

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT Andy Domich, 2248-2 Woodside Lane, Sacramento, Ca. 95825

OWNER William Gormley, 2015 Capitol Avenue, Sacramento, CA. 95814

PLANS BY K. Taylor

FILING DATE 6/25/84

50 DAY CPC ACTION DATE

REPORT BY: FG:mm

NEGATIVE DEC 7/3/84

EIR

ASSESSOR'S PCL NO 007-151-17 and 18

APPLICATION:

- A. NEGATIVE DECLARATION
- B. AMEND 1980 CENTRAL CITY PLAN and 1974 GENERAL PLAN from Multi-Family Residential and Residential to Commercial
- C. REZONE from Light Density Multiple Family Residential (R-3A) and General Commercial (C-2) to Residential Office (R-0) zone
- D. SPECIAL PERMIT to develop a medical office building
- E. VARIANCE to waive required six foot high masonry wall
- F. VARIANCE to reduce front yard setback from 14 feet to 10 feet
- G. VARIANCE to reduce the 50% shading requirement to 25%
- H. VARIANCE to reduce parking spaces from the required 16 spaces to 15 spaces
- I. VARIANCE to reduce the easterly side yard setback from five feet to 0 feet
- J. LOT LINE ADJUSTMENT to relocate the common property line 35 feet to the west

LOCATION: 2115/2117 Capitol Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a medical office building.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential and Commercial
1980 Central City Community Plan Designation	Multiple Family Residential and Commercial
Existing Zoning of Site:	R-3A and C-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Commercial/Residential; R-3A
South: Commercial/Residential; C-2
East: Commercial/Residential; R-3A
West: Commercial; C-2

Parking Required:	16 spaces
Parking Provided:	15 spaces
Property Dimensions:	Irregular
Property Area:	12,000 square feet
Square Footage of Lot:	12,000 square feet
Square Footage of Buildings:	No. 1: 1,988; No. 2: 12,375
Height of Structure:	18+ feet; one story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Colors:	Rust/white
Exterior Building Materials:	Brick/stucco

BACKGROUND INFORMATION: Both buildings to be moved onto the subject site are presently located at 28th and 'K' Streets. On July 18, 1984 the Design Review/Preservation Board considered the relocation of the subject structures and continued the matter to August 1, 1984 so that the Commission can take action on the land use entitlements.

The Board suggested a brick veneer material be installed on the easterly facade of the structures and that the structures be shifted easterly to within six inches of the property line. In addition, this six-inch setback along the easterly property line should be planted with climbing vines.

PROJECT EVALUATION: Staff has the following comments and concerns:

1. The subject site is presently vacant and is zoned R-3A (Light Density Multiple Family Residential) and C-2 (General Commercial). The General Plan and the Central City Plan designate the site for Residential and Commercial and Multiple Family Residential and Commercial respectively.
2. The applicant proposes to move two buildings (3,225 s.f.) on the subject site for development as medical office buildings. In order to develop said use, a General and Community Plan Amendment, rezone and special permit is required. Staff basically supports approval of these entitlements, in that the subject property is not suitable for residential use. This property is surrounded by parking lots and office buildings and therefore would be more compatible with an office use.
3. The submitted site plan, however, has several deficiencies pertaining to the parking spaces and maneuvering area. The six parking spaces that are 90 degrees have only 16 feet, six inches of maneuvering space. The ordinance requires 26

feet. Staff suggests angle parking in order to comply with the ordinance. This redesign will probably reduce the overall parking from 16 to 15 spaces.

The five 45 degree parking spaces do not have adequate maneuvering space. Staff suggests the sidewalk and planter strip along building No. 2 be redesigned to provide the required maneuvering space.

The site plan does not indicate a trash dumpster. The applicant should provide a trash dumpster with a six-foot high masonry enclosure near the alley. This dumpster could also eliminate one additional parking space. In addition, the five parking spaces perpendicular to the alley do not have adequate maneuvering area. Standard size spaces require an additional six feet and compact spaces require an additional one foot. Staff suggests that building No. 2 be shifted to the south one foot, or the planter on the north side of building No. 2 be eliminated. These spaces will have to be marked "compact spaces."

