

CITY PLANNING COMMISSION

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

APPLICANT EDWARD HALL & WARREN LINDELEAF, 1103 33rd Street, Sac., CA 95816
OWNER EDWARD HALL & WARREN LINDELEAF, 1103 33rd Street, Sac., CA 95816
PLANS BY ALWOOD DESIGN SERVICE
FILING DATE 10/29/87 ENVIR. DET. 15301n REPORT BY PW/yf
ASSESSOR'S-PCL. NO. 007-0191-003

APPLICATION: Special Permit to convert a existing 912 square foot residence into office use in the General Commercial (C-2) zone on a 0.07+ developed acre.

LOCATION: 3216 L Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing residence to use as offices for psychologists and family counselors.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Residential

Surrounding Land Use and Zoning:	Setbacks:	Existing
North: Apartments; C-2	Front:	12 ft.
South: Residential; C-2	Side (Int):	11 ft.
East : Residential; R-1	Side (alley):	5 ft.
West : Residential; C-2	Rear:	-0-

Parking Required:	2 spaces
Parking Provided:	2 spaces
Property Dimensions:	40' x 80'
Property Area:	0.07+ acres
Square Footage of Building:	923 sq. ft.
Height of Building:	21 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood siding
Roof Material:	Composition Shingle

BACKGROUND: The proposed project lies within the Alhambra Boulevard Moratorium Area that required Special Permit approval for any non-residential development. This moratorium area is also proposed for rezoning that were heard by the Planning Commission on November 5, 1987 and which should be approved by the City Council on December 8, 1987. The subject site is proposed to be rezoned from C-2 to C-1R.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a 3,200 sq. ft. lot designated for commercial and office uses on the 1974 General Plan. The site is currently zoned General Commercial (C-2), but is in the process of being rezoned by the City Council to Limited Commercial (C-1R) on December 8, 1987. Surrounding land uses are apartments to the north and single family residential uses to the south, east and west. The site is surrounded on three sides by C-2 zoning with R-1 to the east across the alley.
- B. The applicant is requesting that the existing 923 sq. ft. house be converted for use as an office for counseling (psychologists, marriage and family services). The submitted remodeled floor plan indicates three offices. The service would employ three persons all of whom may or may not be working all at the same time.
- C. Staff has two concerns regarding this proposal. One is land use and the second is parking. The proposed project is located in an area near Alhambra Boulevard that has been extensively studied in the last three months by both Planning Staff and the Commission. There has been much concern expressed by residents about land use/zoning conflicts in this 32nd street area. This type of use; conversion of an existing residence to office, is a land use staff encourages. The impacts of converting an existing residence, rather than demolishing a home and constructing a new office building are generally much less on the neighborhood. Staff finds that the office use is appropriate for this location.

Although, the applicant has met the required number of parking spaces, a minor problem exists. The applicant is required to have eleven feet from the back of the parking stall to the alley in order to meet the 26 ft. maneuvering requirement. The submitted plans indicate only 19 feet of maneuvering space. Staff recommends the redesign of the parking spaces to allow for this discrepancy (see site plan).

- D. The project has been reviewed by the City's Traffic Engineering, Engineering, Building Inspections and Fire Divisions along with the East Sacramento Improvement Association and the Midtown Business Association. The only comments received were from Traffic. Traffic is requiring that the alley be improved from L Street to the end of the property. Improvement includes six inches of asphalt and drainage improvements if needed. All work must be to the satisfaction of the Public Works Department.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 (n)).

