

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	MALCOM MAU, 1718 Third Street, #201 Sacramento, California 95814		
OWNER	KATHERYN GOURSOLLE, P O Box 8208, Sacramento, CA 95881		
PLANS BY	MALCOM MAU, 1718 Third Street, #201 Sacramento, California 95814		
FILING DATE	1/13/89	ENVIR. DET.	Ex 15303 e
ASSESSOR'S PCL. NO.	010-094-015	REPORT BY	CS:vf

- APPLICATION:
- A. Variance to waive the required six foot high masonry wall along the west property line.
  - B. Variance to allow a four foot high fence along the west property line in the front setback (withdrawn by staff).

LOCATION: 2009 V Street

PROPOSAL: The applicant is requesting the necessary entitlements to allow an existing six foot high wood fence along the west property to remain.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial
1980 Central City Community Plan Designation:	General Commercial Multi-use, Shopping Center, Old Sacramento
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Coronet Photography studio and laboratory

Surrounding Land Use and Zoning:

North: Office and Residential; C-2  
South: Office and Parking; C-2  
East : Residential; R-0  
West : Residential and Offices; C-2

Parking Required:	18 spaces
Parking Provided:	24 spaces
Property Dimensions:	irregular
Property Area:	.66+ acres
Square footage of Building:	8,794
Height of Buildings:	1 story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Exterior Building Colors and Material of Photo Lab: Grey concrete block, blue trim, blue metal canopy

BACKGROUND INFORMATION: On April 9, 1981, the Planning Commission approved a lot line merger to create the subject parcel (P9346). At that time, a 2,378 square foot photo studio and two single family residences slated for removal were located on the site. On August 5, 1981, the Architectural Review Board approved plans for a 6,426 square foot photo laboratory on the subject site (ARB81-70). The staff report for this project

mentioned that a six foot high solid masonry wall would be required on the western property line between the existing residence and proposed commercial use as per Zoning Ordinance requirements. In the winter of 1982, the two residential units were removed, and the photo lab was constructed on the subject site. Instead of the required masonry wall, however, a six foot high redwood fence was constructed along the western property line. The applicant requested that the Planning Commission waive the masonry wall requirement on March 8, 1984. The Planning Commission denied the applicant's request. At that time, one of the two adjacent neighbors to the west wanted the masonry wall constructed in order to buffer their residential property from the subject site. Currently, the six foot high wood fence remains along the west property line and the applicant is again requesting a variance to waive the masonry wall requirement, in order to sell the property.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site is a 29,000± square foot parcel located in the General Commercial (C-2) zone. Surrounding uses include office buildings to the north and south of the site, single family residential to the west, and single family residential and office to the east.
2. The purpose of the required solid masonry wall is to provide a noise, visual and safety barrier between commercial and residential properties. However, in this situation, the existing six foot high fence has proven to be an acceptable buffer between the residential and commercial uses as indicated in letters submitted by the two adjacent residential property owners to the west of the site. Their comments include the following:
  - a. The wooden fence with climbing vines is more attractive than a masonry wall and holds less heat.
  - b. The wood fence has provided an adequate noise buffer.
3. Staff is not opposed to the waiver of the masonry wall as it is unnecessary based on the neighbor's preference to keep the wood fence that has been there for five years and remains in good condition.
4. Landscape and irrigation plans were approved by the Design Review Board in 1981 as shown in Exhibit D. However, upon a recent site inspection, it is apparent that much of the landscaping is missing. The one and five gallon juniper shrubs (two types) called out in the planters along the south property line will need to be replanted, and the vines called out in the planters along the west property line should be replaced. The vines are "Cats Claw" vines which are intended to grow along the face of the wood fence. A California Live Oak (24 inch box) is also missing from the centrally located planter along the west property line.
5. The final occupancy for the photo lab was never issued by the Building Division due to the violation of not providing the required masonry wall. The final occupancy permit cannot be issued to the future owner until all trees, shrubs, vines and irrigation called out in the originally approved plans are

planted and verified as complete by the Planning Director.

6. Interdepartmental and private organization review. The project was circulated for comments to City Traffic, City Engineering, City Building, and SOCA. No comments were received.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303e).