4. The project as designed will necessitate several variances. The following is a description of these variances and suggestions to improve the site design:

a. Variance-Masonry Wall: Per City ordinance, a six-foot high masonry wall is required along a property line adjoining a residential use or zone. A residential zone is located to the east of the subject site which is presently developed as a parking lot for the easterly office structure. It is questionable whether the masonry wall would provide any noise buffer or other benefit; therefore, it is recommended that the wall requirement be waived;

b. Variance - Front Yard Setback: This request is to reduce the front yard setback from 14 feet to 10 feet. A review of the site plan indicates that building No. 1 could be moved back on the lot and attached to building No. 2, thereby eliminating the need for a variance. For that reason, it is recommended that the variance be denied. The applicant has indicated no objection to moving the building to the north.

- c. Variance - Parking Reduction: The applicant has agreed to eliminate the 90 degree parking spaces and redesign the parking layout with all angle parking. This redesign would eliminate one parking space. Therefore, a variance is required to reduce the parking from the required 16 to 15 spaces. The proposed office use will be a medical use which normally generates more parking than non-medical uses. The reduction of on-site parking will only increase the demand for on-street parking and impact the surrounding properties in the area. There are no hardships which warrant granting of a variance. Staff recommends denial of this variance.

Staff suggests that building #2 (rear building) be restricted to non-medical office uses. This would therefore reduce the required parking from 16 to 13 spaces. This parking reduction would also provide more space for a trash dumpster and shading.

- d. Variance - Shading: A reduction of the shading requirements from 50% to approximately 25% is requested. If the intensity of the project is reduced, less parking spaces would be required and more landscaping areas would be available for tree planting. The 50% shading requirement could therefore be met. Staff cannot support this variance.

- e. Variance - Side Yard Setback: The reduction of the easterly side yard setback from five feet to zero feet would not provide any substantial benefit to the project, and there is no hardship which justifies the setback variance. This five-foot area is necessary to provide a landscaping screen against a blank wall and soften the area between the structures and the adjacent parking lot.

5. The applicant also proposes to adjust the common property line 35 feet to the west in order to provide the required parking. This lot line adjustment and the overall project has been reviewed by the offices of the Fire Department, Traffic Engineering, Engineering, Building Inspections and Water/Sewers Division. The following comments were received:

Building Inspections:

The structures must comply with requirements of the City Building Code.

Engineering:

- a. Provide new deed description of parcel being formed;
- b. Monument new lot line.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

RECOMMENDATION:

- A Ratification of the Negative Declaration;
- B. Approval of the amendment of the 1980 Central City Plan and 1974 General Plan;
- C. Approval of the Rezone of a 12,000 square foot parcel from R-3A and C-2 to R-0.
- D. Approval of the Special Permit to develop a medical office building, subject to conditions, and based upon the Findings of Fact which follow;
- E. Approval of Variance to waive the required six-foot high masonry wall on the easterly property line, based upon the Findings of Fact which follow;
- F. Denial of Variance to reduce the front yard setback from 14 feet to 10 feet, based upon the Findings of Fact which follow;
- G. Denial of the Variance to reduce the 50% shading requirement to 25%, based upon the Findings of Fact which follow;
- H. Denial of the Variance to reduce the parking spaces from the required 16 spaces to 15 spaces, based upon the Findings of Fact which follow;
- I. Denial of the Variance to reduce the easterly side yard setback from five feet to zero feet, based upon the Findings of Fact which follow;

- J. Approval of the Lot Line Adjustment by adopting the attached resolution.

Conditions - Special Permit

1. All relocated structures shall be in compliance with the City Building Code;
2. A detailed landscape and irrigation plan shall be submitted to the Planning Director for review and approval prior to issuance of building permits;
3. The applicant shall submit revised site plans indicating that:
 - a. Building No. 1 has been moved back to provide the 14 foot front setback;
 - b. Building No. 2 use shall be changed to a non-medical office use;
 - c. The parking layout shall be redesigned to provide angle parking with required maneuvering area (westerly side);
 - d. A trash dumpster with a six-foot high masonry enclosure shall be located near the alley;
 - e. The parking spaces behind building No. 2 shall be marked compact.
4. The applicant shall comply with the recommendations of the Design Review/Preservation Board.
5. A revised site plan shall be submitted to staff for review and approval prior to building permit approval.

