

CITY PLANNING COMMISSION

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

APPLICANT	E. M. Kado Associates, AIA, Inc., 1819 ¹⁰ th Street, Sacramento, CA 95814		
OWNER	K & A. Nakatani & Seiki & Mari Okabayashi, Osaka-ya, 2230-10th St., Sacto., CA		
PLANS BY	E. M. Kado Associates, AIA, Inc., 1819 ¹⁰ th Street, Sacramento, CA 95814		
FILING DATE	12-10-82	50 DAY CPC ACTION DATE	REPORT BY:TM:bw
NEGATIVE DEC.	1-3-83	EIR	ASSESSOR'S PCL. NO. 009-244-02.03.04

- APPLICATION:
1. Negative Declaration
 2. General Plan Amendment from Residential to Commercial and Offices
 3. Community Plan Amendment from Multiple Family to General Commercial
 4. Rezone from Medium Density Multiple Family (R-4) to General Commercial (C-2)
 5. Special Permit to establish a residential use in the General Commercial (C-2) zone
 6. Lot Line Adjustment to merge two parcels

LOCATION: Northeast corner of 10th Street and Broadway

PROPOSAL: The applicant is requesting the necessary entitlements to develop a building to accommodate 7,600± square feet of retail sales space on the first floor and a residence on the second floor.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential, Commercial and Offices
1980 Central City Community Plan Designation:	General Commercial and Multiple Family
Existing Zoning of Site:	R-4 and C-2
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Residential; R-4
South:	Cemetery; C-2
East:	Vacant and Residential; R-4 and C-2
West:	Offices; C-2
Parking Required:	20 spaces
Parking Provided:	21 spaces
Parking Ratio:	1 space per dwelling unit and 1 space per 400 sq. ft. for retail use
Property Dimensions:	'L' shaped
Property Area:	20,000± square feet
Square Footage of Building:	7,600± square feet
Significant Features of Site:	Existing Trees
Exterior Building Colors:	Stucco earth tones/wood trim/tinted glass
Exterior Building Materials:	Stucco/wood/tinted glass

STAFF EVALUATION: The subject site consists of two vacant parcels located adjacent to the northeast corner of Broadway and 10th Street. One of these parcels, which fronts on both Yale Avenue and Broadway, is zoned General Commercial on the southern side (Broadway) and Medium Density Multiple Family on the northern side (Yale Avenue). The second parcel, which has frontage on both 10th Street and Yale Avenue, is zoned General Commercial.

Staff has the following comments relative to the applicant's requests:

1. The existing plan designations and zonings permit both a commercial and residential use on parcel one of the subject application. However, this parcel, which is 90' x 130', is not of sufficient size to warrant multiple uses.

A rezoning and designation to strictly residential would not be preferred because of the frontage on Broadway, which is a major commercial street. Staff therefore supports the request for rezoning and the necessary plan amendments to allow a commercial use on the entire property.
2. Among the requested entitlements is a special permit to allow a residential use on the second floor of the structure facing 10th Street. Staff does not oppose this request because there are residential uses to the north across Yale Avenue. Also, one parking space will be provided for the residential unit.
3. The proposed project was routed to the various City Departments for review and comment. The City Traffic Engineer has indicated that the proposed driveway onto Broadway must be constructed to a minimum width of 24 feet, not 12 feet as indicated on the site plan.
4. There four existing on-site trees of appreciable height. These are proposed to be retained; however, the most desirable tree, a Pine, will be placed within a planter of approximately four feet. Staff recommends that this planter width be increased to the necessary width to insure the vitality of this tree. This may necessitate a revision of the parking lot design.
5. The site plan indicates a substantial 20-foot landscaped setback adjacent to Yale Avenue. Staff recommends that this landscaping include berming and/or a low wall to reduce the visibility of the parking lot from the neighborhood to the north across Yale Avenue.
6. The proposed lot line adjustment was transmitted to the City Engineer, Water and Sewer Division, Building Department and Traffic Engineering. The City Traffic Engineer requested that:
 - a. The abandoned driveway at the north end of Parcel One be removed; and
 - b. Frontage improvements be required (these improvements are typically required at time of approval of the building permit.
7. The proposed building design must be reviewed by the Design Review/Preservation Board prior to development. Staff therefore defers design review comments except for those concerns mentioned in Items 4 and 5, to the Design Review/Preservation Board.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the General Plan Amendment from Residential to Commercial and Offices;
3. Approval of the Community Plan Amendment from Multiple Family to General Commercial;

4. Approval of the Rezoning from Medium Density Multiple Family (R-4) to General Commercial (C-2), subject to conditions which follow;
5. Approval of the Special Permit to establish a residential use in the General Commercial zone, based upon Findings of Fact which follow;
6. Approval of the Lot Line Adjustment to merge three parcels by adoption of the attached resolution.