RECOMMENDATION: Staff recommends the following actions:

- A. Recommend approval to waive the required six foot high masonry wall along the west property line subject to conditions and based upon Findings of Fact which follow:
- B. Variance to allow a four foot high fence along the west property line in the front setback (withdrawn by staff).

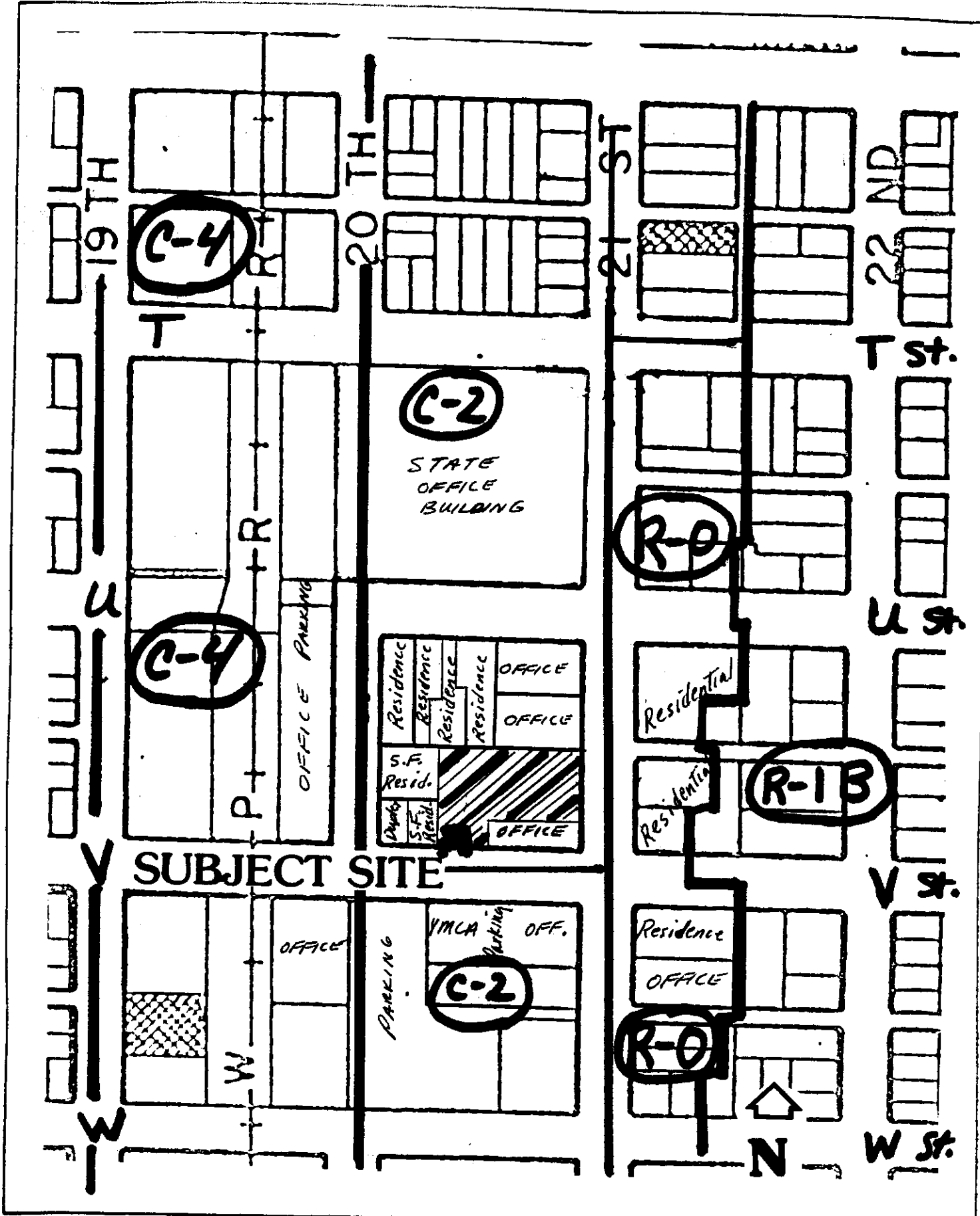
Conditions

1. The specific size, location and type of plants called out in the landscape and irrigation plans dated April 22, 1982 and approved in 1981 by the Design Review Board shall be planted (include irrigation) prior to issuance of the final occupancy permit for the photo lab.
2. The Planning Director shall inspect the site for compliance with replanting condition prior to issuance of final building approval and issuance of occupancy permit.

