

STAFF REPORT AMENDED 8-11-83  
CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Bruce Adell & Associates, 2610 El Paseo Lane, Town & County Village, Sacto.		
OWNER	Sacramento Turn Verein, 3349 'J' Street, Sacramento, CA 95816		
PLANS BY	_____		
FILING DATE	6-9-83	50 DAY CPC ACTION DATE	_____
REPORT BY	GM:bw		
NEGATIVE DEC.	7-1-83	EIR	_____
ASSESSOR'S PCL. NO.	007-062-06,07		

- APPLICATION:
1. Environmental Determination
  2. Variance to expand non-conforming private athletic and social club with storage room in the Medium Density Residential (R-4) zone

LOCATION: 3349 'J' Street

PROPOSAL: The applicant is requesting the necessary entitlements to add a 2,625± square foot, two-story addition for storage purposes to an existing social club/athletic facility building.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1963 East Sacramento Community  
Plan Designation: Medium Density Multi-family  
Existing Zoning of Site: R-4  
Existing Land Use of Site: Turn Verein athletic/social club

Surrounding Land Use and Zoning:

North: Residential; R-1 & R-4  
South: Residential; R-4  
East: Residential; R-3  
West: Residential; R-4

Parking Provided: 46 spaces  
Property Dimensions: Flag-shaped  
Property Area: 43,067 square feet  
Square Footage of Buildings: Existing: 25,000±; Proposed Addition: 2,625  
Height of Addition: 26.5 feet  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Colors: Red/buff natural brick color  
Exterior Building Materials: Red/buff face brick

BACKGROUND INFORMATION: The subject site is located on the north side of 'J' Street, midblock between 33rd and 35th Streets. The existing Turn Verein building is a two-story, 25,000± square foot brick structure and contains a large multi-purpose gymnasium/auditorium room (no fixed seating), two handball/racquetball courts, miscellaneous meeting/social rooms and residence for the building manager. Forty-six off-street parking spaces are provided on the rear of the site, with access onto 'I' Street. The site is currently zoned R-4, and the use is considered a non-conforming use; therefore, a variance is required to expand an existing non-conforming use.

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APPL. NO. P83-183

MEETING DATE <sup>8-11</sup> July 14, 1983

CPC ITEM NO. 28-5

The applicant proposes to add a two-story, 2,625 square foot addition to the west elevation of the building for storage space. Currently, all the gymnasium equipment, tables and chairs are stored in the main rooms or stage area. According to the applicant, the addition is needed to provide storage space for these items and separate storage rooms will facilitate maintenance of the gymnasium floor.

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The staff has no major objection to the applicant's request in that the size of the addition amounts to only a 10 percent (2,625 sq. ft. ÷ 25,000 sq. ft.) increase over the existing square footage of the facility. The applicant has indicated that the addition will be used primarily as storage space for the gymnasium equipment and apparatus, and tables and chairs of the club. Due to limited availability of parking spaces (46 spaces), staff conditions the variance approval by restricting the use of the proposed addition to storage space only as indicated in the applicant's floor plans. No public use of these rooms shall be permitted.
2. The applicant's elevation plan indicates that the exterior building material of the proposed addition is to be constructed of concrete block material. The applicant has subsequently indicated that the type of material has been changed to brick to match the existing brick facade. Staff concurs with this change.
3. The subject site consists of two parcels with a portion of the parking lot (9 spaces) for the Turn Verein building on a separate lot. Staff requests that the applicant merge the two lots prior to issuance of the occupancy permit.
4. As a condition of approval, staff also requests that the applicant install landscape planter areas at the entrances to the parking lot to provide a visual buffer between the large asphalt parking area and the residences across 'I' Street (see site plan, Exhibit A). The landscape areas shall be planted with a variety of trees, shrubs and low ground cover and shall be irrigated.
5. The City Traffic Department has reviewed the project and indicates that the west driveway on the 'I' Street entrance is in a dangerous condition and should therefore be replaced. The applicant will have to obtain a driveway permit from the City Traffic Department.
6. In reviewing the elevations, staff has concerns regarding the west elevations. This side appears to be a flat wall with brick material that is 71 feet in length. Staff suggests some design relief be provided on this wall or climbing ivy be planted along the wall.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Variance, subject to conditions and based upon the Findings of Fact which follow.

