

CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Remy & Thomas, 629 J Street, Sacramento, California 95814</u>
OWNER <u>Roman Catholic Bishop, 3333 3rd Avenue, Sacramento, California 95817</u>
PLANS BY <u>Peter Givas Architect, 2331 Alhambra Boulevard, Suite 100, Sacramento, California 95817</u>
FILING DATE <u>September 23, 1992</u> ENVIR DET <u>Exempt 15061(b)(3)</u> REPORT BY <u>Cindy Gnos</u>
ASSESSOR'S PCL. NO. <u>010-0374-005 and 010-0374-007</u>

- APPLICATION:**
- A. Special Permit Modification to eliminate four on-site parking stalls for an approved four unit apartment complex on 0.137± vacant acres in the General Commercial (C-2) zone.
 - B. Special Permit for off-site parking for six parking stalls on 0.4± developed acres in the General Commercial (C-2) zone.

LOCATION: 3326 3rd Avenue
 Council District 5

PROPOSAL: The applicant is requesting the necessary entitlements in order to eliminate four on-site parking stalls and provide the required six parking stalls off site.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant and Parking Lot

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Food Bank; C-2	Front:	7.5'	21'
South: Single Family; R-2B	Side(East):	0'	5'
East: Parking Lot; C-2	Side(West):	0'	5'
West: Single Family; C-2	Rear:	0'	66'

Property Dimensions:	40' x 150' and 120' x 150'
Property Area:	0.137± and 0.4± acres
Density of Development:	29 du/na
Parking Required:	6 spaces
Parking Provided On Site:	0 spaces
Parking Provided Off Site:	6 spaces
Square Footage of Building:	3,285 square feet
Height of Building:	24 feet, 2 stories
Topography:	Flat
Street Improvements:	Existing

APPLC.NO. P92-260 **MEETING DATE** November 12, 1992 **ITEM NO.** 12

Utilities:	Existing
Exterior Building Materials:	Wood Siding
Roof Materials:	Cedar Shingles

BACKGROUND INFORMATION: On December 12, 1991, the Planning Commission approved a special permit (P91-151) to allow four residential units on the commercially zoned property. The Planning Commission also approved a variance to waive two of the required six parking spaces. The applicant is requesting to modify this approval.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two parcels in the General Commercial (C-2) zone. One parcel contains 0.137 ± acres to be used for the future apartment building. The other parcel contains 0.4 ± acres which is currently used as a parking lot. The General Plan designates the site Community/Neighborhood Commercial and Offices. The site is also within the Oak Park Redevelopment Area and is designated Commercial. The surrounding land use and zoning includes the Food Bank, zoned C-2, to the north; single family residential, zoned R-2B, to the south; a parking lot, zoned C-2, to the east; and single family, zoned C-2, to the west.

B. Applicant's Proposal

The applicant is requesting a modification of the previously approved special permit to delete the four parking stalls on the site plan and locate the required six parking stalls off site. The applicant proposes to landscape the entire rear yard, rather than paving a portion of it for parking.

C. Policy Considerations

The previously approved special permit for housing development is consistent with the General Plan policies that promote the retention of existing housing and the addition to the affordable housing stock in the City. Policy in the Housing Element of the General Plan discourages the "demolition of sound and potentially sound housing in residentially designated areas." One of the goals in the General Plan is to "provide affordable housing for all income groups." The applicant proposes to make the four units available to low income families. Additional policy supporting this project can be found in the Residential Land Use Element of the General Plan: "promote the reuse of abandoned structures which are sound or can be renovated for residential use to ensure neighborhood vitality." Furthermore, an overall urban growth policy is to "promote the reuse or rehabilitation of existing urban development to meet projected growth." Specifically, the policy promotes the development of skipped over parcels of vacant land. The proposal for off site parking supports the City's policy to "provide adequate off-street parking for new development" and "develop special parking standards or other measures which can support the development of areas identified for revitalization."

D. Staff Analysis

The applicant is requesting a modification of the previous special permit approval to eliminate four on site parking spaces to allow more landscaped yard area for the future tenants of the building. To compensate for the loss of the four parking spaces, the applicant is also requesting that the parking stall be located off site on the existing parking lot used by the Sacramento Food Bank. The previous application requested a variance to waive two of the required six parking spaces. Since the applicant is now providing the spaces off site, staff suggests the total required six spaces be designated for the use of the apartments. Staff supports the requested modification. It allows a greater outdoor play area for the tenants, and reduces the amount of pavement. The parking lot is currently used by the Sacramento Food Bank. The Food Bank was approved (P87-201) in 1987. There are 16 extra parking stalls in the lot, therefore, there is adequate space available for the six spaces for the apartment development.

E. Building Design

~~6-8-89~~ → 5-28-87 OPC → 1-7-87 SC

The proposed building materials consist of horizontal wood siding with a cedar shingle roof. The subject site is located within the Oak Park Redevelopment Area and, therefore, requires Design Review approval prior to the issuance of Building Permits. The four unit apartment complex has received Design Review approval (DR90-301) subject to conditions. The applicant should coordinate the revised site plan and landscape plan with the Design Review staff.

F. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Utilities, Oak Park PAC, and the Oak Park Neighborhood Improvement Association. The comments received referenced the comments from the previous application (P91-151). They include:

Engineering Development Services

1. Sewer and water services are available in the alley.
2. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.

Oak Park PAC

On July 23, 1991, the Oak Park PAC Housing Subcommittee reviewed the request for a variance to waive two of the six required parking spaces for the four unit apartment complex that will be located at 3326 3rd Avenue. The Housing Subcommittee approved the variance, but expressed an interest to use the existing parking lot next to the site as additional parking space for the complex. John Healy, Director of the Food Bank, attended the meeting and stated that the Food Bank had no problem with this idea.

The Housing Subcommittee would like to see if a more permanent arrangement for the additional two parking spaces is possible. They understand that this may require another variance. The Housing Subcommittee did approve the variance to remove two parking spaces, but requests that the use of the adjoining parking be investigated as an alternative to street parking.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061(b)(3)).

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

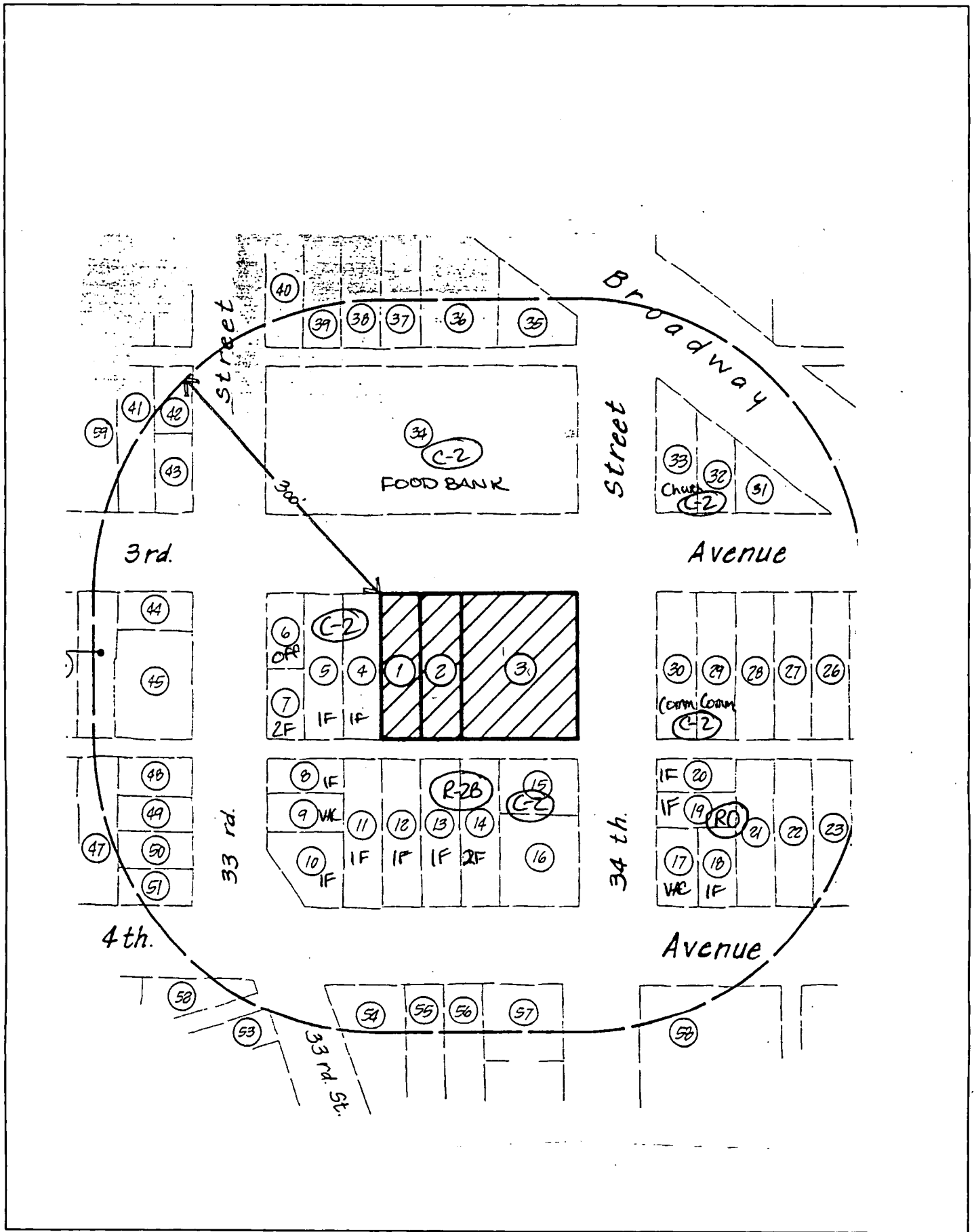
- A. Approve the Special Permit Modification to eliminate four on-site parking stalls for an approved four unit apartment complex subject to conditions and based upon findings of fact which follow.
- B. Approve the Special Permit for off-site parking for six parking stalls subject to conditions and based upon findings of fact which follow.

