

CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816				
OWNER	A & A Key Builders - 8401 Jackson Road, Sacramento, CA 95826				
PLANS BY	Morton & Pitalo, Inc. - 1430 Alhambra Bouelvard, Sacramento, CA 95816				
FILING DATE	7-25-86	ENVIR. DET.	8-18-86	REPORT BY	SD:sg
ASSESSOR'S-PCL. NO.	007-155-19				

- APPLICATION:
- A. Negative Declaration
 - B. Tentative Map
 - C. Variance to create lots less than 52 feet wide (Section 3-E-19) to reduce side yard setback to 3.0 feet (Section 3-B-13).
 - D. Subdivision Modification to create lots less than 52' wide (Chapter 40.322)

LOCATION: 2309-2315 Capitol Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 0.3+ acres developed with two offices into two separate parcels.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
.980 Central City Community
Plan Designation: Residential-Office
Existing Zoning of Site: R-0
Existing Land Use of Site: Office buildings

Surrounding Land Use and Zoning:	Setbacks:	Required Provided		
		Parcel A/Parcel B		
North: Church; R-3A	Front:	20'	20'	20'
South: Single family; R-3A	Side(East):	5'	3'	3'
East: Parking lot; R-3A	Side (West):	5'	6'	3'
West: Single family; R-3A	Rear:	15'	78'	55'

Parking Required: 10 spaces
Parking Provided: 10 spaces
Property Dimensions: 80' x 160'
Property Area: 0.3+ acres
Square Footage of Building: 1,800 and 2,600 sq. ft.
Topography: Flat
Street Improvements: Existing
Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 13, 1986, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification subject to the attached conditions.

PROJECT EVALUATION

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan. It is designated Residential-Office in the 1980 Central City Plan. The site is surrounded by residential uses to the south and west. The First Baptist Church of Sacramento is located to the north and a church parking lot is located to the east. The subject site is developed with the Diepenbrock home on proposed parcel B and the Washburn House on proposed parcel A. The Washburn House was moved onto the site after review by the Preservation Board in May of 1984. The subject site is also a portion of the First Baptist Church master plan. Both structures are designated as offices.

B. Design

The proposed parcel line creates a three foot setback between the Diepenbrock house and the lot line. Three feet from structures to lot line is acceptable to the Fire Department. In addition, the space between the structures is existing. Finally, other structures on the block appear to have a similar setback. Staff, therefore, supports the setback variance.

The subject site is 80 feet by 160 feet. The applicant proposes to subdivide the site in half. Staff notes there are other 40' x 80' lots on the block. This is a fairly standard lot width in the Central City area. Since both proposed lots are already developed, staff supports the requested variance/subdivision modification create lots less than 52 feet wide.

There is a chainlink fence located along the western property line. A condition of the First Baptist Church special permit requires this fencing be replaced with wood or wrought iron and the side yard be landscaped. These items shall be completed prior to final map recordation.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse effect on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends that the Commission:

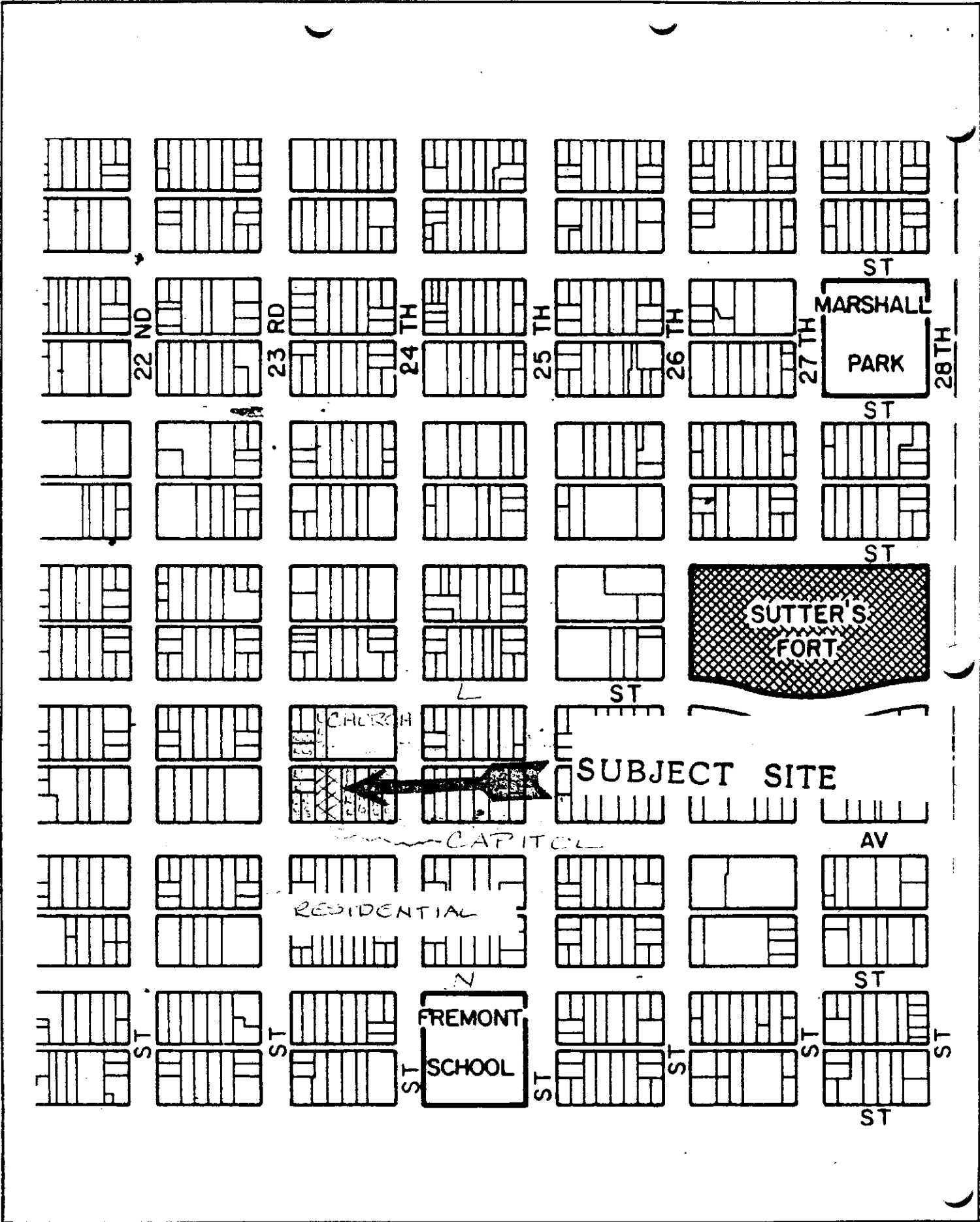
- A. Ratify the negative declaration;
- B. Recommend approval of the tentative map, subject to conditions which follow;
- C. Approve the variance to create lots less than 52 feet wide and to reduce the side yard setback to three feet, based upon findings of fact which follow;
- D. Recommend approval of the subdivision modification to create lots less than 52 feet wide.

Conditions - Tentative Map

1. Provide street lights pursuant to Section 40.811 of the City Code.
2. Pave alley to City standards, if necessary.
3. Remove and replace sidewalk on Capitol Avenue.
4. Replace existing chainlink fence on west property line with wood or wrought iron fencing and landscape per condition of Special Permit P84-143
5. Indicate cross access and parking easements on the final map.

Findings of Fact - Variances

1. Granting the variances does not constitute a special privilege granted an individual owner in that:
 - a. there are lots of similar width in the area;
 - b. there are similar setbacks in the area; and
 - c. both parcels are developed.
2. Granting the request does not constitute a use variance in that office uses are permitted in the R-0 zone, subject to Planning Commission approval.
3. Granting the variance will not create a nuisance to property in the area in that:
 - a. it is compatible with surrounding mixed use development; and
 - b. the setback is adequate for Fire Department purposes.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Residential-Office uses in the 1980 Central City Plan and the proposed map conforms with the plan designation.



