

CITY PLANNING COMMISSION

P8155

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

APPLICANT	James Compoginis, 2201-21st Street, Sacramento, CA 95818		
OWNER	James Fantages & Irene Compoginis, 2167-23rd Street, Sacramento, CA 95818		
PLANS BY	Plumb-Vogt Associates, 2655 Portage Bay Ave., Davis, CA 95616		
FILING DATE	9/7/84	50 DAY CPC ACTION DATE	REPORT BY: SC:bw
NEGATIVE DEC.	Ex. 15303(a)	EIR	ASSESSOR'S PCL. NO. 010-166-27

- APPLICATION:
- A. Special Permit to add 2,290 square feet of office space to an existing Victorian office (Sec. 2-C-27)
 - B. Variance to waive one of 11 required parking spaces (Sec. 6-A-10)
 - C. Variance to increase the maximum allowable compact spaces from 30% to 45% (Sec. 6-C-1(a))

LOCATION: 2201-21st Street

PROPOSAL: The applicant is requesting the necessary entitlements to add 2,290 square feet of office space to an existing office.

PROJECT INFORMATION

1974 General Plan Designation: Residential/Office
 1980 Central City Community
 Plan Designation: Residential/Office
 Existing Zoning of Site: R-0
 Existing Land Use of Site: Victorian structure (office use)

Surrounding Land Use and Zoning:

North: Residential; R-0
 South: Office; C-2
 East: Residential; R-3A
 West: Office; C-2

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Parking Require : 11 spaces
 Parking Provided: 10 spaces
 Property Dimensions: 80' x 160'
 Property Area: 0.3± acres
 Square Footage of Building: Existing: 2,300; Proposed: 2,290
 Significant Feature of Site: Existing Listed Structure on the City's Official Register
 Topography: Flat to sloping
 Street Improvements/Utilities-Existing
 Exterior Building Color: White
 Exterior Building Material: Wood

BACKGROUND INFORMATION: On May 11, 1978 the Planning Commission approved a variance to reduce the required parking spaces from eight to five spaces for the conversion of a residential structure to office use. As originally proposed, the office use consisted of 3,200 square feet. A portion of the square footage consisted of a garage at the rear of the site which was proposed to be converted to a library for the law offices. The project as approved by the Commission was subject to conditions, one of which restricted the use of the garage for accessory storage use only (library), thereby reducing the total area of the use to 2,300 square feet.

PROJECT EVALUATION: Staff has the following comments regarding this request:

A. The subject site is located in the Central City in an area developed with residential, office and commercial uses. The site is developed with an essential structure which is included on the City's Preservation list. The structure is also eligible for inclusion on the National Register. Due to the historic value of this structure, it must be reviewed by the City's Preservation Board. Modifications to the exterior of the building and site changes will be issues considered by the Board. In reviewing the proposed changes, the Board will utilize the Secretary of the Interior's Standards for Rehabilitation. The following standards will be considered in reviewing the applicant's request:

1. The relationship between a historic building or buildings and landscape features within a property's boundaries - or the building site - helps to define the historic character and should be considered an integral part of overall planning for rehabilitation project work.
2. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
3. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

As proposed, the applicant intends to construct an additional 2,290 square feet of office space on the rear of the existing structure. The Secretary's Standards discourage modifications which "remove or radically change buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished." The applicant's proposal would alter the character of the building and its relationship to the site by changing the scale and volume of the original design which is not consistent with the standards for rehabilitation of historic structures.

B. The proposed addition will require six new parking spaces based upon a parking ratio of one space per 400 square feet of office use. The applicant is unable to provide all six required spaces and is requesting a variance to waive one of the required parking spaces. The applicant's parking design also utilizes 45 percent compact car spaces, therefore, a variance is being requested to allow an increase in the percentage of allowable compact car spaces from 30 percent to 45 percent. Staff finds no hardships affecting the property which warrant the requested variances since the hardships are self-imposed due to over development of the site. It is also expected that on-street parking and traffic problems will result for neighboring residential uses since access to the site is located in a residential area. In addition, the location of parking spaces in the front building setback area will eliminate landscaping and further alter the character of the neighborhood.

- C. The applicant's plans were reviewed by the City Traffic Engineer, Building Inspections and Public Works Director. The following comments were submitted by these individuals:

Public Works

1. Sewer and water services shall be purchased and installed at the time of obtaining building permits;
2. The applicant will be required to increase the curb return radius at the corner of 21st and 'V' Streets.

Building Inspections Division

The building will be required to meet Building Code requirements.

