

CITY PLANNING COMMISSION

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

APPLICANT MALCOM MAU, 1718 Third Street, #201 Sacramento, California 95814
OWNER KATHERYN GOURSOLLE, P O Box 8208, Sacramento, CA 95881
PLANS BY MALCOM MAU, 1718 Third Street, #201 Sacramento, California 95814
FILING DATE 1/13/89 ENVIR. DET. Ex 15303.e REPORT BY CS:vf
ASSESSOR'S PCL. NO. 010-094-015

- APPLICATION:
- A. Variance to waive the required six foot high masonry wall along the west property line.
 - B. Variance to allow a four foot high fence along the west property line in the front setback (withdrawn by staff).

LOCATION: 2009 V Street

PROPOSAL: The applicant is requesting the necessary entitlements to allow an existing six foot high wood fence along the west property to remain.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial
1980 Central City Community Plan Designation:	General Commercial Multi-use, Shopping Center, Old Sacramento
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Coronet Photography studio and laboratory

Surrounding Land Use and Zoning:

North: Office and Residential; C-2
South: Office and Parking; C-2
East : Residential; R-0
West : Residential and Offices; C-2

Parking Required:	18 spaces
Parking Provided:	24 spaces
Property Dimensions:	irregular
Property Area:	.66+ acres
Square footage of Building:	8,794
Height of Buildings:	1 story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Exterior Building Colors and Material of Photo Lab: Grey concrete block, blue trim, blue metal canopy

BACKGROUND INFORMATION: On April 9, 1981, the Planning Commission approved a lot line merger to create the subject parcel (P9346). At that time, a 2,378 square foot photo studio and two single family residences slated for removal were located on the site. On August 5, 1981, the Architectural Review Board approved plans for a 6,426 square foot photo laboratory on the subject site (ARB81-70). The staff report for this project

mentioned that a six foot high solid masonry wall would be required on the western property line between the existing residence and proposed commercial use as per Zoning Ordinance requirements. In the winter of 1982, the two residential units were removed, and the photo lab was constructed on the subject site. Instead of the required masonry wall, however, a six foot high redwood fence was constructed along the western property line. The applicant requested that the Planning Commission waive the masonry wall requirement on March 8, 1984. The Planning Commission denied the applicant's request. At that time, one of the two adjacent neighbors to the west wanted the masonry wall constructed in order to buffer their residential property from the subject site. Currently, the six foot high wood fence remains along the west property line and the applicant is again requesting a variance to waive the masonry wall requirement, in order to sell the property.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site is a 29,000+ square foot parcel located in the General Commercial (C-2) zone. Surrounding uses include office buildings to the north and south of the site, single family residential to the west, and single family residential and office to the east.
2. The purpose of the required solid masonry wall is to provide a noise, visual and safety barrier between commercial and residential properties. However, in this situation, the existing six foot high fence has proven to be an acceptable buffer between the residential and commercial uses as indicated in letters submitted by the two adjacent residential property owners to the west of the site. Their comments include the following:
 - a. The wooden fence with climbing vines is more attractive than a masonry wall and holds less heat.
 - b. The wood fence has provided an adequate noise buffer.
3. Staff is not opposed to the waiver of the masonry wall as it is unnecessary based on the neighbor's preference to keep the wood fence that has been there for five years and remains in good condition.
4. Landscape and irrigation plans were approved by the Design Review Board in 1981 as shown in Exhibit D. However, upon a recent site inspection, it is apparent that much of the landscaping is missing. The one and five gallon juniper shrubs (two types) called out in the planters along the south property line will need to be replanted, and the vines called out in the planters along the west property line should be replaced. The vines are "Cats Claw" vines which are intended to grow along the face of the wood fence. A California Live Oak (24 inch box) is also missing from the centrally located planter along the west property line.
5. The final occupancy for the photo lab was never issued by the Building Division due to the violation of not providing the required masonry wall. The final occupancy permit cannot be issued to the future owner until all trees, shrubs, vines and irrigation called out in the originally approved plans are

planted and verified as complete by the Planning Director.

6. Interdepartmental and private organization review. The project was circulated for comments to City Traffic, City Engineering, City Building, and SOCA. No comments were received.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303e).

RECOMMENDATION: Staff recommends the following actions:

- A. Recommend approval to waive the required six foot high masonry wall along the west property line subject to conditions and based upon Findings of Fact which follow:
- B. Variance to allow a four foot high fence along the west property line in the front setback (withdrawn by staff).

