

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

APPLICANT Louis Loustalot, 3930 N Street, Sacramento, CA 95816
OWNER Louis Loustalot, 3930 N Street, Sacramento, CA 95816
PLANS BY Louis Loustalot, 3930 N Street, Sacramento, CA 95816
FILING DATE August 13, 1992 ENVIR DET. Cat Ex 15305(a) REPORT BY Don Smith
ASSESSOR'S PCI NO 007-0016-008

APPLICATION: Variance to reduce the required front yard setback from fifteen feet to 0 feet on .064± vacant acres in the General Commercial (C-2) zone.

LOCATION: 2026 I Street

PROPOSAL: The applicant is requesting the necessary entitlements to allow construction of a structure (an artist live/ work space) within the front yard setback on .064± vacant acres in the General Commercial (C-2) zone.

PROJECT INFORMATION:

General Plan Designation:	Community/ Neighborhood Commercial and Office
Central City Community Plan:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Multi- Family Residential; C-2	Setbacks: Required:	Provided:
South: Commercial; C-2	Front: 7.5' (below 26')	5'
East: Commercial and Multi- Family Residence; C-2	15'(above 26')	5'
West: Surface Parking; C-2	Rear: 0'	0'
	Side (west): 0'	0'
	Side (east): 0'	5'

Proposed building area:	Studio = 1436± sq.ft., Residence = 2232± sq.ft.,	
	Total = 3668±sq.ft.	
Required Parking:	4 spaces (1:1000)	(May be reduced with Planning
Proposed Parking:	2 spaces	Director's Artist Live/Work
Property Dimensions:	40'X 80'	Determination)
Property Area:	.064± acres	
Topography:	Flat	

APPLIC. NO. P92-225

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The applicant originally proposed reducing the setback to 0 feet. Staff recommended at least a five foot setback in order to provide some landscaping in the front of the building and to allow room for tree canopies as the street trees mature. The developer was able to reduce the area of the first floor and set the upper floors to the rear of the building to accommodate staff's recommendation. With this change, and because there are already reduced setbacks in this neighborhood, staff recommends the approval of the variance request.

Parking - As noted above, the applicant intends to request a parking determination permit from the Planning Director for Artist's Live/Work Space in order to reduce the parking from four to two spaces. In order to receive this permit the applicant shall be required to meet the following conditions:

1. No employees and/or clients shall be permitted at the artist's live/work site; and
2. No exhibitions, post-production, rehearsals, schools of dance, music, dramatic art, film and video shall be allowed at the artist's live/work site.

Building Design and Materials- The building materials proposed for the building are stucco and a rusticated masonry which is split face block in this case. Windows will be recessed and balconies provided on the exterior. The design will be further reviewed as it goes before the Design Review Preservation Board.

D. Agency Comments

The development plans have been circulated to various agencies including the Transportation Division, Development Services, Building Division, etc. Comments received were from Development Services and the Transportation Divisions and are provided in the conditions of approval below.

E. Neighborhood Comments

The neighbor on the west side of the project (Sirlin Photography) opposes the variance request. The main opposition is that the proposed building would block the signage on the east side of their building (Exhibit G).

ENVIRONMENTAL DETERMINATION:

The Environmental Services Manager has determined that the project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305(a)).

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Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site is designated Community/ Neighborhood Commercial and Offices by the General Plan. The Central City Community Plan designates the site General Commercial. The subject property is .064± vacant acres located at 2026 I Street. The subject site and surrounding properties are zoned General Commercial (C-2). Surrounding land uses are mixed with multi- family residences to the north; a mixed commercial/ residential structure to the east; commercial to the south; and a surface parking lot to the west.

B. Applicant's Proposal

The applicant originally requested a variance to reduce the required front yard setback from 15 feet to 0 feet in order to allow development of an artist live/ work use on the site. The applicant now requests the variance to reduce the front yard setback from 15 feet to five feet. In addition, the developer proposes to request a Planning Director's Parking Determination to allow the parking to be reduced from the required four spaces to two spaces as provided for in the Artist Live/ Work Ordinance (Ord. No. 92-018).

C. Staff Analysis

The property is a 40 foot wide by 80 foot deep parcel located at 2026 I Street in the C-2 zone. It is a vacant parcel surrounded by a mixture of commercial and multi- family residential land uses. The C-2 zone requires a 7.5 foot front yard setback for portions of buildings less than 26 feet in height. Portions of buildings over 26 feet in height would need to be setback 15 feet. Because the lot is 40 feet wide by 80 feet deep, the developer has requested that the setback be reduced to five feet for the proposed 45± foot high building. The additional area provided by the reduced setback would be used for parking, the studio and residential space.

Because the site is 40' X 80' in size, the developer proposes to maximize the building area by utilizing the front yard setback area. A survey of the surrounding sites finds the existing buildings in the neighborhood built within the front yard setbacks as required today. On the south side of I Street between 20th and 21st Streets buildings are one foot or less to the property line. On the north side of I Street between 20th and 21st Streets building setbacks vary between 12 feet and 0 feet.

