

CITY PLANNING COMMISSION

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

APPLICANT	Murray Smith & Assoc. - 3020 Explorer Drive, Sacramento, CA 95827				
OWNER	Glenn Cole - 8374 Meath Drive, Stockton, CA 95212				
PLANS BY	Comstock/ Johnson - 3417-B Arden Way, Sacramento, CA 95825				
FILING DATE	8-8-84	50 DAY CPC ACTION DATE		REPORT BY:	SC:sg
NEGATIVE DEC	8-20-84	EIR		ASSESSOR'S PCL NO.	014-085-01 & 11

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to locate 15 of 51 required parking spaces in the Single Family Residential (R-1) zone (Section 2-C-28)
 - C. Variance to locate 15 required parking spaces off-site (Section 6-A-11)

LOCATION: 2516 Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop a medical office facility.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/office and residential
1965 Oak Park Community Plan
Designation: Shopping and commercial/light density residential
Existing Zoning of Site: C-2 and R-1
Existing Land Use of Site: Single family residential
Surrounding Land Use and Zoning:
North: R-1 and C-2; Commercial and residential
South: C-2 and R-1; Commercial and residential
East: C-2; Commercial
West: R-1; Residential

Parking Required: 51
Parking Provided: 51
Property Dimensions: Irregular
Property Area: 0.8± acres
Square Footage of Building: 10,298
Significant Features of Site: Existing Oak tree
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments regarding this request:

- A. The subject site consists of two separate parcels that are located in an area developed with single family residential and commercial uses. The parcel on the west side of the site is located in the single family zone and fronts onto a street developed with single family uses. This area is designated for residential uses in the Oak Park Community Plan and the General Plan. The Zoning Ordinance, however, allows parking in the residential zones with approval of a special permit. The applicant is proposing to develop this portion of the site with 15 parking spaces which are necessary to meet the required parking for the medical office use. The eastern portion of the site will be developed with a medical office facility; and part of the required parking as proposed for the

off-site parking will be located on the adjacent parcel and will, therefore, be convenient for patients at the clinic. Since adequate parking will be provided for the medical office use, it is not expected that parking problems will result for neighboring property owners or residents.

- B. Since the site is bounded on two sides by single family residential uses and zoning, a six foot solid masonry wall will be required on the property line separating the single family zone from the parking and commercial uses. To ensure compatibility with the proposed development staff recommends the applicant submit detailed plans and elevations of a decorative masonry wall prior to issuance of a building permit. The applicant should also be reminded that the height of the wall will have to be reduced to three feet in the setback area fronting on 1st Avenue.
- C. The site plan indicates that a trash enclosure will be located on the northwest side of the site. As shown, the trash enclosure encroaches into the five foot side yard setback. The proposed enclosure will, therefore, be required to be relocated out of the setback area. Staff also recommends that a solid masonry wall be placed around the trash container and that closeable metal doors be provided on the enclosure. Detailed plans and elevations of the enclosure should be submitted to staff for review and approval prior to issuance of a building permit.
- D. In response to staff's suggestion, the applicant eliminated access off of 43rd Street and 1st Avenue. This suggestion was made to ensure that traffic problems would not result in the surrounding residential neighborhood. Also, the setback area along 1st Avenue should be landscaped to provide compatibility with the neighborhood.
- E. The applicant's plans were reviewed by the City Arborist since a large healthy Oak tree is located on the site. The applicant is proposing to incorporate the Oak tree into the on-site landscaping. In an effort to preserve the tree the paved area around the tree will consist of turfstone. The City Arborist indicated that adequate clearance was provided for the Oak but that no grade changes should occur within the dripline of the Oak tree.
- F. This project was transmitted to the Oak Park Project Area Committee for review and comment. The Oak Park PAC has reviewed this proposal and indicated no objection to the request.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit to locate 15 parking spaces in the R-1 zone subject to the following conditions and based upon findings of fact which follow;
- C. Approval of the Variance to locate 15 required parking spaces off-site based upon findings of fact which follow:

