

SACRAMENTO CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Jon Westphal, 5749 El Camino Ave, Carmichael, CA 95608
OWNER Retired Public Employees Association, 300 T Street, Sacramento, CA 95814
PLANS BY Jon Westphal, 5749 El Camino Ave, Carmichael, CA 95608
FILING DATE 06-19-92 ENVIR. DET. Negative Declaration REPORT BY Jeanne Corcoran
ASSESSOR'S PCL. NO. 009-0111-001 & 002

- APPLICATION:**
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Special Permit Modification to expand an existing office building from 2,500± square foot to 3,900± square feet on 0.29± developed acres in the Residential-Office (R-O) zone.
 - D. Lot Line Adjustment to merge two lots totaling 0.29± developed acres in the Residential-Office (R-O) zone. (Withdrawn)

LOCATION: 300 T Street
 Council District 4

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing 2,500± square foot office building to 3,900± square feet.

PROJECT INFORMATION:

General Plan Designation: Neighborhood/Commercial & Office
 1980 Central City
 Community Plan Designation: Residential/Office
 Existing Zoning of Site: R-O
 Existing Land Use of Site: Office

Surrounding Land Use and Zoning:		Setbacks:	Required	Provided
North:	Vacant & Residential; R-O & R-3A	Front:	25'	25'
South:	Residential; R-3A	Side(Int):	5'	5'
East:	Residential; R-3A	Side(St.):	5'	5'
West:	Commercial, Office; R-O, OB Residential	Rear:	15'	65'

Parking Required: 10
 Parking Provided: 14
 Bicycle Parking Required: 1

APPLC. NO. P92-185

MEETING DATE August 27, 1992

ITEM NO. 17

Property Dimensions: 80' X 160'
 Property Area: 0.29± acres (12,800 sq. ft.)
 Square Footage of Building: 2,500± sq. ft. (existing)
 1,400± sq. ft. (proposed expansion)
 Height of Building: 22' (one story)
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Stucco
 Roof Materials: Asphalt Shingle

Background Information On February 26, 1976, the Planning Commission approved a Special Permit establishing a day care center on the subject site. The California Professional Firefighters Association located their offices at the site sometime in 1978 or 1979. In 1980, with the adoption of the Central City Community Plan, the subject site was rezoned from R-4 to R-O. On February 13, 1992, the Planning Commission denied a request to amend the General Plan and the Central City Community Plan, rezone the adjacent property to the east from R-3A to R-O, a special permit to expand the existing office building onto the adjacent residential property and approved a lot line merger merging three lots into one lot (P91-266).

At the time of the request, staff suggested to the applicant that rather than expanding the office building onto the adjacent parcel, the applicant should consider expanding the office by adding another story to the existing building on the site so as not to encroach further into the residentially zoned property. The applicant's client felt that a second story addition would not adequately serve the clients of the Retired Public Employees Association, many of whom are elderly. Therefore the applicants current proposal is a single story addition to the front of the existing office building.

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consist of two lots totaling .029± developed acres in the Residential-Office (R-O) zone. The lots are developed with a 2,436± square feet office building. The General Plan designates the site as Neighborhood/Commercial & Offices. The 1980 Central City Plan designates the site as Residential/Office. The site is located in the Southside Preservation Area. The surrounding land uses and zones are vacant and residential, R-O and R-3A to the north; vacant, single and multiple family, R-3A to the east; single and multiple family, R-3A to the south; and commercial, residential and office, R-O and OB to the west.

B. Applicant's Proposal

The applicant is proposing to expand the existing 2,500± square foot office to 3,900± square feet. The existing parking area in the front (north) of the site will be removed and replaced with the proposed office expansion and landscaping.

C. Plan Consistency

The proposed project is consistent with the General Plan and Central City Plan land use designation of Community/Neighborhood and Office. The plan is also consistent with the Central City Housing Strategy which is recommending this property remain Residential-Office (R-O).

C. Site/Building Plan

The subject site consist of two lots totaling 0.29± developed acres. The applicant is proposing to remove an existing carport and construct a 1,400± square foot office addition to the front of the building. The front setback will be developed as a landscaped courtyard. Landscape plans have not been submitted.