Findings of Fact - Special Permit

- a. The project is consistent with the General Plan and the Central City Plan in that, the site will be designated for commercial uses;
- b. The special permit, as conditioned, is based upon sound principles of land use in that, the medical office building is compatible with adjacent commercial and office uses;

- c. As proposed and conditioned, the special permit will not be detrimental to public health, safety or welfare or result in the creation of a nuisance, in that:
- 1) adequate parking will be provided on site;
 - 2) the site will be landscaped and irrigated.

Findings of Fact - Variances to approve waiver of six foot high masonry wall.

- a. The variance is not a special privilege extended to an individual property owner in that:
- 1) the masonry wall would serve no particular use since the adjacent use is a parking lot;
 - 2) this limited space is available on-site for the location of shade trees.

- b. The project will not be injurious to the public welfare, nor to properties in the vicinity in that:

the proposed use is compatible with adjacent land uses which consist of commercial and office uses.

- c. The project is consistent with the City Zoning Ordinance which permits, upon the granting of a special permit, office buildings in the R-0 zone.

Findings of Fact - Denial of Variances to reduce front yard setback, reduction of required parking spaces, reduction of easterly side yard setback and reduction of 50% parking lot shading:

- a. The proposed variances, if approved, would constitute a special privilege extended to one individual property owner in that, the subject site is similar in size and shape to other lots in this vicinity. There are no unusual circumstances that warrant the granting of the variances. The project could be reduced in use intensity, thereby eliminating any variances;

b. The proposed variances, if approved, would be injurious to the public welfare and properties in the vicinity of the subject site, in that:

- 1) the project would increase on-street parking demand;
- 2) the project would encourage other development in the area to request variances for encroachment into front and side yard setback areas, reduction of parking and shading;
- 3) the project would eliminate needed landscaping and trees in the side yard and parking area.

EXHIBIT A

SITE PLAN

ALLEY

75'-0"

(35'-0")

(40'-0")

EXISTING EXTERIOR WALL REMAINS

2'-0" ALLEY

PARKING (6 SPACES)

RELOCATED MEDICAL OFFICE STRUCTURE (PLD# 2)

RELOCATED MEDICAL OFFICE STRUCTURE (PLD# 1)

EXISTING ADJACENT PARKING LOT

ADJ. STRUCTURE

EXISTING DRIVE

APN: 007-101-12

EXISTING ADJACENT PARKING LOT

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



NEW LOT LINE

EXISTING LOT LINE TO BE REMOVED

LOT LINE TO BE REMOVED

CAPITOL AVENUE

P 84254

LOT LINE ADJUSTMENT

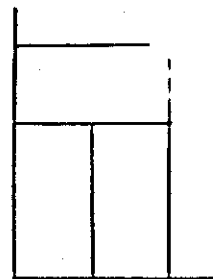
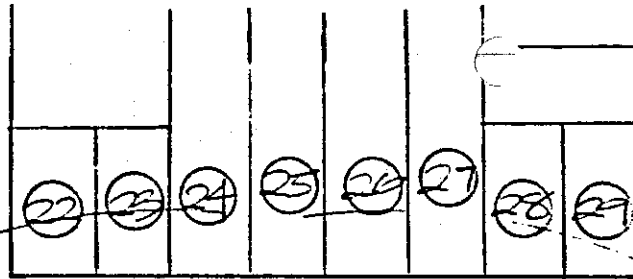
DATE	11/15/04
BY	...
CHECKED	...
APPROVED	...
PROJECT	...
SHEET NO.	...
TOTAL SHEETS	...
DATE	...

