

CITY PLANNING COMMISSION

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

APPLICANT JAMES PLUMB, 2230 Capital Avenue, Sacramento, CA 95819
OWNER James Carroll, 1550 Beverly Place, Berkeley, CA 94706
PLANS BY James Plumb, 2230 Capital Avenue, Sacramento, CA 95819
FILING DATE 8/18/87 ENVIR. DET. Neg. Dec. REPORT BY CS/vf
ASSESSOR'S-PCL. NO. 003-162-007

APPLICATION: A. Negative Declaration
B. Special Permit to allow an office use in R-0 zone.

LOCATION: 3020 E Street

PROPOSAL: The applicant is requesting the necessary entitlements to continue the use of a residential structure as an office and allow four backout parking stalls.

PROJECT INFORMATION:

1980 Central City Community
Plan Designation: Residential Office
Existing Zoning of Site: R-0
Existing Land Use of Site: Office

Surrounding Land Use and Zoning:

North: Single and Two-Family residential; R-0
South: Four Family Residential; R-0
East : Office and Single-Family Residential; R-0
West : Single Family Residential; R-0

Parking Required: 4 spaces
Parking Provided: 4 spaces
Property Dimensions: 80' x 80'
Property Area: .14+ acre
Square Footage of Building: 1,500 sq. ft.
Height of Building: 1 story
topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood siding
Roof Material: Composition shingle

BACKGROUND INFORMATION:

On April 9, 1981, the Planning Commission approved a Special Permit to convert a residential structure into an office in the Residential Office (R-0) zone. Also, a variance was approved to allow four back-out parking stalls and a second variance to waive the required six foot high masonry wall. Staff recommended denial of all requested entitlements.

The approved office use was for an on-call nursing service with hours from 5:00 A.M. to Midnight, with as many as three employees present between 9:00 A.M. and 6:00 P.M. After that time, the building was temporarily occupied for a month and then remained vacant until the present architectural firm located there on, July 31, 1986.

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site consists of a .14+ acre developed lot in the Residential Office (R-0) zone. The site is designated for residential office in the 1980 Central City Community Plan. Surrounding land uses include single-family and two-family residential to the north, single family and office to the east, single family to the west and four family to the south.

B. Applicant's Proposal

The applicant is proposing to continue the existing office use in the residential structure and allow the present on-site parking plan to remain. When the project was approved in 1981, a condition of approval was that the special permit and variances be reactivated in two years as they would otherwise expire. This condition was never met, and the office use has continued to the present. The present occupants (architectural firm) lease will expire on June 31, 1988. The applicant requests to locate his architectural firm there after the present lease expires. They will employ three people and hours will be from 9:00 A.M. to 5:00 P.M.

C. Staff Evaluation

Staff presented two site plans to the Commission in 1981. The first plan (see Exhibit A) showed four back-out parking stalls with one of the four stalls located within the west side yard. The second site plan was denied (see Exhibit B). Exhibit A was adopted, however, the location of the fourth parking stall to the west was relocated to the east side yard as a tandem parking space within the existing driveway. The reason for this was that the neighbors did not want a second driveway to the west as it would be visually obtrusive to the residential neighborhood. Therefore, the present site plan (Exhibit C) reflects the previously approved plan with a tandem space provided in the existing driveway. This will provide the four spaces required by the Zoning Ordinance for a 1,500 sq. ft. office.

Staff recommends that the second driveway not be develop because it would remove one on-street parking space and requires the removal of landscaping along the west side yard area. The site is also within the Central City Design Review District and the addition of another driveway is not preferable from an aesthetic standpoint.

Staff has noted, in the field, that the parking space along the east property line nearest to the garage will need to be paved. Also, the fence is falling and will need to be repaired so that it does not encroach into the parking area.

