

City Planning Commission
Sacramento, California

Members in Session:

To: Board

From: Staff

Subject: Variance to waive paving requirement for an automobile storage area
(P87-046)

Location: 4411 Stockton Boulevard

Summary: The variance request to waive the paving requirement for an automobile storage area was originally scheduled for the February 11, 1988, Planning Commission meeting. The item was continued by staff so that staff could re-evaluate the project in light of new information concerning the applicant and the subject site's involvement with both the Redevelopment Agency and the Stockton Boulevard Business/Improvement Association. Based on this new information, Planning staff is recommending approval of the variance request with conditions.

BACKGROUND INFORMATION: The subject site is currently developed with a Mercedes Benz showroom and service facility. The applicant is proposing to construct a 2,550 sq. ft. service building addition. An area to the rear of the property is to be utilized for the storage of vehicles that are to be serviced. This area is currently unpaved. The applicant has indicated to staff that this unpaved storage area is to be the location of another service building addition. The construction on this addition is planned to take place within the next two years, therefore, the open storage area can be categorized as temporary.

Staff has been notified that the applicant, Werner Schmidt, is actively participating in the Stockton Boulevard Business/Improvement Association. Included in this participation is an agreement to substantially upgrade the appearance of the subject site that fronts onto or is visible from Stockton Boulevard. The applicant has plans for enhanced landscaping and curbs, gutter, sidewalks throughout the front portion of the site. This should dramatically improve the aesthetics of Stockton Boulevard. In order to make these improvements and the proposed addition, the applicant has received a \$150,000 loan from the Redevelopment Agency (SHRA).

In light of the applicant's participation with both the Stockton Boulevard Business/Improvement Association and SHRA, staff is willing to compromise on the surfacing requirements for the storage area. Staff has worked with the Public Works Department on waiving the paving requirement at this time. Public Works Engineers surveyed the site and determined that no problems should arise if left in its present condition for a relatively short period of time. The applicant indicated that the storage area should be built on within the next two years. Staff is recommending that if no construction has started on the storage area within two years of approval of this variance, that the storage area be brought up to all codes (2" A.C./4" aggregate base).

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RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration with mitigation measures.
- B. Approve the variance with conditions and based upon findings of fact which follow:

Conditions - Variance

1. The applicant shall keep the weeds from growing in the temporary storage area.
2. The cyclone fence along the rear property line shall have metal or plastic slats placed in the fence to visually screen the neighbors from the storage area.
3. The temporary storage area shall not be used for storage of dismantled inoperative vehicles.
4. Construction of the planned building addition shall begin within the next two years or the storage area surface shall be brought up to Zoning Ordinance surfacing requirements.

Findings of Fact - Variance

1. Granting the variance will not constitute a special privilege to one individual property owner in that the applicant has agreed to other improvements on the site; and will provide temporary improvements for the storage area.
2. Granting the variance will not constitute a use variance in that auto sales and service are allowed in the C-2 zone.
3. Granting the variance will not be injurious to the public welfare and to property in the vicinity in that the overall project site will be substantially enhanced with landscaping; will be visually screened and include other aesthetic improvements.

Respectfully submitted,

H. M. for Art Gee

Art Gee
Principal Planner

AG:PW:vf

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