

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Little Investment Company, Inc. - 5534 Elvas Ave., Sacramento, CA 95819		
OWNER	Gary A. Little - 5534 Elvas Avenue, Sacramento, CA 95819		
PLANS BY	John D. Eash - 934 Trestle Glen Way, Sacramento, CA 95831		
FILING DATE	2-3-84	50 DAY CPC ACTION DATE	REPORT BY: JP:sg
NEGATIVE DEC.	Ex. 15303e	EIR	ASSESSOR'S PCL. NO. 014-064-02,03,04,05

- APPLICATION:
- Variance to reduce the required 15 foot rear yard setback between commercial uses and the side yard of residential uses to three feet (Section 3-C-5)
 - Variance to waive the required six foot high masonry wall between residential and commercial uses (Section 3-D-7-a)
 - Lot Line Adjustment to merge four parcels into one parcel (Subdivision Map Act Section 66499.20-3/4)

LOCATION: 2360 Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 7,920± square foot office building in the General Commercial zone

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Offices
 1963 Oak Park Community
 Plan Designation: Shopping or Commercial
 Existing Zoning of Site: C-2
 Existing Land Use of Site: Parking lot

Surrounding Land Use and Zoning:

North: Restaurant, commercial; C-2
 South: Commercial; C-2
 East: Hospital, commercial; C-2
 West: Residential; R-1

Parking Required:	20 spaces	
Parking Provided:	22 spaces	
Ratio Required:	1:400	
Property Dimensions:	100' x 200'	
Property Area:	20,000± square feet	000237
Square Footage of Building:	7,920± square feet	
Height of Building:	16 feet	
Significant Features of Site:	5' sewer easement located along rear of the site	
Topography:	Flat	
Exterior Building Colors:	Tan and bronze	
Exterior Building Materials:	Stucco, plywood, concrete and bronze aluminum store front	

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

- The subject site consists of four parcels totaling 20,000 square feet, located on the west side of Stockton Boulevard and in the General Commercial (C-2) zone.

The applicant is requesting a lot line adjustment to merge the four parcels into one and build a 7,920± square foot office building on the site (Exhibits B-E). The applicant proposes to place the rear wall of the building three feet from the rear property line and is also requesting the necessary entitlements to waive the required setback and six foot high masonry wall between residential and commercial uses.

2. The proposal was reviewed by the City Water and Sewer, Building and Real Estate Divisions. The following comments were received.
 - a. Water and Sewer: A five foot sewer easement exists along the rear five feet of the property. No building is allowed to be constructed in this easement.
 - b. Building: Building Code requirements regarding two hour firewalls for the structure must be met.
 - c. Real Estate: No comments
3. The subject site is located in the Oak Park Redevelopment area. The Oak Park Project Area Committee will review the proposed project at their March 7, 1984 meeting and will present any comments to the Planning Commission at the March 8, 1984 Commission meeting.
4. The Sewer and Water Division has indicated that a five foot easement, rather than the three foot easement shown on the applicant's plans, is located along the rear property line of the site. The applicant will need to revise the plans for the subject site to accommodate this easement. This may require a reduction in the square footage of the proposed office building. Staff also recommends that the applicant provide a secure gate along the north property line to limit access by unauthorized individuals to this area.
5. Two of the parcels adjacent to the subject site have a portion of their side yard property lines lying adjacent to the rear yard property line of the subject site (Exhibit C). When the side of a residentially-zoned property abuts the rear of a commercially-zoned lot, a 15 foot rear yard setback is required. Due to the irregular shape of these parcels, however, the existing residences on these lots are set back approximately 10 feet from the rear property line of the subject site. In addition, there are wooden fences approximately four feet high separating the residential uses and the subject site. The five foot building setback required for the sewer easement will make the distance between the proposed office building and the residences on the two parcels approximately 15 feet. This setback should provide adequate light, air and fire access between the residential and commercial uses. In addition, requiring the 15 foot setback for the subject site would create an unusable area at the rear of the proposed office building. Staff, therefore, recommends that a variance to reduce the required 15 foot setback to five feet be approved.
6. The purpose of the six foot high masonry wall requirement is to provide a visual and noise buffer for residences adjacent to commercial uses. The applicant wishes to waive this requirement as, due to the location of the sewerline easement, it

is difficult to build a masonry wall without interfering with the existing sewer line. The proposed 16 foot high rear concrete wall of the office building will provide the required buffer. A six foot high wall, therefore, is not necessary.