RECOMMENDATION: Staff recommends the Commission approve the Special Permit, subject to conditions and based on Findings of Fact which follow:

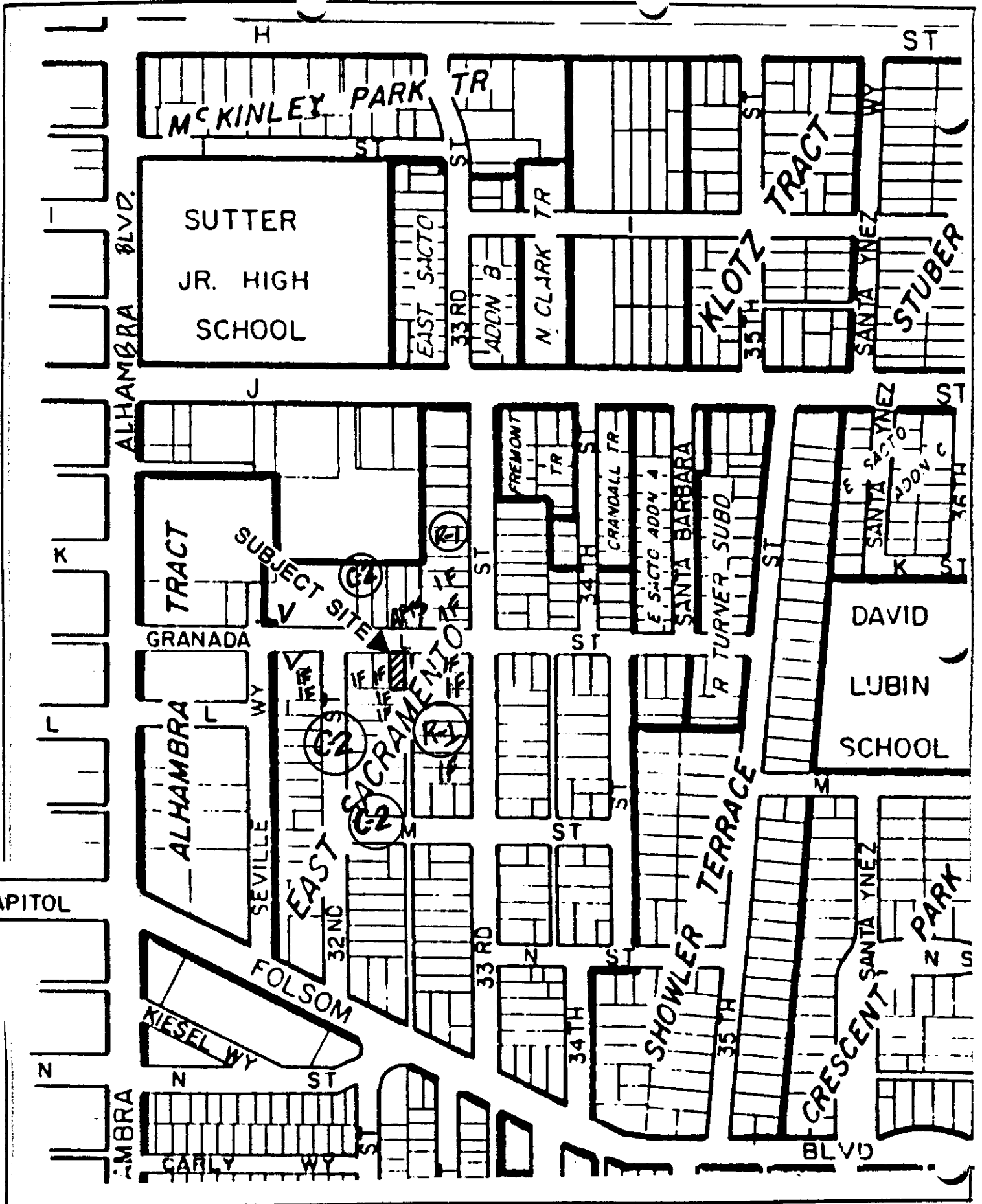
Special Permit - Conditions

1. Hours of operation shall be 8:00 a.m. to 9:00 p.m. and by appointment.
2. The use shall be limited to a maximum of three employees.
3. The office conversion shall comply with City Building and Fire Codes.
4. The parking spaces shall be redesigned to allow for the required 26 ft. maneuvering width and shall be approved by the Planning Director prior to issuance of any permits.
5. The alley shall be improved from L Street south to the end of the subject property line to the satisfaction of the Public Works Department.
6. All signage shall comply to the City's Sign Ordinance. A sign program shall be submitted to the Planning Director for approval prior to issuance of any sign permits. Signage shall be compatible with the architecture of the existing structure and compatible with the surrounding structures.