Traffic Engineer

The driveways must be at least 24 feet wide. As shown on the applicant's plans, the driveways are only 20 feet wide, and the additional feet necessary for the minimum driveway width will further reduce the existing on-site landscaping and endanger the health of two City Elm trees adjacent to the driveway on the northwest side of the site.

ENVIRONMENTAL DETERMINATION: The proposed request is exempt from environmental review, pursuant to State CEQA Guidelines (Sec. 15303(a)).

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Denial of the Special Permit to add 2,290 square feet of office space, based upon the following Findings of Fact;
- B. Denial of the Variance to waive one of 11 required parking spaces, based upon the following Findings of Fact;
- C. Denial of the Variance to increase the allowable percentage of compact car spaces to 45 percent, based upon the following Findings of Fact.

Findings of Fact - Special Permit and Variance

1. The applicant's request is not based upon sound principles of land use, in that:
 - a. adequate parking is not provided;
 - b. the site would be over developed; and
 - c. the historical significance and character of the Victorian structure would be diminished with the proposed addition.
2. The proposed project will result in the creation of a nuisance, in that adequate on-site parking is not available and it is expected that traffic and off-street parking demand will increase in the immediate neighborhood.

3. Granting the variance constitutes a special privilege extended to an individual property owner, in that no hardship exists to warrant the request since any hardships relating to this project are self-imposed and the site is being over developed.
4. The project would not be consistent with the goal of the Central City Community Plan to:
 - a. "provide adequate off-street parking to meet the needs of shoppers, visitors and residents; and
 - b. "support programs for the preservation of historically and architecturally significant structures which are important to the unique character of the Central City."

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City Planning Commission
Sacramento, California

Members in Session:

- SUBJECT:
- A. Special Permit to convert a 2,300 sq. ft. residential structure to office and add 2,290₊ sq. ft. of office space to existing structure in R-0 zone (withdrawn)
 - B. Variance to waive 1 of 11 required parking spaces for 4,590₊ sq. ft. office use (withdrawn)
 - C. Variance to increase maximum allowable compact spaces from 30% to 45% (withdrawn)
 - D. A Special Permit for office development in the R-0 zone
 - E. Variance to locate 5 of 10 required parking spaces off-site
 - F. Variance to waive the 6 ft. solid masonry wall
 - G. Variance to reduce the required 15 ft. rearyard setback to 12 ft.

LOCATION: 2201 21st Street

SUMMARY

This request involves a Special Permit to develop 2,000 square feet of additional office space on a site developed with an existing Victorian office building. The applicant is requesting to locate five of ten required parking spaces off site on an adjacent parcel. The applicant is also requesting a Variance to waive the required six foot solid masonry wall and to reduce the rear yard setback from fifteen feet to twelve feet.

BACKGROUND INFORMATION

On October 11, 1984, the Planning Commission considered the applicant's request for an office addition in conjunction with a parking variance. Staff recommended denial of the request since the site was being over developed and any hardships were self-imposed. The staff report also indicated that the design of the proposed office addition would significantly alter the design integrity of the existing listed structure and site. Based on these concerns the Commission continued the request to allow time for the applicant to redesign the proposed office addition and on-site parking.

The applicant has redesigned the proposed office addition and site plan. The site plan has been modified by eliminating the proposed parking towards the front of the existing structure. The applicant is currently requesting an off-site parking variance for the five spaces that have been eliminated on the revised site plan. The proposed off-site parking is located on the opposite side of 21st Street (west side) on a site which is developed with a 12,700 square foot office building and 41 parking spaces. The off-site location has an excess of nine spaces above that required for the use on this site. Staff is however, unable to support the proposed off-site parking variance since the applicant cannot accommodate the required parking on the subject site for the office development. The site is, therefore, being over developed and the hardship is self-imposed.

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The applicant is also requesting a variance to reduce the rear yard setback from 15 feet to 12 feet to accommodate three bay window projections. The bay window projections were included in the revised plan in an effort to respond to the Design Review and Preservation Board's staff recommendation. The Board's staff indicated that the bay windows would enhance the design of the proposed office and help to ensure that the addition would be compatible with the existing structure.

The applicant is further requesting that the six foot solid masonry wall, which is required along the property line adjacent to the new development, be waived. Staff does not support this requested variance since there are no special circumstances to warrant the request.

The applicant has submitted the proposed office addition to the Design Review and Preservation Board for their comment. The Board will be meeting on January 16, 1985 and their action is not available at this time. The attached Exhibit A is comments included in the staff report to the Board. If any changes are indicated by the Board the comments will be presented by staff at the January 24th Commission hearing.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review, pursuant to State CEQA Guidelines (Sec. 15303 (a)).