RECOMMENDATION: Staff recommends the Planning Commission:

Approve the Variance to reduce the required front yard setback from fifteen feet to 0 feet on .064 \pm vacant acres in the General Commercial (C-2) zone subject to conditions and based on the findings of fact which follow.

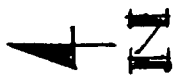
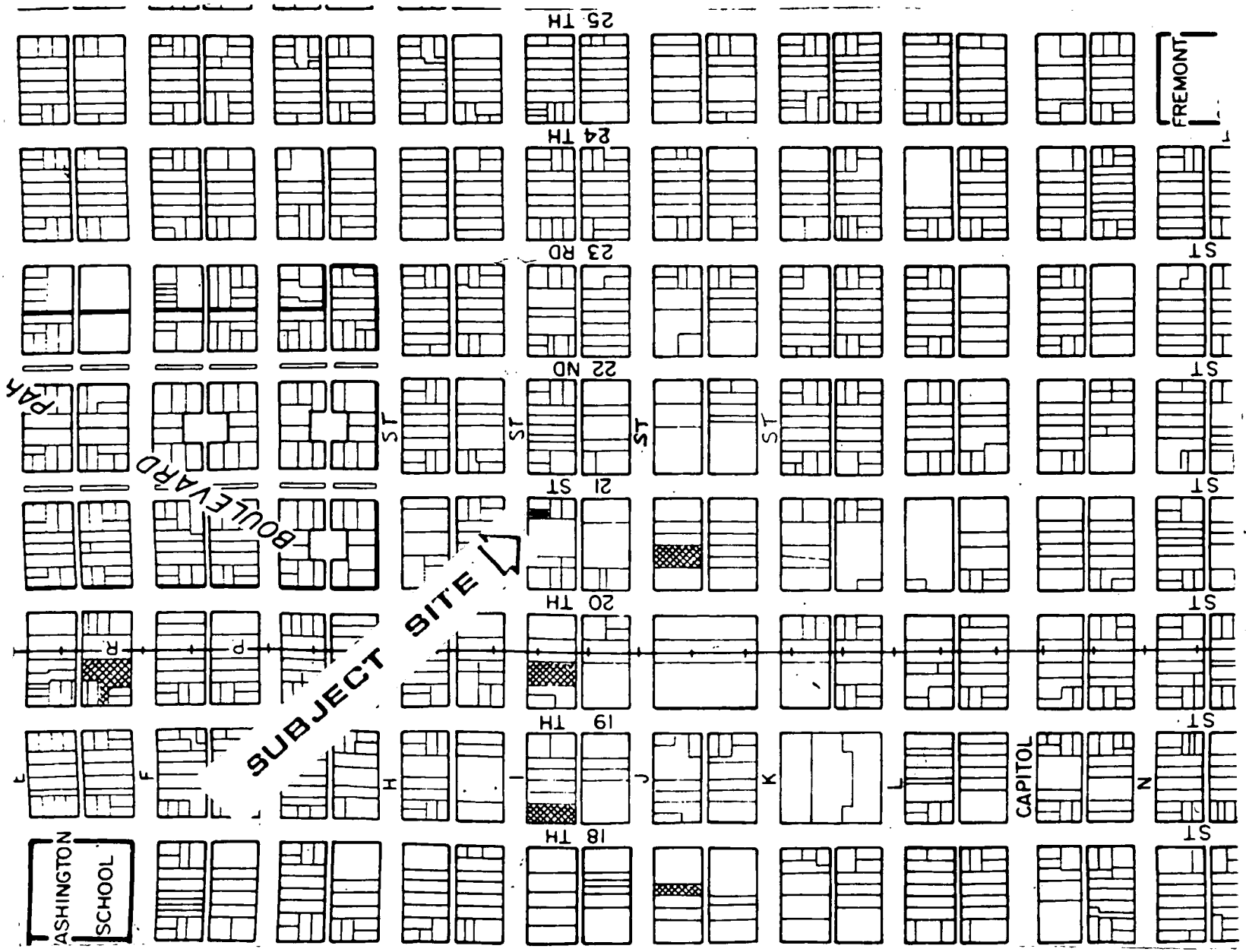
Conditions

1. The building shall maintain a minimum five foot front yard setback from the front property line.
2. The building's design, including materials, and a landscape plan for the site shall be reviewed and approved by the Design Review Board prior to the issuance of any building permit.
3. The applicant shall obtain a Planning Director's Parking Determination Permit For Artist's Live/Work Space in order to reduce the number of parking spaces from four to two prior to issuance of building permits. At a minimum, the following conditions shall be met:
 - a. No employees and/or clients shall be permitted at the artist's live/work site; and
 - b. No exhibitions, post-production, rehearsals, schools of dance, music, dramatic art, film and video shall be allowed at the artist's live/work site.
4. Note: The structure is designed as an Artist Live/ Work use. Any conversion to another commercial or residential use may require additional entitlements (such as a parking variance or special permit for a residential use).
5. Elevation information shall be submitted to the Transportation for review and approval of driveway slope prior to the issuance of any building permit.
6. A warning device shall be installed near the garage opening to alert pedestrians and others when vehicles are existing garage to the satisfaction of the Transportation Division.
7. The driveway width shall be maximized at the property line per the approval of the Transportation Division prior to issuance of the building permits.
8. Note: Site is not adjacent to a public sewer main. An off-site private easement will be required to provide sewer service, or a public sewer main extension to the parcel will be required.

