

CITY PLANNING COMMISSION

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

APPLICANT Edgar Haag & Richard Faulkner - 3837 J Street, Sacramento, CA 95819
 OWNER Edgar Haag & Richard Faulkner - 4755 J Street, Sacramento, CA 95819
 PLANS BY Edgar Haag & Richard Faulkner - 3837 J Street, Sacramento, CA 95819
 FILING DATE 11-14-86 ENVIR. DET. Negative Declaration REPORT BY KMB:sg
 ASSESSOR'S PCL. NO. 008-424-30

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone 0.17+ acres from Single Family (R-1) and General Commercial (C-2) to Office Building (OB) zone
 - C. Variance to reduce the required 15' rear yard setback to 5'
 - D. Variance to waive the required 6' high solid masonry wall along the south property line

LOCATION: 1510 48th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct an office building and parking lot with a five foot rear yard setback and no masonry wall between an adjacent residential use.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
 1963 East Sacramento Community
 Plan Designation: Shopping - Offices - Commercial
 Existing Zoning of Site: C-2 and R-1
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Commercial office with parking, C-2	Front:	25'	75'
South: Single family residence, R-1	Side(Int)(north)	5'	5'
East: Single family residence; R-1	Side(St)(Int)(south)	5'	15'
West: Commercial hardware store & single family residence; C-2/R-1	Rear:	15'	5'

Parking Required: 6 spaces
 Parking Provided: 6 spaces
 Property Dimensions: 50' x 150' (30' x 150' - C-2; 20' x 150' - R-1)
 Property Area: 0.17+ acres
 Square Footage of Building: 2,400 sq. ft.
 Height of Building: 23', one-story
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Cement plaster with wood siding accents, brick
 Roof Material: Metal

BACKGROUND INFORMATION: On January 10, 1985 the Commission approved a special permit to allow a portion of a parking lot in an R-1 zone and a variance to reduce the 50% shading requirement to 10% (P84-423). On June 26, 1986 the Commission approved a special permit modification to change the layout of the existing parking lot and a variance to waive the required six foot high masonry wall. The design of the proposed office structure changed from a 32 foot, two-story building to a 23 foot, one-story building from the first to the second application.

PROJECT EVALUATION: Staff has the following comments:

- A. Land Use and Zoning - The subject site is zoned Single Family (R-1) and General Commercial (C-2). The site is designated for commercial and offices by the General Plan and shopping/offices/commercial by the 1963 East Sacramento Community Plan. Surrounding land uses include an office to the north, residential and commercial to the east, and residential to the south and west.
- B. Project Description - The applicant is proposing to building a 23 foot (one-story), 2,400 square foot office building and parking lot on the site. The original application (P84-423) called for a two-story office and parking lot. The subsequent application revised the design and modified the parking layout. Both previous applications had placed the office building on the C-2 portion of the lot and the parking on the R-1 portion of the lot. During the plan checking process for the project approved earlier this year, the applicants became aware of a building code requirement which necessitated a shift of the building five feet to the south. This movement then placed the building on a portion of the R-1 zoned area, which led to the current requests for a rezoning of the entire site to OB, a variance to reduce the rear yard setback to five feet, and a variance to waive the required masonry wall. Proposed hours of operation are from 8 a.m. to 6 p.m., Monday through Friday, with a total three to six employees anticipated.
- C. Rezoning - The subject site's width is currently split in zoning, with the northerly 30 feet zoned C-2 and the southerly 20 feet zoned R-1. The applicant desires to place five feet of the building in what is now the R-1 zone. Staff recognizes that the R-1 portion of the site is not likely to be developed in residential use. The site plan allows for a 15 foot setback from the residential property line to the south, the five foot setback from the north property line will allow the building to be constructed without a parapet, which would add four or five feet to the height of the structure. It will also allow for five feet of landscaping along the north property line, easier maintenance of the building, and better drainage of the building and site. Staff has no objections to the proposed rezoning.
- D. Rear Yard Variance - The previous application on this site, which placed the building in the C-2 zone, was approved with a five foot rear yard setback, although no variance was required. The present proposal will shift the building five feet southward, but a 15 foot side yard setback from the residence to the south will be provided, which is more than the five feet which would be required for either the R-1 or the OB zone. Staff finds that the positive features of the site plan are more beneficial than redesigning the project to provide a 15 foot rear yard setback, and supports the variance.

