

CITY PLANNING COMMISSION

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

APPLICANT	Edgar Haag & Richard Faulkner - 3837 J Street, Sacramento, CA 95819		
OWNER	Edgar Haag & Richard Faulkner - 3837 J Street, Sacramento, CA 95819		
PLANS BY	Edgar Haag & Richard Faulkner - 3837 J Street, Sacramento, CA 95819		
FILING DATE	5-23-86	ENVIR. DET.	Ex. 15305a
ASSESSOR'S-PCL. NO.	008-424-30	REPORT BY	FG:sg

APPLICATION: A. Special Permit Modification of an existing parking lot layout
 B. Variance to waive six foot high masonry wall

LOCATION: 1510 48th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a parking lot in an R-1 zone.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial & Offices
 1963 East Sacramento Community Plan Designation: Shopping, Offices, Commercial
 Existing Zoning of Site: C-2; R-1
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
		C-2/R-1	
North: Commercial; C-2	Front:	25' 25'	65'
South: Residential; R-1	Side(Int):	0' 5'	0'-20'
East: Commercial; C-2	Rear:	0' 15'	5'
West: Residential; R-1	Rear:	0' 15'	5'

Parking Required:	6 spaces
Parking Provided:	6 spaces
Property Dimensions:	50' x 150'
Property Area:	7,500+ sq. ft.
Square Footage of Building:	2,400
Height of Building:	17'
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Materials:	Cement plaster with wood siding accents
Roof Material:	Metal

BACKGROUND INFORMATION: On January 10, 1985 the Commission approved a special permit to allow a portion of a parking lot in an R-1 zone and a variance to reduce the 50% shading requirement to 10% (P84-423).

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is zoned Single Family (R-1) and General Commercial (C-2). The site is designated for commercial/offices and shopping/offices/commercial in the General Plan and the 1963 East Sacramento Community Plan, respectively. Surrounding uses include an office to the north and residential uses to the west, south and east.

APPLC. NO. P86-215 **MEETING DATE** June 26, 1986 **ITEM NO.** 19

- B. The applicant is proposing to construct a one-story, 2,400 square foot office building and parking lot on the C-2 portion of the lot. The original application (see attached staff report) called for a two-story office and parking lot. The original application was approved with the building on the front of the lot and the parking at the rear. The applicant requests that the original special permit be modified to reflect the new site layout. This would place the parking at the front of the lot where it would have less impact on surrounding uses.

In addition, the applicant is requesting to waive the six foot high masonry block wall along the south property line between the parking lot and the residential use to the south. The adjacent property owner has indicated that they prefer a lattice fence with landscaping to the six foot high solid wall. The applicant is also concerned that the existing shrubbery along the south property will not survive the excavation for the wall foundation.

- C. The project has been reviewed by Traffic, Public Works, Fire and the East Sacramento Improvement Association. The following comment was received:

Traffic

1. Driveway must be 26 feet wide.
 2. The 'vine covered wall' must end before 10 feet from sidewalk for driveway visibility.
 3. Street trees cannot be accommodated properly in four foot wide planters.
 4. No turning space is provided for the rear compact stall.
 5. If the neighbor to the south has a driveway along this property line, the parking area must be reversed to provide proper spacing between driveways.
- D. A portion of the trellis along the south side of the office building projects into the required 15 foot rear yard setback by 10 feet. This portion of the trellis will need to be eliminated to comply with the R-1 setbacks.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305a).

RECOMMENDATION: Staff recommends the following action:

- A. Approve the special permit modification, subject to conditions and based upon findings of fact which follow; and
- B. Approve the variance, subject to conditions and based upon findings of fact which follow.

