

CITY PLANNING COMMISSION

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

APPLICANT	Charles M. Britton - P.O. Box 1308, Carmichael, CA 95609				
OWNER	Charles M. Britton - P.O. Box 1308, Carmichael, CA 95609				
PLANS BY	Charles M. Britton - P.O. Box 1308, Carmichael, CA 95609				
FILING DATE	5-11-84	50 DAY CPC ACTION DATE		REPORT BY	JP:sg
NEGATIVE DEC	Ex. 15303e	EIR		ASSESSOR'S PCL NO.	007-052-05

- APPLICATION:
- ~~1. Special Permit to establish an office use in the Residential-Office (R-0) zone (Section 2-B-27)~~
 2. Variance to reduce a portion of the required side yard setback from five feet to one foot (Section 3-B-6a)
 3. Variance to waive the required six foot high masonry wall between residential and non-residential uses (Section 3-D-7)

LOCATION: 3008-3010 I Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing 2,600± square foot duplex into an office use in the Residential-Office zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential/Commercial Office
1980 Central City Community
Plan Designation: Residential/Office
Existing Zoning of Site: R-0
Existing Land Use of Site: Residential (duplex)

Surrounding Land Use and Zoning:

North: Office, Residential; R-0, OB
South: Office, Commercial; C-2
East: Residential, Commercial; R-0, C-2
West: Residential, Office; R-0, C-2

Parking Required: 7 spaces
Parking Provided: 8 spaces
Parking Ratio: 1:400 sq. ft.
Property Dimensions: 40' x 160'
Property Area: 6,400± sq. ft.
Square Footage of Building: 2,600± sq. ft.
Height of Building: 24± ft. (two story)
Significant Features of Site: Existing 960± sq. ft. garage to be removed
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Light gray with dark gray trim
Exterior Building Materials: Stucco with wood trim

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STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site is a 6,400± square foot parcel located in the Residential-Office (R-0) zone. The 2,600± square foot, two story structure located on the site is currently utilized as a two-family residence. The applicant is requesting the necessary entitlements to convert the residential structure into an office use for a real estate brokerage, consulting and development firm.

2. The proposal has been reviewed by the City Traffic Engineering, Fire, Building Inspection and Engineering Divisions. The following comment was received from the Building Inspection Division:

Building is required to meet building code regulations for office buildings. Firewall problems are apparent.

3. In order to meet handicap access requirements to the proposed office building, the applicant proposes to locate a 4' x 4.5" handicap lift on the east side of the structure (Exhibits A, D & E). The lift would encroach four feet into a portion of the required five foot side yard setback area. Staff has no objection to the location of the lift in this area as it will only occupy 18 square feet of the setback area and is adjacent to both the handicapped parking space and rear entrance to the building. Requiring the lift to be located in an area outside the required setback may make access to the lift more difficult for the handicapped people it is intended to serve.
4. The applicant is also requesting a variance to waive the six foot high masonry wall required along the eastern property line and a portion of the western property line. Staff has no objections to waiving the wall requirement in the areas between the existing structure on the subject site and the adjacent residential structures to the east and west. A masonry wall in these areas would be an unnecessary noise and visual buffer and would restrict light and air to all three structures. A visual and noise buffer, however, will still be needed between the proposed parking lot area and the existing adjacent residential use to the east. Staff, therefore, recommends that a masonry wall still be constructed on the eastern property line beginning at the point where the handicap lift is located and ending at the southern property line (Exhibit A).
5. Staff has no objections to the conversion of the existing structure located on the subject site into an office use. The site is located in an area surrounded by a mixture of single and multi-family residential, office, and general commercial uses. The conversion of the residential structure into an office use will require minimal exterior remodeling and will not significantly alter the appearance of the existing neighborhood. As part of the proposal, the 960± square foot garage located to the rear of the site will be removed and replaced with an eight space parking facility. This will provide the required on-site parking for the office use. The proposed office use will be compatible with the surrounding land uses. Staff, therefore, recommends approval of the special permit and variance requests.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approval of the special permit to establish an office use in the R-0 zone, subject to conditions and based upon findings of fact which follow;
2. Approval of the variance to reduce a portion of the required side yard setback from five feet to one foot based on findings of fact which follow;
3. Approval of the variance to waive the required six foot high masonry wall, subject to conditions and based upon findings of fact which follow;

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Conditions - Variance and Special Permit

- a. A six foot high solid masonry wall shall be constructed along a portion of the eastern property line as shown in Exhibit A.
- b. A landscape, shading and irrigation plan shall be submitted for staff review and approval prior to issuance of building permits.

