

CITY PLANNING COMMISSION

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

APPLICANT	REMY THOMAS, 901 F Street, Sacramento, CA 95814				
OWNER	Plumbers and Pipefitters Union, 447, 5841 Newman Ct., Sac., CA 95819				
PLANS BY	Nielsen and Wiese, 7919 Folsom Blvd., Sac., CA 95826				
FILING DATE	10/9/87	ENVIR. DET.	Ex 15301(e)(1)	REPORT BY	CV/vf
ASSESSOR'S-PCL. NO.	005-0241-018				

- APPLICATION:**
- A. Variance to expand a legal non-conforming use to allow the addition of an office to an existing union meeting hall and offices.
 - B. Variance to waive the required six ft. high masonry wall.

LOCATION: 5841 Newman Court

PROPOSAL: The applicant is requesting the necessary entitlements to add 1,260 sq. ft. of office space.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
Existing Zoning of Site:	R-4
Existing Land Use of Site:	Union meeting hall and offices

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Apartments; R-4	Front:	25'	50+ ft.
South: Vacant; R-4	Side(Int):	5'	65+ ft.
East : Apartments, offices; R-4	Side(St):	5'	25+ ft.
West : Southern Pacific Railroad	Rear:	15'	45+ ft.

Parking Required:	101 spaces
Parking Provided:	132 spaces
Property Dimensions:	Irregular
Property Area:	3.0+ acres
Square Footage of Building:	Existing: 9,890 sq. ft. Proposed: 1,260 sq. ft.
Height of Building:	1 story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Existing: plaster, concrete block, metal panels
Roof Material:	Built up roof

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is zoned Multiple Family Residential (R-4) and is developed with a union hall and offices. Surrounding land uses include apartments to the north, vacant to the south, office and apartments to the east and Southern Pacific Railroad right-of-way to the west.

B. Proposal

The applicant proposes to add 1,260 sq. ft. of office space to an existing 9,890 sq. ft. building. The existing building, constructed approximately 30 years ago, is used as a union meeting hall and office.

The proposed addition would be located along the north wall of the existing building approximately 65 ft. from a three story apartment to the north (see site plan).

The proposed elevations submitted indicate the new office addition would be constructed of concrete block, metal panels and plaster to match the existing building located on the project site. The design of the proposed office addition is consistent with the existing building and therefore, staff, has no problem with the proposed elevations.

According to the architect, the proposed office addition will not have any door openings. The entrance to the proposed office addition will be from inside the existing building via the main entrance to the existing building (see site plan). Staff finds this arrangement to be satisfactory, because it will reduce the noise impacts associated with people entering and leaving the union hall building.

C. Surrounding Land Uses

Staff notes the surrounding land uses in the area represents a mixture of offices and apartments.

Although the proposed office addition is located in a multiple family residential zone, the addition represents only a 13 percent increase to the overall existing building square footage. Staff finds the addition of a 1,260 sq. ft. office would not have a significant impact on the surrounding land uses.

D. Variance - Masonry Wall

The Zoning Ordinance requires a six foot high, solid masonry wall between residential and non-residential uses. Therefore, a six foot high, masonry wall is required along the north property line of the subject site.

Staff notes there is an existing three story apartment located to the north of the project site. This apartment building is located approximately 65 ft. from the proposed office expansion. An existing parking lot is located on the subject site between the proposed office and the apartment located to the north. This apartment building has windows facing the proposed office.

As previously discussed, no door openings would be located on the northwest elevations for the proposed office. The applicant has also indicated the proposed office hours will be 9:00 A.M. to 5:00 P.M. Also, no expansion of the existing parking lot is proposed. Based upon

these factors, and the absence of any complaints, staff finds that a six foot high, masonry wall would not be necessary because the proposed office expansion would have a negligible impact on the apartment to the north. Staff, therefore, recommends approval of the variance to waive the required six foot, masonry wall.

E. Interdepartmental Review

This proposal was reviewed by the City Traffic Engineer, Engineer, Building Inspections, Police and the East Sacramento Improvement Association and no comments were received.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 (e)(1)).

