

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

APPLICANT	Comstock Johnson Architects, Inc., 10304 Placer Lane, Suite A, Sacramento, California 95827		
OWNER	Peter S. Becker, 807 Seamas Avenue, Sacramento, California 95822		
PLANS BY	Comstock Johnson Architects, Inc., 10304 Placer Lane, Suite A, Sacramento, California 95827		
FILING DATE	March 12, 1992	ENVIR. DET.	Exempt 15303e, 15305a
ASSESSOR'S PCL. NO.	014-0064-006		
REPORT BY	Cindy Gnos		

- APPLICATION:**
- A. Planning Director's Variance to waive the required six foot masonry wall on 0.22+ developed acres in the General Commercial (C-2) zone.
 - B. Planning Director's Variance to reduce the front setback from 16.5 feet to 8.25 feet in order to construct a 7,394 square foot office building.

LOCATION: 2420 Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to waive the required masonry wall between residential and non-residential uses and construct a 7,394 square foot office building.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Auto Repair Shop

Surrounding Land Use and Zoning:		Setbacks:	Required	Provided
North:	Commercial; C-2	Front (Y St):	16.5	8.25'
South:	Single Family & Commercial; C-2 & R-1	Rear:	0'	0'
East:	Vacant (future Shriners Hospital); H	Side (Int):	5'	15'
West:	Single Family; R-1	Side (St):	5'	5'

Property Dimensions:	95' x 100'
Property Area:	0.22+ acres
Square Footage of Proposed Building:	7,394 square feet
Parking Required:	18 spaces
Parking Provided:	18 spaces
Height of Building:	28 feet total, 2 stories
Exterior Building Materials:	Cement Plaster, Concrete Block
Roof Materials:	Built-up Asphalt
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

APPLC.NO. P92-059

002278

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.22± acres in the General Commercial (C-2) zone. The site is currently developed with a auto repair shop containing approximately 1,000 square feet. The auto repair shop is to be demolished. The General Plan designates the site Community/Neighborhood Commercial and Offices. The site is also located within the Oak Park Redevelopment Area. The surrounding land use and zoning includes commercial, zoned C-2, to the north; single family and commercial, zoned R-1 and C-2, to the south; vacant land for the future Shriners Hospital, zoned H, to the east; and single family, zoned R-1, to the west.

B. Applicant's Proposal

The applicant is proposing to develop a 7,394 square foot office building on the site. The Zoning Ordinance requires a minimum six foot solid masonry wall to be located on any property line between a residential and non-residential use. The applicant is requesting a variance to waive the masonry wall required along the western property line. The applicant is also requesting a setback variance for the setback along Y Street. The Zoning Ordinance requires residential setbacks whenever the front of a commercial parcel shares the same street frontage as residential. The averaged residential setback is 16.5 feet. The applicant is proposing to reduce the setback to eight feet, three inches for a small portion of the building. The remainder of the building is setback to 23.5 feet.

C. Staff Analysis

The applicant is proposing the development of a 7,394 square foot office building. The submitted site plan conforms with the parking requirements of the Zoning Ordinance. The applicant is, however, requesting the wall be waived and replaced with a solid board wood fence. There is currently a three foot wide sewer easement that runs along the west property line which is where the wall is required. The Public Works Department has indicated that the footings required for a masonry wall will not be allowed within this easement, however, a wood fence may be constructed. Staff has no objection to the waiving of the wall. It is adjacent to the garage of the residence next door. The plans also indicate a four and six foot wide planter between the parking areas and the single family residence. This planter should be landscaped with adequate trees and shrubs to shield the residential neighbor. The applicant should also submit a detail of the proposed solid wood fence for review and approval of the Planning Director prior to the issuance of Building Permits. The fence should be located as indicated on the submitted plans.

Staff also has no objection to the setback variance along Y Street. The required setback is 16.5 feet by averaging the two adjacent residential structures (Exhibit A). The main wall of the building is setback 23.5 feet, however, the stairwell projects to within 8.25 feet of the property line. The applicant is requesting a variance to reduce the Y Street setback from 16.5 feet to 8.25 feet. The applicant should submit a revised site plan indicating the 8.25 and 23.5 setbacks for review and approval of the Planning Director prior to the issuance of Building Permits. The commercial property across the street provides a seven foot setback along Y Street, and there are residences further down Y Street which provide only a five foot setback. Staff does not find the requested setbacks to be inconsistent with the surrounding area.

D. Building Design

The proposed building materials consists of concrete block and cement plaster with aluminum storefront. The roof material is built-up asphalt roofing. The subject site is located within the Oak Park Redevelopment Area and, therefore, requires Design Review approval. The Design Review Board approved the proposed design on April 22, 1992.

APPLC.NO. P92-059

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E. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspection, Fire Department, and the Med Center Neighborhood Association. The following comments have been received:

Traffic Engineering

1. Landscaping shall be designed to provide adequate sight distance.
2. Provide adequate sight distance for southerly parking spaces in the garage.

Engineering Development Services

A water and sewer easement are located at the west property line. These could conflict with footings for a masonry wall.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303e and 15305a).

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

1. Approve the Variance to waive the required six foot masonry wall subject to conditions and based upon findings of fact which follow.
2. Approve the Variance to reduce the front setback from 16.5 feet to 8.25 feet subject to conditions and based upon findings of fact which follow.

Conditions

1. The applicant shall submit a detail of the proposed solid wood fence along the west property line for review and approval of the Planning Director prior to the issuance of Building Permits. The fence shall be located as indicated on the submitted plans.
2. The applicant shall submit a detailed landscape plan for review and approval of the Planning Director prior to the issuance of Building Permits. The plans shall include the four and six foot wide planter between the parking areas and the single family residence. This planter shall be landscaped with adequate trees and shrubs to shield the residential neighbor. The landscape shall also be designed to provide adequate sight distance.
3. The applicant shall submit a revised site plan indicating the revised setbacks on Y Street for review and approval of the Planning Director prior to the issuance of Building Permits. The main wall of the building shall be setback 23.5 feet, and the stairwell shall project no closer than 8.25 feet to the property line.
4. The project shall receive Design Review approval prior to the issuance of Building Permits.

Findings of Fact

1. Granting the variances does not constitute a special privilege extended to an individual property owner in that other property owners have been granted variances along Stockton Boulevard for setbacks when adjacent to residential.

