

CITY PLANNING COMMISSION

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

APPLICANT	Bruce Booher/Mark Giannini/1217 38th St./Sact.,CA 95816				
OWNER	John Gorman/ 185 Cadillac Dr./ Sact., CA 95825				
PLANS BY	Bruce Booher/Mark Giannini/1217 38th St./Sact.,CA 95816				
FILING DATE	8-11-89	ENVIR. DET.	Exempt 15303a	REPORT BY	CS:r.t.
ASSESSOR'S PCL. NO.	007-0101-007				

APPLICATION: A. Special Permit to allow a residential use (fourplex) in the General Commercial (C-2) zone;
B. Variance to waive one required parking stall;
C. Variance to reduce the front setback from the required 7.5' to 2'.

LOCATION: 1018 25th Street

PROPOSAL: The applicant is requesting the necessary entitlements to move an existing fourplex to the subject site.

PROJECT INFORMATION:

1974 General Plan Designation:	Community/Neighborhood Commercial and Offices
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Offices; C-2	Front:	7.5'	2'
South: Single Family Residential; C-2	Int Side (South):	0'	3'2"
East: Office; C-2	Int Side (North):	0'	10'
West: Commercial; C-2	Rear:	0'	26'

Parking Required:	4 spaces
Parking Provided:	3 spaces
Property Dimensions:	40' x 80'
Property Area:	.07± acres
Square Footage of Building:	3312 square feet
Height of Building:	2 stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco and Composition Shingle

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

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

A. Land Use and Zoning:

The subject site consists of a 40' by 80' (.07± acre) vacant parcel in the General Commercial (C-2) zone. The site is designated Community/Neighborhood Commercial and Offices in the General Plan and General Commercial in the 1980 Central City Community plan. Surrounding land uses include an office building and parking lot to the north (across the alley), office to the east, commercial to the south (laundry mat), and retail to the west (bicycle sales and repair).

B. Applicant's Proposal:

The applicant is requesting a special permit to allow an existing two story fourplex to be relocated from 815 26th Street to the subject site. A special permit is required to allow a residential use in the C-2 zone.

A variance to waive one of the four required parking spaces is requested, along with a variance to reduce the 7.5' required front yard setback to 2', to allow a porch to extend into the front setback. The proposed site plan is shown in Exhibit A and floor plans are shown in Exhibit B. Staff has accepted photos of the elevations instead of drawings as the building is existing and no exterior modifications are proposed with the exception of the removal of a dilapidated rear porch and stairway. Photos will be displayed at the hearing.

C. Staff Evaluation:

The subject site is surrounded by office and retail uses with the exception of one single family residential home adjacent to and south of the site. Staff evaluated the potential impacts from non-residential uses in the area on the proposed residential project in determining the approval of the special permit. Vehicle noise from the office parking lot to the north and from the alley were the only possible negative impacts on the subject site identified by staff.

The alley is heavily used, as it is surrounded by commercial uses. Staff recommends that double pane windows be utilized in the two bedrooms that face the alley in order to help reduce vehicle noise.

A six foot high solid masonry wall runs along the rear property line separating the site from the adjacent bicycle shop. All bike repairs are done indoors, and would not be heard at the subject site.

Staff is not opposed to the special permit request, as the residential use will fit in with the surrounding properties, will allow for the conservation of an existing sound residential structure (which is a goal of the Community Plan), and is a favorable use for the existing

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single family zone on the adjacent lot. A fourplex is generally less intense a use in comparison to office, retail or commercial uses that could locate on the subject site because it is a C-2 zone.

Staff also supports the approval of both variance requests. The proposed project duplicates the existing front setback at the original site as well as the number of parking spaces. The front setback will be 8' from the property line to the main wall, and 2' from the property line to the existing porch. Therefore, the entire facade has stepback design variations which significantly reduces the visual impact of the structure encroaching into the required front yard. Also, with the exception of the adjacent single family home to the south, the two other buildings along the same side of 25th Street between J and K Streets have a zero setback facing 25th Street.