The previous condition in the original project limited the size to 14 by 20 inches (just under two square feet) and to be flush against the building. Current signage consists of individual window letters that measure 3 feet, 4 inches long and 5.5 inches high (1.5 sq. ft.). Since the surrounding properties are residential, staff suggests a small sign, (attached), be allowed containing a maximum of three (3) sq. ft.

Agency Comments:

The proposed project was reviewed by Traffic Engineering. No comments were received.

ENVIRONMENTAL DETERMINATION:

The Environmental Coordinator determined that the proposed project will not have a negative impact on the environment and has prepared a Negative Declaration. The Coordinator added a mitigation measure, that applicant shall agree to pay his "fair share" of the costs of funding mitigation measures in the Alhambra Corridor Environmental Impact Report.

RECOMMENDATION: Staff recommends the Commission take the following actions:

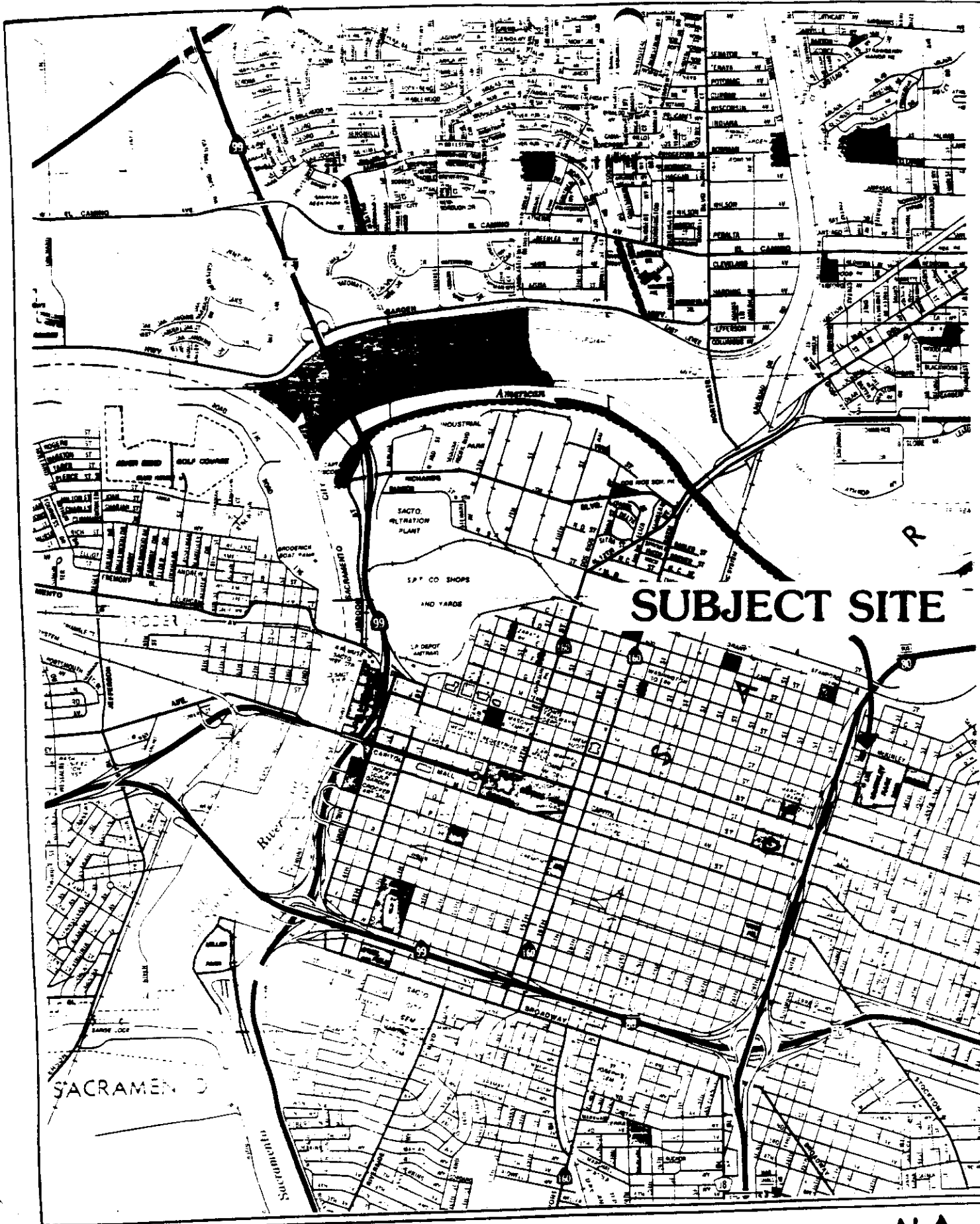
- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to allow an office use in the residential structure subject to conditions and based upon findings of fact which follow.