Conditions - Special Permit/Variance

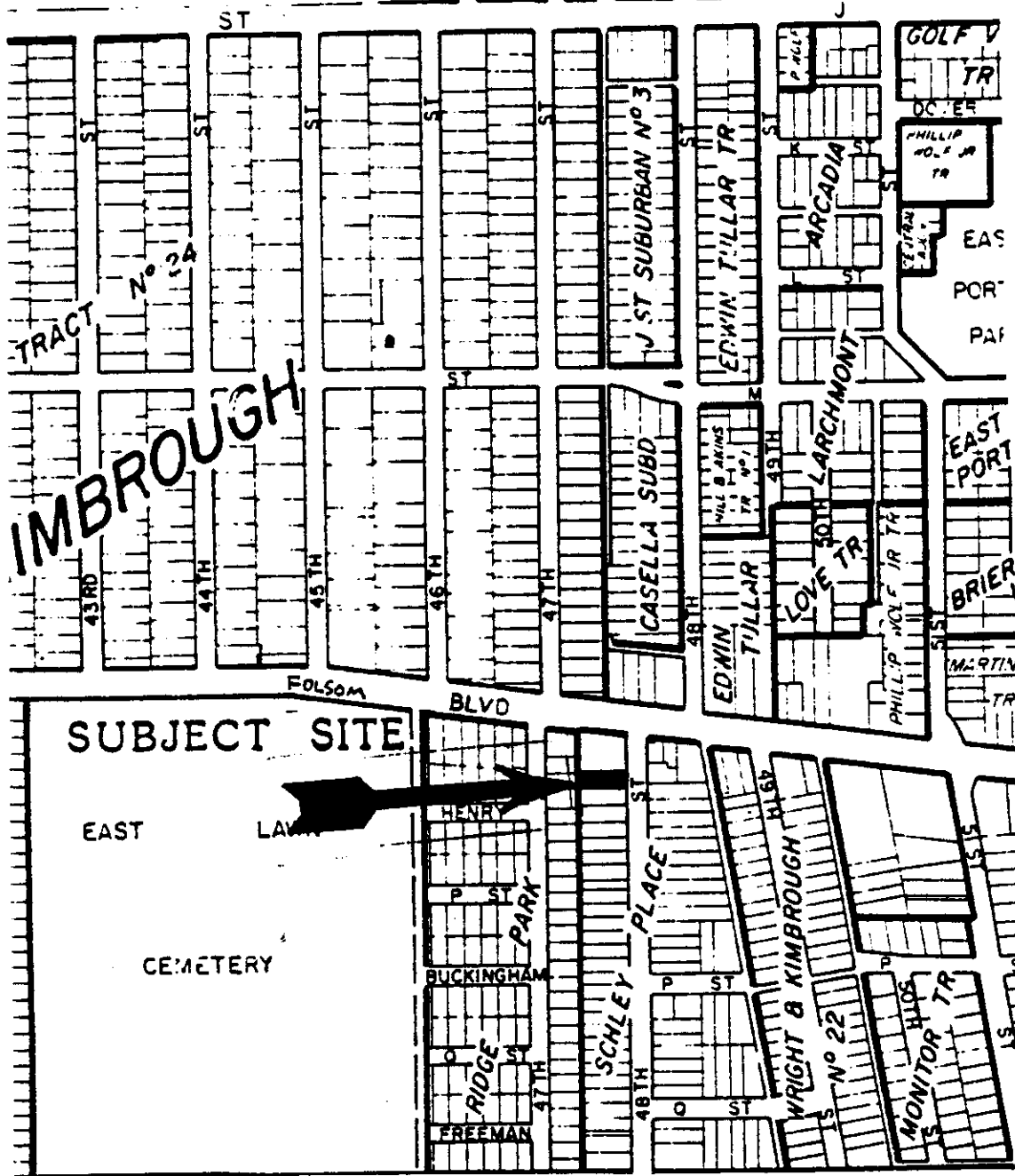
1. The driveway shall be constructed to City standards and shall be approved by the City Traffic Engineer.

2. The trellis along the south side of the proposed building shall comply with the rear yard setback for the R-1 zone.
3. The 'vine-covered' wall must end 10 feet from the edge of the sidewalk for driveway visibility.

Findings of Fact - Special Permit/Variance

1. As proposed, the project is based upon sound principles of land use in that:
 - a. parking lots are permitted in the R-1 zone upon the granting of a special permit; and
 - b. the project will not alter the character of the neighborhood.
2. The project is not detrimental to public health, safety, welfare or surrounding property in that the use is compatible with surrounding commercial and residential uses.
3. As proposed, the variance does not constitute a special privilege extended to one property owner in that construction of a six foot high masonry wall would impact the existing landscaping located on the site.
4. As proposed, 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:

adequate setback is provided to insure visibility when exiting the parking lot.
5. The proposed project, as conditioned, is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for commercial/office use by the 1974 General Plan and the proposed office building use conforms with this plan designation.