RECOMMENDATION: Staff recommends the following actions:

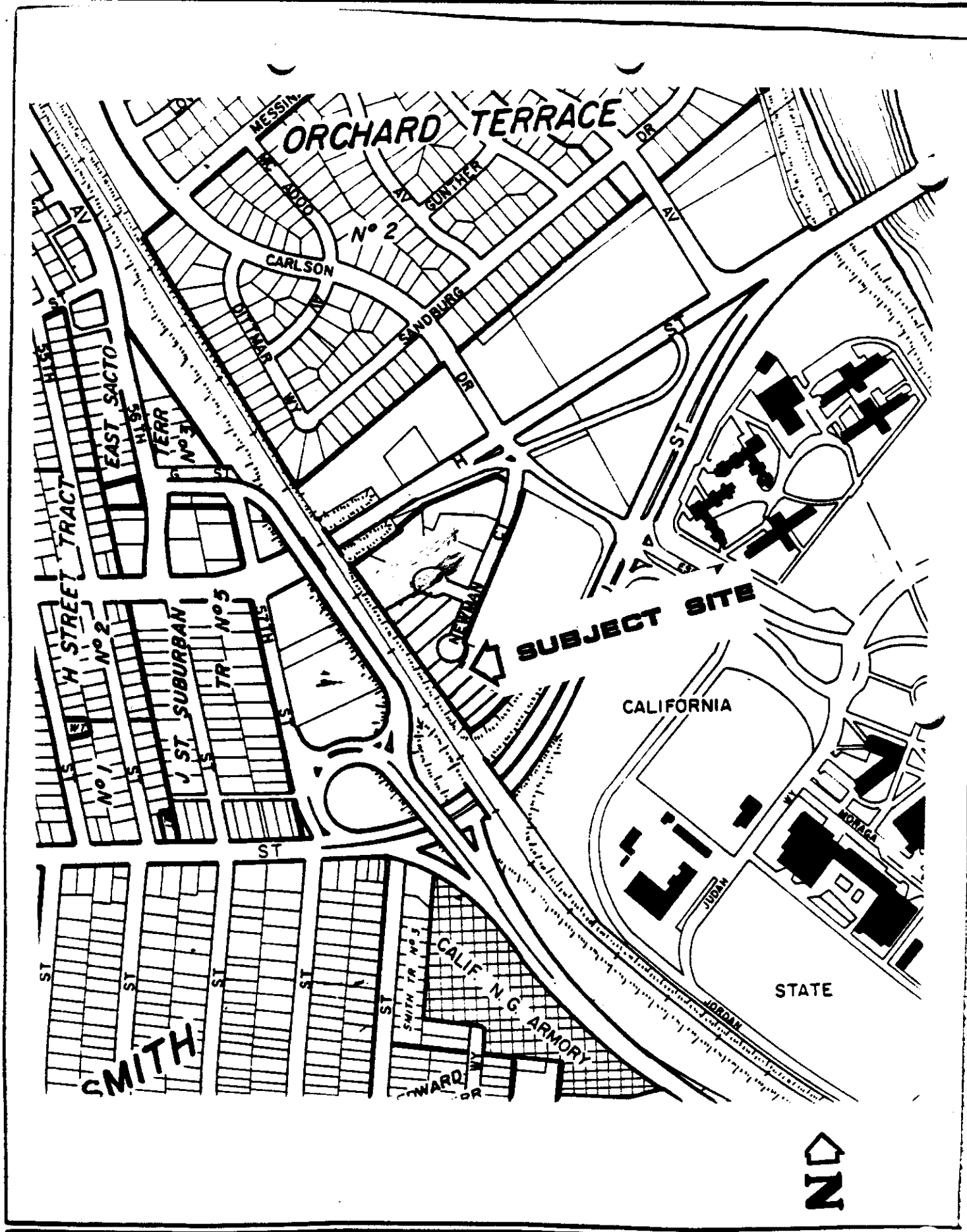
- A. Approve the variance to expand the legal nonconforming use to allow the office addition; and
- B. Approve the variance to waive the required six foot high, masonry wall.

Variance - Conditions

1. No door openings shall be located on the northwest elevations.
2. The proposed office expansion shall be limited to 1,260 sq. ft. and shall be located on the site as per the attached site plan.
3. The majority of the use of the proposed office shall be limited to the hours of 9:00 A.M. to 5:00 P.M.