No interior side yard setbacks are required for the subject site under the C-2 zoning. However, the Uniform Building Code (UBC) indicates that no roof eave or other appendage of the building shall extend over the property line into an alley. Therefore, the building has been moved back from the north property line ten inches to meet this requirement. However, the UBC also indicates that a 5' distance shall be retained from the property line for buildings with four units or more, when openings such as windows exist. Staff has met with the Building Department to discuss the proposed 3' setback versus the UBC required 5' setback along the south property line. The Building Division indicated that this requirement could be reduced to 3' if the applicant agrees to provide fire sprinklers along the south elevation per building code requirements, and obtain a 2' fire protection easement from the adjacent property owner to the south (see Exhibit A) in order to assure that a 5' fire protection easement is provided between both structures. The 2' easement would have to be recorded on both property deeds, and a copy of the deeds submitted to staff prior to the issuance of building permits.

In reference to the variance to waive one parking stall, staff observed on-street parking along 25th Street between J and K Streets because this is the most likely location to park off-site.

Staff observed a total of 21 available on-street parking spaces along the street in this location after deleting driveway cuts and painted curbs. At 1:00 p.m. on September 13th, eleven of the 21 spaces were available. On September 15th at 5:00 p.m., 15 of the 21 parking spaces were available.

As shown on the attached exhibit titled Land Use and Zoning Map, "K" permit parking is posted along the west side and half of the east side of 25th Street, between J and K, which allows preferential parking for residents and exempts them from the two hour restrictions between 8:00

a.m. and 5:00 p.m. Staff has contacted the City Parking Division for their determination of potential parking impacts due to the waiver. The Parking Division has indicated that adequate on-street parking should be available, especially with the "K" permit program in effect in this area of 25th Street.

The applicant proposes to remove a palm tree and possibly other small trees along the south property line. The City Arborist is not opposed to the removal of the palm tree. The arborist has also indicated that a 24" box tree be provided in the street planter, approximately 20' south of the alley. The tree should be either a trident maple, a hedge maple, or a Chinese pistachio as they grow to a moderate height and are drought tolerant.

In order to meet shading ordinance requirements, trees will be provided in a 4' wide landscape planter adjacent to the three parking stalls. The planter should be widened to 6', allowing a 2' overhang of the vehicle into the planter. The six inch raised planter curb of the planter provides a wheel stop and eliminates the need for an unsightly prefabricated wheel stop in the parking stall.

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

STAFF EVALUATION: Staff recommends the following actions:

- A. Approve the special permit to allow the residential use in a C-2 zone subject to conditions and based upon findings of fact which follow;
- B. Approve the variance to waive one required parking stall, subject to conditions and based upon findings of fact which follow;
- C. Approve the variance to reduce the front setback from 7.5' to 2' subject to conditions and based upon findings of fact which follow.

Conditions:

1. The applicant shall obtain all necessary building permits and meet all requirements of the Sacramento City Code relating to building moves, Article XI, Chapter 9.
2. The structure shall be lowered onto an approved foundation within 60 days after the approval by the Design Review Preservation Board.
3. Fire sprinklers shall be provided along the south elevation per the requirements of the Building Division and Fire Protection Engineer.