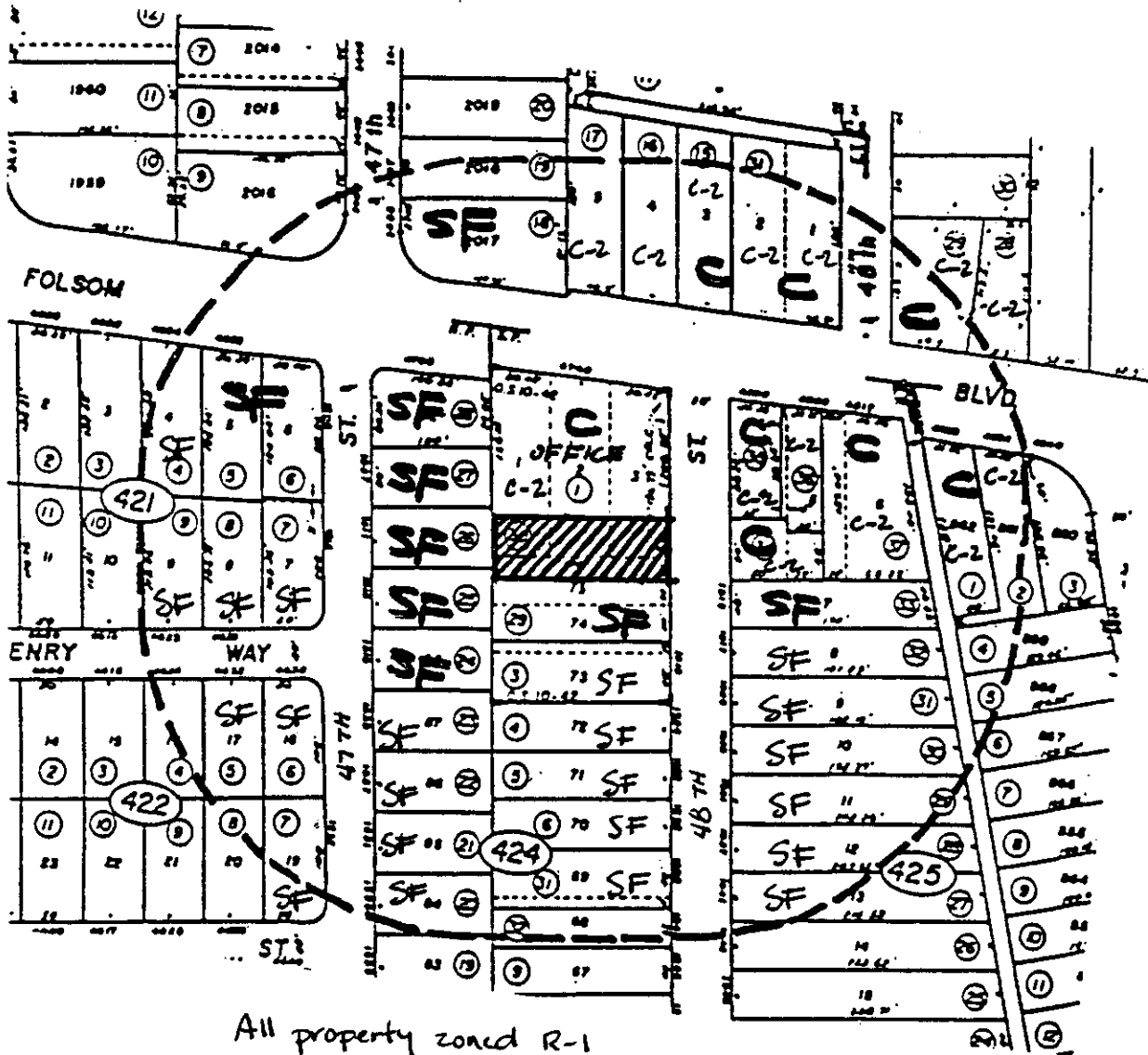


IMBROUGH

SUBJECT SITE



VICINITY MAP



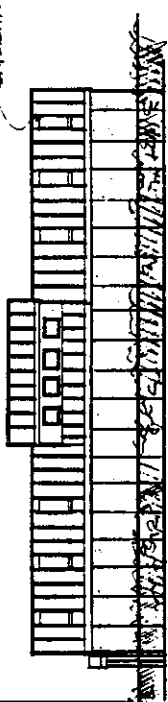
All property zoned R-1
except as noted

LAND USE & ZONING MAP

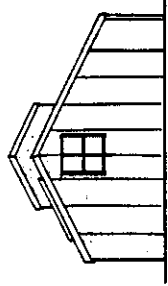
Vicinity Map