9. Notice: Property to be developed in accordance with this variance 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 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.
10. Note: The project is within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.
11. Note: The applicant may be required to obtain a private water main easement for a water service if service cannot be provided from the water main in I Street. This should be verified by the applicant with the Utility Department.

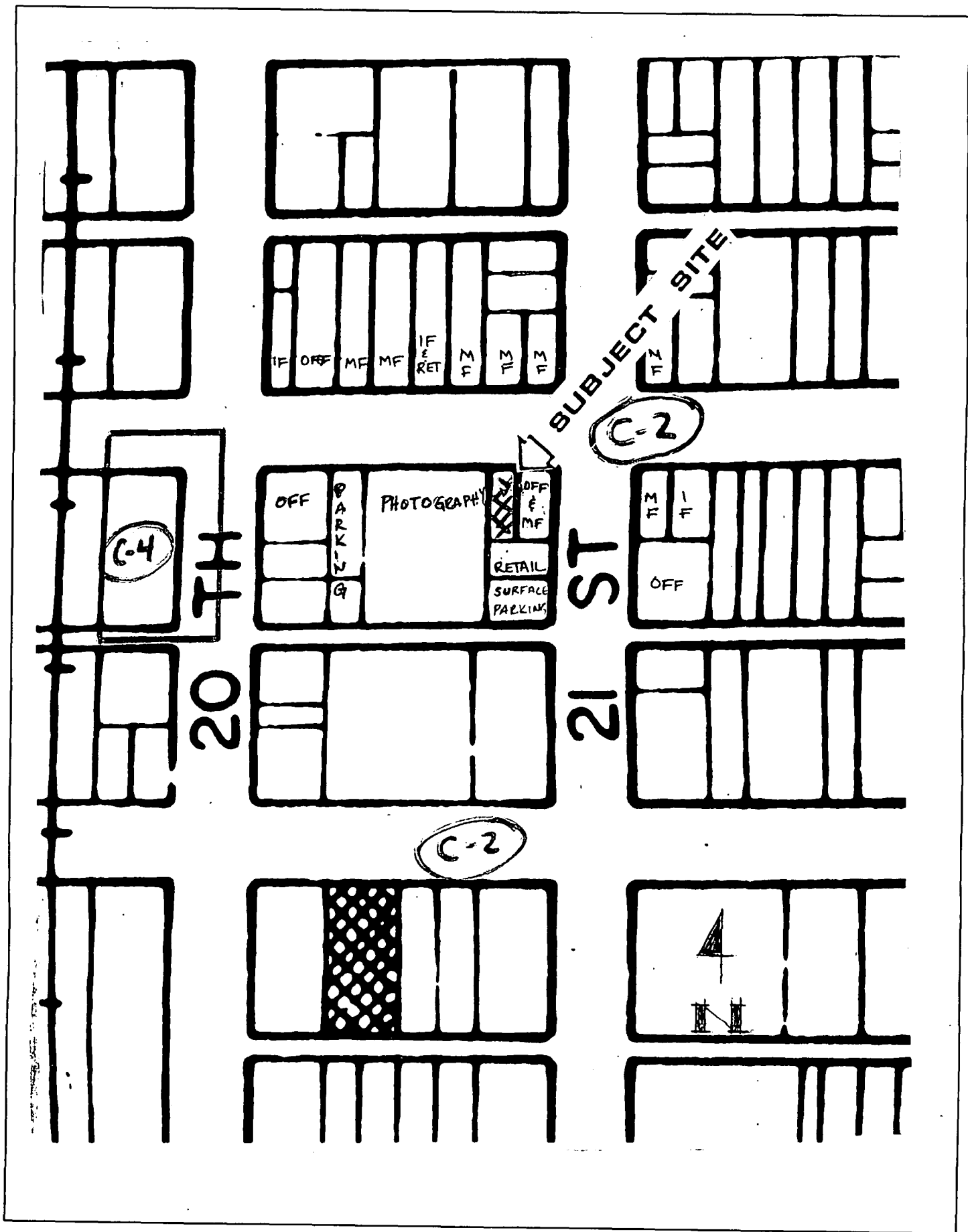
Findings of Fact

1. Granting of the variance does not constitute a special privilege extended to an individual applicant in that:
 - a) the variances would be granted to other property owners facing similar circumstances; and,
 - b) the substandard parcel size is an existing condition.
2. Granting of the variance does not constitute a use variance in that an Artist Live/ Work use is allowed in the C-2 zone.
3. Granting the request will not be injurious to public welfare nor to property in the vicinity in that:
 - a) a five foot landscape and building setback is provided; and,
 - b) the proposal is consistent with other existing buildings on the block face which are within one foot of the front property line.
4. The proposed project is consistent with the intent of the General Plan which promotes residential uses in the Central City.