2. Granting the variances does not constitute a use variance in that office buildings are allowed in the General Commercial (C-2) zone.
3. The project will not be injurious to the public safety and welfare in that:
 - a. the main wall of the building is meeting setback requirements;
 - b. there is adequate parking provided on the parcel; and
 - c. a solid board fence and landscaping will adequately protect the adjacent residential property.
4. The project is consistent with the General Plan which designates the site Community/Neighborhood Commercial and Offices.

Report Prepared By,

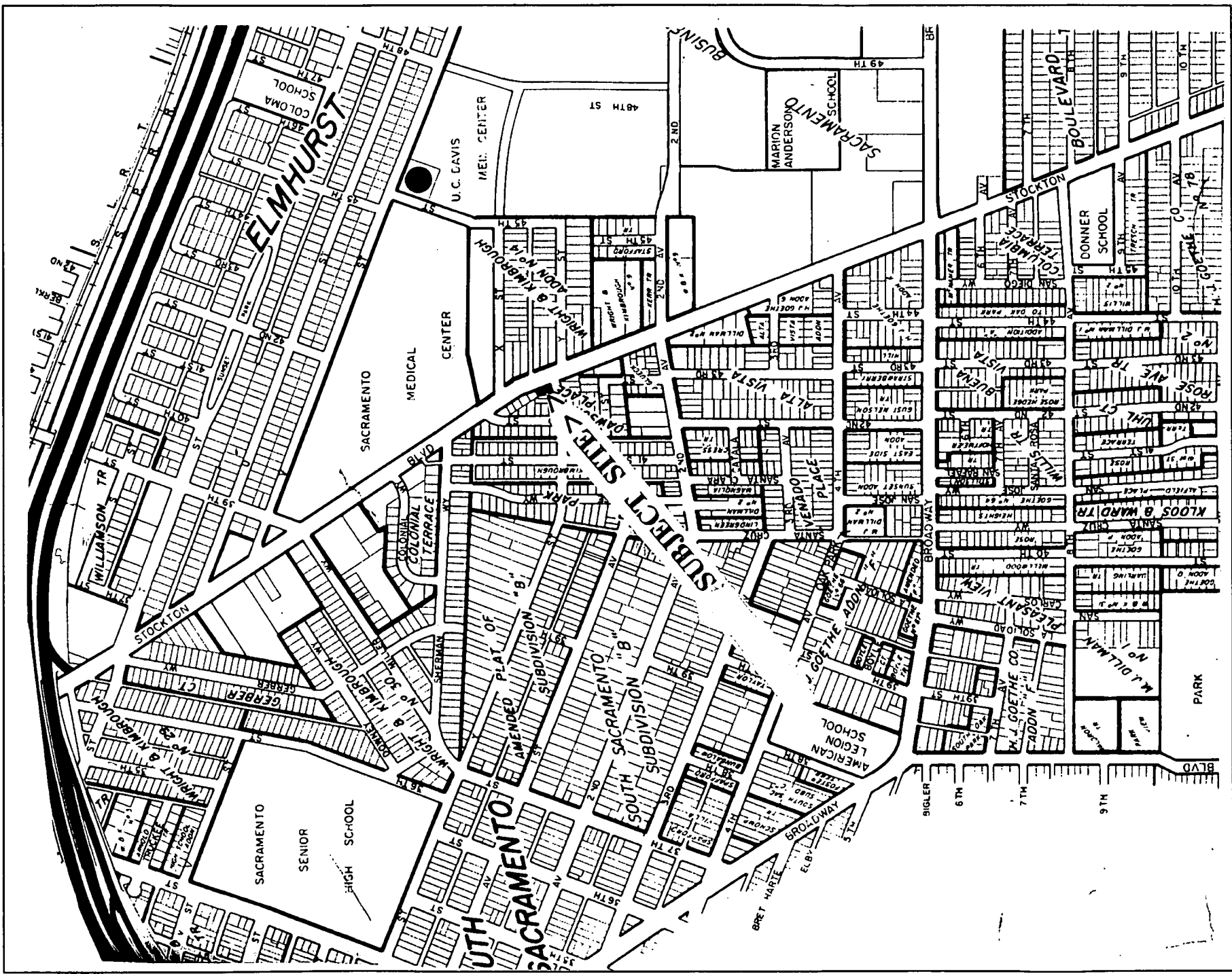
Cindy Gnos
Cindy Gnos, Associate Planner

