

PLANNING DIRECTOR'S SPECIAL PERMIT MODIFICATION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	W.F. Tobey, 5258 Acorn Way, Sacramento, CA 95608
OWNER	Satsuki Tomine, 652 El Dorado Way, Sacramento, CA 95814
PLANS BY	W.F. Tobey, 5258 Acorn Way, Sacramento, CA 95814
FILING DATE	June 18, 1992 ENVIR DET Cat Ex 15301(e)(2) REPORT BY Don Smith
ASSESSOR'S PCL. NO.	010-0241-006

APPLICATION: Planning Director's Special Permit Modification to expand an existing office use from 1768± to 1888± square feet on 0.17± developed acres in the Residential-Office (R-O) zone.

LOCATION: 2716 X Street

PROPOSAL: The applicant is requesting the necessary entitlements to allow a 120± square foot expansion of an existing office (from 1768± square feet to 1888± square feet) within the Residential-Office (R-O) zone.

PROJECT INFORMATION:

General Plan Designation:	High Density Residential
Central City Community Plan:	Residential- Office
Existing Zoning of Site:	R-O
Existing Land Use of Site:	Existing 1768 square foot office building

Surrounding Land Use and Zoning:

North:	Highway 50; TC
South:	Commercial; C-2
East:	Multi-Family; R-O
West:	Office; R-O

Property Dimensions:	49' X 160'
Property Area:	0.17± acres
Required Parking:	4 spaces
Proposed Parking:	4 spaces
Square Footage of Building:	Existing: 1768± square feet Proposed: 120± additional sq.ft. Total: 1888± square feet

Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Horizontal Siding
Roofing Material:	Composition Shingle

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BACKGROUND INFORMATION: On December 10, 1981, the Planning Commission approved a request to convert the residence located on the subject property into an office and waived the requirement for a six foot wall along the easterly property line (P9603). The residence has since been used for counseling offices. The applicant now requests that the existing building be expanded by 120 square feet to provide an observation room.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 0.17± acre parcel. The subject site is designated High Density Residential in the General Plan. The Central City Community Plan and zoning designate the site Residential-Office. An existing 1768± square foot residence located on the site has been converted into office space. Surrounding land uses include a two story office to the west, a one story apartment building to the east, Highway 50 to the north and a variety of commercial uses to the south. The surrounding properties are zoned: Transportation Corridor (TC) to the north, General Commercial (C-2) to the south and Residential-Office (R-O) to the east and west.

B. Applicant's Proposal

The applicant is proposing to expand the existing 1768± square foot building to 1888± square feet. The expansion would provide a 120 square foot observation room to facilitate the existing counselors at the site.

C. Staff Analysis

The counseling offices have existed for over ten years at the site and appear to be in harmony with the surrounding uses (apartment to the east and a two story office building to the west). In fact, the subject use appears to be a good buffer between the apartments and the larger scale office building. The requested expansion of the building is intended to be used as an observation room to assist the existing counselors in evaluating patients. Since the addition does not significantly add to the intensity of the use, planning staff recommends approval of the request.

Parking- Four parking spaces are required for the proposed 1888± square feet of office use (1 space per 450 square feet). Until recently, two garages located off the alley provided three parking spaces for the site. One garage has been demolished within the last few months. The demolition now provides room for four spaces at the rear of the property to accommodate the use and to meet the required parking.

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Design Review- Because the project is located within the Central City Design Review District, it is subject to Design Review. In this case, the project is of a small enough size to require staff review only. Design Review staff has examined

the proposal and indicates that the addition is consistent with the provisions of the Central City Design Review District.

Agency Comments:

The project has been referred to the Building Division, Traffic Engineering, Development Services, and others. Comments and recommended conditions of approval have been incorporated into the recommended conditions listed below.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project is a categorical exemption in accordance with CEQA guidelines (Sections 15301(e)(2)).

RECOMMENDATION: Staff recommends the Planning Director take the following action:

Approve the Planning Director's Special Permit Modification to expand an existing office use from 1768± square feet to 1888± square feet on 0.17± developed acres in the Residential-Office (R-O) zone subject to conditions and based on the findings of fact which follow.

