

CITY PLANNING COMMISSION

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

APPLICANT	Mitchell McAllister - 5031 D Street, Sacramento, CA 95819				
OWNER	James Kouretas - 725 30th Street, Sacramento, CA 95816				
PLANS BY	McAllister Associates				
FILING DATE	2-4-88	ENVIR. DET.	Neg. Dec. 2-17-88	REPORT BY	DS:sq
ASSESSOR'S-PCL. NO.	003-0212-019,023 and 025				

- APPLICATION:**
- A. Negative Declaration
 - B. Special permit to construct a two-story, 5,620 square foot office building addition on 0.15+ developed acres in the Residential Office zone
 - C. Lot Line Adjustment to merge two developed lots into one lot
 - D. Variance to waive the required six foot solid masonry wall separating residential from non-residential development

LOCATION: 3011 H Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a two-story, 5,620 square foot office building addition.

PROJECT INFORMATION:

General Plan Designation:	Community Neighborhood Commercial and Office
1980 Central City Community Plan Designation:	General Commercial/Residential Office
Existing Zoning of Site:	C-2 & R-0
Existing Land Use of Site:	Developed with a two-story, 9,600 square foot office building and a two-story single family dwelling

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-0	Front: Av. of 2 nearest bldgs(8.25')		9'
South: Residential; R-0	Side:	5'	5'
East: Day care center; R-0	Rear:	5'	6'
West: Bus. 80 Fwy.; TC			

Parking Required:	23 existing spaces, 14 additional spaces required
Parking Provided:	23 existing spaces, 14 additional spaces proposed
Property Dimensions:	Parcel A: 80' x 160'; Parcel B: 40' x 160' Total: 120' x 160'
Property Area:	Parcel A: .29+ acres; Parcel B: .15+ac. Total: .44 ac.
Square Footage of Building:	9,600 sq. ft. (existing); 5,620 sq. ft. (addition)
Height of Building:	2-stories, 28'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood siding, brick tile, aluminum storefront windows (to match existing building)

APPLC. NO. P88-087 **MEETING DATE** March 10, 1988 **ITEM NO** 27

PROJECT EVALUATION:

A. Land Use and Zoning

The subject project consists of two parcels on the northeast corner of 30th and H Streets (exhibits A-1 & A-2). Parcel A has an existing two-story, 9,600 square foot office building with 23 parking spaces in a C-2 zone. Parcel B has a two-story single family residential dwelling which is about 60-70 years old and is located in an R-0 zone. Adjacent to, and east of the subject parcels is a residential dwelling which has been converted into a day care center. The property is designated Community Neighborhood Commercial and Office in the General Plan and General Commercial/Residential Office in the Central City Plan.

B. Applicant's Proposal

The applicant proposes to merge the two lots into one lot, remove the dwelling, and construct a two-story, 5,620 square foot addition to an existing 9,600 square foot building. Fourteen additional parking spaces are proposed (exhibits A-1 and A-2).

Architectural features and materials for the addition will be the same as that of the existing building (exhibit B). The applicant also requests a variance to waive the required six foot solid masonry wall which is to separate residential from non-residential development.

C. Parking, Trash Receptacle

There are 23 parking spaces located to the rear of the existing building. Fourteen additional spaces are being proposed adjacent to the existing parking area. Access to parking comes from 30th Street and a graveled alley adjacent to the northerly property line of the subject site. Parking, as proposed, will meet the requirements of the Zoning Ordinance.

Staff recommends that the trash enclosure, now located on the east property line of Parcel A, be relocated to the easterly property line of Parcel B near the alley (exhibit A-2). The relocation would allow better visibility when backing out of parking spaces. It would also provide easier pick up by being off the alley. The applicant has agreed to the relocation.

D. Wall Variance/Landscaping

The Zoning Ordinance requires a six foot solid masonry wall when a non-residential use abuts a residential zone or residence. A day care center is located adjacent to and east of the project site. it is a converted residence and is zoned R-0. A six foot wooden fence now exists along the easterly property line and the applicant proposes a 2'6" planter along the fence to enhance the parking area and protect the fence. Staff has no objection to the wall waiver in that the adjacent use is commercial.

E. Housing Relocation

A sixty to seventy year old residential dwelling is located on Parcel B. The structure has been determined to be in sound condition and worthy of relocation and rehabilitation.

Staff requests that the applicant cooperate with City preservation policies to find prospective parties interested in relocating the building rather than demolishing the building. In other similar cases, the developers were willing to make these structures available at nominal or no cost if an interested party paid for all relocation costs.