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VICINITY MAP



LAND USE & ZONING MAP

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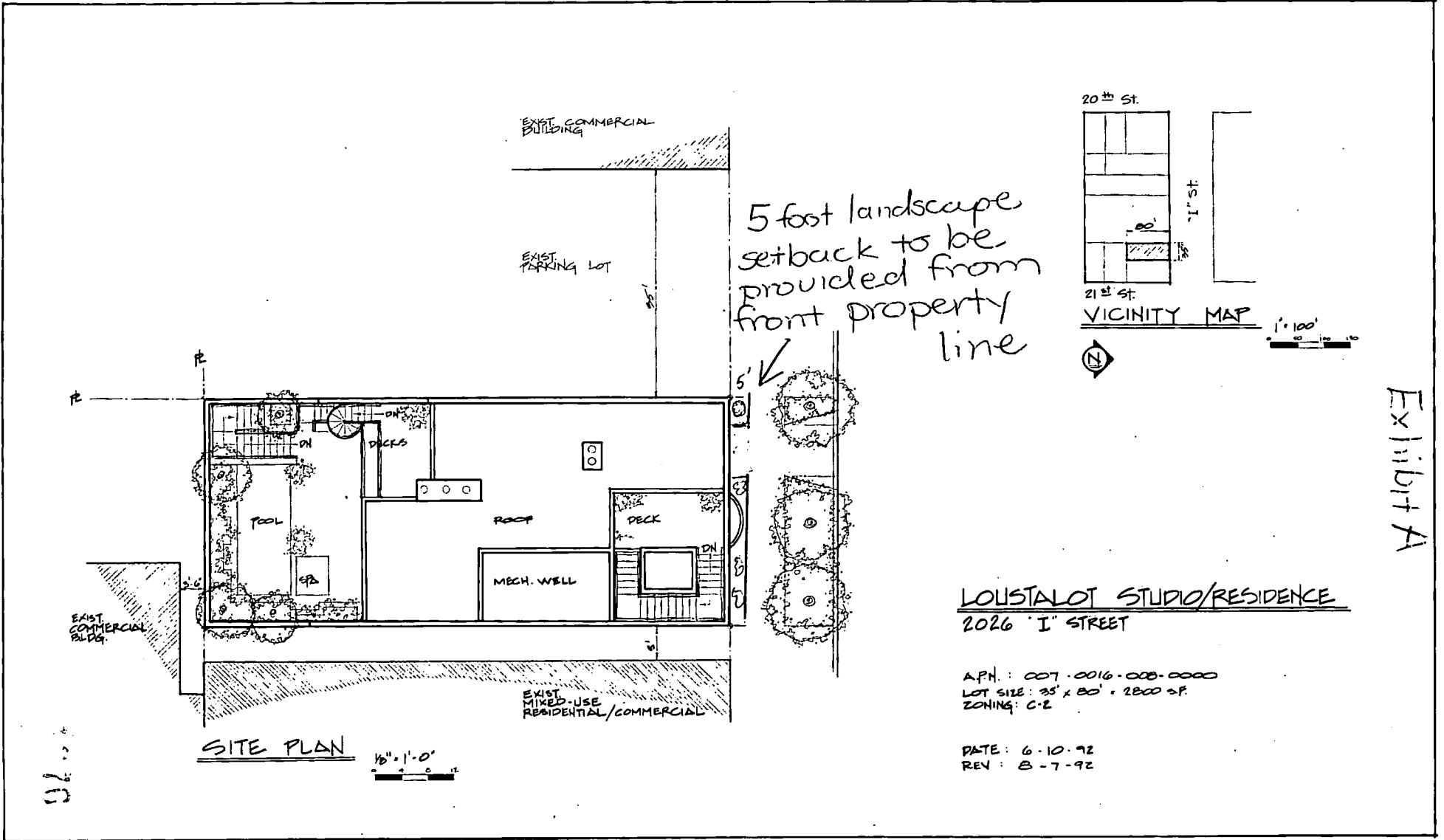


