

CITY PLANNING COMMISSION

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

APPLICANT	Eugene Wong & Beverly B. Butler, 2518-27th Street, Sacramento, CA 95818		
OWNER	Eugene Wong & Beverly B. Butler, 2518-27th Street, Sacramento, CA 95818		
PLANS BY			
FILING DATE	10/8/82	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	10/29/82	EIR	ASSESSOR'S PCL. NO. 010-352-15 & 16

- APPLICATION:
1. Negative Declaration
 2. Amend the 1963 Oak Park Community Plan from Light Density Residential to Medium Density Multiple Family for 0.1± vacant acres
 3. Rezone 0.1± vacant acres from Limited Commercial (C-1) zone to Medium Density Multiple Family (R-4) zone
 4. Tentative Map to divide 0.1± vacant acres into a four-unit airspace condominium lot
 5. Special Permit to develop a four-unit condominium project

LOCATION: Northeast corner of 24th Street and Castro Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop a two-story, four-unit condominium project.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1963 Oak Park Community Plan Designation: Light Density Residential
 Existing zoning of Site: C-1
 Existing Land Use of Site: Vacant (gravel parking lot)

Surrounding Land Use and Zoning:

North: Supermarket; C-1
 South: Sierra School; R-1
 East: 13-Unit Apartment Building; R-4
 West: Auto Repair/Home Repair; C-1

Parking Required: 4 spaces
 Parking Provided: 4 spaces
 Property Dimensions: 40' x 120'
 Property Area: 4,800 square feet
 Density of Development: 36 du/acre
 Square Footage of Building: 3,840
 Height of Building: Two-story/22 feet
 Street Improvements/Utilities: Existing
 Topography: Flat

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 27, 1982, by a vote of six ayes, two absent and one abstention, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the following conditions which must be satisfied prior to filing the final map:

1. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;

2. Place note on final map: Provide separate sewer and water services at the time of obtaining building permits.

BACKGROUND INFORMATION: The subject site is a vacant 40' x 120' lot that is currently being used as an unimproved (gravel) parking lot. The applicant is requesting a rezoning from C-1 to R-4 to allow the development of a four-unit condominium building on the subject site.

STAFF EVALUATION: Staff is supportive of the applicant's proposal and has the following comments regarding this project:

1. The unimproved parking lot is currently being leased out to long-term parkers who work in the vicinity of the subject site. The development of this property will not only upgrade the appearance of the neighborhood but will also provide new housing to large employment centers based upon the project's proximity to the offices of the Department of Motor Vehicles and the Central City in general.
2. The site plan indicates a backout maneuvering distance of 20 feet. The applicant will need to revise the site plan to meet the 26-foot backout maneuvering distance per the City's parking ordinance. Since the alley is 20 feet wide, the applicant will have to provide a parking stall depth of 24 feet to comply with the 26-foot maneuvering area requirement. The site plan should also indicate the location and screening of the trash storage area for the project.
3. The five-foot wide side yard along the east property line is proposed as patio areas for each of the condominium units. Staff suggests that the applicant consider shifting the structure five feet closer to the west property line, thereby doubling the amount of usable area for patio use (200 sq. ft. vs. 100 sq. ft. per unit). The street side yard setback would be reduced from 10 feet to five feet, which is the minimum street side yard setback in the R-4 zone. Staff notes that there is still approximately 10± square feet of a landscaped strip between the sidewalk and curb along the 24th Street right-of-way.
4. Staff has concerns with regard to the flat, unbroken design of the structure's south and north elevations. In order to provide visual interest and design continuity with the west elevation, staff suggests the addition of bay window treatments for the south and north elevations. Additional windows are recommended for the first and second floors on the west elevation between the two sets of vertical column of bay windows. The applicant's architect should consult with City staff with regard to specific design modifications.
5. The existing lot contains concrete driveways, cracked sidewalks and curbing along the 24th Street and Castro Way frontages. The driveways need to be removed and replaced with landscaping, sidewalks and curbs per City standards.

RECOMMENDATION: Staff recommends the Commission take the following actions:

1. Ratify the Negative Declaration;
2. Approve the amendment to the 1963 Oak Park Community Plan from Light Density Residential to Medium Density Multi-family;

3. Approve the Rezone from C-1 to R-4;
4. Approve the Tentative Map, subject to conditions which follow;
5. Approve the Special Permit, subject to conditions and based on Findings of Fact which follow.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- b. Place note on final map: Provide separate sewer and water services at the time of obtaining building permits.
- c. The applicant shall remove the two existing concrete driveways adjoining 24th Street and Castro Way and replace the existing sidewalks and curbing along 24th Street and Castro Way.