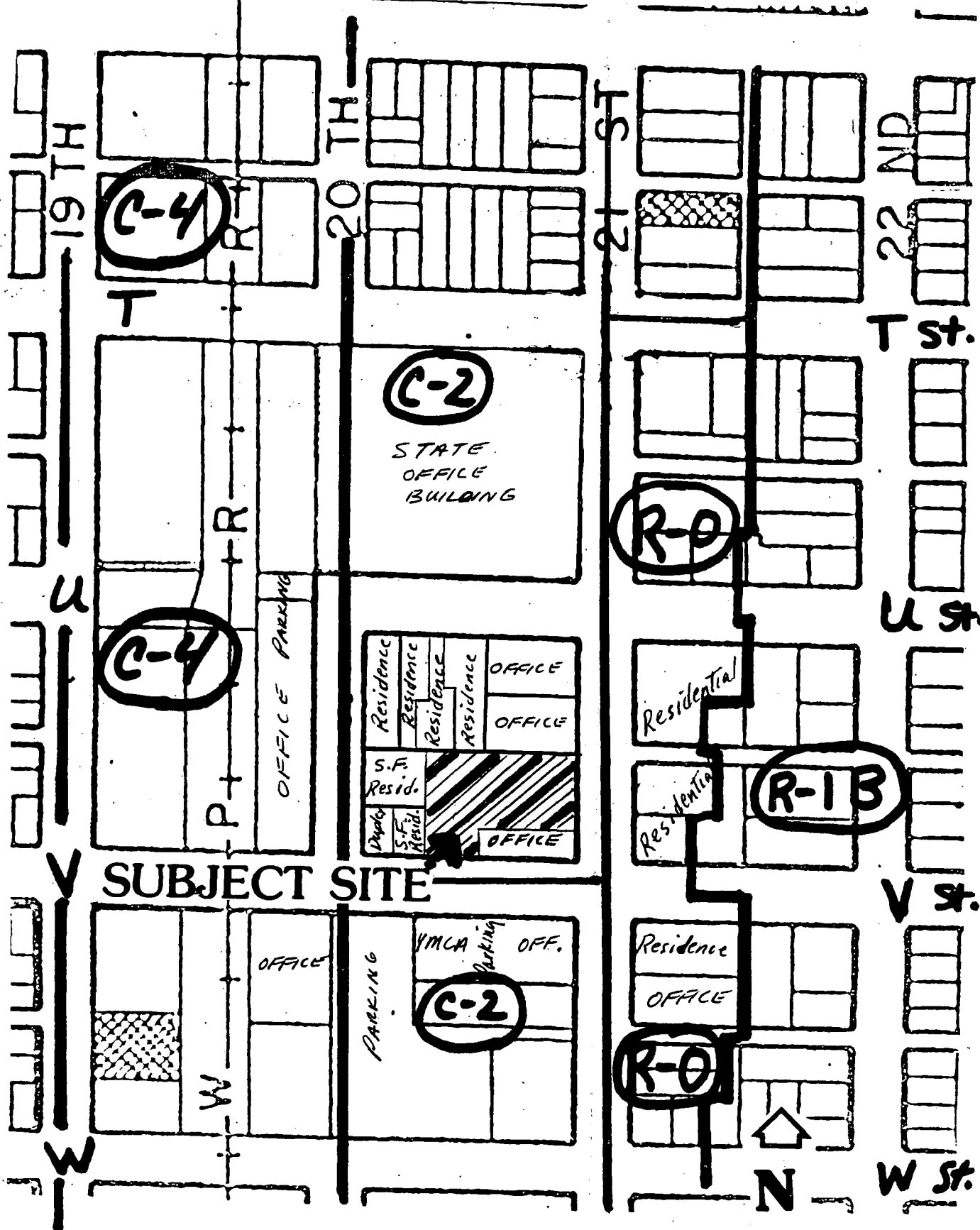
Conditions

1. The specific size, location and type of plants called out in the landscape and irrigation plans dated April 22, 1982 and approved in 1981 by the Design Review Board shall be planted (include irrigation) prior to issuance of the final occupancy permit for the photo lab.
2. The Planning Director shall inspect the site for compliance with replanting condition prior to issuance of final building approval and issuance of occupancy permit.

Findings of Fact

1. The project, as conditioned, does not constitute a special privilege granted to one property owner in that:
 - a. the present six foot high wood fence provides an adequate buffer in this situation; and
 - b. a variance would be granted to other property owners facing similar circumstances.
2. The project, as conditioned, will not be detrimental to the public health, safety and welfare in that:
 - a. the wood fence is more in keeping with the single family properties to the west of the subject site; and

- b. the west property line of the subject site abuts the driveway garages and rear yard of the adjacent single family uses.
3. The project, as conditioned, does not constitute a use variance in that the fence is allowed on the commercial property.
4. The project is consistent with the General Plan which designates the site for Community/Neighborhood Commercial.



SUBJECT SITE

C-2
STATE
OFFICE
BUILDING

Residence	Residence	Residence	Residence	OFFICE
S.F. Resid.	OFFICE			OFFICE
Duplex S.F. Resid.				

YMCA OFF.
PARKING
C-2

R-1B

R-0

C-4

C-4

R-0

19TH

20TH

21ST

22ND

U

V

W

T

R

W

N

T St.

U St.

V St.