Findings of Fact

1. The project, as conditioned, does not constitute a special privilege granted to one property owner in that:
  - a. the present six foot high wood fence provides an adequate buffer in this situation; and
  - b. a variance would be granted to other property owners facing similar circumstances.
2. The project, as conditioned, will not be detrimental to the public health, safety and welfare in that:
  - a. the wood fence is more in keeping with the single family properties to the west of the subject site; and

- b. the west property line of the subject site abuts the driveway garages and rear yard of the adjacent single family uses.
- 3. The project, as conditioned, does not constitute a use variance in that the fence is allowed on the commercial property.
- 4. The project is consistent with the General Plan which designates the site for Community/Neighborhood Commercial.



**LAND USE & ZONING MAP**

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March 9, 89

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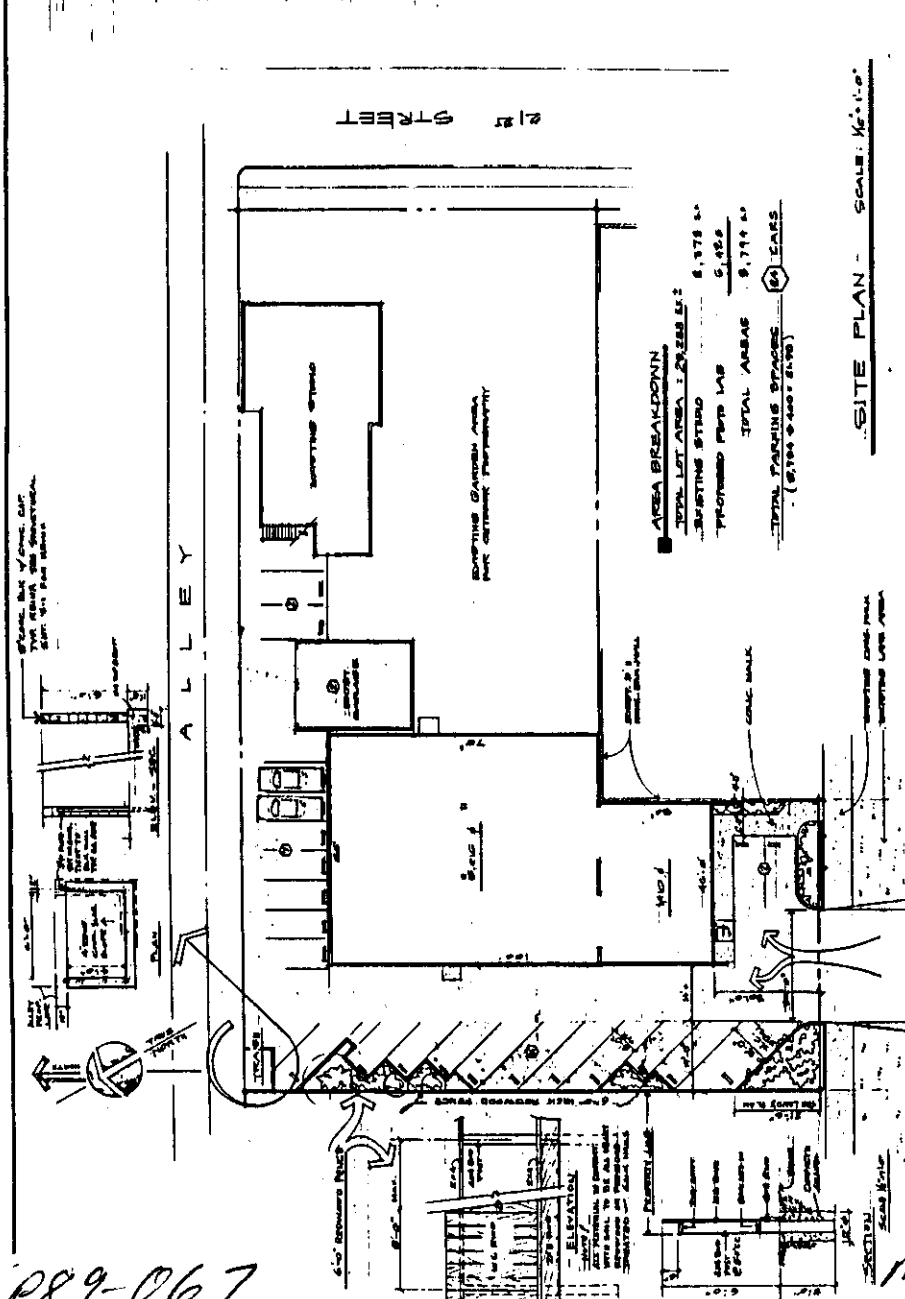
**SHEET INDEX**

