

STAFF REPORT AMENDED 6-28-84
CITY PLANNING COMMISSION

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

APPLICANT	Carl B. Cammack, 5625 Manzanita Ave., #86, Carmichael, CA 95608				
OWNER	Lee, Yokoyama & Patton, 6840 Claiborne Way, Sacramento, CA 95831				
PLANS BY	Carl B. Cammack, 5625 Manzanita Avenue, #86, Carmichael, CA 95608				
FILING DATE	5/24/84	50 DAY CPC ACTION DATE	5/28/84	REPORT BY	SC:bw
NEGATIVE DEC.	EX. 15301(a)	EIR		ASSESSOR'S PCL. NO.	008-381-08

- APPLICATION:
- A. Special Permit to establish a veterinary clinic in the Limited Commercial (C-1) zone;
 - B. Variance to utilize 21 foot wide City right-of-way for required landscaping and parking (Sec. 6-D-2-(14));
 - C. Variance to reduce parking and maneuvering space (Sec. 6-C-1(a))

LOCATION: 6305-6321 Folsom Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop a veterinary clinic in an existing commercial building in the C-1 zone.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Office
1963 East Sacramento Community
Plan Designation: Shopping/Office/Commercial
Existing Zoning of Site: C-1
Existing Land Use of Site: Vacant commercial space

Surrounding Land Use and Zoning:
North: Single Family Residential; R-1
South: Heavy Commercial; M-1
East: Heavy Commercial; M-1
West: Single Family Residential; R-1

Parking Required: To be determined by the Commission
Parking Provided: 8 spaces
Property Dimensions: Approx. 60' x 84' + 21 ft. of unused public right-of-way

Property Area: 0.1± acre + 1,772 sq. ft. of City right-of-way
Square Footage of Building: 1,820±
Height of Structure: One-story (11 feet)
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Light tan
Exterior Building Materials: Concrete block

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

1. The subject site is developed with a vacant commercial structure and is located in a neighborhood with a mixture of residential and heavy commercial uses. The applicant is proposing to develop a veterinary clinic in the existing structure. As proposed, the applicant will be using the facility as a daytime outpatient clinic without overnight kennel space or dog runs. Although there are residential uses on the north and east side of the site, it is unlikely that the proposed clinic will have any adverse affect on these uses, due to the limited services to be provided at this facility. Staff therefore has no objections to the use of this site for a veterinary clinic.

2. The applicant is also requesting a variance to utilize a 21-foot wide strip of City right-of-way for the on-site parking and landscaping. In addition, the existing parking lot was designed with inadequate maneuvering space, and a request for a variance to reduce the required maneuvering space by two± feet is also included. Although the parking lot is already existing, the applicant is requesting the above mentioned variances to ensure that future problems will not result since the parking lot design was modified after the original site plan was approved. The existing parking lot has been used in its present capacity for a number of years and appears to have functioned well for the occupants of the commercial space on this site. In addition, the existing parking stall width is 8½± feet which is greater than that required by the ordinance which will compensate for the reduced stall depth and assist in auto maneuvering. A revocable encroachment permit was granted for the parking and landscape planter by the City in 1982. Since the parking lot is existing and has functioned in its present design for a number of years, staff has no objections to the proposed variance requests.
3. The applicant is proposing to designate two of the existing eight parking stalls as compact spaces. These two spaces will comply with the required maneuvering space and the applicant is allowed to provide up to 30 percent of the required parking for compact cars. Staff does, however, recommend that the two compact spaces be provided on the west side of the parking lot as shown in Exhibit A.
4. The subject site is located in the Limited Commercial (C-1) zone. The City Council recently amended the Zoning Ordinance by limiting the types of commercial uses allowed in the C-1 zone. As amended, the C-1 zone is intended for limited commercial and office type uses that will not adversely affect neighboring residential uses. The existing structure on the subject site is constructed of concrete block walls on three sides and faces on a heavy commercial portion of Folsom Boulevard. Because of the construction and orientation of the structure and due to the limited type of activity proposed in the veterinary clinic, this use is consistent with the type of uses allowed in the Limited Commercial (C-1) zone.
5. The applicant's plans were sent to the East Sacramento Improvement Association, and their comments have not yet been received by Planning.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State CEQA Guidelines (Section 15305).