Exhibit A

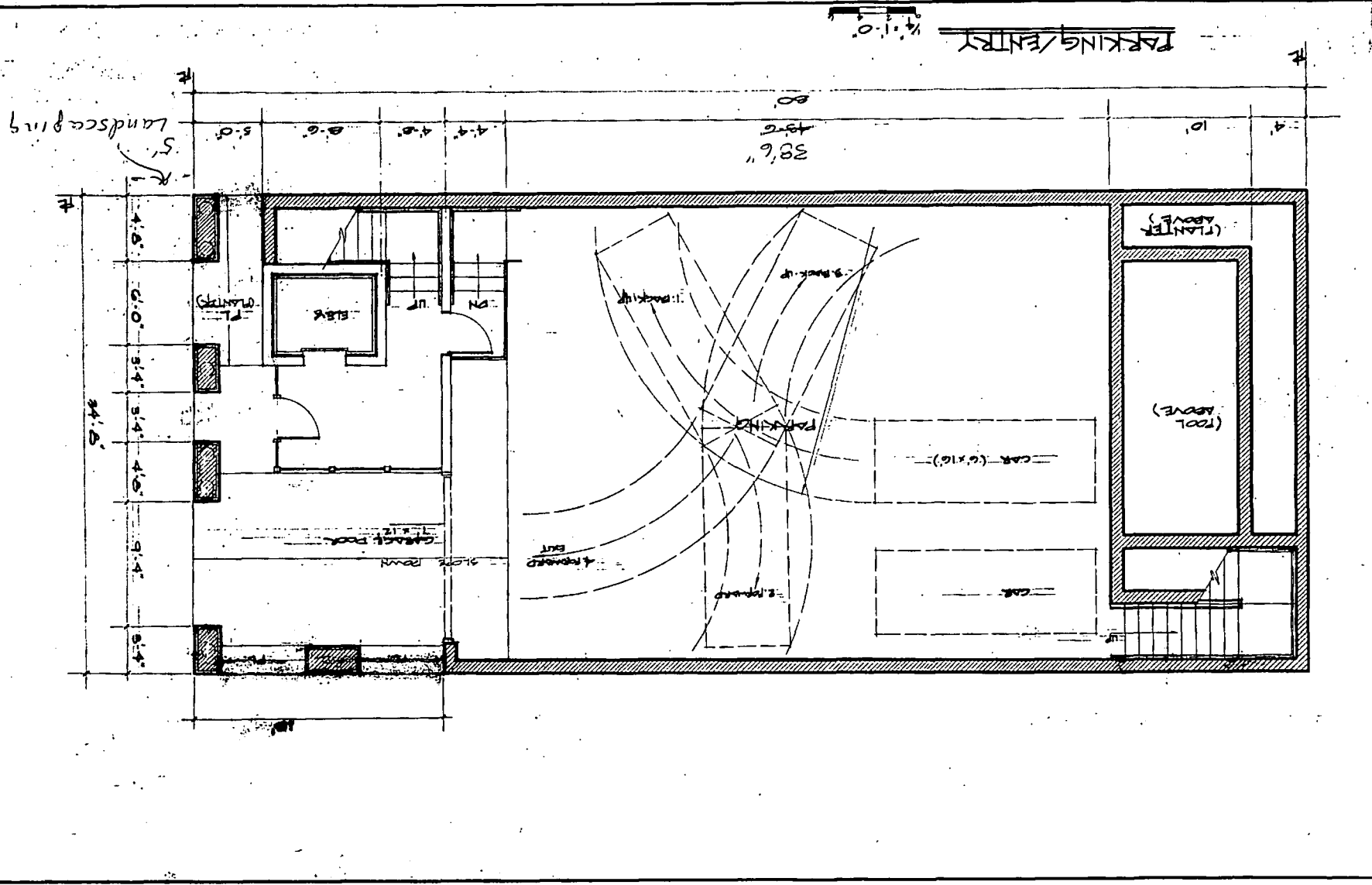
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Exhibit B