ITEM	DESCRIPTION
A1	TITLE SHEET, SITE PLAN & INDEX
A2	SITE PLAN - SITE DEVELOPMENT
A3	FLOOR PLAN, DECK & WINDOW SCOURERS
A4	ELEVATIONS, ROOF PLAN & DETAILS
A5	FINISH SCHEDULE
A6	FRONT WINDOW WALL & DETAILS
A7	REFLECTED CEILING PLAN

ITEM	DESCRIPTION
S-1	STANDARD DETAILS
S-2	FOUNDATION PLAN & STRUCTURAL DETAILS
S-3	ROOF FRAMING & SECTIONS
S-4	CEILING FRAMING

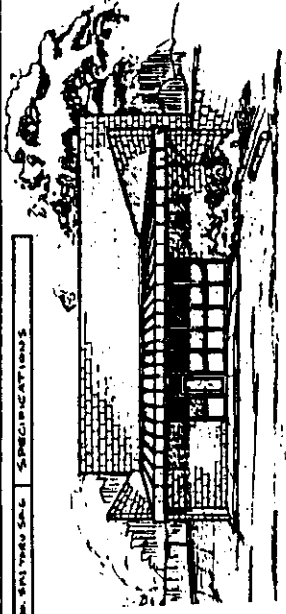
ITEM	DESCRIPTION
M-1	MECHANICAL PLAN - HEATING, VENTILATION & AIR COND. (See other sheets)
M-2	CONTROLS

ITEM	DESCRIPTION
E-1	ELECTRICAL PLAN
E-2	PLUMBING PLAN
E-3	MECHANICAL PLAN - DUCTWORK
E-4	MECHANICAL PLAN - DUCTWORK (See other sheets)
E-5	MECHANICAL PLAN - DUCTWORK (See other sheets)
E-6	MECHANICAL PLAN - DUCTWORK (See other sheets)
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**SITE PLAN**  
**EXHIBIT A**