Staff, however, has concerns that the proximity of this flat solid concrete wall to the existing residential uses will have an adverse visual impact on the neighborhood. The proposed height of the building is 16 feet, making the rear and side walls of the structure clearly visible to residences adjacent to the site as well as residences on the west side of 42nd Street and the south side of Y Street (see land use map). Presently, the applicant proposes to use solid concrete block for these walls and paint the building tan and bronze. These walls should be redesigned to incorporate features that will be pleasing to the adjacent residents such as a textured surface block wall and a three dimensional wall treatment. The front facade of the building should also be redesigned to provide some movement rather than the flat facade proposed by the applicant. These changes will create a structure that is more visually compatible with the existing residential neighborhood. Staff, therefore, recommends that the applicant redesign the proposed office building to incorporate these changes. The revised design should be reviewed and approved by the City's Design Review Board prior to issuance of building permits.

- 7. Staff has no objection to the proposed lot line adjustment as it will create a parcel on which it would be feasible to develop an office building. The office building use will have 22 on-site parking spaces, which is consistent with Zoning Ordinance requirements.

STAFF RECOMMENDATION: Staff recommends the following actions:

- 1. Approval of the variance to reduce the required 15 foot building setback, subject to conditions and based upon findings of fact which follow;
- 2. Approval of the variance to waive the required six foot high solid masonry wall, subject to conditions and based upon findings of fact which follow;
- 3. Approval of the lot line adjustment to merge four parcels into one by adopting the attached resolution.

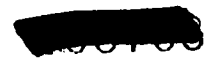
Conditions

- a. The applicant shall maintain a ^{three} ~~five~~ foot setback along the rear property line for the existing sewer easement.
- b. The applicant shall revise the design of the proposed office building to incorporate the design features outlined in the staff evaluation. The revised design shall be reviewed and approved by the City's Design Review Board prior to issuance of building permits.


Findings of Fact

- a. The variances, as conditioned, do not constitute a special privilege extended to one property owner in that:

000239



1. a 15 foot rear yard setback would create an unusable area at the rear of the office building; and
 2. the rear wall of the office building will serve as a masonry wall between the existing residential and proposed office building use.
- b. The variances, as conditioned, do not constitute use variances in that office buildings are allowed in the General Commercial Zone.
- c. The variances, as conditioned, will not be injurious to the public welfare nor to properties in the vicinity of the subject site in that:
1. the redesigned office building will not change the characteristics of the neighborhood;
 2. the westerly wall of the structure will serve as a visual and noise buffer between the residential and commercial uses; and
 3. the office building wall will not obstruct light or air to the adjacent residential units as the dwellings are set back approximately 15± feet from the proposed structure.
- d. The project is in conformance with the 1974 General Plan and the 1963 Oak Park Community Plan which designate the site for commercial, shopping and office uses.