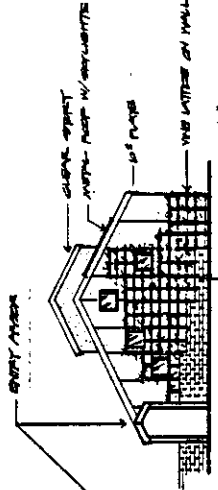
SHOULD BE KEPT AS IS
FOR 1980S



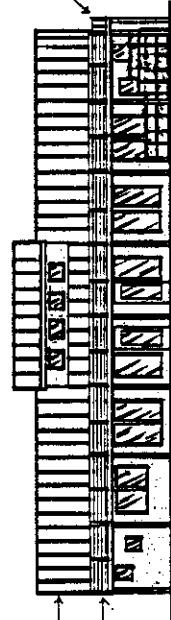
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



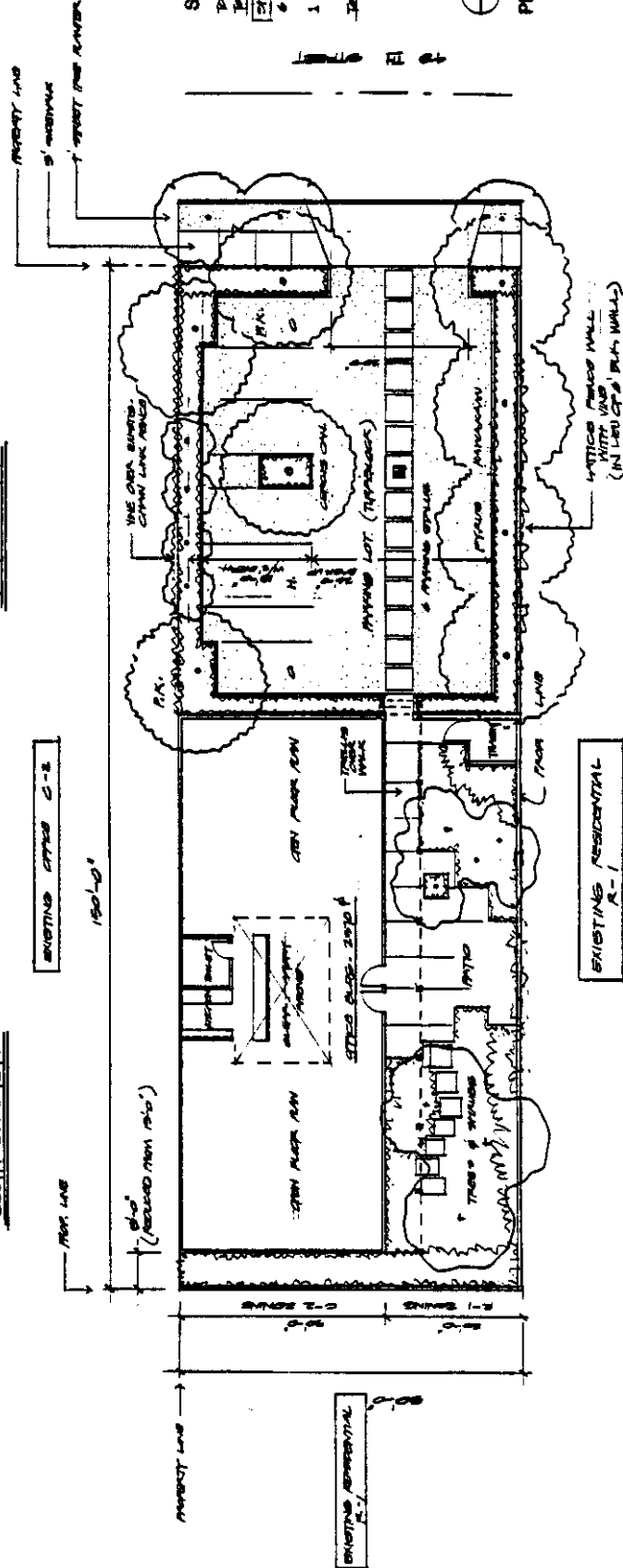
SOUTH ELEVATION

SHADE CALC.