5-5-92
Date

Recommendation Approved By,

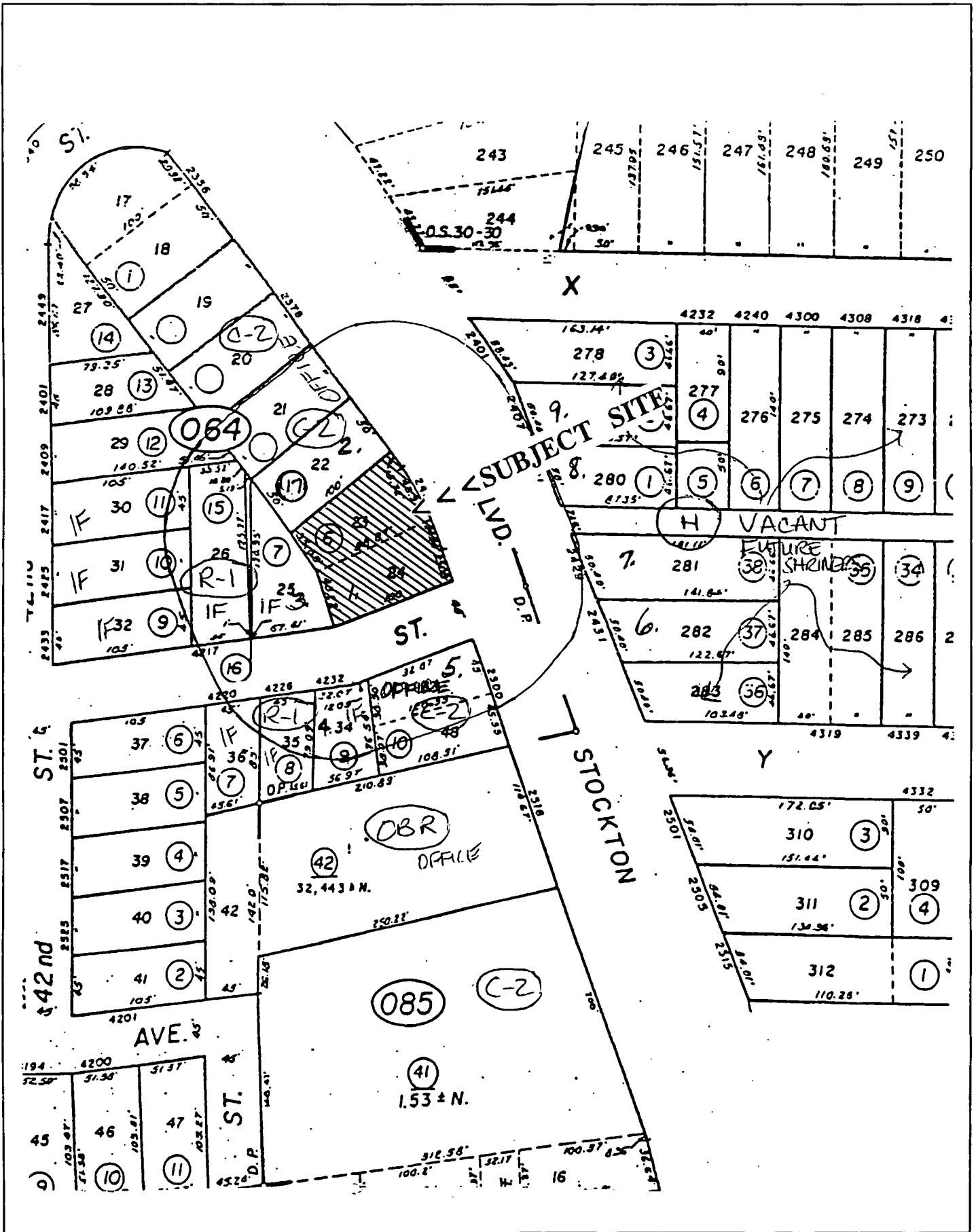
Gary Stonehouse
Gary Stonehouse, Planning Director

5-8-92
Date



VICINITY MAP

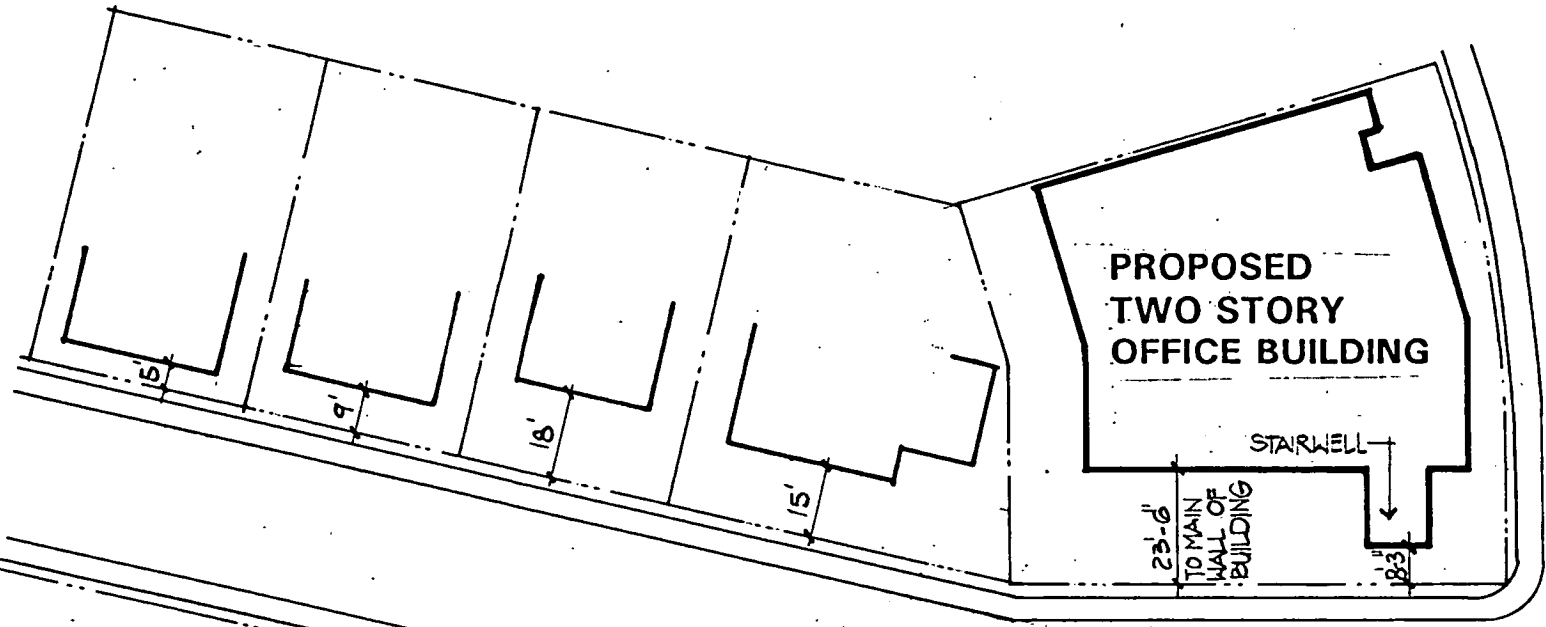
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LAND USE & ZONING MAP