RECOMMENDATION: Staff recommends the following actions:

- A. Approval of the Special Permit, subject to conditions and based upon Findings of Fact to follow;
- B. Approval of the Variance to use 21 feet of public right-of-way for parking and landscaping, subject to conditions and based on the following Findings of Fact;
- C. Approval of the Variance to reduce the required maneuvering space by 2± feet, subject to conditions and based upon Findings of Fact to follow.

Conditions - Special Permit and Variance

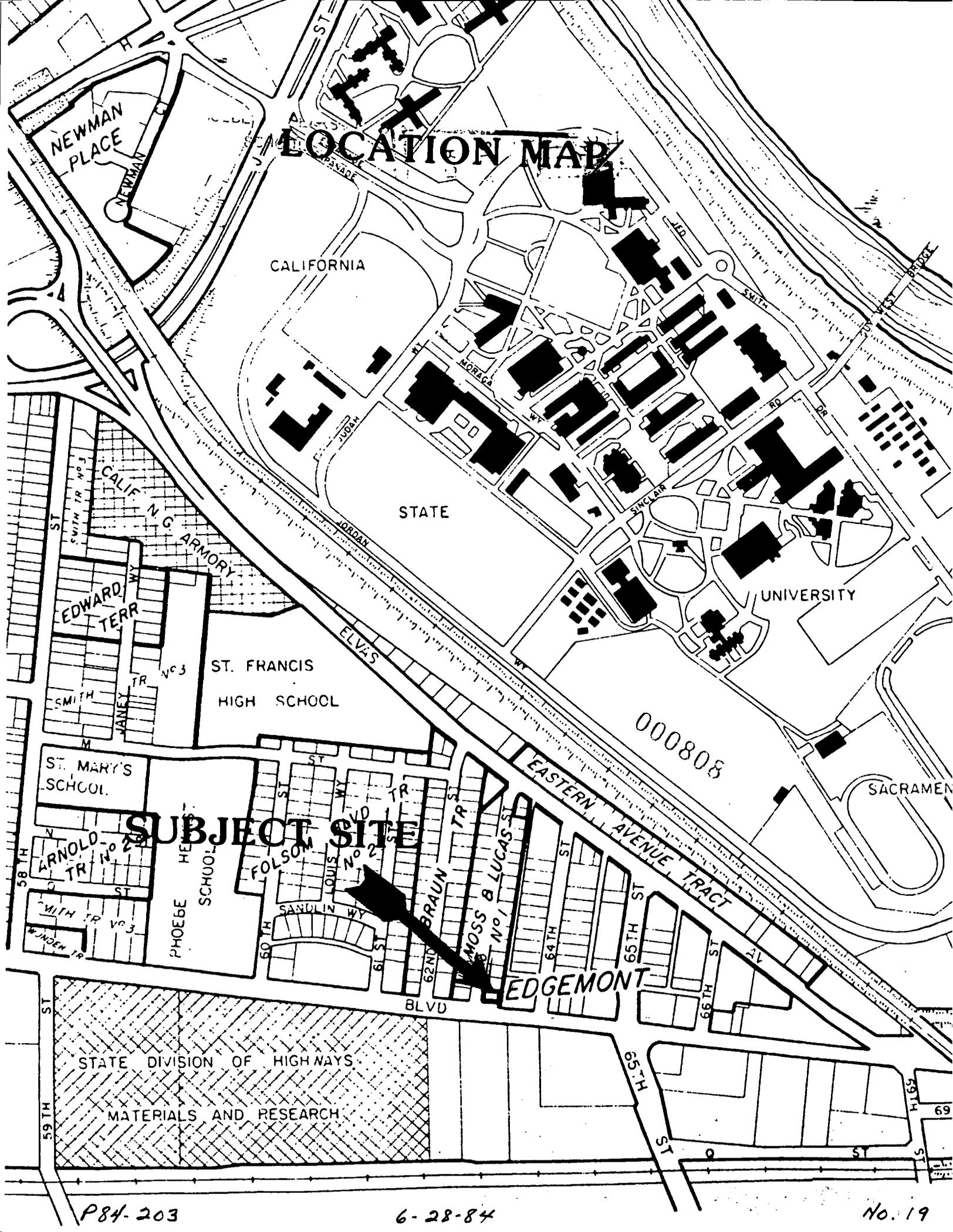
1. The applicant shall properly mark the two car stalls on the west side of the parking lot as compact spaces. The site shall be inspected by Planning staff for compliance prior to final building inspection.