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Denial of the Special Permit to add 2,000 square feet of office space based on the following Findings of Fact;
- B. Denial of the Variance to locate five of ten required parking spaces off-site based on the following Findings of Fact;
- C. Denial of the Variance to waive the six foot solid masonry wall based on the following Findings of Fact;
- D. Denial of the Variance to reduce the required 15 foot rear yard setback to 12 feet based upon the following Findings of Fact.

Should the Commission consider approval of the project it should be subject to a condition that the applicant obtain ownership or a long-term lease for off-site parking for the office use for a period of fifty years and that the lease be recorded in the deed of trust on the off-site parking location.

Findings of Fact - Special Permit and Variance

1. The applicant's request is not based upon sound principles of land use, in that:
 - a. adequate on-site parking is not provided; and
 - b. the site would be over developed.

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2. The proposed project will result in the creation of a nuisance, in that adequate on-site parking is not available and it is expected that traffic and on-street parking demand will increase in the immediate neighborhood.
3. Granting the Variance constitutes a special privilege extended to an individual property owner, in that no hardship exists to warrant the request since any hardships relating to this project are self-imposed and the site is being over developed.
4. The project would not be consistent with the goal of the Central City Community Plan to:

Provide adequate off-street parking to meet the needs of shoppers, visitors and residents.

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EXHIBIT A

Design Review: Preservation Board Comments

PROJECT EVALUATION: Staff has the following comments and concerns regarding the proposed project:

1. The provision of a well designed office addition is complicated by placement of the existing structure with a very large front yard setback and a much smaller rear yard setback.
2. The redesign and resiting of the addition results in greater compatibility with the existing structure.

The connection to the existing building is open and light in appearance, acting as a good transition between the two structures. The site plan indicates planting in front of the connector. Trees and shrubs of the right type could, to some extent, conceal the connection and create the appearance of two separate buildings.

3. The redesign and resiting of the addition necessitates the projection of the three two-story bay windows into the required fifteen foot rear yard. Staff had previously indicated to the applicant support of the encroachment. The applicant will need to apply to the Planning Commission for Variance.

Planting evergreen trees in the rear yard would mitigate the loss of privacy that might otherwise occur for the residence next door.

4. Staff has been concerned that the additional parking proposed would have a visual impact on both the listed structure and V Street frontage.

The parking layout has since been revised to include only five on-site spaces, with the balance to be located off-site. Thus, no additional driveway or asphalted area will be added on-site to have the visual impact previously feared.

5. A six foot masonry wall is required along the rear property line shared with the residential use to the east (a Priority Structure) and along the interior side property line shared with the R-0 zone parcel to the south. The Design Review staff supports waiving the masonry wall requirement on rear property line in favor of a wood fence. A sturdy and attractive wood fence would compliment both the neighbor residence and the structures on the subject site.

The applicant may also wish to seek waiver of the masonry wall requirement for the southerly property. The adjacent structure at 2215 21st Street is an Essential Structure used for offices rather than a residence.

6. Although compatibility between the existing building and the proposed addition is desired, subtle differences are also necessary to create a sense of identity between the two structures. Staff suggests that the trim and details of the new structure not match those of the existing structure.
7. The street side planting strip east of the driveway on V Street has been concreted. The planting will need to be restored.

