

**PLANNING DIRECTOR'S VARIANCE**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Russell & Sullivan, 1717 I Street, Sacramento, CA 95814				
OWNER	R. Terry Schauer, 3405 Lakeview Drive, El Macero, CA 95618				
PLANS BY	Chinn - Busconi Architects, 1107 22nd Street, Sacramento, CA 95816				
FILING DATE	03/18/92	ENVIR. DET.	Exempt 15305	REPORT BY	D. Holm
ASSESSOR'S PCL. NO.	007-0343-006-0000				

**APPLICATION:** Planning Director's Variance to waive the required 6 foot high solid masonry wall for a single family residence which is being converted to offices on 0.15± developed acres in the General Commercial (C-2) zone.

**LOCATION:** 2812 P Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to waive the required 6 foot high solid masonry wall for a proposed office adjacent to a single family residences.

**PROJECT INFORMATION:**

General Plan Designation:	Community/Neighborhood Commercial & Office
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Office

**Surrounding Land Use and Zoning:**

North: Single Family, Multiple Family and Commercial; C-2  
South: Single Family, Multiple Family and Commercial; C-2  
East: Single Family; C-2  
West: Multiple Family; C-2

Property Dimensions:	40' x 160'
Property Area:	0.15±
Allowable Fence Height:	6 feet minimum
Proposed Fence Height:	6 feet
Required Fence Materials:	Masonry, Brick or Similar Material
Proposed Fence Materials:	Redwood Fencing
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site is zoned General Commercial (C-2) and is designated for community/neighborhood commercial and offices in the General Plan and general commercial uses in the 1980 Central City Community Plan. The subject site totals 0.15± acres and is developed with an existing single family residence that is being converted into offices. The surrounding land use and zoning is single family, multiple family and offices, zoned General Commercial (C-2), to the north, south, east and west.

**B. Applicant's Proposal**

The Zoning Ordinance requires that a minimum 6 foot high solid wall of masonry, brick, stucco or similar material be constructed along the property lines of a commercial development when constructed adjacent to a residential development or zone. As the existing single family residence is being converted to offices and there are single family residences located on the east and west side of the subject site, the applicant is required to construct a wall along the east and west property lines. The applicant is requesting to eliminate the requirement of the solid wall between the existing structures and is proposing to utilize a 6 foot high wood fence adjacent to the parking areas instead.

**C. Staff Analysis**

The subject site is developed with a single family residence that is being converted into offices. The conversion from a residential use to a commercial use is consistent with the C-2 zoning and the General Plan and Community Plan land use designations for the site. The Zoning Ordinance requires that a minimum 6 foot high solid wall be constructed along the property lines of a commercial use if it is adjacent to a residential zone or use. As the parcels located directly to the east and west of the subject site are zoned C-2 and are developed with single family residences, a solid wall is required to be constructed along the east and west property lines, prior to utilizing the subject site for offices.

The proposed office building is currently located 7 feet 6 inches from the adjacent residence on the east and 8 feet 6 inches from the adjacent residence on the west. By constructing a solid wall between the proposed office and the adjacent residences the existing open space between the structures will be reduced which could create a potential safety hazard and maintenance problem as there will be less than five feet between the existing structures and the wall that is required. The required parking for the proposed offices is located off of the alley behind the proposed office. As the parking for an office use could create additional light from headlights shining onto the adjacent residential properties the applicant is proposing to utilize a 6 foot high solid wood fence adjacent to the proposed parking area. The applicant is proposing to utilize the existing 6 foot high wood fence which is located along the eastern property line and is proposing to construct a similar fence along the west side of the property.