Conditions - Special Permit

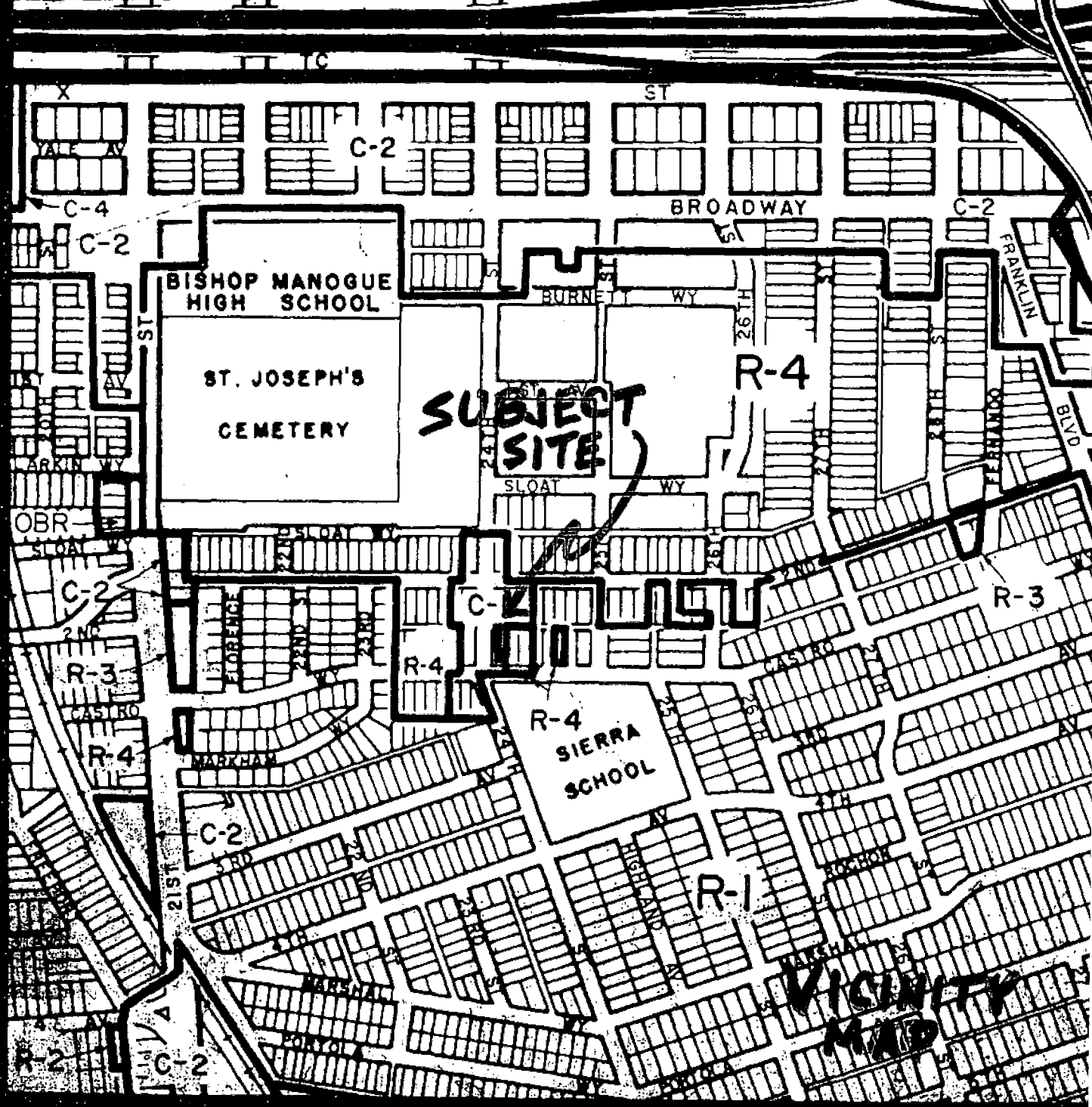
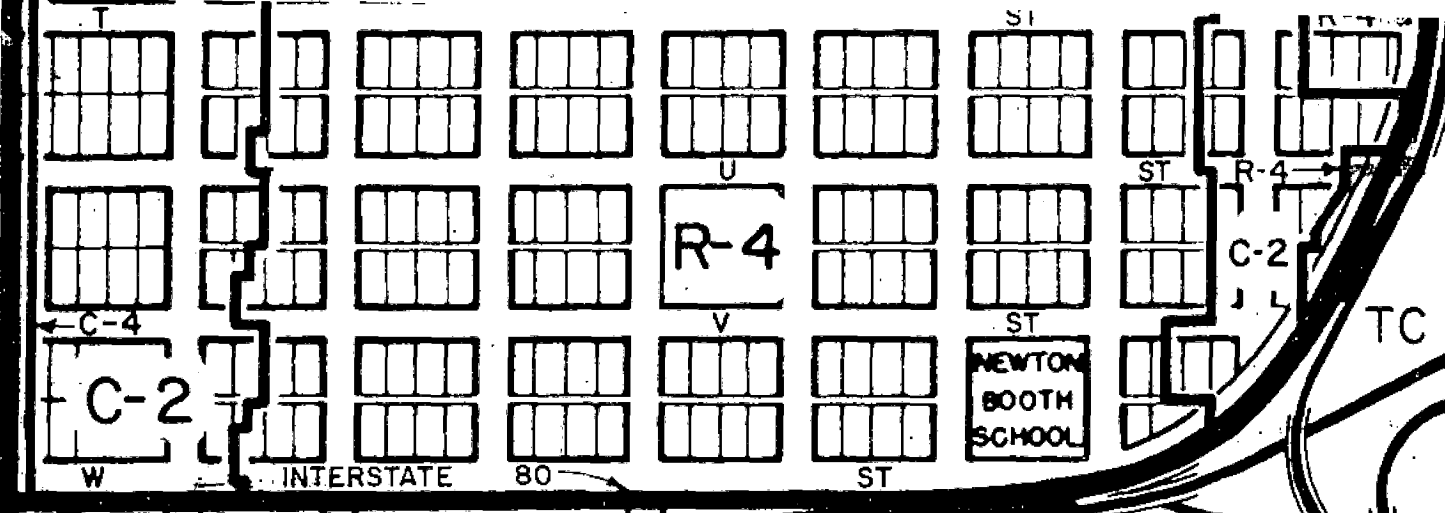
- a. New landscaping and required irrigation shall be installed between the sidewalk and curb within the public right-of-way of 24th Street and Castro Way. These improvements shall be completed prior to the issuance of the occupancy permit.
- b. The applicant shall revise the site plan to indicate a parking stall depth of 24 feet for the proposed parking. The site plan shall also show the location and screening of the trash storage area. The revised site plan shall be submitted to City staff for review and approval prior to the issuance of building permits.
- c. The applicant shall consult with City staff regarding specific design and elevation modifications to the project. The final plans shall be submitted to City staff for review and approval prior to the issuance of building permits. These design changes shall include the following:
 - 1) addition of bay window treatments on the south and north elevations;
 - 2) additional window openings on the first and second floors of the west elevation between the two sets of bay windows;
 - 3) change the front doors from the flat surface to paneled surface doors.
- d. Detailed landscaping and irrigation plans shall be submitted for review and approval by City staff prior to issuance of building permits.