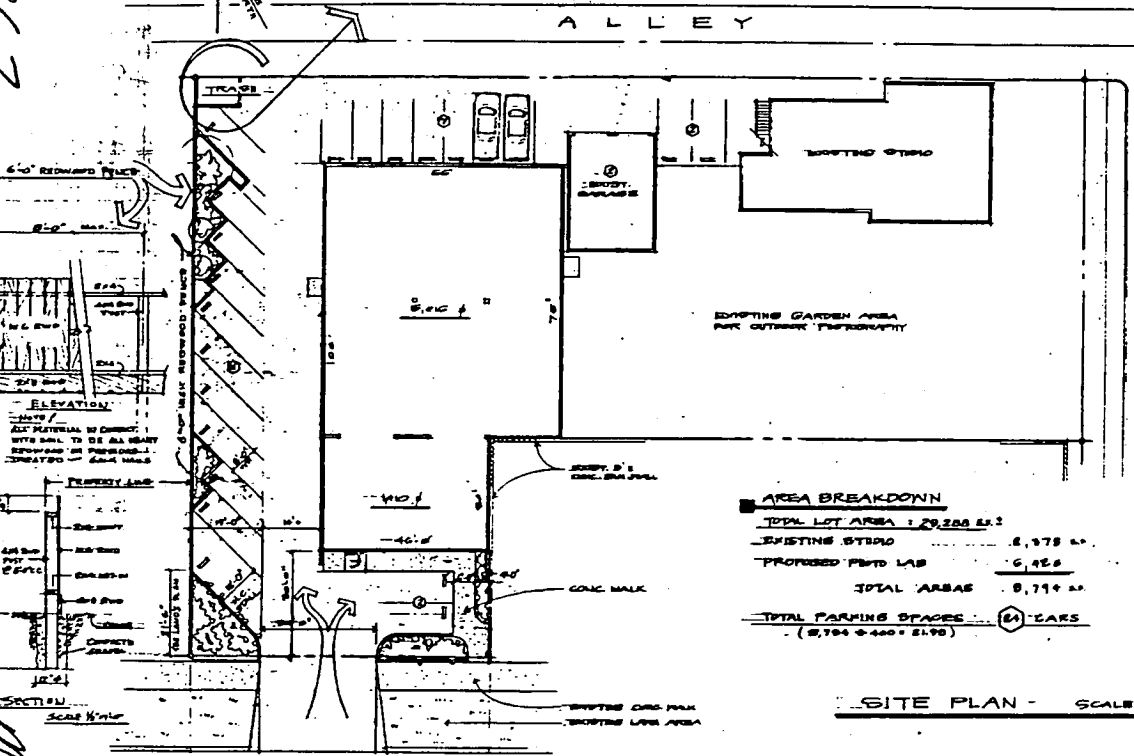
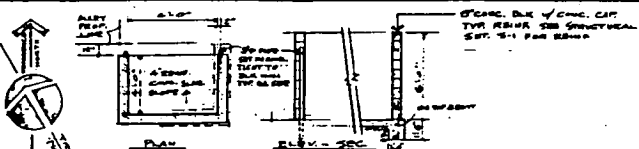
W St.

LAND USE & ZONING MAP

009-1767

March 9, 89

Item 28



AREA BREAKDOWN

TOTAL LOT AREA	29,200 sq. ft.
EXISTING STUDIO	8,979 sq. ft.
PROPOSED PHOTO LAB	6,428 sq. ft.
TOTAL AREAS	15,407 sq. ft.
TOTAL PARKING SPACES	64 CARS
	(8,704 @ 400' x 170')

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

CORONET PHOTO LAB

EXHIBIT A
SITE PLAN

SHEET INDEX

ARCHITECTURAL	
A-1	TITLE SHEET, SITE PLAN & INDEX
A-2	SITE PLAN - SITE DEVELOPMENT
A-3	FLOOR PLAN, DOOR & WINDOW SCHEDULES
A-4	EXTERIOR ELEVATIONS, ROOF PLAN & DETAILS
A-5	FINISH SCHEDULE
A-6	FRONT WINDOW WALL & DETAILS
A-7	REFLECTED CEILING PLAN
STRUCTURAL	
S-1	STANDARD DETAILS
S-2	FOUNDATION PLAN & STRUCTURAL DETAILS
S-3	FLOOR FRAMING & SECTIONS
S-4	CEILING FRAMING
PLUMBING	
P-1	PLUMBING PLAN - PIPING LAYOUT (FROM MECHANICAL)
P-2	PLUMBING PLAN
P-3	COMPRESSED AIR PLAN
P-4	FIRE SPROINKLER PLAN
MECHANICAL	
M-1	MECHANICAL PLAN - HEATING - VENTILATION & AIR COND. (BY OTHER MECHANICAL)
M-2	CONTROLS (BY OTHER MECHANICAL)
ELECTRICAL	
E-1	LIGHTING PLAN & FIXTURE SCHEDULE
E-2	POWER PLAN
LANDSCAPE	
L-1	LANDSCAPE PLAN & PLANTING DETAILS
L-2	SPRINKLER IRRIGATION PLAN
L-3	SPRINKLER IRRIGATION SPECIFICATIONS
SHEET NO. 041 THRU 046 SPECIFICATIONS	



VIEW FROM V STREET

22 JULY 81

CORONET PHOTO LAB
21st & V. STS., CALIF.
ASP 010-084-21

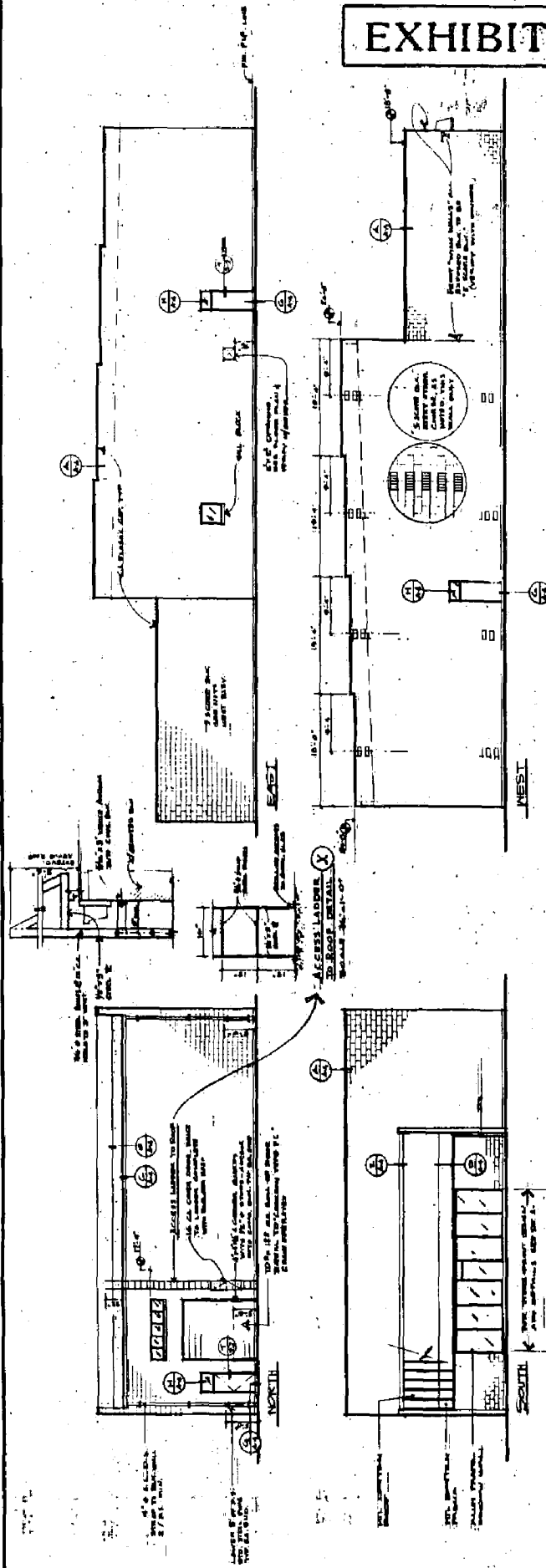
WALL AND WALL ARCHITECTS AND PLANNERS
1800 PLYMOUTH BLVD
BOSTON, CA 95024
PH. 925-7670