Prior to submitting an application for the requested variance the applicant worked with the adjacent property owners to obtain support and approval to waiving the solid wall. In order to reduce the impacts of the conversion the applicant and adjacent property owners feel that allowing the waiver of the required wall between the existing structures will allow the craftsman type architecture of the structures to remain unobstructed. By locating a wall between the structures the amount of open space will be reduced. In addition the utilization of a solid wood fence along the parking lot will be more in keeping with the surrounding residential type uses. By providing a 6 foot high solid wood fence adjacent to the proposed parking area the amount of light and glare from headlights and the visual impact of the parking lot on the adjacent residences should be reduced. In that the adjacent properties are designated for commercial use and could be converted to offices or other retail/commercial uses and a solid wood fence will be constructed adjacent to the proposed parking area Planning staff has no objections to the requested variance.

D. Agency Review

The proposed project was reviewed by the City's Engineering Development, Real Estate and Water and Sewer Divisions. The following comments were received:

Traffic Engineering

1. The parking stall adjacent to the alley shall be a standard sized stall.

E. Neighborhood Concerns

As part of the review process of this application the applicant was required to notify the property owner's adjacent to the subject site. No comments from the property owner's in the area have been received. In addition to the letters which were mailed out the applicant has submitted letters from the property owners directly adjacent to the subject site on the east and west which state that they do not have any objections to waiving the solid wall.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305).

RECOMMENDATION: Staff recommends the Planning Director approve the Planning Director's Variance to waive the required 6 foot high solid masonry wall subject to conditions and based upon findings of fact which follow;

Conditions

1. A minimum 6 foot high solid wood fence shall be constructed along the western property line adjacent to the rear of the existing office building and shall continue south along the property line to the alley. Prior to issuance of a certificate of occupancy the applicant shall contact the Planning Division for a site inspection;

- 2. If the applicant constructs a solid wood fence higher than 6 feet a building permit shall be obtained prior to construction of the fence; and
- 3. The parking stall shown located adjacent to the alley shall be a standard sized stall not a compact stall.

Findings of Fact - Variances:

- 1. Granting the request does not constitute a use variance in that offices are a permitted use in the General Commercial (C-2) zone.
- 2. Granting the request will not be injurious to public welfare nor to property in the vicinity in that:
  - a. the proposed six foot high solid wood fence adjacent to the proposed parking area will eliminate the visual impacts of the parking lot from the adjacent residential properties;
  - b. the proposed six foot high solid wood fence adjacent to the parking area will reduce the light and glare from the headlights of vehicles parking on the office site; and
  - c. the elimination of the required fence between the existing structures will allow for adequate light and open space between the office and the adjacent residences.
- 3. The proposed project is consistent with the General Plan which designates the site as community/neighborhood commercial and offices and the 1980 Central City Community Plan which designates the site as general commercial.

REPORT PREPARED BY:

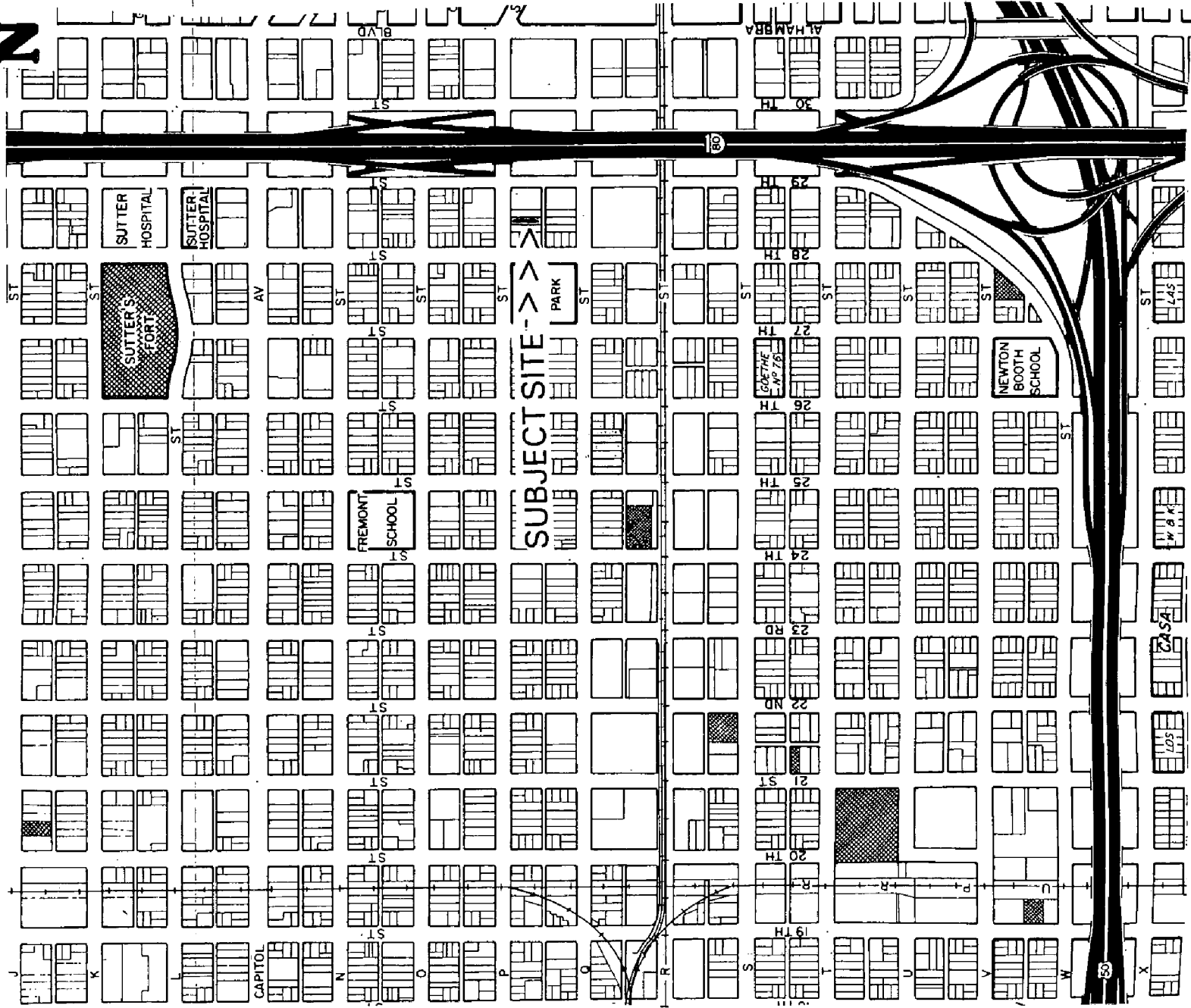
  
 Dawn T. Holm, Planner

5-21-92  
 Date

REPORT APPROVED BY:

  
 Gary Stonehouse, Planning Director

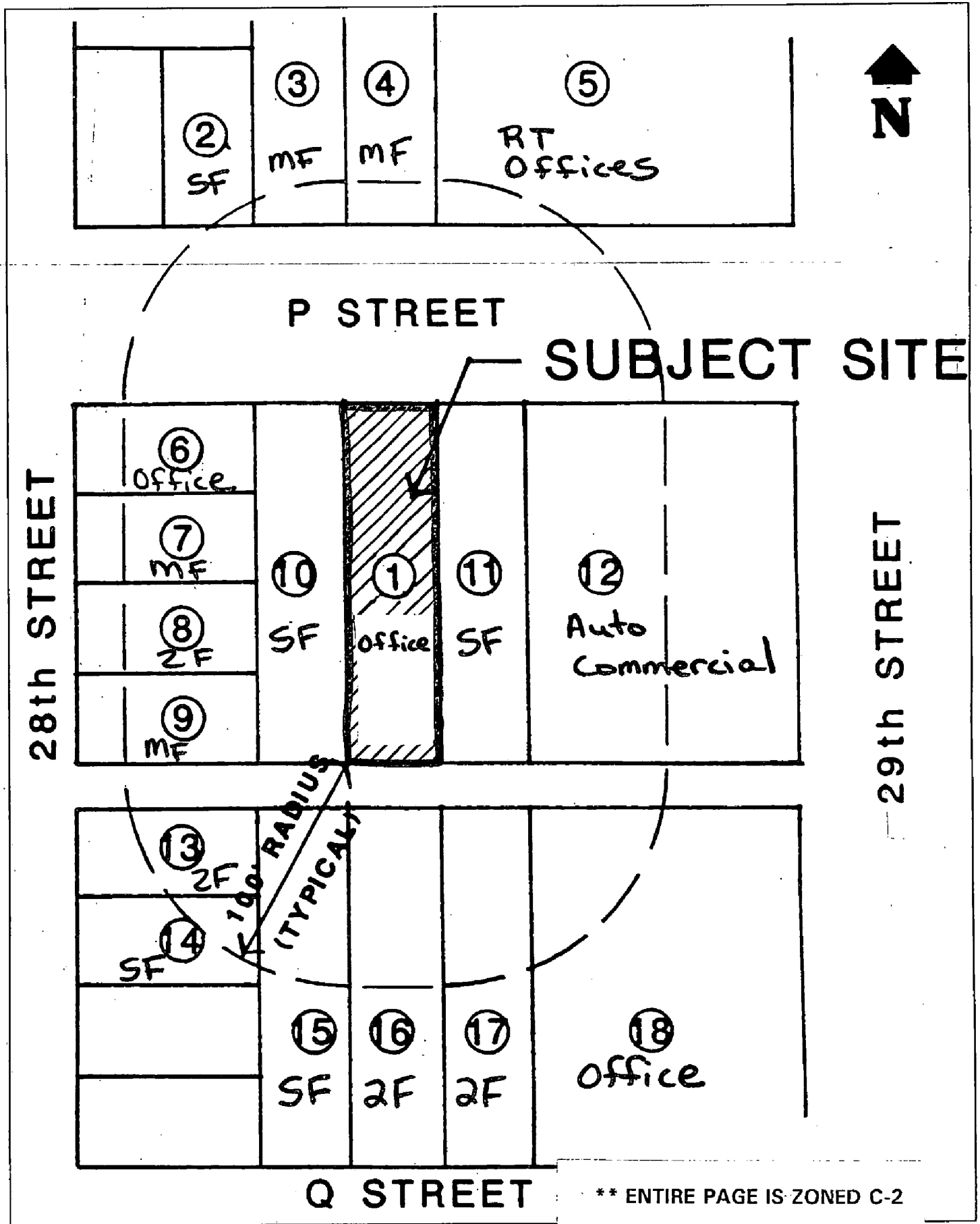
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VICINITY MAP

