

P96-087 - O STREET DENTAL OFFICE

- REQUEST:
- A. Special Permit to allow one parallel parking space for a dental office in the C-2 (SPD) zone.
 - B. Variance to reduce the maneuvering area for three compact parking spaces from 19 feet to 17.5 feet and one standard parking space from 20 feet to 17.5 feet.
 - C. Variance to reduce the setback from 5 feet to 0 feet for a trash enclosure to service the office and residential units.
 - D. Lot Line Merger to merge two lots totaling 0.14± partially developed acres in the General Commercial Alhambra Special Planning District (C-2{SPD}) zone.

LOCATION: 2801 O Street, 28th & O Streets
007-0273-020 & 021
Central City Community Plan
Winn Park/Capitol Ave Neighborhood
Council District 3

APPLICANT:	Dr. Robert Starr, 422-1331 1213 Florin Road, Sacramento, CA 95831
OWNER:	Eve Shorow & Trust 415 P Street, #218, Sacramento, CA 95814
PLANS BY:	McCabe Pressey Architects 1809 19th Street, Sacramento, CA 95818
APPLICATION FILED:	August 15, 1996
STAFF CONTACT:	Jeanne Corcoran, 264-5317

SUMMARY: The applicant proposes to convert an existing 1,780± square feet of residential space to dental office space in a mixed use building totaling 4,680± square

feet on 0.14± developed acres in the General Commercial Alhambra Corridor Special Planning District (C-2{SPD}) zone. Four residential units are located above the proposed dental office on the second and third floors. The applicant proposes to merge two 40' X 80' lots to accommodate the required parking. The project will comply with the landscaping and tree shading requirements. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above.

RECOMMENDATION: Staff recommends approval of the project, subject to conditions. Staff recommends approval of the project which supports the city's mixed use policy to preserve residential units on commercially zoned properties and provides shared parking opportunities for the commercial and residential uses.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
Central City Community Plan Designation:	General Commercial
Existing Land Use of Site:	Residential
Existing Zoning of Site:	C-2 (SPD)

Surrounding Land Use and Zoning:

North: Commercial/Residential; C-2(SPD)
 South: Commercial/Residential; C-2(SPD)
 East: Commercial; C-2(SPD)
 West: Commercial; C-2(SPD)

Setbacks:	Required	Provided
Front:	7.5'	0' (Existing)
Side(St):	5'	0' (Existing)
Side(Int):	0'	40' (Proposed)
Rear:	0'	35' (Existing)

Property Dimensions:	80' x 80' (proposed)
Property Area:	0.14± net acres
Density of Development:	35 dwelling units per net acre
Square Footage of Building:	4680± square feet
Height of Building:	35 feet, 3 stories
Exterior Building Materials:	Horizontal Wood Siding
Roof Material:	Composition Shingle
Parking Provided:	8 spaces
Parking Required:	13 spaces
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Design Review	Design Review Staff
Certificate of Compliance	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Building Permit	Development Services Division

BACKGROUND INFORMATION: Building permits and Sanborn Maps from 1960 indicate the southern lot (2801 O Street) as a five unit apartment complex. The first floor has been converted to a commercial use, however, no building permits were found to verify this conversion. In the 1960's the Sanborn Maps indicate a store on the northern property (1427 28th Street). This site is currently a partially paved vacant lot utilized as parking, with a shed type structure located at the rear. The two properties have been zoned C-2 since 1964.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed project is consistent with the General Plan and Central City Community Plan land use designations and policies to maintain and improve existing housing and to encourage mixed use projects within the Central City.

B. Site Plan Design/Zoning Requirements

1. Parking/Circulation

The applicant is proposing to convert 1,780 \pm square feet of residential space to office space. Since no on-site parking was previously provided for the 5 residential units on the site, the site is credited with 5 parking spaces, based on the residential requirement of one parking space per unit. With the conversion of a residential unit to dental office the project is required to provide 8 parking spaces for the dental office (1/200) and 4 spaces for the residential units. A total of 12 parking spaces would be required without the parking credit. Since the site is credited with 5 parking spaces 7 parking spaces are required to be provided on site. The applicant is proposing to provide 8 on-site parking spaces.