DATE: 4/8/81
LWS: 10
BY: 04-17

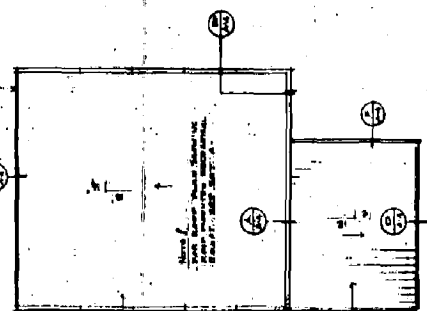
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CHECKED BY: [Signature]

ELEVATIONS

EXHIBIT C

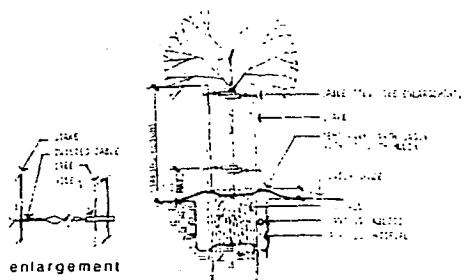


EXTERIOR ELEVATIONS
Scale: 1/8" = 1'-0"



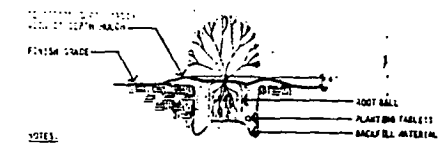
PARAPET FLG. IN THRESHOLD	MANSARD GUTTER	WALL TO ROOF IN THRESHOLD	PARAPET FLG. IN THRESHOLD	HEAD (with 201) H.S.

CORONET PHOTO LAB
315 N. W. 5th St. - GAITHER
CORONET PHOTO LAB
315 N. W. 5th St. - GAITHER
CORONET PHOTO LAB
315 N. W. 5th St. - GAITHER



NOTES:
 1. THE TREE SHALL BE PLANTED AS SHOWN IN THE DETAIL.
 2. THE TREE SHALL BE PLANTED WITH THE ROOT BALL AS SHOWN IN THE DETAIL.
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TREE PLANTING DETAIL
not to scale