TOTAL WINDOW AREA - EACH SIDE	1,200
TOTAL FLOOR AREA - EACH SIDE	1,200
SHADE PERCENTAGE	50%
SHADE PERCENTAGE - EACH SIDE	25%
(25% X 1,200)	300
SHADE PERCENTAGE - EACH SIDE	25%
(25% X 1,200)	300
TOTAL	600



PLAN SCALE: 1/8" = 1'-0"



EXISTING RESIDENTIAL R-1

OFFICE BLDG: *EXISTING*

RESIDENT BLDG: *EXISTING*

TRUCK & SERVICE BLDG: *EXISTING*

TERRACE FENCED WALL: *EXISTING*

STAFF REPORT AMENDED 1-10-85
CITY PLANNING COMMISSION

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

APPLICANT	E. M. Kado Associates, 1819-16th Street, Sacramento, CA 95814		
OWNER	William Cook, 1010 Hurley Way, Suite 195, Sacramento, CA 95825		
PLANS BY	E. M. Kado Associates, 1819-16th Street, Sacramento, CA 95814		
FILING DATE	11/9/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC	11/30/84	EIR	ASSESSOR'S PCL NO. 008-424-30

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to locate required maneuvering area and driveway for a proposed parking lot in the Single Family (R-1) zone.
 - C. Variance to reduce the 50% shading requirement to 10%.

LOCATION: West side of 48th Street, approximately 100 feet south of Folsom Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a parking lot in the R-1 zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1963 East Sacramento Community Plan Designation:	Shopping, Offices, Commercial
Existing Zoning of Site:	C-2;R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Commercial; C-2
South:	Residential; R-1
East:	Commercial; C-2
West:	Residential; R-1

Parking Required:	12 spaces
Parking Provided:	12 spaces
Property Dimensions:	Irregular
Property Area (site):	.05 acre
Square Footage of Building:	2,270
Height of Structure:	32+ feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Colors:	Earth tones, natural brick red tile roof
Exterior Building Materials:	Redwood siding, brick, concrete tile roof, solar bronze glass

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is zoned Single Family (R-1) and General Commercial (C-2). The site is designated for commercial/offices and shopping/offices/commercial on the General Plan and the East Sacramento Community Plan respectively.

- B. The applicant's plans indicate that a medical office building and parking lot will be constructed on the portion of the site which is zoned C-2. The required maneuvering area and driveway for the proposed parking lot will be located on the portion of the site which is zoned R-1 (southerly portion of parcel).
- C. According to the applicant's site plan, approximately 10% shading of the parking lot can be provided. The Zoning Ordinance requires 50% shading. The applicant is therefore requesting a variance from this requirement. This reduced shading can be justified, in that the property is narrow and is difficult to develop with a split zone and with an adjacent single family use. The parking spaces and structure were located to the north of the property (C-2 zone) to reduce the impact onto the adjacent residence to the south. This design therefore reduced the required planter width for large trees along the south property line. However, adequate landscaping will be provided on the remaining portion of the site.
- D. Staff has no objections to the applicant's request; however, the following modifications are suggested:
1. A six-foot high decorative masonry wall will need to be constructed along the south property line and the west property line;
 2. The trash enclosure must be constructed to the standards set forth in Exhibit C;
 3. A landscape strip should be extended along the entire length (50 ft.) of the west property line of the subject site.
- E. The project has been transmitted to the East Sacramento Improvement Association. No comments were received prior to the preparation of this report.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit, subject to conditions and based upon Findings of Fact which follow;
- C. Approve the Variance, based upon Findings of Fact which follow.

Conditions - Special Permit

1. ~~A six-foot high decorative masonry wall shall be constructed along the south property line and the west property line. The wall design shall be reviewed and approved by the Planning Director prior to issuance of a building permit.~~
Applicant shall obtain a Planning Director's variance to waive the masonry wall requirement (CPC amended).
2. The trash enclosure shall be constructed to the standards set forth in Exhibit C.
3. The landscape strip along the west property line shall be extended to the south property line.

4. A revised landscape/shading and irrigation plan shall be submitted to staff for review and approval prior to the issuance of building permits.

Findings of Fact - Special Permit

1. As proposed, the project is based upon sound principles of land use, in that:
 - a. parking lots are permitted in the R-1 zone upon the granting of a special permit;
 - b. the project will not alter the character of the neighborhood.
2. The project is not detrimental to public health, safety, welfare or surrounding property, in that the use is compatible with surrounding commercial and residential uses.
3. The project is in harmony with the 1974 General Plan and the 1963 East Sacramento Community Plan which designate the site for commercial/offices and shopping/offices/commercial, respectively.