Conditions - Special Permit

1. Detailed plans and elevations of the six foot decorative masonry wall shall be submitted to staff for review and approval prior to issuance of a building permit.
2. Detailed plans and elevations of the trash enclosure shall be submitted to staff for review and approval prior to issuance of a building permit. The location of the trash enclosure shall be outside of the five foot side yard setback area. The trash receptacle shall be enclosed by a solid masonry wall with closeable metal doors.
3. No grade changes shall occur in the dripline of the existing Oak tree. Final site grading and improvement plans shall be submitted to the City Arborist for approval prior to issuance of a building permit.
4. Detailed landscape, irrigation and shading plans shall be submitted to staff for review and approval. The setback area along 1st Avenue and 43rd Street shall be landscaped with a combination of ground cover, shrubs and trees or other treatment necessary if fire access is to be provided from 43rd Street. The applicant shall obtain revocable encroachment permit from the City to develop this strip of City right-of-way as conditioned.

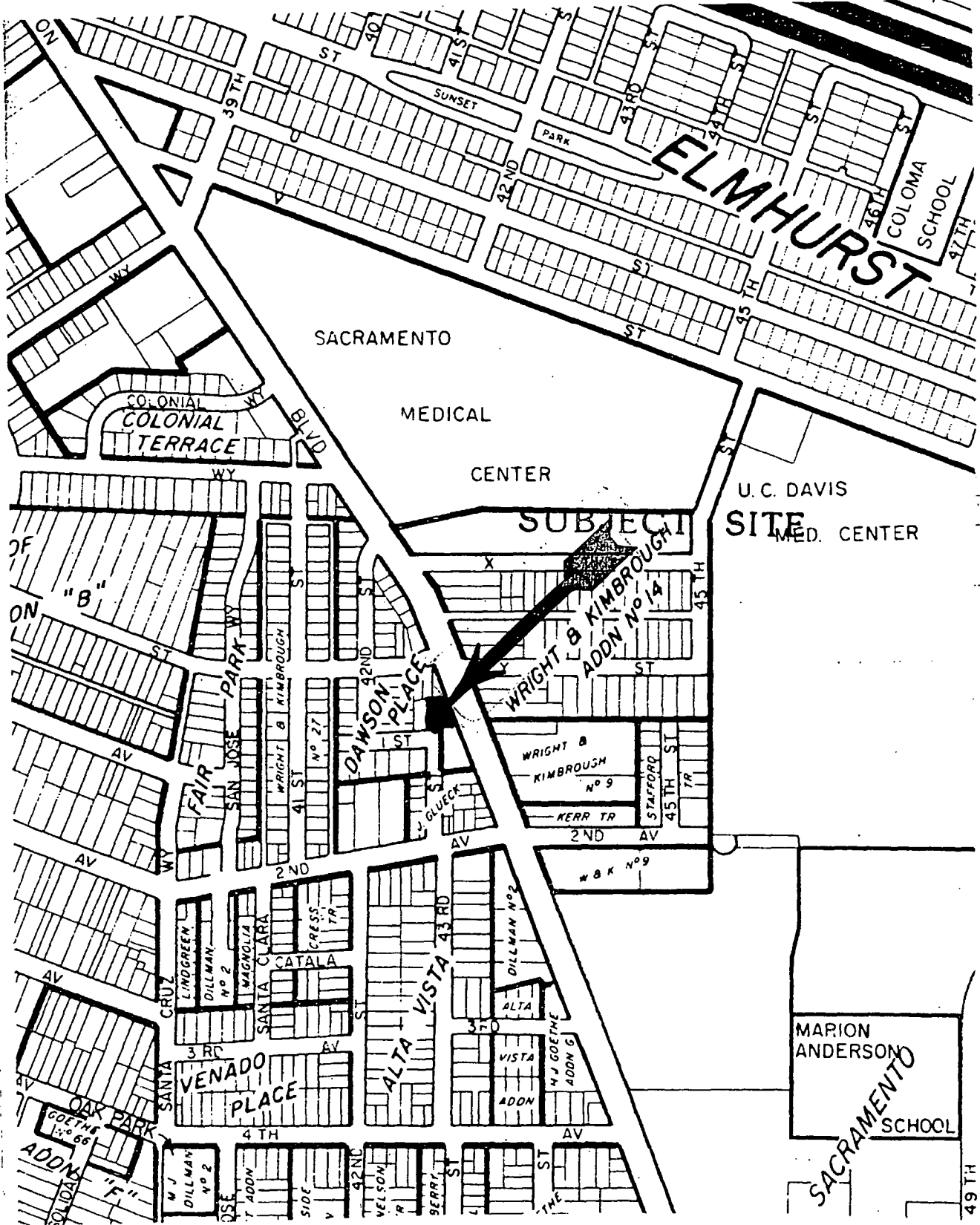
Findings of Fact - Special Permit

1. The project is based upon sound principles of land use in that:
 - a. the parking lot will be developed with adequate buffers to separate the use from adjacent residences;
 - b. the parking lot is convenient for patients using the medical office.
2. The project as proposed and conditioned will not be detrimental to public health, safety or welfare, nor create a nuisance, in that:
 - a. access from residential neighborhoods will be prohibited;
 - b. a solid masonry wall will separate the residential and commercial uses.
3. The project is consistent with the General Plan and the Oak Park Community Plan in that parking lots are allowed in the residential zone subject to special permit approval.

Findings of Fact - Variance

1. As proposed, the variance does not constitute a special privilege extended to one property owner in that other property owners in the vicinity of the subject site have been granted variances to allow off-site parking.

2. The variance is not a use variance in that parking lots are allowed in residential zones subject to special permit approval.
3. As proposed and conditioned the variance does not constitute a disservice and will not be injurious to the public welfare or other property in the vicinity of the subject site in that:
 - a. adequate parking will be provided for the intended use; and
 - b. the parking will be separated from the adjacent residential uses.
4. As proposed the variance is compatible with the general purpose and intent of the Zoning Ordinance in that offsite parking will be located on an adjacent parcel and the variance is not adverse to the General Plan or other specific plans which allow parking in the residential zone subject to special permit approval.