F. Lot Line Adjustment

In order to develop the parcel, the applicant is requesting a lot line adjustment to merge the two parcels. The proposed merger has been reviewed by the Offices of City Real Estate, Transportation, Engineering Development and Planning. The following comments have been received from the City Fire Protection Engineer:

The existing and proposed buildings will need to be fully fire sprinklered upon completion. The Fire Department Connection for those sprinklers is required to be 50 feet from a fire hydrant.

G. Design Review

The subject project is within the Old City Design Review District and requires review by the Design Review Board prior to issuance of any demolition and/or building permits.

ENVIRONMENTAL REVIEW: The Environmental Coordinator has determined that the proposal does have the potential to have significant cumulative impacts on the environment in the vicinity of the project. It was found that significant environmental impacts can be reduced to below a level of significance, therefore, the Environmental Coordinator has filed a conditional negative declaration with the following mitigation measures:

- A. The applicant shall agree to contribute to "fair share funding" for the cost of the Alhambra Corridor EIR; and for the cost of those mitigation measures recommended in the EIR.

The following note shall be recorded in the deed for this property: Owner is required to participate in the "fair share funding" for the Alhambra Corridor EIR; and for the cost of mitigation measures recommended in the EIR. Applicant will need to satisfy the City Environmental Coordinator that appropriate fees will be paid.

- B. Employer(s) located within the building shall encourage employees to participate in trip reduction measures by posting rideshare information and by participating in Sacramento Rideshare Matchlist Program. Call Sacramento Rideshare at 445-POOL for assistance.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the negative declaration;
- B. Approve the special permit to allow construction of a two-story, 5,620 square foot office building addition with 14 parking spaces, subject to conditions and based upon the findings of fact which follow;
- C. Approve the lot line adjustment by adopting the attached resolution; and
- D. Approve the variance to waive the required six foot masonry all separating residential from non-residential development.

Conditions - Special Permit

1. Prior to demolition of the residence on Parcel B (exhibit A-2), the applicant shall make the structure available for relocation. The applicant shall be responsible for advertising its availability in a local newspaper.

Demolition suspension shall occur for the following periods after approval of the special permit:

- a. 30 days if structure is made available at no charge or nominal cost (\$1.00)
 - b. 60 days if structure is to be sold
2. The applicant shall agree to pay his "fair share" of the costs of funding mitigation measures identified in the Alhambra Corridor EIR, subject to review and approval of the Environmental Coordinator, prior to issuance of building permits.
 3. Employer(s) located within the building shall encourage employees to participate in trip reduction measures by posting rideshare information and by participating in Sacramento Rideshare Matchlist Program. Call Sacramento Rideshare at 445-POOL for assistance.
 4. The trash enclosure shall be relocated as indicated in exhibit A-2. The relocated trash enclosure shall be constructed in accordance with the provisions of the City Zoning Ordinance (Section 3).
 5. The project is subject to review and approval by the Design Review Board prior to issuance of any demolition or building permits.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office development is compatible with surrounding office and commercial uses.

2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that adequate parking, building setbacks and landscaping will be provided.
3. The variance request is not a special privilege extended to one property owner in that:
 - a. the existing fence and landscaping will provide an adequate buffer between the proposed office addition and day care center (commercial) use; and
 - b. the variance may be granted to any other property owner facing similar circumstances.
4. The variance request is not a use variance in that office buildings are allowed in an R-0 zone with an approved special permit.
5. The project is consistent with the General Plan in that the site is designated Community Neighborhood Commercial and Office.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE ALL THAT PORTION OF THE SOUTH 1/2 OF LOT 8 IN THE BLOCK BOUNDED BY G AND H, 30TH AND 31ST STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE MAP OR PLAN THEREOF; THE SOUTH 1/2 OF THE NORTH 1/2 OF LOT 8 IN THE BLOCK BOUNDED BY G AND H; 30TH AND 31ST STREETS OF THE CITY OF SACRAMENTO ACCORDING TO THE MAP OR PLAN THEREOF; AN EASEMENT FOR A RIGHT-OF-WAY UNDERGROUND, THROUGH THE EAST 3' OF THE NORTH 1/4 OF SAID LOT 8 FOR SEWER AND WATER PIPES; AND THE WEST 1/2 OF LOT 7 IN THE BLOCK BOUNDED BY G AND H, 30TH AND 31ST STREETS OF THE SAID CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OR PLAN OF SAID CITY (P88-087) (APN: 003-0212-019,023 and 025)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the northeast corner of H and 30th Streets; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1980 Central City Community Plan; and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the northeast corner of H and 30th Streets, City of Sacramento, be approved as shown and described in Exhibits A-2 and C attached hereto, subject to the following conditions:

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

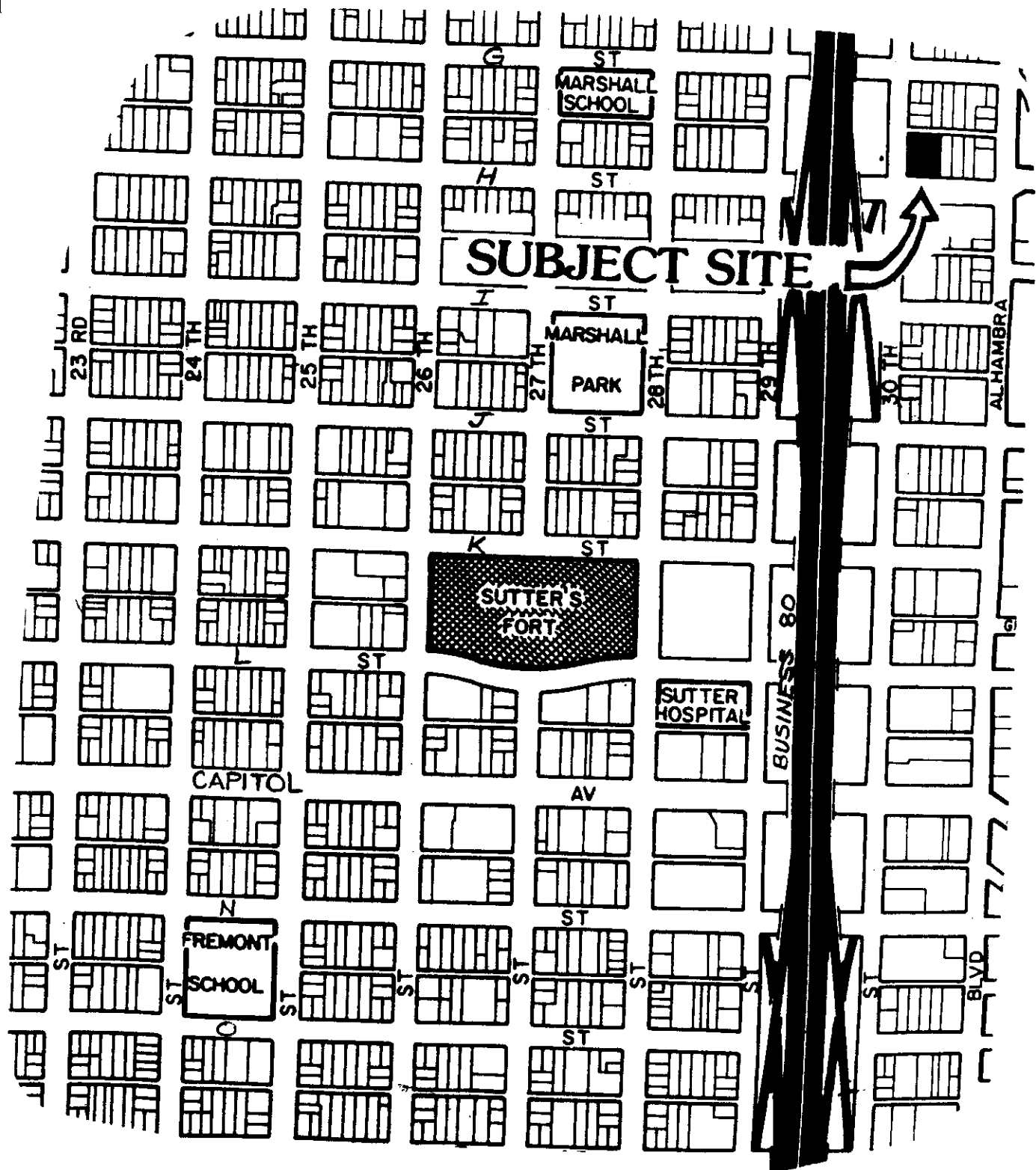


EXHIBIT A-1

VICINITY MAP

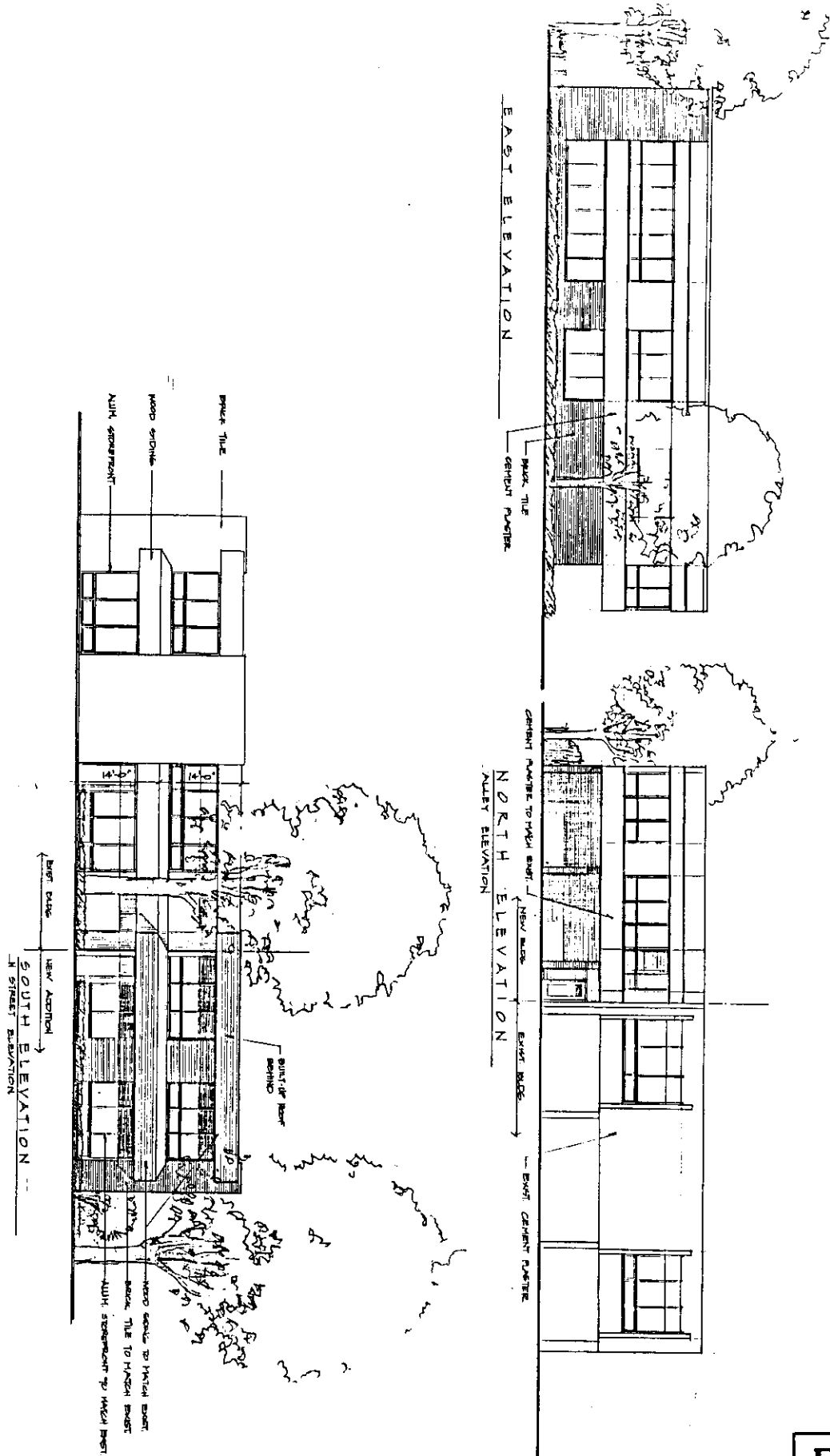


EXHIBIT B

<p>DATE: 2-4-88</p>	<p>30TH AND H STREET BUILDING ADDITION</p>	<p>MCALLISTER ASSOCIATES ARCHITECTS/PLANNERS 3031 O STREET SACRAMENTO, CALIFORNIA 95819 (916) 452-5241</p>
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P88-087

3-10-88

Handwritten signature or initials

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE WEST ONE-HALF OF LOT 7 AND ALL OF LOT 8 IN THE BLOCK BOUNDED
BY "G", "H", THIRTIETH STREETS AND ALHAMBRA BOULEVARD OF THE SAID
CITY OF SACRAMENTO ACCORDING TO THE MAP OR PLAN THEREOF.

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EXHIBIT C

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