Required parking will be located in the existing parking lot located at the rear of the building off the alley. Although, the applicant proposes to remove the parking in the front of the site, adequate parking will be provided at the rear of the building.

A solid six foot masonry wall will be provided along the east property line adjacent to the residentially zoned lot. A six foot masonry and wrought iron fence will be provided along the north and east property line in the front setback areas as well as along the south and west property lines of the parking area.

The proposed addition will conform to setbacks. Unenclosed stairs and necessary landings are allowed to encroach up to four feet in the front and street side yard setbacks.

The plans do not indicate a trash enclosure for the site. A trash enclosure is required where garbage receptacles are used and the receptacles are not stored wholly within the building. The plans should be revised to indicate the location of the trash enclosure. A statement of recycling information must be submitted for review prior to issuance of the building permit.

D. Building Design

The subject site is in the Southside Preservation Area of the Central City Design Review District. Therefore, the proposed addition is subject to review and approval by the Design Review/Preservation staff. The applicant has been advised of this requirement, but has not filed a formal Design Review staff application.

The existing building is wood and stucco with a composition shingle roof. The applicant is proposing to expand the front of the building. The elevations indicate the addition will be stucco and glass with a brick wainscot. The roof will remain a composition shingle.

Design Review staff have reviewed the plans and indicate revisions will be required. These revisions include but may not be limited to the consistency of the exterior stairs with the floor and elevation plans, the roof elevations which are not depicted on the plans, window treatment on the north (T Street) elevation and the blank wall effect of the east (interior side) elevations. Design Review staff will review the plans for consistency and conformance with the Central City Design Guidelines and the Southside Preservation area.

E. Lot Line Adjustment

On February 13, 1992, the Planning Commission approved a lot line merger for this site which included residentially zoned lot to the east (P91-266). The applicant has requested and staff concurs that only the two lots developed with the existing office building be merged. Staff, therefore, has amended the previous lot line adjustment to include only the two lots in which the office currently is located (resolutions and exhibits will be amended). This will allow the residentially zoned lot to the east to remain a separate lot.

F. Agency Comments

The plans have been reviewed by Engineering Division - Development Section, Traffic Engineering, Building Inspections and Sacramento Housing and Redevelopment Agency (SHRA). The following comments were received:

Engineering Division - Development Section

Remove existing driveway on T street and replace with curb, gutter and sidewalk.

This project is located within an area of the City which is serviced by a combined sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combined system.

Notice: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

Traffic Engineer

Any walls/fences constructed must comply with City's visibility ordinances.

New driveway on T Street shall be prohibited at this time.

Building Inspections

A fire hydrant is required within 300 vehicular feet of the new structure.

G. Neighborhood Comments The plans have been reviewed by Southside Park Neighborhood Association and Sacramento Old City Association. The neighborhood associations have no objections to this project.

Environmental Determination The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has

been prepared. In compliance with Section 15070 (B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur.

Recommendation: Staff recommends the Planning Commission approve the special permit modification subject to conditions and based upon findings of fact which follow.

- A. Ratify the Negative Declaration;
- B. Approve the Mitigation Monitoring Plan by adopting the attached resolution;
- C. Approve the Special Permit Modification to expand an existing office building subject to conditions and based upon findings of fact which follow, and;
- D. Withdraw the Lot Line Adjustment.

Conditions

- 1. A statement of recycling shall be submitted for review and approval of the Planning Director prior to issuance to building permit.
- 2. The site plan shall be revised to indicate the location and materials of the trash enclosure.
- 3. The plans shall be reviewed and approved by the Design Review staff, upon submittal of application, prior to issuance of building permits.
- 4. Landscape plans shall be submitted for review and approval of the Design Review staff prior to issuance of building permits.
- 5. The existing driveway on T Street shall be removed and replaced with curb, gutter and sidewalk to the satisfaction of the Public Works Department.
- 6. A fire hydrant shall be provided within 300 vehicular feet of the new structure to the satisfaction of the Fire Department.