P92-061

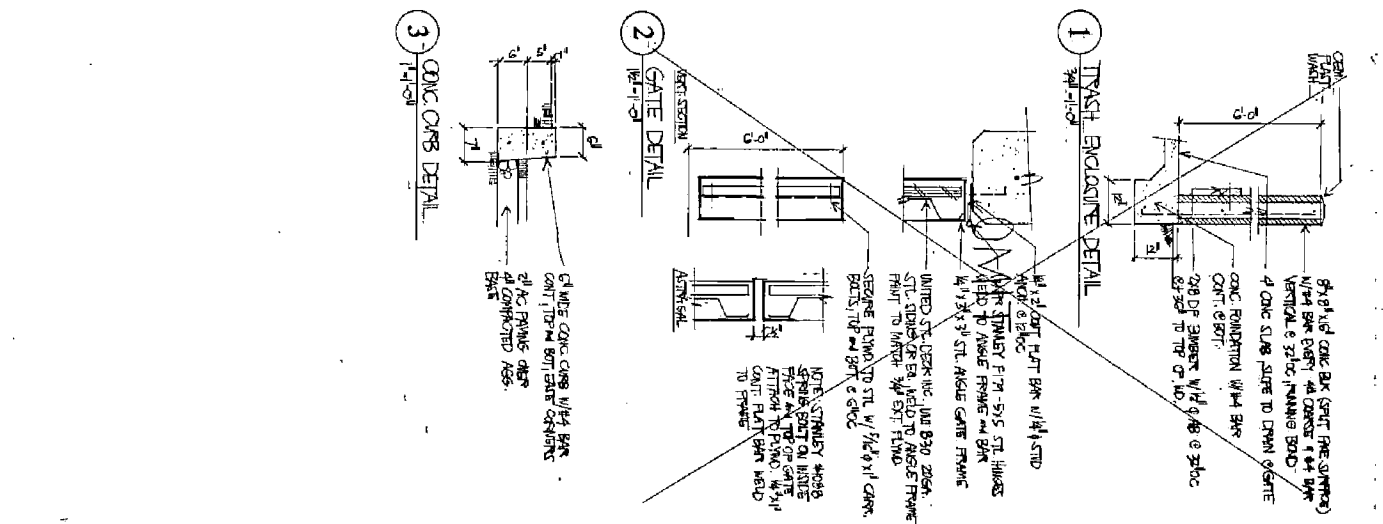
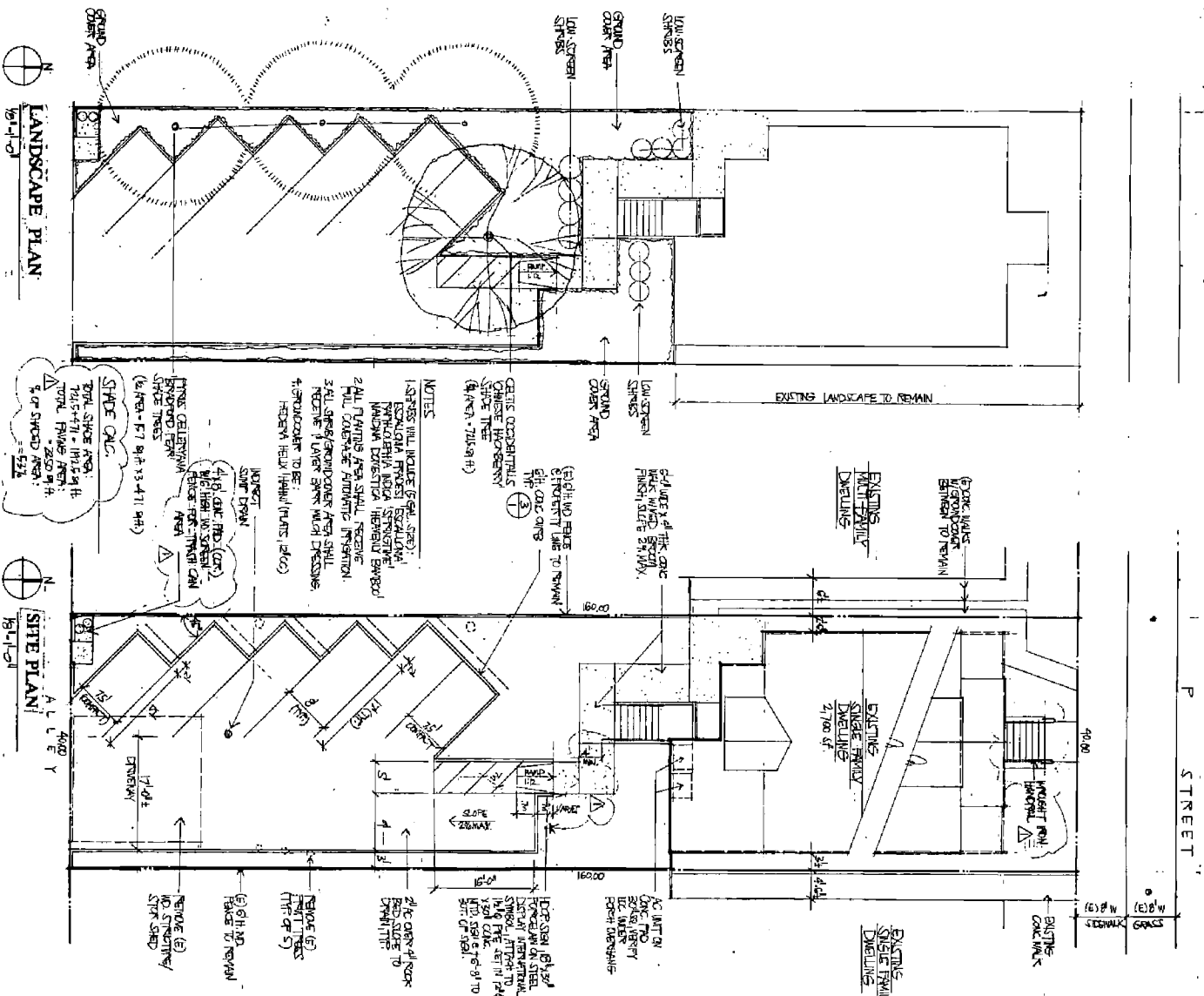
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LAND USE AND ZONING MAP

