

CITY PLANNING COMMISSION

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

APPLICANT Wagenknecht/Architect, 1329 Howe Avenue No. 110, Sacto, CA 95825
OWNER Jim Luscutoff, 2262 Moorbrook, Sacramento, CA 95826
PLANS BY Wagenknecht Architect, 1329 Howe Avenue No. 110, Sacramento, CA 95825
FILING DATE 8/4/88 ENVIR. DET. Cat Ex. 15303(e) REPORT BY DH:pe
ASSESSOR'S PCL. NO. 061-031-011

APPLICATION: Variance to reduce the required backout maneuvering area from 26 feet to 24 feet for one standard car parking stall on 0.15+ vacant acres in the Heavy Industrial M-2(s) Zone.

LOCATION: 8121 Belvedere Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 3,845 sq. ft. auto engine machine shop and provide four parking spaces.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial/Warehouse
Existing Zoning of Site: M-2(s)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: M-2(s); Warehouse	Front:	25' Planter;	25' Planter 50 for bldg.
South: M-2(s); Commercial-Warehouse	Side(Int):	0'	0'
East: M-2(s); Warehouse	Side(St):	0'	0'
West: M-2(s); Jiffy Lube	Rear:	0'	0'

Parking Required: 4 spaces
Parking Provided: 4 spaces
Property Dimensions: 60' x 110'
Property Area: 0.15+ acres
Square Footage of Building: 3,845 sq. ft.; 500 sq. ft. office, 3,345 sq. ft. warehouse
Height of Building: One story, 20 ft.
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Concrete block; glass storefront window system
Roof Material: Tar

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site is a 0.15+ vacant acre lot in the Heavy Industrial (M-2(s)) Zone. The 1988 General Plan designates the site for Heavy Commercial/Warehouse

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APPLC. NO. P88-347 MEETING DATE September 22, 1988 ITEM NO. 22

uses. Surrounding land uses include a Jiffy Lube to the west, warehouse and heavy commercial uses to the north, south and east. The subject site has building walls constructed on all adjacent property lines except the street frontage.

B. Project Description:

The applicant proposes to construct a 3,845 square foot concrete block building to allow an engine machine shop to occupy the site. Approximately 500 sq. ft. of the building is proposed for office use and 3,345 sq. ft. for engine rebuilding.

C. Site Plan Analysis:

The site plan shows the required 25 foot landscape setback area along Belvedere Avenue with a four space parking lot. The two parking spaces adjacent to the east property line include portable concrete wheel stops with one space designated as a compact space and one regular stall. The west parking area contains a handicap space and regular space. Staff notes that if a trash enclosure will be necessary, the 63 ft. long building will require reduction or a recess into the building to allow placement of a dumpster unit and trash enclosure.

The variance to reduce the backout maneuvering area is necessary for one space since the total width of the lot is 60 feet and a total of 62 feet is necessary for the placement of two rows of 90 degree parking and 26 feet of back-out maneuvering. Staff's proposed site plan shows the space with reduced backout maneuvering located adjacent to the landscape planter so that backing out area is increased. Staff does not support vehicles backing out into the Belvedere right-of-way.

Due to the site dimensions and previous construction on adjacent lots, staff finds that a hardship exists warranting the reduction of backout maneuvering for one space. With the relocation of the designated reduced maneuvering area, staff supports the variance.

D. Agency Review:

The proposed project has been reviewed by the City Engineering, Traffic Engineering, Building Inspections, Fire Marshall's Office and Real Estate Divisions with no adverse comments received.