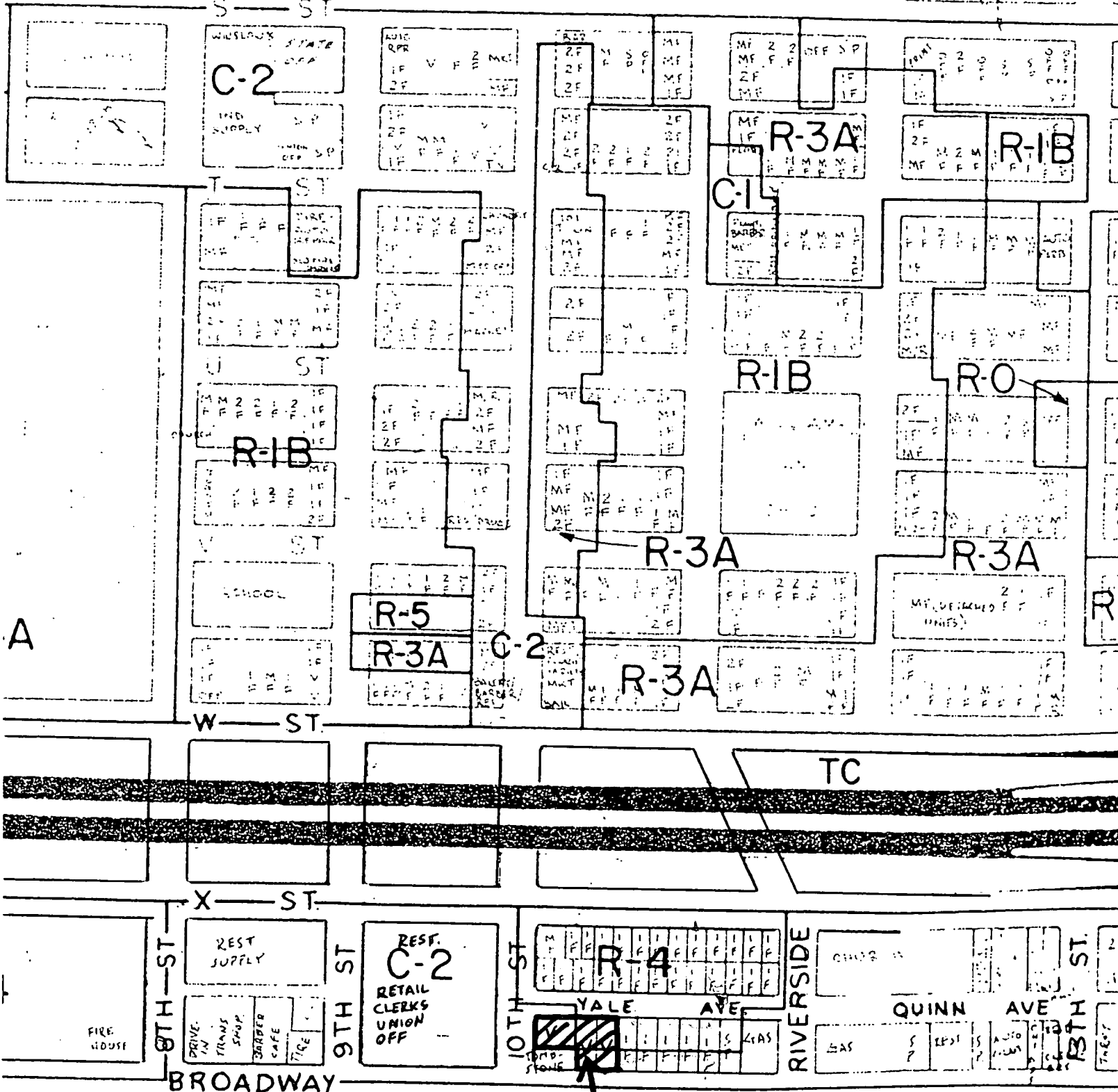
Rezoning Condition

The existing trees as shown on Exhibit 'A' shall be retained and the planter width increased to insure their continued viability. These trees shall not be removed unless prior approval is obtained from the Planning Director after consultation with the City Arborist.