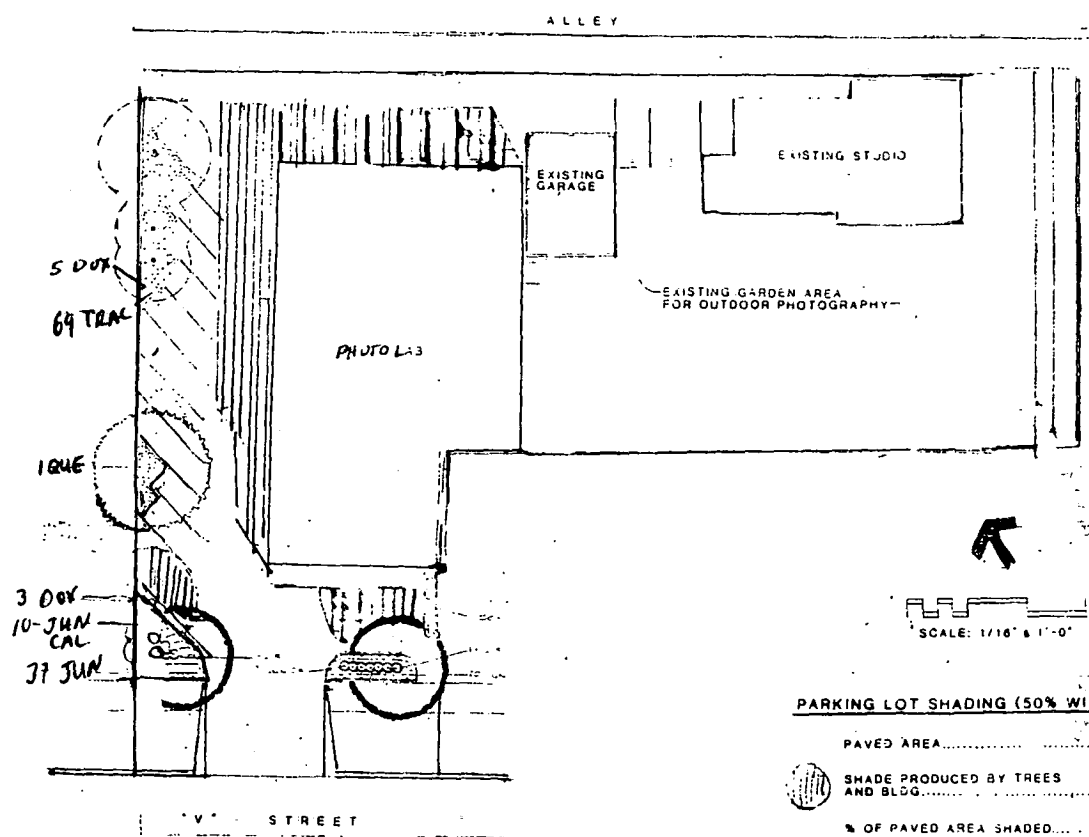


NOTES:
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SHRUB PLANTING DETAIL
not to scale

KEY LANDSCAPE LEGEND

[Symbol]	SEE DETAIL FOR TREE
[Symbol]	SEE DETAIL FOR SHRUB
[Symbol]	SEE DETAIL FOR TREE
[Symbol]	SEE DETAIL FOR TREE
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PARKING LOT SHADING (50% WITHIN 15 YRS.)

PAVED AREA	7,318 SQ. FT.
SHADE PRODUCED BY TREES AND BLDG.	3,858 SQ. FT.
% OF PAVED AREA SHADED	52.7%

NOTE: 50 FT. OF PARKING LOT SHADING WAS DONE BY A PERIMETER INSTRUMENT

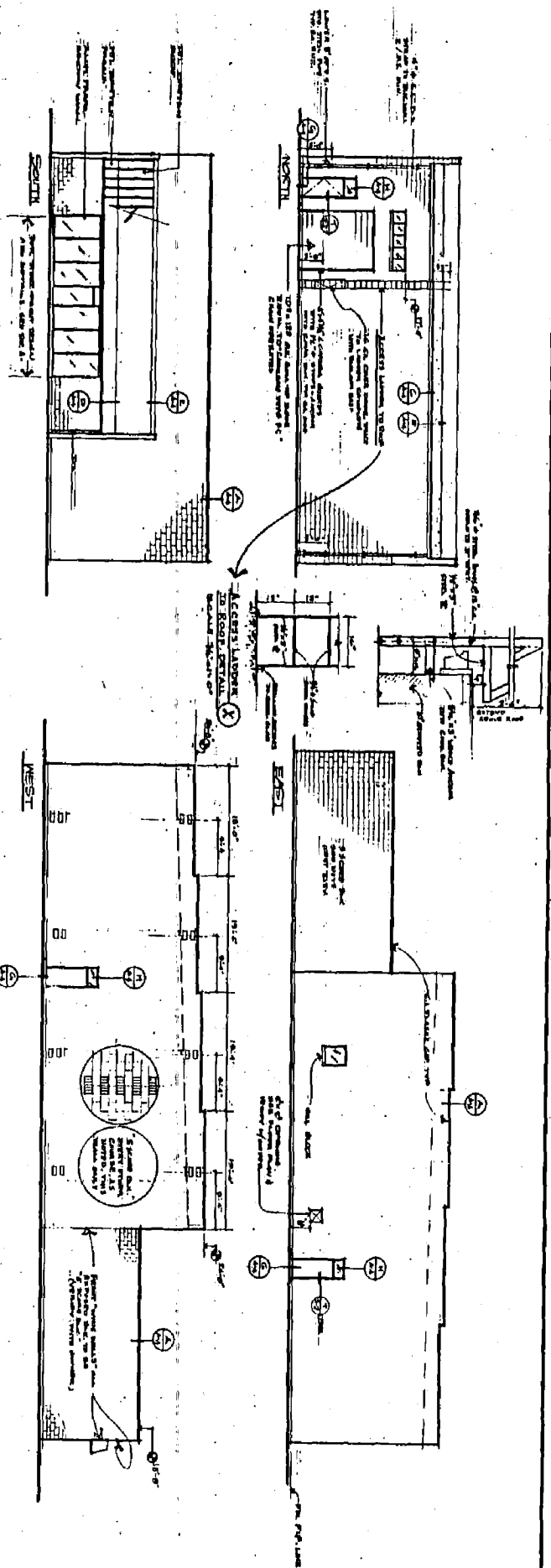
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2	[Symbol]	SR	SHRUBS	ADONIS
3	[Symbol]	TR	TREES	QUERCUS
4	[Symbol]	SR	SHRUBS	ADONIS
5	[Symbol]	TR	TREES	QUERCUS
6	[Symbol]	SR	SHRUBS	ADONIS

1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE.