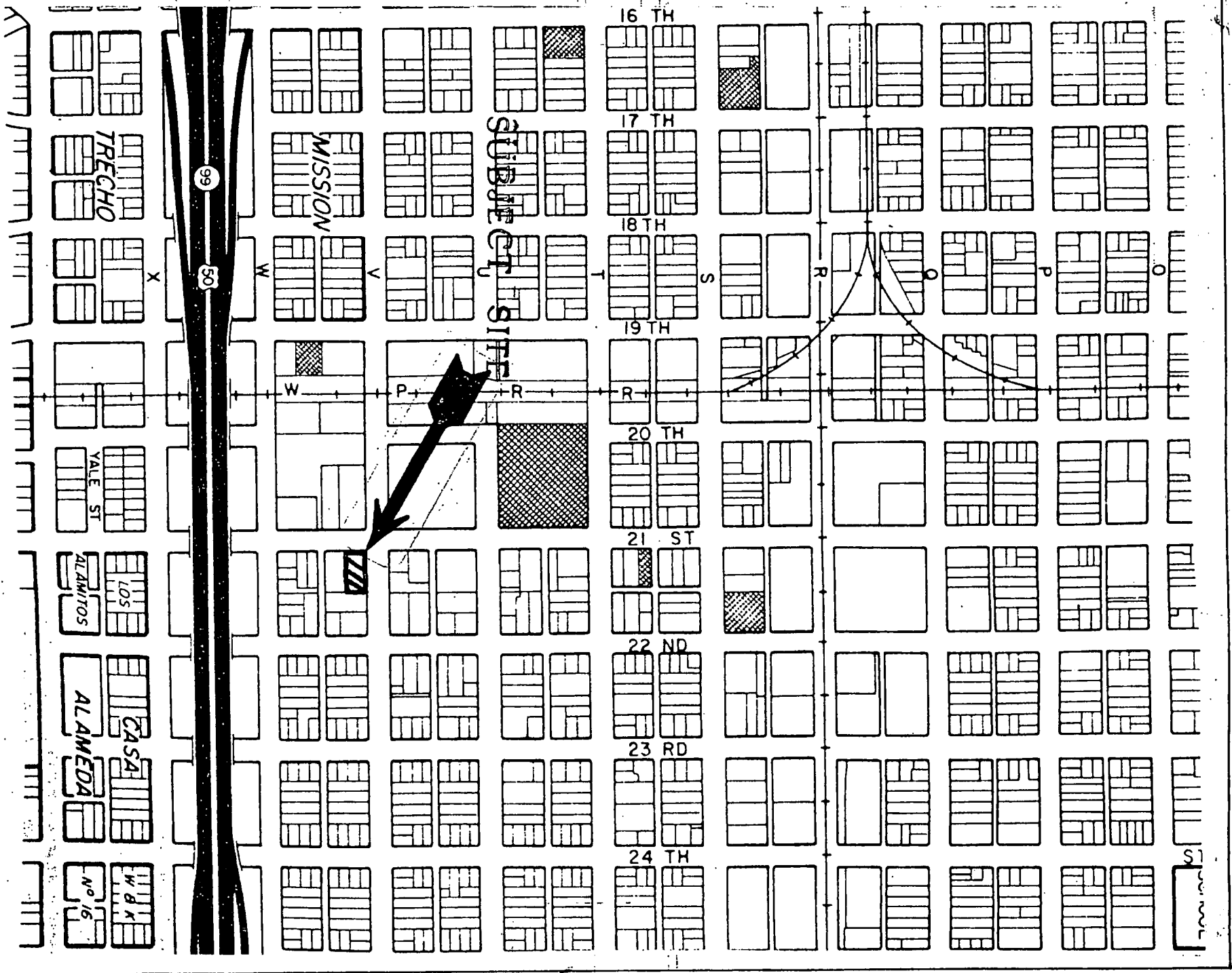
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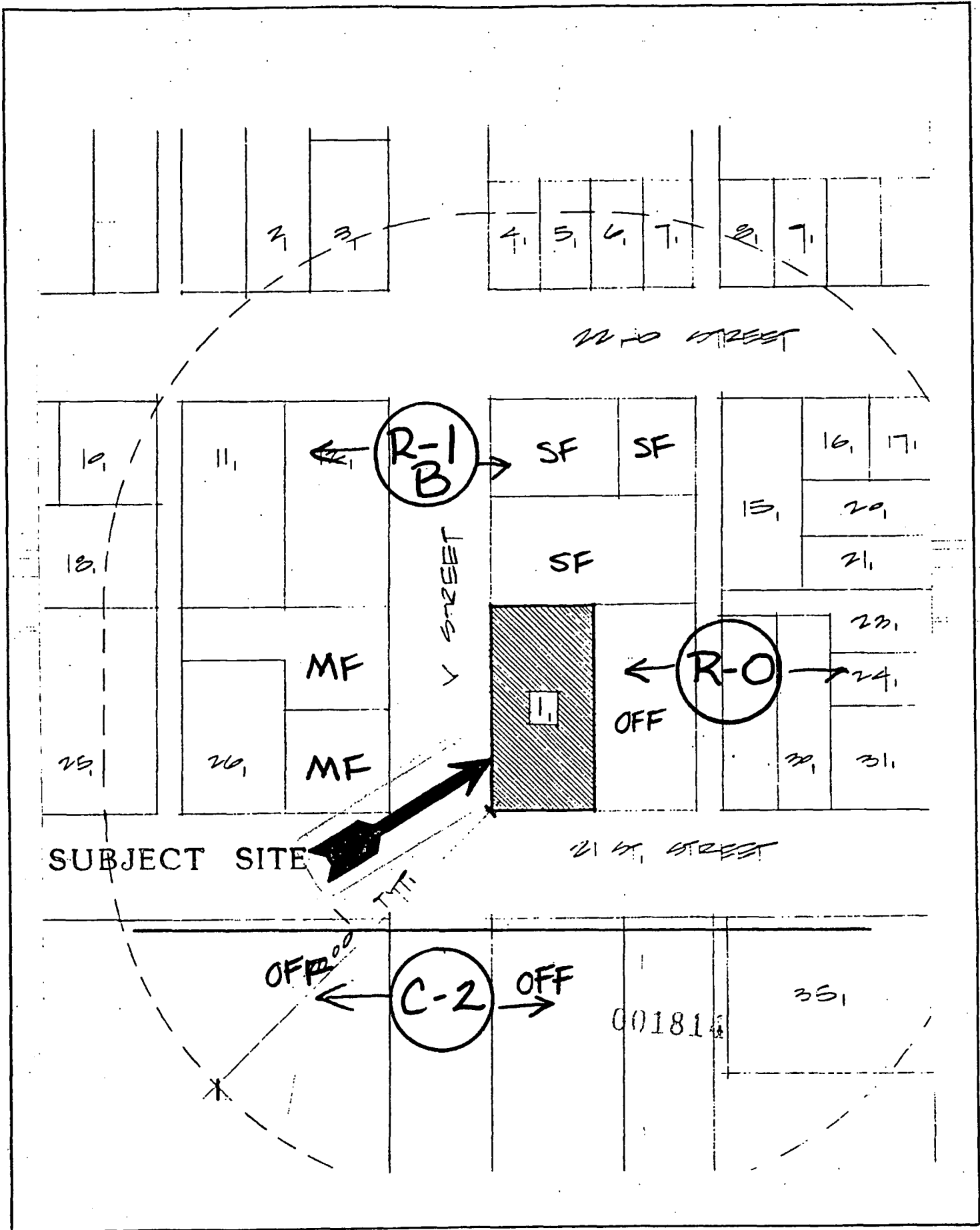
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VICINITY MAP