Findings of Fact - Special Permit

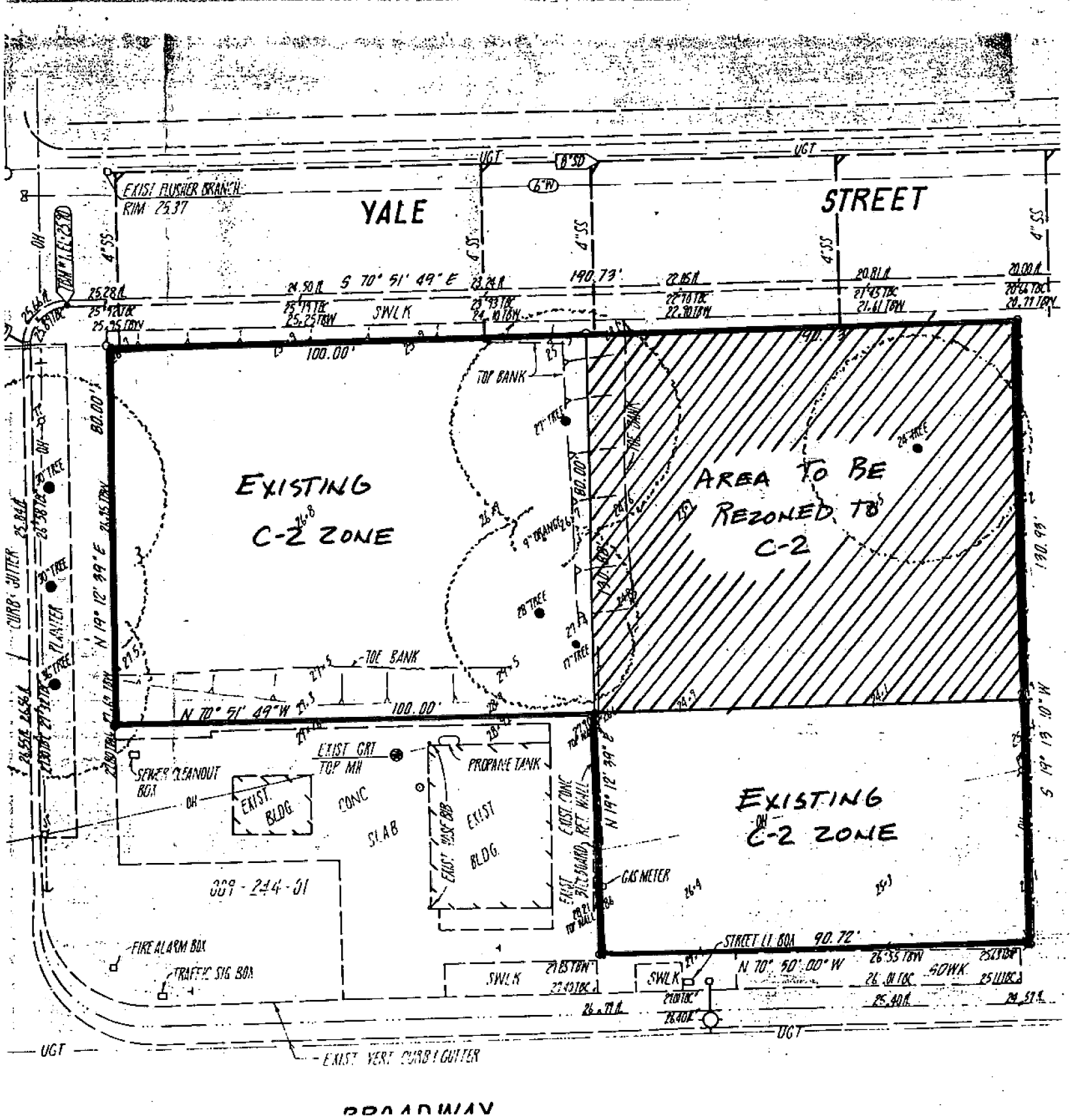
- a. The special permit for the residential unit in the General Commercial zone is based upon sound principles of land use in that the second story location will not conflict with the first floor retail uses. Also, the residential use is compatible with the residential uses located north of the subject site.
- b. The special permit will not be detrimental to the public health, safety or welfare in that off-street parking is provided.
- c. The special permit is consistent with the goal of the General Plan to:
"Protect and promote viable, self-containing residential and commercial neighborhoods"
in that the mixed commercial and residential uses provide a transition between the existing neighborhood and the commercial uses along Broadway.

