

City Planning Commission
Sacramento, California

Members in Session:

- Subject: 1. Negative Declaration;
2. Variance to locate a portion of the required parking spaces off-site;
 3. Variance to waive three of the required 37 parking spaces.

Location: 3256 J Street

BACKGROUND INFORMATION: This application was previously considered by the Planning Commission on May 12, 1983. At that time the Commission approved a portion of the project and directed the applicant to modify the site plan for this hearing. The revised plans are attached for the Commission's consideration.

STAFF EVALUATION: Staff has the following comments relative to the revised plans and the requested entitlements:

1. Among the entitlements currently requested is a variance to locate 28 of the required spaces off-site and adjacent to the intended medical office building. Both of these parcels are in common ownership. Staff cannot find any justification for the granting of the variance since the two parcels can be merged and therefore recommends denial of this variance.
2. The revised site plans appear to be consistent with the direction given to the applicant by the Commission. Staff finds the loss of three on-site spaces insignificant relative to the size of the project and the proposed use. However, staff wishes to indicate that the three foot wide landscape strips (two feet of dirt) adjacent to J Street are virtually inadequate for planting purposes.
3. The revised wall design is indicated on the attached plans for the Commission's review.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the variance to locate a portion of the required parking spaces off-site, based upon findings of fact which follow;
3. Approval of the variance to waive three of the required 37 parking spaces, subject to conditions and based upon findings of fact which follow;

Conditions

- a. The applicant shall obtain and record a lot line merger prior to the issuance of building permits;
- b. The applicant shall obtain a revocable permit for the improvements along J Street, if necessary, prior to the issuance of building permits;
- c. The applicant shall submit a detailed landscape and irrigation plan for the proposed planting areas for staff review and approval prior to the issuance of building permits. The plans shall include the planting of deciduous trees and low drought-resistant ground cover;
- d. The applicant shall submit proof of a recorded easement prior to the issuance of building permits which allow access to 33rd Street from the adjacent parking lot. This easement shall also include the necessary language to allow through access to a possible through connection to the south or west;
- e. ~~The applicant shall redesign the parking lot entrances per the City Traffic Engineer's requirements. However, the applicant shall request a modification of the driveway standards to retain the large Sycamore tree north of the proposed entrance. This tree shall not be removed; (CPC amended)~~
- f. Applicant shall construct a fence of wood and brick columns.

Findings of Fact - Variance to waive three parking spaces

- a. The variance, as conditioned, is appropriate in that given similar circumstances it would be granted to other property owners;
- b. The variance does not constitute a use variance in that medical offices are allowed in the C-2 zone;
- c. The variance, as conditioned, constitutes an improvement to the general public through elimination of a hazardous backout parking situation;
- d. The variance, as conditioned, is consistent with the Land Use Element goal of the General Plan to "Provide safe, stable and attractive residential areas in which to live; functional and efficient commercial and industrial areas in which to work."

Findings of Fact - Off-site parking

The granting of this variance would constitute a special privilege extended to one property owner in that other office developments provide for the required parking spaces on-site.

City Planning Commission
Sacramento, California

Members in Session:

- SUBJECT:
1. Negative Declaration
 2. Extension of Variance to Waive 3 of the 37 Required On-Site Parking Spaces for a 7,350+ Square Foot Medical Office Use in the General Commercial (C-2) Zone (Section 14-E)
 3. Extension of Variance to Waive the 6 Foot High Masonry Wall Required Between Residential and Non-Residential Land Uses (Section 14-E)
 4. Lot Line Adjustment to Merge two Parcels (P83-109)

Location: 3256 J Street

BACKGROUND INFORMATION

The subject site consists of two parcels in the General Commercial (C-2) zone on which the applicant proposes to locate a 7,350+ square foot medical office use. On May 26, 1983, the Planning Commission approved a variance, subject to conditions, for the subject site to waive the required 6 foot high masonry wall between residential and non-residential uses. A second variance to waive three of the required 37 parking spaces for the proposed medical office use was approved subject to conditions, by the Commission at the June 9, 1983 meeting. The applicant had also requested a variance to locate a portion of the required parking off-site on the parcel adjacent to the parcel where the intended medical office building is located. This request was denied, however, as both parcels are in common ownership and could be merged into one lot (see attached staff reports).