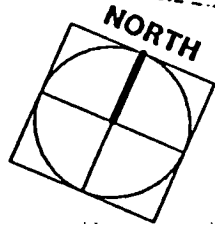
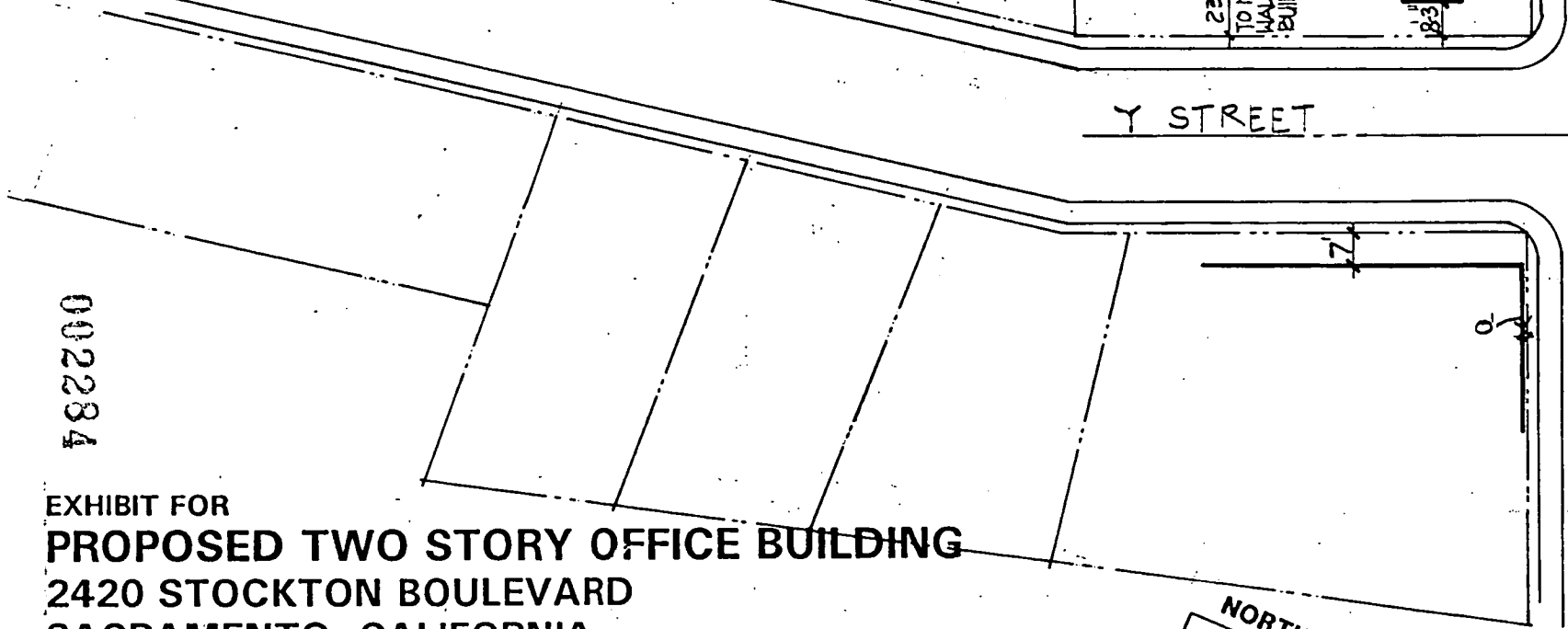
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Y STREET

STOCKTON BLVD



STOCKTON

EXHIBIT - A

002284

EXHIBIT FOR
PROPOSED TWO STORY OFFICE BUILDING
 2420 STOCKTON BOULEVARD
 SACRAMENTO, CALIFORNIA

PETE BECKER, DEVELOPER
 COMSTOCK JOHNSON ARCHITECTS, INC.
 JOB # 91199.05 4-28-92 1" = 40' DPE/DH



P2-059

002235

PROJECT DATA:

APN: 014-0064-000

ZONING: C2- CITY OF SACRAMENTO

SITE AREA: 0.497 ± S.F.

BLDG. AREA:

FIRST FLOOR: 1,951 S.F. +/-
SECOND FLOOR: 5,443 S.F. +/-
TOTAL: 7,394 S.F. +/-

SITE COVERAGE: TOTAL SITE AREA: 0.497 S.F. +/-
TOTAL FLOOR AREA: 0.950 S.F. +/- = 73%

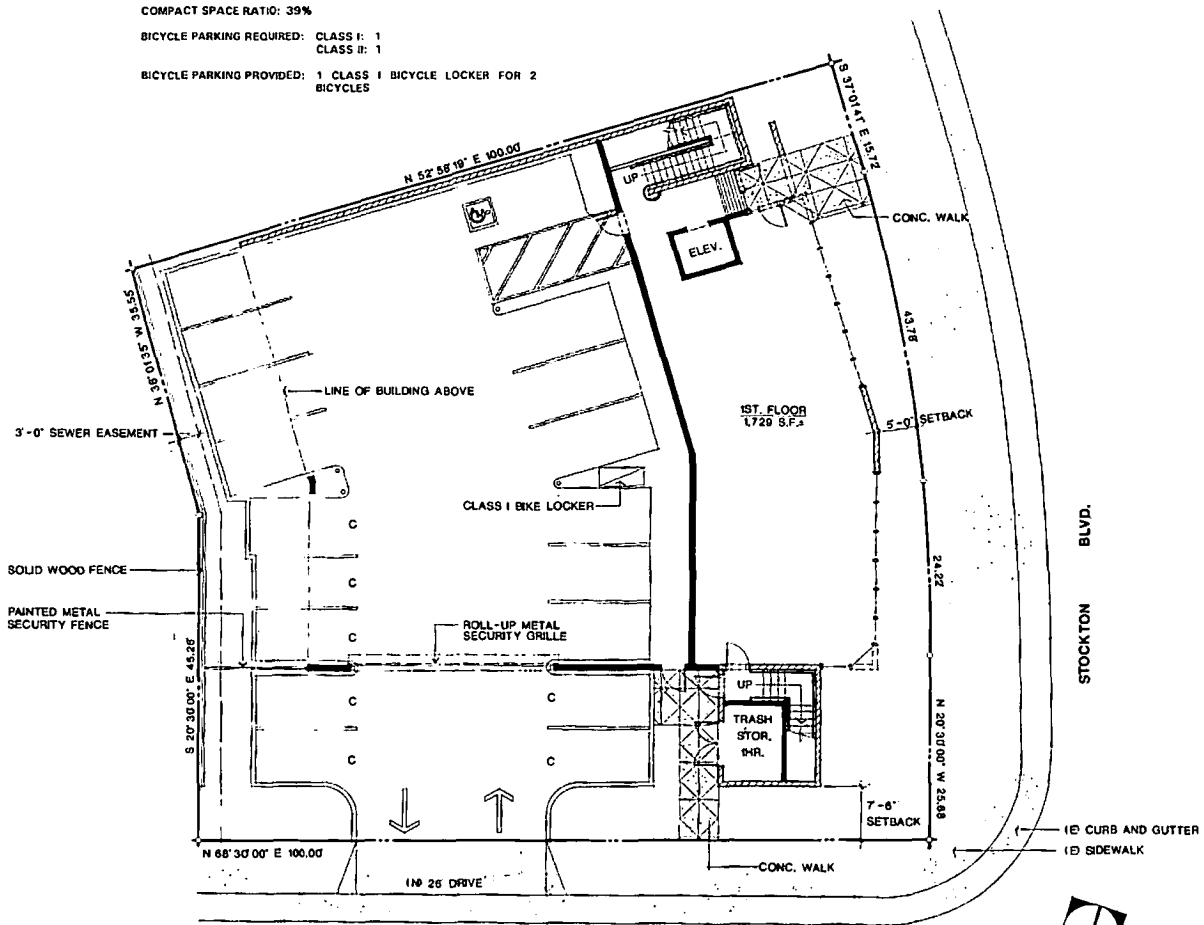
PARKING REQUIRED: 1 SP. PER 400 S.F. = 18 SP.

