

CITY PLANNING COMMISSION

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

APPLICANT	Mogavero & Associates - 2530 J Street, Suite 101, Sacramento, CA 95816				
OWNER	David & Ronie Saake - 418 Alhambra Boulevard, Sacramento, CA 95816				
PLANS BY	Mogavero & Associates - 2530 J Street, Suite 101, Sacramento, CA 95816				
FILING DATE	2-22-85	50 DAY CPC ACTION DATE		REPORT BY:	FG:sg
NEGATIVE DEC.	Ex. 15301(n)	EIR		ASSESSOR'S PCL NO.	003-161-11

- APPLICATION: A. Special Permit to utilize an existing structure as office space
B. Variance to waive one of three required on-site parking spaces

LOCATION: 418 Alhambra Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to utilize an existing structure as office space for counseling service.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Residential; R-0
South: Residential; R-0
East: Residential; R-1
West: Residential; R-0

Parking Required: 3 spaces
Parking Provided: 2 spaces
Property Dimensions: 40' x 80'
Property Area: 3,200 square feet
Square Footage of Building: 1,339 square feet
Height of Building: 15 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Colors: Gray, brown
Exterior Building Materials: Wood siding, composition roof

PROJECT EVALUATION: Staff has the following concerns and comments:

- A. The subject site is a 3,200± square foot lot which is designated for residential-office use on both the General Plan and the 1980 Central City Plan. The site is zoned Residential-Office (R-0) and is surrounded by mostly single or two family residential uses.
- B. The applicant is requesting that the existing 1,339 square foot house be utilized as an office for counseling (psychological/family) services. A variance is also requested to waive one of three required parking spaces. The office would be open for business between 8 am and 9 pm (by appointment only).

The service would employ three persons all of whom may or may not be working at the same time.

- C. There are two concerns which staff has with this proposal. The first is parking and the second is land use.

The applicant is to provide two of the three required parking spaces on site. Staff has reviewed the proposed parking layout with the Traffic Engineering Division which found it to be unacceptable as designed (inadequate staff dimensions and maneuvering area). If the parking variance were granted, it would force more cars (employees and clients) to park on the street and result in reducing the required parking by one-third. Alhambra Boulevard and some of the other adjacent streets (D and E Streets) are already subject to parking problems and this proposal would only increase the on-street parking demand.

The proposed use (counseling office) is not compatible with the surrounding uses which are predominantly single family and two family residential uses. A previous application for a care facility (see land use and zoning map, P82-171) was denied due to incompatibility with surrounding land use on a lot just to the west of the subject site. Staff is concerned that the proposed use would be too intense for the neighborhood and that the hours of operation would be inappropriate for the neighborhood. Although this street is zoned for residential-office use, there are no other office conversions located on the west side of Alhambra Boulevard between D and E Streets. The west side of Alhambra Boulevard is zoned R-1 and consists of single family residences.

- D. The project has been reviewed by Engineering, Building Inspections and Traffic Engineering Divisions. No comments were received except for Traffic Engineering. Their comments have been discussed previously in the report.