2. The use of the veterinary clinic shall be restricted to a daytime outpatient clinic with hours of operation from ~~8/AM to 6/PM~~ 7AM to 9PM. (CPC amended)

Findings of Fact - Special Permit and Variance

1. The Special Permit, as proposed and conditioned, is based upon sound principles of land use in that the activity will be limited to a type compatible with adjacent residential uses.
2. The project, as proposed and conditioned, will not be detrimental to the public health, safety and welfare, or result in the creation of a nuisance in that:
 - a. the facility will be operated as an outpatient daytime clinic and is adequately buffered from adjacent residences;
 - b. adequate on-site parking is provided for the proposed use.
3. As proposed, the special permit and variance are consistent with the General Plan, the East Sacramento Plan and the Zoning Ordinance which allows the establishment of a veterinary clinic in the Limited Commercial zone, subject to special permit approval, and the site is designated for commercial and office uses.
4. As proposed and conditioned, the variance is not a special privilege extended to one property owner in that the parking lot is existing and a variance would be granted other property owners under similar circumstances.
5. The proposed variance is not a use variance in that veterinary hospitals and clinics are allowed in this zone by special permit.

LOCATION MAP



CALIFORNIA

STATE

UNIVERSITY

ST. FRANCIS
HIGH SCHOOL

NEWMAN
PLACE

SUBJECT SITE

ST. MARY'S
SCHCOL.

EDGEMONT

STATE DIVISION OF HIGHWAYS

MATERIALS AND RESEARCH

000808

SACRAMEN



Site

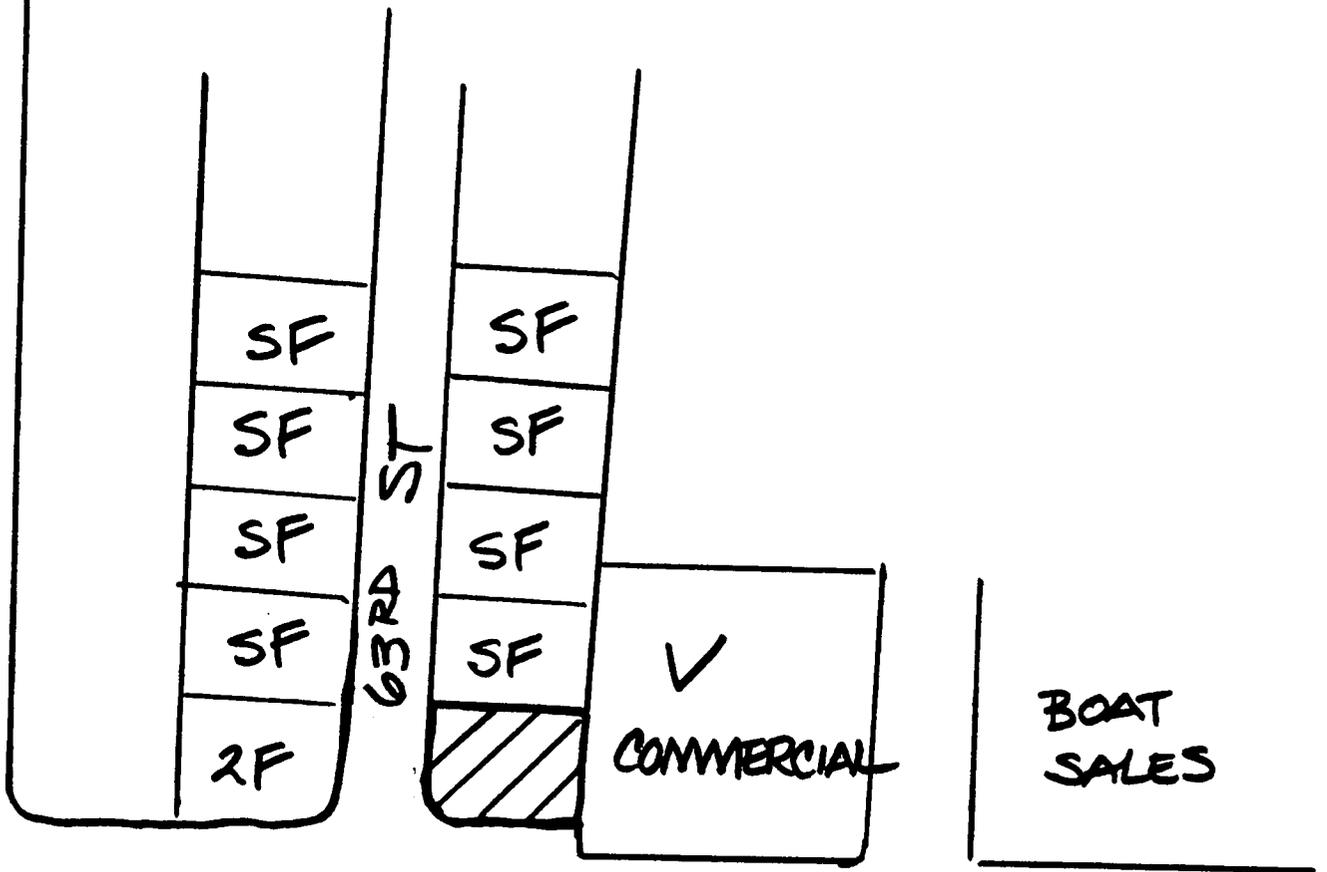
3000 figures indicate house numbering system