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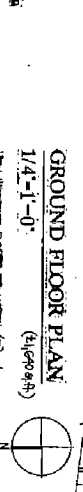
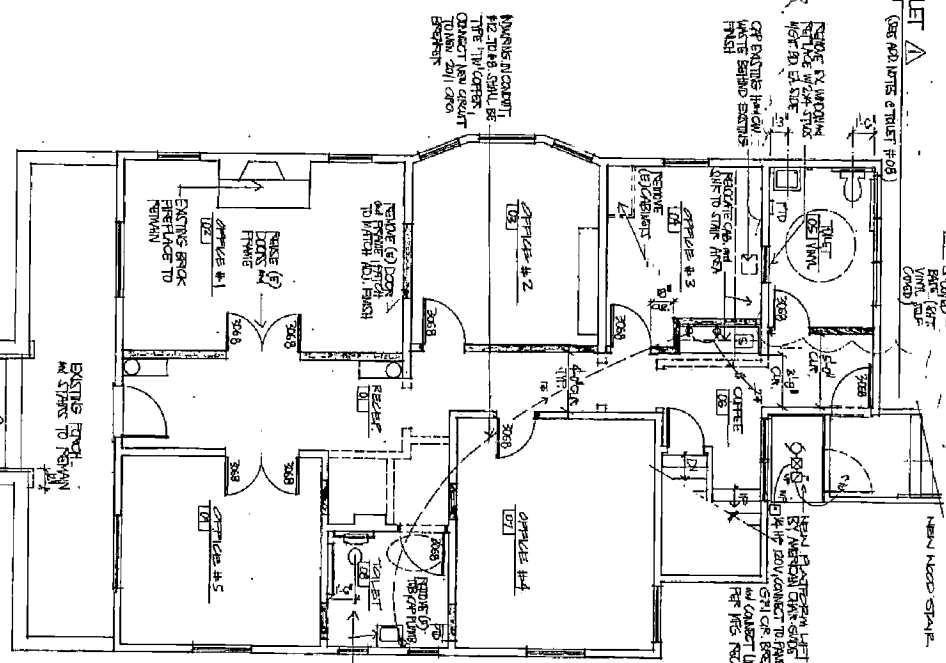
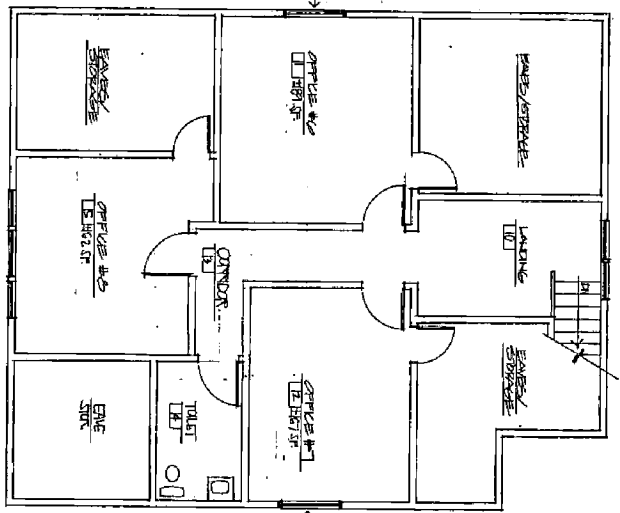
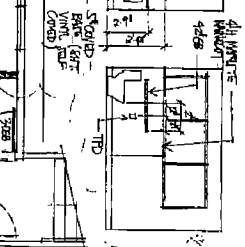
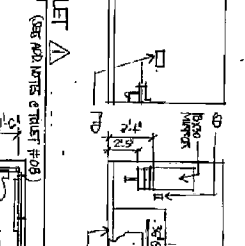
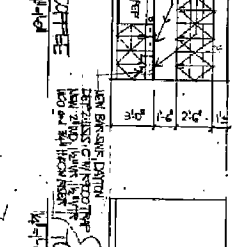
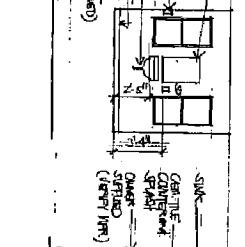
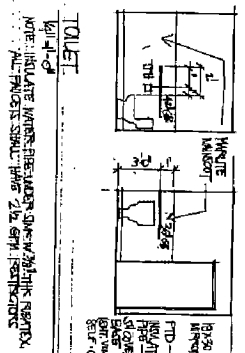
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<p>CRANN - RUSKORN          A C H I T E C T S          1107 23rd Street          Sacramento, CA 95816          916-448-9321</p>	<p>Revisions: By Date</p>	<p>04/06/07 W/3</p>
<p><b>RESIDENTIAL CONVERSION</b>  <b>2812 P STREET</b>  <b>SACRAMENTO</b></p>		
<p><b>SITE PLAN</b></p>		
<p><b>EXHIBIT - A</b></p>		
<p>Date: MAY 15, 2008          Drawn By: CHLIN          Created By: CHLIN          Project No: 8815</p>	<p>I.</p>	