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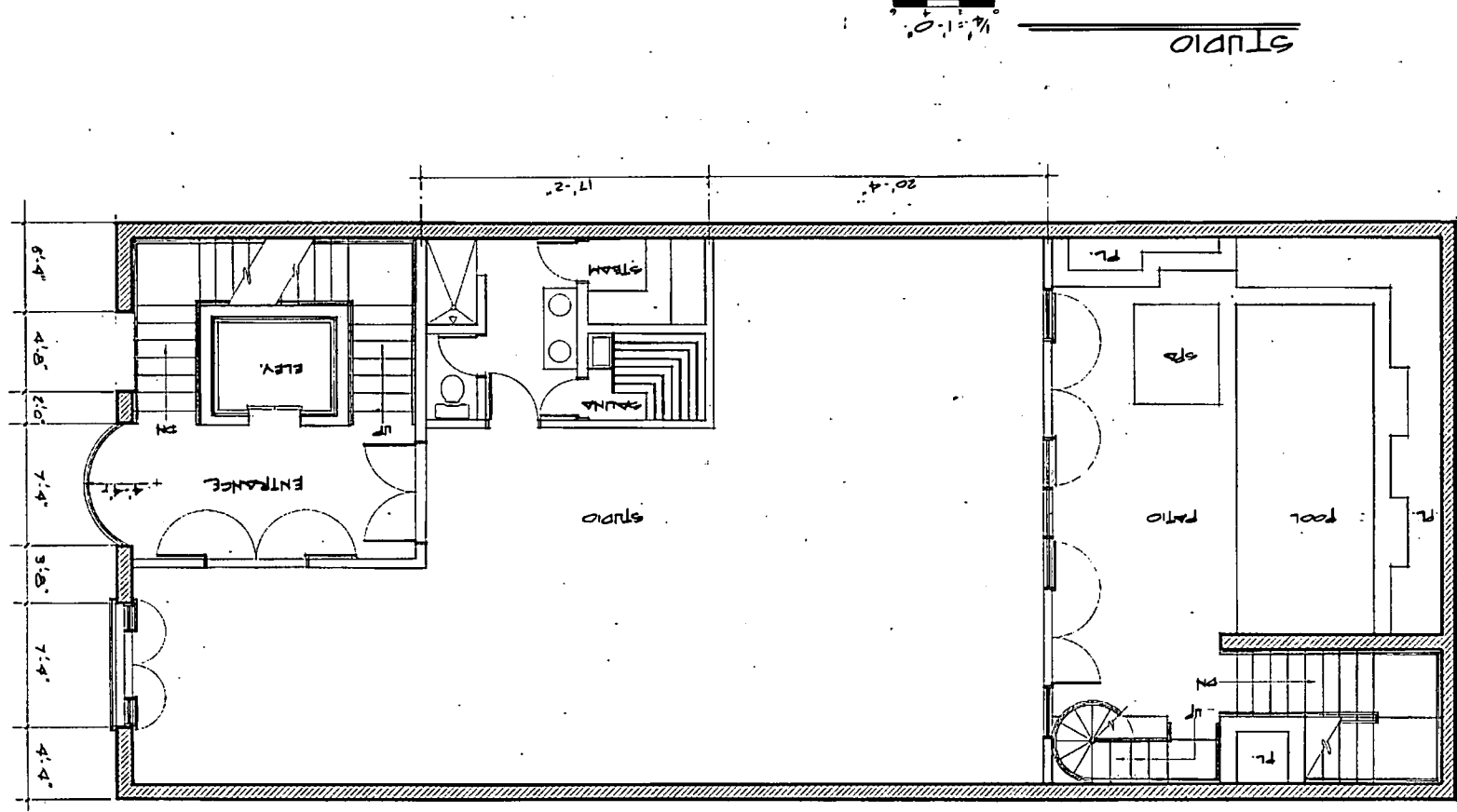
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Exhibit C



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1992
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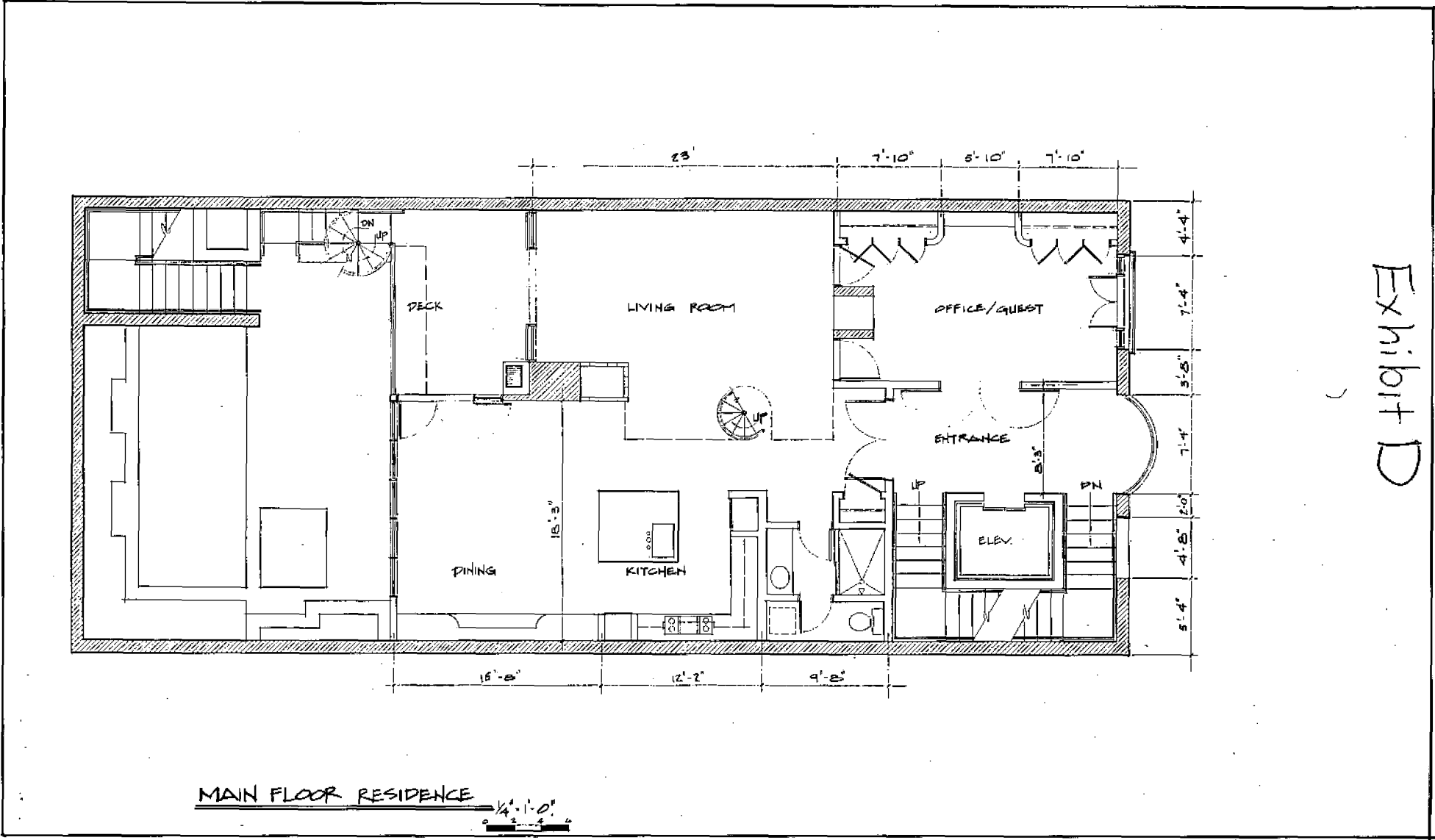
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Exhibit D