The applicant is unable, due to various conflicts, to obtain the necessary building permits within the 1-year time frame required for variances by the Zoning Ordinance and, therefore, is requesting an extension of the variance requests. The applicant is also requesting a lot line adjustment to merge the subject parcels as per the condition of approval for the variances.

STAFF EVALUATION OF LOT LINE ADJUSTMENT

1. The subject site consists of two parcels totaling .4+ acres in the General Commercial (C-2) zone. A 7,350+ square foot building is located on the northern parcel while surface parking is located on the southern parcel. The applicant is requesting a lot line adjustment to merge the two parcels so that the existing building and required parking will be located on one lot.

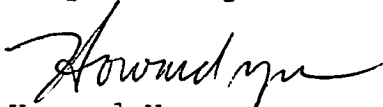
2. The proposal was reviewed by the City Water and Sewer, Engineering, Real Estate and Planning Divisions. There were no objections to, nor comments, regarding the proposed merger.

STAFF RECOMMENDATION

Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the 1-year time extension to waive 3 of 37 required parking spaces subject to the conditions, and based on the Findings of Fact in the attached staff report.
3. Approval of the 1-year time extension to waive the required masonry wall, subject to the conditions and based on the Findings of Fact in the attached staff report.
4. Approval of the Lot Line Adjustment by adopting the attached resolution.