Conditions:

1. The applicant shall obtain all necessary building permits prior to commencing construction;
2. The applicant shall comply with all applicable ordinances pertaining to hours of operation for on-going construction. All equipment and debris shall remain on the subject parcel;
3. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system;
4. Applicant shall comply with the City's cross connection control policy pursuant to California Administrative Code Title 17 to the approval of the City Utility Department;
5. Note: Existing sewer and water services are located in the alley;
6. Note: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento Public Works Department, Development Services Division, Room 100, 927 Tenth Street; and,

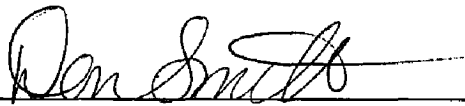
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7. Parking along alley will require adequate maneuvering room (20 foot alley plus six feet on-site).

Findings of Fact:

1. Granting the request is based upon sound principles of land use planning in that the project is an expansion of a office use in a Residential- Office (R-O) zone.
2. Granting the request will not be injurious to public welfare nor to property in the vicinity in that:
 - a. adequate setbacks and parking facilities are proposed; and,
 - b. the addition is subject to Design Review.
3. The proposed project is consistent with the General Plan in that the office use is permitted in the High Density Residential designation upon approval of a Special Permit.


Report Prepared By:



Don Smith,
Associate Planner

8-7-92
Date

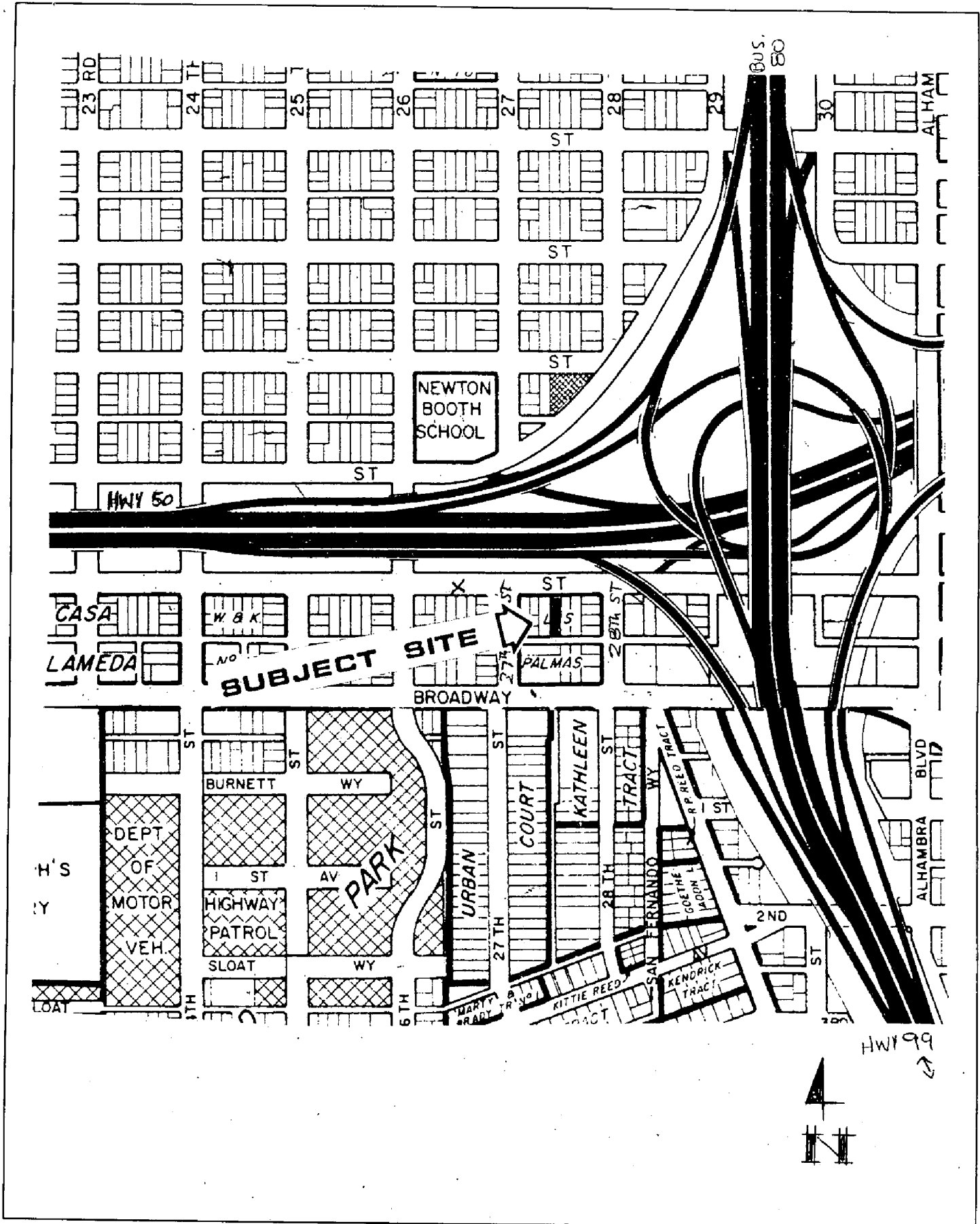
Recommendation Approved By:



Gary Stonehouse,
Planning Director

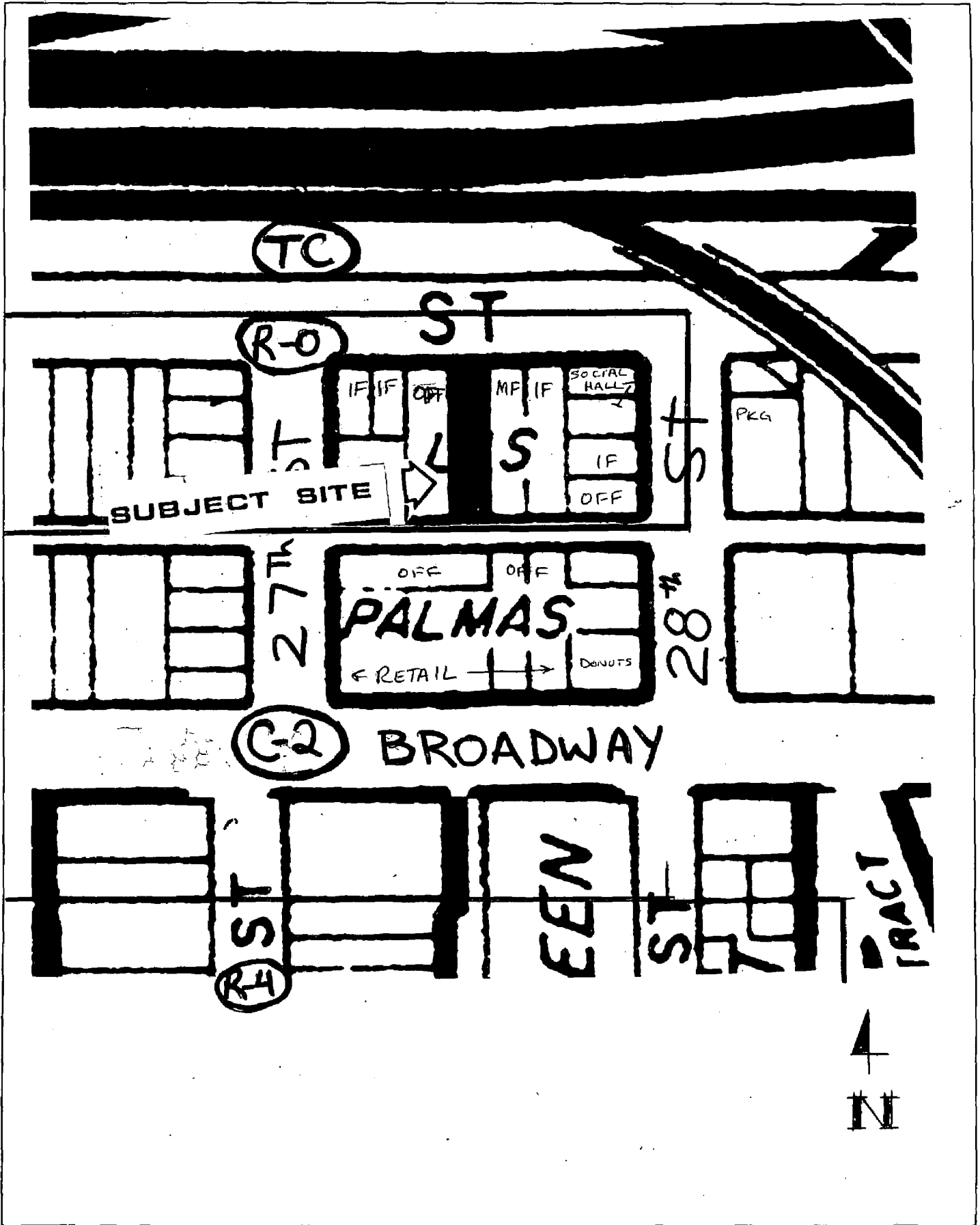
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VICINITY MAP