Findings of Fact - Special Permit and Variances

- a. This project, as conditioned, is based upon sound principles of land use in that the proposed office use is compatible with surrounding commercial, residential and office uses.
- b. This project, as conditioned, will not be detrimental to the public health, safety or welfare, nor will result in the creation of a nuisance in that:
 1. adequate off-street parking will be provided on the site;
 2. the proposal will not significantly alter the existing characteristics of the area;
 3. the site will be upgraded with additional landscaping and an irrigation system will be installed.
- c. The proposed variances, as conditioned, do not constitute use variances in that office buildings are allowed by special permit in the Residential-Office zone;
- d. The proposed variances, as conditioned, do not constitute a special privilege extended to one property owner in that:
 1. a masonry wall will be provided between the parking area and the adjacent rear yard of the residence to the east;
 2. the location of the handicap lift in the required setback area will prove beneficial to handicapped individuals using the lift;
 3. the variances would be granted to other property owners facing similar circumstances.
- e. This project, as conditioned, is consistent with the 1974 General Plan and the 1980 Central City Plan which designate the site for residential-office use.

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LOCATION MAP

Project Site

22 ND

23 RD

24 TH

25 TH

26 TH

27 TH

28 TH

29 TH

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SCHOOL

SUTTER'S
FORT

SUTTER
HOSPITAL

MARSHALL
PARK

MARSHALL
SCHOOL

MBX NO 13

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ALHAMBRA

GRANADA

CASITA
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BLVD

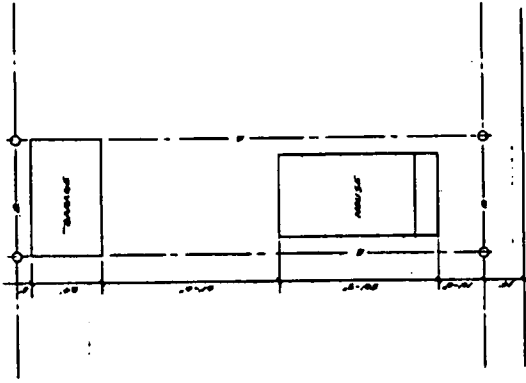
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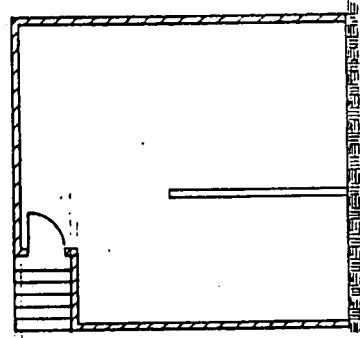
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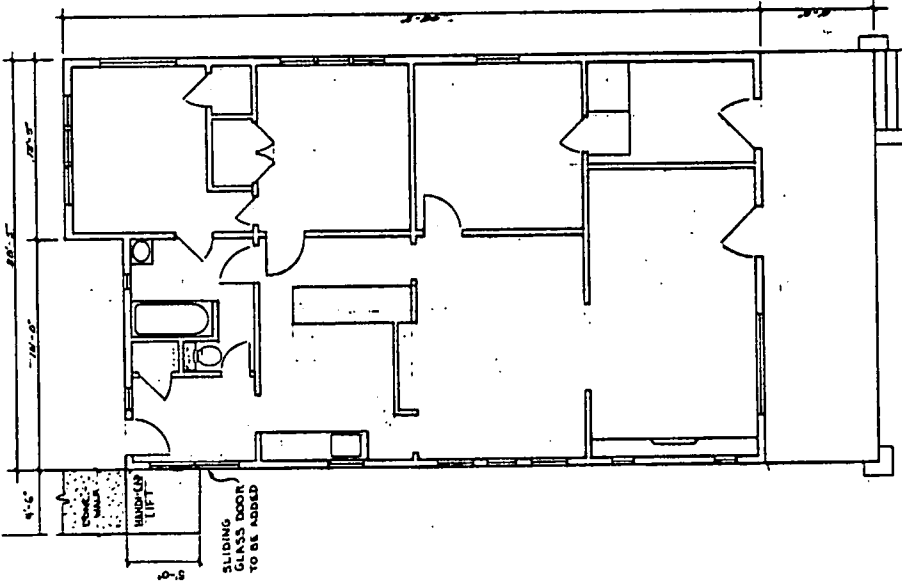
EXHIBIT B