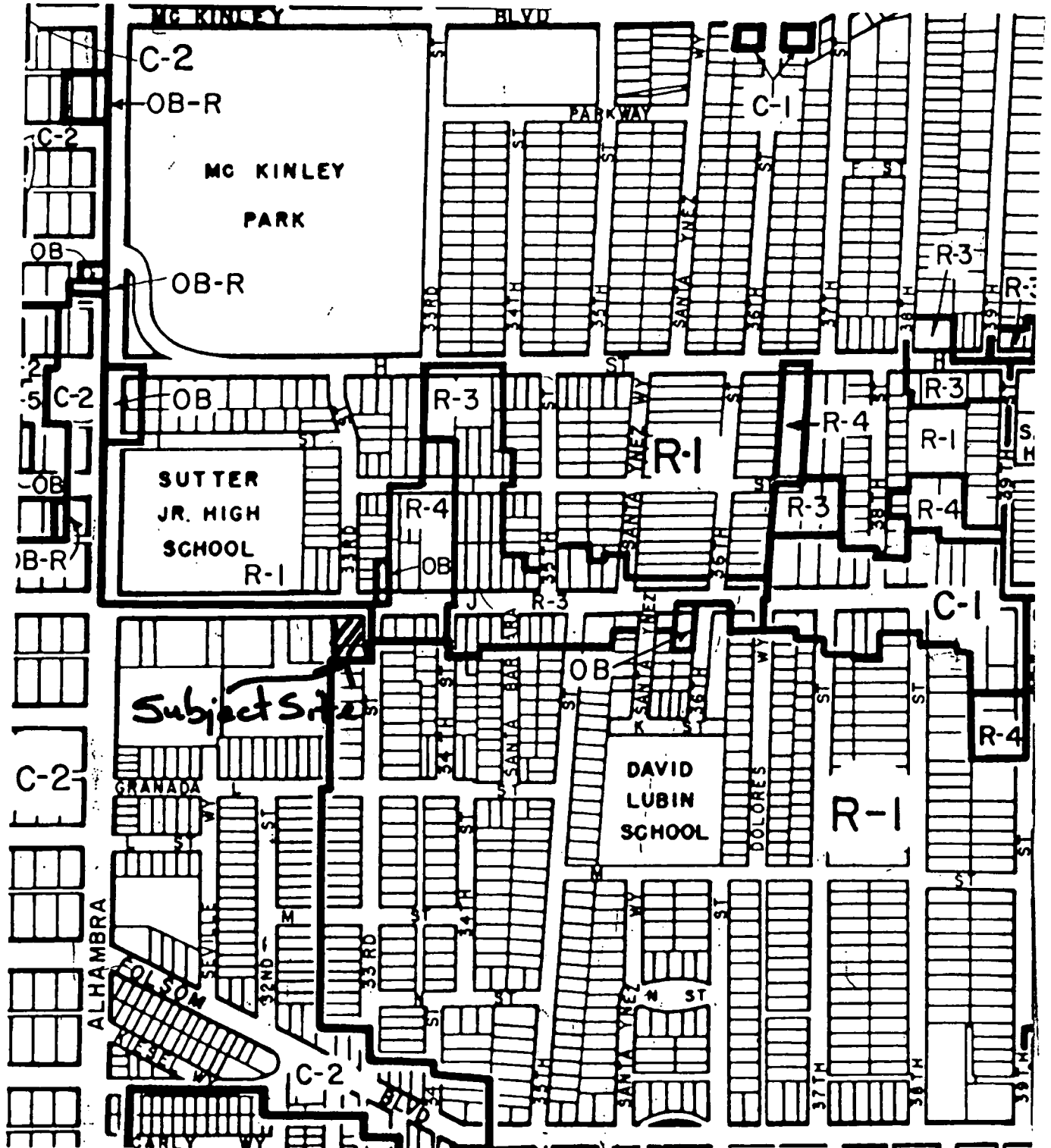
Respectfully submitted,



Howard Yee
Principal Planner

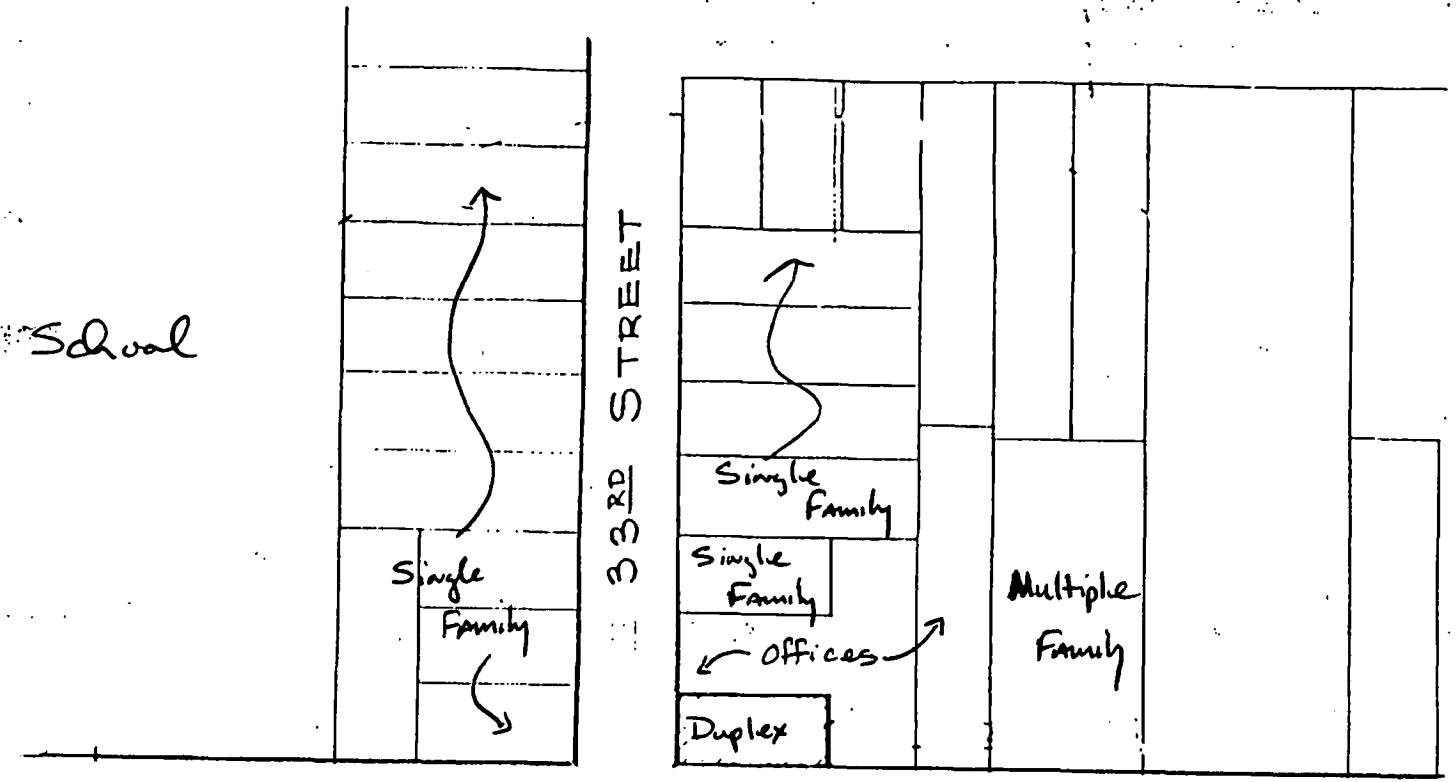
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Attachments