**CORONET**  
**PHOTO LAB**



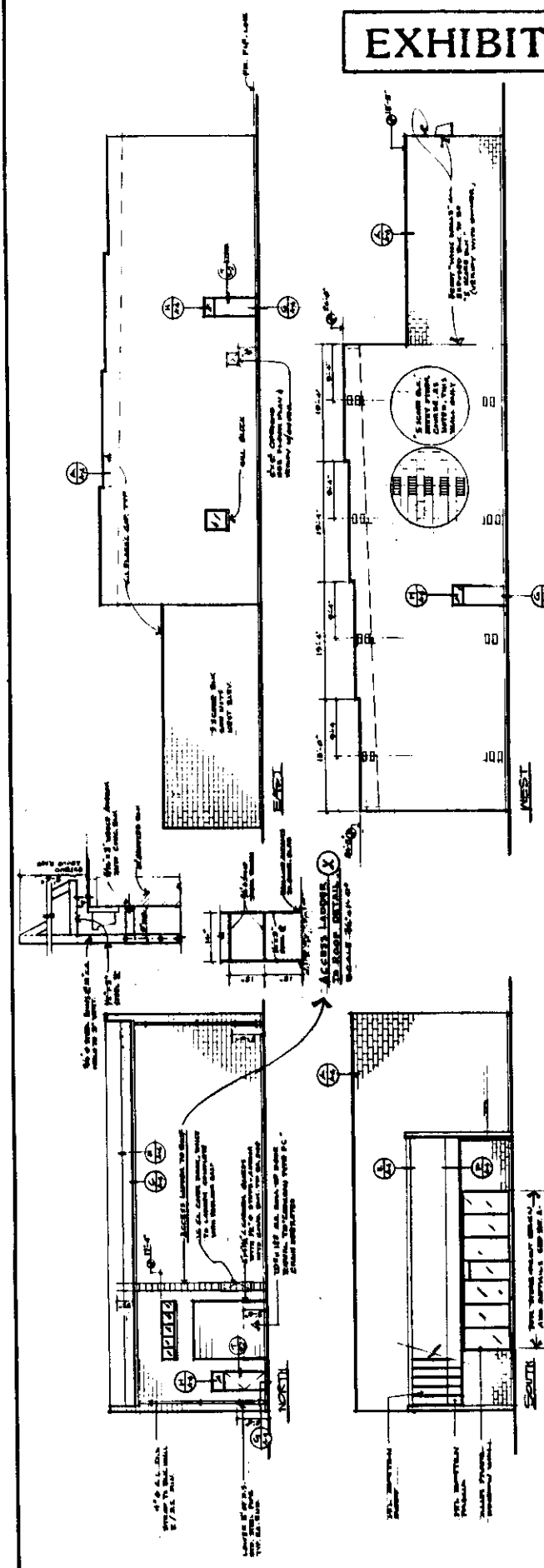
VIEW FROM V STREET

DATE: 03/09/89  
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 CHECKED BY: [Signature]  
 PROJECT NO.: P89-067  
 SHEET NO.: A-1



# ELEVATIONS

## EXHIBIT C



EXTERIOR ELEVATIONS  
SCALE 1/8" = 1'-0"

ROOF PLAN  
SCALE 1/8" = 1'-0"

<p>PARAPET FLG. A</p>	<p>B</p>	<p>C</p>	<p>D</p>	<p>E</p>	<p>F</p>	<p>G</p>	<p>H</p>
BUILT UP ROOF	B/M MANSARD GUTTER	C/M CHIMNEY	C/W WALL TO ROOF	E/W WALL TO ROOF	F/G GUTTER	G/T THRESHOLD	H/H HEAD

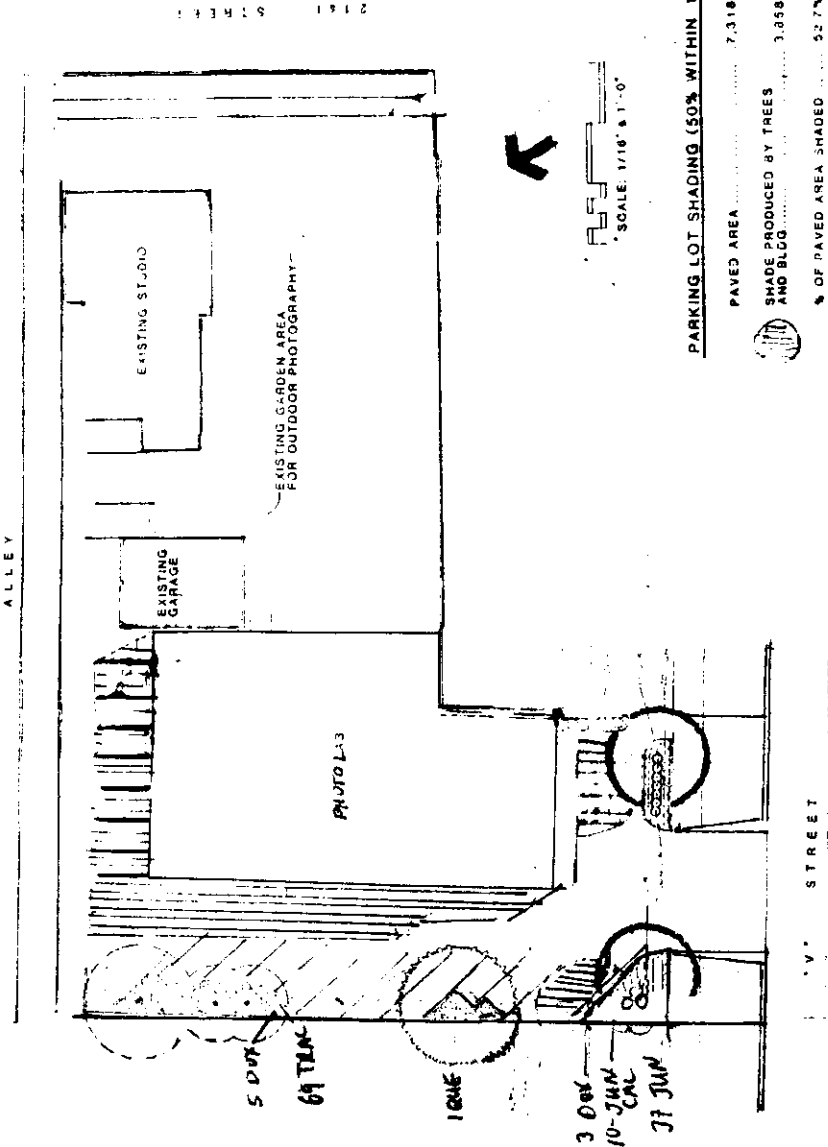
CORONET PHOTO LAB  
1100 N. 10TH ST. SUITE 100  
DENVER, CO 80202  
DATE: 3/9/89  
BY: [Signature]  
SCALE: 1/8" = 1'-0"