MAIN FLOOR RESIDENCE



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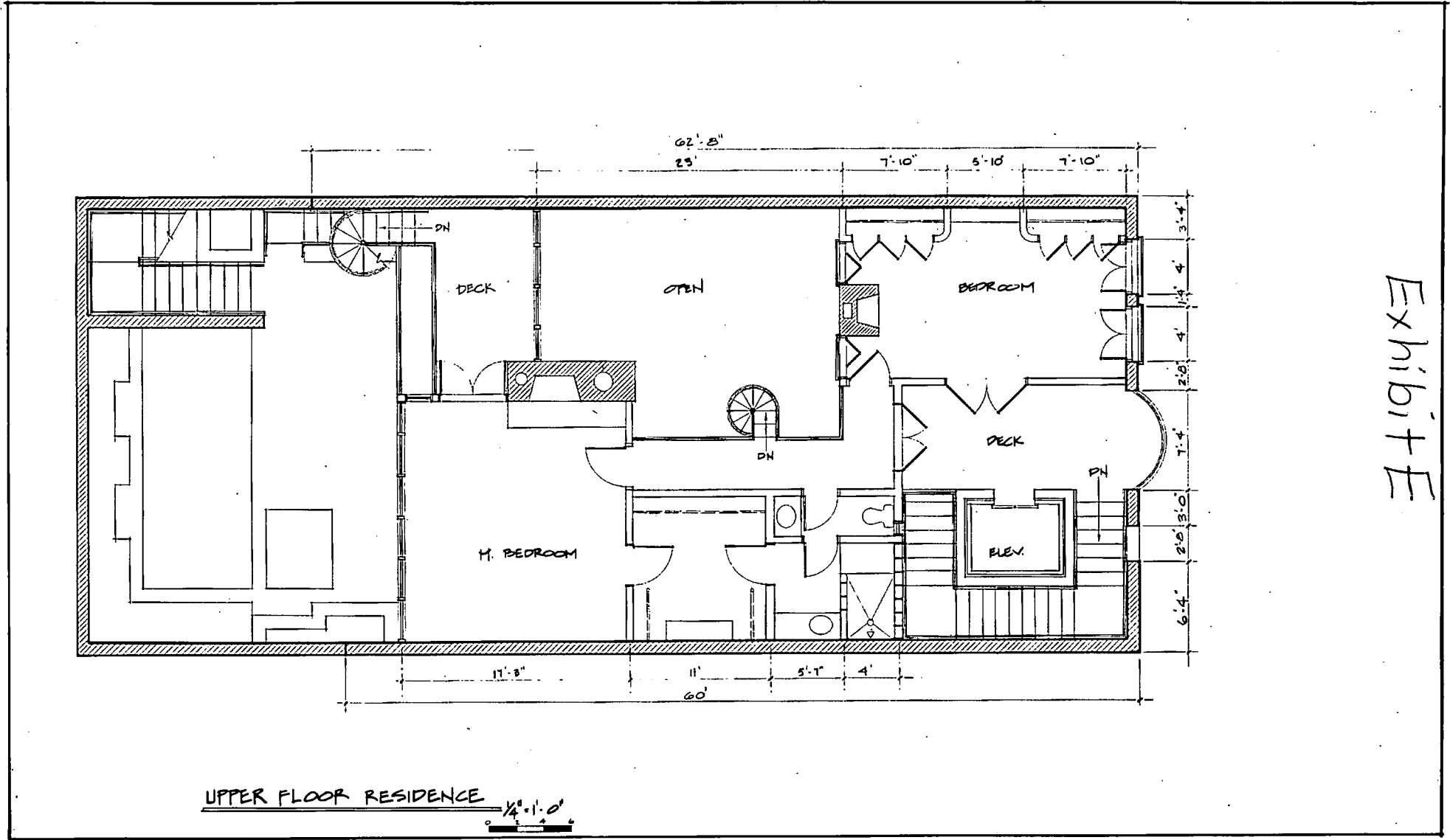
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UPPER FLOOR RESIDENCE 1/4" = 1'-0"