Mitigation Monitoring

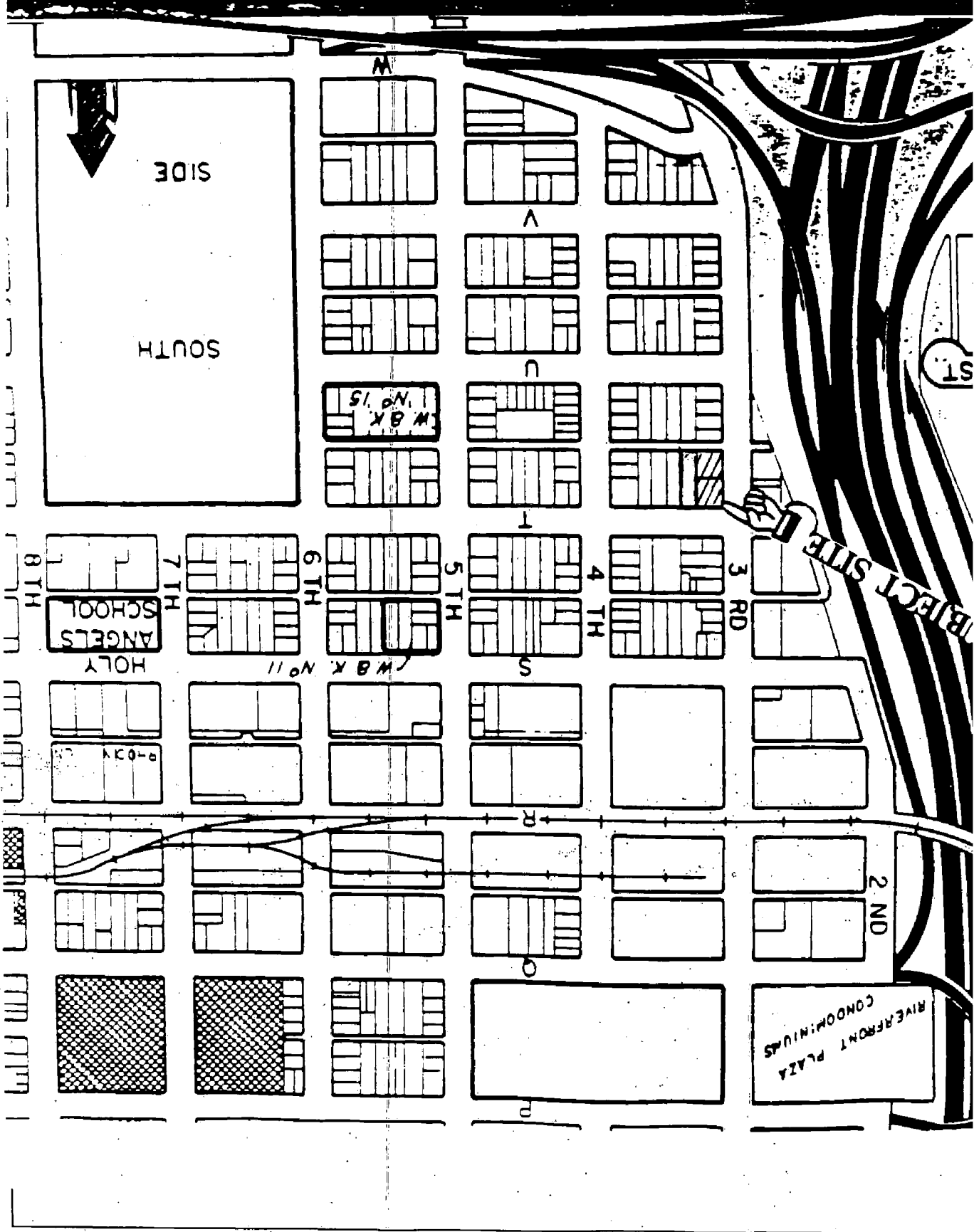
- A. The applicant agrees to pay such lawful fees, taxes assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and appropriate mechanisms designed to address project impacts on the existing combined stormwater sewer system, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay fair, equitable and appropriate development or related fees, impact fees or assessments or taxes as and when enacted, imposed, or levied.
- B. If subsurface archaeological or historical remains (including unusual amounts of bones,