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

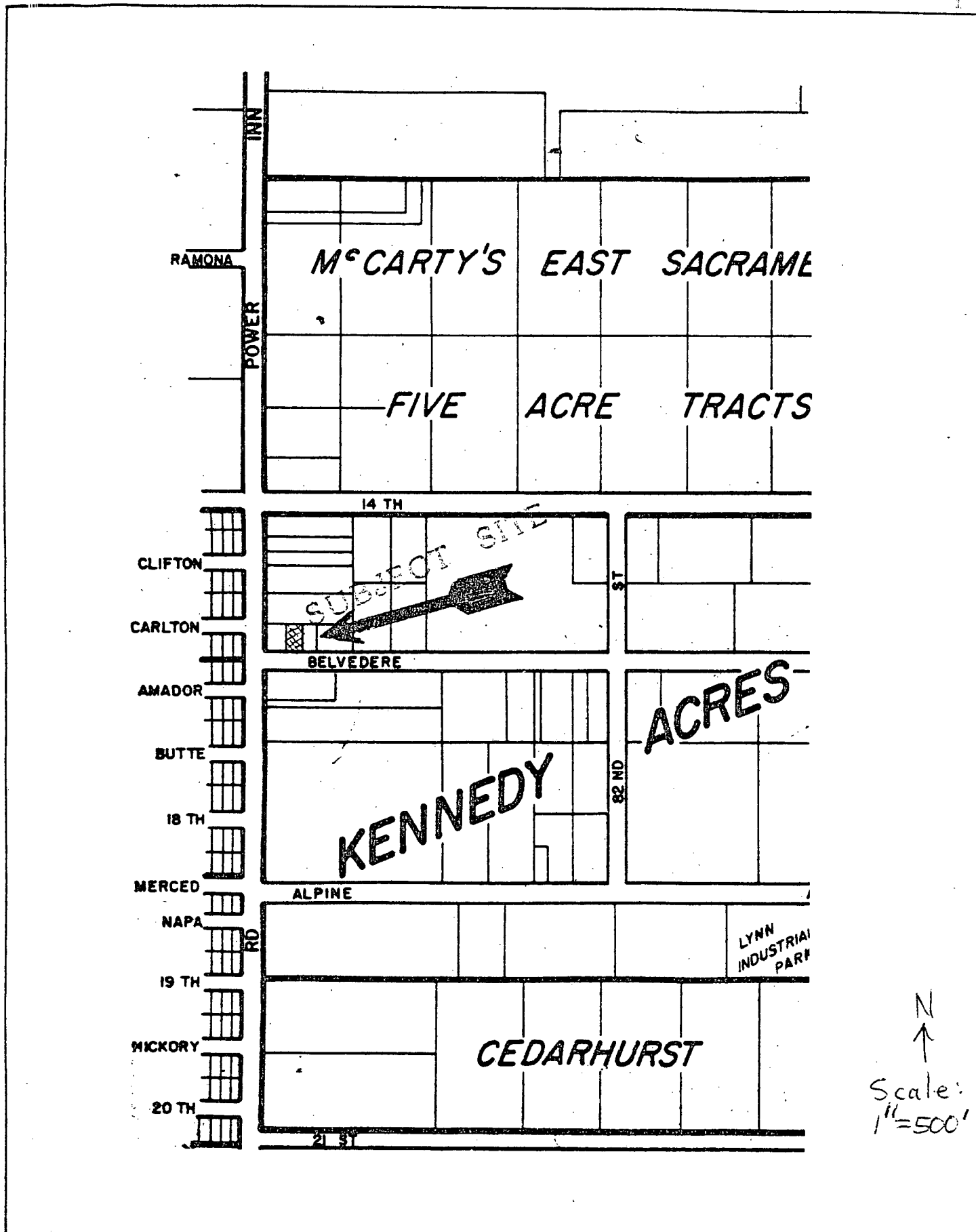
RECOMMENDATION: Staff recommends approval of the variance subject to conditions and based upon findings of fact which follow:

Conditions - Variance Approval

1. The applicant shall designate an area either inside the building as a trash enclosure or show a trash enclosure on the plot plan meeting City Trash Enclosure Guidelines. The trash enclosure is not allowed in the 25 foot landscaped setback area. An unenclosed outdoor dumpster will not be allowed.
2. The Site Plan shall be revised to show the compact space adjacent to the building and the designated regular space with reduced backout maneuvering area along the east landscape planter area.

Findings of Fact - Variance - Approval

1. Granting the proposed variance does not constitute a special privilege extended to one property owner in that:
 - a. a unique hardship exists with a 60 foot wide lot with buildings constructed on three sides which preclude expansion of the site to allow parking space expansion.
 - b. with redesign, adequate backout maneuvering will be provided to the space.
2. As proposed, granting the variance will not be injurious to the public health, safety or welfare or other property owners in the vicinity in that:
 - a. adequate landscaping and trash receptacles will be provided; and
 - b. the three remaining spaces comply with the City Parking Ordinance requirements for backout maneuvering area.
3. Granting the variance, as conditioned, is not a use variance in that engine rebuilding shops are allowed in the Heavy Industrial Zone.
4. Granting the variance, as conditioned, is consistent with the General Plan which designates the site for Heavy Commercial/Industrial uses.