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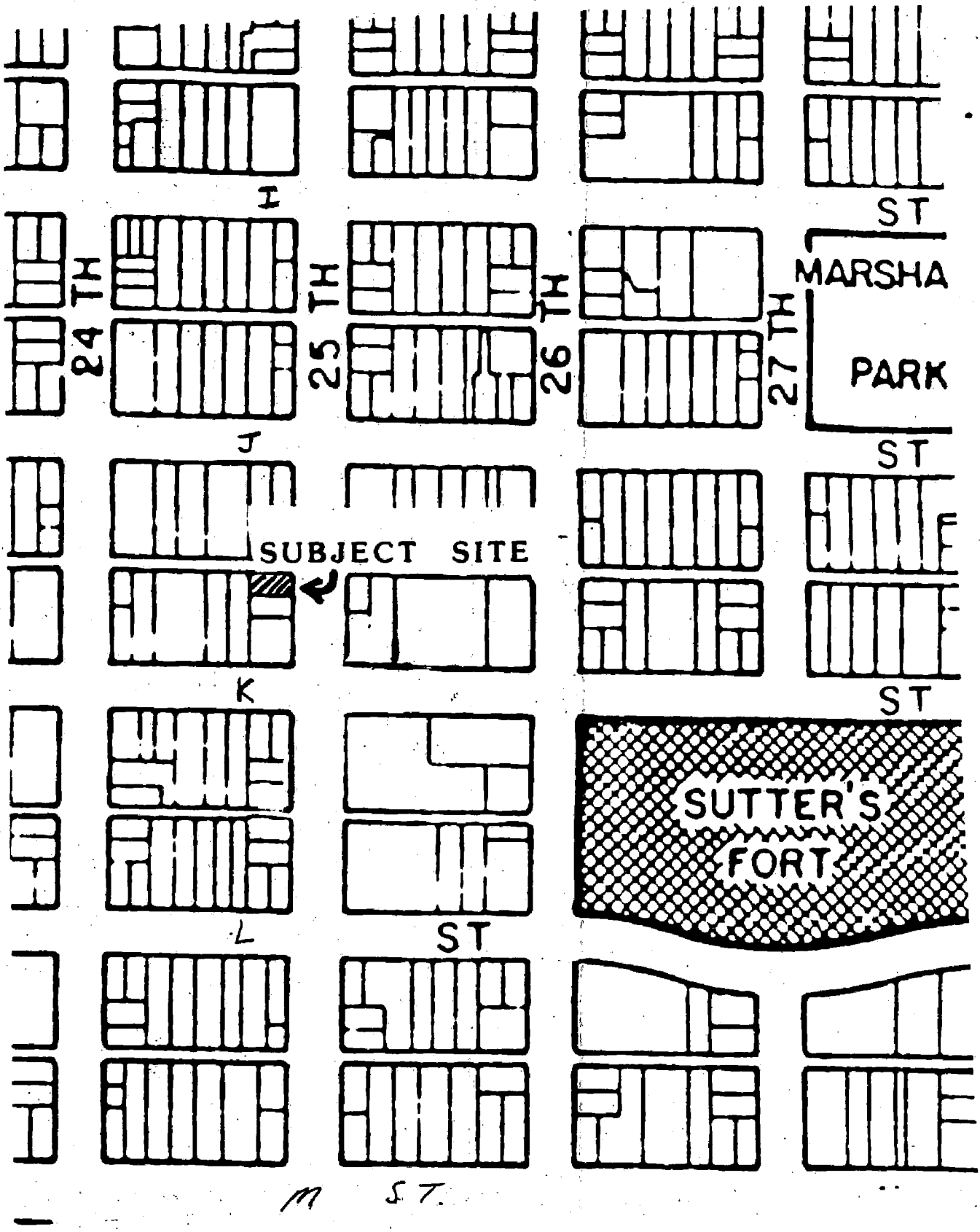
4. The applicant shall secure a 2' fire protection easement from the adjacent property owner to the south (see Exhibit A) in order to assure that a 5' fire protection easement is provided between both structures. The 2' easement shall be recorded on both property deeds and a copy of the deeds submitted to staff prior to the issuance of building permits.
5. Consult with, and meet any conditions of the City Arborist in reference to on-site tree trimming or removal. The applicant shall provide a 24" box tree in the street planter, 20' south of the alley curb cut. The tree shall be either a trident maple, a hedge maple, or a Chinese pistachio.
6. Widen the landscape planter in the parking area to 6' to allow for a 2' parking overhang.
7. Meet the 50 percent shading requirement of the Zoning Ordinance.
8. The project shall be reviewed and approved by the Design Review/Preservation Board prior to the issuance of building permits.

Findings of Fact - Special Permit & Variance:

1. The special permit, as conditioned, is based upon sound principles of land use, in that:
 - a. The fourplex is compatible with other surrounding uses which consist of residential, offices, and retail.
 - b. A sound residential building will be conserved in the Central City which is a goal of the Central City Community Plan.
2. The special permit, as conditioned, will not be detrimental to the public health or safety, nor result in the creation of a nuisance in that:
 - a. Adequate landscaping, shading, fencing and parking will be provided.
 - b. The project will meet the requirements of the City Building and Fire Codes.
 - c. The project will be aesthetically pleasing to the neighborhood, as it requires Design Review approval.
3. Granting the variance will not constitute a special privilege to one individual property owner in that:
 - a. The new site has the same dimensions (40' x 80') as the original site and therefore requires the same 2' front setback in order to also provide the number of parking stalls in the rear.