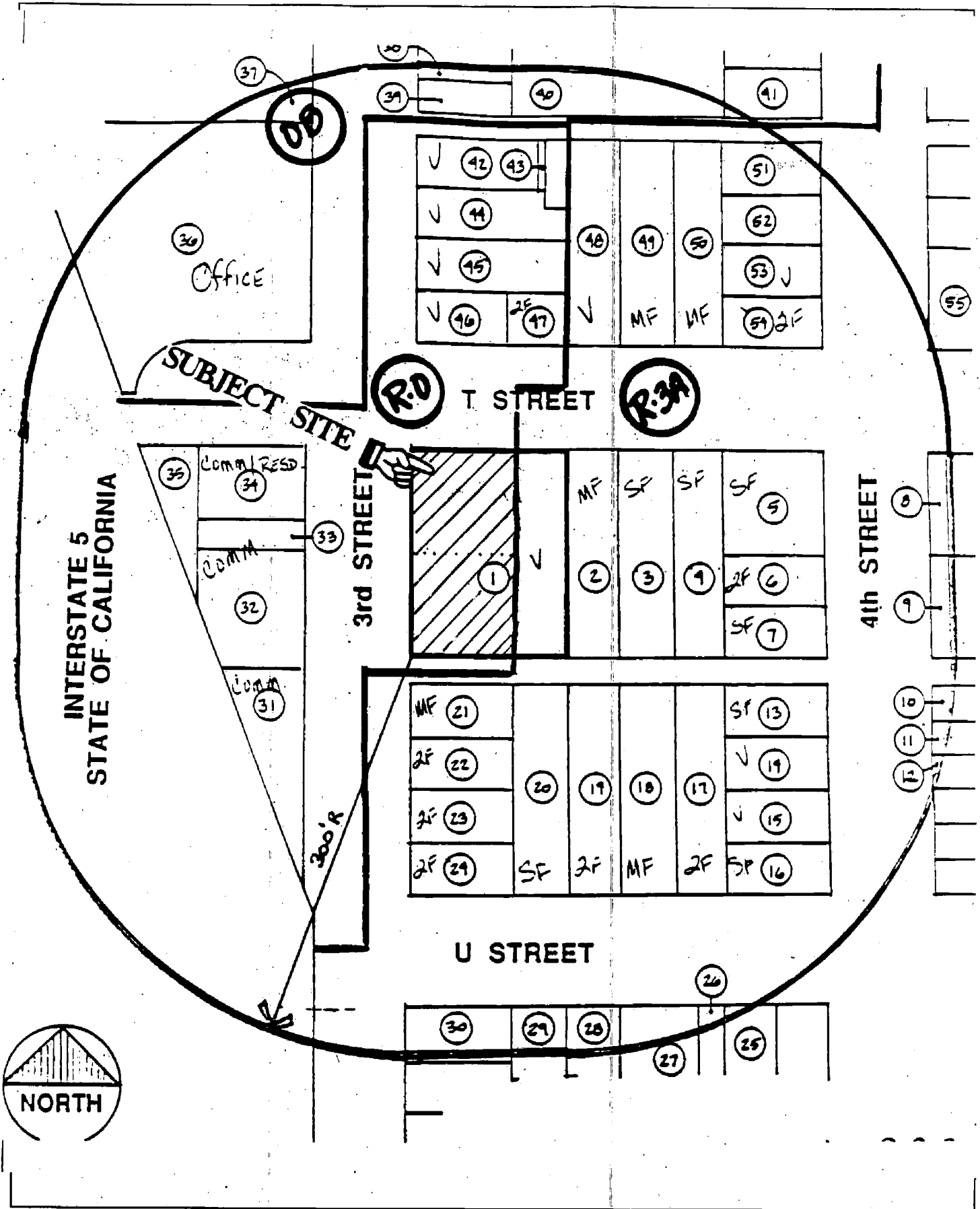
stones, or shells) are discovered during excavation or any construction at the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that:
 - a. adequate parking is available;
 - b. adequate setbacks and landscaping will be provided, and;
 - c. the proposed use is compatible with the surrounding residential and office uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor to neighboring properties in the vicinity, in that:
 - a. a courtyard will be provided for employees which will provide interaction with the street and neighborhood, and;
 - b. a decorative wrought iron fence will be provided around the site for security.
3. The project, as conditioned, is consistent with the General Plan and the 1980 Central City Plan which designates the site as Neighborhood Commercial/Office and Residential Office.