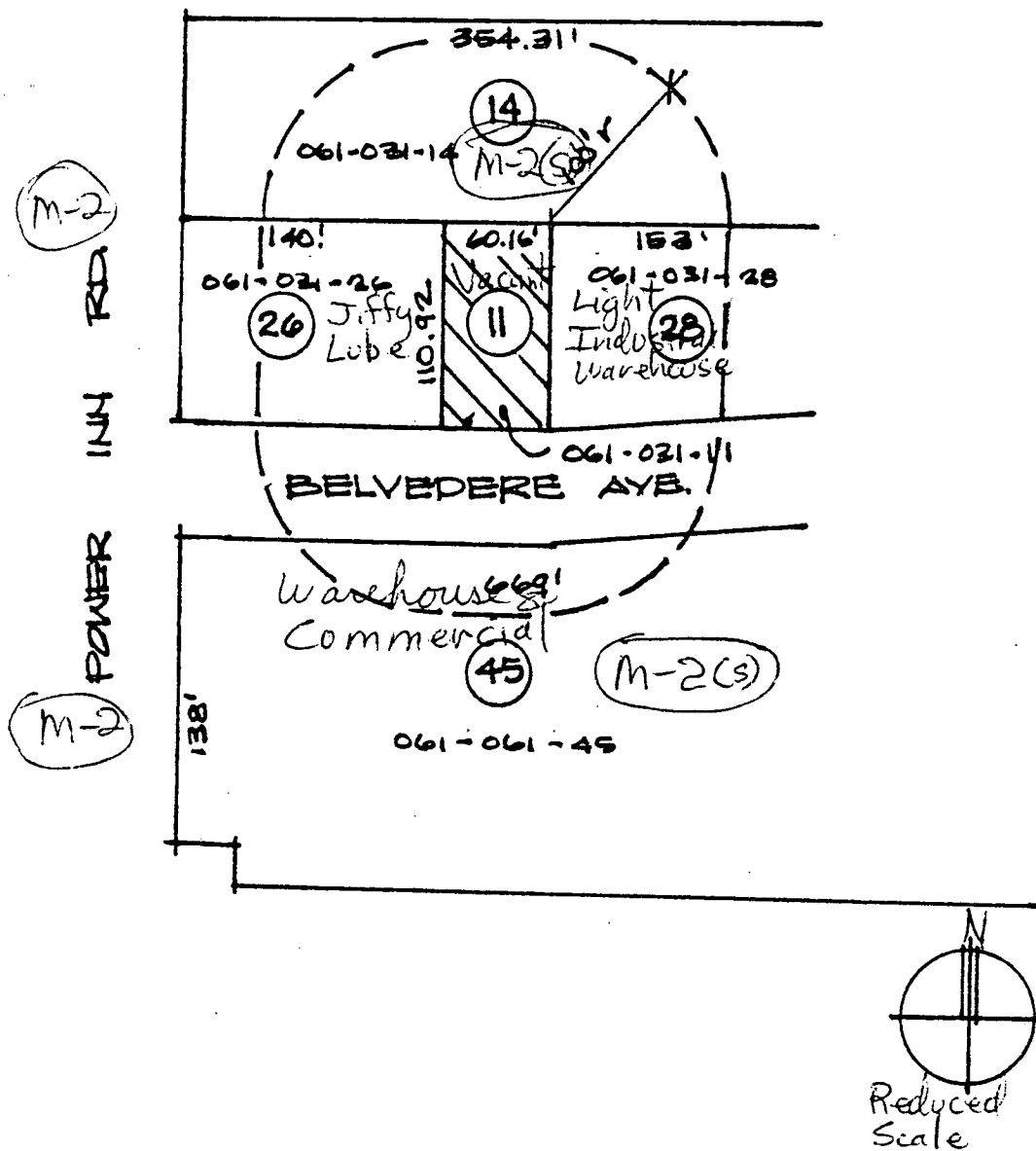
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 Scale:
 1" = 500'

VICINITY MAP

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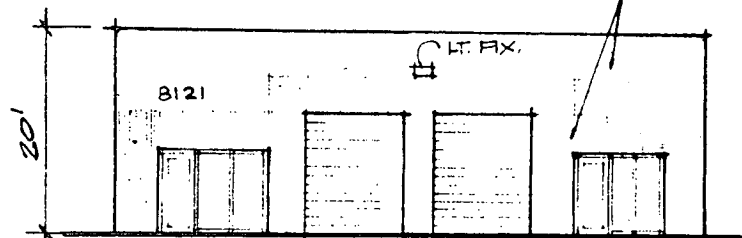
LAND USE & ZONING MAP