P92-061

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REMOVE WALL OF TOILET #1 AND WALL WITHIN KITCHEN AND BATHROOMS TO BE RELOCATED TO NEW POSITION

FOUND IN CONTACT #12 TO #18 SHALL BE THE TOP OF THE CONCRETE FLOOR

NEW WATER LINE BY METRIC GRAN'S OFFICE TO BE CONNECTED TO FLOOR WITHIN OFFICE #1 AND OFFICE #2 PER THE RECORD

NEW WOOD STAIR

RESIDENTIAL CONVERSION  
2812 P ST  
SACRAMENTO

FLOOR PLAN

EXHIBIT - B

CHINER RUSCONI ARCHITECTS  
1107 22nd Street  
Sacramento, CA 95816  
916-448-9321

Revision By Date

1/5

Date: MAY 21 1988

Drawn By: RUCZAKI

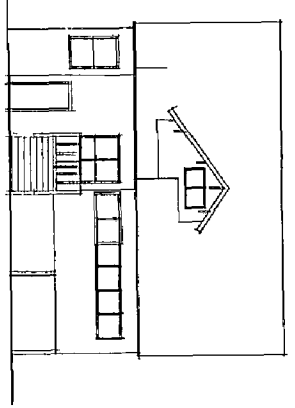
Checked By: CHINER

Project No: 2812

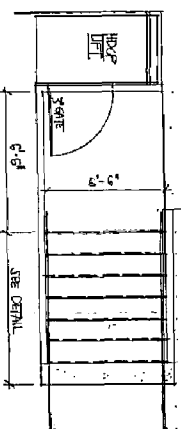


RESIDENTIAL CONVERSION  
2812 P STREET  
SACRAMENTO  
ELEVATIONS  
EXHIBIT - C

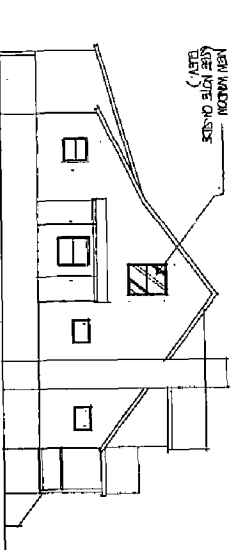
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Project No: 8816



