

PLANNING DIRECTOR'S VARIANCE

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927-10th Street, Suite 300 . SACRAMENTO, CALIFORNIA 95814

APPLICANT	Walter R. Stickel, 1211-43rd Avenue, Sacramento, CA		
OWNER	Walter R. Stickel, 1211-43rd Avenue, Sacramento, CA		
PLANS BY	_____		
FILING DATE	_____	50 DAY CPC ACTION DATE	_____
REPORT BY:	GM:bw		
NEGATIVE DEC.	N/A	EIR	ASSESSOR'S PCL. NO. 025-172-43

APPLICATION: Request for a Planning Director's Variance (P83-277) to construct a nine foot, four inches high masonry wall along the rear property line and to waive the masonry wall requirement over a 10 foot, nine inch section of a PG&E easement.

LOCATION: Southwest corner of 33rd Avenue and Franklin Boulevard

PROJECT INFORMATION

1965 Fruitridge Community Plan Designation: Shopping/Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:
North: Residential; C-2
South: Commercial; C-2
East: Commercial; C-2
West: Residential; R-1

Property Dimensions: 129.75' x 174.72'/150.76 feet
Property Area: 0.48 acre
Square Footage of Building: 11,245
Parking Required: 23 spaces
Parking Provided: 25 spaces
Parking Ratio: 1:450 square feet

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STAFF EVALUATION:

1. The applicant is requesting a Planning Director's Variance to construct a nine foot, four inches high masonry wall along a portion of the rear property line in conjunction with the construction of a 11,245 square foot auto repair building on 0.48± acres in the C-2 zone. The request also includes a waiver of the masonry wall requirement along 10 feet, three inches of the rear property line over a PG&E gas easement. The applicant proposes to install a six-foot high chainlink fence with wood slats over this portion of the property line. The purpose of the higher masonry wall is to provide greater security for the rear area of the auto repair facility.

The adjacent property to the west is a 80' x 120' lot developed with a single family residence. The residential structure is situated near the west property line with approximately 30± foot side yard setback between the residential building and the subject wall. The location of the chainlink portion of the wall abuts the rear yard area of the adjacent residential lot, therefore, any noise impacts should be minimal.

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2. Based upon the width of the lot (80 ft.) and distance between the subject wall and adjacent residential structure, the height should have no affect on the amount of light and air on the residence. The subject area also suffers from a high rate of crime and vandalism. The high masonry wall will help deter criminal activity and vandalism at the rear of the site.
3. Staff discussed the appearance of the proposed commercial building and the existing auto repair facility owned by the applicant on the adjacent parcel to the south. The applicant has agreed to modify the design of the proposed building and improve the existing facility as follows:
 - a. Extend the split face block wall across the entire north elevation and add some design element to visually break up the large blank wall;
 - b. Plant climbing vine plants along the north elevation of new buildings and install a drip irrigation system;
 - c. Install a planter strip adjacent to the north face of the nine foot, four inch masonry wall adjoining the parking lot and plant a combination of shrubs and climbing vines;
 - d. Increase the planter strip adjoining the parking lot and 33rd Avenue from three foot to four foot width;
 - e. Remove graffiti along south elevation of existing garage building and apply graffiti resistant paint over wall surface;
 - f. Plant shrubs and climbing vines in existing planter strips along Franklin Boulevard.

STAFF RECOMMENDATION: Staff recommends approval of the variance request, subject to conditions and based upon the Findings of Fact which follow:

1. The applicant shall submit revised final development plans, including landscape and irrigation plans for review and approval of City staff prior to issuance of building permits with the following changes:
 - a. Extend split face block wall across entire north elevation of new building. The design shall include decorative design relief using the split face block or similar material;
 - b. Plant climbing vine plants at base of north elevation of new building and install drip irrigation system;
 - c. Install a planter strip adjacent to the north face of the nine foot, four inch masonry wall adjoining the parking lot and plant with a combination of shrubs and climbing vines;
 - d. Increase the planter strip adjoining the parking lot and 33rd Avenue from three feet to four feet in width;
 - e. Remove graffiti along south elevation of existing garage building on adjacent parcel to the south and apply graffiti resistant paint;
 - f. Plant combination of shrubs and climbing vines in existing planter strips along Franklin Boulevard;
 - g. Install a three-foot high decorative masonry wall along the west property line within the adjacent front yard setback area.

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Findings of Fact

- a. The request for a variance does not constitute a special privilege in that:
 - 1) the subject wall will be constructed of decorative split block material and a nine foot, four inch high wall will deter vandalism and crime activity in an area with a high crime rate;
 - 2) adequate setback exists between the adjacent residential structure to the west and the subject wall;
- b. The granting of the variance will not be injurious to the public welfare nor the properties in the vicinity in that the proposed wall is located at the rear of the site, constructed of decorative masonry material, and adequately landscaped from street view;
- c. The project is in conformance with the 1974 City General Plan and Zoning Ordinance in that auto repair facilities are permitted in the General Commercial (C-2) zone.

REPORT PREPARED BY:


Gene Masuda, Associate Planner

RECOMMENDATION APPROVED:


Marty Van Duyn, Planning Director

GM:bw

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