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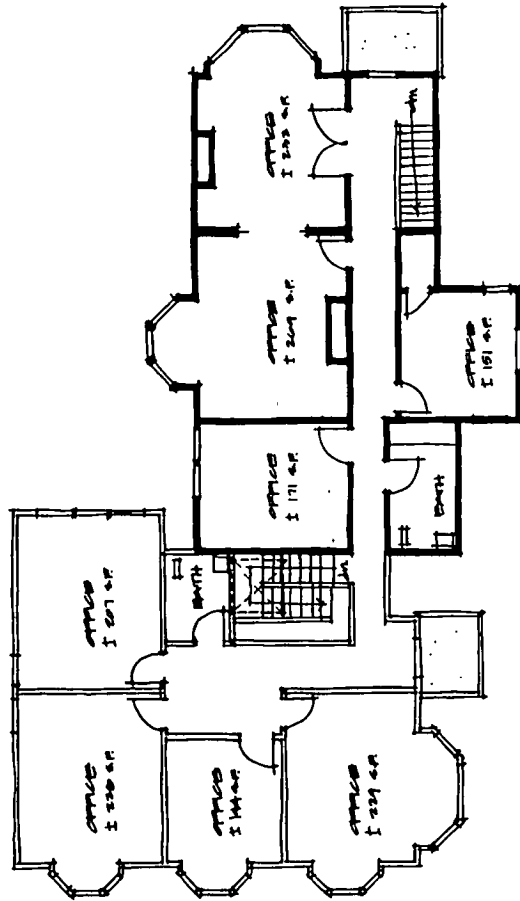


LAND USE & ZONING MAP


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P 84340
 THIRTY FIRST STREET PROJECT
 ASSOCIATES, CALIFORNIA

5-6-84



SCALE 1/8" = 1'-0"

0200'S = 200'