Findings of Fact - Variance

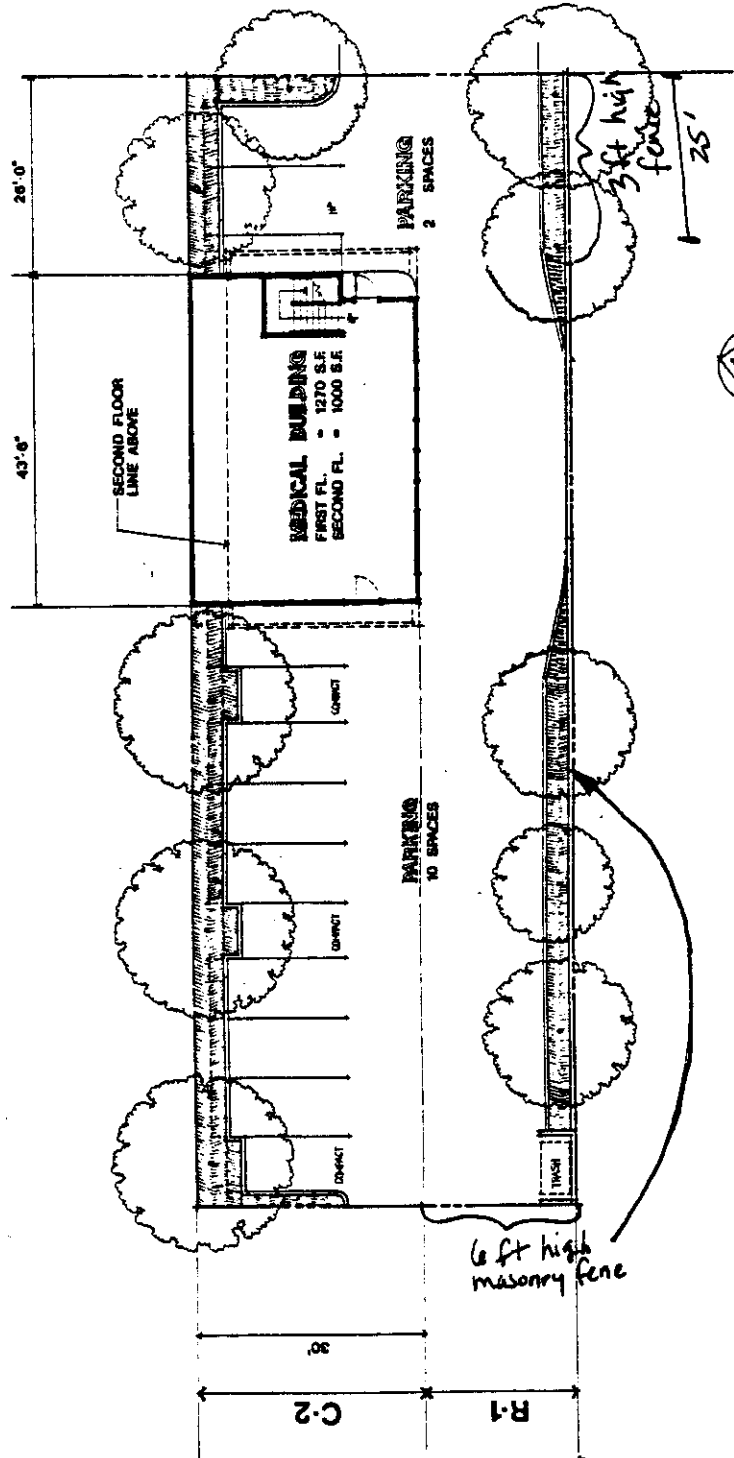
1. As proposed, the variance does not constitute a special privilege extended to one property owner, in that the lot is a narrow lot and does not have adequate area to allow development of the site. A variance would be granted under similar circumstances to another property owner.
2. As proposed, the 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 is available on site;
 - b. adequate landscaping is provided on site.
3. The proposed variance is compatible with surrounding commercial and residential uses and is not adverse to the General Plan and the 1963 East Sacramento Community Plan which designate the site for commercial uses.