- E. Masonry Wall Waiver - The previous application on this site also included a request to waive the required masonry wall between the parking lot and the residential use to the south. That request was approved. The present application requires a wall all along the south property line, and the applicant proposes to construct a heavy wood lattice fence with landscaping in lieu of the wall. This alternative will allow existing large trees and landscaping to remain. Since the neighbor to the south has stated that he prefers the wood lattice design to the masonry wall, staff is in support of the variance to waive the wall requirement.
- F. Trash Enclosure - The proposed site plan shows a trash area which is placed on the south property line. The applicant has stated that there will be no dumpster on this site, which will reduce potential noise conflicts for the adjacent residential use. The applicant intends to use the large capacity trash cans, just as the adjacent residential area. The applicant states that the trash area shown may not be where the cars are actually stored, since it may be better to place them closer to the building. Staff feels that this is acceptable. As long as there is no dumpster on the site, the location of the trash area will be at the discretion of the applicant, so as to be located to produce the least potential for conflict with or nuisance to the residents to the south.
- G. Agency Review - This project was reviewed by Traffic Engineering, Engineering, Fire, Building Inspections and the East Sacramento Improvement Association, and no comments were received.

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

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Ratify the negative declaration;
- B. Recommend approval of the rezoning, subject to the following conditions;
- C. Approve the variance to reduce the rear yard setback, subject to conditions and based on the findings of fact which follow; and
- D. Approve the variance to waive the six foot high wall, subject to conditions and based on findings of fact.