PARKING PROVIDED: 18 SP.

COMPACT SPACE RATIO: 39%

BICYCLE PARKING REQUIRED: CLASS I: 1
CLASS II: 1

BICYCLE PARKING PROVIDED: 1 CLASS I BICYCLE LOCKER FOR 2
BICYCLES



SITE / FIRST FLOOR PLAN



Architects, Inc.
 10304 Placer Lane, Suite A
 Sacramento, CA 95827
 Phone 916 362-6303
 Fax: 916 362-5641

Donald M. Conestock
 Architect
 Duane M. Johnson
 Architect

EXHIBIT - B

CONTRACTOR'S OBLIGATION
 The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. The contractor shall also be responsible for protecting all existing utilities and structures on the site.

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 8-7-92
 DRAWN: DPM/DM
 JOB NO.: 8788-03
 SHEET

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STOCKTON & Y STREET BUILDING
 STOCKTON BLVD. AND Y STREET
 SACRAMENTO, CALIFORNIA
 PETE BECKER, DEVELOPER

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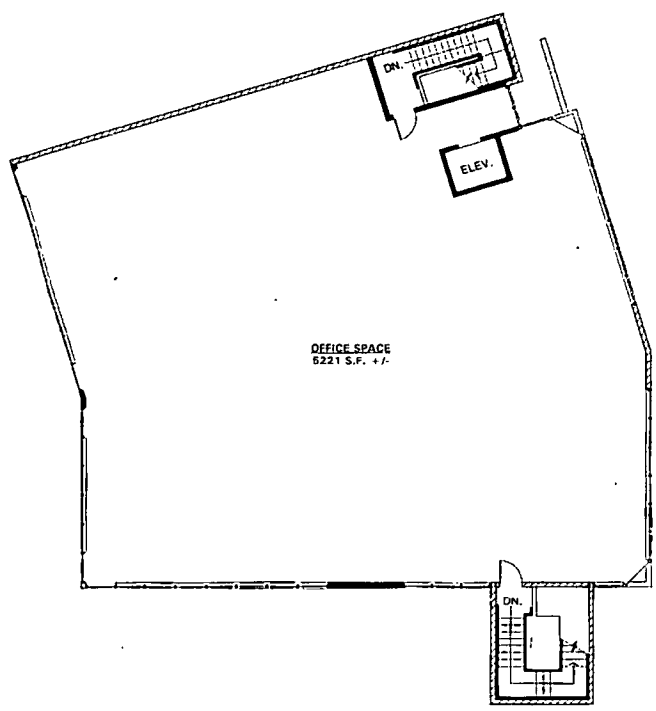
CITY OF SACRAMENTO
CITY PLANNING DIVISION

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002236



SECOND FLOOR PLAN

1/8"=1'-0"



Architects, Inc

10304 Placer Lane, Suite A
 Sacramento, CA 95827
 Phone: 916 362-6303
 Fax: 916 362-5641

Donald M. Comstock
 Architect
 Duane M. Johnson
 Architect

EXHIBIT - C

CONTRACTOR'S RESPONSIBILITY
 The Contractor shall be responsible for the accuracy of the information provided in this drawing. The Contractor shall be responsible for the accuracy of the information provided in this drawing. The Contractor shall be responsible for the accuracy of the information provided in this drawing.

JOB TITLE
STOCKTON & Y STREET BUILDING
 STOCKTON BLVD. AND Y STREET
 SACRAMENTO, CALIFORNIA
 PETE BECKER, DEVELOPER

REVISIONS:

DATE 8-7-88
 DRAWN DME/DH
 JOB NO. 8188.05

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CITY PLANNING DIVISION

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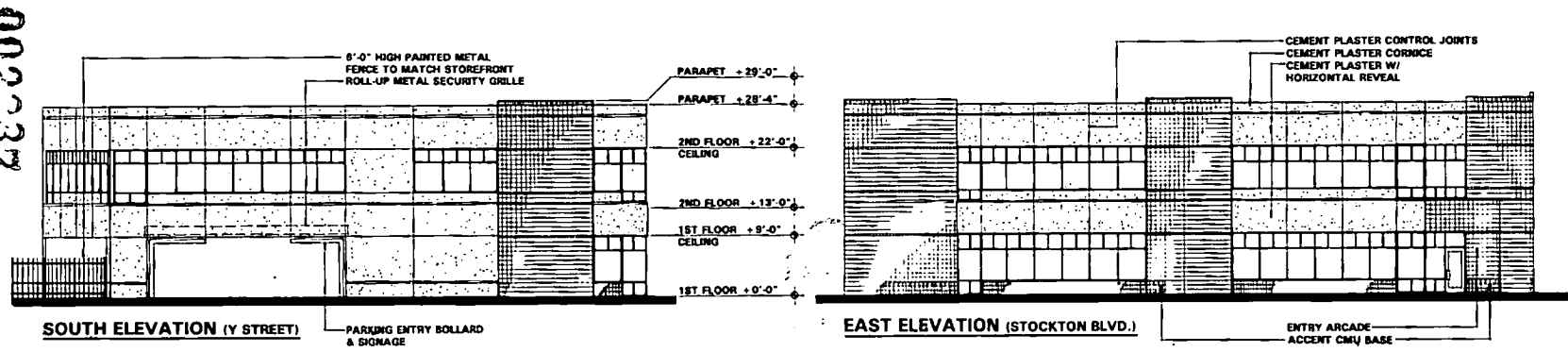
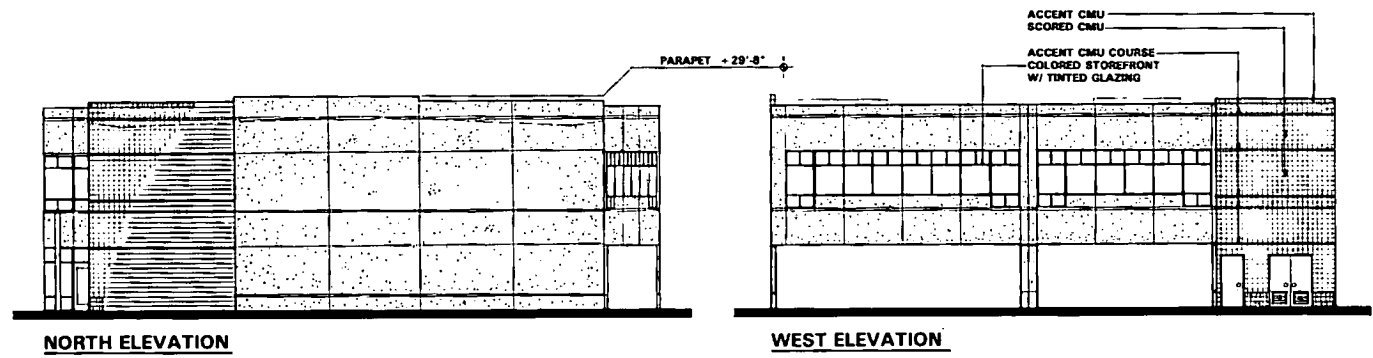
Architects, Inc.
 42304 Flower Lane, Suite A
 Sacramento, CA 95827
 Phone: 916 363-4303
 Fax: 916 363-8941
 Donald H. Cornwell
 Architect
 Duane H. Johnson
 Architect

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JOB TITLE:
STOCKTON & Y STREET BUILDING
 STOCKTON BLVD. AND Y STREET
 SACRAMENTO, CALIFORNIA
 PETE BUCKER, DEVELOPER

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EXHIBIT - D



BUILDING ELEVATIONS

1/8" = 1'-0"



A AC
 1/10/06
 DS
 JOB NO.

P 92 059

Received: 3-19-91

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PLANTING NOTES

- The plant list is provided for the convenience of the contractor. The Contractor shall verify all plant details and S&P discrepancies with the plan sheet owners.
- Unless otherwise approved by the Landscape Architect, substitutions of Specified Plant Material shall not be made. Current and/or proposed water efficient landscape ordinances require a CERTIFICATE OF COMPLIANCE, which concept is completed if appropriate plant material is used.
- Finish grade in planter areas shall be 6" below the top of adjacent curb, unless so noted. Finish grade shall be smooth and even.
- Planting areas shall be kept clean and free from all obstructions, debris, litter or other materials. Pollution caused by graffiti, planter, etc., or other such materials, shall be removed by maintenance of the mall and replaced with clean supplies.
- See details and specifications for greenhouse, materials and installation requirements.
- Shade, if indicated, with one foot contour (stairs) are appropriate only. Coordinate heights and slope with Drawing Contractor. See City Landscape Architect for hours in advance for final inspection of slope. General Contractor shall construct mounds to within 6" of finish grade with clean fill material. Landscape Contractor shall spread 6" of top soil over fill material to bring mound to finish grade.
- Imported top soil (if required) shall be fertile, friable, sandy loam of uniform composition. Clay particles shall not exceed 8% by volume. The soil shall be free from stones, rags, roots, rocks over 1" in diameter or other deleterious material. The imported soil shall be free from toxic amounts of either acid or alkaline elements and shall be capable of sustaining healthy plant life.
- Slopes in plan areas shall not exceed 5:1. Top of slope/mound shall be finished to gradually blend in with surrounding flat lawn areas.
- Adjacent streets, sidewalks and other paved areas shall be kept free of soil, dirt or similar substances resulting from earthwork operations.
- For most trees, 5/16" PLAST BAYONETS should not have their cones disturbed. For plastic cones, remove bottom of cone, place in plant pit and cut sides to remove. Cut metal cone in three places around and carefully slide back until into plant pit. For large plant material, one bottom support as necessary.