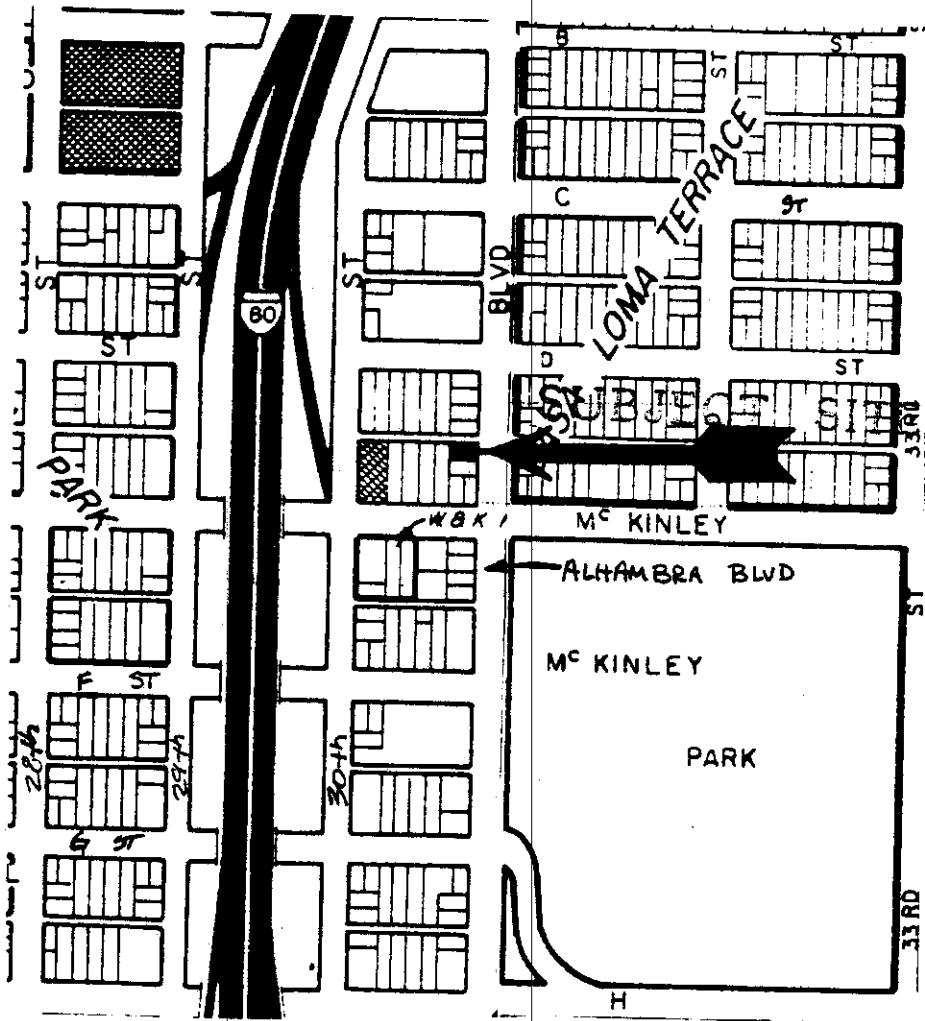
ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 5301(n)).

RECOMMENDATION: Staff recommends denial of the special permit and variance based upon the findings of fact which follow:

Findings of Fact - Special Permit & Variance

1. The project is not based on sound principles of land use in that the proposed office is not compatible with the existing residential uses in this neighborhood and would further impact parking and traffic congestion along Alhambra Boulevard.
2. The proposed project will be injurious to the public welfare and safety and to surrounding properties in that additional traffic and parking problems will occur which will be detrimental to existing residential uses.
3. This proposal is not in harmony with the objectives of the 1980 Central City Plan goal to "conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic."

4. The variance would constitute a special privilege extended to one property owner in that:
 - a. on-site parking is required for all office uses;
 - b. there are no special circumstances that warrant the waiver of the two parking spaces.
5. The variance would constitute a disservice to the public welfare of property owners adjacent to this site in that disruption could result from the office use due to traffic and parking along Alhambra Boulevard.