LOCATION MAP



Subject Site

001864



EXIST FLYSHER BRANCH
RIM 25.37

YALE

STREET

EXISTING
C-2 ZONE

AREA TO BE
REZONED TO
C-2

EXISTING
C-2 ZONE

369-244-31

STREET LI 80A 90.72'

ROADWAY

001866

YALE STREET

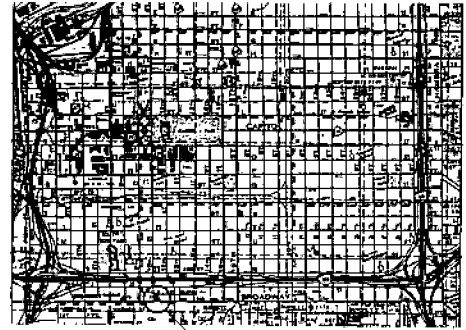
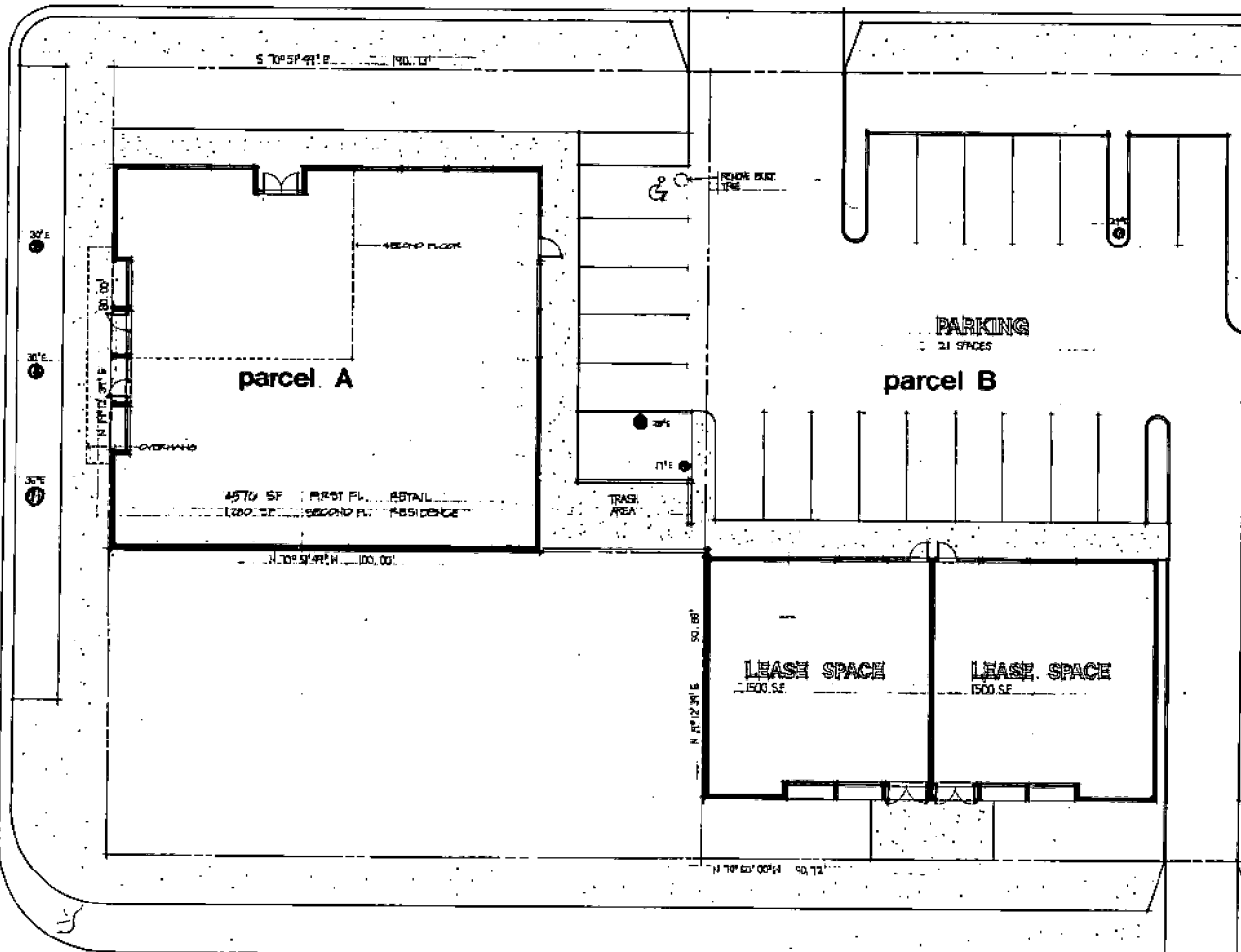
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13

STREET 100'