Variances - Findings of Fact

1. Granting the variances does not constitute a special privilege extended to one property owner in that:
 - a. adequate on-site parking is provided; and
 - b. no door openings for the proposed office will face the adjacent apartment.
2. The proposed variances will not be injurious to the public health, safety or welfare nor to property in the vicinity in that the design, location, and hours of operation for the proposed office would not significantly impact the surrounding properties.
3. The proposed use is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated residential in the 1974 General Plan and the proposed office use expansion is allowed for a previously established union hall/office provided a variance is granted.

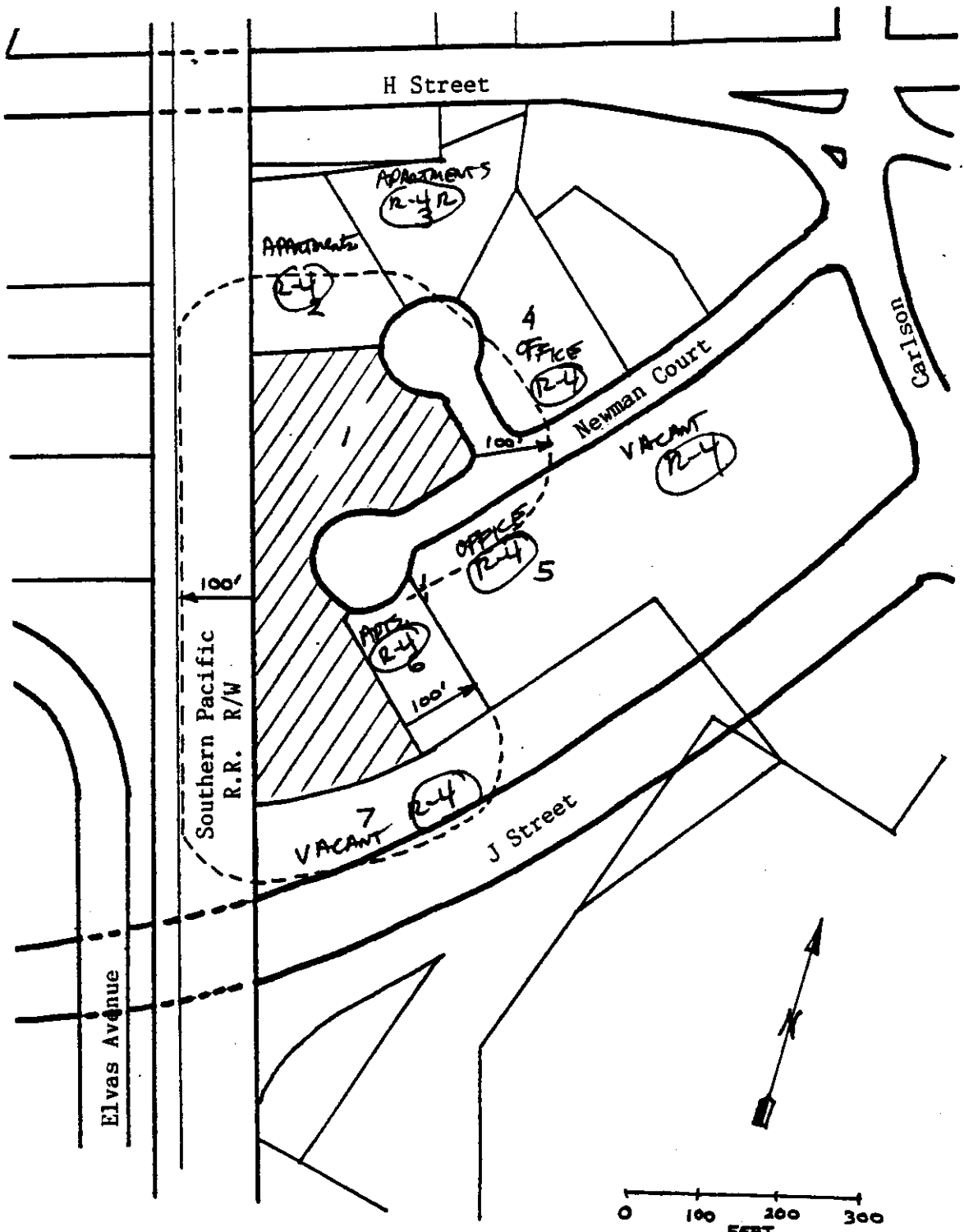


VICINITY MAP

P87-437

~~12-3-87~~
12-17-87

ITEM 22
9



LAND USE & ZONING MAP

P87-437

~~12-3-87~~
12-17-87

ITEM ~~22~~
9

SITE PLAN

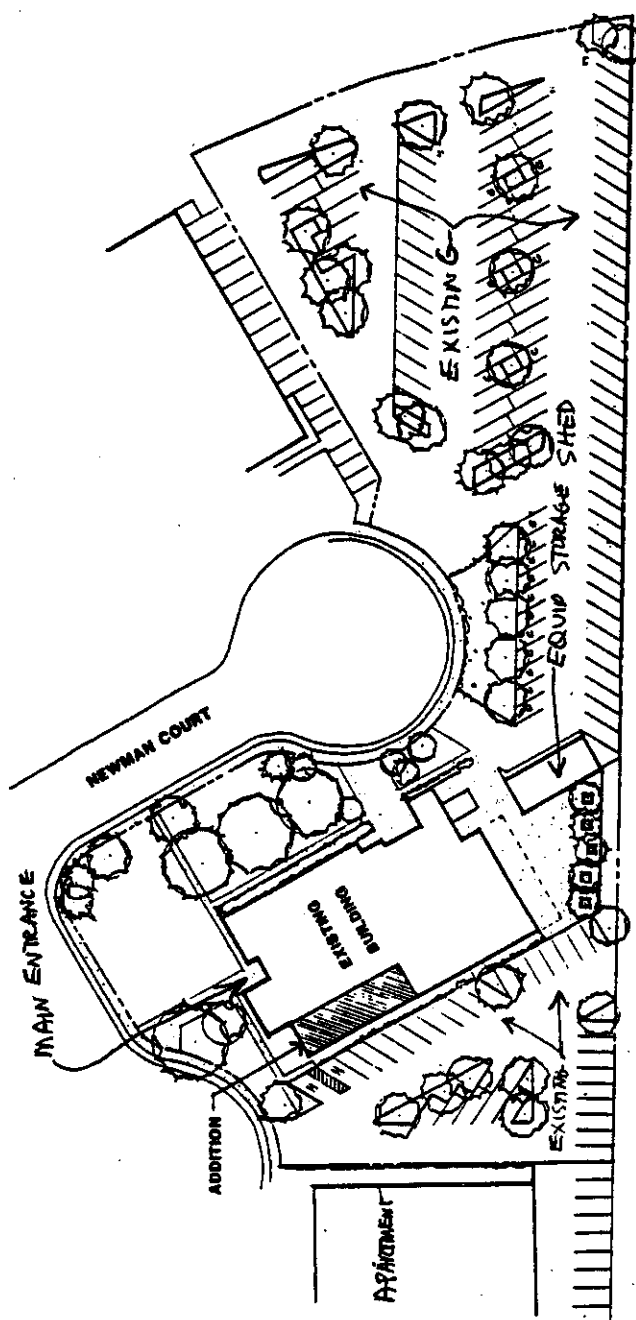
Nielsen & Wiese
architects
a.i.a.
10011 13th St
2nd Fl. Room 1010, 3rd
St. Louis, MO 63114

Approved by: _____

Project: ADDITION TO UNION HA FOR PLUMBERS LOCAL 441

Sheet Title: SITE PLAN

Project No. 87-437
Date: 12-17-87
Revised: _____



PROJECT DATA

EXISTING FLOOR AREA	9,990 SF
NEW FLOOR AREA	1,280 SF
TOTAL FLOOR AREA	11,180 SF
TOTAL PARKING REQUIRED	112 STALLS
TOTAL PARKING PROVIDED	132 STALLS

P87-437

12-17-87
~~12-3-87~~

9
JPM-22

ELEVATIONS

INDEX:

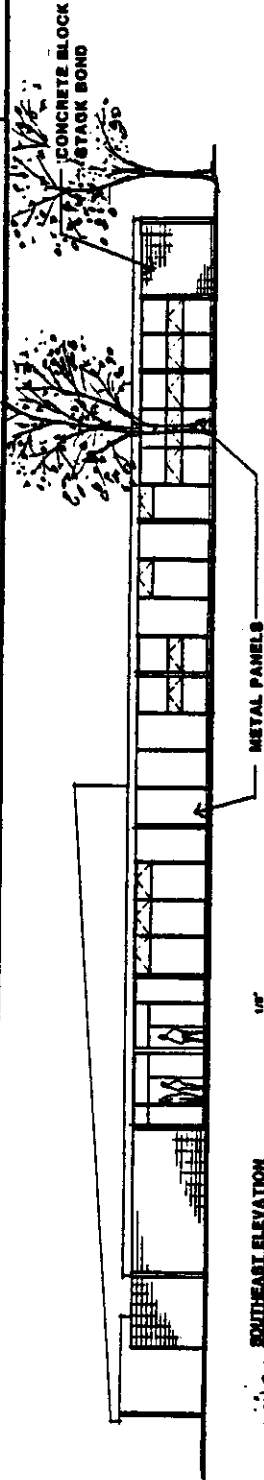
Nielsen & Wiese
architects
601 N. 1st St.
St. Paul, MN 55101
Tel: 612-222-1111

approved by:

CHURCH
ADDITION TO UNION HA
FOR
PLUMBERS LOCAL 447

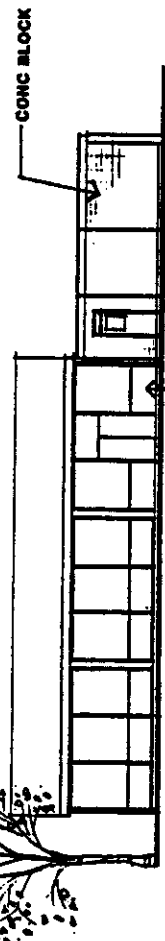
Sheet title:
ELEVATIONS

Project no. 2-175-
Date: OCT. 6, 1987
REVISED



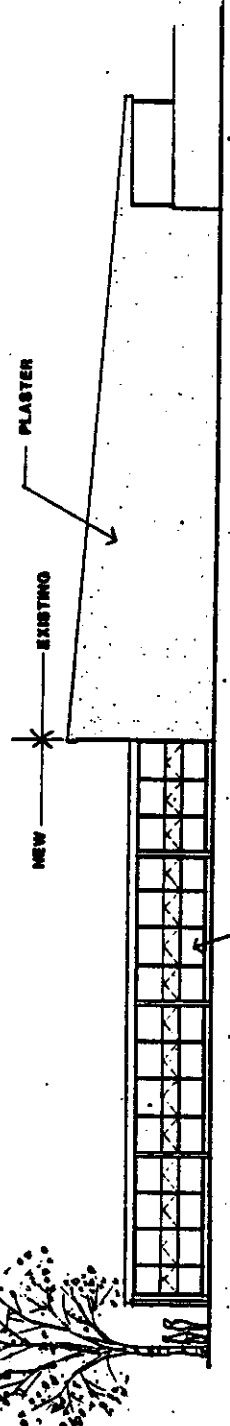
SOUTHEAST ELEVATION

1/8"



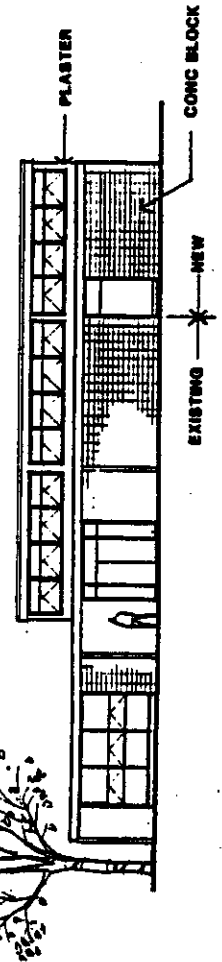
SOUTHWEST ELEVATION

1/8"



NORTHWEST ELEVATION

1/8"



NORTHEAST ELEVATION

1/8"

P87-437

12-17-87
~~12-3-87~~

ITEM 29