

P96-091 12TH AVENUE LAUNDROMAT

- REQUEST:
- A. **Environmental Determination**
 - B. **Lot Line Merger** to combine two lots totaling 0.15± developed acres in the Light-Commercial (C-1) zone.
 - C. **Variance** to reduce the rearyard setback from 15 feet to 0 feet for a proposed 2,000 square foot laundromat building.

LOCATION: 3871 12th Avenue
APNs: 014-0231-038; -039
Council District 5 (Area 3)
East Broadway Community Plan Area

| | |
|--------------------|---|
| APPLICANT: | Mark R. Morose, Architect, 916-452-7423 129 Ballast Way, Folsom CA 95630 |
| OWNER: | Nookie Incorporated, 213-778-4118 7777 Sunrise Boulevard, Citrus Heights, CA 95610 |
| APPLICATION FILED: | September 5, 1996 |
| STAFF CONTACT: | Mike Dale, 916-264-8309 |

SUMMARY: The applicant is requesting the above entitlements to establish a coin-operated laundromat at the northeast corner of 12th Avenue and Martin Luther King Junior Boulevard. The project involves merging two parcels to form one 0.15-acre parcel, removal of the existing building, and construction of a 2,000 square-foot building with five parking spaces. In addition to a Lot Line Merger, the project requires a Variance to locate the proposed building within the required 15-foot rearyard setback area.

RECOMMENDATION: The project's primary issue relates to land use policy. The project represents an opportunity to remove an obsolete structure and to upgrade a prominent street intersection in the Oak Park Design Review District. Staff supports the Lot Line Merger which would result in one developable commercial parcel. However, Staff believes that the project could be developed with an improved, revised site design that would eliminate the need for the requested Variance. The applicant is not agreeable to the revised site plan. Staff therefore recommends **approval** of the Lot Line Merger and **denial** of the Variance subject to findings of fact and conditions of approval (Attachment 1).

SITE INFORMATION:

General Plan Designations: Community / Neighborhood Commercial & Offices
 Community Plan Designation: N/A
 Zoning: Limited-Commercial (C-1)
 Land Use: Vacant Commercial Building

Surrounding Land use and Zoning (Attachment 3):

North: Vacant Parcel; R-1
 South: 12th Avenue, Vacant Commercial Building; C-1
 East: Single-Family Residence; R-1
 West: Martin Luther King Junior Boulevard, Vacant Parcel; C-1

| Setbacks: | Required: | Proposed: |
|----------------|-----------|----------------------------|
| Front: | 13 feet | 63 feet |
| Rear: | 15 feet | 0 feet (requires Variance) |
| Street Side: | 5 feet | 5 feet |
| Interior Side: | 5 feet | 5 feet |

Property Area Dimensions (Size): Parcel #038: 25' x 100' (0.057 \pm acres)
 Parcel #039: 40' x 100' (0.092 \pm acres)
 Proposed Building Size: 2,000 \pm Gross Square Feet
 Proposed Building Height: 16 \pm Feet
 Maximum Allowable Height: 35 Feet (For C-1 Zone)
 Proposed Parking: 5 Stalls (Including 1 Handicap Stall)
 Required Parking: 4 Stalls (@ 1/450 GSF General Commercial)
 Street Improvements and Utilities: Existing (None proposed)

OTHER APPROVALS REQUIRED: In addition to the above entitlement(s), the following approvals will be required:

| <u>Permit</u> | <u>Agency</u> |
|---------------------------|-------------------------------------|
| Certificate of Compliance | Public Works Department |
| Building Permit | Planning and Development Department |
| Design Review | Design Review Board |

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan. The "Community / Neighborhood Commercial & Offices" designation of the General Plan is intended to accommodate "shopping centers ... and smaller office developments which offer goods and services for the daily needs of adjacent residential areas. These uses may be located adjacent to residential areas without significant adverse impacts" (Sec. 4-10). The project would result in one parcel

suitable for the development of a small business. The designation is consistent with the underlying C-1 zone (Sec. 9-4). The project is therefore considered to be compatible with the General Plan.