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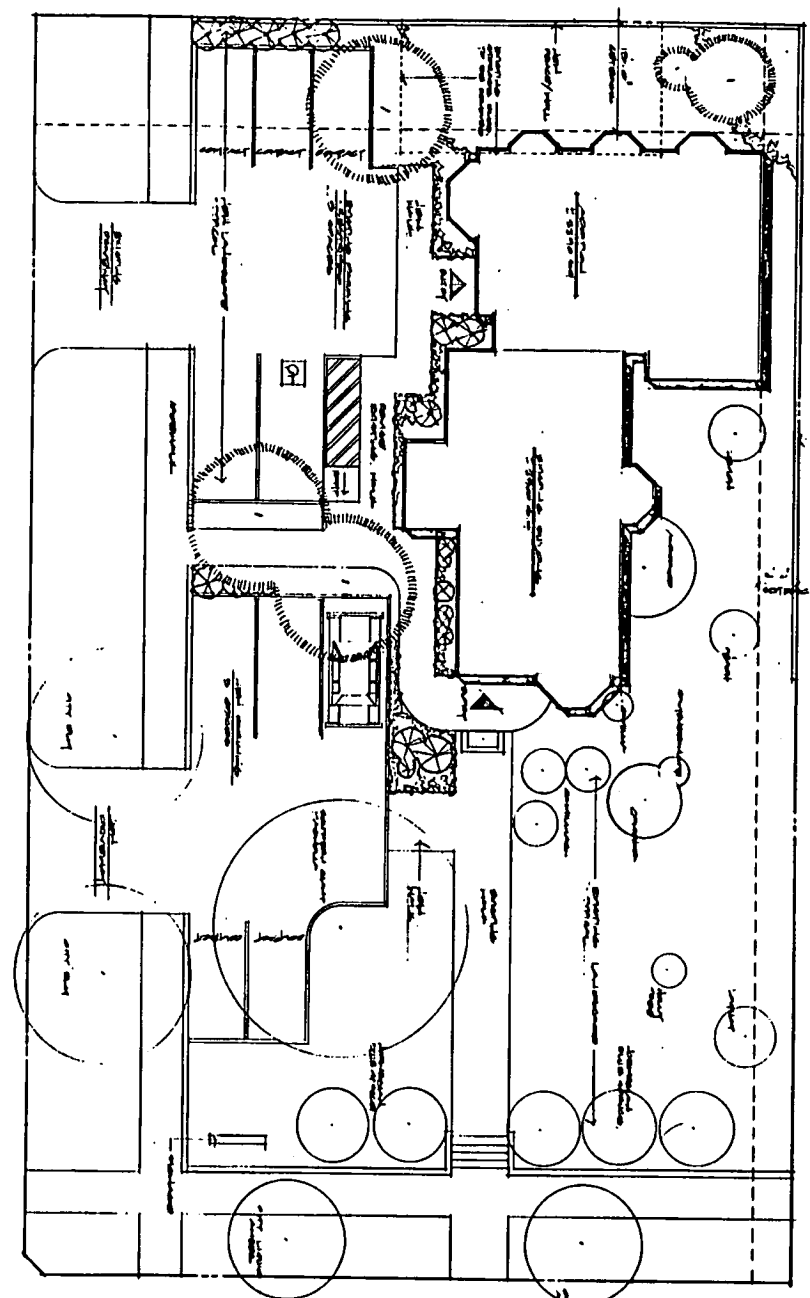
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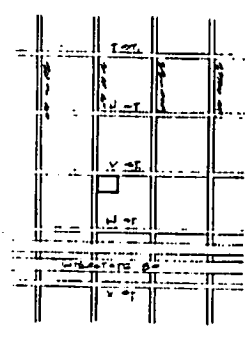