Special Permit - Findings of Fact

1. The proposed project, as conditioned, is based upon sound principles of land use, in that:

The use will not significantly alter the character of the neighborhood which consists of residential and commercial uses.
2. The proposed use, as conditioned, will not be injurious to the surrounding properties nor to the public welfare and safety, in that:
 - a. adequate parking will be provided on the site.
 - b. the proposal will not increase traffic to a significant level since all clients will be seen by appointment only.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for commercial and office uses by the 1974 General Plan and the proposed office use conforms with the plan designation.

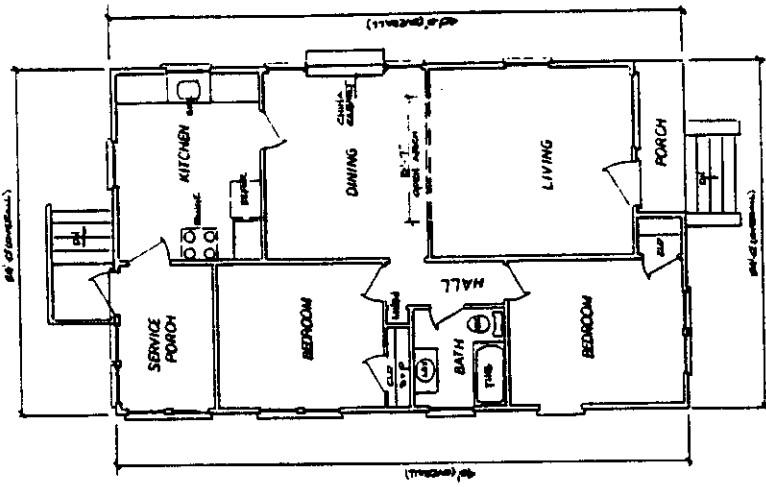
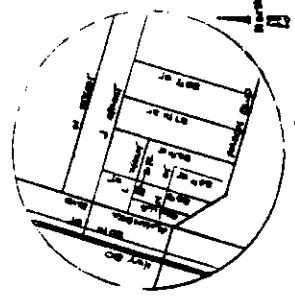