Conditions

1. The parking stall along the east property line nearest the garage shall be paved.
2. The fence along the east property line shall be repaired to stand upright and other repairs as necessary.
3. The proposed attached sign shall be a maximum of three square feet. Design and location shall be reviewed and approved by the Planning Director.
4. The project must be reviewed and approved by the Design Review Section.

Findings of Fact

1. The proposal, as conditioned, is based upon sound principles of land use in that:
 - a. the proposal will not alter the character of the residential neighborhood and perimeter fencing and landscaping will be retained; and
 - b. the existing residential structure will be used as an office.
2. The proposed project, as conditioned, is not injurious to the general public nor to surrounding properties in that:
 - a. adequate on-site parking will be provided;
 - b. the on-site parking would reduce the demand for on-street parking; and
 - c. the wood fence will adequately buffer the adjacent properties as the office is a low intensive use and blends in well with the residential neighborhood.
3. The proposed project is consistent with the City's Interim Land Use Policy in that the site is designated for Residential Office in the 1980 Central City Community Plan and the proposed use conforms with the plan designation.



SUBJECT SITE

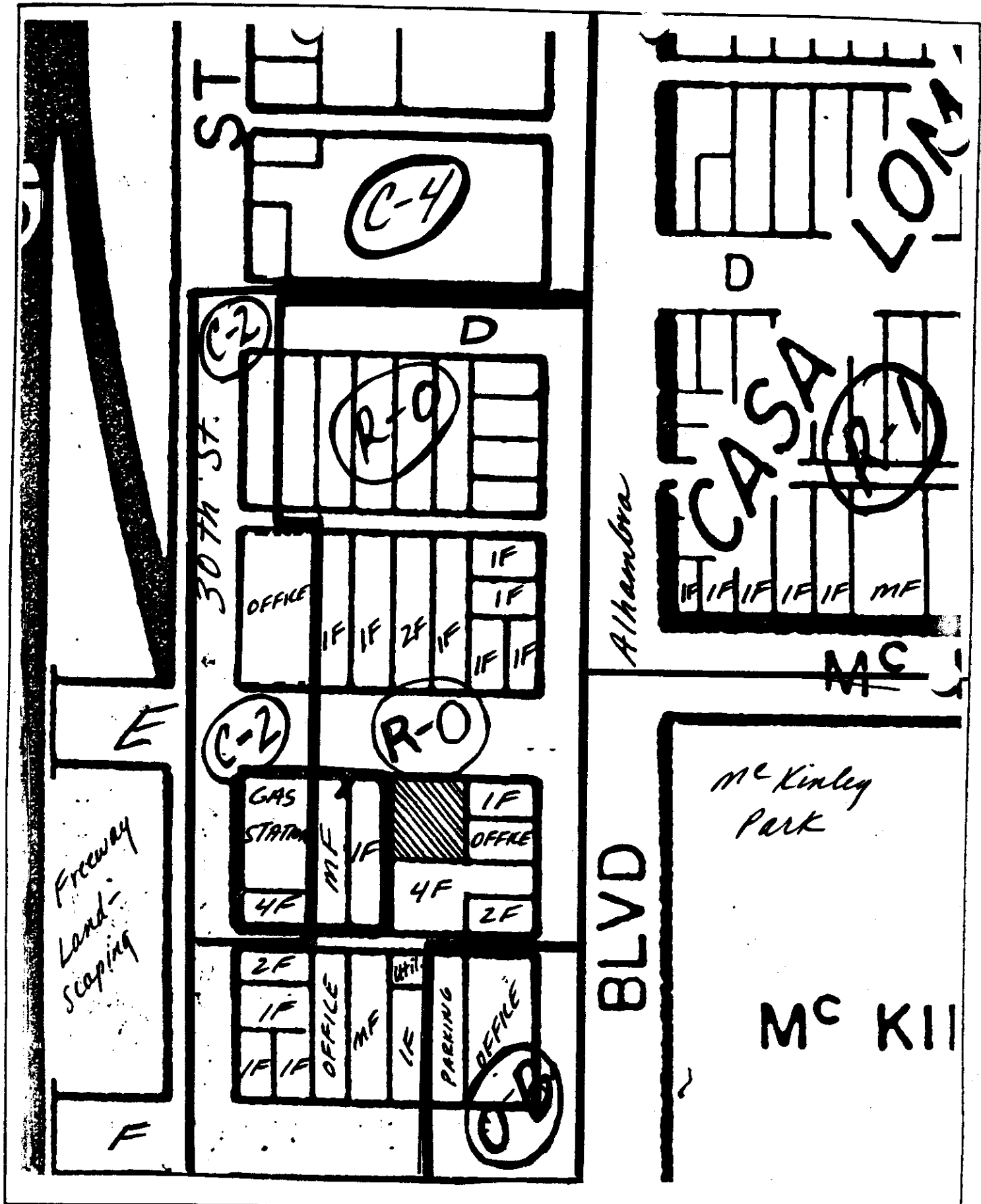
VICINITY MAP



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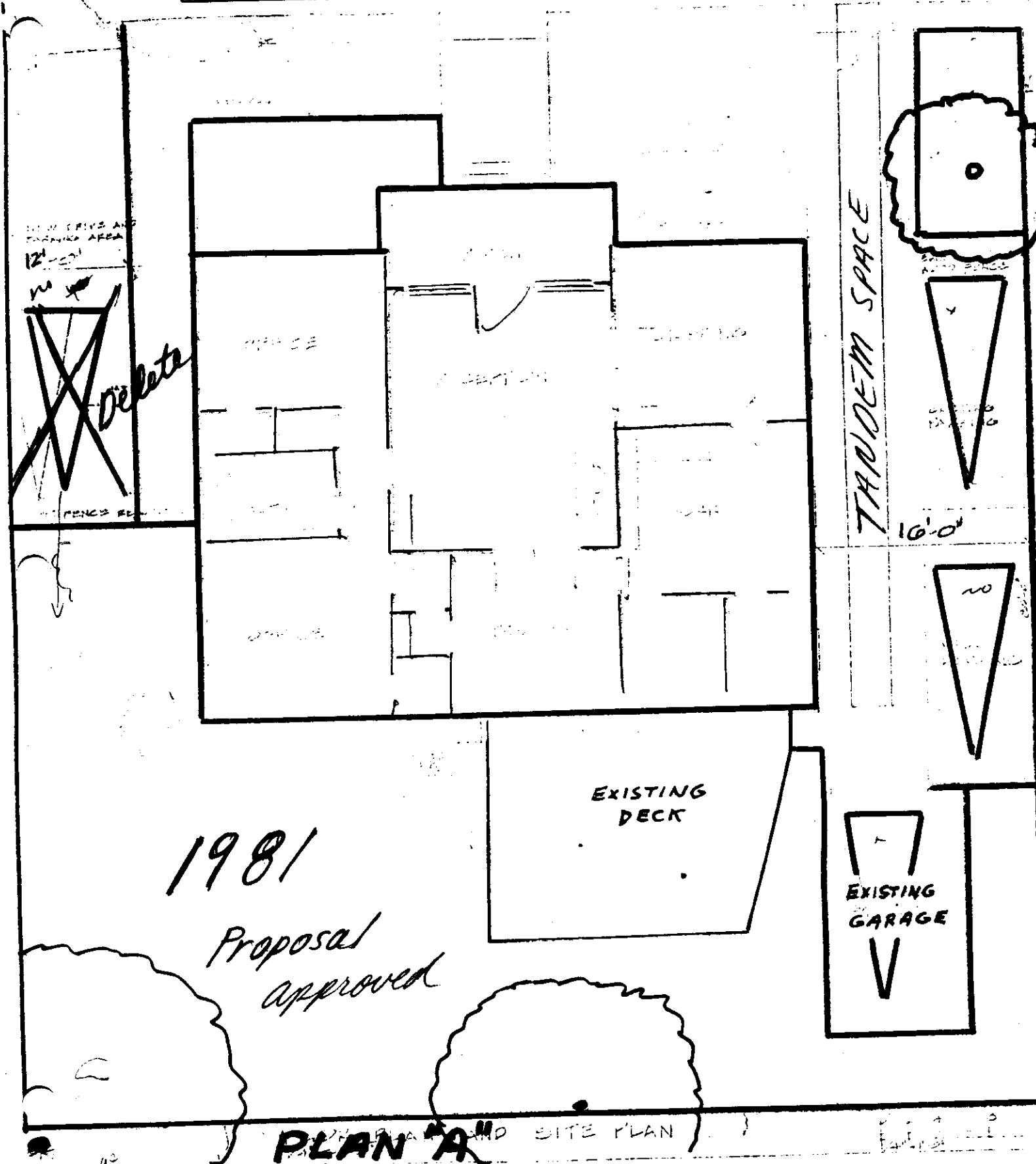
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LAND USE & ZONING MAP