No. 17



001867

BROADWAY

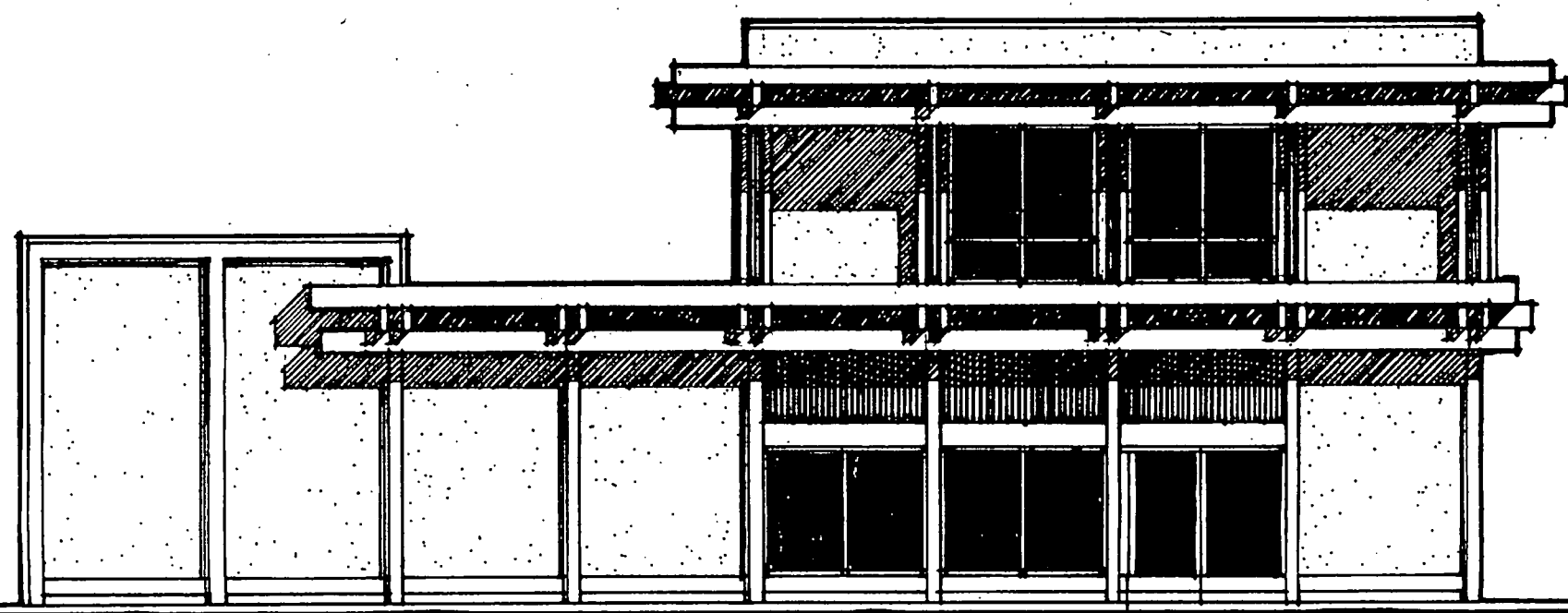


SITE PLAN
1" = 10'-0"