Findings of Fact

- a. The project is based upon sound principles of land use in that:
 - 1) the subject site is adjacent to a 13-unit apartment complex and R-4 zoning to the east;

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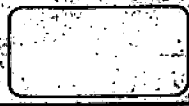
- 2) the project will provide close-in housing to large employment centers.
- b. The proposed project will not be detrimental to the public health, safety and welfare or result in the creation of a nuisance in that:
 - 1) the use is compatible with the adjacent residential uses;
 - 2) adequate off-street parking is provided.
 - c. The proposed project complies with the 1974 General Plan which states, "Promote development of vacant lots which have been bypassed by urban development."



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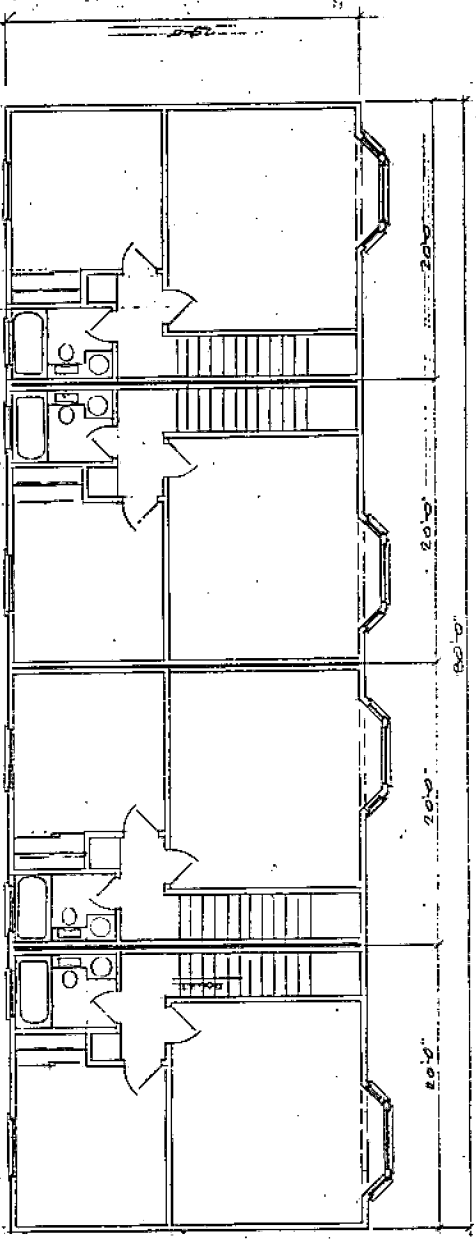
DAVID G. WILLIAMS & ASSOC.
 ARCHITECTS
 1714 - 17th ST. S.F. CA 94133
 (415) 774-8200
 CALIFORNIA ARCHITECTS
 LICENSE NO. 12508



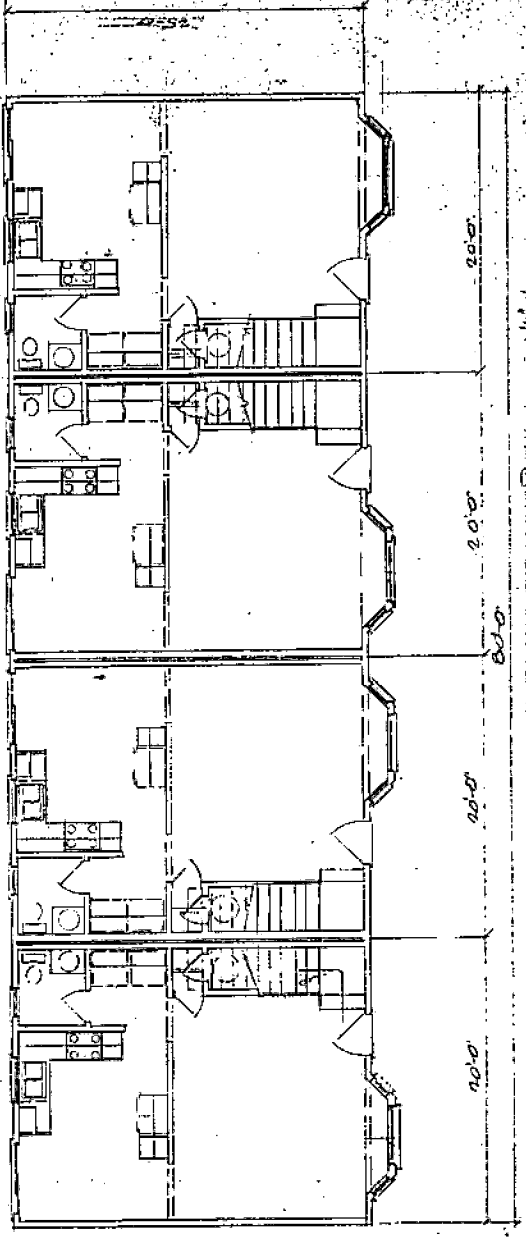
WILLIAMS CONSTRUCTION CO.
 1714 - 17th ST. S.F. CA 94133
 (415) 774-8200