- b. A variance would be granted to any other property owner facing similar circumstances.
- 4. The requested variance is not a use variance in that the fourplex is allowed in the C-2 zone with special permit approval.
- 5. The proposed project is consistent with the General Plan and 1980 Central City Community Plan that designates the site for community/neighborhood commercial and offices and general commercial respectively, and the plan conforms to the plan designations.

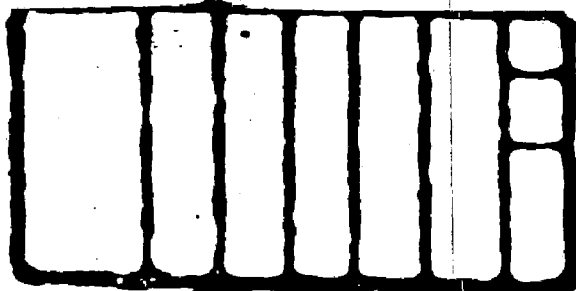
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VICINITY MAP



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C-2 1 HR METERS

J St.



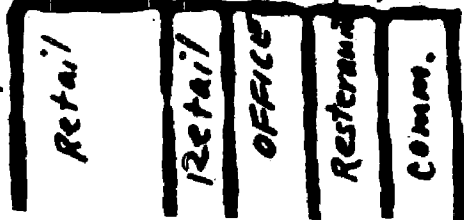
1 HR meters C-2



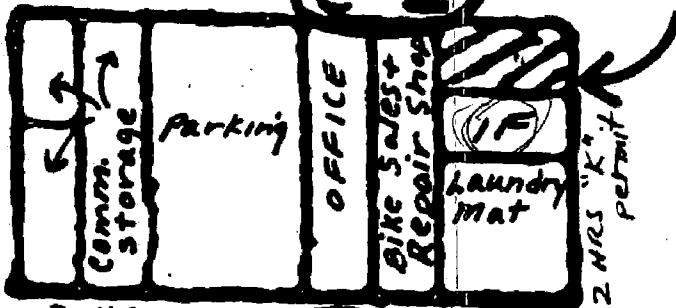
25th

2 HR "K" permit

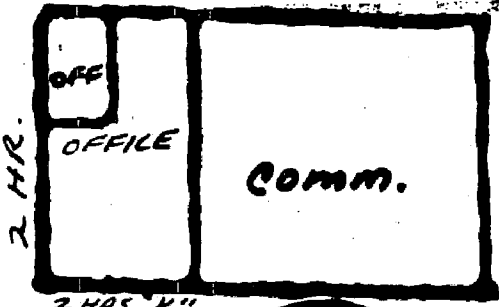
BUS STOP



SUBJECT SITE



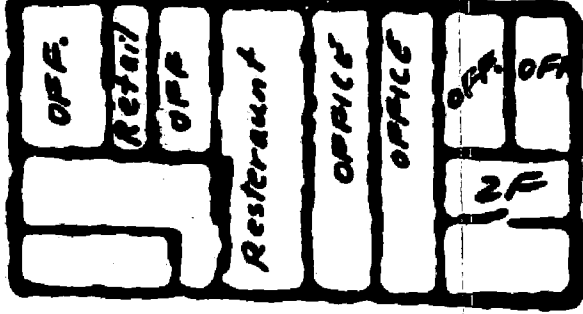
2 HR "K" permit



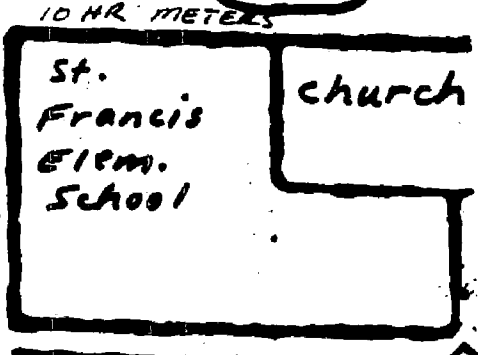
K St.