Due to site constraints of the site the applicant proposes to provide four - 60 degree parking spaces; three - 90 degree spaces and one parallel space. Of the four 60 degree spaces, one will be a 14' wide handicapped space. This handicapped space will not be van accessible. However, Building Division (Sal Kadorrah) has the authority to waive the van accessible (17') requirement under

certain conditions that prevent sites with existing structures from complying with this requirement.

The Zoning Ordinance requires 19' of maneuvering area for a compact space and 20' of maneuvering area for a standard 60 degree parking space. The plans indicate that 17.5' of maneuvering area is provided. Public Works staff has determined that with the 60 degree angle of parking the reduction in maneuvering area will not adversely affect the vehicle's ability to utilize the parking spaces.

The parking space adjacent to 28th Street will be designated as a handicapped space. The proposed handicapped parking space will not be van accessible. Adequate maneuvering area cannot be provided for a van accessible space unless relocated to the rear of the site. Handicapped spaces are to be placed near the entrance to prevent people from crossing at the rear of vehicles. Building Division has determined that a standard handicapped parking space is acceptable for this project since the building is existing and site is limited in area to comply with handicapped requirements.

The plans also indicate a 23 foot long parallel parking space at the rear (east) of the building. The applicant proposes to maximize the amount of parking on the site by utilizing this area as parking, to assure that patients and residents have adequate parking. Staff has no objections to the parallel space which is of adequate size to accommodate a parallel parking space and which will not impede the use of the other parking spaces or maneuverability on the site.

The proposed circulation of the parking lot is one-way with ingress off of O Street and egress on to 28th Street. The driveways on the plan are shown as 9 feet. Per City regulations entrance driveways must be a minimum of 15 feet and exit driveways a minimum of 12 feet. The driveways are existing and have driveway permits issued for them, therefore, staff recommends the driveways be designed to the satisfaction of the Public Works Department. Staff further recommends that a sign be placed at the driveway exit to indicate one-way or that an arrow be painted on the driveway indicating the direction.

The plans do not indicate any bicycle parking. The applicant should incorporate a minimum of one - Class 1, bicycle parking space into the project site. Bicycle parking could be accommodated at the rear of the site.

2. Landscaping

The proposed landscaping complies with the Zoning Ordinance landscaping and shading requirements. A two foot landscaped planter is provided along the northern property line. This planter should be maintained with turf, ground cover or low shrubs (no more than 30 inches in height). This planter will provide a buffer between the parking spaces and the adjacent building.

3. Trash Enclosure

The applicant proposes to locate a trash enclosure along the south property line, adjacent to O Street. The Zoning Ordinance does not permit trash enclosures to be located within setback areas. The site is an 80' X 80' lot with an existing building. Due to the size of the lot and the existing structure, options for placement of the trash enclosure are very limited. The existing structure, located on the south property line, was constructed prior to the establishment of setbacks in the C-2 zone. The proposed trash enclosure is consistent with the setback established by the existing structure. The plans indicate that landscaping will be provided on the west side of the trash enclosure. Staff has spoken to the applicant, who has indicated that vines can be planted along the west elevation of the trash enclosure that will grow on to the south elevation of the trash enclosure softening the wall along the street. Staff recommends that the vine be a non-deciduous type of a vine to provide landscaping on the wall year around.

The applicant has indicated that the dental office will be providing recycling within the commercial space. The applicant will be required to submit a recycling plan with the submittal of the building permit. The applicant should contact the Waste Removal Division (Gary Van Dorst - 264-7561) to implement a recycling program for the site.

4. Signage

The proposed project does not include signage. Proposed signage will be required to comply with the sign ordinance and review and approval by the Design Review staff.

