

CORRECTED BY STAFF ON 9/28/89
CITY PLANNING COMMISSION

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

APPLICANT GFS Development Co.; 1721 2nd Street; Ste. 201; Sacramento, CA 95814
OWNER GFS Development Co.; 1721 2nd Street; Ste. 201; Sacramento, CA 95814
PLANS BY Dean Unger, AIA, Inc.; 700 Alhambra Blvd.; Sacramento, CA 95816
FILING DATE 7/28/89 **ENVIR. DET.** Neg. Dec. **REPORT BY** CL:hp
ASSESSOR'S PCL. NO. 002-0122-002

- APPLICATION:**
- A. Negative Declaration
 - B. Variance to reduce the front (12th Street) setback from 5 ft. to 0 ft.
 - C. Variance to reduce the street side (E Street) setback from 5 ft. to 0 ft.
 - D. Variance to reduce the required maneuvering from 26 ft. to 22 ft.
 - E. Variance to reduce the 50 percent shading requirement for the parking area.
 - F. Variance to reduce the total required parking spaces from 14 spaces to 9 spaces.
 - G. Variance to waive the required solid wall along the east property line adjacent to residential on 0.2+ developed acres in the General Commercial (C-2) zone.

LOCATION: 501 - 509 12th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 5,400 sq. ft. commercial building.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial & Offices
 1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Bar and vacant buildings

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant, Commercial, Office; C-2	Front:	5'	0'
South: Office, Commercial, Residential; C-2	Side (Int):	0'	0'
East: Multi-family Residential; R-3A	Side (St):	5'	0'
West: Commercial; C-2	Rear:	15'	40'

Parking Required: 14 Spaces
Parking Provided: 9 Spaces
Property Dimensions: 90.8' X 100'
Property Area: 0.2+ Acres
Square Footage of Building: 5,400
Height of Building: 18 Ft., 1 Story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco
Roof Material: Composition

PROJECT EVALUATION: Staff has following comments:

A. Land Use and Zoning:

The subject site consists of 0.2+ acres in the General Commercial (C-2) zone. The site is currently developed with a bar (505 Club) and two vacant buildings. The General Plan designates the site Community/Neighborhood Commercial and Offices. The 1980 Central City Plan designates the site General Commercial. The surrounding land uses and zones include vacant, retail commercial and office to the north, zoned C-2; office, retail commercial and multi-family residential to the south, zoned C-2; multi-family residential to the east, zoned R-3A; and retail commercial to the west, zoned C-2.

B. Applicant's Proposal:

The applicant is proposing to demolish the existing buildings (5,400 sq. ft.) and construct a 5,400 square foot commercial building. The applicant is requesting a variance to reduce the front (12th Street) setback from 5 feet to 0 feet and a variance to reduce the street side (E Street) setback from 5 feet to 0 feet. The applicant is also requesting a variance to reduce the required maneuvering area from 26 feet to 22 feet, a variance to waive the 50% shading requirement for the parking area, and a reduction in the total required parking spaces from 14 to 9. The applicant also is requesting a variance to waive the required solid wall along the east property line adjacent to residential.

C. Setback Variances:

The applicant has proposed to eliminate both the front and street side yard setback. The existing buildings to be demolished do not meet these setback requirements. Staff has no objection to the front (12th Street) setback. This setback along 12th Street is consistent with the other buildings along the blockface. The entrances to the building on 12th Street have been recessed so the doors will not open onto the public right-of-way. The awnings above the doors and windows are projecting into the public right-of-way which will require a revocable encroachment permit.

Staff has concerns about reducing the E Street setback to 0 feet. The properties to the north are residential structures of historical significance. Staff recommends the applicant provide a 4 foot clear planter area along E Street east of the windows. This area should include a combination of shrubs and vertical plantings. This increase in the setback will create a better transition from the 0 setback at the corner and the 12 foot setback of the residences, as well as provide movement in the facade of the building.

D. Parking/Shading Variances:

The parking area currently exists to the east of the building. The applicant is proposing the parking area be located in the same place. The applicant is requesting a variance to reduce the maneuvering in the parking area from 26 feet

to 22 feet. Staff has no objection to this request. The parking lot currently exists with this distance. The applicant has increased the width of the parking stall to 8 1/2 feet to ease maneuverability.