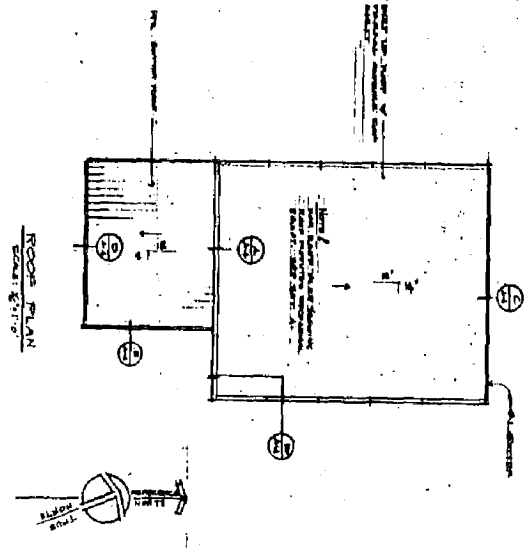


Dennis Tsuboi

DATE	10/1/88
PROJECT	CELEBRITY PHOTO LAB
CLIENT	CELEBRITY PHOTO LAB
ADDRESS	12345 MAIN ST, LOS ANGELES, CA 90001
PHONE	(213) 555-1234
FAX	(213) 555-5678
EMAIL	info@celebrityphoto.com



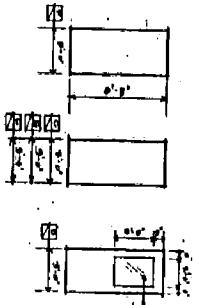
EXTERIOR ELEVATIONS
Sheet 10-1-10



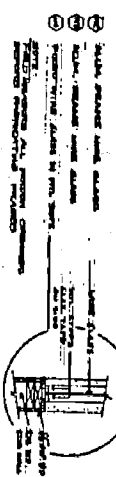
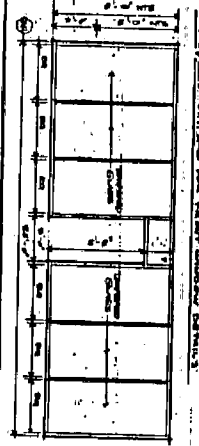
BUILT UP ROOF	1/2" PARAPET FLS.G.	A 1/2" AIR GUTTER	C 1/2" WALL TO ROOF	D 1/2" THRESHOLD	E 3" HEAD CASE
<p>1/2" Parapet Fls.g. with 1/2" concrete base and 1/2" metal deck.</p> <p>1/2" Air Gutter with 1/2" metal deck and 1/2" concrete base.</p> <p>1/2" Wall to Roof with 1/2" metal deck and 1/2" concrete base.</p> <p>1/2" Threshold with 1/2" metal deck and 1/2" concrete base.</p> <p>3" Head Case with 1/2" metal deck and 1/2" concrete base.</p>	<p>1/2" Parapet Fls.g. with 1/2" concrete base and 1/2" metal deck.</p> <p>1/2" Air Gutter with 1/2" metal deck and 1/2" concrete base.</p> <p>1/2" Wall to Roof with 1/2" metal deck and 1/2" concrete base.</p> <p>1/2" Threshold with 1/2" metal deck and 1/2" concrete base.</p> <p>3" Head Case with 1/2" metal deck and 1/2" concrete base.</p>	<p>1/2" Parapet Fls.g. with 1/2" concrete base and 1/2" metal deck.</p> <p>1/2" Air Gutter with 1/2" metal deck and 1/2" concrete base.</p> <p>1/2" Wall to Roof with 1/2" metal deck and 1/2" concrete base.</p> <p>1/2" Threshold with 1/2" metal deck and 1/2" concrete base.</p> <p>3" Head Case with 1/2" metal deck and 1/2" concrete base.</p>	<p>1/2" Parapet Fls.g. with 1/2" concrete base and 1/2" metal deck.</p> <p>1/2" Air Gutter with 1/2" metal deck and 1/2" concrete base.</p> <p>1/2" Wall to Roof with 1/2" metal deck and 1/2" concrete base.</p> <p>1/2" Threshold with 1/2" metal deck and 1/2" concrete base.</p> <p>3" Head Case with 1/2" metal deck and 1/2" concrete base.</p>	<p>1/2" Parapet Fls.g. with 1/2" concrete base and 1/2" metal deck.</p> <p>1/2" Air Gutter with 1/2" metal deck and 1/2" concrete base.</p> <p>1/2" Wall to Roof with 1/2" metal deck and 1/2" concrete base.</p> <p>1/2" Threshold with 1/2" metal deck and 1/2" concrete base.</p> <p>3" Head Case with 1/2" metal deck and 1/2" concrete base.</p>	<p>1/2" Parapet Fls.g. with 1/2" concrete base and 1/2" metal deck.</p> <p>1/2" Air Gutter with 1/2" metal deck and 1/2" concrete base.</p> <p>1/2" Wall to Roof with 1/2" metal deck and 1/2" concrete base.</p> <p>1/2" Threshold with 1/2" metal deck and 1/2" concrete base.</p> <p>3" Head Case with 1/2" metal deck and 1/2" concrete base.</p>