000809

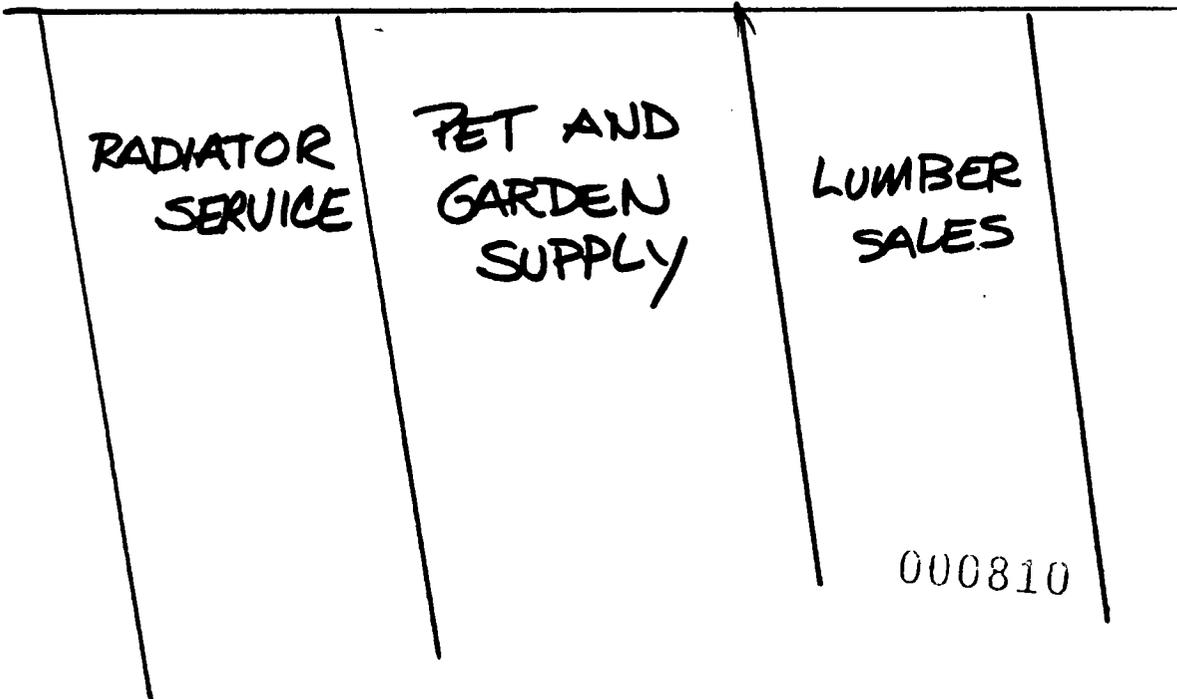
SACRAMENTO ARMY DEPOT

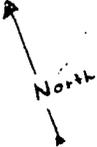
