

CITY PLANNING COMMISSION

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

APPLICANT	W. Buehler/Dean Unger - 700 Alhambra Boulevard, Sacramento, CA 95816				
OWNER	W. Buehler/Dean Unger - 700 Alhambra Boulevard, Sacramento, CA 95816				
PLANS BY	W. Buehler/Dean Unger - 700 Alhambra Boulevard, Sacramento, CA 95816				
FILING DATE	10-24-84	50 DAY CPC ACTION DATE		REPORT BY:	SC:sg
NEGATIVE DEC	Ex. 15303(c) EIR	ASSESSOR'S PCL NO.	003-212-10 & 11		
	Ex. 15305(a)				

APPLICATION: Variance to encroach two feet into side yard setback area (Section 3-B-6a)

LOCATION: 700 and 708 Alhambra Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a second story walkway between two structures on separate parcels.

PROJECT INFORMATION:

1974 General Plan Designation: Office/Commercial

1980 Central City Community

Plan Designation: Residential-Office and General Commercial

Existing Zoning of Site: R-0

Existing Land Use of Site: Two office buildings

Surrounding Land Use and Zoning:

North: Residential, offices and church; R-0

South: Residential, offices; C-2

East: Park and library; R-1

West: Residential; R-0

Property Dimensions: Two 40' x 80' lots

Property Area: 0.1+ acres

Square Footage of Buildings: 3,200 square feet and 3,600 square feet

Topography: Flat

Street Improvements/Utilities: Existing

Exterior Building Colors: Brown and white

Exterior Building Materials: Wood and plaster

PROJECT EVALUATION: Staff has the following concerns regarding this request:

A. The subject site is located in a neighborhood developed with office and residential uses. The site consists of two separate adjoining parcels developed with two office buildings. The applicant is proposing to construct a walkway between the two structures since the office space on the second story of each building is used by the same occupant. The applicant has indicated that the walkway will save time and prove more convenient for this tenant. In considering this request, staff is unable to find any hardships relative to the site which warrant this variance. In addition, the variance would not be necessary if the two parcels were to be merged. The applicant has, however, indicated that a lot merger is not a desirable option.

001030

B. The applicant's proposal was reviewed by the City Building Inspections Division. The Building Inspector indicated that, as proposed, the walkway does not conform to the Uniform Building Code, however, a permit can be issued subject to conditions. As a condition of approval, the Building

Division would require that the walkway be removed if one of the office buildings were to be sold and that the connecting doors be fire rated to meet code.

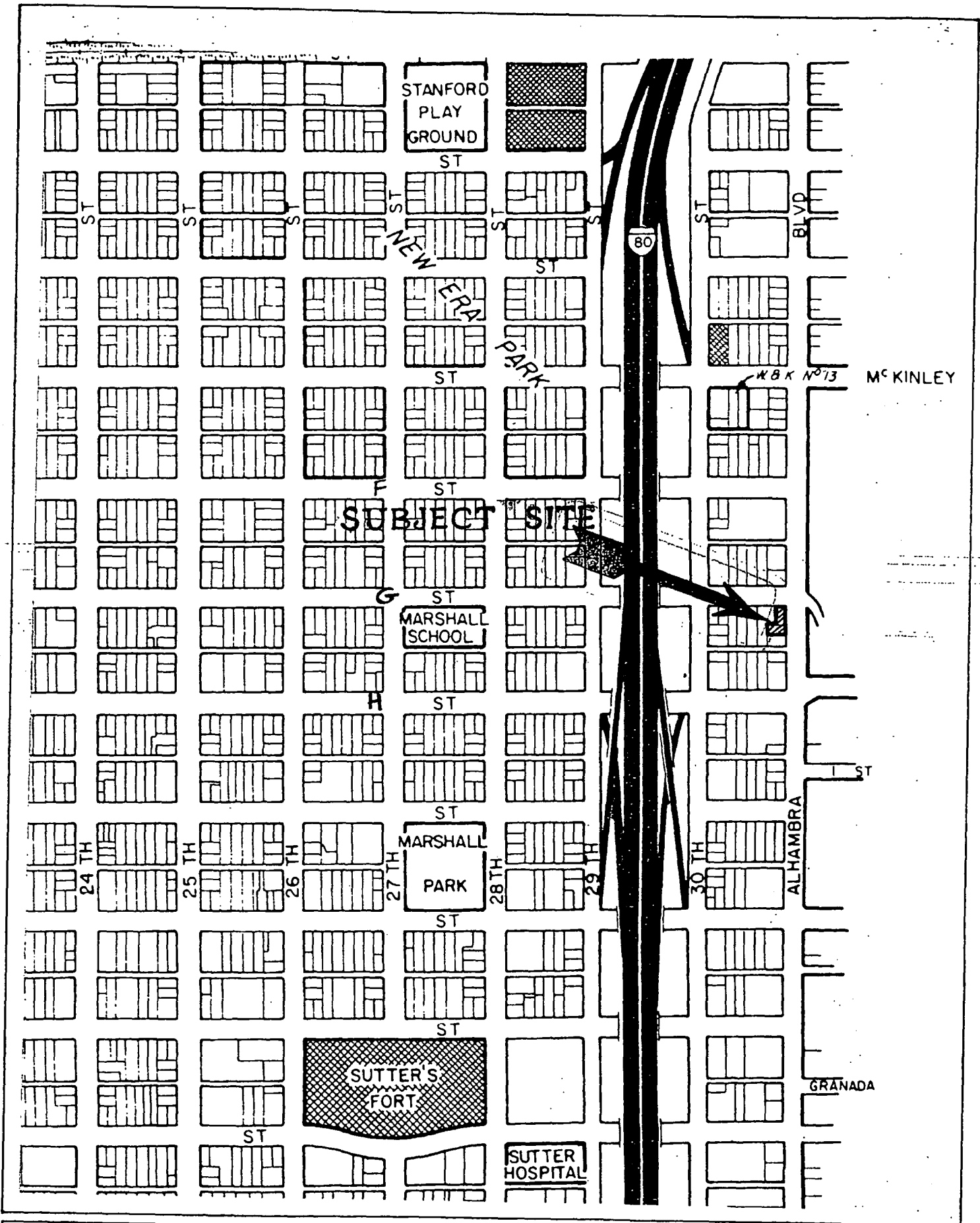
ENVIRONMENTAL DETERMINATION: The proposed special permit is exempt from environmental review, pursuant to State CEQA Guidelines (Sections 15303(c) and 15305(a)).

