

CITY PLANNING COMMISSION

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

APPLICANT Kingdom Konstruction, 2945 Ramona Avenue, Sacramento, CA 95826
OWNER Werner Schmidt, 4411 Stockton Boulevard, Sacramento, CA 95820
PLANS BY Kingdom Konstruction, 2945 Ramona Avenue, Sacramento, California 95826
FILING DATE 1/6/88 ENVIR. DET. Neg. dec. 1/19/88 REPORT BY PW/vf
ASSESSOR'S-PCL. NO. 021-0201-032,026,027

APPLICATION: A. Negative Declaration

B. Variance to waive the required paving requirement for an automobile storage area on 0.81+ developed acre in the General Commercial (C-2) zone.

LOCATION: 4411 Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to store inoperable vehicles in an unpaved area outside of an auto repair facility.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial and offices
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Auto Sales and Service

Surrounding Land Use and Zoning:

North: Commercial, junk cars; C-2
South: Residential; C-2
East : Residential; R-1
West : Offices, Apartments, County Commercial

Parking Required:	15 spaces
Parking Provided:	20 spaces
Property Dimensions:	232' x 152'
Property Area:	0.81+ acres
Square Footage of Building:	2,500 sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has made the following evaluation:

A. Land Use and Zoning

The subject site is a 0.81+ acre lot located in the General Commercial (C-2) zone. The City's General Plan designates the site for community/neighborhood commercial and office use. A Mercedes Benz showroom and service building are existing on the site. Surrounding land uses are commercial, zoned C-2 to the north; residential, zoned C-2 to the south; residential, zoned R-1 to the east across the alley; and offices and apartments to the west across Stockton Boulevard. This area to the west of Stockton Boulevard is in the County.

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B. Proposal

The applicant is proposing to construct a 2,550 sq. ft. building addition, to be attached to the existing service building (see site plan). The applicant is planning on utilizing the vacant area to the rear of the addition for storage of inoperable vehicles. This area is intended to remain in its present state which is unpaved. Construction of the addition is permitted by right in the C-2 zone. However, a variance is required to waive the paving requirement for an automobile storage area.

C. Variance Evaluation

The applicant is requesting a variance to waive the paving requirement for the automobile storage area. The Zoning Ordinance requires surfacing for all off-street parking, loading, storage, sales, rental or service areas for vehicles including service stations and used car lots. Surfacing required: two inch compacted asphaltic paving over four inch aggregate base rock or three inch portland cement paving.

The proposed vehicle storage area is approximately 500 sq. ft. in size and located to the rear of the subject site along an unimproved alley (see site plan). A cyclone fence currently runs along the west side of the alley extending the entire length of the property. The east side of the alley are the back yards of single family homes. Staff has made a field check of the subject site and found vehicles parking in the storage area and tall grass growing throughout the site. The ground also has the look of used oil deposits at several locations. These conditions will continue if the area is not paved. Paving of the area, as required, would alleviate these and other future problems involving weeds, dust and general unsightliness.

Staff cannot find any unique hardship that would warrant the granting of this variance request. Therefore, staff recommends the denial of this variance.

