

CITY PLANNING COMMISSION

927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	B. Kohn & B. Chipps, 4808 Sherlock Way, Carmichael, CA 95608		
OWNER	B. Kohn & B. Chipps, 4809 Sherlock Way, Carmichael, CA 95608		
PLANS BY	Martha Ludwig, 1320-21st Street, Sacramento, CA 95814		
FILING DATE	1-21-83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	008-122-10,11,22

APPLICATION: 1. Variance to waive requirement of six-foot masonry wall adjacent to residential use/zone
2. Lot Line Merger

LOCATION: 5609, 5629 'J' Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge three adjacent lots totaling 0.5± acres in the General Commercial (C-2) zone to develop a doctor's offices and parking.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 East Sacramento Community Plan Designation:	Shopping/Offices/Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	House/vacant

Surrounding Land Use and Zoning:

North:	Residence; C-4/R-3
South:	Commercial; C-2
East:	Commercial; C-2
West:	Commercial; C-2

Parking Required:	Medical Offices, 40 spaces
Parking Provided:	55 spaces
Ratio Required:	1:200
Ratio Provided:	1:142
Property Dimensions:	140' x 160'
Property Area:	22,400 sq. ft.
Square Footage of Building:	8,056
Height of Structure:	22 feet
Significant Features of Site:	1) Existing house and garage; 2) Unimproved alley to rear
Street Improvements/Utilities:	Existing

STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of three lots in the General Commercial (C-2) zone. One lot has an existing multi-family structure and garage; the westerly two are vacant - one of which is only 10 feet wide. The applicant proposes to merge three lots to allow development of a two-story medical office building for five doctors, and related parking. A variance is requested to waive the required six-foot masonry wall adjacent to residential use and zone.

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2. Residential zone (R-3) use abuts approximately one-third of the rear property line across the alley. Requiring a six-foot masonry wall for only this portion, when the majority is abutted by C-4 and the remains of the property surrounded by C-2, is unnecessary under these circumstances. Staff suggests that a landscape planter area be provided in lieu of the wall.
3. The pizza restaurant (Shakey's) to the west currently uses the rear, paved portion of the westerly parcel for parking. The project architect indicates that there were no reciprocal agreements with the previous owner of the subject property and none is intended by the present owners/developers. There is room for only six backout parking spaces behind this restaurant.
4. The application has been reviewed by Real Estate, Traffic and Engineering Departments, Sacramento. The following comments were received from Engineering and Traffic Engineering:
 - a. Provide new legal description of proposed parcel;
 - b. Provide full improvement of alley to the rear between 56th and 57th Streets to the satisfaction of City Engineer prior to use of the site, or redesign the parking layout to eliminate access onto the unimproved alley and provide a vehicular barrier along alley;
 - c. Remove two parking spaces at the southeast corner of the parking lot due to maneuvering problems at that location, and redesign of easterly entrance to the satisfaction of Traffic Engineering;
 - d. The applicant should submit closure calculations for the overall boundary of the site. It should be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.
5. To improve the overall appearance and safety of the project, the staff suggests the following:
 - a. Staff believes the alley should be improved to promote the public health, safety and convenience of the public or applicant should provide a minimum four-foot planter, plus six inch high/wide vertical curbing surrounding planter along the entire rear portion of the proposed project, abutting the alley to eliminate access from the alley. The planter should have a mixture of screening shrubs that can be maintained at three feet and minimum 15 gallon size trees appropriate to parking lot landscape;
 - b. A landscape/irrigation plan should be reviewed and approved by the Planning staff prior to building permit issuance. If the alley is fully improved, the planter may be broken for approved ingress/egress and/or backout parking;
 - c. Any lighting should be directed away from and shielded from adjacent residential uses.
6. This project was transmitted to the East Sacramento Improvement Association for review and comment. The Association basically has no objection to the Lot Line Merger. However, they have concerns regarding the design and appearance of the proposed two-story structure. Lot Line Adjustment entitlements, however, do not require review of elevations.

7. The applicant should be aware that the Zoning Ordinance requires that 50 percent of the parking lot shall be shaded within 15 years. It appears the submitted site plan does not meet the 50 percent shading and parking spaces may be eliminated to provide adequate shading. Also, the applicant should be aware that the ordinance also requires a six-foot high masonry wall along the westerly property line adjacent to the residential use.
8. The Environmental Coordinator has determined that this project is exempt from environmental review (CEQA, Section 15105(a)).

STAFF RECOMMENDATION: Staff recommends that the Commission:

1. Approve the Variance, subject to conditions which follow;
2. Approve the Lot Line Merger by adopting the attached resolution with conditions.