2 HR C-2 2 HR

2 HR "K" permit C-2



2 HR "K" permit



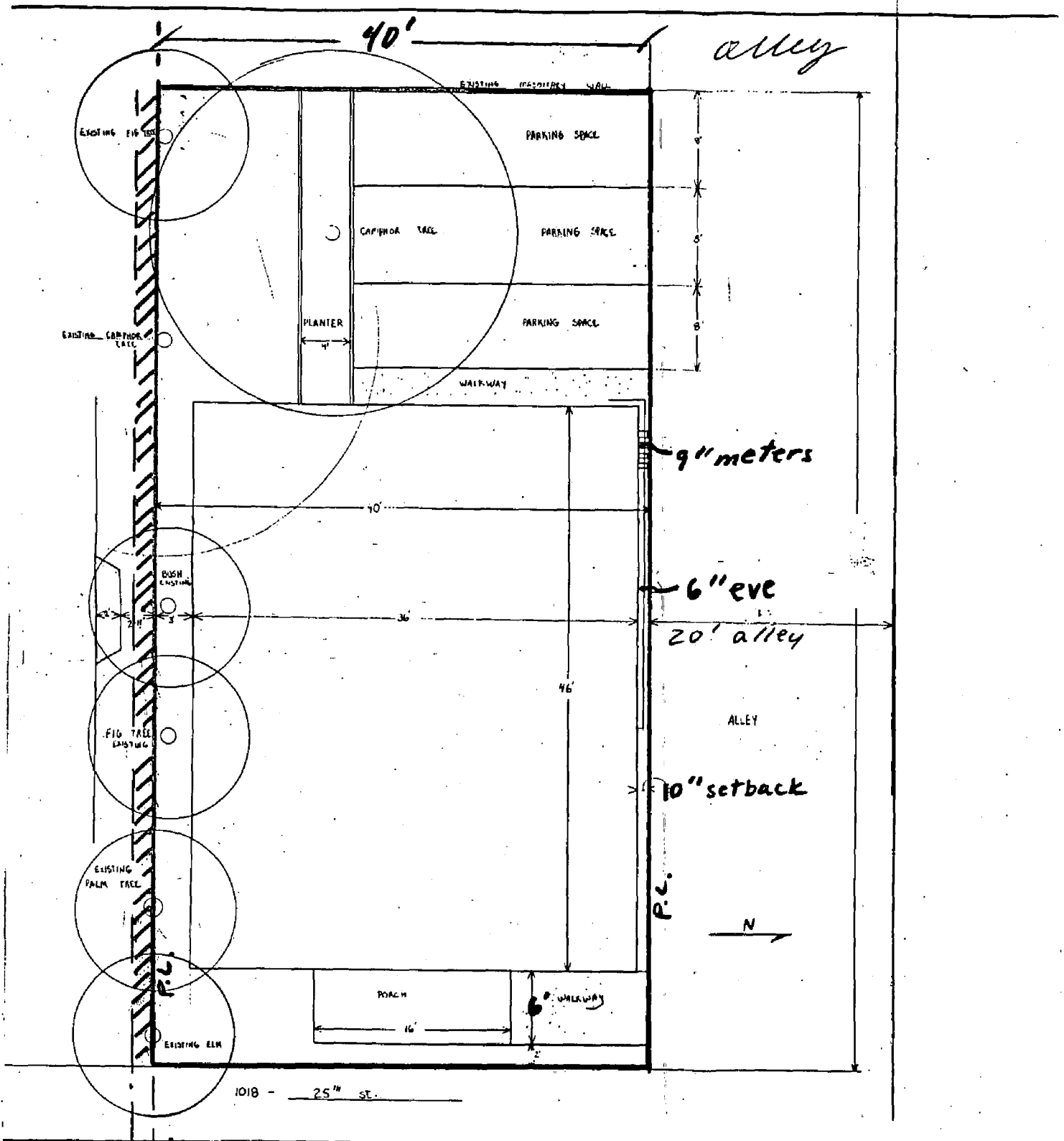
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LAND USE & ZONING MAP

EXHIBIT A

SITE PLAN



P.L.