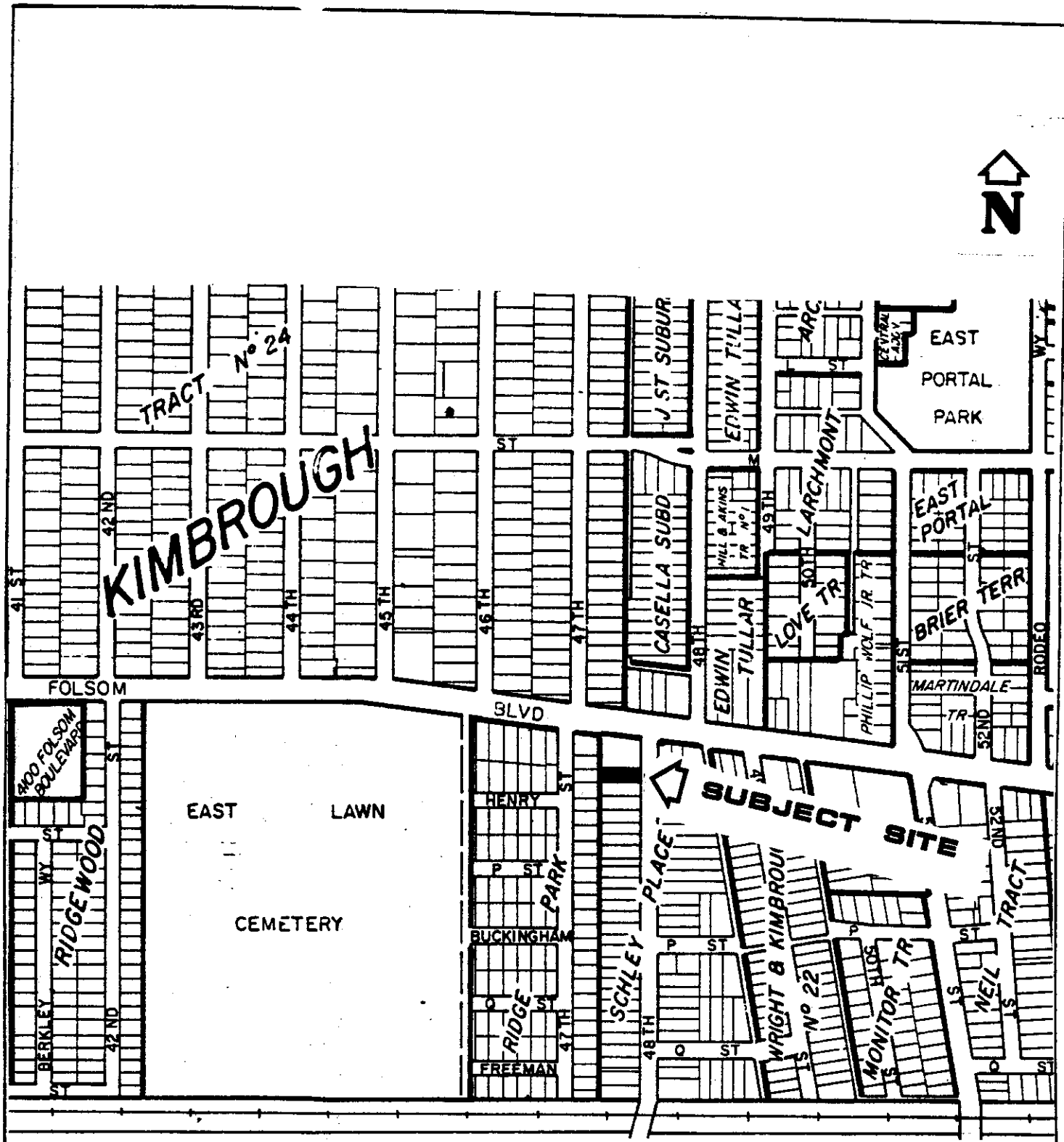
Conditions - Variances

1. A heavy wood lattice fence with landscaping shall be constructed along the south property line. The fence must end 10 feet from the edge of the sidewalk for driveway visibility.

2. There shall be no trash dumpster on the site. The trash area/trash cans shall be located so as to produce the least potential for conflict with or nuisance to the residents to the south. The location shall be reviewed and approved by the Planning Director.

Findings of Fact - Variances

1. As proposed, the variances are not a special privilege extended to one property owner in that variances would be granted to other property owners facing similar circumstances, in order to provide a better site plan and preserve existing large trees.
2. The project will not be injurious to the public health, safety or welfare, nor to surrounding properties in that:
 - a. adequate setback is provided to ensure visibility when exiting the parking lot;
 - b. an increase side yard setback is provided in order to buffer the office use from the residence to the south;
 - c. adequate landscaping and trees will be provided; and
 - d. a heavy wood lattice fence will be in character with a residential area and will allow existing trees to be retained.
3. The project, as conditioned, is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for commercial and office use by the 1974 General Plan and the proposed office building conforms with this plan designation.