EXHIBIT A



1981
Proposal
approved

PLAN "A" AND SITE PLAN

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Sept. 29, 87

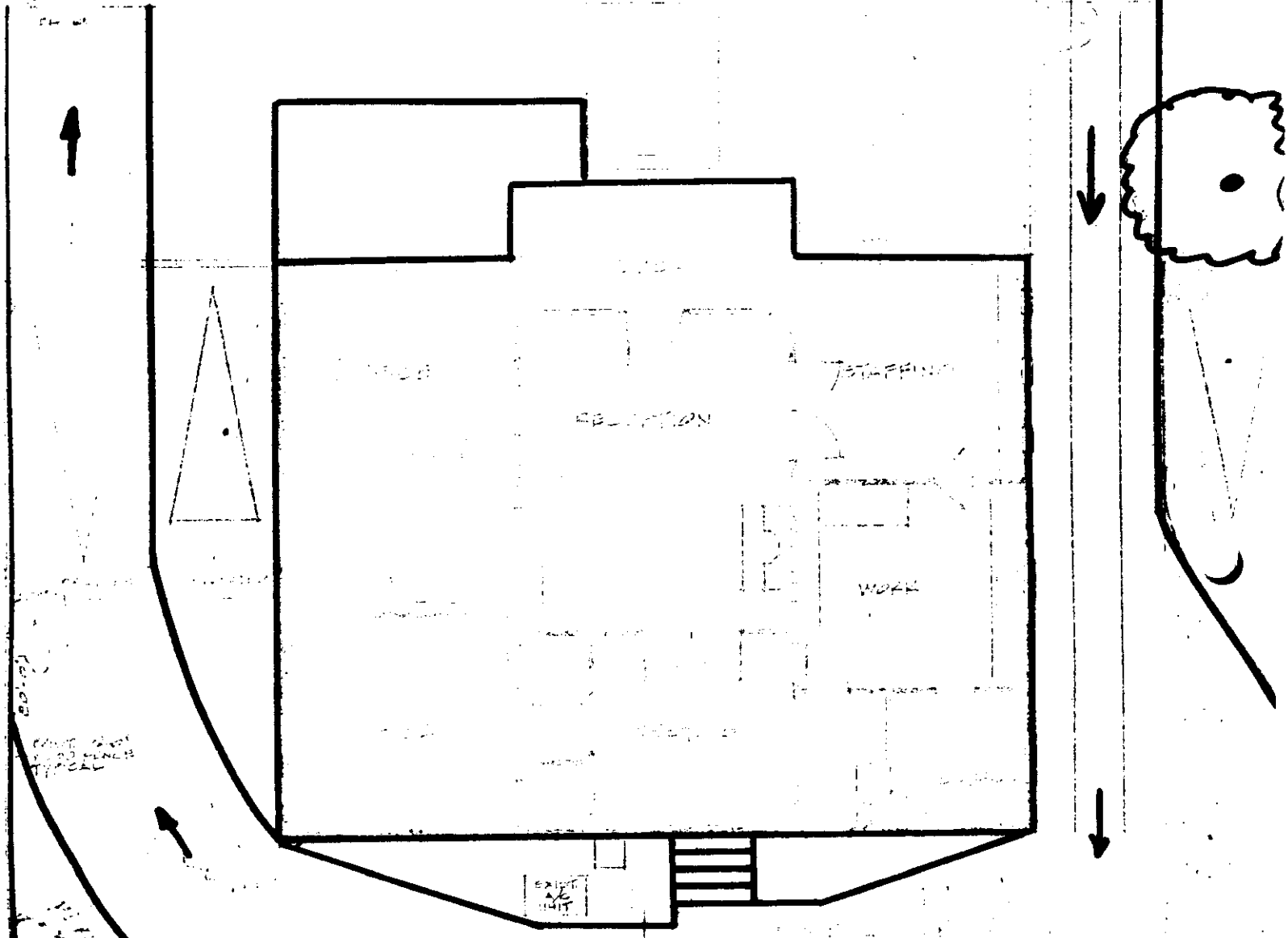