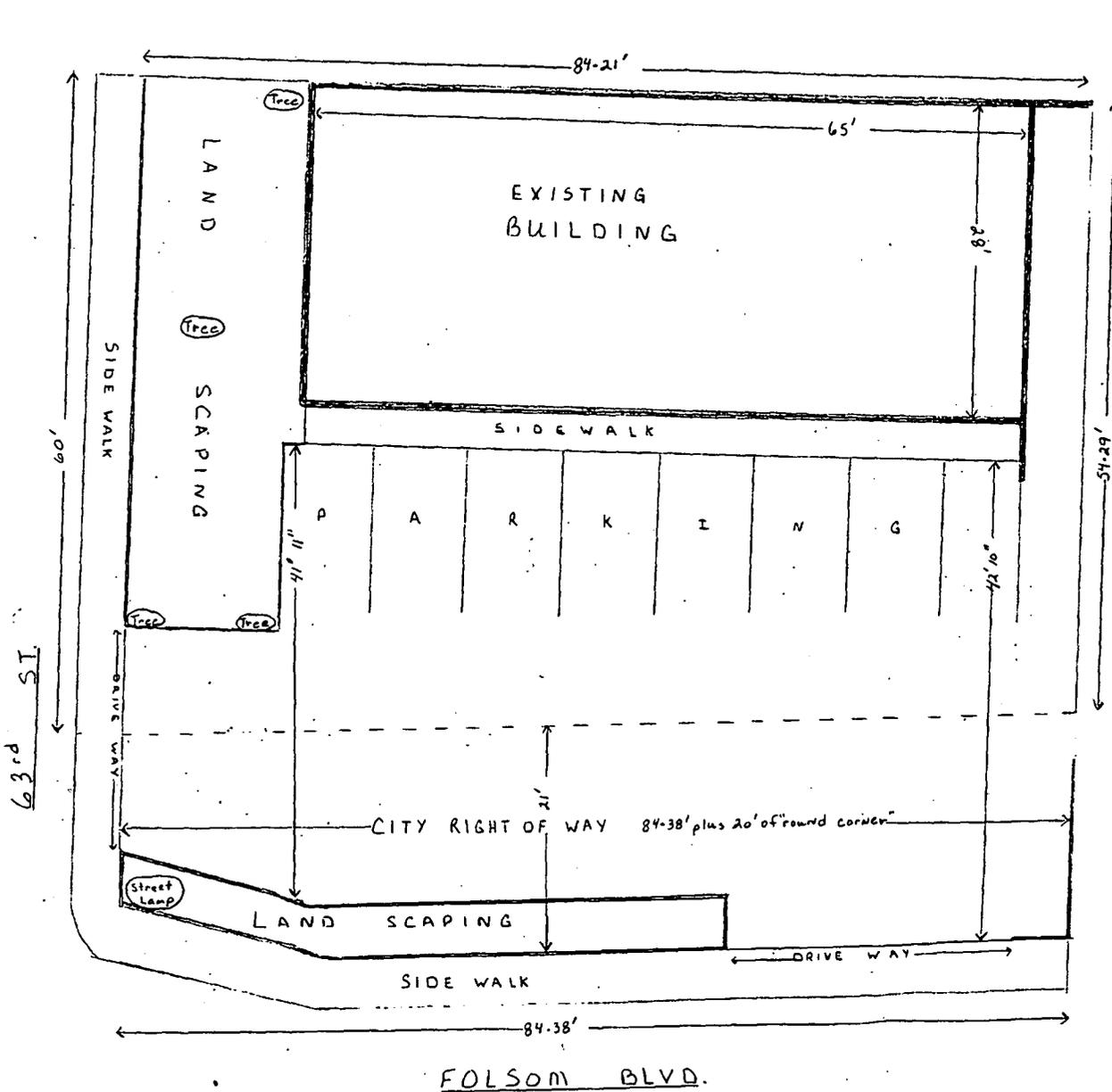
George San Post & Plo

LAND USE MAP

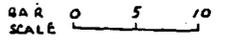


FOLSOM BL





1" = 10'