EXHIBIT A
SITE PLAN

PARKING REQUIREMENTS
 1 SPACE PER 200 SF GROSS AREA
 DRIVEWAY WIDTH 12 FT MIN
 DRIVEWAY LENGTH 12 FT MIN



SITE PLAN & FIRST FLOOR PLAN



**EXHIBIT B
ELEVATIONS**

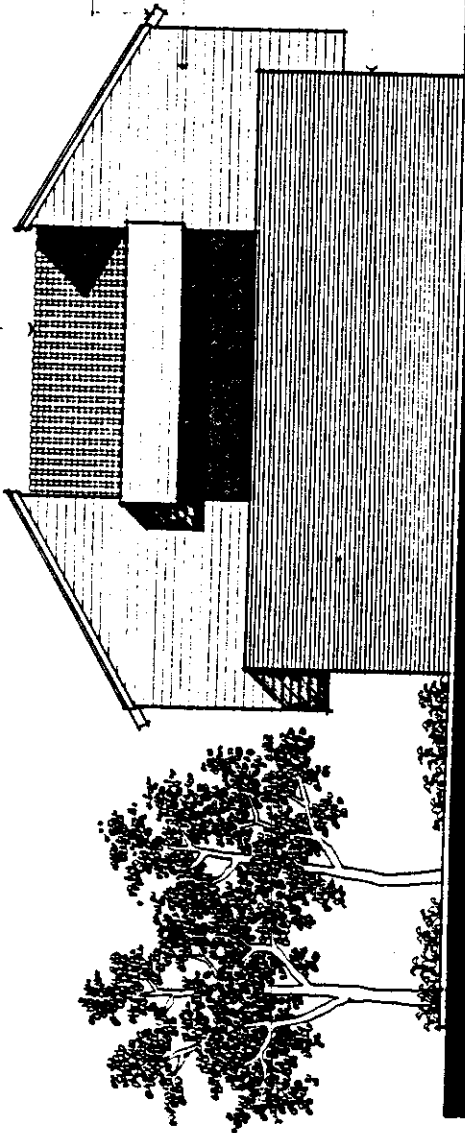
CONCRETE
ROOF TILES

MOOD
BEAMS

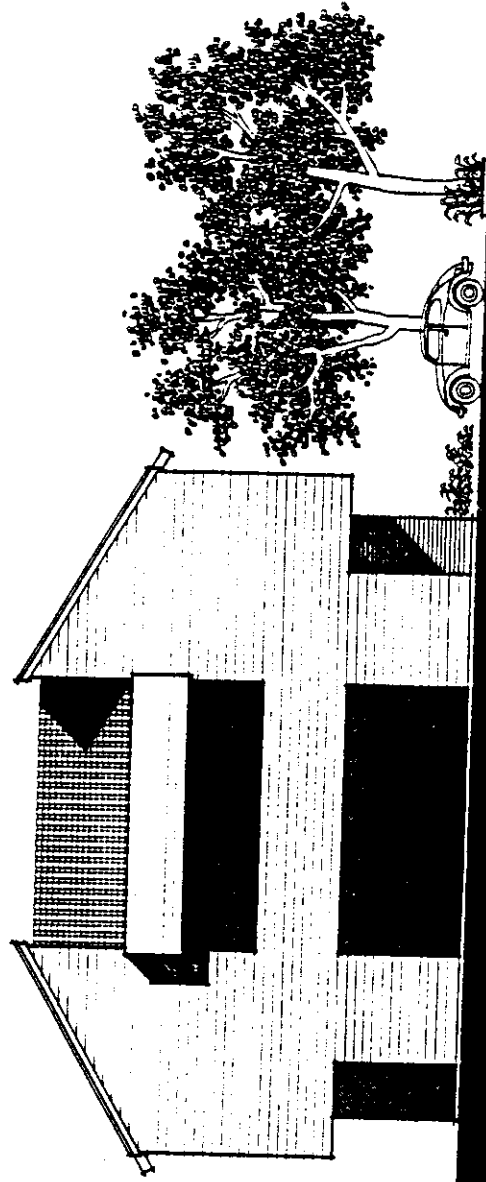
HORIZONTAL REDWOOD