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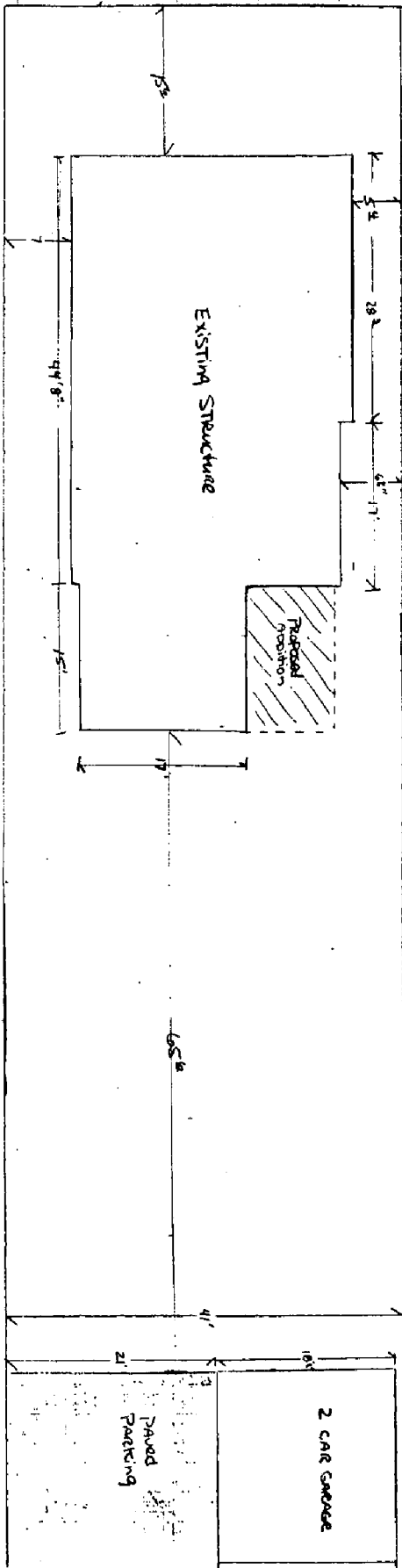


X STREET

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1/8" = 1'



A
NORTH

EXISTING
Building
1450 sq ft

utility Room
9x7 63 sq ft.

EXISTING office
15'x17' 255 sq ft.

PROPOSED
Room ADDITION
8'x15'
120 sq. ft.

8'x6'
SLIDER

RECEIVED

JUN 18 1992

CITY OF SACRAMENTO
CITY PLANNING DIVISION

182

x0
21x46"

x0
21x46"

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Remove 2 windows
Replace with 6'6" SLIDER