SITE PLAN



BASEMENT PLAN



1ST FLOOR PLAN

D 84181

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EXHIBIT C



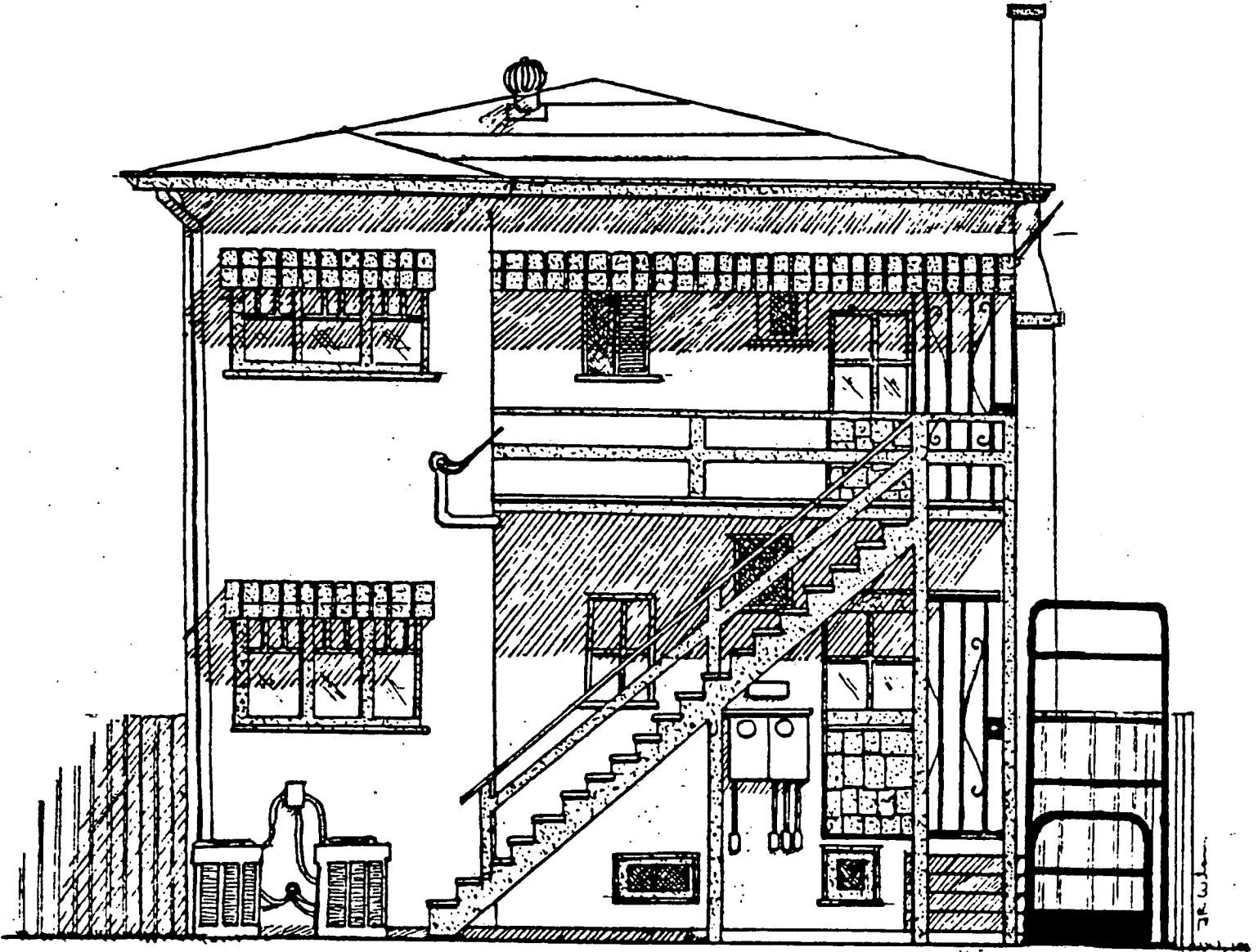
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3008/3010 "I" STREET
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EXHIBIT D