The applicant is also requesting the parking area 50% shading requirement be reduced to approximately 25 percent. Staff has *no* objection to this request. The applicant has provided a tree at both ends of the lot which will shade a portion of the parking area. (*Corrected by Staff*)

The applicant is also requesting a variance to reduce the number of parking spaces from 14 to 9. The project is located on a major bus route and within one block of the RT Metro Alkali Flat/La Valentina Station. The applicant has agreed to make available two Light Rail passes for employees at a 50% discount. Staff has no objection to this variance request.

E. Solid Wall Variance:

A solid wall is required to separate residential and non-residential uses. The applicant has requested a variance of this requirement. Staff supports this request. The residences to the east are historical significant structures and located within a foot of the property line. A wall would detract from the appearance of these residences. Staff recommends a 6 foot wooden fence with climbing vines. A small planter can be created for these vines by placing a continuous 6 inch raised concrete curb along the fence line where the wheel stops are shown. The vehicles will overhang this planter area.

F. Site Plan:

The trash enclosure is located in the southeast corner of the parcel. This trash enclosure must meet the requirements of the Zoning Ordinance including a man door and perimeter landscaping. The handicapped parking stall shall be 9 feet wide with the adjacent loading area 5 feet wide.

G. Building Design:

The building design is subject to review and approval of the Design Review/Preservation Board.

H. Agency Comments:

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspection, Sacramento Regional Transit, Alkali Flat PAC, Sacramento Old City Association, Alkali Flat Neighborhood Improvement Association. The following comments were received:

Traffic Engineering:

1. Minimum driveway width is 24 feet.
2. Driveway flares are incorrect (City Standard is 3 ft.).

3. Maneuvering depth is to be 26 feet.

Engineering Development Services:

1. Awnings encroaching over public right-of-way will require a revocable encroachment permit.

Sacramento Regional Transit:

See attached letter.

Alkali Flat PAC:

1. The Alkali Flat PAC approved all variances as presented. They did not object to the chain link except would like some landscaping along the fence. See the attached letter.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070 (B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur.

- A. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses and zoning and oncoming traffic.
- B. Two passes for Light Rail shall be made available to employees of the office at a 50% discount at all times during the life of the subject proposed structure.
- C. The applicant will comply with the following State regulation:
 - o Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.

If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

- o California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633).
- o Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures than contain more than 160 square feet or 260 linear feet of asbestos containing materials.

Specific information is provided by EPA (San Francisco Office: (415) 974-7633).

In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

- D. Construct a 6-foot high hollow core wooden fence along the eastern property line.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the variance to reduce the front setback from 5 feet to 0 feet subject to conditions and based upon findings of fact which follow.
- C. Approve the variance to reduce the street side setback from 5 feet to 0 feet subject to conditions and based upon findings of fact which follow.
- D. Approve the variance to reduce the required maneuvering area from 26 feet to 22 feet subject to conditions and based upon findings of fact which follow.
- E. Approve the variance to reduce the 50% shade requirement for the parking area subject to conditions and based upon the findings of fact which follow.
- F. Approve the variance to reduce the total required parking spaces from 14 to 9 spaces subject to conditions and based upon the findings of fact which follow.
- G. Approve the variance to waive the required solid wall along the east property line subject to conditions and based upon findings of fact which follow.

Conditions:

1. The awnings projecting into the public right-of-way require a revocable encroachment permit.
2. The applicant shall step a portion of the building back along E Street to provide a 4 foot clear planter area east of the windows of the building. This planter shall include a combination of shrubs and vertical plantings.
3. The applicant shall create a small planter along the fence line and plant climbing vines to cover the fence.

4. The trash enclosure shall meet the requirements of the Zoning Ordinance.
5. The handicapped parking stall shall be 9 feet wide with the adjacent loading area 5 feet wide.
6. The building design is subject to review and approval of the Design Review/Preservation Board.
7. The applicant shall comply with the conditions of the Negative Declaration which include:
 - a. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses and zoning and oncoming traffic.
 - b. Two passes for Light Rail shall be made available to employees of the office at a 50% discount at all times during the life of the subject proposed structure.
 - c. The applicant will comply with the following State regulation:
 - o Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.
 - d. If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:
 - o California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633).
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In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit

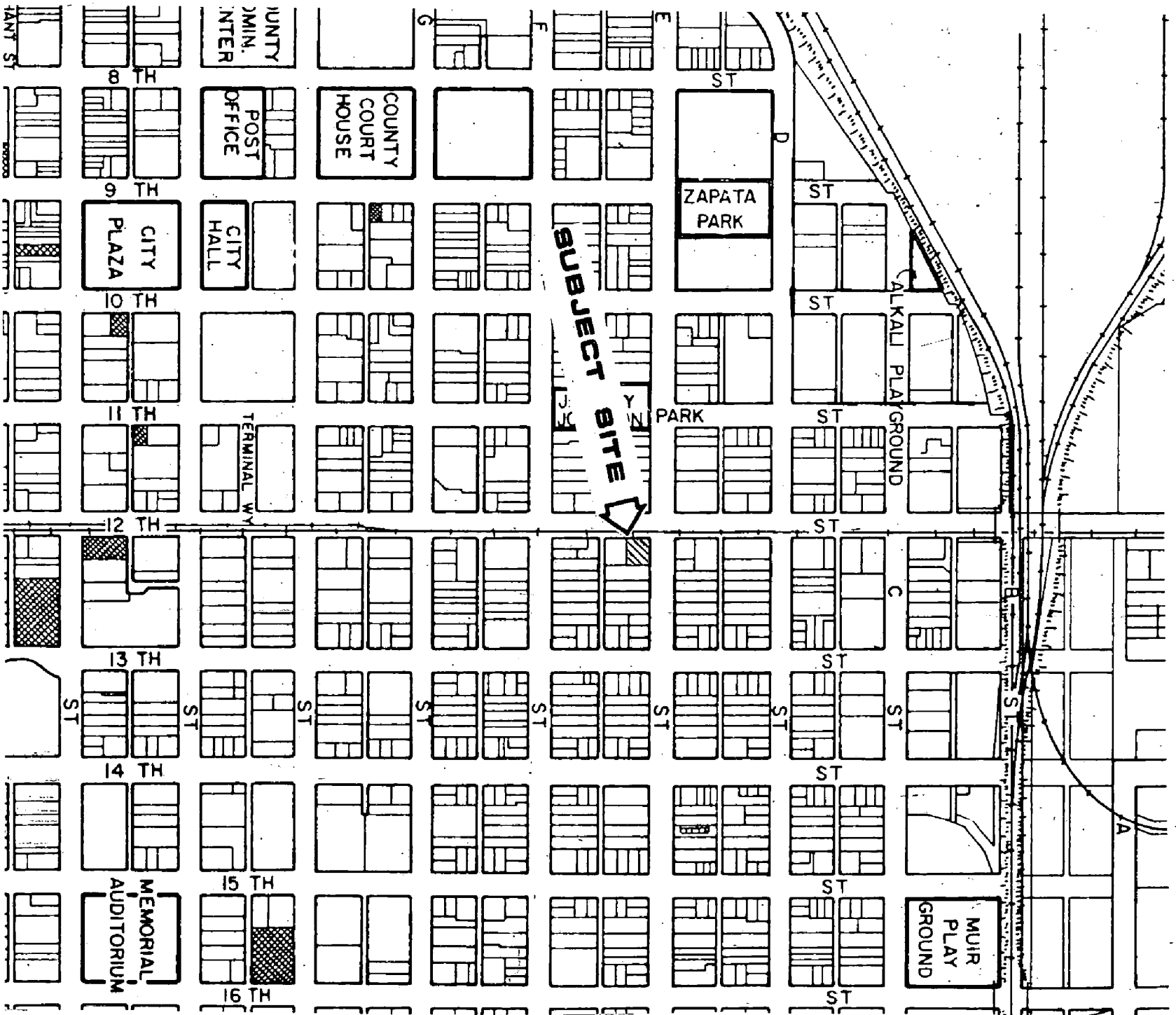
for demolition.