VICINITY - LAND USE - ZONING

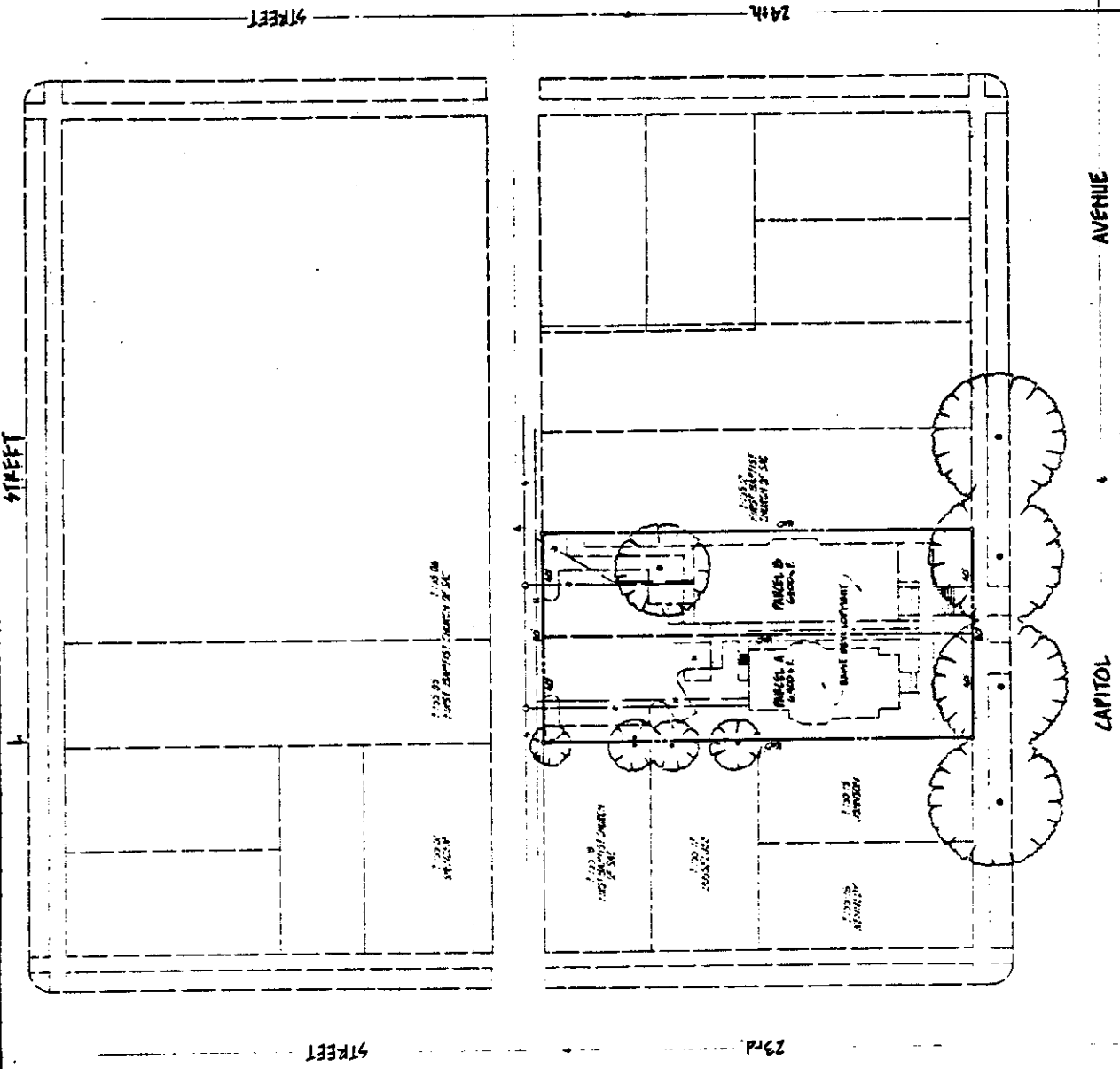


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DATE: 8-28-86
 SHEET NO.: 1 OF 1



DATE: 8-28-86	SHEET: 1 OF 1	PROJECT: TENTATIVE PAVEMENT MAP	LOCATION: PIETENBROCK WASHBURN
SCALE: AS SHOWN	DATE: 8-28-86	PROJECT: CIVIL ENGINEERING	LOCATION: SACRAMENTO, CA
DATE: 8-28-86	DATE: 8-28-86	PROJECT: PLANNING	LOCATION: SACRAMENTO, CA
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