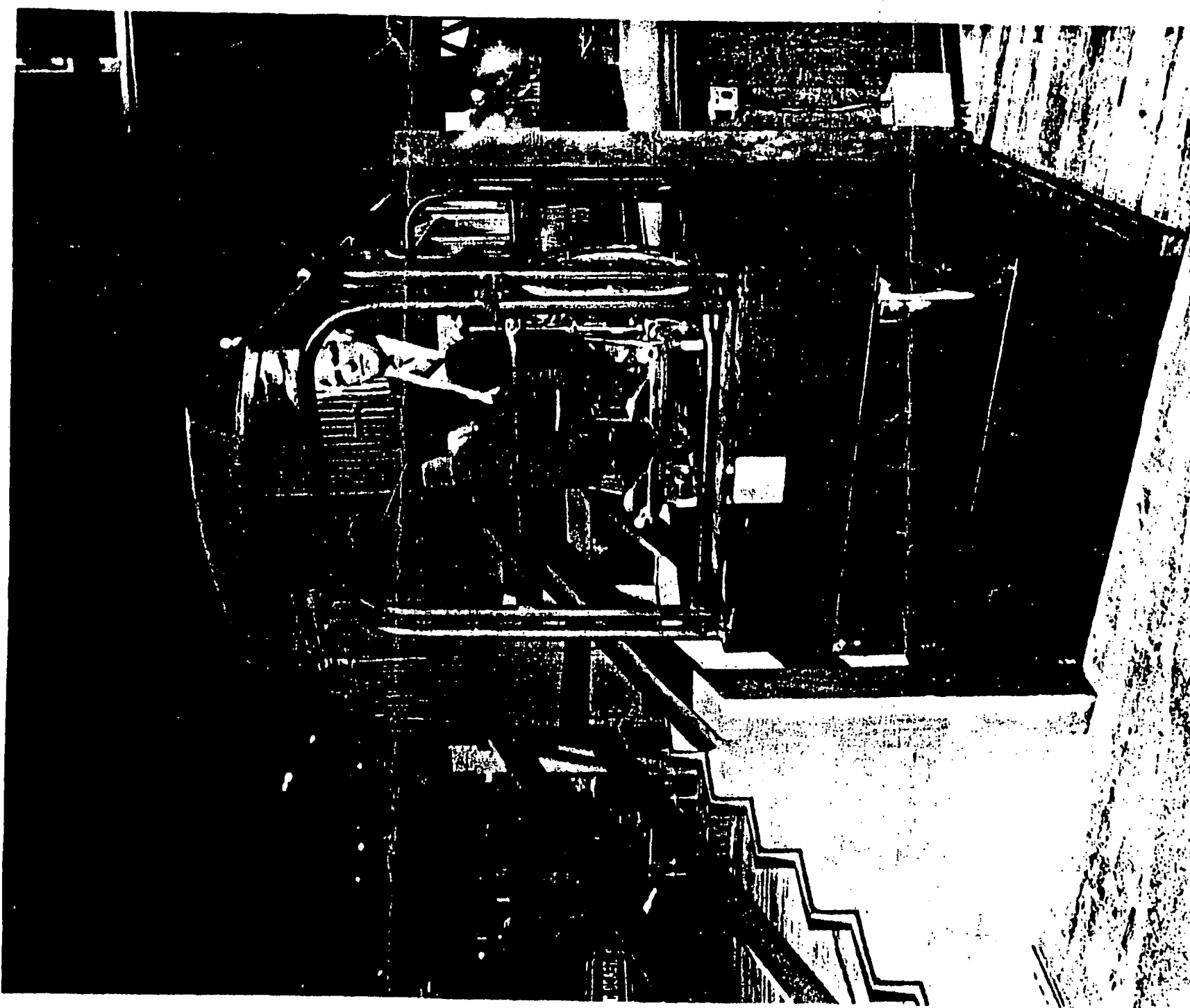
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EXHIBIT E



EXAMPLE OF PROPOSED HANDBICAP LIFT

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