Conditions

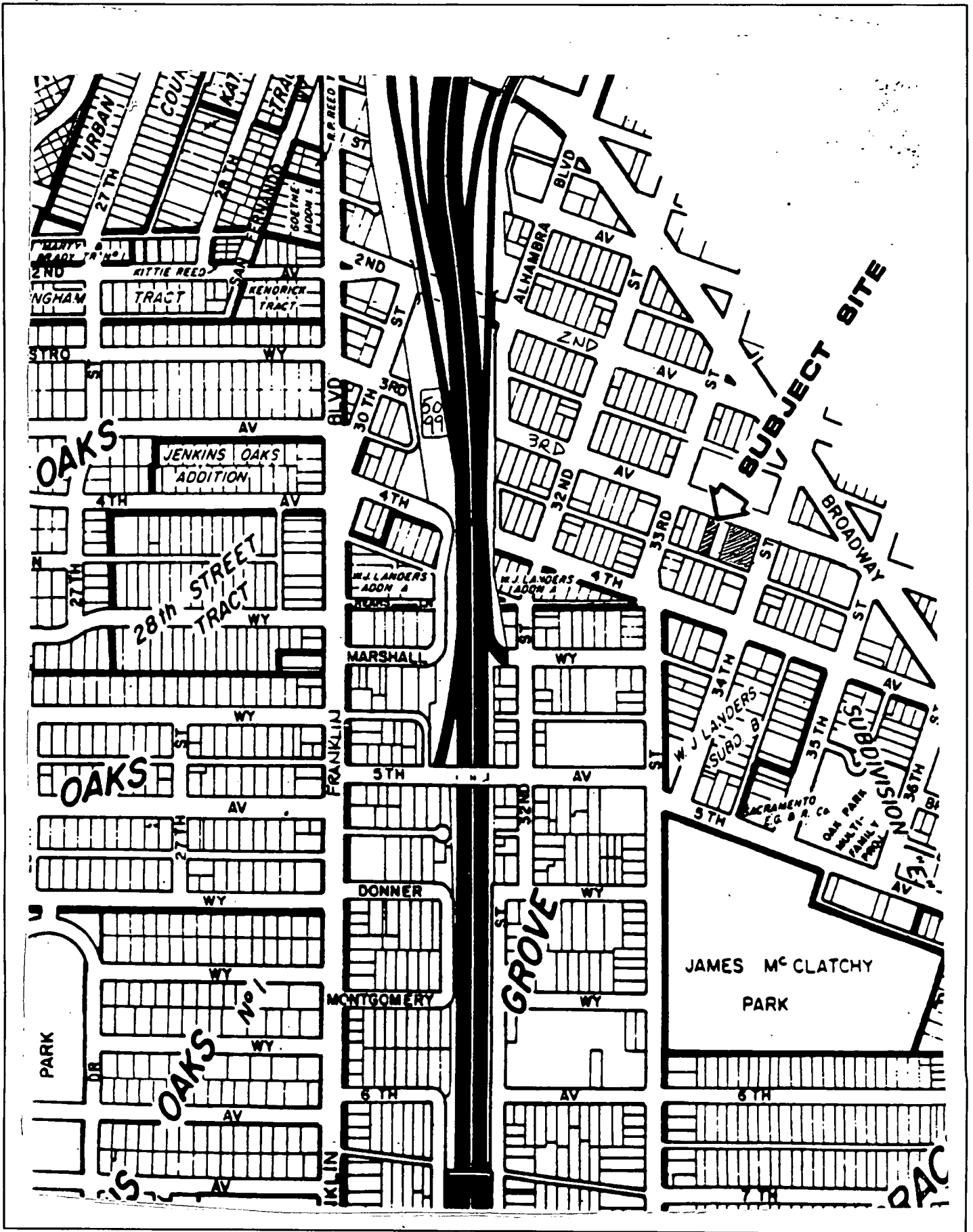
1. The project shall be developed as per the submitted site plan.
2. The applicant shall submit a detailed landscape and irrigation plan for review and approval of the Planning Director prior to the issuance of Building Permits. The landscape plan shall include the front setback area, play area, and the pedestrian walkways.
3. There shall be six parking spaces in the parking lot clearly designated for the exclusive use of the apartment tenants.
4. The applicant shall submit the revised site plan and landscape plan for review and approval of the Design Review staff prior to the issuance of Building Permits.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that there is adequate parking available in the Food Bank parking lot to serve both uses.
2. Granting the request will not be injurious to the public safety or welfare, nor result in the creation of a public nuisance in that adequate parking is provided.
3. The proposed use is consistent with the General Plan which designates the site Community/Neighborhood Commercial and Offices. Residential is allowed in commercial areas subject to special permit approval. Parking is also permitted in commercial zones.



LAND USE & ZONING MAP



VICINITY MAP