1-13-83

P 82297
18



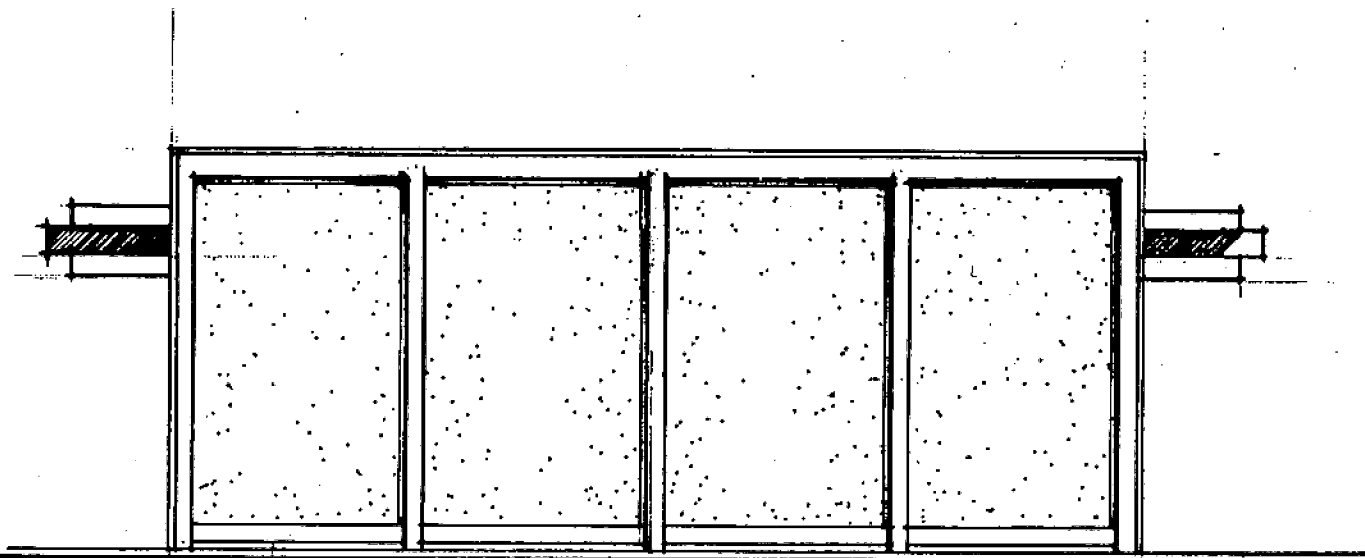
EAST ELEVATION

001868

PARCEL A

No. 17

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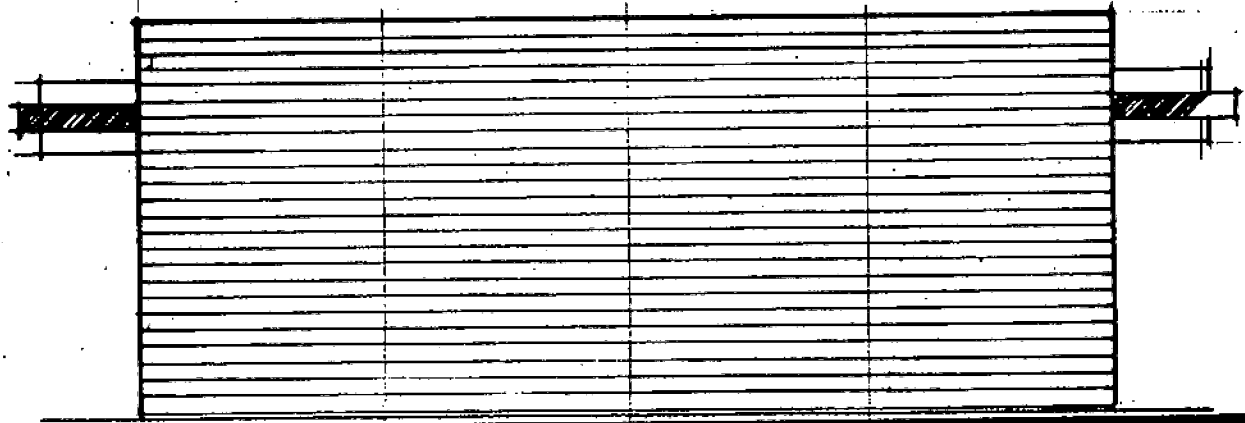
EAST ELEVATION