Exhibit E

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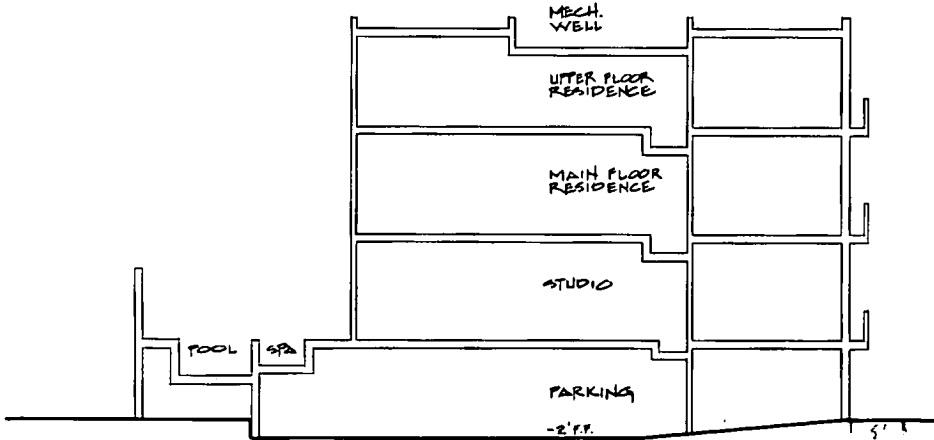
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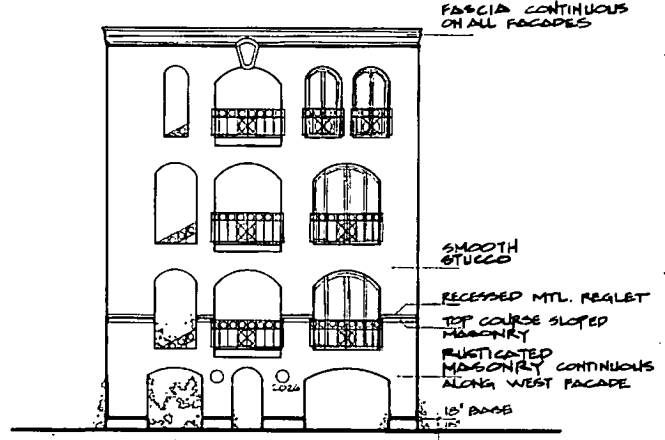
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SECTION



ELEVATION 1/8" = 1'-0"
0 1 2 3 4 5

Exhibit F

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Exhibit G



MAIN OFFICE
2020 I STREET
SACRAMENTO, CA
95814
916/444-8464

2354 FAIR OAKS BLVD
SACRAMENTO, CA
95825
916/484-7288

September 30, 1992

City of Sacramento
Department of Planning & Development
Attn: Don Smith, Associate Planner
1231 I Street
Sacramento, California 95814

Dear Mr. Smith,

Thank you for responding to my questions today regarding Proposed Project P92-225 Variance to override the required front yard setback from 15 feet to 0 feet. Location is 2026 I street.

I am the owner of the property at 2020 I Street in which my company, Sirlin Studios operates a Photographic Studio. I challenge and object strongly to the request that the Sac City Planning Commissions consider the proposal to reduce the setback from 15 feet to 0 feet at 2026 I Street.

The proposal will result in a drastic reduction of visibility to our signage which will result in our clients driving past the driveway entering into our parking lot. I Street is one way in a westerly direction.

My building does not have an entry on I Street. The building was designed so that the entry and parking is on the East side of the building. This would be obscured by the proposed variance. Traffic going westerly on I Street needs to be in the southern most lane to approach our building but would see our driveway too late to turn left into it and would overshoot it. If a car attempted to make a left turn into our driveway with the proposed building being at sidewalk property line it would limit visibility and the car would need to make a drastic stop and certainly create a traffic hazard.

In addition to the unsafe condition that would be created, the proposed variance would also obscure the signage on the building. The Sirlin sign is approximately 11 feet long and is attached as close as possible on the east side

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of the building so as to make it visible. The required 15 foot set back would retain that visibility. The proposed variance to 0 setback would eliminate the visibility.

My third objection is the safety factor.

The lot at 2026 I Street is locked in at 3 sides leaving only one entry and exit, both onto I Street. Without the setback, exiting cars will be a hazard. Cars from our building at 2020 I Street do not exit on I Street, it is too dangerous.

Vehicular traffic traveling north on 21st Street making a left turn onto I Street into the south lane will be heading directly into the traffic lane of the exiting and entering cars of the proposed building at 2026 I Street. I would advise input from the city traffic engineer as to the dangerous conditions that would be brought on by the proposed 0 setback.

I would surmise that before The City Planning Committee would grant a variance from existing regulations, that the impact of the variance on the adjoining properties are considered in addition to the safety factor.

Sincerely,


Ted Sirlin

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