VICINITY - LAND USE - ZONING

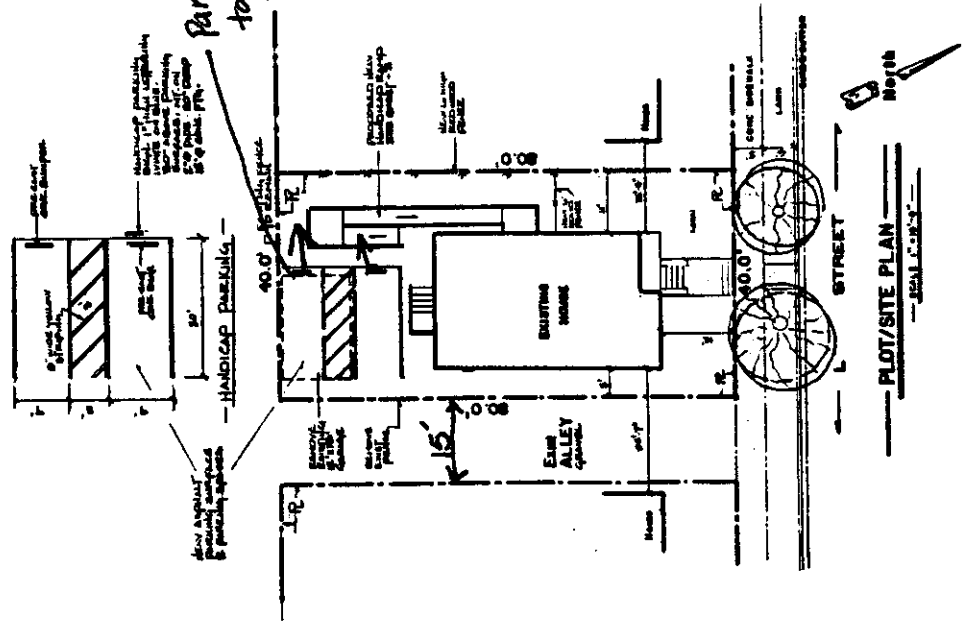
EXHIBIT A SITE PLAN

REMODEL
3216 L STREET SACRAMENTO, CALIF.
OWNER: EDWARD H. ...

GENERAL: EXISTING ONE OR MORE EXISTING BUILDINGS OR STRUCTURES SHALL BE REMODELED TO PROVIDE THE FOLLOWING: ...



Parking spaces need to be re-designated to allow for 26' maneuvering width.



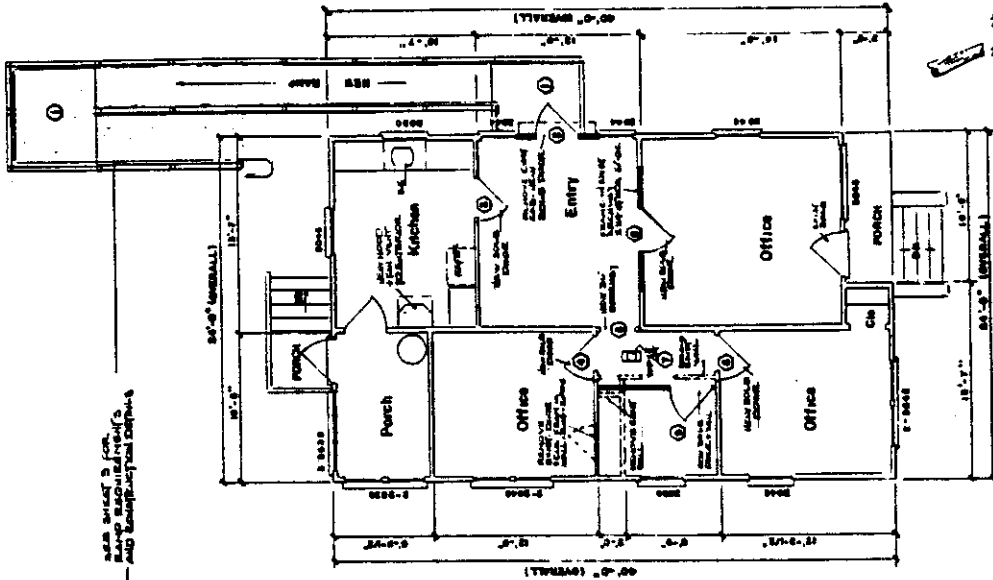
3216 L STREET SACTO. CALIF.
AP NO. 007-0891-003
MAP BK. 7 - PS. 19
COUNTY OF SACRAMENTO, CALIF.
ZONE-C2

FLOOR PLAN

3218 L STREET SACRAMENTO CALIF.

NOTE:
ALL WORK TO CONFORM TO
THE I.B.C. AND MEET THE
REQUIREMENTS OF THE
LOCAL BUILDING DEPT.