Conditions - Variance

- a. Applicant shall provide a minimum four-foot wide planter, plus six-inch high/wide vertical curbing surrounding planter along the entire rear portion of the proposed project abutting the alley. The planter shall have a mixture of screening shrubs that can be maintained at three feet and minimum 15-gallon size trees appropriate to parking lot landscape. If the alley is fully improved, the planter may be broken for approved ingress/egress and/or backout parking;
- b. A landscape/irrigation plan shall be reviewed and approved by the Planning staff prior to building permit issuance;
- c. Any lighting shall be directed away from and shielded from adjacent residential uses.

Findings of Fact - Variance

- a. This variance does not constitute a special privilege extended to one individual property owner in that waiver of a six-foot masonry wall under similar conditions could be granted to other property owners. In lieu of the wall, a landscaped planting strip is required along the alley;
- b. This variance does not constitute a disservice and is not injurious to the public welfare or other properties in that more than the required 40 parking spaces will be provided on site. Because of the poor condition of the unimproved alley, it is conditioned to improve the alley or barricade the alley access with a planting strip;
- c. The project is consistent with the East Sacramento Community Plan in that the site is designated for shopping-office-commercial uses.

VICINITY
MAP

AMERICAN RIVER



SUBJECT
SITE

SACRAMENTO

CALIFORNIA
STATE UNIVERSITY
SACRAMENTO

STATE FORESTRY
FISH & GAME

B3-027

24 FEB 1983

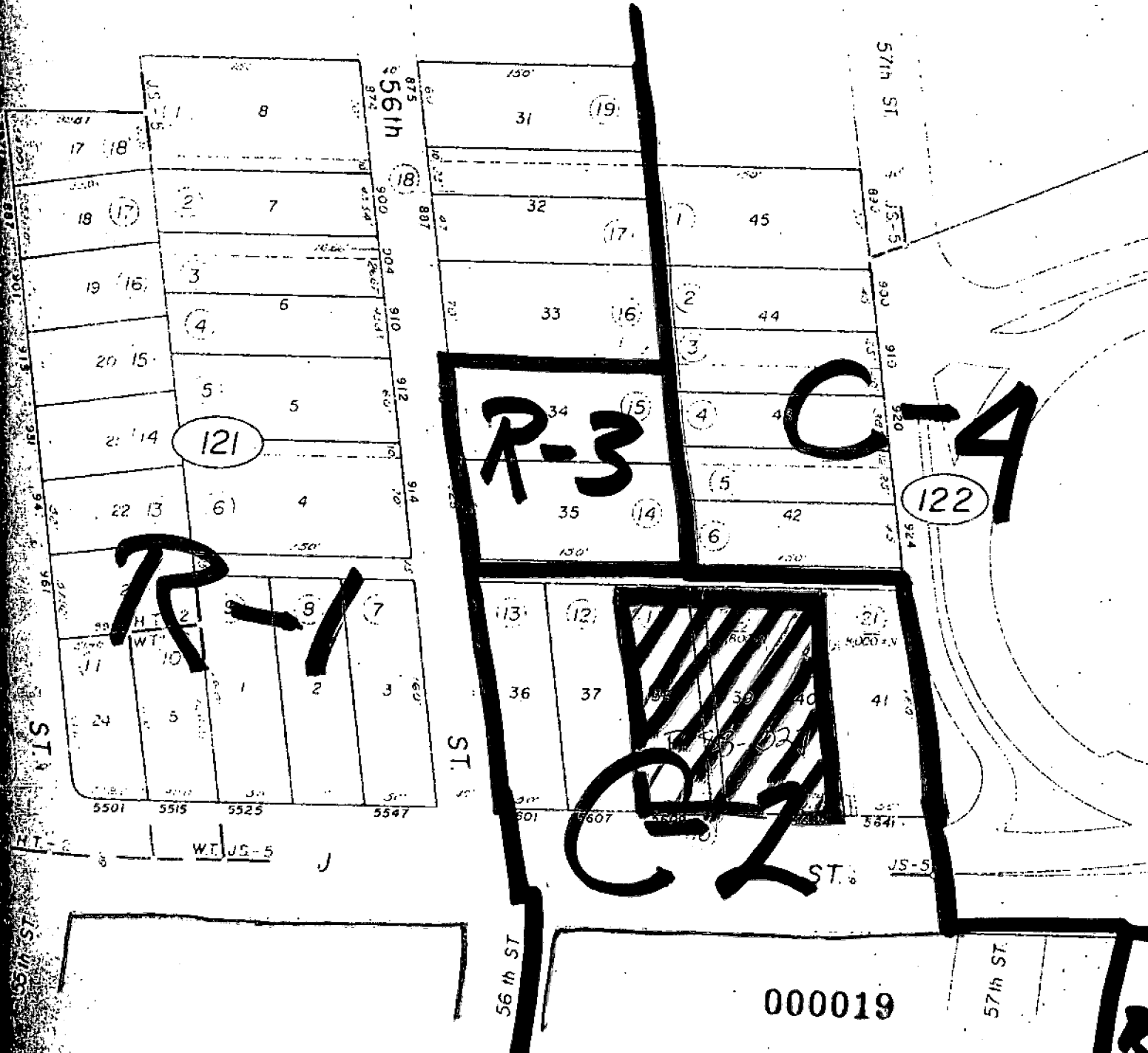
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No. 15