Conditions

- a. The use of the proposed addition shall be limited to storage space only. No public use of these rooms shall be permitted;

- b. The exterior wall of the proposed addition shall be constructed of brick with a color to match the existing brick facade as closely as possible. The applicant shall provide some design relief in the flat brick wall, or plant climbing ivy along the wall;
- c. The applicant shall file a lot line adjustment application merging the parking site on the adjacent lot with the building site, prior to issuance of the occupancy permit;
- d. The applicant shall install three landscape areas bordered by 6" x 6" raised concrete curbing adjoining the 'I' Street driveways. The landscaped areas shall be planted with a variety of trees (15 gallon size), shrubs and low ground cover. The applicant shall submit a detailed landscape and irrigation plan to the Planning staff for review and approval prior to issuance of building permit;
- e. The applicant shall reconstruct the west driveway entrance as required by the City Traffic Department.

\*see below

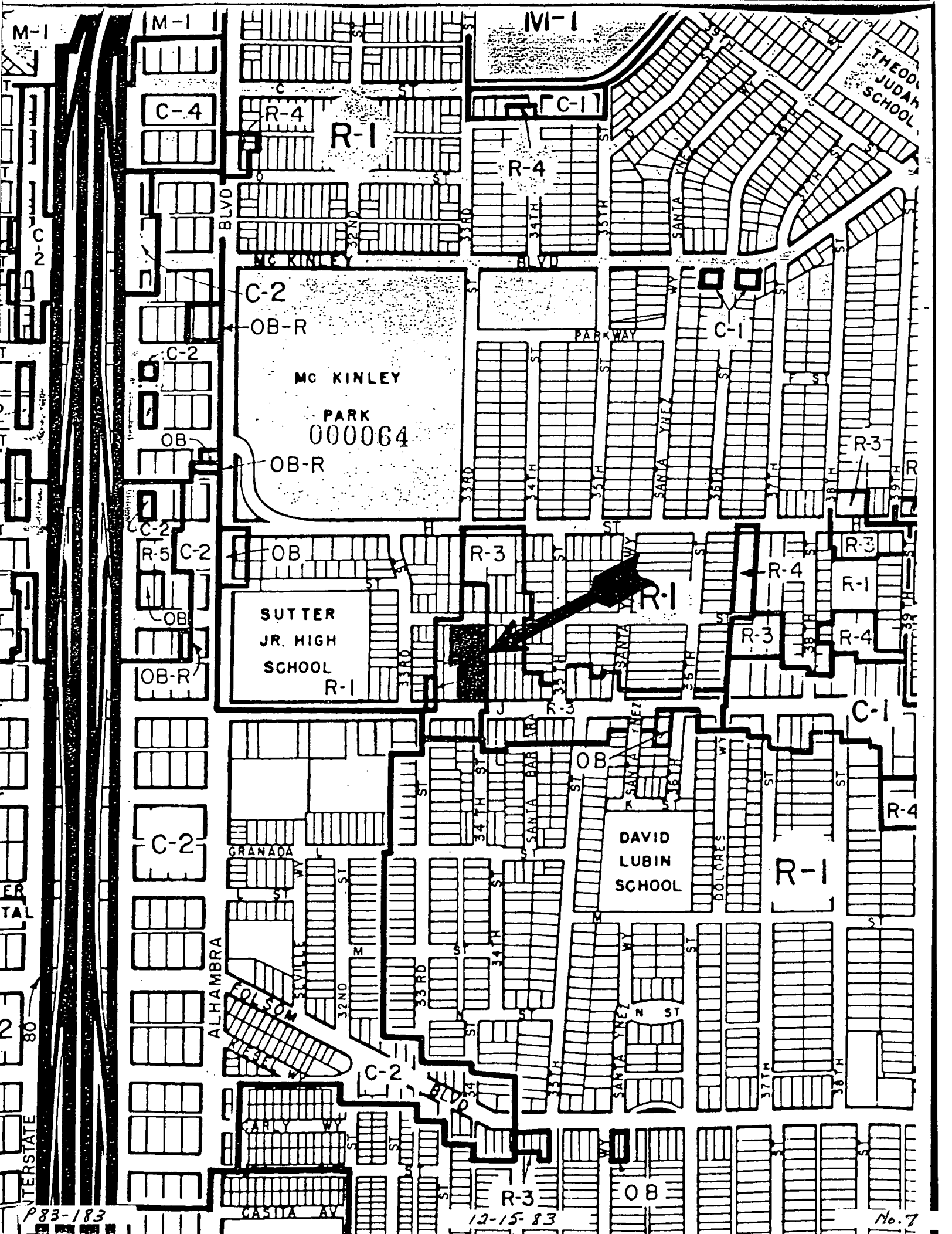
Findings of Fact

- a. The variance, as conditioned, is not a special privilege extended to one property owner in that the proposed project complies with the required height and setback requirements of the R-4 zone;