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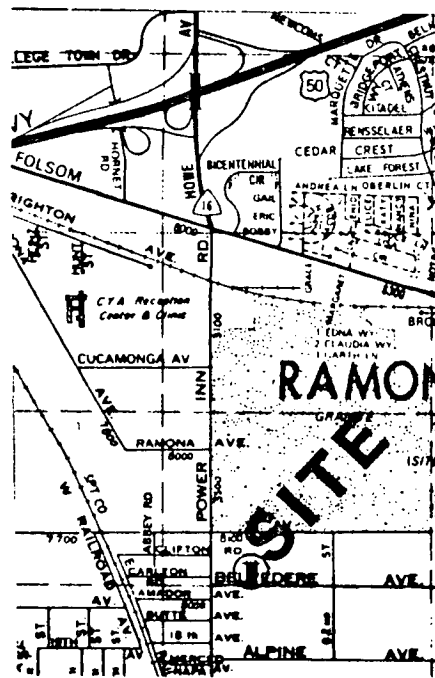
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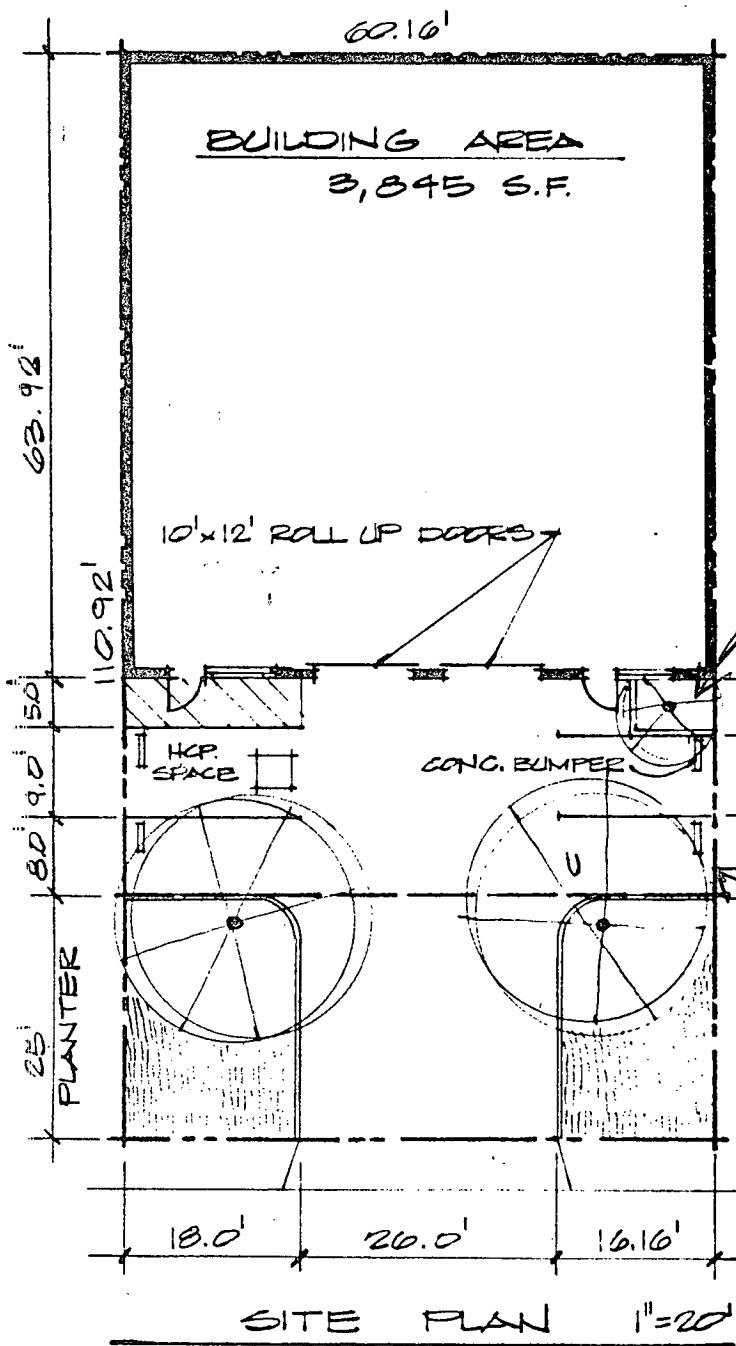
CONC. BLK. MODIFIED SITE PLAN



STREET ELEVATION



VICINITY MAP



Possible trash enclosure Location.

Make this space compact.

THIS PARKING SPACE IS 1.84' SHORT IN LENGTH.

Variance to reduce backout maneuvering by 2 feet.