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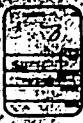
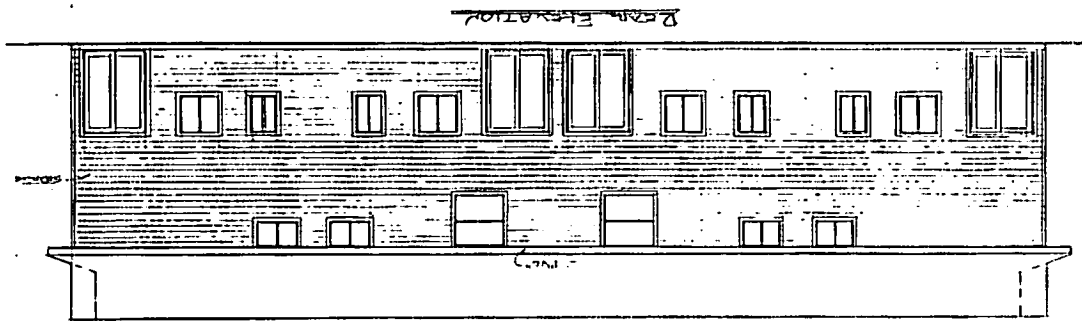
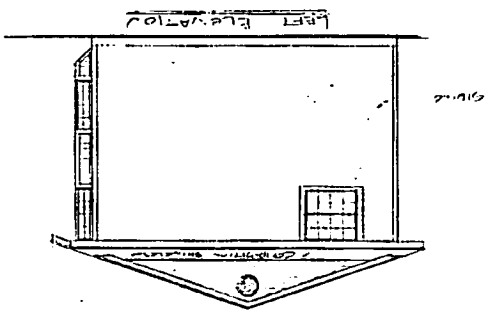
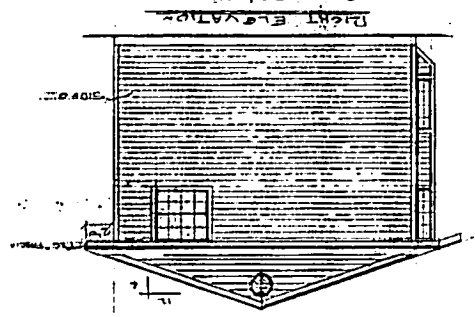


SECOND FLOOR PLAN

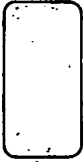


FIRST FLOOR PLAN

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FRONT ELEVATION
24th STREET



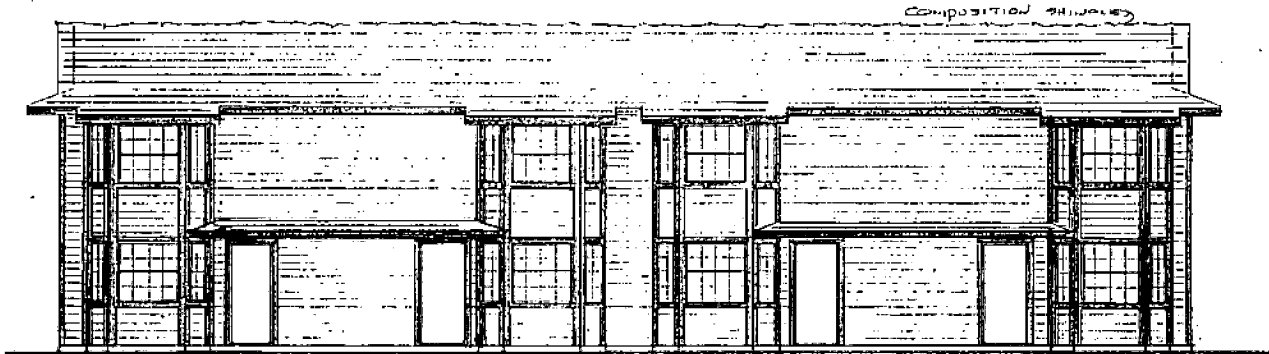
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DAVID G. WILLIAMS & ASSOC.
ARCHITECTS
1000 MARKET STREET
SAN FRANCISCO, CALIFORNIA



P. 82235



FRONT ELEVATION - SCALE 1/8" = 1'-0"
24th STREET

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DAVID G. WILLIAMS & ASSOCS.
Architects
7715 A. PARK OAKS BLVD.
CARMEL, CALIF. 95008
(415) 844-2001



MANHATTAN CONSTRUCTION CO.

NO.	
DATE	
BY	

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