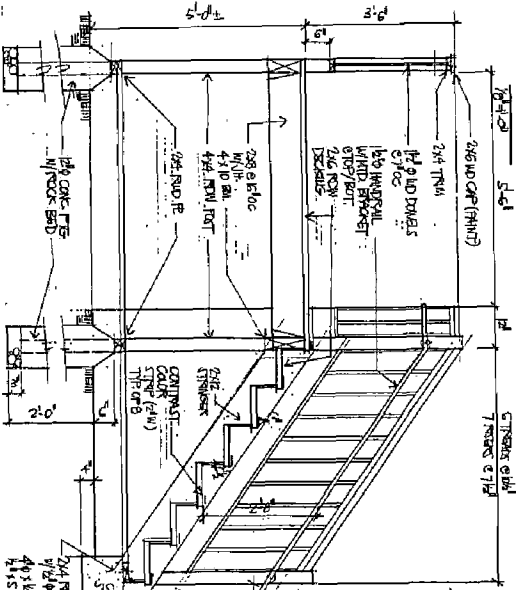
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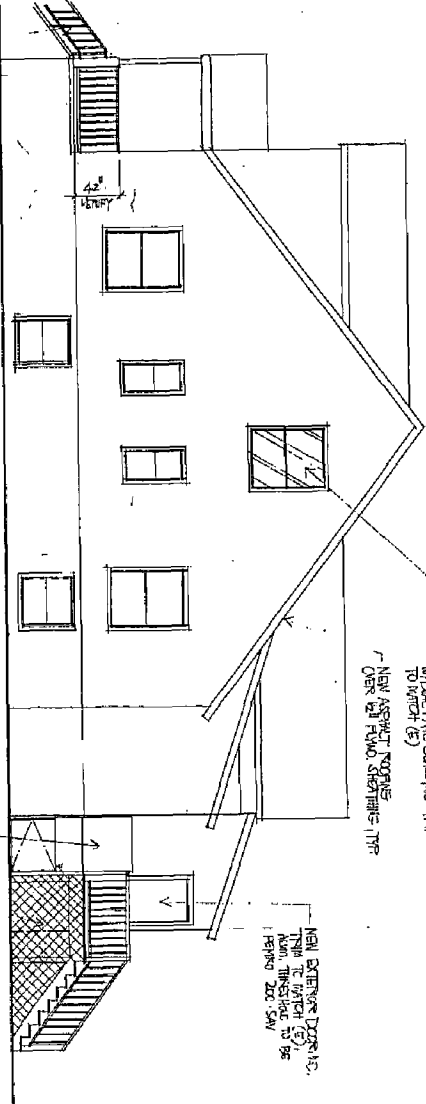
2 STAIRS DETAIL  
SEE DETAIL



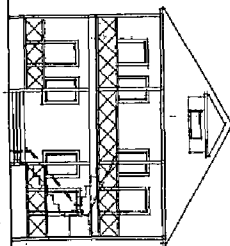
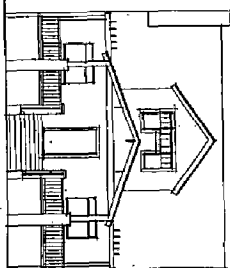
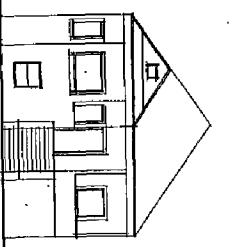
SIDE



1 STAIRS DETAIL  
SEE DETAIL



FRONT



FRONT

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