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Conditions

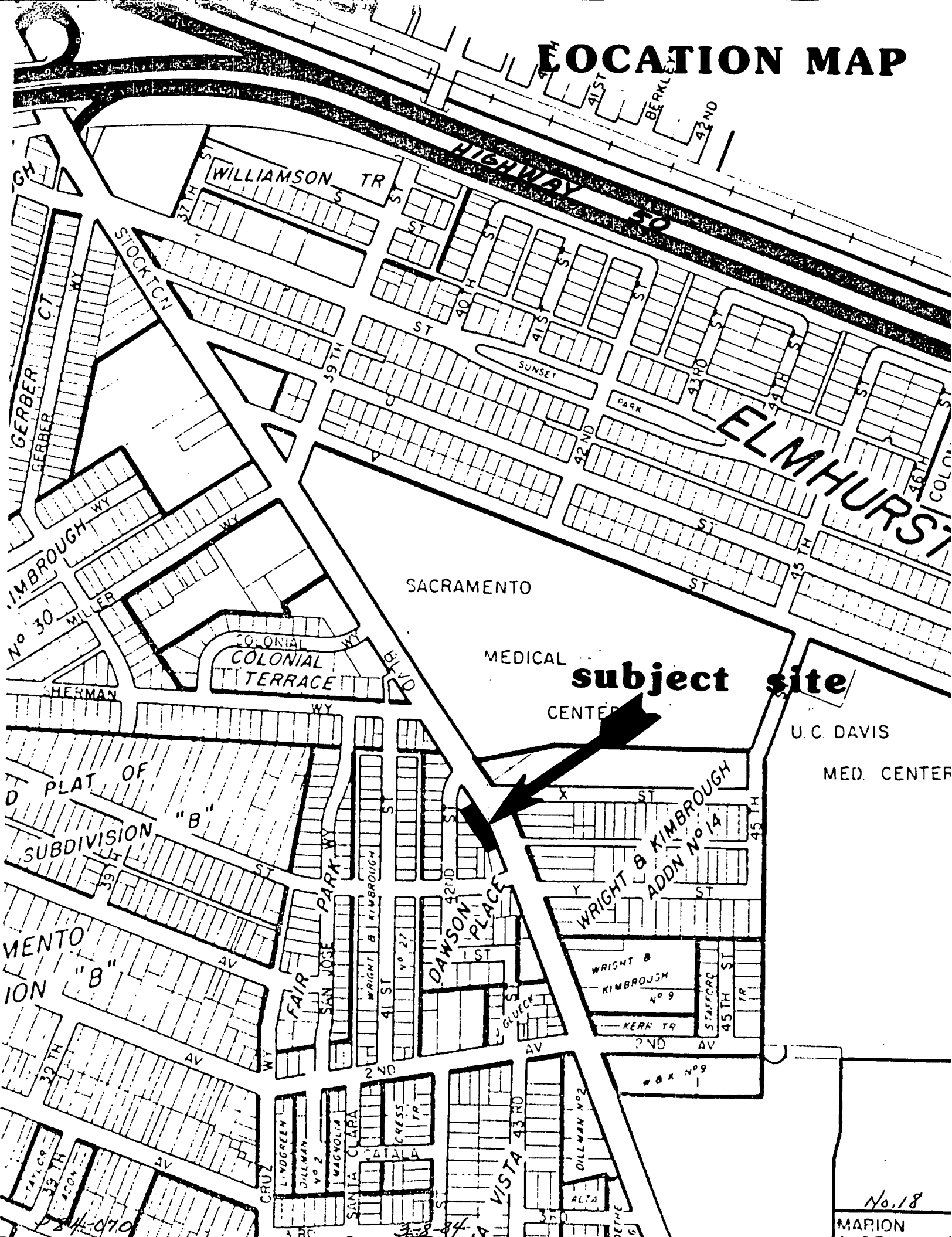
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LOCATION MAP



subject site

MEDICAL CENTER

U.C. DAVIS
MED. CENTER

SACRAMENTO

COLONIAL
TERRACE

ELMHURST

STOCKTON

DAWSON PLACE

WRIGHT & KIMBROUGH
ADDN No 14

FAIR PARK WY

PLAT OF
SUBDIVISION "B"

MENTO
ION "B"

No. 18
MARION

EXHIBIT A

Legal Description

The land referred to is situate in the County of Sacramento, City of Sacramento and is described as follows:

Lots 19 through 22, both inclusive, as shown on the "Plat of Dawson Place", recorded in Book 18 of Maps, Map No. 32, records of said County.