C. Building Design

The existing 3 story building consist of horizontal wood siding and asbestos-cement cladding on the south, east and north elevations and above the first story on the west elevation. On the south elevation, a 1 to 1 1/2 foot brick accent is provided at the base of the structure. The first story, north, west and south elevations were modified at one time, with stucco replacing the shiplap siding and new windows replacing the double hung windows. The applicant proposes to replace the stucco on the west and north elevations with horizontal wood shiplap siding in keeping with the remainder of the building. The windows on the north, south and west will also be replaced with double hung windows in keeping with the remainder of the building. The brick accent at the base of the south elevation will be removed and replaced with horizontal shiplap siding.

A porch cover at the rear (east elevation) of the site will also be removed. A wood shingle roof canopy above the first floor is proposed on the east, south and west elevations. The canopy on the west and south elevations will overhang the public right-of-way and will require an encroachment permit from Public Works.

The project is located in the Central City Design Review area. The project (DR 96-197) has been reviewed and approved by the Design Review staff.

D. Lot Line Merger

The subject site consists of two 40' X 80' lots. The applicant proposes to merge the two lots in order to convert the ground floor space to a dental office and provide adequate parking. The merger will create one lot of 6400 square feet (80' X 80'). The merger of the site will allow the efficient use of the site, permitting the legal conversion of the ground floor space to a dental office, bring the parking area up to City standards and provide shared use of parking between commercial and residential uses. Staff has no objections to the lot line merger, subject to conditions in the notice of decision.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303(b,c) & 15305(a)).

B. Public/Neighborhood/Business Association Comments

The project has been routed for review to Winn Park - Capitol Ave. Neighborhood Association, Central City Alliance of Neighborhoods (CCAN) and the Sacramento Old City Association (SOCA).

The following comments have been received:

Winn Park and CCAN have no objections to this project.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. **Utilities Department**

Only one domestic water services per parcel is allowed.

2. **Public Works**

Landscaping selected for planters adjacent to the driveways will not exceed 3.5 feet in height to maintain visibility.

The lot line merger will be subject to conditions in the notice of decision.

3. Tree Services

The one tree on site may be saved or removed at the developers discretion. One street tree on O Street shall be removed due to its poor condition and replaced.

4. Police Department

South and east exits must be equipped with audible alarm/panic-fire hardware to prevent unauthorized access.

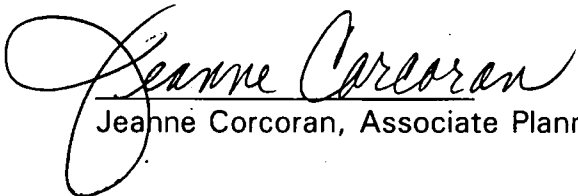
Parking lot lighting shall be maintained at .5 footcandles from dusk to dawn.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the special permit for parallel parking, variance to reduce maneuvering and the lot line merger. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Adopt the attached Notice of Decision and Findings of Fact approving the parallel parking space.
- B. Adopt the attached Notice of Decision and Findings of Fact approving the variance to reduce the maneuvering area.
- C. Adopt the attached Notice of Decision and Findings of Fact approving the reduction in setback from 5 feet to 0 feet for a trash enclosure.
- C. Adopt the attached Notice of Decision and Findings of Fact approving the lot line merger.

Report Prepared By, Report Reviewed By,


Jeanne Corcoran, Associate Planner


Steve Peterson, Senior Planner

Attachments

Attachment A	Notice of Decision and Findings of Fact
Exhibit A-1	Site Plan
Exhibit A-2	Floor Plan
Exhibit A-3, A-4	Elevations
Exhibit A-5	Legal Description to be Created
Attachment B	Vicinity Map
Attachment C	Land Use and Zoning Map

P96-087.SR

ATTACHMENT A

P96-087

JANUARY 23, 1997

ITEM # 10

PAGE 9

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
(2801 O Street Dental Office), LOCATED AT 2801 O STREET
SACRAMENTO, CALIFORNIA IN THE
GENERAL COMMERCIAL (SPECIAL PLANNING DISTRICT) (C-2 (SPD) ZONE. (P96-087)**

At the regular meeting of January 23, 1997, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Approve the special permit to allow one parallel parking space for a dental office in the C-2 (SPD) zone.
- B. Approve the variance to reduce the maneuvering area for three compact parking spaces from 19 feet to 17.5 feet and one standard parking space from 20 feet to 17.5 feet.
- C. Approve the variance to reduce the setback from 5 feet to 0 feet for a trash enclosure.
- D. Approve the lot line merger to merge two lots totaling 0.14± partially developed acres in the C-2(SPD) zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section #15303(b & c) & 15305(a) of the CEQA Guidelines.