CORONET PHOTO LAB
1111 1/2 E. SO. AVENUE
MILWAUKEE, WIS.
M. J. ...
C. 1111

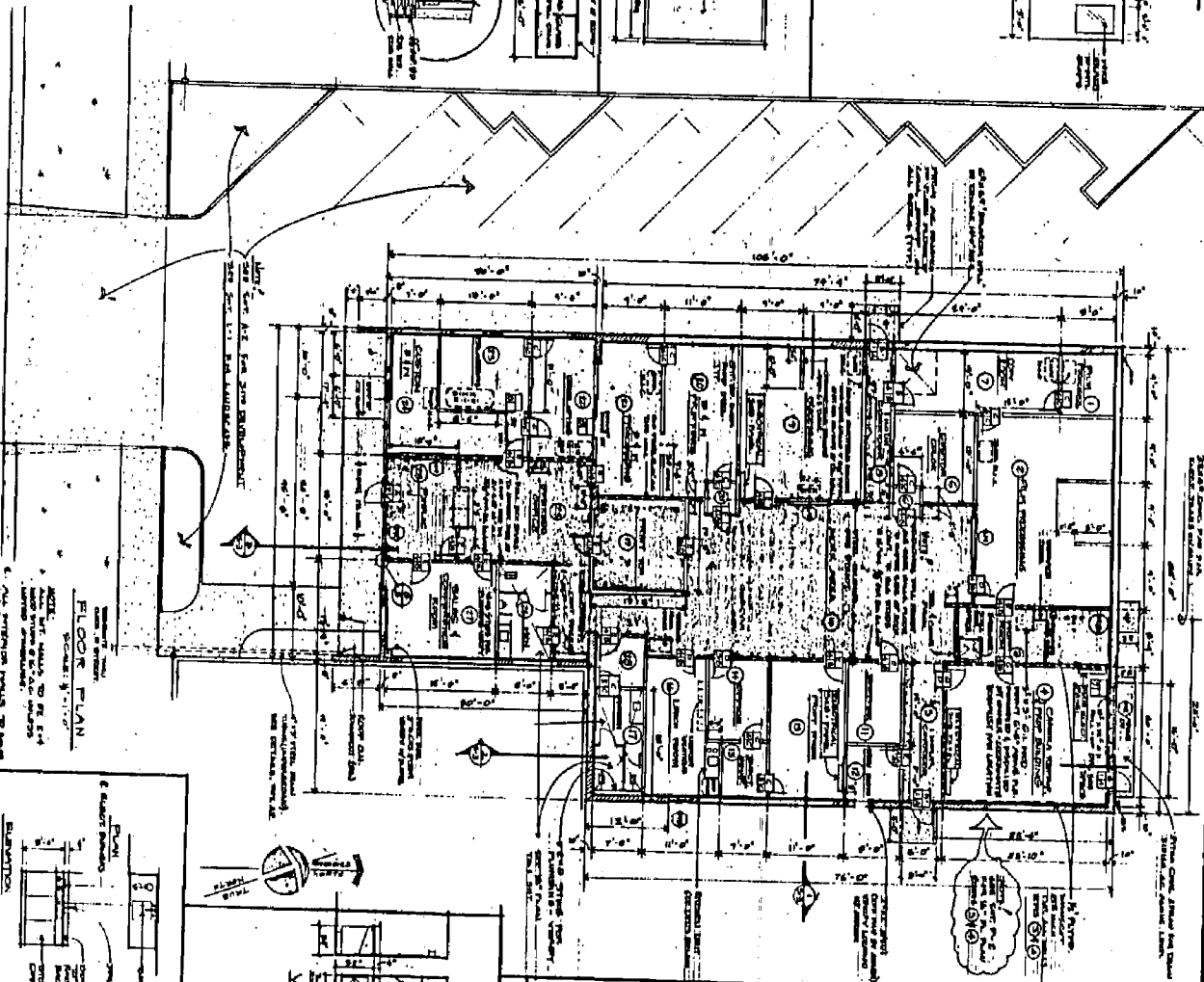
DOOR FRAME & WINDOW SCHEDULE



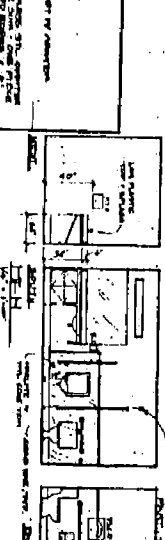
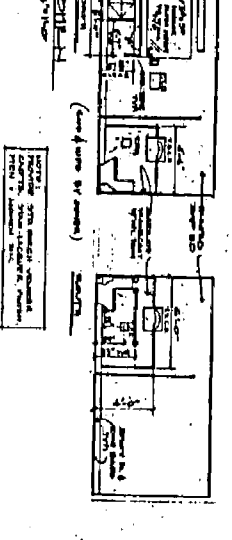
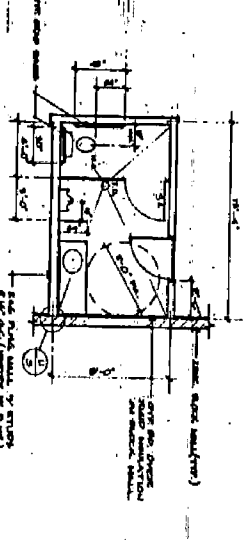
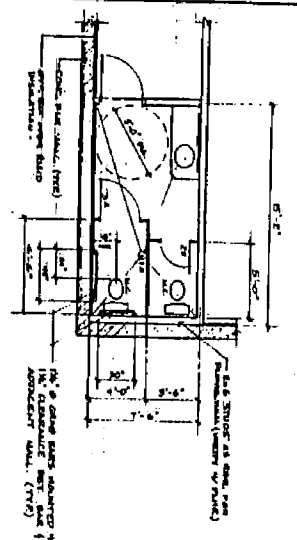
- 1. 1/2" ALUMINUM PARTIAL FRAME
- 2. 1/2" ALUMINUM FULL FRAME
- 3. 1/2" ALUMINUM FULL FRAME WITH GLASS
- 4. 1/2" ALUMINUM FULL FRAME WITH GLASS AND SILL
- 5. 1/2" ALUMINUM FULL FRAME WITH GLASS AND SILL AND CASE
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FLOOR PLAN
SCALE: 1/8" = 1'-0"