001869

PARCEL B

P 82297

1-13-83



WEST ELEVATION

001870

PARCEL B

No. 17

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14



YALE STREET ELEVATION

001871

PARCEL A

No. 17

P 82297

1-13-83

15

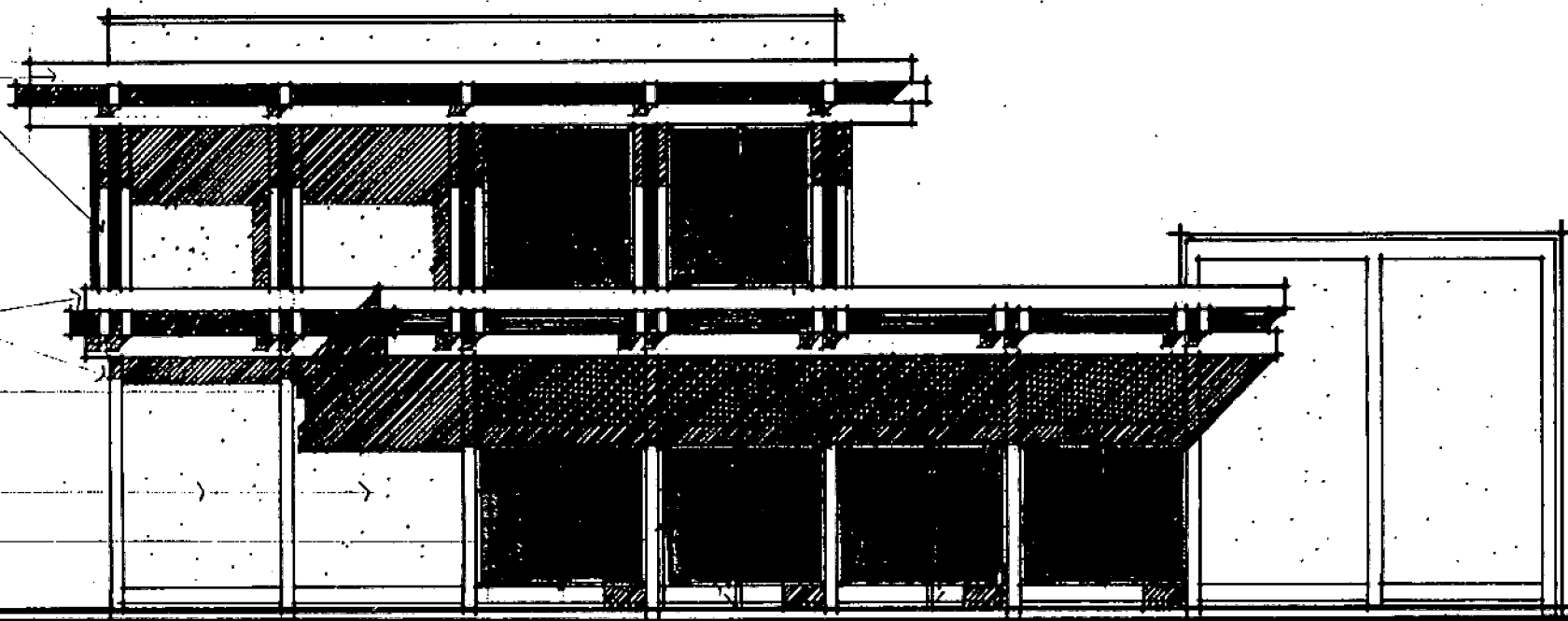
WOOD TRIMS

WOOD TRIMS

WOOD SIDING

CEMENT FLASTER

BRONZE GLAZING