W A G E N K N E C H T
A R C H I T E C T

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SACRAMENTO, CA 95826

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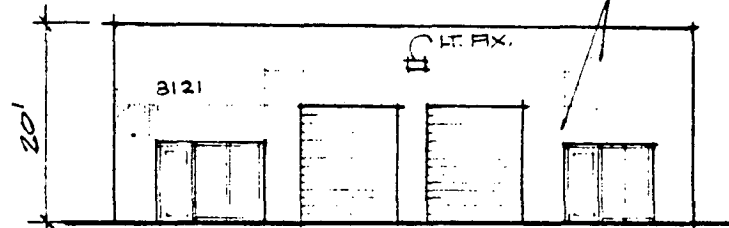
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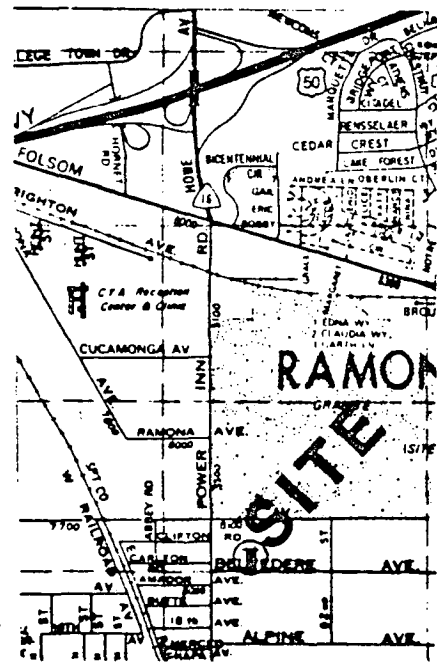
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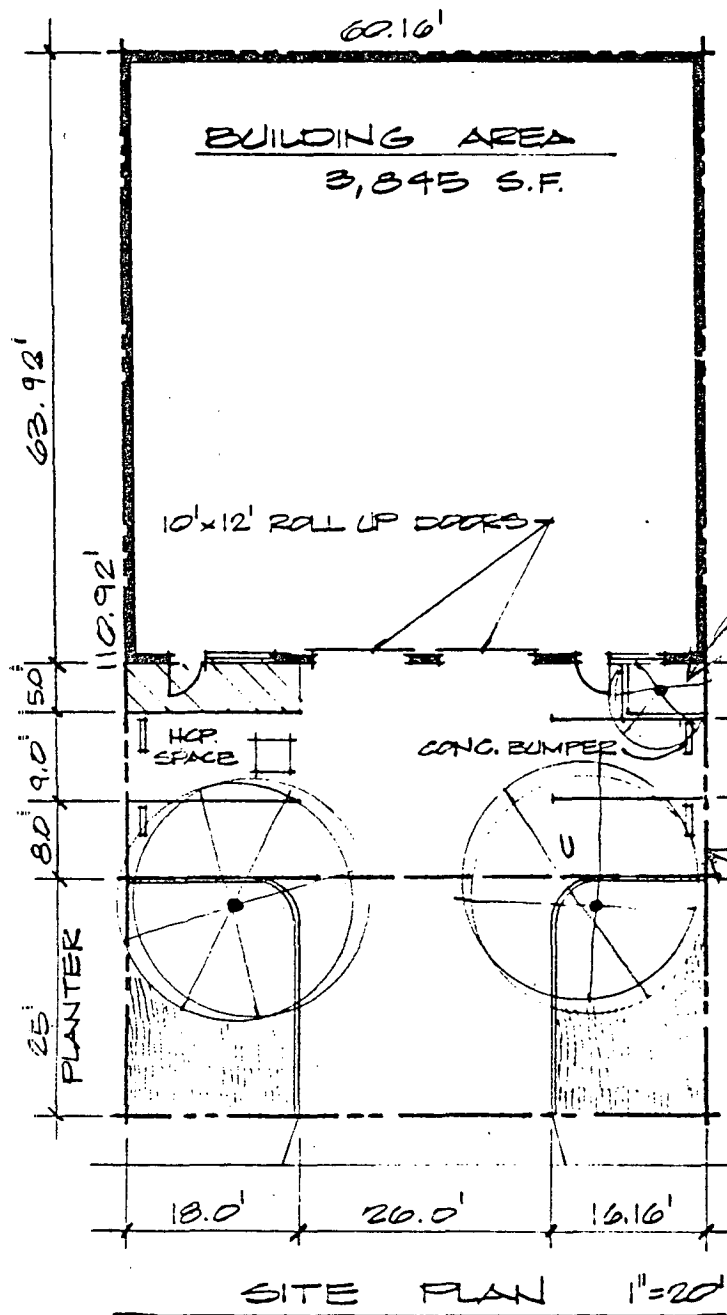
CONC. BLK. MODIFIED SITE PLAN



STREET ELEVATION



VICINITY MAP



SITE PLAN 1"=20'

Possible trash enclosure Location.

Make this space compact.

THIS PARKING SPACE IS 1.04' SHORT IN LENGTH.

Variance to reduce backout maneuvering by 2 feet.

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