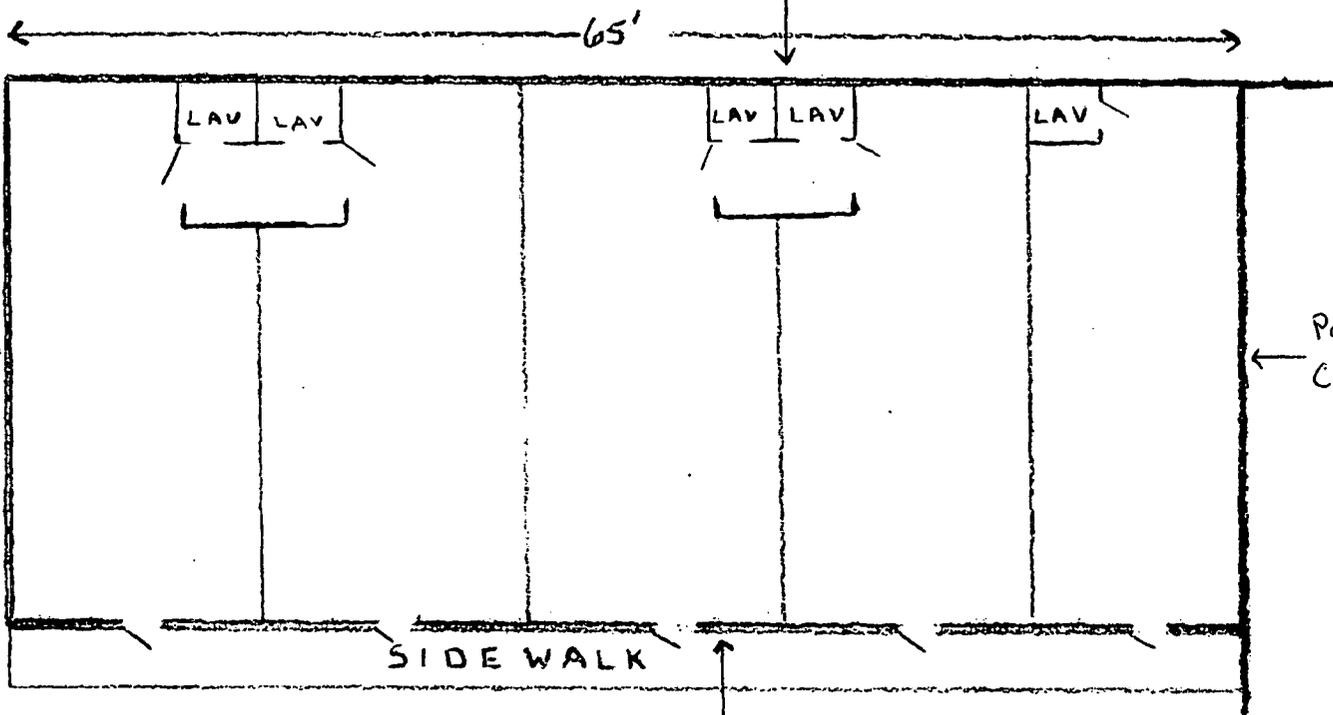
000811

North

1" = 10'

BAR SCALE 0 5 10

Painted (light tan) Concrete Block



Painted (light tan) Concrete Block

Painted (light tan) Concrete Block

Store Front Glass, aluminum frame windows + doors

EXISTING BUILDING:

Height 8' with a 30" Parapet on all sides

000812

Designed by: Charles Rossbo Civil Engineer # 11385

DATE: April, 1961

5625 Manzanita Ave. #86
Carmichael, Calif. 95608
May 24, 1984

P 84203

City Planning Commission
927 - 10th Street, Suite 300
Sacramento, California 95814

Gentlemen:

Attached are the Environmental Questionnaires, plans, ownership maps and lists required to apply for a Special Permit to establish a veterinary clinic, a Variance for continued use of a strip of City Right of Way for landscaping and parking, and a Variance for continued use of reduced parking maneuvering space.

Re: Special Permit to establish a veterinary clinic

The building on the subject site is a single-story concrete-block structure with a flat roof and store-front glass doors and windows across the front. The grounds and building are poorly maintained. The building is falling into disrepair, i.e.:

1. There are extensive water stains along the walls, ceiling and floor. C. Scott Whitten, a Registered Construction Inspector, recommends that the roof be completely redone, both in the roof covering and changing the slope of the roof, as soon as possible.
2. The aluminum door and window frames are not properly aligned. This makes the glass doors prone to breaking. Some doors have already broken and been replaced. The underlying cause has not been remedied.
3. Most of the exterior lighting is not operative.
4. There are bebe holes across the plate glass windows and doors, etc.