Zoning Ordinance. The "Limited-Commercial" (C-1) zone "allows certain office and retail stores and service establishments which are compatible with residential developments. This zone is intended to be applied to small parcels which are surrounded by a residential neighborhood" (Sec. 1-D). A laundromat is an allowable use in the C-1 zone subject to the height and area standards established by the Zoning Ordinance (Sec. 2-C-23). The applicant is requesting a deviation from these standards (see Section C of this report).

Subdivision Regulations. Chapter 40, Article V, of the City Code establishes the procedure for allowing "the merger of contiguous parcels under common ownership at the request of the property owner" (§40.501). Typically, the "Zoning Administrator is authorized to approve the merger..." (§40.502). Due to the concurrent Variance request, the entire project has been referred to the Planning Commission. The requested Lot Line Merger meets the findings required under §40.505 of the Regulations. The Lot Line Merger is further discussed under Section D of this report.

Design Review. The site is located within the Oak Park Design Review District. The applicant has filed a Design Review application for this project (DR96-268). The project will be subject to review and approval by the Design Review Board.

B. Site Plan - Variance

Existing. The site is located at the northeast corner of 12th Avenue and Martin Luther King Junior Boulevard (Attachment 3 - Land Use and Zoning Map). The site is one of four commercially zoned corners located at the street intersection. The site is bordered by an undeveloped parcel in the R-1 zone to the north and a single-family residence in the R-1 zone to the east. The site supports an abandoned commercial structure with a paved, parking area.

Proposed. The north side of the proposed building would be located on the north property line. The Zoning Ordinance requires a 15-foot rear yard setback in this location. A Variance is requested in order to deviate from this requirement (Exhibit 1B - Site Plan). The building would meet the five-foot street side yard setback and the five-foot interior side yard set-back requirements of the Zoning Ordinance. The structure would be located about 63 feet from the front property line along 12th Avenue. A 6'10"-wide raised planter area would be constructed on the corner and along Martin Luther King Junior Boulevard. Vehicular access to the site and five parking spaces would be located on 12th Avenue.

Variance. The Zoning Ordinance requires a minimum 15-foot rearyard setback due to the residentially zoned parcel located to the north of the site (Sec. 3-C-24). Staff believes that the requested Variance is unnecessary and undesirable because: a) the resulting parcel can be reasonably developed without a setback variance, b) the massing of the building would be too close to the residential parcel to the north, c) the building could be located closer to the street intersection to improve the building's visibility and the urban design of the street intersection, and d) parking lot access could be located on the major street (Martin Luther King Junior Boulevard) rather than on the minor street (12th Avenue). Staff therefore recommends **denial** of the requested setback Variance.

Staff Recommended Alternative Site Plan. Staff members from Planning and Design Review requested that the applicant revise the site plan to conform with the general configuration of a staff-recommended alternative (Attachment 4 - Alternative Site Plan). The alternative site plan shows the location of the proposed building closer to the street intersection as described above. The alternative plan could be implemented without a setback Variance and would remain subject to Design Review Board approval.

Wall Required. For non-residential developments, the Zoning Ordinance requires a six-foot tall solid masonry wall along the property lines which abut a residential zone or residence (Sec. 3-D-7-b). Prior to development, a wall must therefore be erected along the site's north and east property lines as described by the Ordinance. Due to the presence of the single-family lots on the east and north sides of the parcel, Staff recommends that the required wall include a decorative feature (such as alternating finished surfaces or two-toned brick).