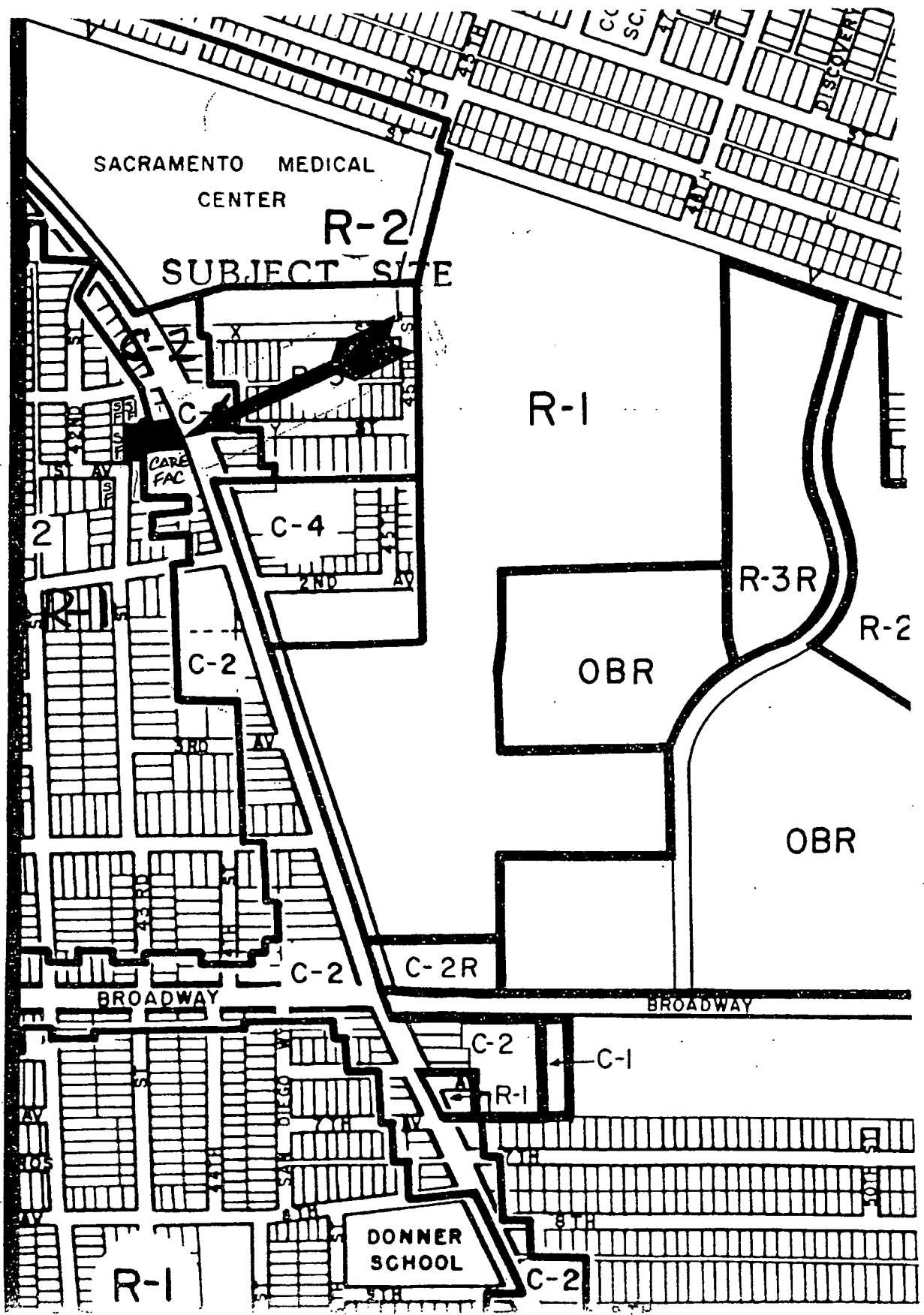
VICINITY MAP

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LAND USE & ZONING MAP

PS4-301