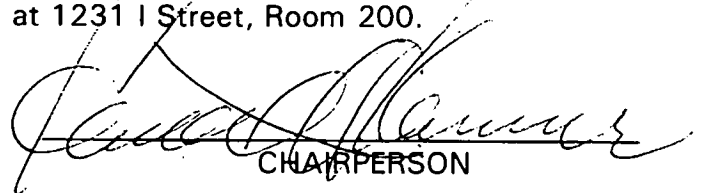
- A. Special Permit to allow a parallel parking space: The Special Permit to allow one parallel parking space for a dental office in the C-2 (SPD) zone is approved subject to the following findings of fact and conditions of approval:
 1. The project is based upon sound principles of land use in that the parallel parking space maximizes parking on the site.
 2. The project will not be detrimental to the public health, safety or welfare, nor will it result in the creation of a public nuisance in that the parallel parking space complies with city standards.
 3. The project is consistent with the General Plan and the Central City Community Plan in that an office is permitted in the Community/Neighborhood Commercial & Office and General Commercial land use designations, respectively.

- B. Variance to reduce the maneuvering area: The variance to reduce the maneuvering area for three compact parking spaces from 19 feet to 17.5 feet and one standard parking space from 20 feet to 17.5 feet is **approved** subject to the following findings of fact and conditions of approval:
1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variance would be granted to other property owners facing similar circumstances.
 2. Granting the variance does not constitute a use variance in that a dental office is permitted in the General Commercial (Special Planning District) C-2(SP) zone.
 3. The variance is not injurious to public welfare nor property in the vicinity of the project since adequate maneuvering area is provided to permit vehicles to park in the parking spaces
 4. The project is consistent with the policies of the General Plan and the Central City Community Plan.
- C. Variance to reduce the setback: Variance to reduce the setback from 5 feet to 0 feet for a trash enclosure serving a mixed use project is **approved** subject to the following findings of fact and conditions of approval
1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variance would be granted to other property owners facing similar circumstances.
 2. Granting the variance does not constitute a use variance in that a dental office and residential units are permitted in the General Commercial (Special Planning District) C-2(SP) zone.
 3. The variance is not injurious to public welfare nor property in the vicinity of the project since a trash enclosure is being provided on a small lot.
 4. The project is consistent with the policies of the General Plan and the Central City Community Plan.
- D. Lot Line Merger to merge two lots: The lot line merger to merge two lots totaling 0.14+ partially developed acres in the C-2(SP) zone is **approved** subject to subject to the following findings of fact and conditions of approval:
1. All existing streets and utility easements of record are reserved.
 2. The resulting parcel conforms with the General Plan and the regulations of the City Code, Zoning Ordinance and the Uniform Building Code.

CONDITIONS OF APPROVAL

- B. The Variance to permit a reduce maneuvering area for parking (Exhibit A-1) is hereby approved subject to the following conditions:
- B1. Prior to issuance of a building permit the lot line merger shall be recorded.
 - B2. Landscaping selected for planters adjacent to the driveways will not exceed 3.5 feet in height to maintain visibility.
 - B3. The landscape area along the northern property line shall be planted with turf, ground cover or low shrubs maintained at 3.5 feet or less. All on-site landscaping shall be maintained.
 - B4. The planter along the norther property line shall be planted, irrigated and maintained with turf, ground cover or low shrubs (no more than 30 inches in height).
 - B5. Lighting shall be provided and maintained at .5 footcandles in the parking lot from dusk to dawn.
 - B6. The compact spaces shall be clearly marked compact.
 - B7. Driveways shall be subject to the review and approval of Public Works.
 - B8. The driveways shall be clearly marked as one-way entrance and exits. This may be marked with arrows on the pavement or signs clearly posted at the entrance and exit driveways.
 - B9. The applicant shall obtain all necessary building permits prior to construction.
 - B10. Signage shall comply with the City's Sign Ordinance.
- C. The variance to reduce the setbacks for a trash enclosure (Exhibit A-1) is approved subject to the following conditions:
- C1. The applicant work with the Public Works Department, Waste Removal, to provide a recycling program and the necessary bins, prior to issuance of occupancy permit.
 - C2. Landscaping shall be provided on the southern elevation of the trash bin. A non-deciduous climbing vine may be planted on the west elevation and allowed to provide landscaping on the south elevation.
- D. The lot line merger to merge two lots totaling 0.14± partially developed acres in the C-2(SPD) zone (Exhibit A-1 & A-5) is hereby approved subject to the following conditions:

- D1. Prior to issuance of a building permit the lot line merger shall be recorded.
- D2. The applicant shall complete the following at the Public Works Department, Engineering Services, prior to a lot line merger being recorded:
 - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - b. File a waiver of Parcel Map.
 - c. Properly abandon any excess water services to the satisfaction of the Utility Department (one service per lot is permitted).
 - d. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are shown on the preliminary Flood Insurance Rate Maps available for review at 1231 I Street, Room 200.


CHAIRPERSON

ATTEST:

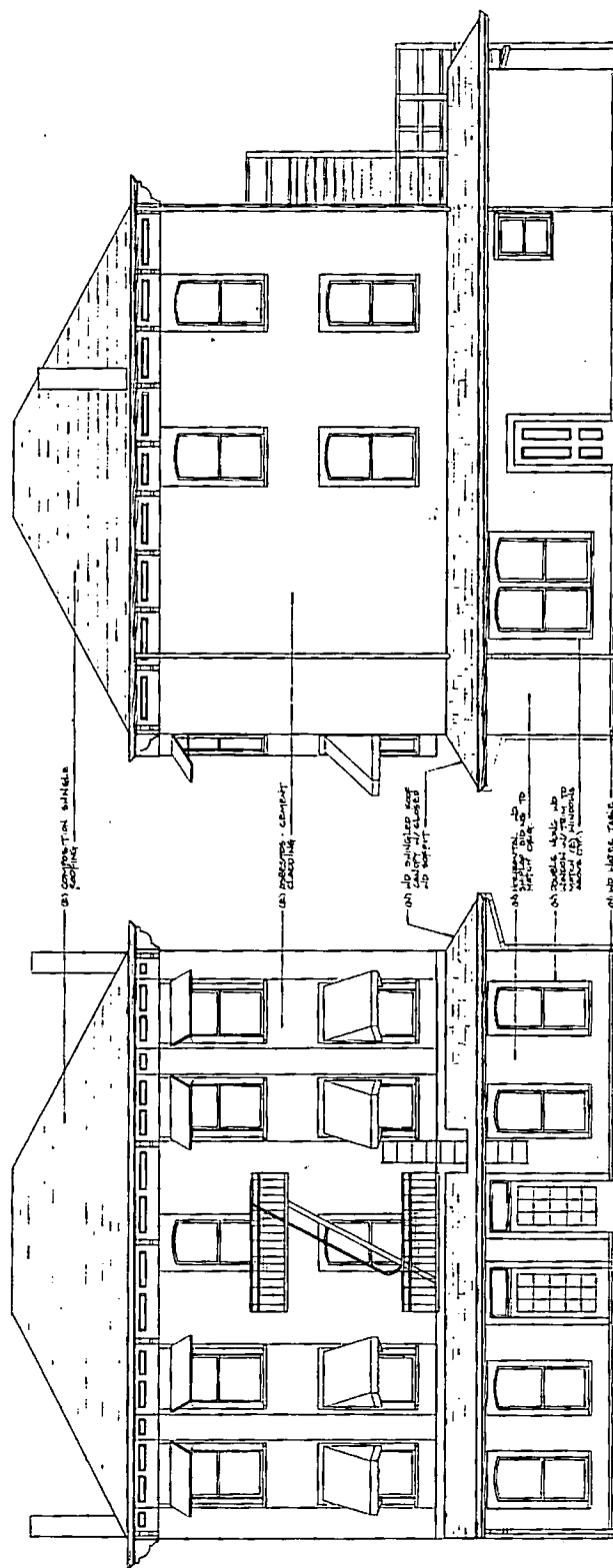

SECRETARY TO CITY PLANNING COMMISSION

1-27-97
DATE (P96-087)