D. Agency Comments

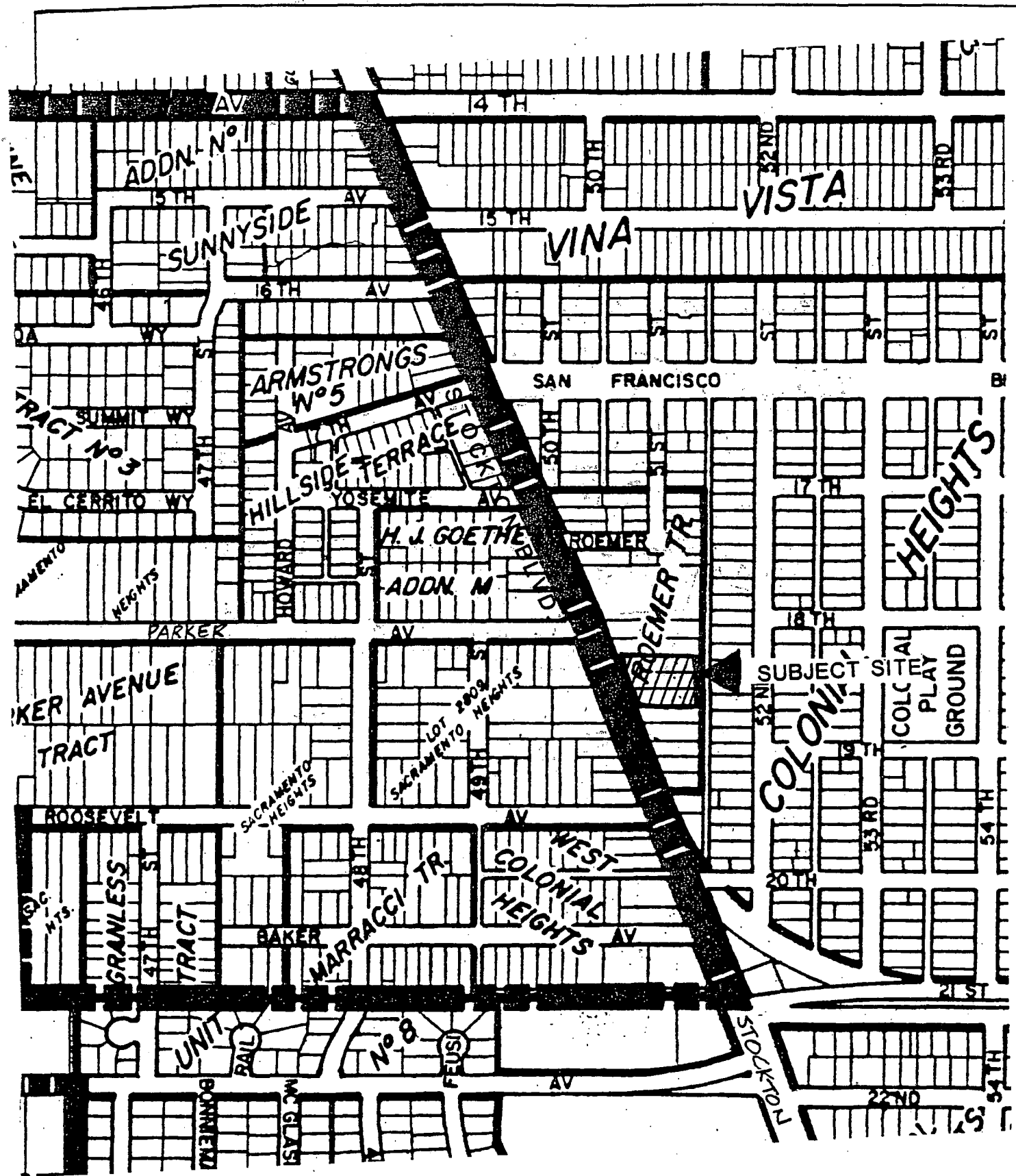
The proposed project was reviewed by the City's Traffic Engineering, Engineering, Building Inspections, Police, Fire and Waste Removal Departments. The following comments were received:

Engineering

Grading and paving is required and we will not support the variance.

Traffic Engineering

1. All of the auto storage area is to be paved with a minimum two inch asphaltic concrete over four inch aggregate base.



VICINITY MAP

PBB-053

2/11/88 3-10-88

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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,

A. M. for Art Gee

Art Gee,
Principal Planner

AG:PW:vf

2. Access to alley prohibited because of residential area to the east with garage access.
3. Driveway is to align with through access (\pm 12 ft. to 15 ft. north)

Fire Department

Fire Department requires that when a new building is proposed for construction, all paving must be in prior to construction.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined this project will not have a significant impact on the environment and has filed a negative declaration with the following mitigation measure:

The applicant shall not repair or dismantle any automobiles or equipment within the unpaved area.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration.
- B. Denial of the variance based upon the findings of fact which follow:

Findings of Fact - Variance

1. Granting the variance will constitute a special privilege to one individual property owner in that paving for all types of vehicle storage is required.
2. Granting the variance will constitute a use variance in that the City Zoning Ordinance requires paving for all areas used for vehicle storage.
3. Granting the variance will be injurious to the public welfare and to property in the vicinity in that the unpaved vehicle storage area will create a nuisance and unsightly appearance for the adjacent properties.