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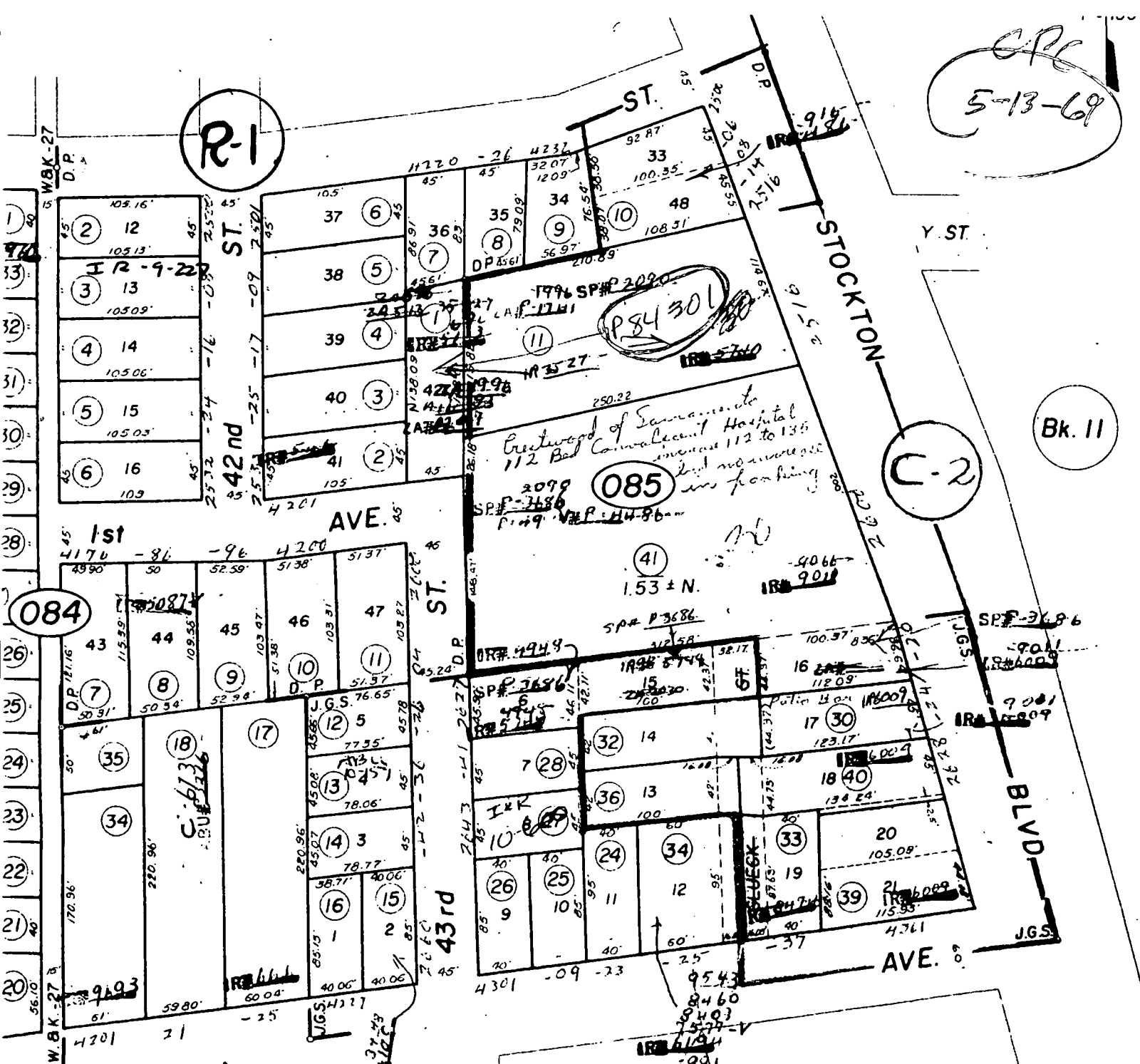
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CRP
5-13-69