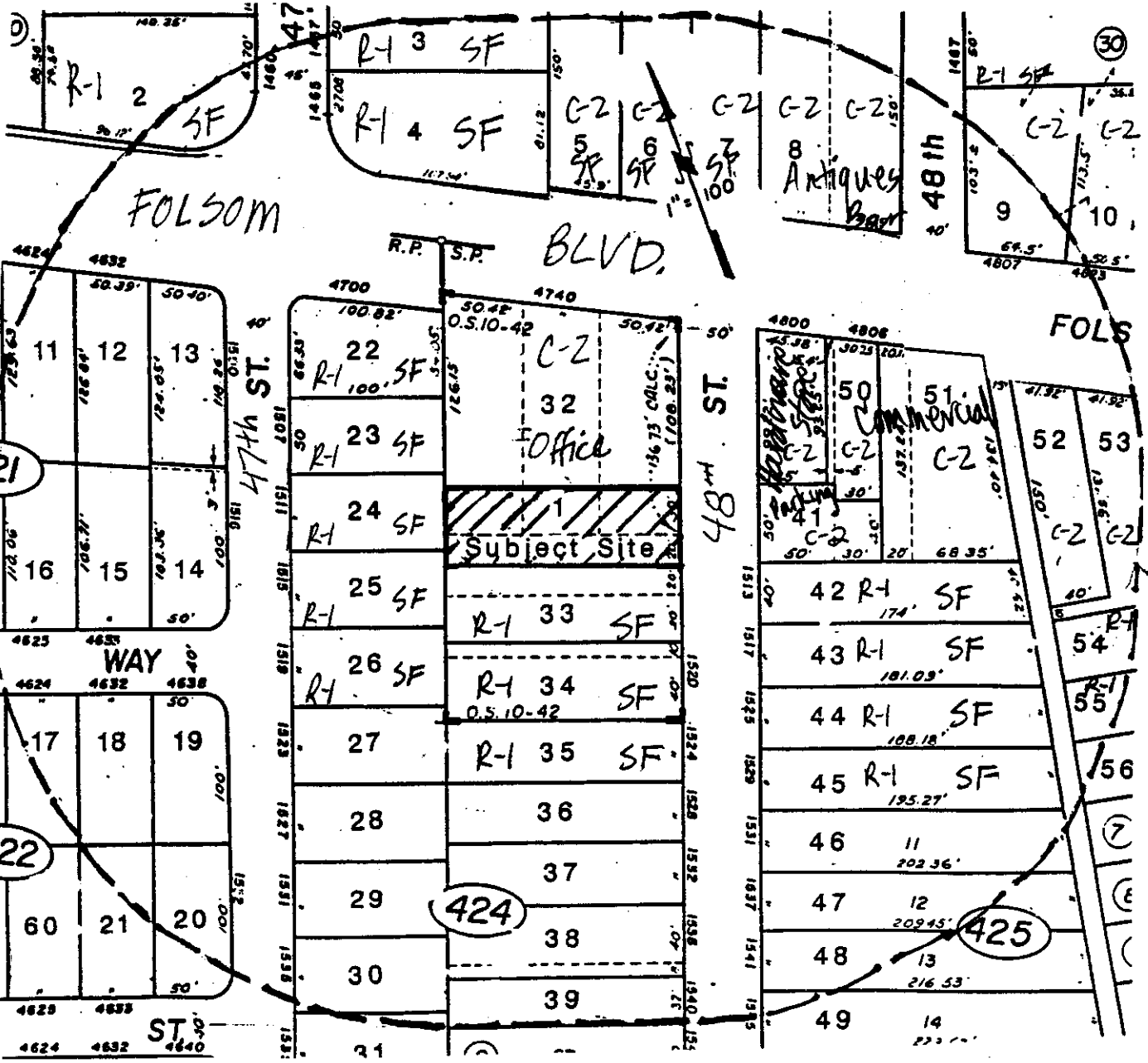


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VICINITY MAP



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Item 12

LAND USE & ZONING MAP



Vicinity Map

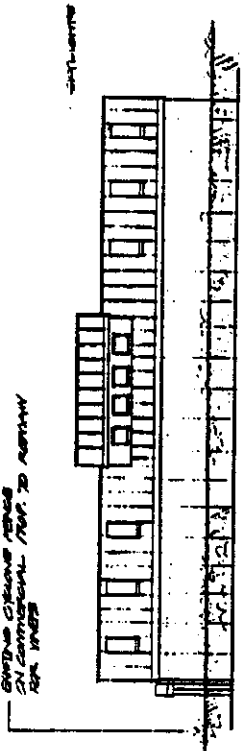
SHADE CALCS.