VICINITY MAP





LAND USE AND ZONING MAP

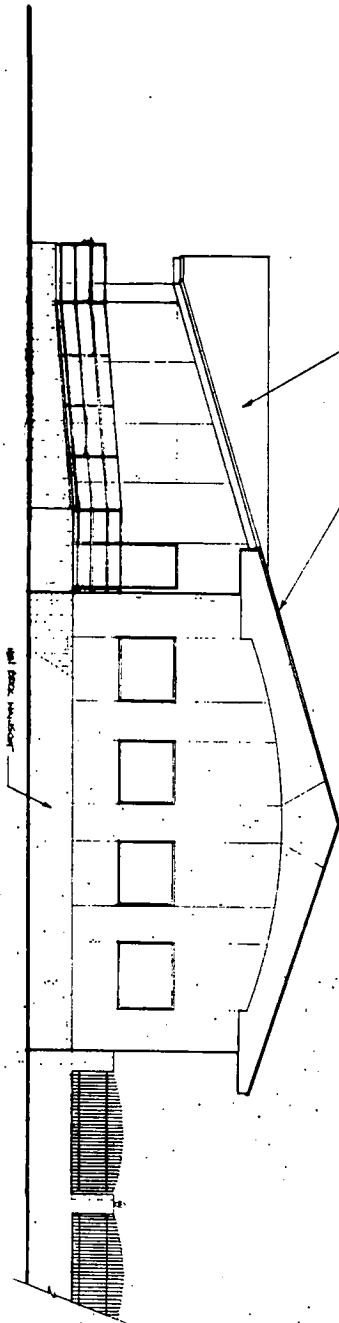
EXHIBIT - B ELEVATIONS

A BUILDING EXPANSION FOR THE
PUBLIC EMPLOYEES ASSOCIATION
300 T STREET
SACRAMENTO, CALIFORNIA 95814

M
John R. Wassenaar
Architect
4748 N. Corcoran Avenue
Corcoran, California 95834
Phone 486-8076

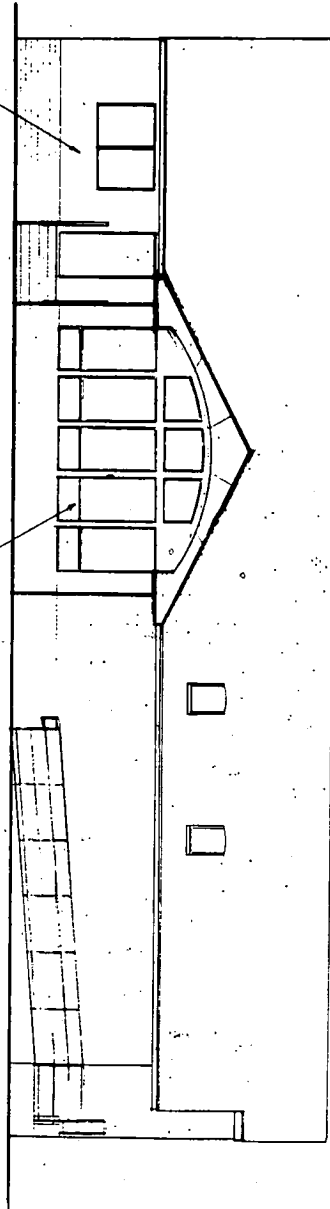
ELEVATIONS
1/4" = 1'-0"

3RD STREET ELEVATION
1/4" = 1'-0"



T STREET ELEVATION
1/4" = 1'-0"