R-1

Bk. 11

C-2



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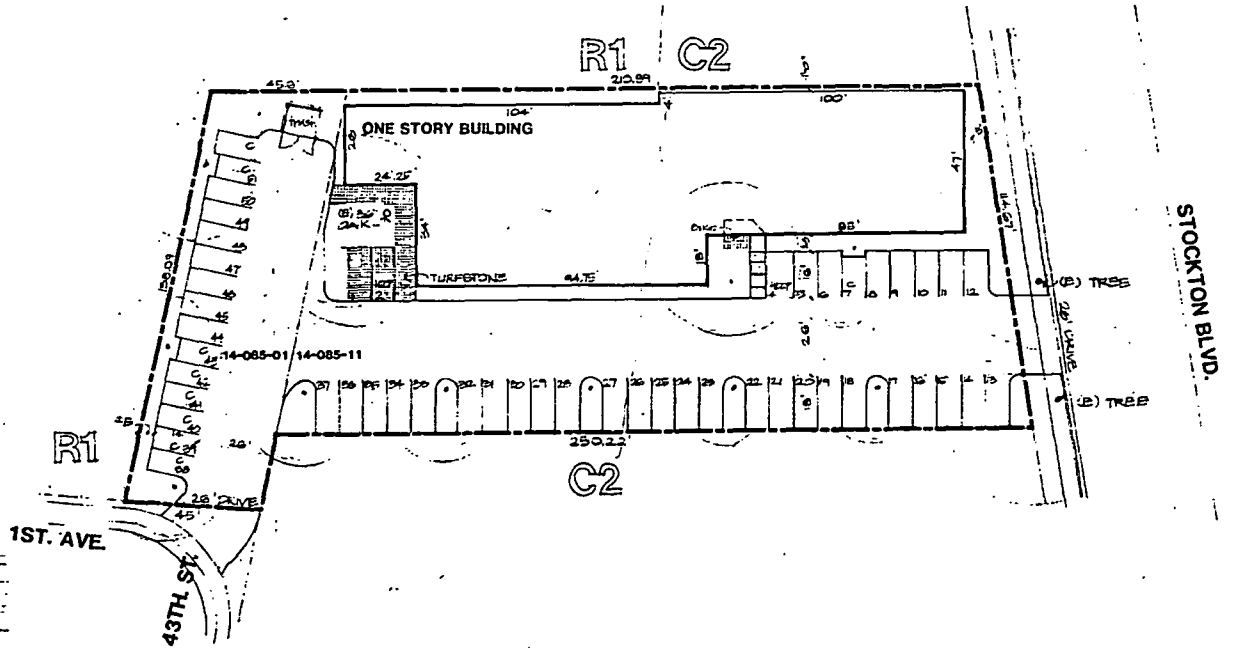
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UNIVERSITY OF CALIFORNIA
 MEDICAL CENTER
OB-GYN OFFICES
 SACRAMENTO, CALIFORNIA.