TOTAL ROOMS	100
TOTAL AREA	10,000
TOTAL PERIMETER	1,000
SHADE PERCENTAGE	20%
SHADE PERIMETER	200
SHADE AREA	2,000
SHADE PERCENTAGE	20%



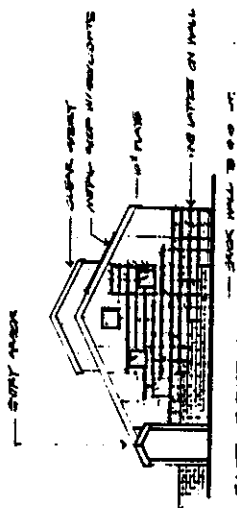
PLAN SCALE: 1/8" = 1'-0"

STREET FRONT: SOUTH FRONT
 EAST FRONT: WEST FRONT
 SOUTH FRONT: EAST FRONT
 WEST FRONT: SOUTH FRONT



WEST ELEVATION

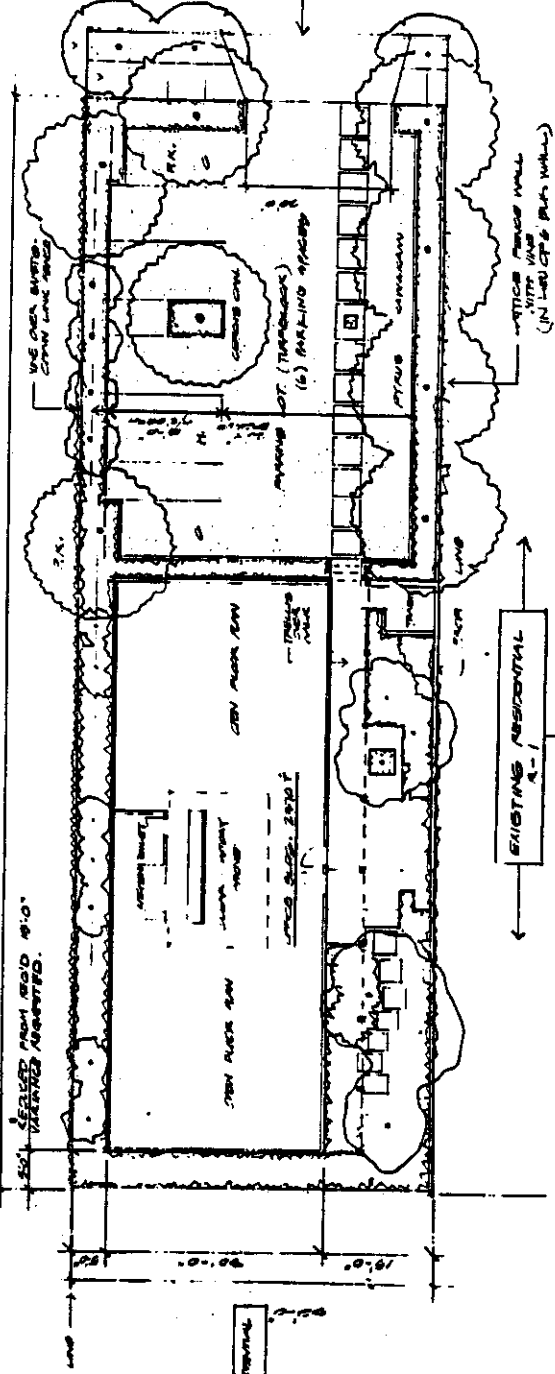
SOUTH ELEVATION



EAST ELEVATION

NORTH ELEVATION

EXISTING WALL TO 8'-0" HT.
 NEW WALL TO 10'-0" HT.
 ROOF TO 12'-0" HT.
 ROOF TO 14'-0" HT.
 ROOF TO 16'-0" HT.



ELEVATIONS

SITE PLAN