LAP SIDING

SOLARBRONZE GLAZING W/
ANODIZED ALUM. FRAME

BRICK
BLOCK

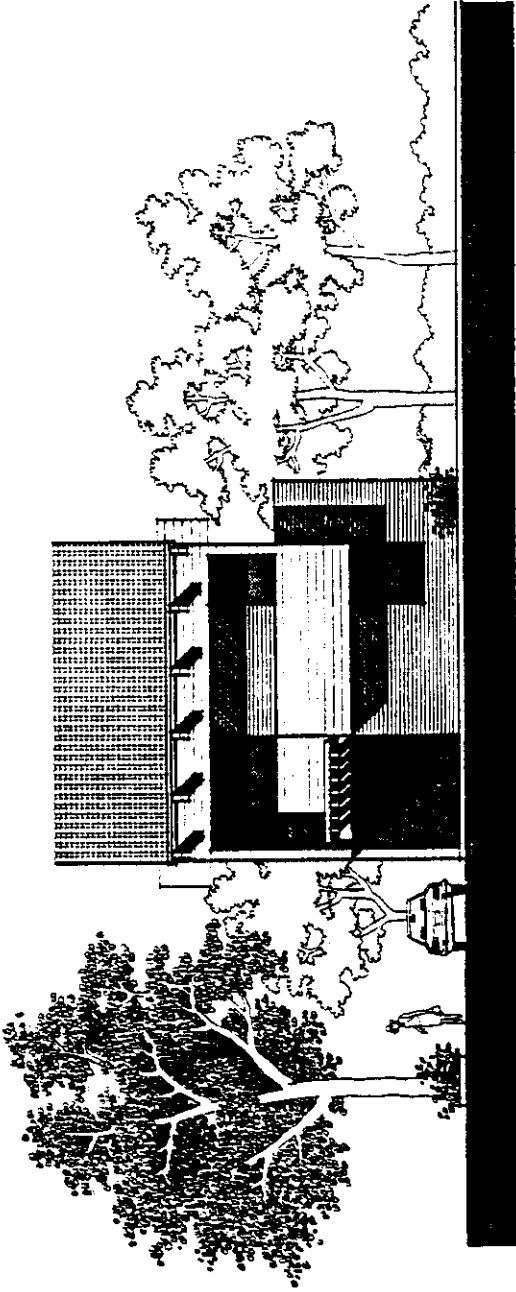


NORTH

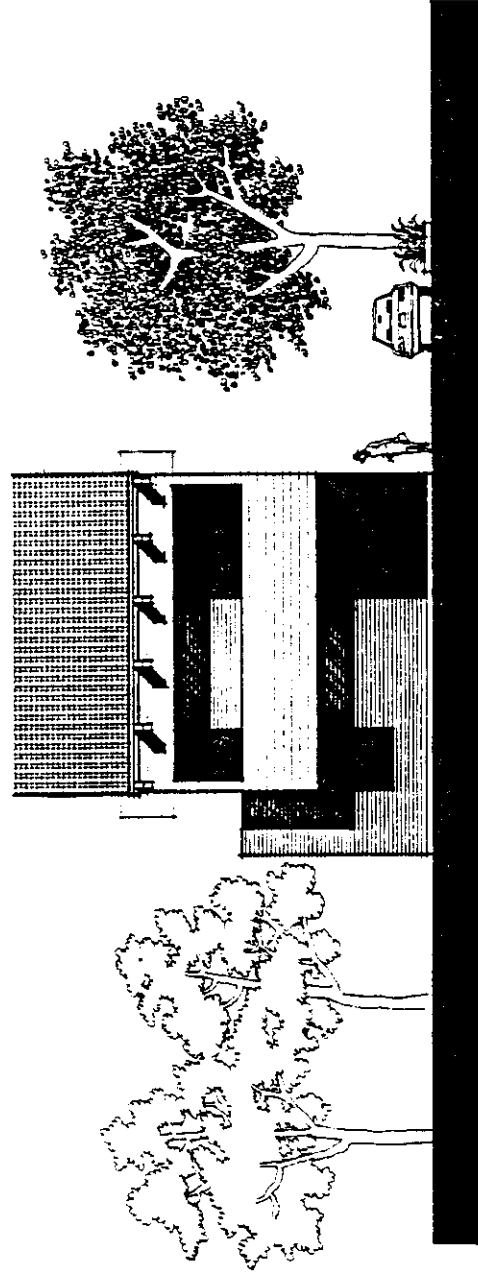


SOUTH

ELEVATIONS



EAST



WEST

EXTERIOR ELEVATION
1/8" = 1'-0"

C.R. RYAN ASSOCIATES, INC.
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