P 84070

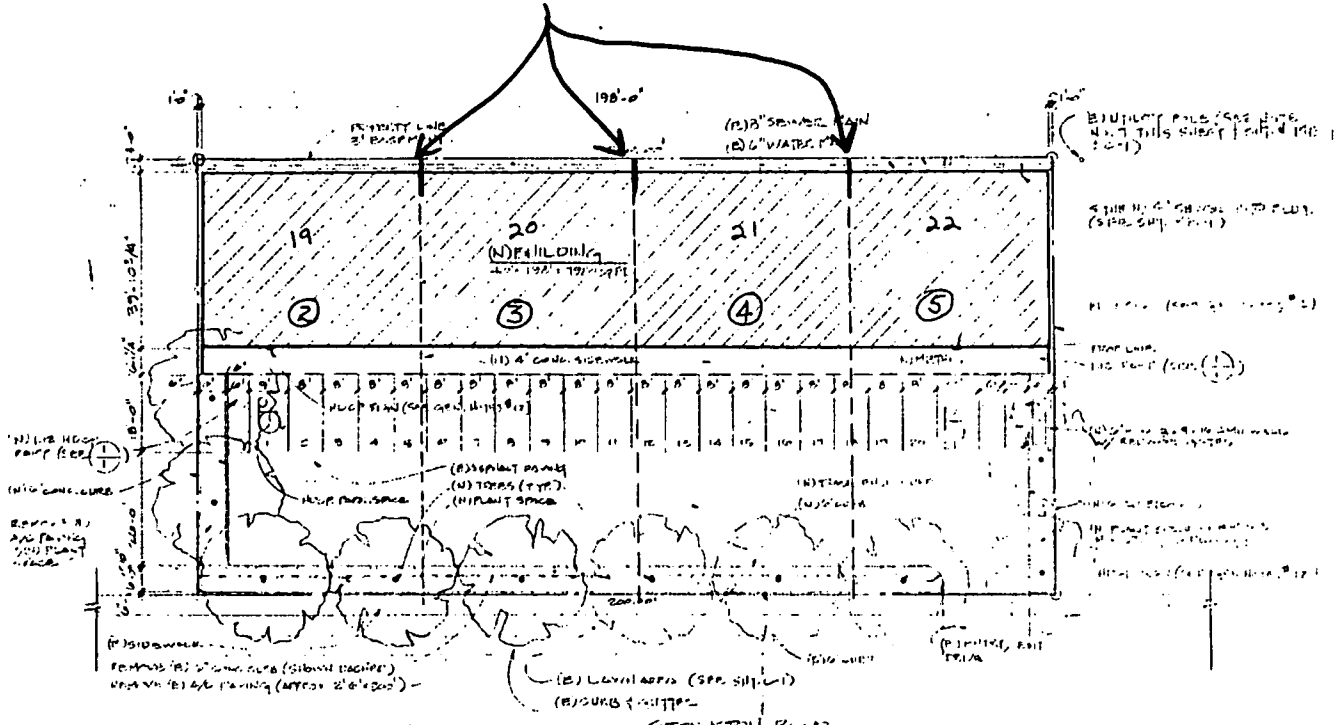
3-8-84

No. 18

EXHIBIT B

PACIFIC COAST ENGINEERS
 1400 STOCKTON BLVD
 SACRAMENTO, CALIF. 95811 Phone 384-1427

Lot Lines to be Removed

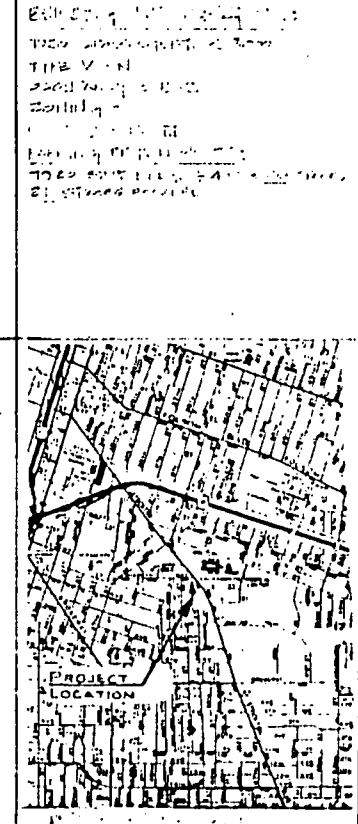
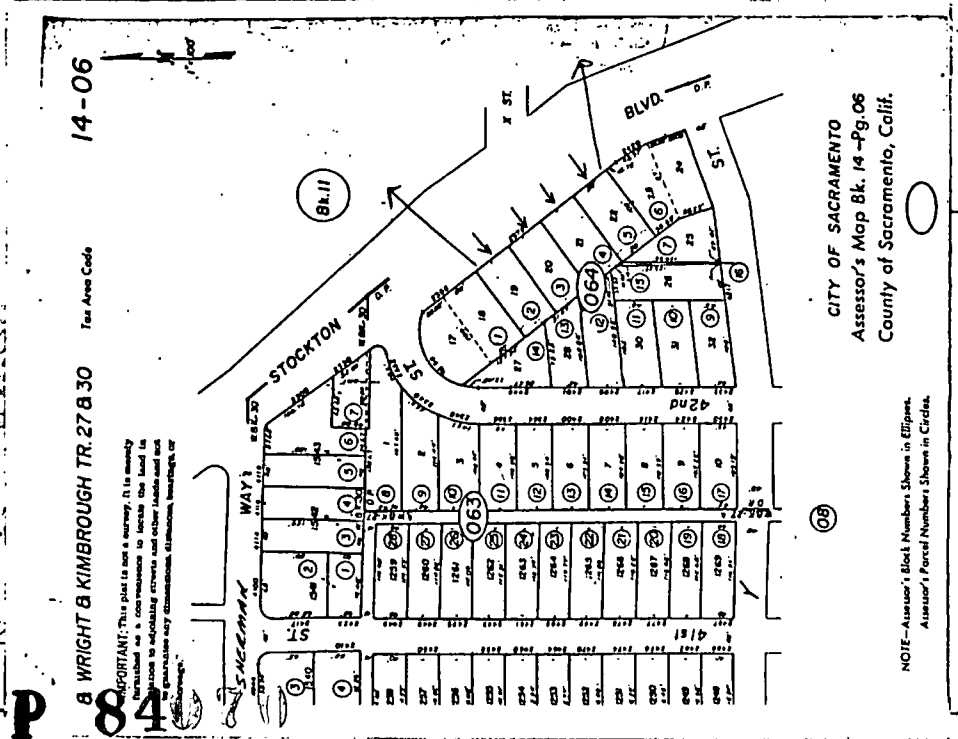


SITE PLAN



SCALE: 1" = 20'-0"
 0' 10' 20' 30' 40'

- NOTE: (E) = EXISTING, (N) = NEW
- NOTES:
1. REMOVE (E) LOT LINES AS DIRECTED BY DOTTED LINE. RE-ESTABLISH (E) A/C BUILDING AS SHOWN.
 2. SEE LANDSCAPE PLAN AND TREE TYPES, SCHEDULE, DIMENSIONS & NOTES.
 3. PARKING SPACES: TOTAL APPROXIMATELY 400 (INCLUDING 400' X 40' SIDE DRIVE AREA). "SOLID" (E) & "DOTTED" (N) PAVED SPACES WITHIN A/C BUILDING AS SHOWN.
 4. SEE SHIT COLL FOR SPACES AT HOPE PARKING LOT.
 5. PROVIDE PRECAST CURB WITHIN STAYS AT EACH PARKING SPACE (SEE TR PLAN THIS SET).