- b. The variance, as conditioned, would not constitute a disservice or be injurious to the public welfare or other property in that the proposed addition shall be restricted to equipment storage only and thereby will not increase the parking demand;
- c. The variance is compatible with a policy of the City General Plan which states, "support efforts to retain significant older structures."

\*The Planning Commission added the following conditions:

- f. *The applicant shall provide landscaping along the walls of the existing racquetball courts in order to soften the visual appearance of the wall.*
- g. *The applicant shall provide compact parking spaces along the easterly property line in order to accommodate landscaping along said property line.*

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M-1

M-1

M-1

C-4

R-4

R-1

C-1

R-4

THEODOR JUDAH SCHOOL

BLVD

C-2

OB-R

MC KINLEY

PARK

000064

OB-R

OB

OB

C-2

R-5

C-2

OB

R-3

SUTTER JR. HIGH SCHOOL

R-1

OB-R

DAVID LUBIN SCHOOL

R-1

R-4

C-2

GRANADA

ALHAMBRA

EOLSOM

C-2

BLVD

R-3

OB

CASIDA AV

12-15-83

No. 7

P83-183

INTERSTATE

80

ER TAL

2

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C-2

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P83-183

12-15-83

No. 7

# ADDITION TO: SACRAMENTO TURN VEREIN

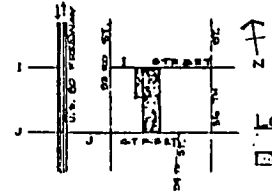
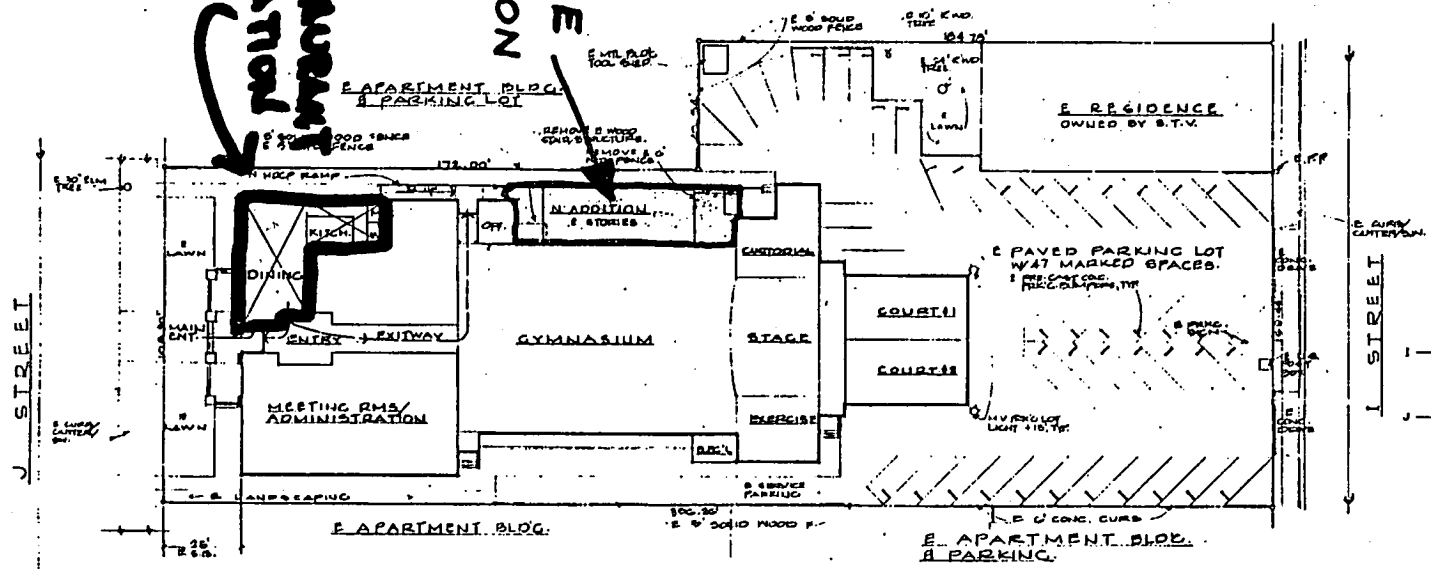
3349 J STREET  
SACRAMENTO