No. 17

10th STREET ELEVATION

001872

PARCEL A

P 82297
1-13-83

16



001873

BROADWAY ELEVATION

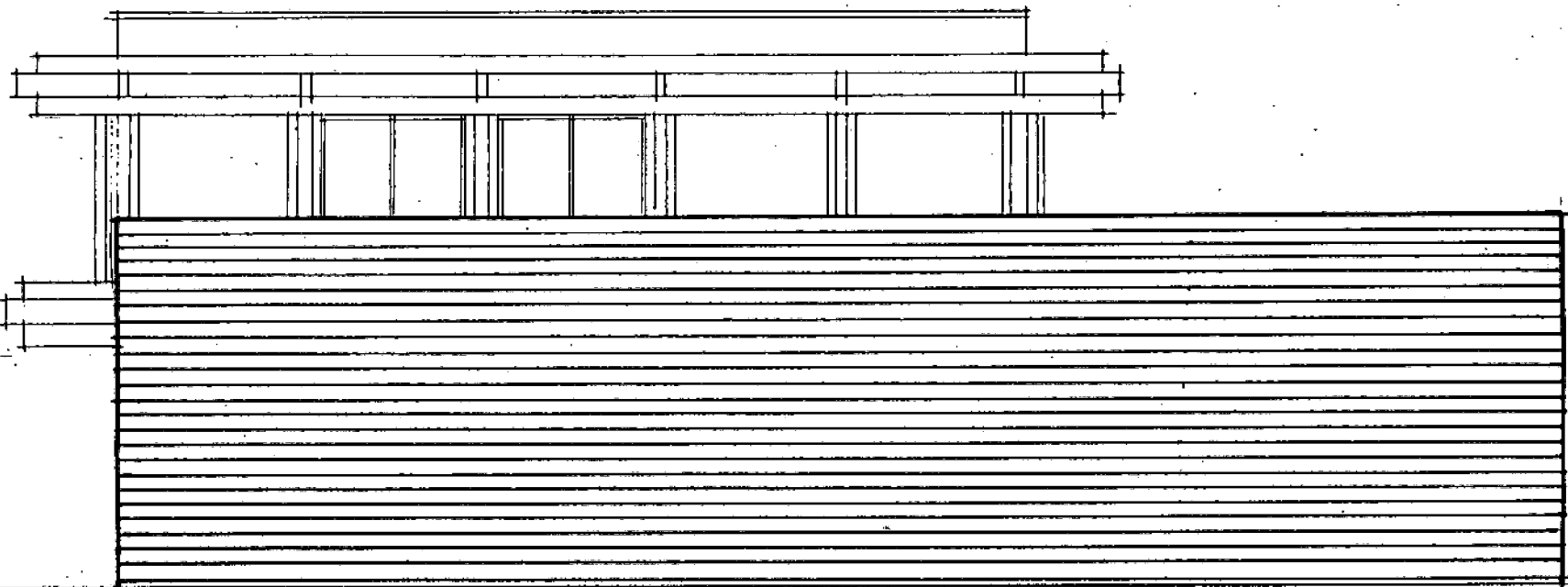
PARCEL B

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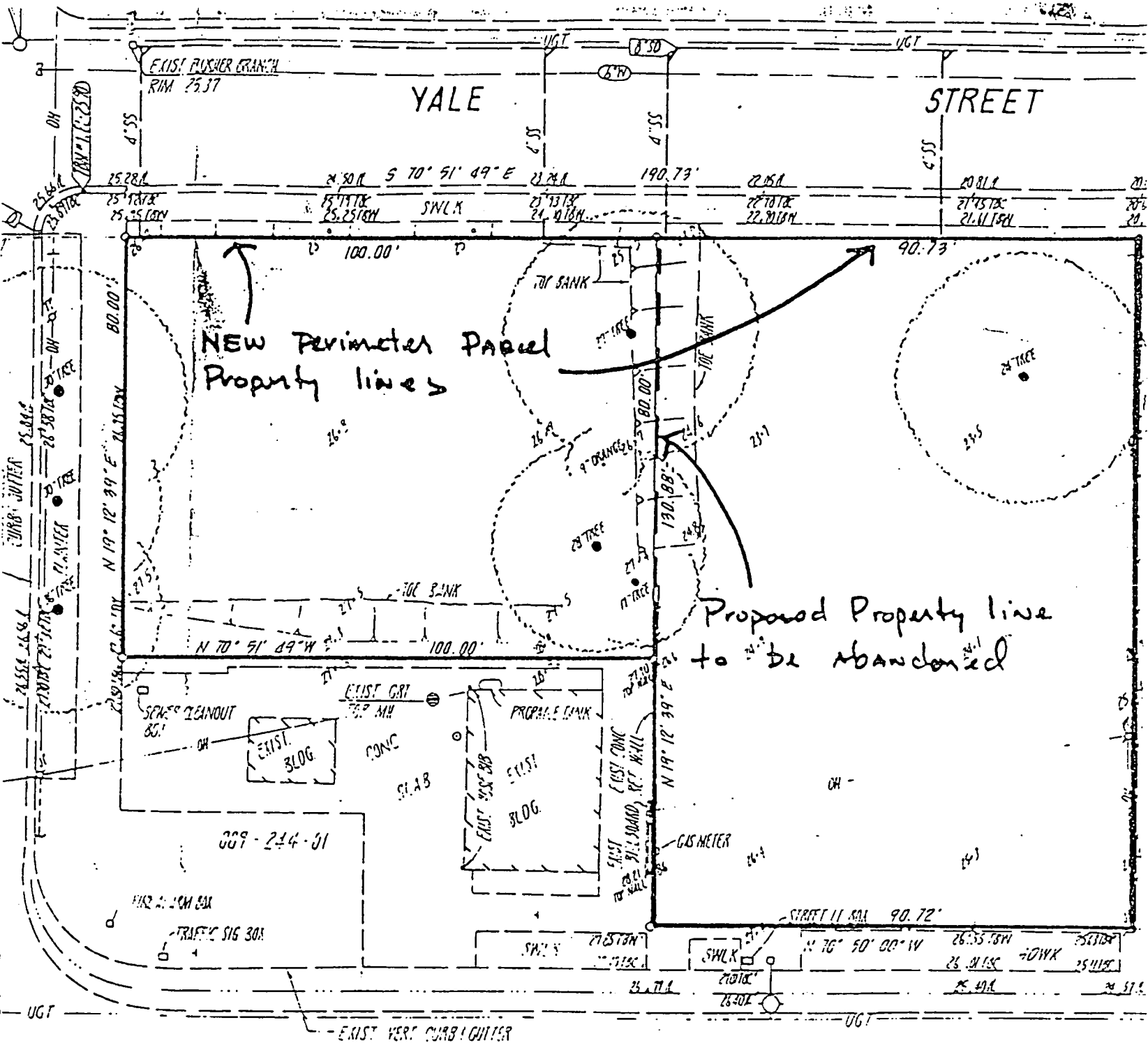
SOUTH ELEVATION

001874

PARCEL A

No. 17

Exhibit "A"



BROADWAY

001865