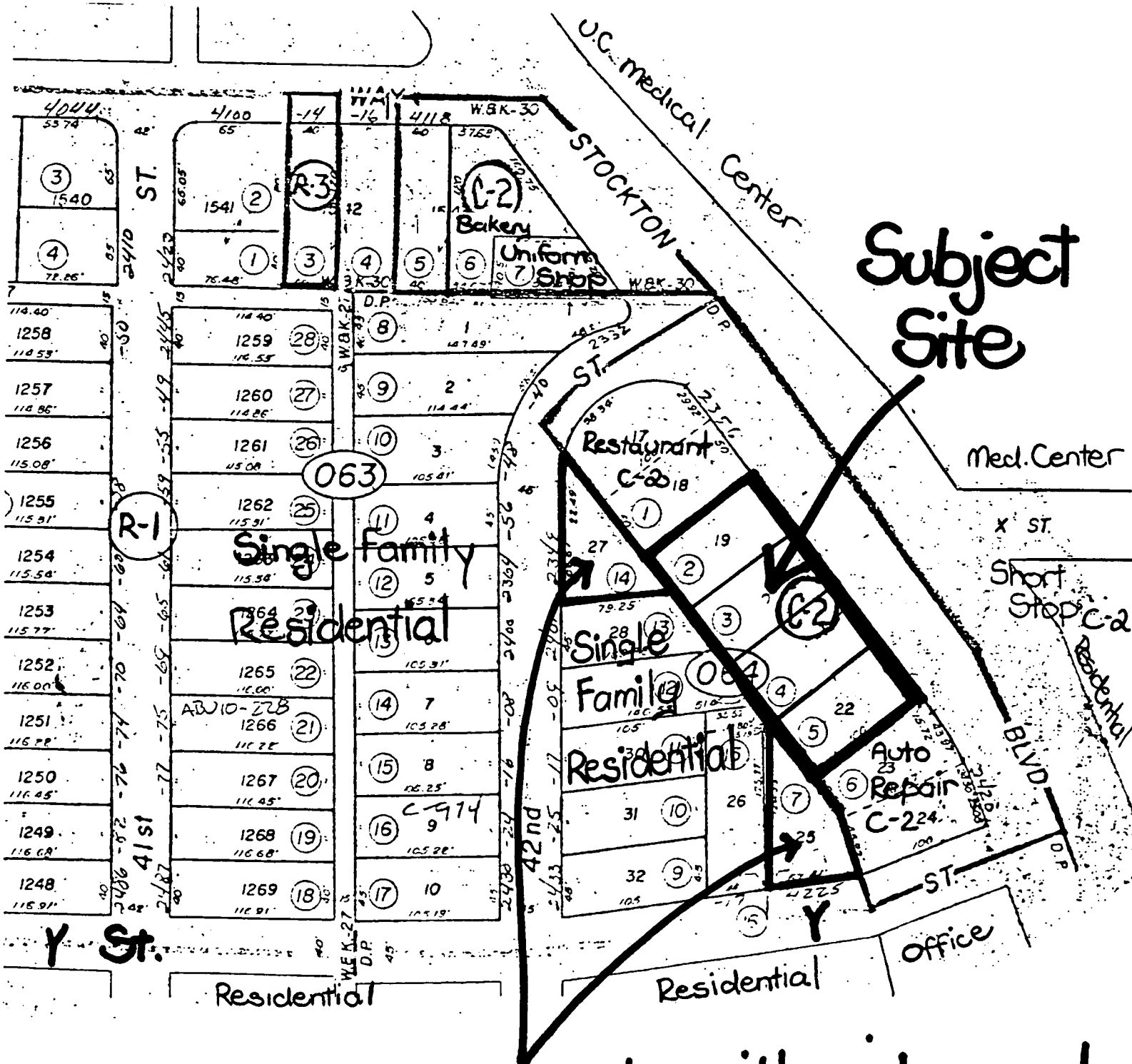
1400 STOCKTON BLVD
 SACRAMENTO, CALIF. 95811
 PHONE 384-1427

DATE: 11-14-2014

1400 STOCKTON BLVD
 SACRAMENTO, CALIF.

EXHIBIT C

LAND USE AND ZONING MAP

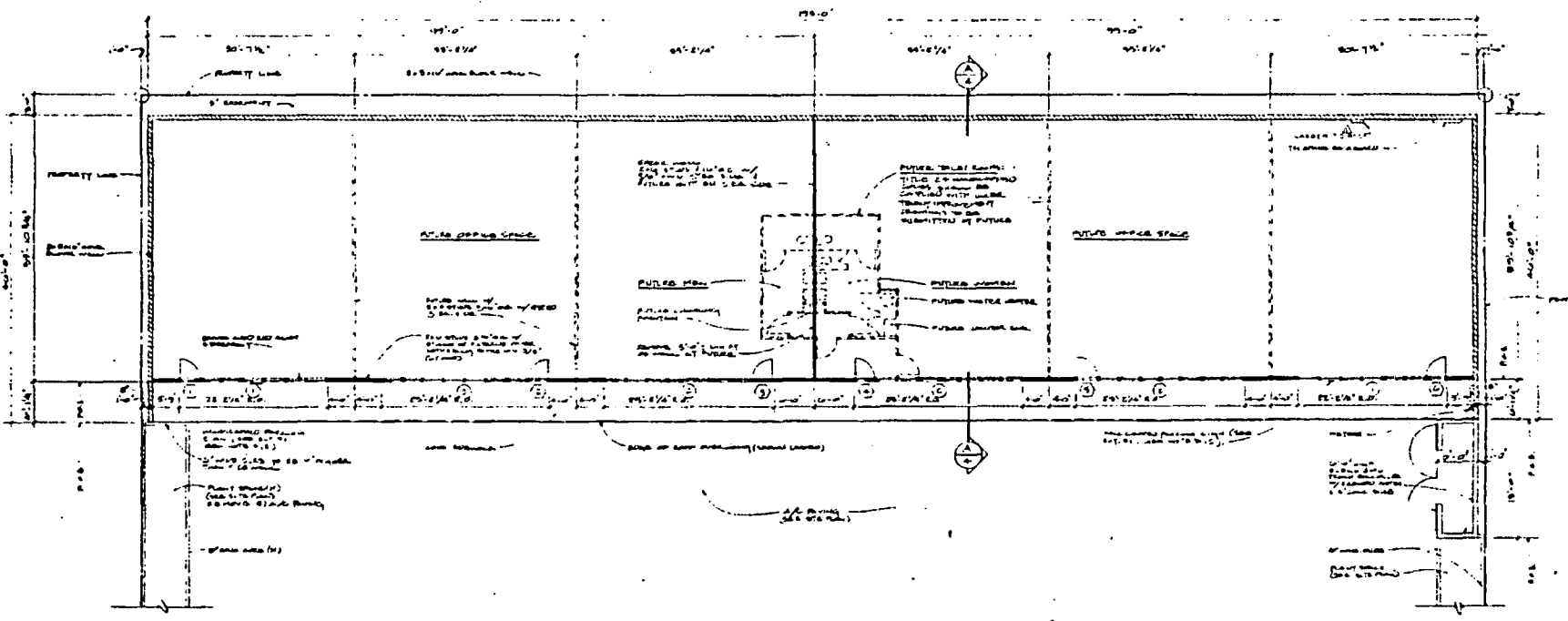


Irregular shaped parcels with side yard adjacent to rear yard of subject site

P 84-070

3-8-84

1 Rockwell's cont No. 18



⊕ FLOOR PLAN
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE

DOORS (1) THROUGH (2) TO BE ALUM. FRAME AND GLAZED CENTER PANEL
 ALL DOORS TO BE 2 1/2" X 8 1/2" X 1/2" ALUM. FRAME
 ALL DOORS TO BE 2 1/2" X 8 1/2" X 1/2" ALUM. FRAME
 ALL DOORS TO BE 2 1/2" X 8 1/2" X 1/2" ALUM. FRAME

WINDOW SCHEDULE

WINDOWS TO BE 3" OR 3 1/2" DEEP TO BE
 1/2" ALUM. FRAME AND GLAZED WITH 1/8" GLAZING
 TO BE 1/8" ALUM. FRAME AND GLAZED WITH 1/8" GLAZING

LEGEND

- (1) - (2)** NEW, EXISTING
(3) - (4) DOOR TYPES (SEE DOOR SCHEDULE)
(5) - (6) WINDOW TYPES (SEE WINDOW SCHEDULE)
(7) - (8) CEILING TYPES
(9) - (10) FLOOR TYPES
(11) - (12) STAIR TYPES
(13) - (14) ELEVATOR TYPES