ZONING MAP

POR. CITY, H ST. TR. UNIT 2, J ST. SUBURBAN TR

08



R-3

C-4

R-1

CL

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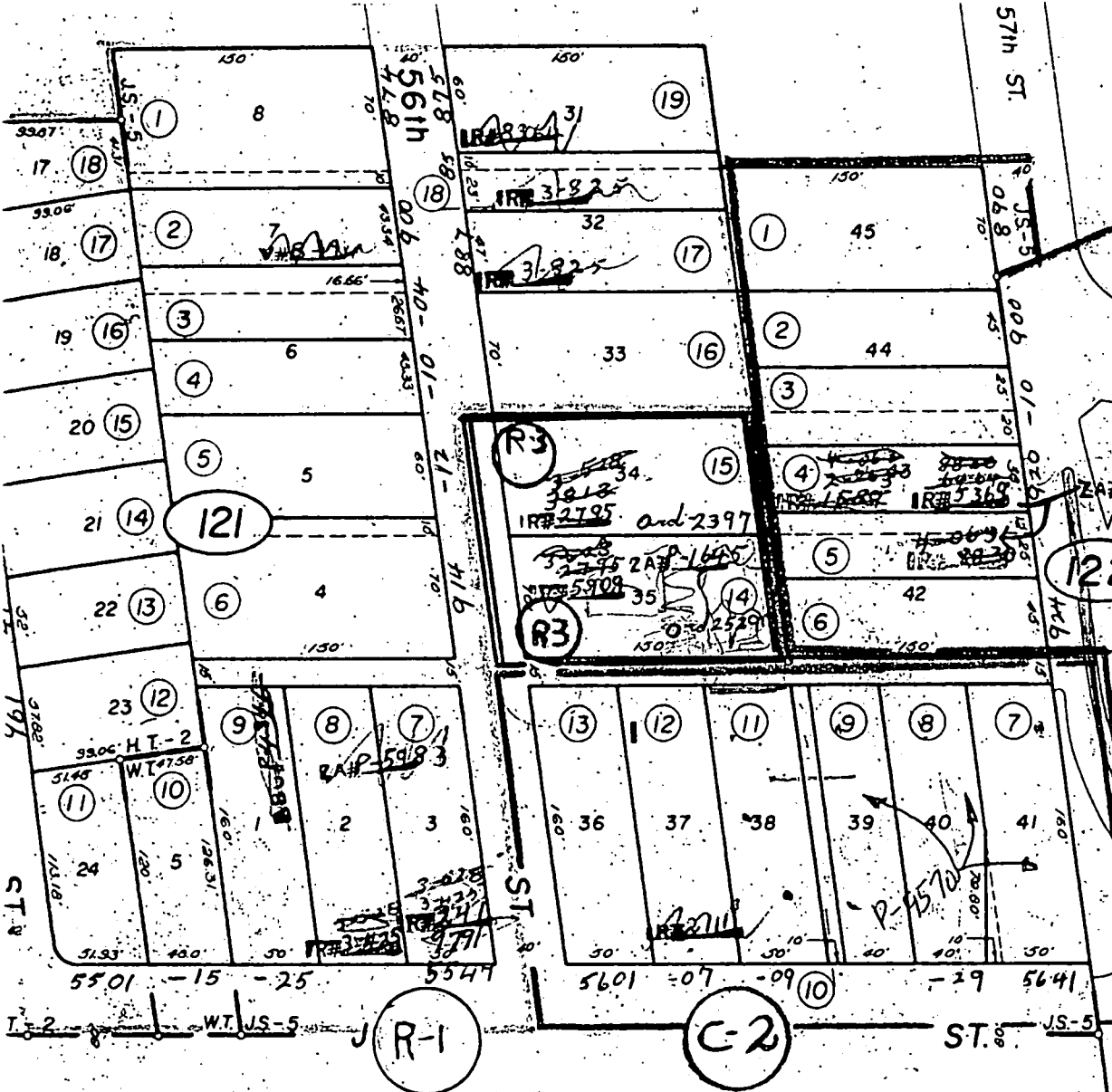
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83-027

24 Feb. 83

No. 15



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NOTE—Assessor's Block Numbers Shown in Ellipses,