LOCATION MAP

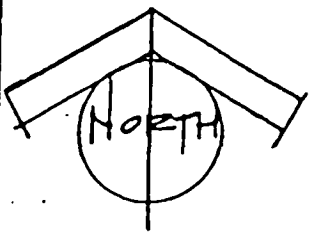
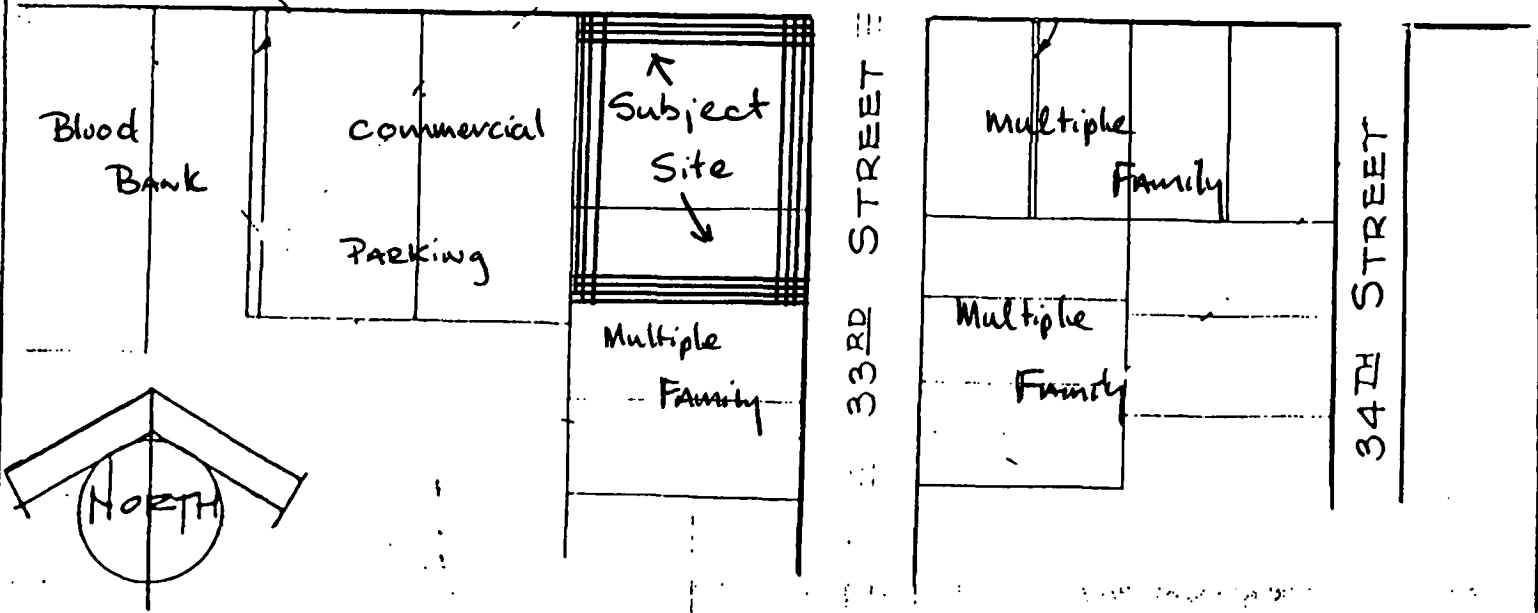


002488

EXHIBIT A



"J" STREET



PROJECT VICINITY MAP

1" = 100'-0"

002499

EXHIBIT B

LEGAL DESCRIPTION

LOTS 1, 2 AND 3 AS SHOWN ON THE PLAT OF EAST
SACRAMENTO RECORDED IN BOOK 7 OF MAPS, MAP NO.
22, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

MAY 04 1983

RECEIVED

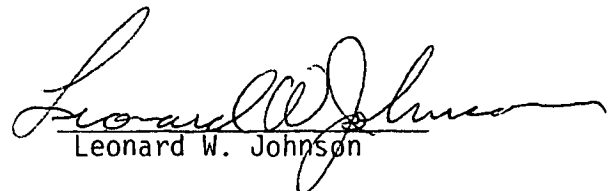
April 28, 1983

MEMO TO: S. DESMARAIS, PLANNING DEPARTMENT
FROM: LEONARD W. JOHNSON, TRAFFIC ENGINEERING DIVISION
SUBJECT: PARKING VARIANCE FOR 3256 J STREET (P83109)

The Traffic Engineer does not support the parking arrangement along J Street. These two small parking areas will result in a continuation of cars backing out onto J Street. We must take the position that a less intensive use would require no use of public right of way.