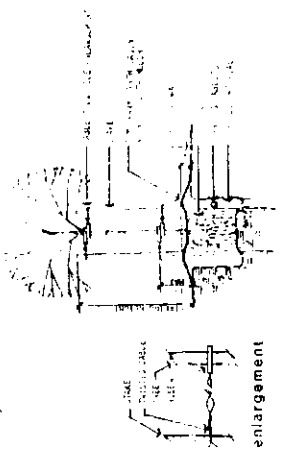
# EXHIBIT D

# SHADING PLAN

LANDSCAPE PLAN



SPEC	QUANTITY	PLANT NAME	NOTES
10 JUN	1	JUNIPER COMMENS	PLANTING IN PAVED AREA
37 JUN	1	JUNIPER COMMENS	PLANTING IN PAVED AREA
S DUT	1	DRY TOLERANT	PLANTING IN GARDEN AREA
69 TAN	1	TAN	PLANTING IN GARDEN AREA
1 CHE	1	CHESTNUT	PLANTING IN GARDEN AREA

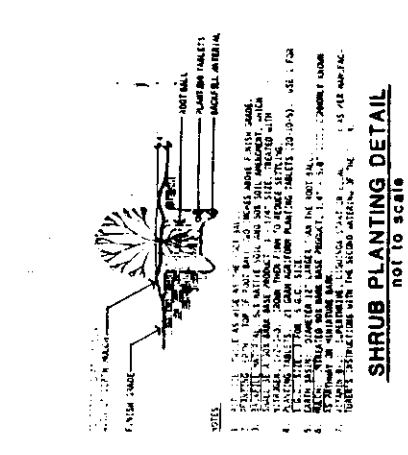


### TREE PLANTING DETAIL

NOT TO SCALE

1. TREE SHALL BE PLANTED WITH THE FOLLOWING SPECIFICATIONS:

- TRUNK SHALL BE FREE FROM DAMAGE, DEFORMITIES, OR OTHER DEFECTS.
- BRANCHES SHALL BE WELL DEVELOPED AND FREE FROM DAMAGE.
- ROOT BALL SHALL BE WELL DEVELOPED AND FREE FROM DAMAGE.
- SOIL SHALL BE FERTILE AND WELL DRAINED.
- PLANTING SHALL BE DONE IN ACCORDANCE WITH LOCAL REGULATIONS.



### SHRUB PLANTING DETAIL

NOT TO SCALE

1. SHRUB SHALL BE PLANTED WITH THE FOLLOWING SPECIFICATIONS:

- TRUNK SHALL BE FREE FROM DAMAGE, DEFORMITIES, OR OTHER DEFECTS.
- BRANCHES SHALL BE WELL DEVELOPED AND FREE FROM DAMAGE.
- ROOT BALL SHALL BE WELL DEVELOPED AND FREE FROM DAMAGE.
- SOIL SHALL BE FERTILE AND WELL DRAINED.
- PLANTING SHALL BE DONE IN ACCORDANCE WITH LOCAL REGULATIONS.

DATE: 3/9/89

SCALE: AS SHOWN

PROJECT: PHOTO L1-3

DRAWN BY: DEMIS TSUBOI

CHECKED BY: \_\_\_\_\_

DATE: 3/9/89

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MARCH 9, 1989

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