Legal Description

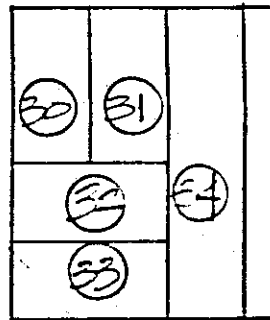
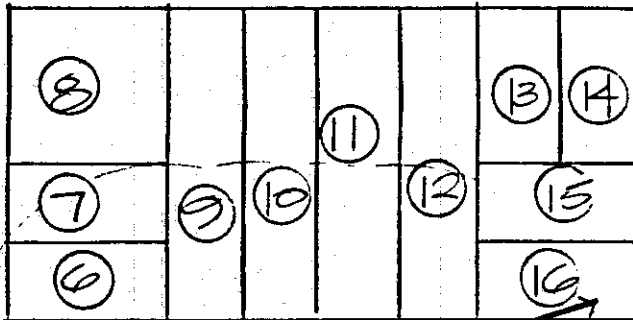
The west 40 feet of Lot 6 in the block bounded by "L" and "M", 21st and 22nd Streets of the City of Sacramento, according to the map or plan thereof.

and

the East 35 feet of Lot 7 in the block bounded by "L" and "M", 21st and 22nd Streets of the City of Sacramento, according to the map or plan thereof.

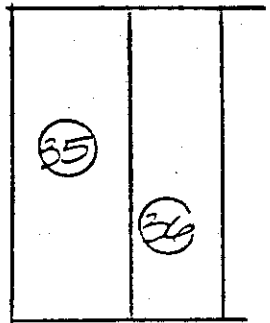


L STREET



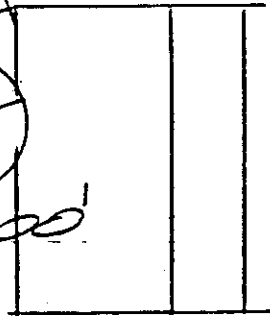
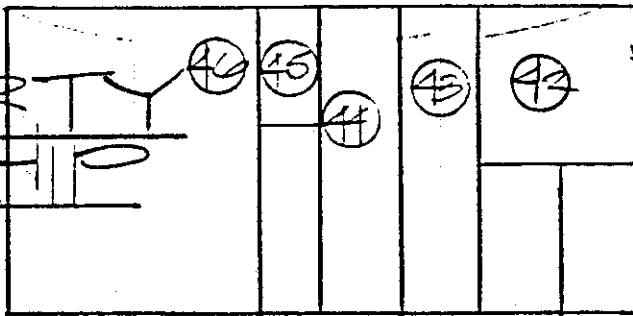
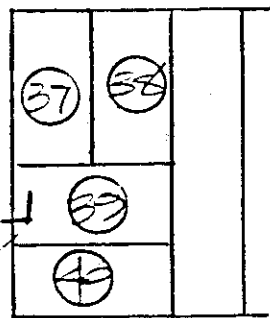
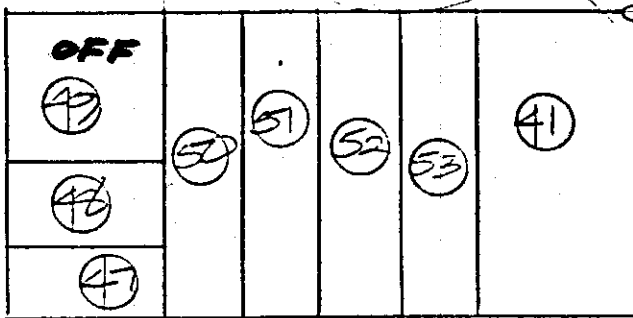
21ST STREET

22ND STREET



SUBJECT SITE

CAPITOL AVENUE



PROPERTY OWNERSHIP MAP



P 84256

N STREET

#12

City Planning Commission
Sacramento, California

Members in Session:

Subject: Various requests for property located at 2115-2117 Capitol Avenue
(P84-254)

The staff report on this item is being prepared
and will be forwarded to you at the earliest possible
time.

Respectfully submitted,

Suzanne Glimstad

Suzanne Glimstad,
Sec. to Commission