If the proposal is approved, the following condition must be met:

1. The driveway on 33rd Street must be 24' wide as required in Code 38.164. The tree would have to be removed in order to provide proper driveway tapers even with the narrower width proposed by the developer.
2. Owners would be required to obtain a "Revocable Permit" from the City Council to use public right of way for private purposes.
3. The planter at the intersection would require slight modification to provide proper sidewalk clearance around existing street furniture.
4. The west driveway and parking bay has to be reversed to provide a reasonable transition in the sidewalk between the "new driveway and sidewalk" location and the "existing driveway to the west with the set back sidewalk". This will require relocation of the power pole.


Leonard W. Johnson

LWJ/mf

002522

P83-109

4-26-83
~~4-9-83~~
5-12-83

29
No. 13

STAFF REPORT AMENDED 5-12-83
CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Michael Frank Malinowski, 1114-21st St., Sacramento, CA 95814				
OWNER	Wilbur R. Bryant, M.D., 2600 'H' Street, Sacramento, CA 95816				
PLANS BY	Michael Frank Malinowski, 1114-21st St., Sacramento, CA 95814				
FILING DATE	4-8-83	50 DAY CPC ACTION DATE		REPORT BY	TM:bw
NEGATIVE DEC.	5-2-83	EIR		ASSESSOR'S PCL. NO.	007-123-12 & 13

- APPLICATION:
1. Environmental Determination
 2. Variance to locate parking spaces off site
 3. Variance to reduce the parking maneuvering space
 4. Variance to waive the six-foot masonry wall

LOCATION: 3256 'J' Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing office/retail structure into medical office space.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1963 East Sacramento Community
Plan Designation: Shopping, Offices, Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Office and Retail

Surrounding Land Use and Zoning:

North: Residential & Commercial; R-1
South: Residential; R-1
East: Residential; R-3
West: Commercial; C-2

Parking Required: 37 spaces
Parking Provided: 37 spaces
Ratio Required: 1 parking space per 200 sq. ft. of gross floor area
Ratio Provided: 1 parking space per 200 sq. ft. of gross floor area
Property Dimensions: 150' x 122'
Property Area: 18,300 square feet
Square Footage of Building: 7,350
Height of Structure: 10± feet
Exterior Building Colors: Brick and Dark Brown
Exterior Building Materials: Brick and Wood

STAFF EVALUATION: Staff is supportive of the applicant's proposal to convert the existing structure to medical office space because, given compliance with staff's conditions, adequate on-site parking will be provided, a hazardous parking situation will be eliminated, and adaptive reuse of an existing commercial structure will occur. Staff has the following specific comments regarding the requested entitlements:

1. The subject site is designated for office and commercial uses. The current zoning, C-2, allows the intended medical office use as long as one parking space per 200 square feet of gross floor area is provided. The parking requirement for the existing 7,350 square foot structure is therefore 37 spaces for a medical office use.

APPL. NO. P83-109

MEETING DATE May 12, 1983

CPC ITEM NO. 13

~~6-9-83~~
4-26-84

002486

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2. Currently there exists 13 on-site and 17 off-site parking spaces for the existing uses. The 13 on-site spaces consist of hazardous backout parking spaces onto 'J' Street. The City Traffic Engineer would prefer a prohibition of any parking spaces along the 'J' Street frontage (see attached letter). However, if approved per the applicant's proposal, the Traffic Engineer requests certain design modifications as described in the attached letter (see Exhibit C). One of these modifications includes the removal of a large Sycamore tree to allow for entrance into the parking lot. Staff recommends that this tree be saved if at all possible.