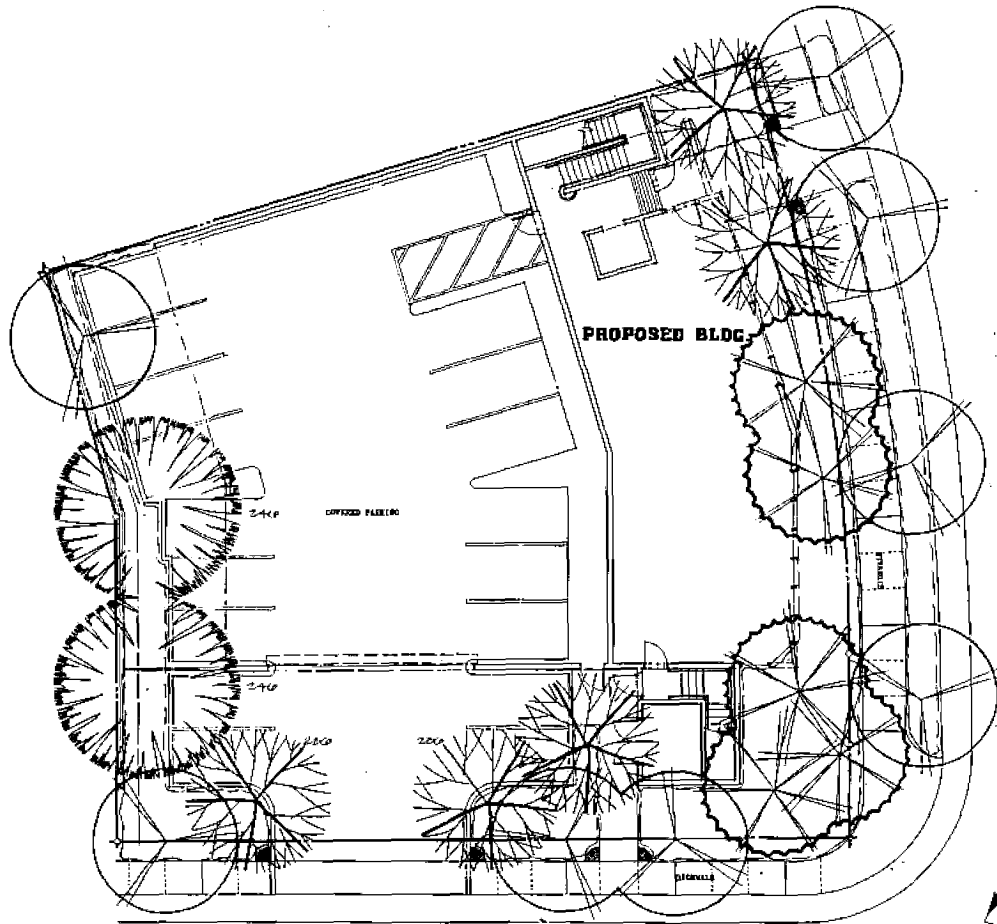
SHADE CALCULATIONS

TREE	100%	75%	50%
FRESH BALSAMIC			2 2 248- 492 SF
LACONOSTYCHIS 'WATERS'	2 2 250-	472 SF	
TOTALS		472 SF	492 SF
TOTAL PAVED PAVEMENT AREA	1,716 SF		
TOTAL SHADE REQUIRED (50%)	878 SF		
TOTAL SHADE PROVIDED (50%)	944 SF		

PLANT LIST & LEGEND

SYM	PLANT/COLOR/SHADE NAME	SIZE	QTY	SPACING
(Symbol)	LACONOSTYCHIS 'WATERS' / PLANT AT 1/2"	10 GAL	5	24"/24"
(Symbol)	FRESH BALSAMIC / PLANT AT 1/2"	10 GAL	2	24"/24"
(Symbol)	FRESH BALSAMIC / PLANT AT 1/2"	10 GAL	5	24"/24"
(Symbol)	FRESH BALSAMIC / PLANT AT 1/2"	10 GAL	2	24"/24"
(Symbol)	FRESH BALSAMIC / PLANT AT 1/2"	10 GAL	2	24"/24"
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(Symbol)	FRESH BALSAMIC / PLANT AT 1/2"	10 GAL	2	24"/24"

INDICATION PLANT, SHADE PLANTING, DETAILS & SPECIFICATIONS SHALL BE INCLUDED WITH THE FINAL CONSTRUCTION DOCUMENTS SUBMITTAL PACKAGE.



STOCKTON BLVD.

00288



PRELIMINARY LANDSCAPE PLAN

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

S.L. ALLEN & ASSOC.
 LANDSCAPE ARCHITECTS
 1000 J STREET, SUITE 200
 SACRAMENTO, CALIF. 95811
 (916) 441-1000



EXHIBIT - E

JOB TITLE:

STOCKTON & Y STREET BUILDING
 STOCKTON BLVD. AND Y STREET
 SACRAMENTO, CALIFORNIA
 PETE BECKER, DEVELOPER

REVISIONS:

NO.	DATE	DESCRIPTION

DATE: 5-11-92
 DRAWN: S.L.A.
 JOB NO.: 9789/03

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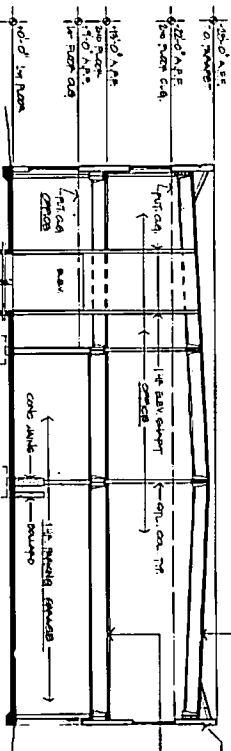
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CITY OF SACRAMENTO
CITY PLANNING DIVISION
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BUILDING SECTION A-A

Notes:
 1. This drawing is for information only. It is not intended to be used for construction.
 2. The contractor shall be responsible for obtaining all necessary permits.
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STOCKTON & Y STREET BUILDING
 STOCKTON BLVD. AND Y STREET
 SACRAMENTO, CALIFORNIA
 PETE BECKER, DEVELOPER

EXHIBIT - F

Architects, Inc.
 1000 North Lane, Suite A
 Sacramento, CA 95827
 Phone: 916 262-4232
 Fax: 916 262-1811
 Donald B. Casella
 Architect
 David J. Casella
 Architect

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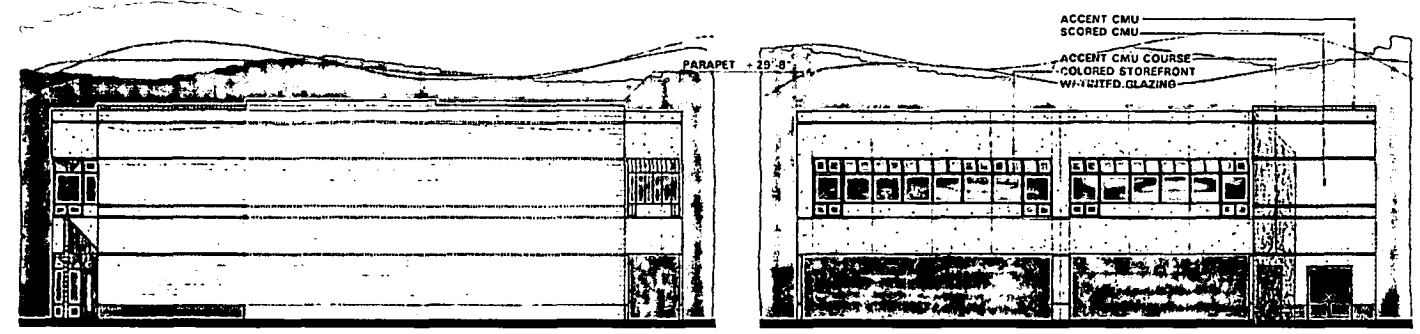
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CITY OF SACRAMENTO
CITY PLANNING DIVISION