PH. P83357

BRUCE ADELL and ASSOCIATES  
ARCHITECTS - PLANNERS

**RESTAURANT  
LOCATION**

**STORAGE  
ADDITION**



**SITE PLAN**

= EXISTING FACILITIES, E. 29,000 S.F.   
 = RESTAURANT & RELATED FACILITIES (proposed)

= NEW ADDITION, N. 2,625 S.F.

NOTE: TOTAL EXISTING PARKING CAPACITY = 47 SPACES.  
ALL STALLS STRIPED AT 6 FT. WIDTHS.

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NEW ADDITION AND RESTAURANT  
 TO:  
 SACRAMENTO TURN VEREIN  
 3349 J STREET  
 SACRAMENTO, CA. 95816


BRUCE ADELL & ASSOCIATES  
ARCHITECTS & PLANNERS  
1140 L STREET, SACRAMENTO, CALIF. 95811  
LARRY A. COOPER, LANDSCAPE ARCHITECT  
SACRAMENTO, CALIF. 95811

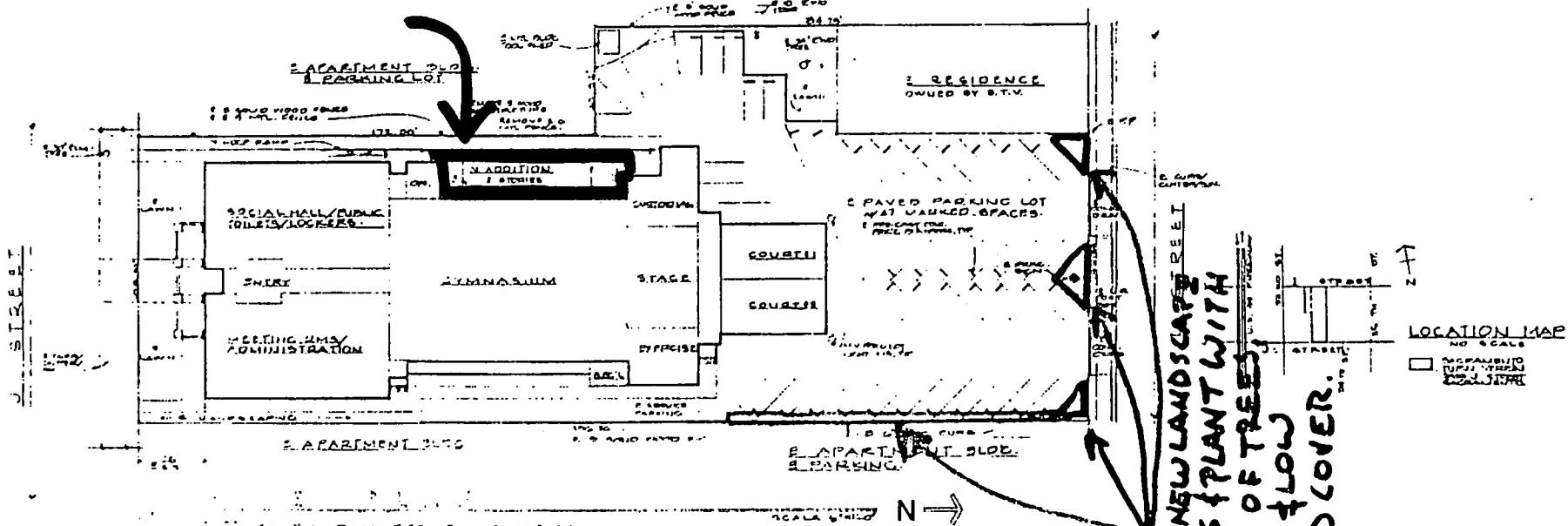
EXHIBIT A

# ADDITION TO: SACRAMENTO TURN VEREIN

3349 J STREET  
SACRAMENTO

BRUCE ADELL and ASSOCIATES  
ARCHITECTS - PLANNERS

## PROPOSED ADDITION



EXISTING FACILITIES: 30,000 SF  
 NEW ADDITION: 2,400 SF  
 TOTAL EXISTING PARKING CAPACITY: 247 SPACES.  
 ALL SPACES STRIPPED AT 5 FT. WIDTHS.

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16.5  
78

DATE: 10-13-83  
 TO: SACRAMENTO TURN VEREIN  
 3349 J STREET

12-15-83  
 8-11-83  
 10-13-83

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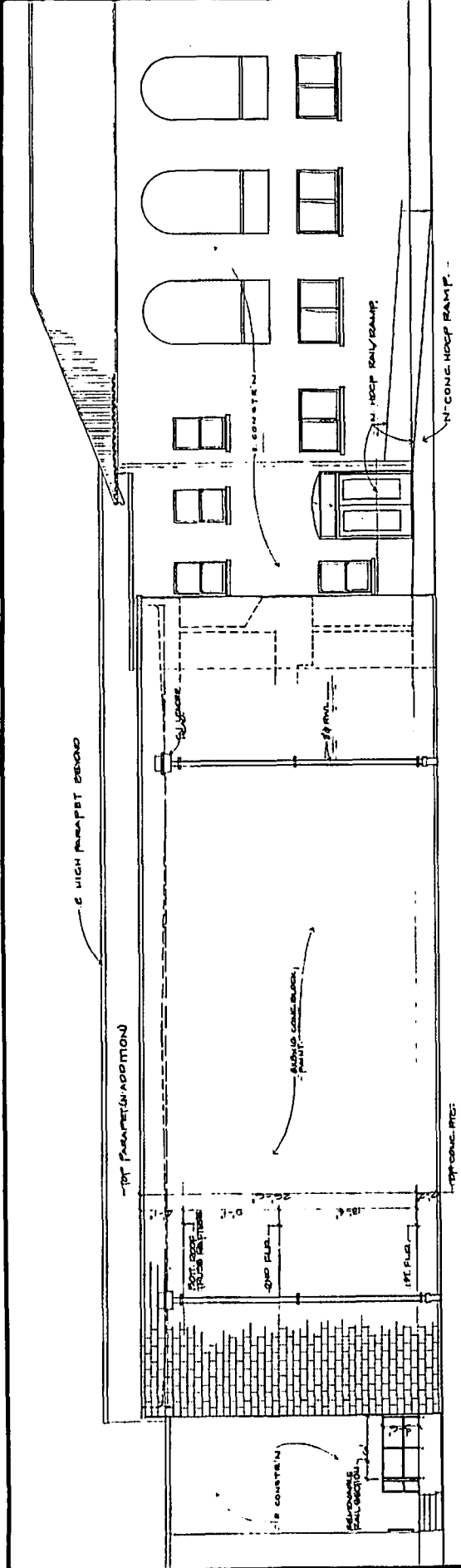
# EXHIBIT B