To compensate for the lost parking spaces along the 'J' Street frontage and to fulfill the parking requirement for medical office, the applicant proposes to restripe an existing parking lot due south and adjacent to the proposed medical office building. This adjacent, off-site, parking lot is approximately three feet too narrow in width to accommodate the required maneuvering room and stall depths per the Zoning Ordinance requirements of 90° parking. Staff finds that the elimination of the hazardous backout spaces on the 'J' Street side justify the granting of the variance to reduce maneuvering requirements in that the benefit to public safety overrides the minor difficulties created by the reduced maneuvering lengths. Also, the existing rear parking area has been used with sub-standard maneuvering area for several years.

3. Among the entitlements requested is a variance to locate 28 of the required 37 spaces off-site and adjacent to the intended medical office building. Both of these parcels are in common ownership. Staff cannot find any justification for the granting of the variance and therefore recommends that this variance be denied and the two parcels be merged.

Also, since access is currently provided through this lot to the adjacent parking lot to the west, staff recommends that an easement be granted to insure continued access.

4. The applicant has requested a variance to waive the required masonry wall adjacent to the apartment building to the south. This wall is necessary to provide sound and noise attenuation as well as to insure screening of headlights. Staff cannot find any justification for the granting of this variance.
5. The applicant proposes to locate a landscaped planter in the public right-of-way adjacent to 'J' Street. Staff notes that a revocable permit is necessary for this improvement. To insure vehicle visibility as well as overall esthetics, staff recommends that a detailed landscape and irrigation plan be submitted to staff for review and approval prior to the issuance of building permits.
6. This project was routed to the East Sacramento Improvement Association for review and comments. A spokesperson for the Association indicated that they would prefer the entire 'J' Street frontage be landscaped and all backout parking spaces along this block face be eliminated.

The Association further recommends that alternative parking for all the existing uses be provided by connecting the subject site's parking lot with the lot to the west and through this lot to the City-owned Blood Bank parking lot to the south.

Overall, staff agrees with this suggestion. However, the current application concerns only one of the three sites (and property owners) which would have to agree to this proposal. The City Real Estate Supervisor is checking the Blood Bank lease agreement to see if such a proposal is possible and in the City's best interest.

To provide for the possibility of this alternative parking lot, staff recommends that the variance be contingent upon allowing reciprocal access.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the Variance to locate the required parking spaces off-site, based upon Findings of Fact which follow;
3. Approval of the Variance to reduce the parking maneuvering space, subject to conditions and based upon Findings of Fact which follow;
4. Denial of the Variance to waive the required six-foot masonry wall, based upon Findings of Fact which follow. *(CPC approved, subject to added condition f.)*

Conditions

- a. The applicant shall obtain and record a lot line merger prior to the issuance of building permits;
- b. The applicant shall obtain a revocable permit for the improvements along 'J' Street, if necessary, prior to the issuance of building permits;
- c. The applicant shall submit a detailed landscape and irrigation plan for the proposed planting areas for staff review and approval prior to the issuance of building permits. The plans shall include the planting of deciduous trees and low drought-resistant ground cover;
- d. The applicant shall submit proof of a recorded easement prior to the issuance of building permits which allow access to 33rd Street from the adjacent parking lot. This easement shall also include the necessary language to allow through access to a possible through connection to the south or west.
- e. The applicant shall redesign the parking lot entrances per the City Traffic Engineer's requirements. However, the applicant shall request a modification of the driveway standards to retain the large Sycamore tree north of the proposed entrance. This tree shall not be removed. *unless approved for removal by the Planning Director after all other attempts have failed. (CPC amended)*
- f. *Applicant shall construct a fence of wood and brick columns (added by CPC).*

Findings of Fact - Variance for reduced maneuvering area

- a. The variance, as conditioned, is appropriate in that given similar circumstances it would be granted to other property owners;
- b. The variance does not constitute a use variance in that medical offices are allowed in the C-2 zone;
- c. The variance, as conditioned, constitutes an improvement to the general public through elimination of a hazardous backout parking situation;

- d. The variance, as conditioned, is consistent with the Land Use Element goal of the General Plan to "Provide safe, stable and attractive residential areas in which to live; functional and efficient commercial and industrial areas in which to work."

Findings of Fact - Off-Site Parking

The granting of this variance would constitute a special privilege extended to one property owner in that other office developments provide for the required parking spaces on-site.

Findings of Fact - Wall Variance

The granting of this variance would be injurious to the adjacent residential property in that the noise, lights, and fumes generated by the intended office uses would adversely impair the residential use of this site.