SIZE - 41

W. STREET




THIRTY FIRST STREET



THIRTY FIRST STREET PROJECT
COCOA BEACH, FLORIDA

P 84340

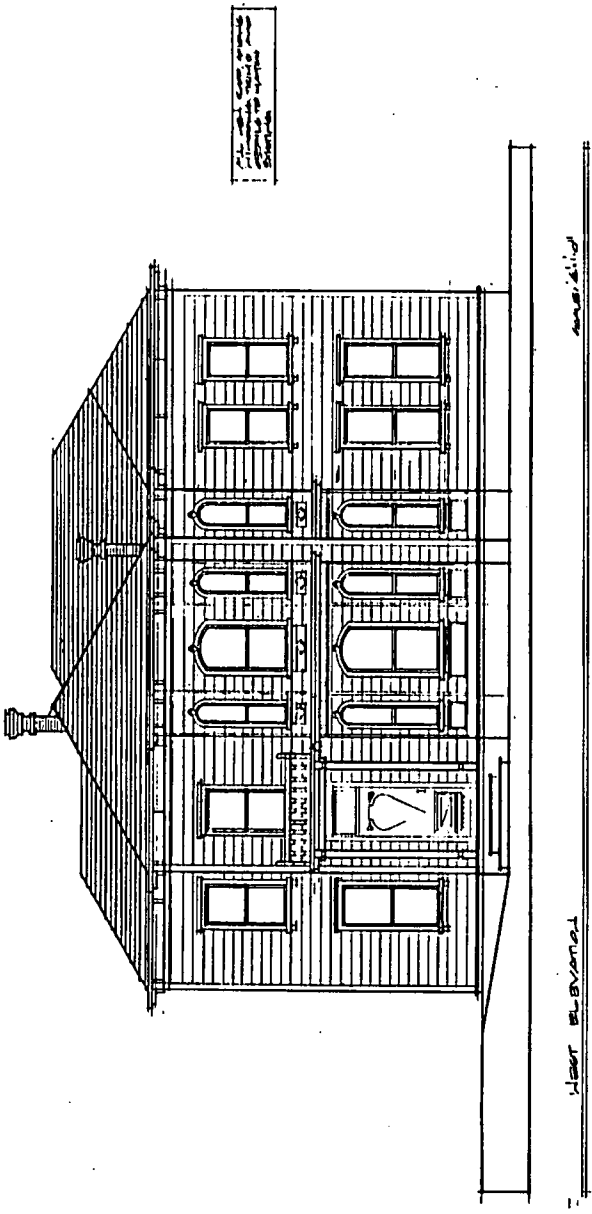


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P 84340

THURSTON STREET PROJECT
SUNSHINE, CALIFORNIA



THURSTON STREET PROJECT
SUNSHINE, CALIFORNIA

THURSTON STREET PROJECT

THURSTON STREET PROJECT

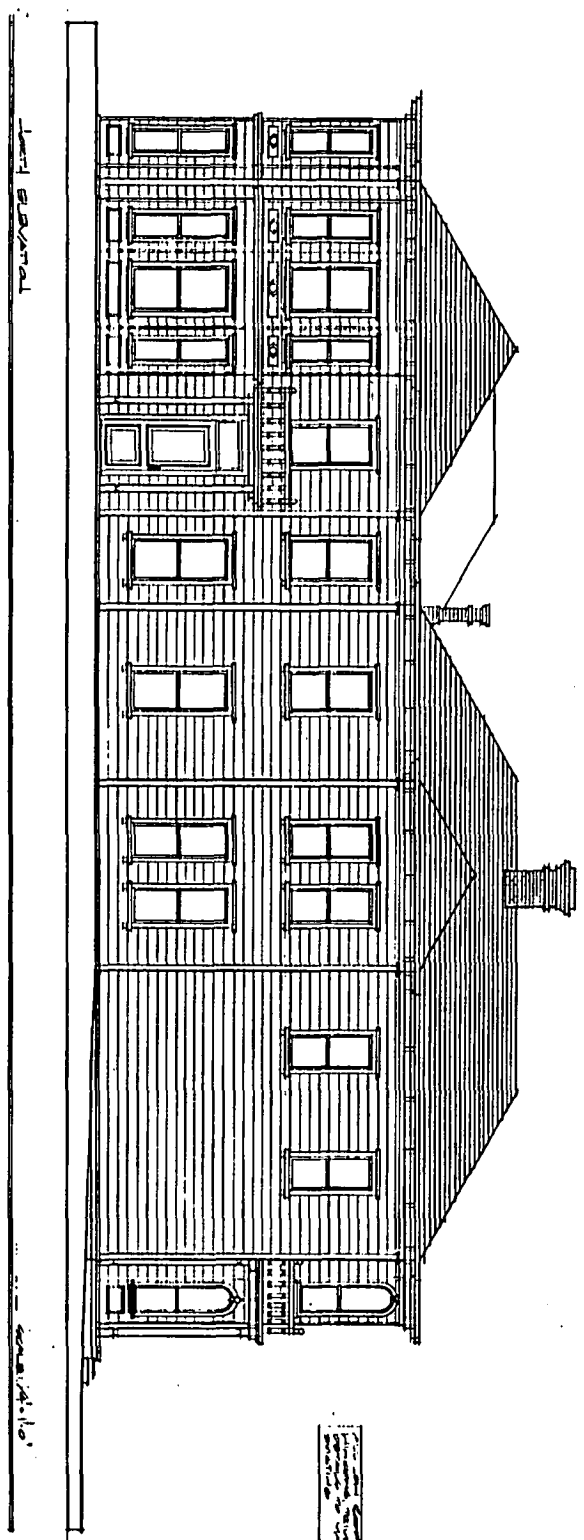
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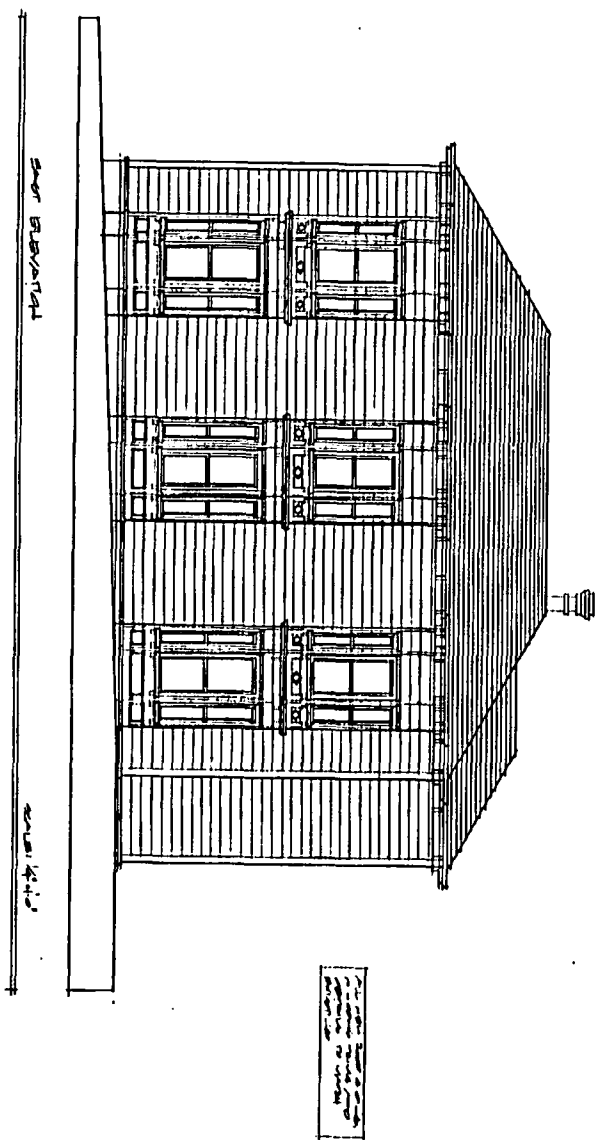