D. Lot Line Merger

The proposed Lot Line Merger would combine two parcels in the C-1 zone which are under the same ownership (Exhibit 1A). The size and orientation of the resulting parcel would be consistent and compatible with the existing pattern of commercial and residential development in the vicinity. The project would yield a viable commercial parcel in an area which is in need of revitalization. The project, as conditioned, would preserve the location of existing street and utility easements and would conform to the requirements of the General Plan, Zoning Ordinance, Subdivision Regulations, and Building Code. Staff therefore recommends **approval** of the Lot Line Merger subject to conditions.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The project qualifies for a categorical exemption from further environmental review

pursuant to Section 15305 of the California Environmental Quality Act Guidelines. This exemption is applicable to projects involving minor alterations in land use limitations in areas with an average slope of less than 20% including but not limited to minor lot line adjustments and setback variances not resulting in the creation of any new parcel.

B. Neighborhood Response

Notification of the project and Planning Commission hearing was sent to the following organizations and to all owners of property located within 500 feet of the two subject sites:

- South Sacramento Chamber of Commerce
- South Sacramento Neighborhood Coalition (SSNC)
- Oak Park Project Area Committee (PAC)
- Oak Park Community Center Drug Free Zone
- Oak Ridge Drug Free Zone
- Med Center Neighborhood Association
- Franklin Boulevard Business Association
- Florin Road Community & Business Association

On November 21, 1996, the Oak Park Project Area Committee (PAC) compared the applicant's proposal with the alternative plan and indicated the following:

"The subcommittee recommended the alternative site plan, which proposes to locate the laundromat building closer to the intersection with the proposed parking lot to be located on the north portion of the site. The ingress and egress should be located on the arterial (Martin Luther King Junior Boulevard), and because this development will set the tone for future development on the three remaining corners, it is important to create a strong corner there. It is anticipated that the facility will be utilized by nearby residents, so much of the traffic will be pedestrian, therefore it is not important to have the parking lot as a prominent feature of the development."

At the time of this writing (12/10/96), Staff has received no comments in favor of or in opposition to this project.

C. Summary of Agency Comments

The project application was routed to the appropriate City Departments and local agencies. The comments affecting the Lot Line Merger primarily pertain to the proper recordation and disconnection of excess utility services (Attachment 1.)

The Police Department has identified a series of safety measures regarding the design, operation, and maintenance of the proposed laundromat building. The

measures do not relate directly to the merging of the two parcels and therefore cannot be required as part of the Lot Line Merger. However, these measures can be required as part of the Planning Commission's decision to conditionally approve the setback Variance.

The Design Review staff will be considering the Police Department's comments as part of its recommendation to the Design Review Board.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the requested entitlements. If the Commission chooses to approve the Variance, then the Commission should: 1) adopt an intent motion to approve the project, and 2) continue the item to a subsequent Commission hearing to allow Staff sufficient time to prepare revised findings of fact and conditions of approval. The Commission's final action may be appealed to the Council within 10 days following the action.

RECOMMENDATION: Staff recommends that the Planning Commission take the following action(s):

- A. **Adopt** the Notice of Decision and Findings of Fact (Attachment 1) with the Environmental Determination that the project is **Exempt** from further environmental review pursuant to CEQA;
- B. **Adopt** the Notice of Decision and Findings of Fact (Attachment 1) approving the **Lot Line Adjustment** to combine two lots totaling 0.15± developed acres in the Light-Commercial (C-1) zone.
- C. **Adopt** the Notice of Decision and Findings of Fact (Attachment 1) denying the **Variance** to reduce the rearyard setback from 15 feet to 0 feet for a proposed 2,000 square foot laundromat building.

Report Prepared By:

Mike Dale
Mike Dale, Associate Planner

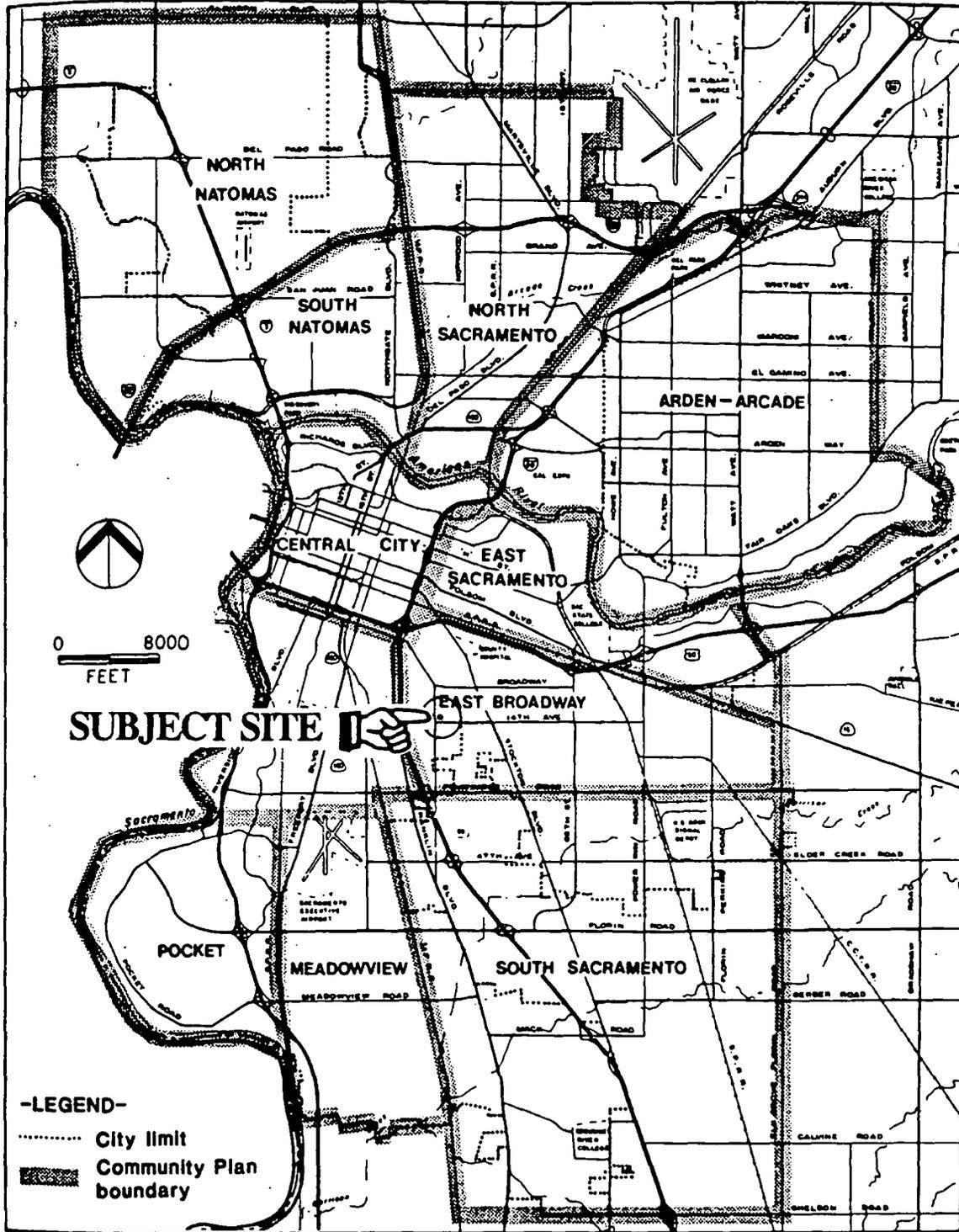
Report Reviewed By:

Barbara L. Wendt
Barbara L. Wendt, Senior Planner

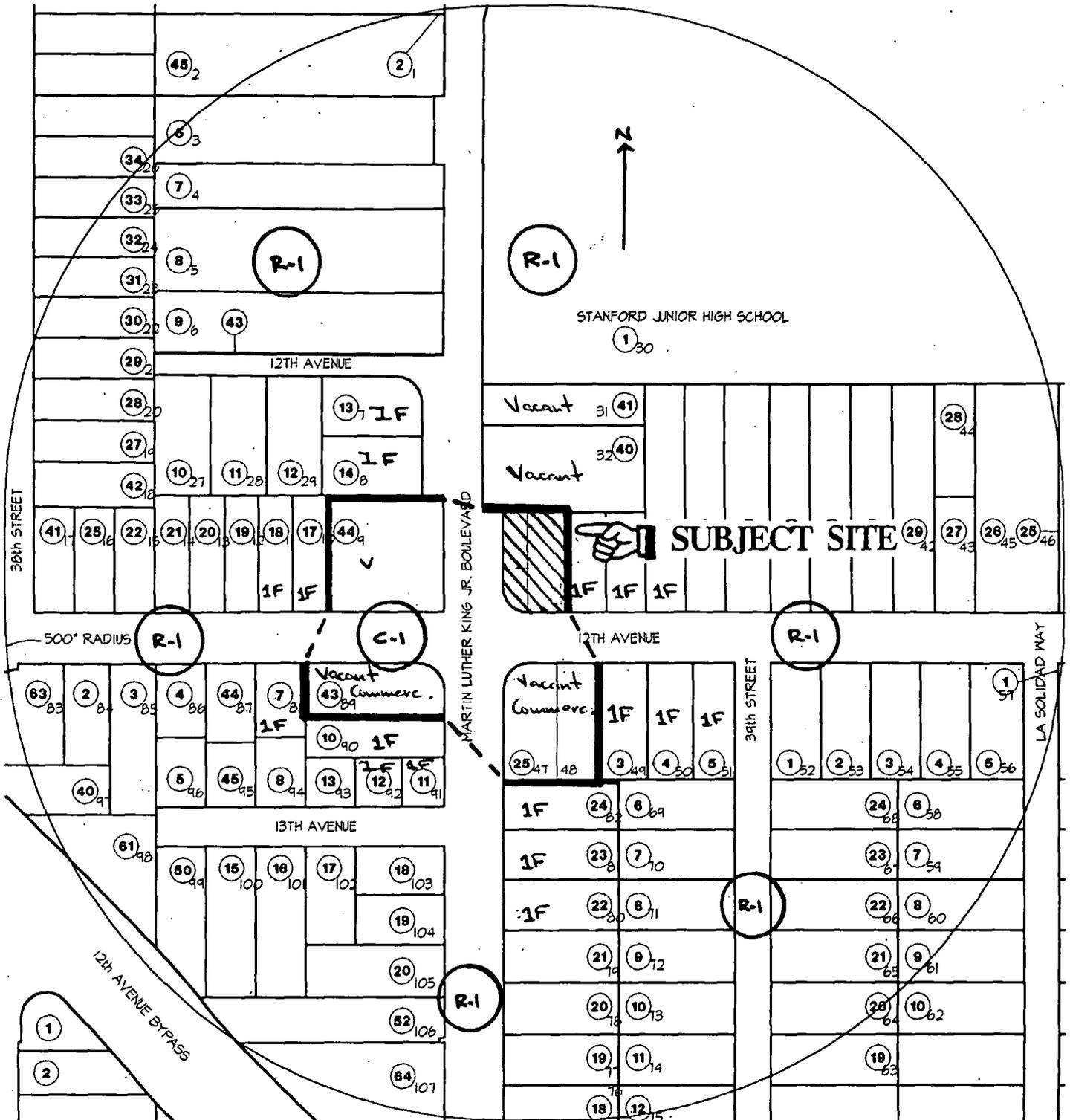
ATTACHMENTS

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| Attachment 1 | Notice of Decision and Findings of Fact |
| Exhibit 1A | Lot Line Merger |
| Exhibit 1B | Site Plan |
| Exhibit 1C | Floor Plan |
| Exhibit 1D | Elevations |
| Attachment 2 | Vicinity Map |
| Attachment 3 | Land Use and Zoning Map |
| Attachment 4 | Alternative Site Plan |

Attachment 2
Vicinity Map



Attachment 3
Land Use and Zoning Map



Attachment 4
Alternative Site Plan