The building houses five small office units which are rented month-to-month. The tenants seem to be transient in nature. None of the present tenants have been there over five months. Two of the units are currently vacant.

To the immediate east along Folsom Blvd. is an abandoned gas station. To the south, across Folsom Blvd., is a lumber store, a country store selling dog and cat food, a machine shop/auto parts store and a plumbing/electrical shop. To the west, across 63rd Street, along Folsom Blvd. are two duplexes. To the north, behind the subject site, is a single-family dwelling.

All the windows and doors in the building open onto Folsom Blvd. Most of these will be replaced by exterior wall to provide the front of the building a professional appearance. The walls to the north, west and east are solid concrete blocks. Further, I intend to add a sloped roof to the building in accordance with the recommendations of C. Scott Whitten. This would create a dead-air space between the insulated ceiling and the new roof.

000824

Very few sounds, if any, would escape the building. The present construction of the building precludes sounds from escaping to the west, north or east. The modifications described for the front of the structure would ensure that, if any sounds did escape, they would emanate from the south side of the building onto Folsom Blvd. and be lost in the traffic noise. They would not increase the noise level beyond that already existing on this busy, major street.

The proposed clinic will not have outdoor runs, nor will it offer boarding services.

I intend to repair and remodel the building so it can be used as a veterinary clinic. Exterior modifications would be made to give the structure a professional appearance befitting a medical facility. These modifications would make the building more visually pleasing and generally upgrade the appearance of the section of Folsom Blvd. along which the property is located.

The building, since it is situated on a well-known thoroughfare, is easy to find. It is readily accessible from Highway 50 in both directions via 65th Street. It is also readily accessible from the 65th Street Expressway. A veterinary clinic at this location would provide convenient veterinary services to Sacramento residents living in a wide area of the city.

Re: Variance for continued use of a strip of City Right of Way for landscaping and parking

The right of way is twenty one feet wide by 84.38 feet long plus a twenty foot round corner in the south-west aspect of the parcel where Folsom Blvd. and 63rd Street intersect.

Both Bob Blazer of City Engineers and Leonard Johnson of Traffic Engineers have repeatedly told me there is no current or anticipated use by the City for this strip of property. There is no Revocable Permit currently on file for this strip. However, an application for this permit was submitted to Bob Blazer last week.

I have been advised by the City Planners to acquire a variance as well for the continued use of this City Right of Way strip for landscaping and parking. Anticipating that the Revocable Permit will be promptly issued, as indicated to me by Bob Blazer and Leonard Johnson, the variance described above is requested in this application.

Re: Variance for reduced parking maneuvering space

This parcel was developed in 1961. The existing building was erected and the eight parking spaces defined at that time. In light of current parking space codes, however, the eight parking spaces now lack maneuvering space of: (a) 1'2" for three spaces and (b) 2'1" for five spaces. Two of the latter spaces could be designated "compact" and therefore conform to current codes.

000825

It is my sincere wish that all eight spaces be allowed to exist as they are, especially considering that:

1. They have existed for 23 years without any problems involving ingress and egress.
2. All conform to current codes, lacking only one to two feet of maneuvering space.
3. They are all necessary to the project planned for the site and, indeed, appear necessary to me if the building continues to be used as a site for five commercial offices!

One more thought concerning the new regulations for C-1 zones: Sheryl Patterson and Will Weitman of the City Planners have advised me that the intended use for this site is considered in the "medical clinic" category. Therefore, there is no conflict with the new C-1 regulations.

In summation; the intended use and modifications of the subject site will be of benefit to the immediate neighborhood and city at large. An area of Folsom Blvd. will be enhanced to a significant degree. There will be no detrimental consequences imposed on local residents as a result of this project.

I hope the Commission will look with favor upon the intended use for this site and approve the Special Permit and Variances we need. If the Commission requires further information or if we can help in any way, please contact me or my wife, Lora, at telephone #331-8638. We are eager to cooperate in any way possible.

Thank you for your consideration,

Carl B. Cammack DVM

Carl B. Cammack, DVM

000826