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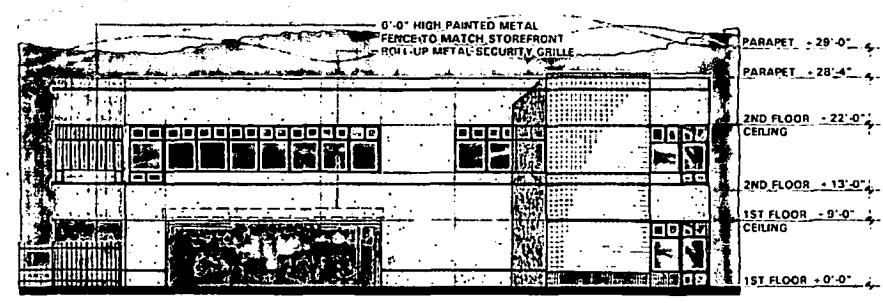
COMSTOCK JOHNSON ARCHITECTS, INC.
A LIMITED LIABILITY CORPORATION
10304 PLACER LANE, SUITE A
SACRAMENTO, CALIFORNIA 95827
PHONE 916 362 6303
FAX 916 362 5841
DONALD M. COMSTOCK
ARCHITECT
DANE H. JOHNSON
ARCHITECT
THIS DOCUMENT IS UNCLASSIFIED
DATE 10/20/2001 BY 60322 UCBAW/STP

NO.	REVISIONS	DATE

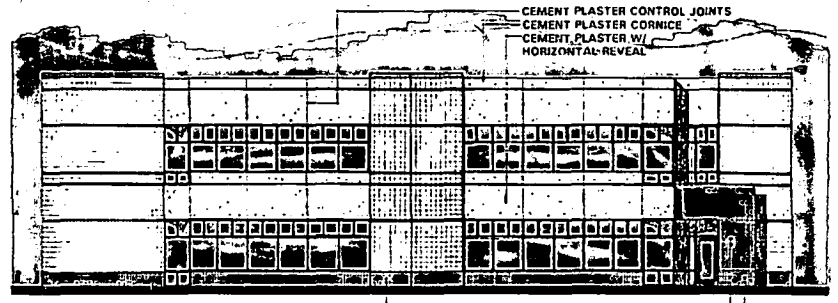


NORTH ELEVATION

WEST ELEVATION



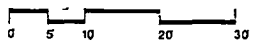
SOUTH ELEVATION (Y STREET)



EAST ELEVATION (STOCKTON BLVD.)

BUILDING ELEVATIONS

1/8" = 1'-0"



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JOB NO

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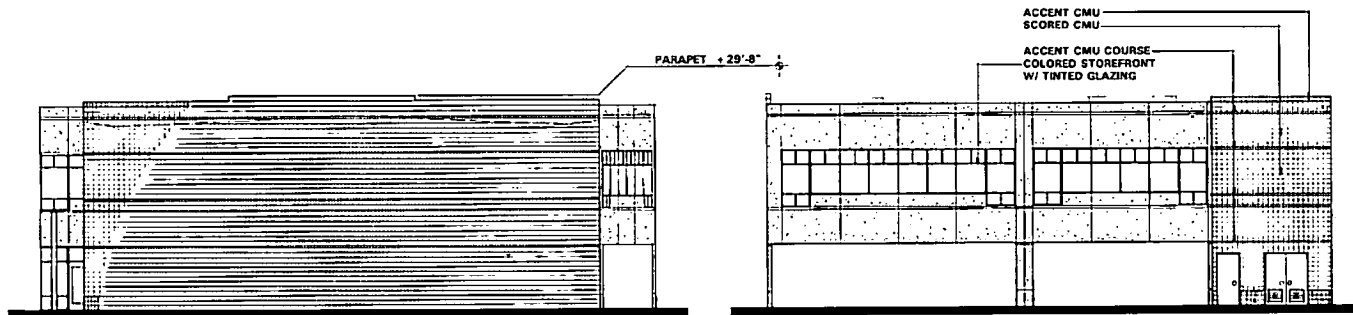
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CITY PLANNING DIVISION

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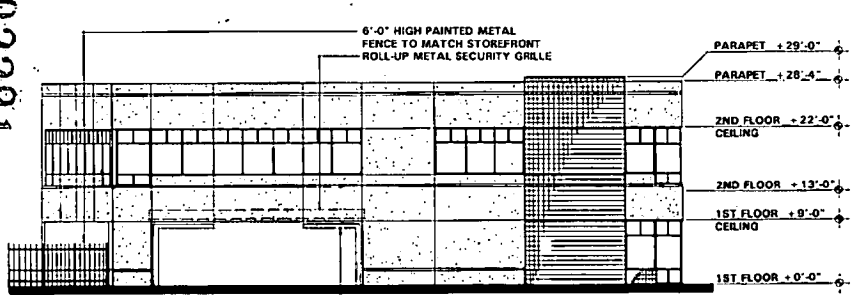
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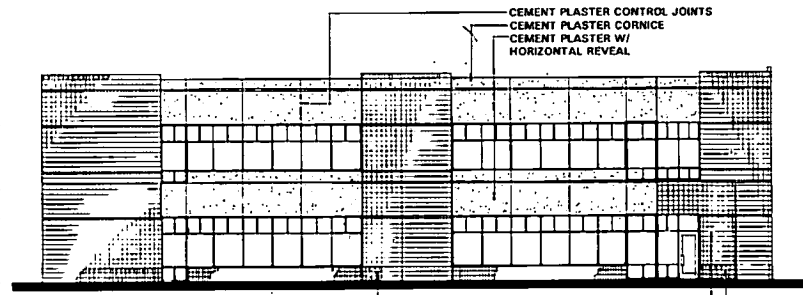
NORTH ELEVATION

WEST ELEVATION

002291



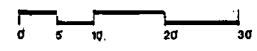
SOUTH ELEVATION (Y STREET)



EAST ELEVATION (STOCKTON BLVD.)

BUILDING ELEVATIONS

1/8" = 1'-0"



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JOB TITLE:
STOCKTON & Y STREET BUILDING
 STOCKTON BLVD. AND Y STREET
 SACRAMENTO, CALIFORNIA
 PETE BECKER, DEVELOPER

REVISIONS:

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DATE: 11/19/05
DRAWN: [Signature]
JOB NO.: [Number]
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CITY PLANNING DIVISION

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