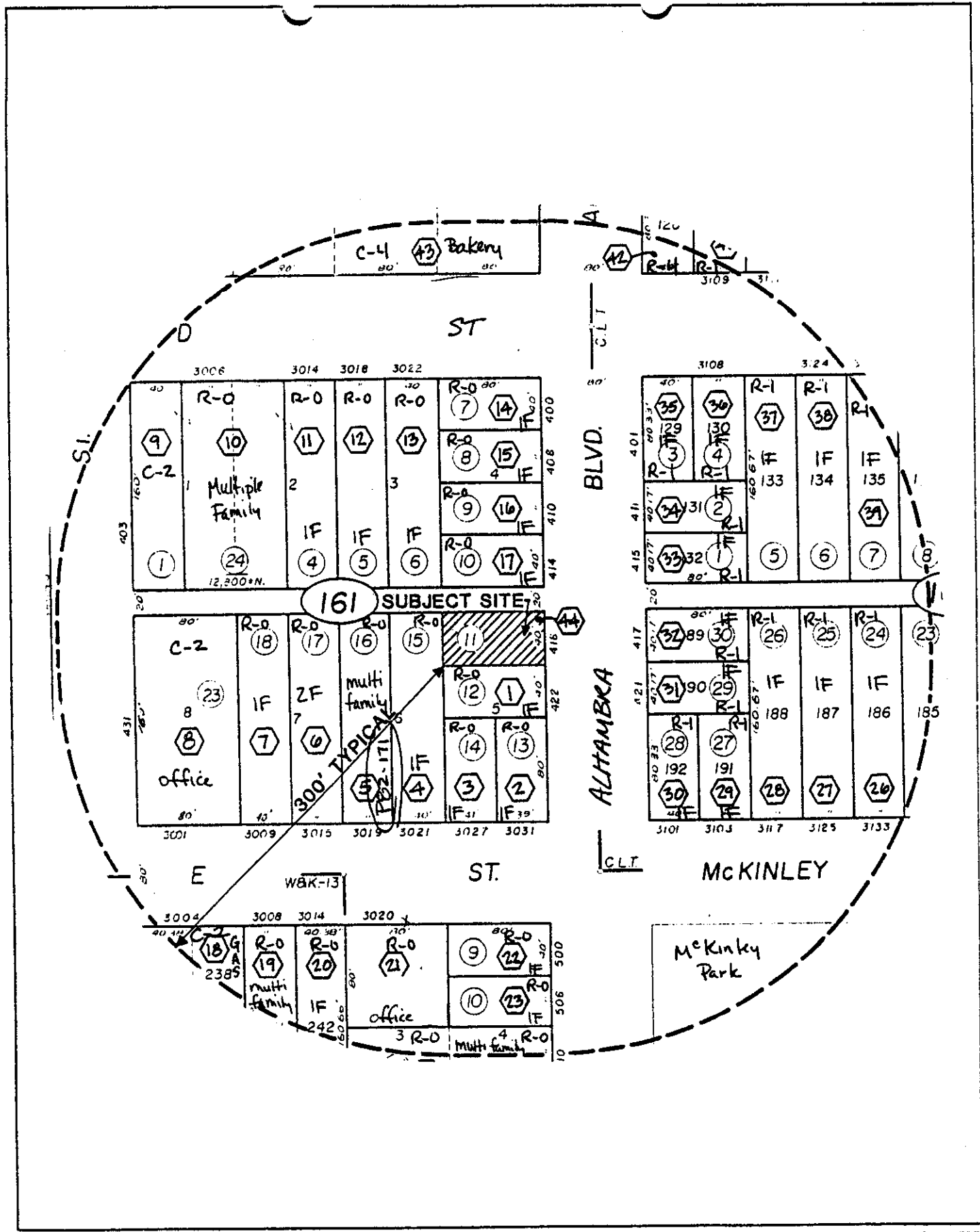


VICINITY MAP

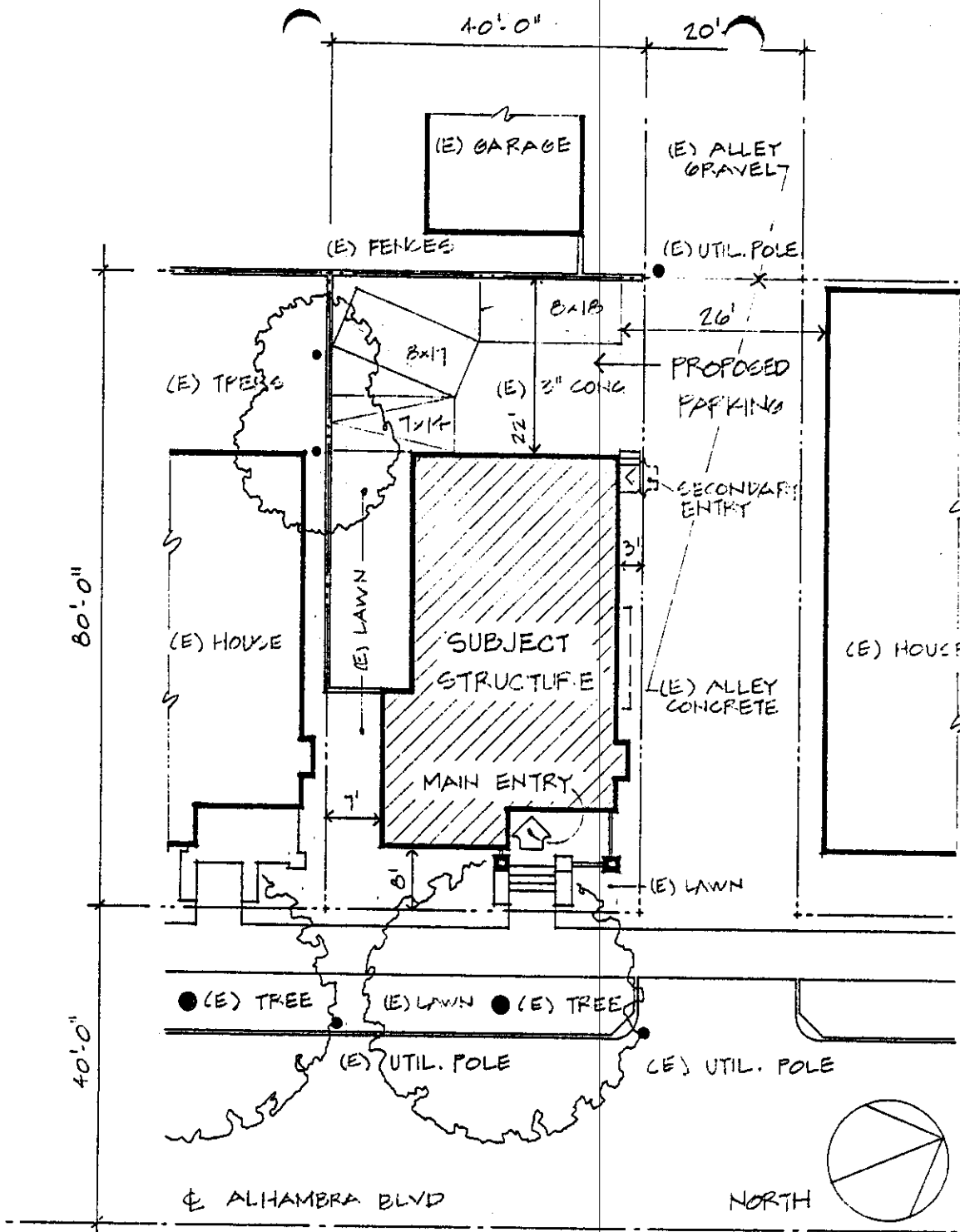
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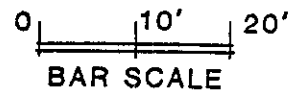
Item 18



LAND USE & ZONING MAP



PROPOSED UTILIZATION OF EXISTING SUBJECT STRUCTURE HAS NOT REVISED ANY EXISTING SOLAR CONSIDERATIONS.



SITE PLAN

PAGE

2

Special Permit Application
 APN: 003-0161-011-0000
 418 Alhambra Blvd.
 Sacramento, CA 95816

Applicants:
 Edward E. Hall
 Warren R. Lindeleaf
 Bruce M. Gunn
 1103 33rd Street
 Sacramento, CA 95816
 (916) 447-0175

Applicant Assistance:
 Mogavero + Associates
 Architects
 2530 J Street; Suite #101
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P85-102

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Item 18



ELEVATIONS

PAGE

3

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P85-102

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Item 18