NEW STUCCO EXTERIOR FINISH @ WALLS & PARAPETS
MULTI GLAZED WINDOWS IN ALUMINUM FRAMES
CLASS 'A' COMPOSITION SINGLES

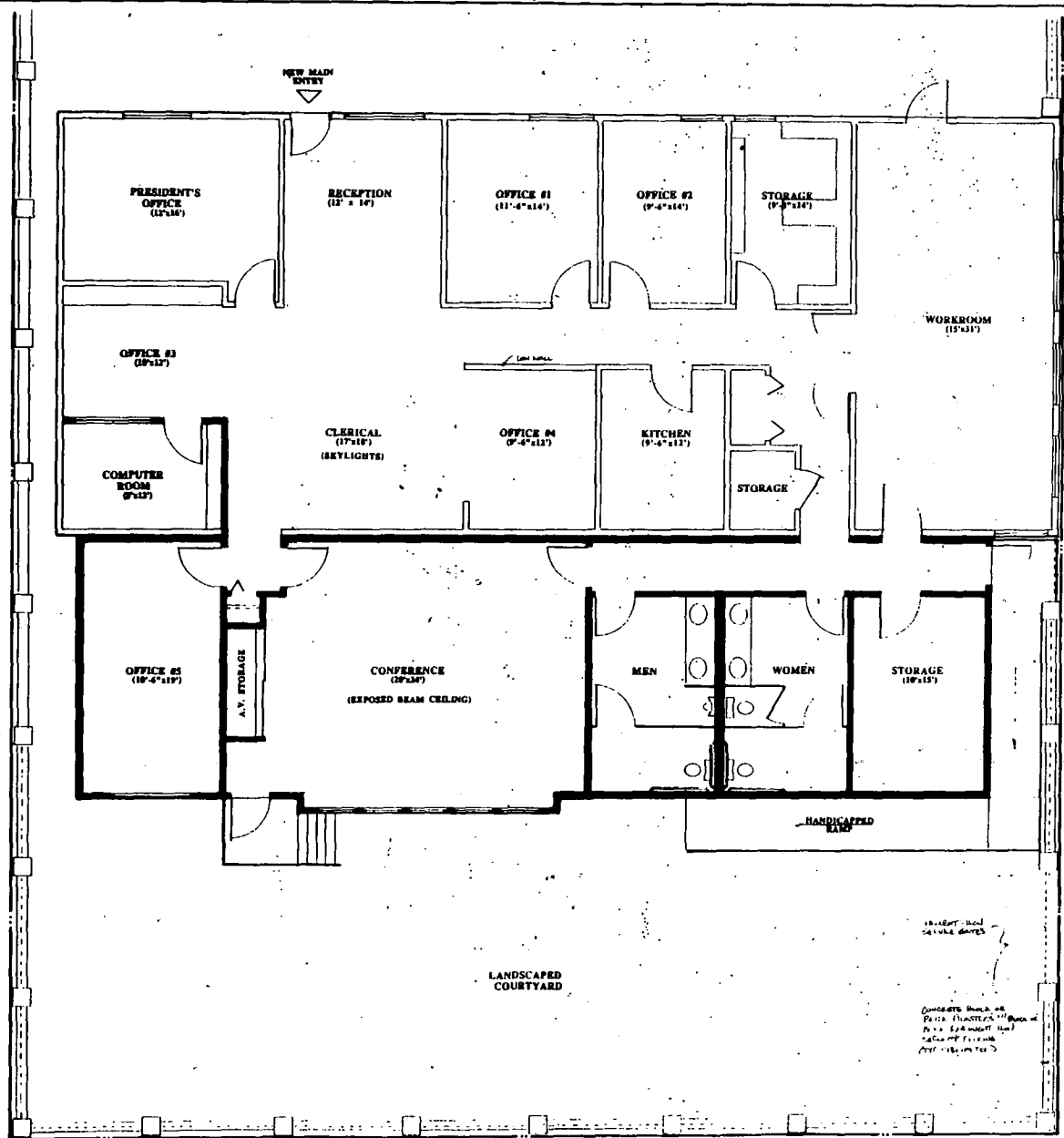


REVISIONS	NO.

John H. Montgomery
 ARCHITECT
 1700 N. G Street
 RAYMOND, CALIFORNIA 95814
 (916) 484-2000

BUILDING EXPANSION FOR THE
 ELIC EMPLOYEES ASSOCIATION
 300 T STREET
 RAYMOND, CALIFORNIA 95814

EXHIBIT - C FLOOR PLANS



EXISTING BUILDING
 NEW ADDITION

T STREET

T STREET

FLOOR PLAN
 1/4" = 1'-0"

WALL LEGEND
 EXISTING:
 NEW:

SEE PLAN SHEET 102 FOR
 FLOOR FINISHES

CONCRETE SHALL BE
 PERFORMED IN ACCORDANCE WITH
 PERMITS AND LOCAL ORDINANCES
 AND SHALL BE PERFORMED
 BY A LICENSED CONTRACTOR