ARCHITECTURAL FIRM INFORMATION AND CONTACTS

1. ARCHITECT: [Name]

2. ENGINEER: [Name]

3. CONTRACTOR: [Name]

4. DATE: [Date]

5. PROJECT: [Project Name]

6. ADDRESS: [Address]

7. PHONE: [Phone Number]

8. FAX: [Fax Number]

9. EMAIL: [Email Address]

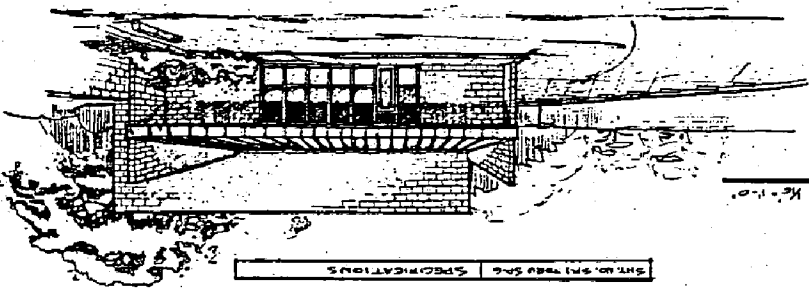
10. WEBSITE: [Website URL]

P 89067

CORONET PHOTO LAB

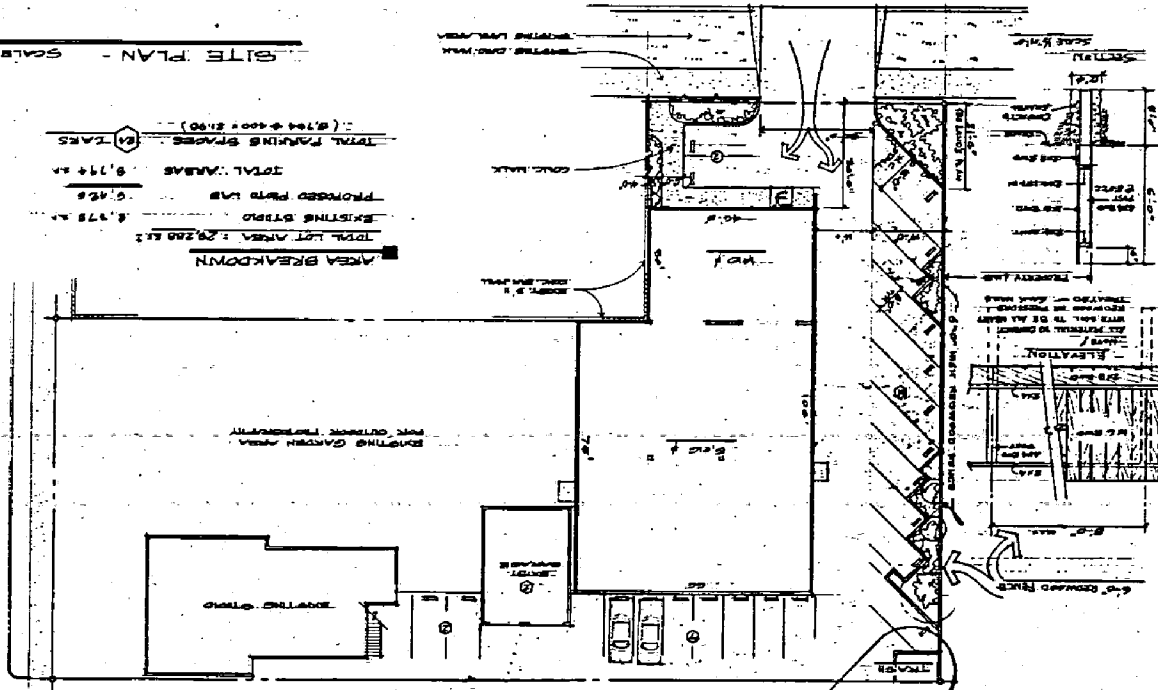
CONNET PHOTO LAB
281 V.B. STREET, DALLAS
ASP 010-031-21

VIEW FROM V STREET



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

AREA BREAKDOWN
TOTAL LOT AREA: 29,200 SQ. FT.
EXISTING STRIP: 8,175 SQ. FT.
PROPOSED PHOTO LAB: 9,425 SQ. FT.
TOTAL VARIAS: 9,174 SQ. FT.
TOTAL PARKING SPACES: 28 TAKES
(8,174 + 400 + 2100)



SRM	5 T R U C T U R A L	STANDARD DETAILS
5-1	FOUNDATION PLAN & STRUCTURAL DETAILS	
5-2	FLOOR FRAMING & SECTIONS	
5-3	CEILING FRAMING	
SRM	P L U M B I N G	PLUMBING PLAN - TRINK LAYOUT (WALL MOUNTED)
P-1	PLUMBING PLAN - TRINK LAYOUT (WALL MOUNTED)	
P-2	PLUMBING PLAN	
P-3	COMPRESSED AIR PLAN	
P-4	FIRE SPRINKLER PLAN	
MECH	M E C H A N I C A L	M E C H A N I C A L - V E N T I L A T I O N & A I R C O N D I T I O N I N G
M-1	M E C H A N I C A L - V E N T I L A T I O N & A I R C O N D I T I O N I N G	
M-2	C O N T R O L S	
STR	E L E C T R I C A L	L I G H T I N G P L A N & P I X T U R E S C H E M A T I C
B-1	L I G H T I N G P L A N & P I X T U R E S C H E M A T I C	
B-2	P O W E R P L A N	
SRM	L A N D S C A P E	L A N D S C A P E P L A N & P L A N T I N G D E T A I L S
L-1	L A N D S C A P E P L A N & P L A N T I N G D E T A I L S	
L-2	S P R I N K L E R I R R I G A T I O N P L A N	
L-3	S P R I N K L E R I R R I G A T I O N S P E C I F I C A T I O N S	
SRM	S P E C I F I C A T I O N S	

SHEET INDEX

A-1	TITLE SHEET, SITE PLAN & INDEX
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