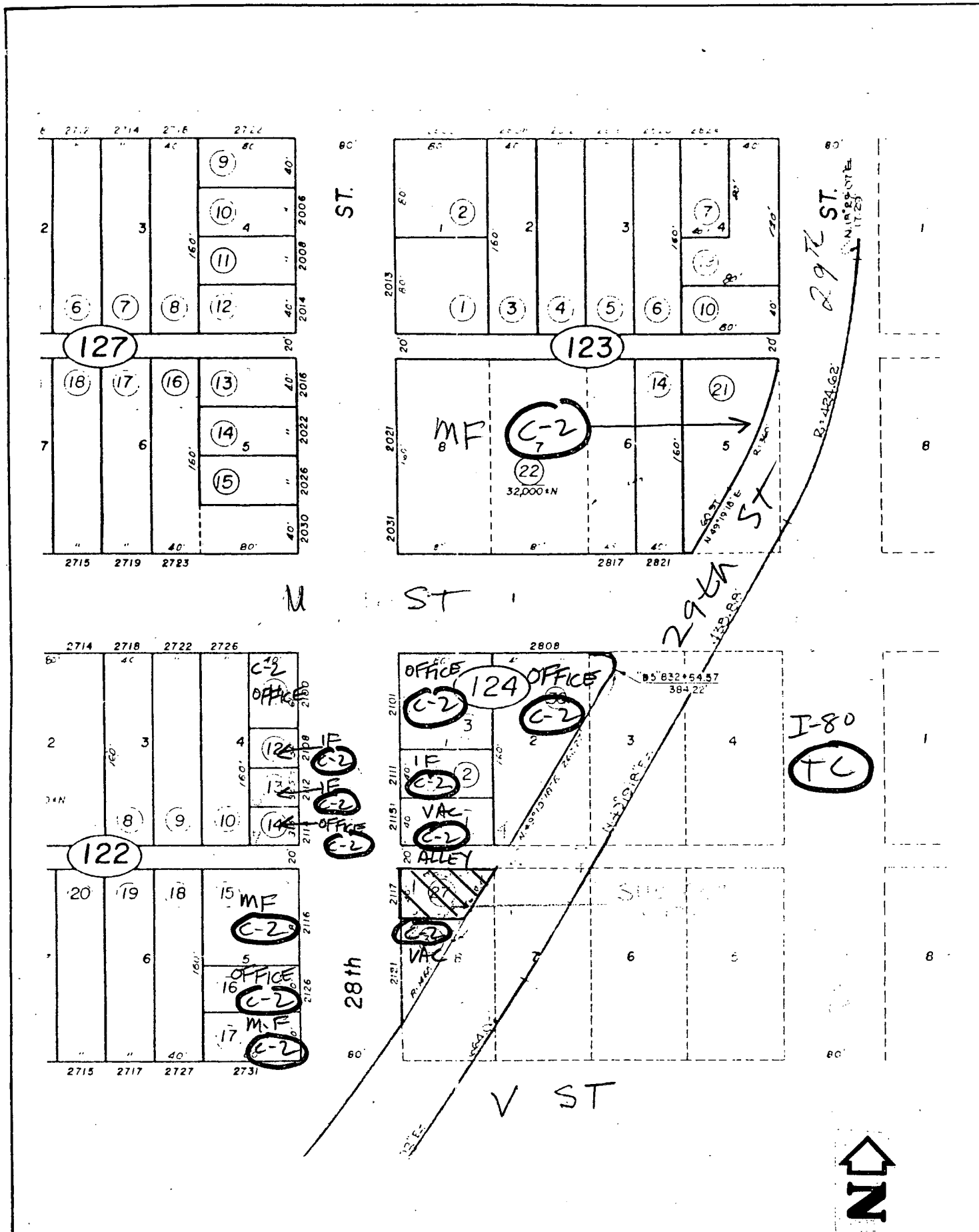
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LAND USE & ZONING MAP

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