EXHIBIT D

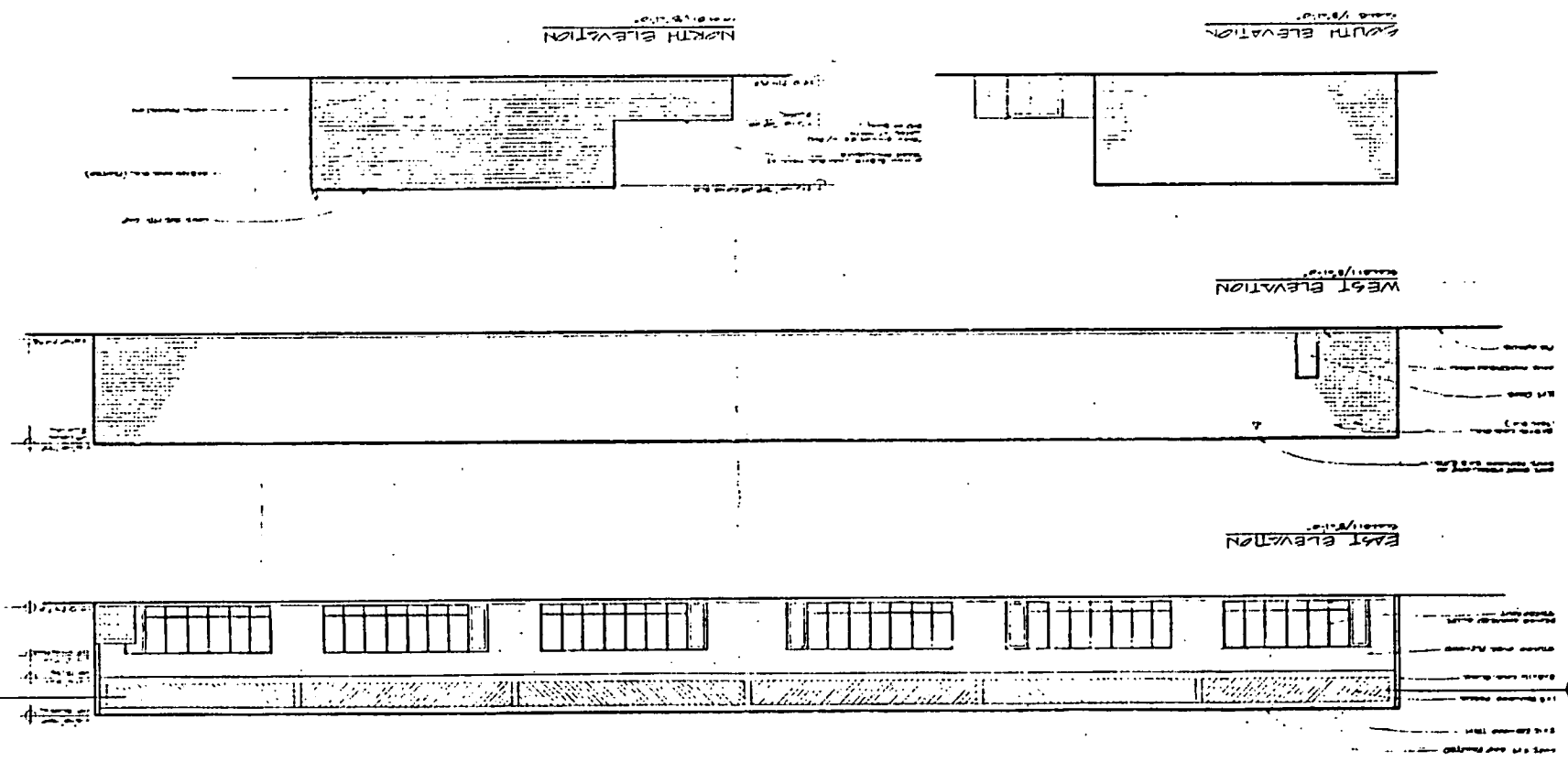
OFFICE BUILDING FOR DISCOVERY INVESTMENTS
 PROJECT NO. 19-88-04-2, 2, 2, 2
 A.C.T. 19-88-04-2, 2, 2, 2
 ARCHITECT: [Redacted]
 STRUCTURAL ENGINEER: [Redacted]
 MECHANICAL ENGINEER: [Redacted]
 ELECTRICAL ENGINEER: [Redacted]
 CIVIL ENGINEER: [Redacted]

000245



EXHIBIT E

3
 THE STRUCTURAL PART
 OF THIS DRAWING IS
 AUTHORIZED BY
 AIR MAIL 1984
 APPROVED BY
 THE TECHNICAL DEPARTMENT
 OF THE AIR FORCE
 ON 11/11/84



P 84070