SITE AND BUILDING ANALYSIS:

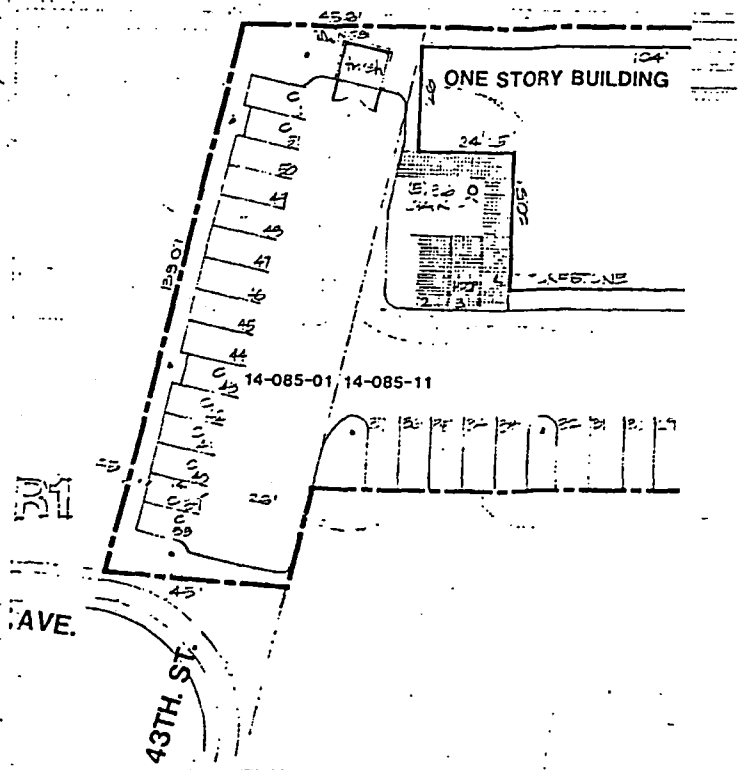
SITE AREA 22,000 SF (0.72 AC)
 PARKING:
 STANDARD 40
 COMPACT 15 (7.4%)
 HANDICAP 2
 TOTAL 57
 BUILDING AREA 10,288 SQ FT
 BUILDING DESCRIPTION: 1EN-02 SPRINKLER
 PARKING RATIO: 150 SQ FT PER 1,000
 BUILDING COVERAGE RATIO: 224' x 22,000 SF = 51.1 %

PROPOSAL BY: MC CUEN AND STEELE INC.	COMSTOCK JOHNSON ARCHITECTS		BLOOR CONVNO 7-10-84 7-24-84
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September 27, 1984

John 32



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R1
210.89

45.81

W. NTS

ONE STORY BUILDING

104'

24' 25"

(E) 26' 0"
JAK

30.5'

TURFSTONE

94.75'

139.09

- C 51
- 50
- 49
- 48
- 47
- 46
- 45
- 44
- C 43
- C 42
- C 41
- C 40
- C 39
- C 38

14-085-01 14-085-11

- 37
- 36
- 35
- 34
- 33
- 32
- 31
- 30
- 29
- 28
- 27
- 26
- 25
- 24

26'

250.22'

4.5'

G2

R1

AVE 000107
~~003321~~