WEST ELEVATION

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

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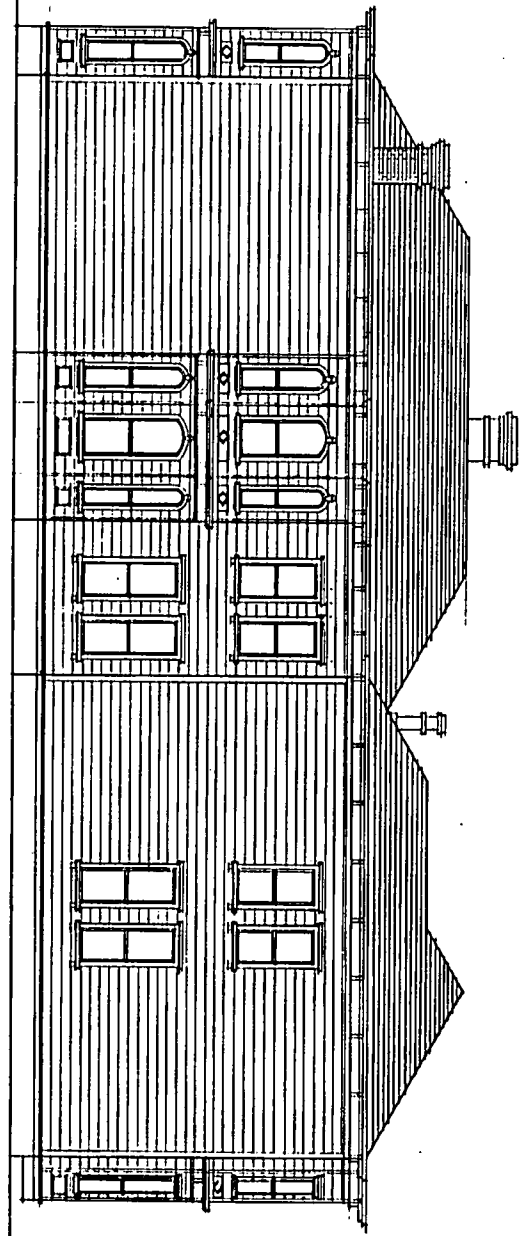
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SECTION ELEVATION



SECTION ELEVATION

THE FIRST STREET PROJECT
SACRAMENTO, CALIFORNIA

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