- | | | |
|---------|----------|---------------------------------|
| Exhibit | A-1 | Site Plan |
| Exhibit | A-2 | Floor Plan |
| Exhibit | A-3, A-4 | Elevation Plans |
| Exhibit | A-5 | Legal Description to be Created |

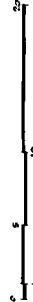
P 96 - 087

P 96-087



Ⓐ WEST ELEVATION
SCALE: 1/4" = 1'-0"

Ⓑ SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



on exterior window

on exterior window

on exterior window

on exterior window

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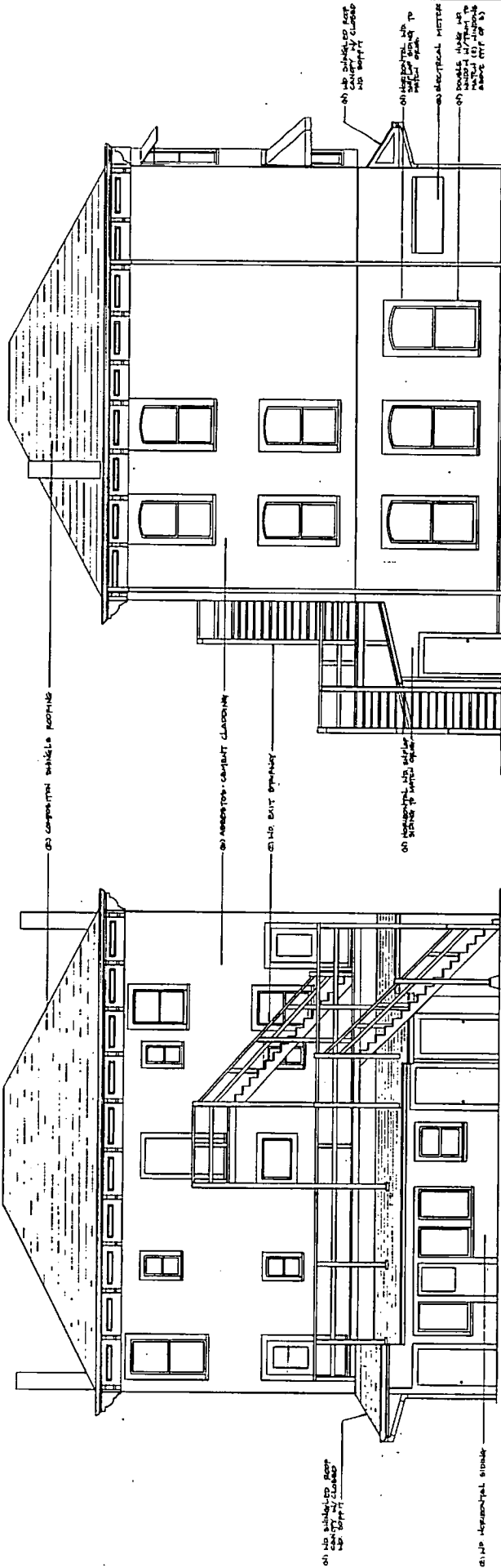
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Ⓑ NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Ⓐ EAST ELEVATION
SCALE: 1/4" = 1'-0"

**NEW LEGAL DESCRIPTION
2801 O STREET, SACRAMENTO**

That real property situated in the City of Sacramento, County of Sacramento, State of California, is described as follows:

PARCEL 1:

The south one half of lot 8, in the block bounded by N and O, 28th and 29th Streets, of the City of Sacramento, according to the map or plan thereof.

ATTACHMENT B

ITEM # 10

P96-087

JANUARY 23, 1997

PAGE 18



VICINITY MAP