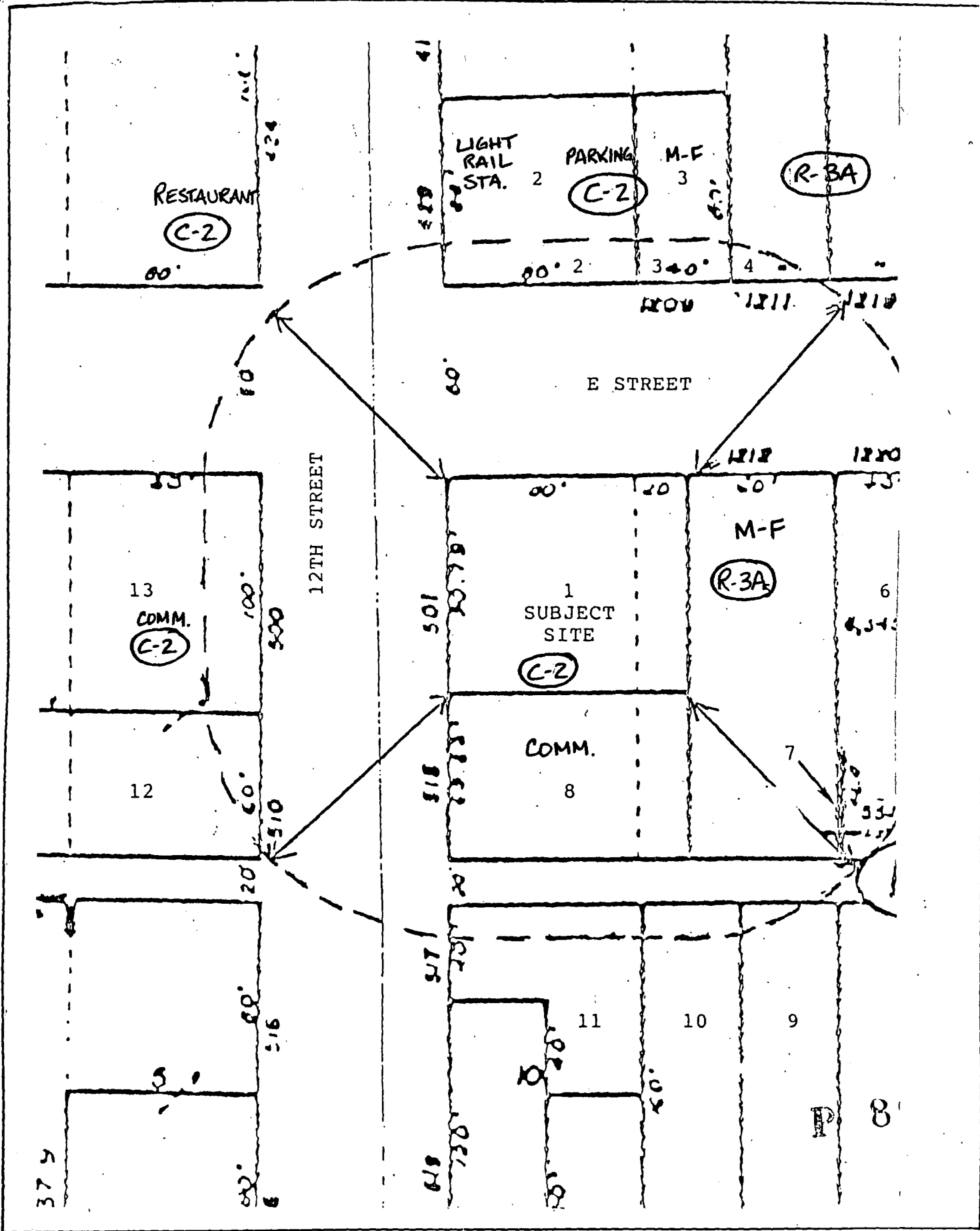
- e. Construct a 6-foot high hollow core wooden fence along the eastern property line.

Findings of Fact:

1. The variances, as conditioned, do not constitute a special privilege extended to one individual property owner in that the variances would be granted to other property owners facing similar circumstances.
2. The variances do not constitute use variances in that it is a commercial building in a commercial zone.
3. Granting the variances would not be injurious to the public safety or welfare nor result in the creation of a public nuisance in that:
 - a. Adequate parking is provided on site and public transportation is within a block.
 - b. The commercial use is screened from the residential property next door.
4. The project, as conditioned, is consistent with the General Plan and 1980 Central City Plan which designates the site Community/Neighborhood Commercial and Offices and General Commercial, respectively.