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EXHIBIT B

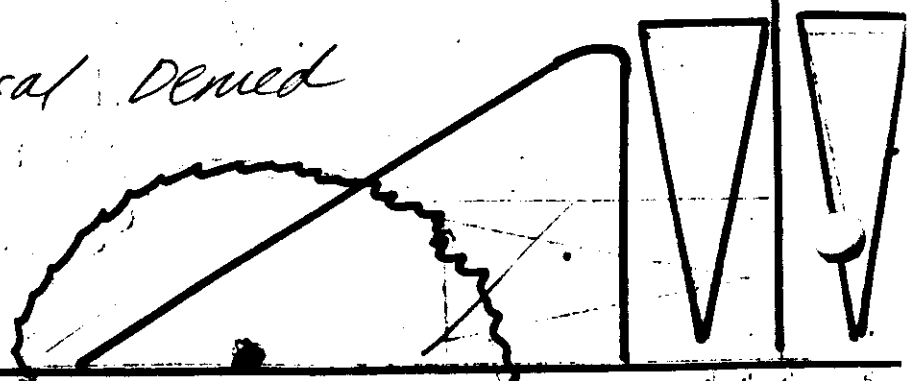
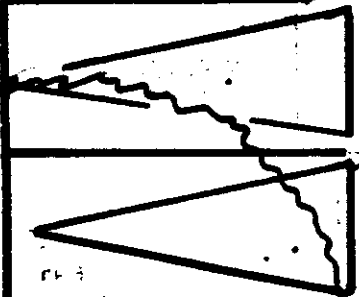
STREETS