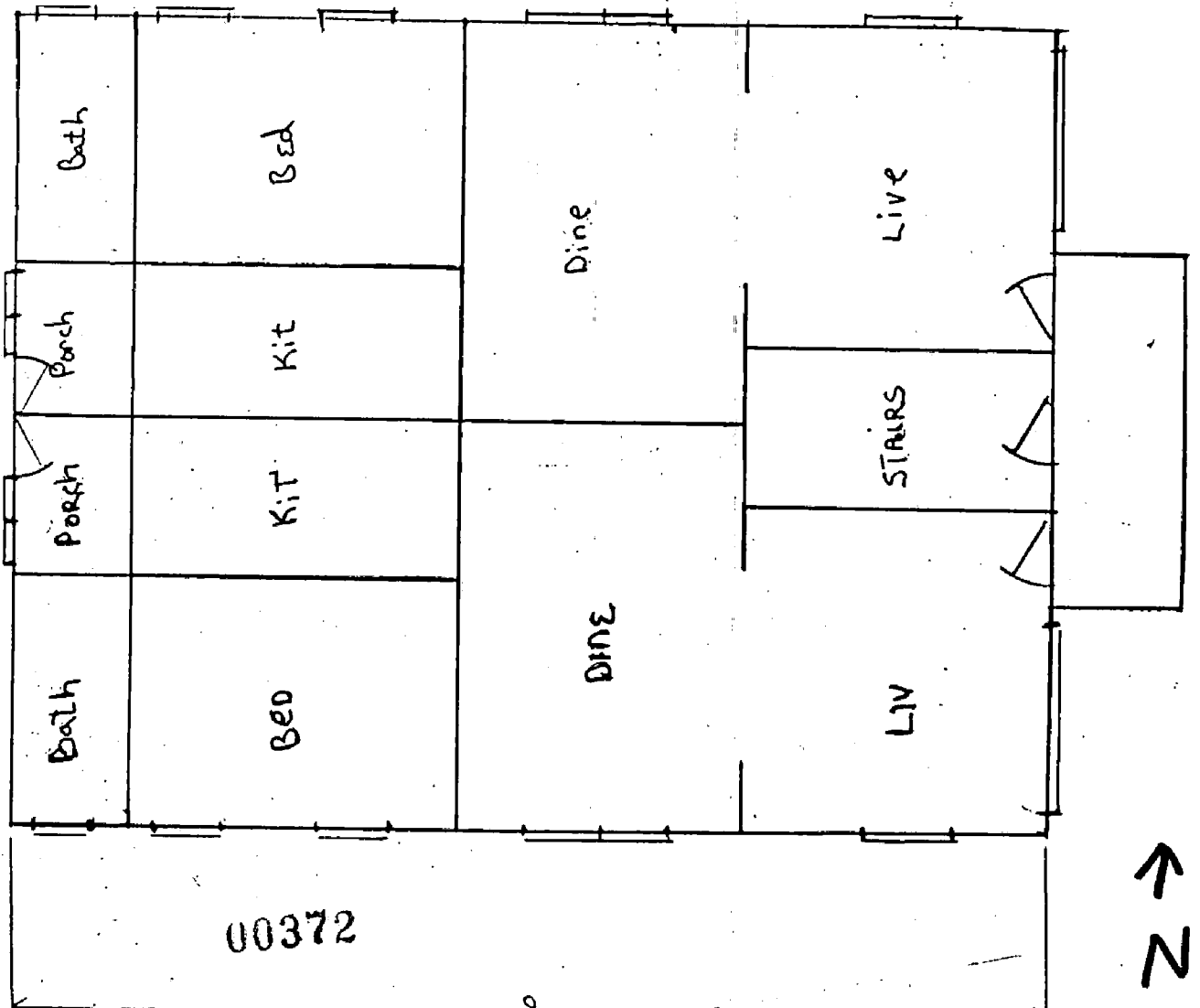
2'
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Required 2' wide FIRE PROTECTION EASEMENT on adjacent property