VICINITY MAP





LAND USE & ZONING MAP

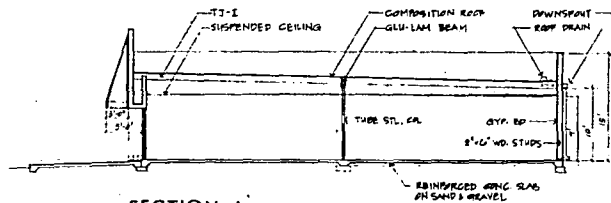
PROJECT SITE



DEAN F. UNCE
AIA INC.
ARCHITECTURE AND
ENVIRONMENTAL
PLANNING
700 Alhambra Blvd.
Sacramento California
95816 916 443 5247

VICINITY MAP

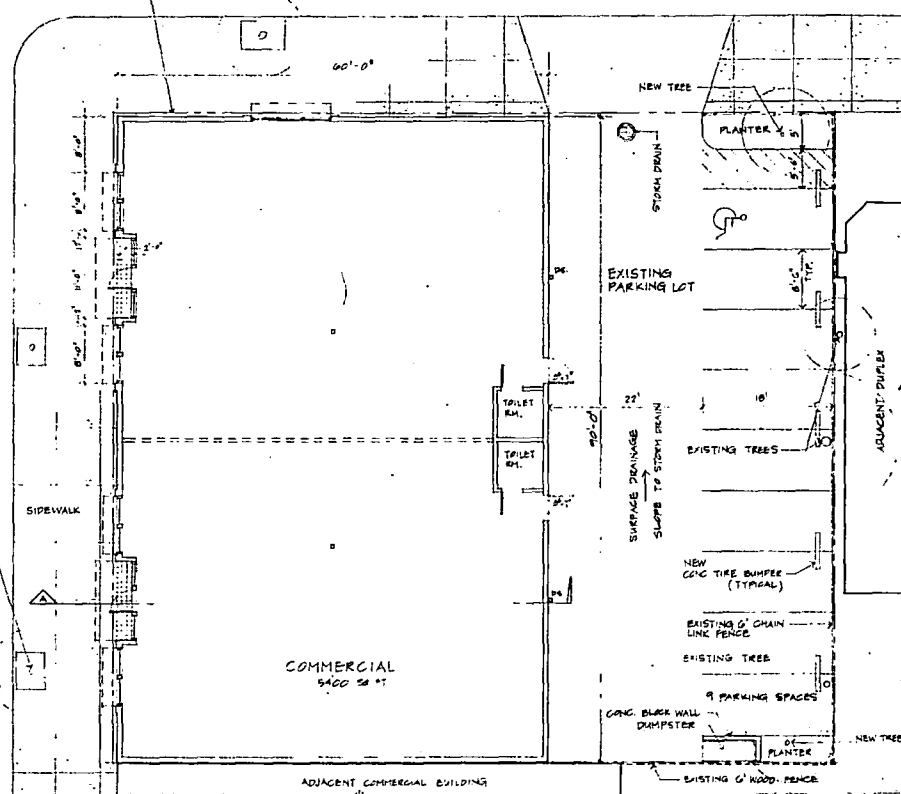
"E" STREET



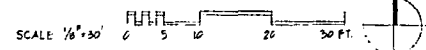
SECTION A

12th STREET

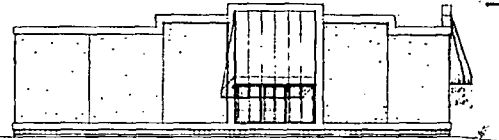
PROPERTY LINE TO BE STAKED BY CIVIL ENGINEER



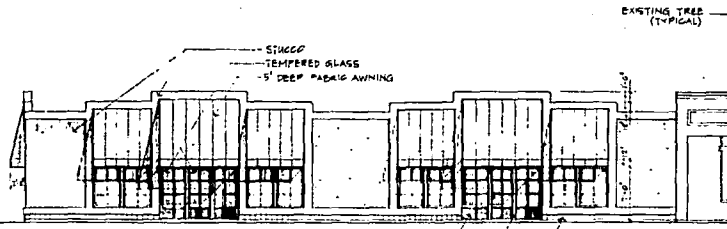
PLAN



PARKING



NORTH ELEVATION



WEST ELEVATION

12TH & "E" STREET
COMMERCIAL BUILDING

revisions
This drawing is not final and is not to be used for construction until signed by the Architect.

architect

drawn by LCW
checked by DFU
job no. 34-07
date 7-28-07
drawing no.

Sheet title
sheet no. 1
of 1 sheets