0/1000
SCALE



1981
Proposal Denied



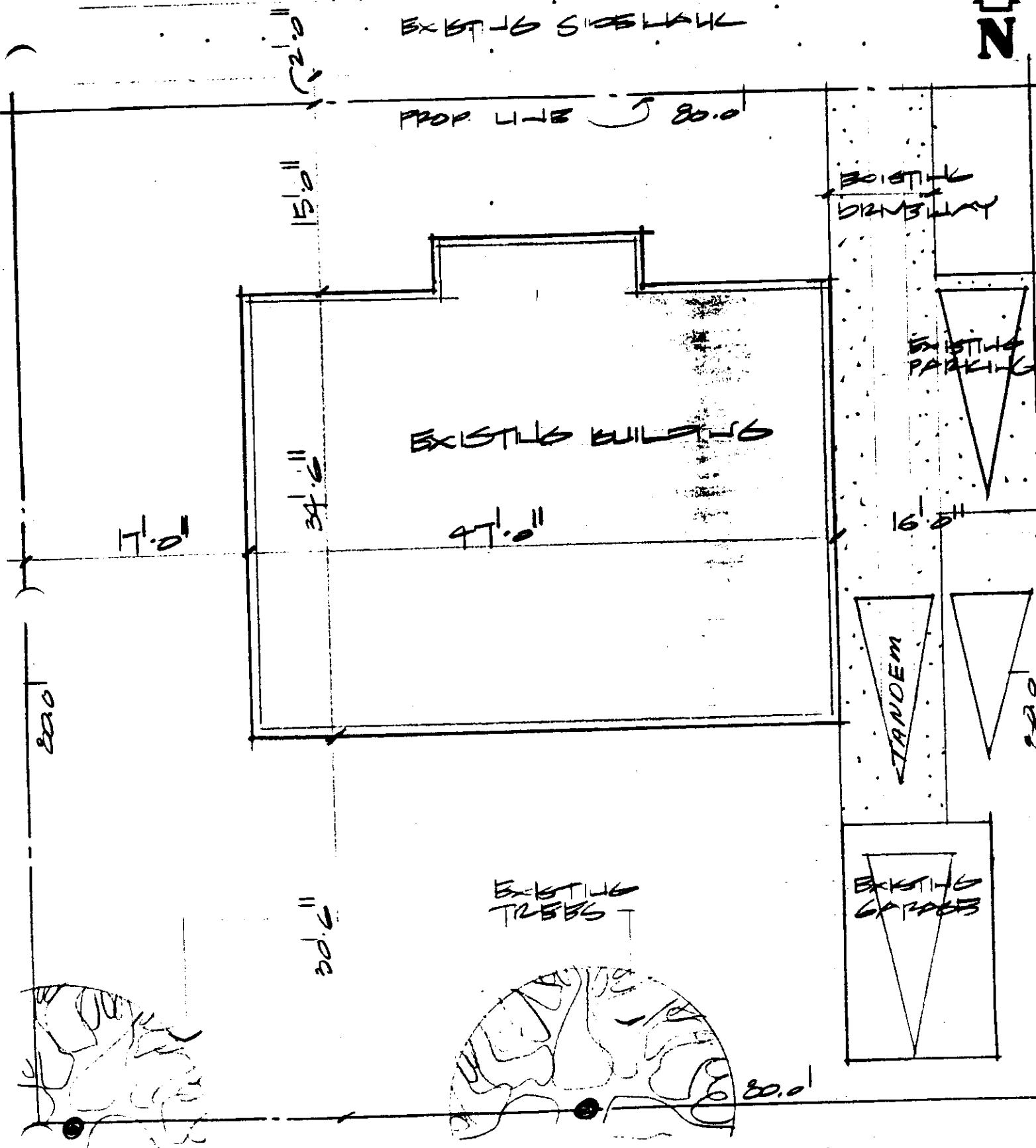
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PLAN AND SITE PLAN
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EXHIBIT C

Est ^ SITE PLAN



Current Proposal

SITE PLAN

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3020 E St



FRONT

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