- ① CONCRETE FLOOR
- ② CONCRETE SLAB
- ③ EXISTING CEILING
- ④ EXISTING WALLS
- ⑤ EXISTING DOORS
- ⑥ EXISTING WINDOWS
- ⑦ EXISTING KITCHEN
- ⑧ EXISTING BATH
- ⑨ EXISTING PORCH

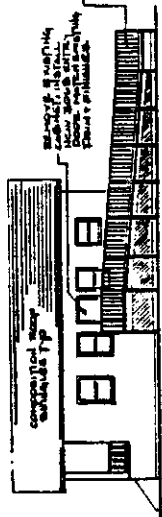


REMODELED FLOOR PLAN

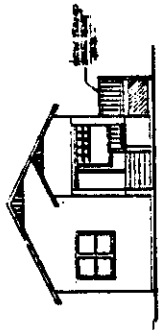
Scale: 1/8" = 1'-0"

Total area - 923 S.F.

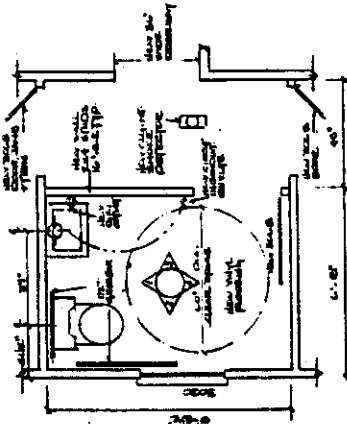
- Existing (to remain)
- Existing to be removed (Change)
- New construction (Change)



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



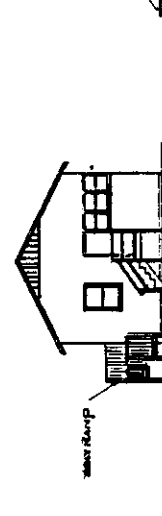
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



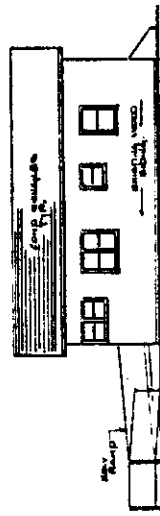
ENLARGED BATH PLAN
SCALE: 1/4" = 1'-0"

HANDICAP BATH REQUIREMENTS

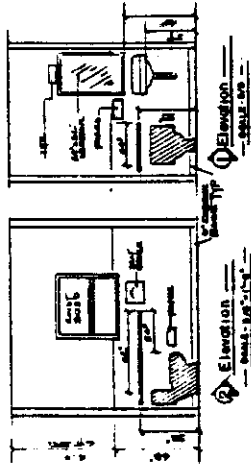
ALL HORIZONTAL SURFACES TO FOLLOW MUST BE SMOOTH AND HAVE A SLOPE NO GREATER THAN 1/4" IN 24".
ALL CHAIR SEATS OR BENCHES MUST BE ADJUSTABLE TO 17" TO 19" HIGH.
A CLEAR SPACE OF NOT LESS THAN 60" TO 66" IN WIDTH AND 60" IN DEPTH IS REQUIRED TO PERMIT A CHAIR SEAT TO BE POSITIONED AND ADJUSTED TO THE USER'S NEEDS.
ALL TOILETS MUST BE 16" TO 18" WIDE AND 56" TO 58" HIGH.
ALL TUBS AND SHOWERS MUST BE 60" TO 66" WIDE AND 48" TO 54" HIGH.
ALL TUBS AND SHOWERS MUST BE 2" TO 4" DEEP.
ALL TUBS AND SHOWERS MUST BE 60" TO 66" WIDE AND 48" TO 54" HIGH.
ALL TUBS AND SHOWERS MUST BE 2" TO 4" DEEP.



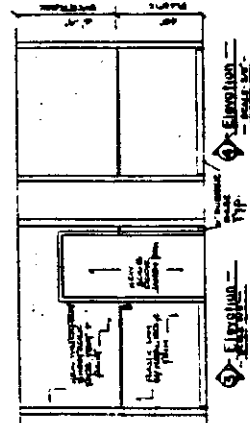
REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



Elevation
SCALE: 1/8" = 1'-0"



Elevation
SCALE: 1/8" = 1'-0"