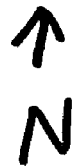
1018 25th St

Height 28'

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Down Stairs



36'

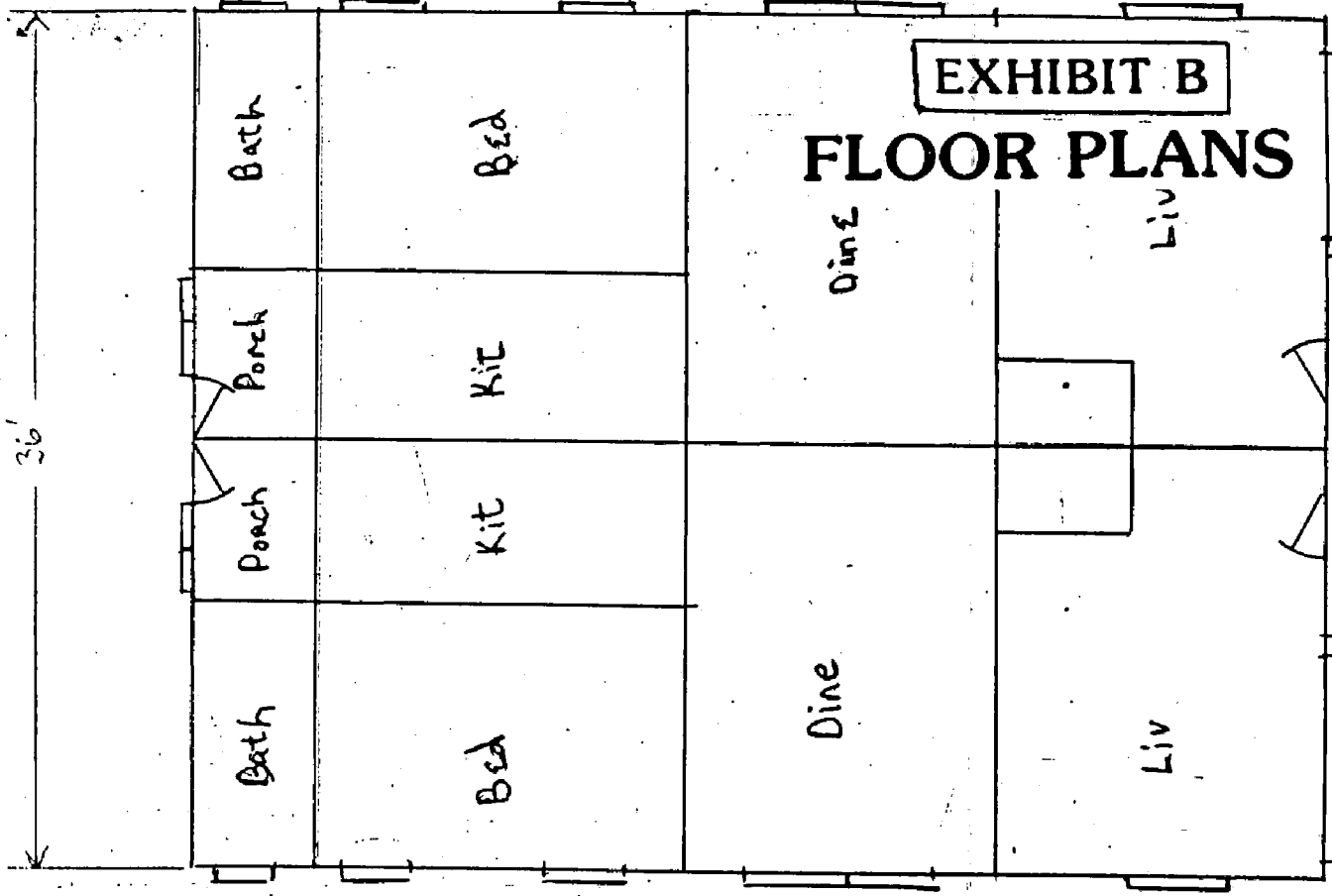


EXHIBIT B

FLOOR PLANS