BRUCE ARNOLD & ASSOCIATES  
 ARCHITECTS  
 1000 W. 10TH AVE., SUITE 100  
 DENVER, CO. 80202

NO.	
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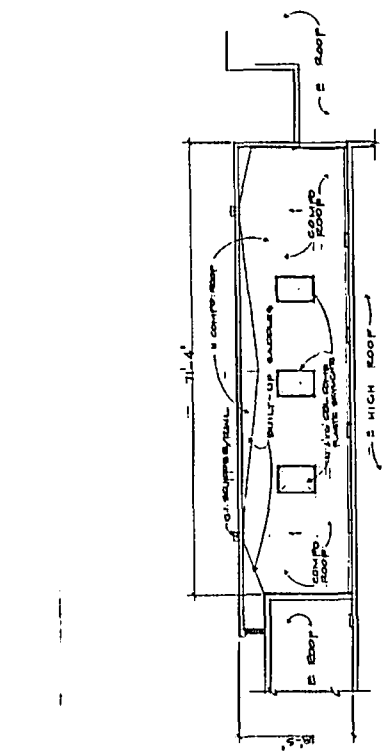
PLAN ADDITION  
 JUAN RAMON TORO VERGIN  
 ARCHITECT  
 1000 W. 10TH AVE., SUITE 100  
 DENVER, CO. 80202

DATE	8-17-83
PROJECT	225772
SCALE	A-3
NO.	3

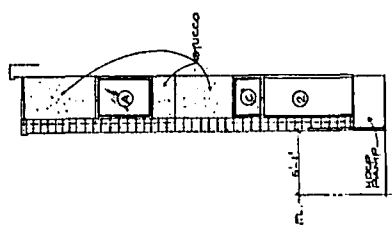


WEST ELEVATION  
 SCALE 1/2" = 1'-0"

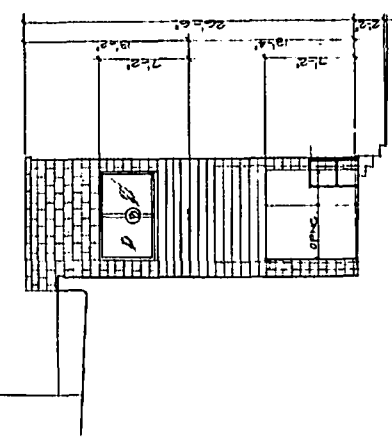
8-11  
 7-14-83



ROOF PLAN  
 SCALE 1/2" = 1'-0"



SOUTH ELEVATION  
 SCALE 1/2" = 1'-0"



NORTH ELEVATION  
 SCALE 1/2" = 1'-0"

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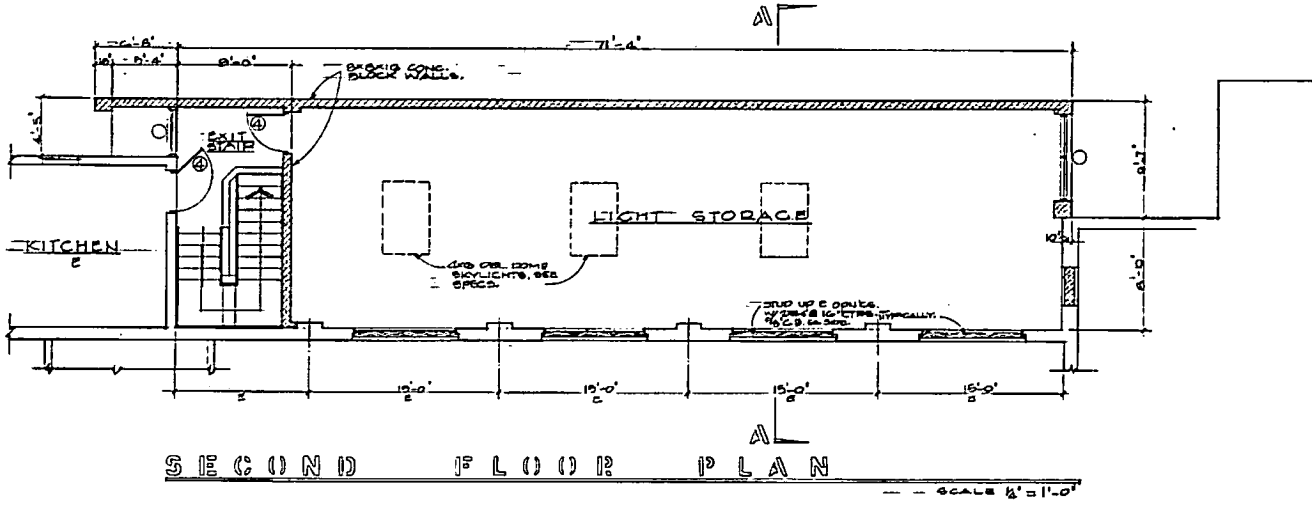
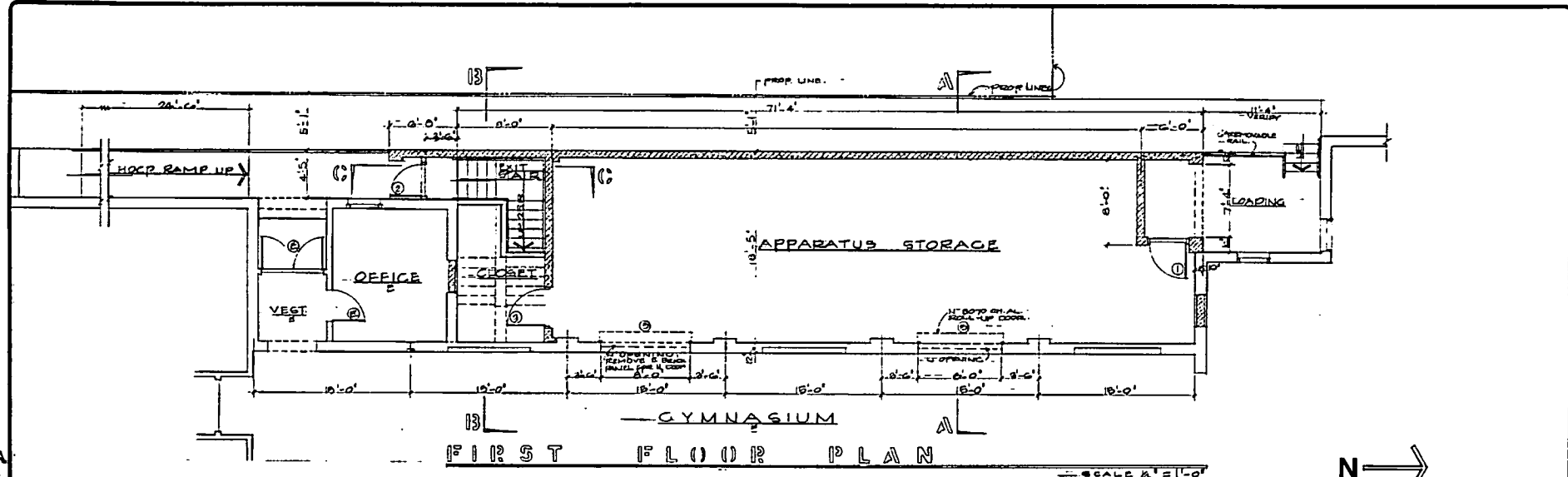
P83-183

EX.C No. 285

F83-183

8-11-83

EX. B No. 285



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EXHIBIT C

REVISIONS	BY

NEW ADDITION  
 TO:  
 SACRAMENTO TURN VEREIN  
 SACRAMENTO, CA. 95816

DATE
DESIGNED
10-9-83
SCALE
1/4" = 1'-0"
215/83
NO.
A-2
3

BRUCE ARNOLD & ASSOCIATES  
 ARCHITECTS & PLANNERS  
 2112 O Street, Suite 1100, Sacramento, CA 95811  
 Telephone: (916) 442-1100