STAFF RECOMMENDATION: Staff recommends denial of the variance, based on the following findings of fact:

Findings of Fact - Variance

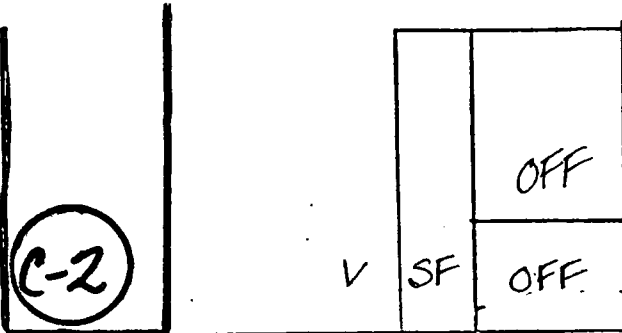
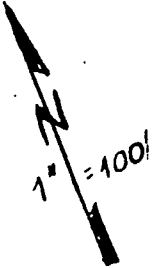
1. As proposed, the variance constitutes a special privilege extended to one property owner in that no special circumstances or hardships exist to warrant this request and the variance would not be necessary if the parcels were to be merged.
2. As proposed, the variance is contrary to the Zoning Ordinance which requires that unenclosed stair landings or balconies not project more than four feet into a required side yard setback area.

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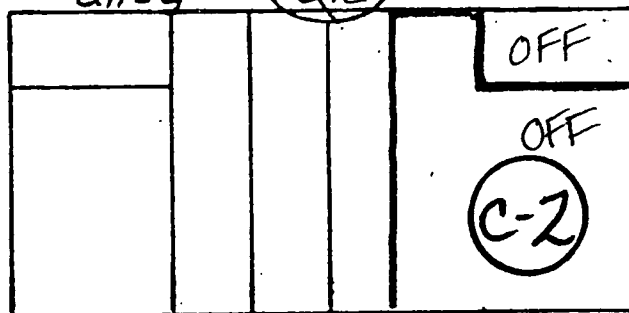
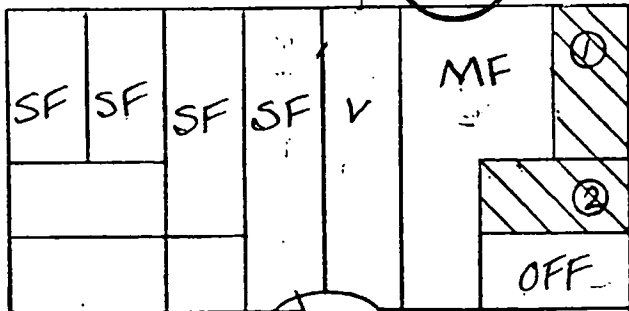


VICINITY MAP

001033



G Street ← (R-O) →



30th Street

Alhambra Blvd.

McKinley Park

H Street

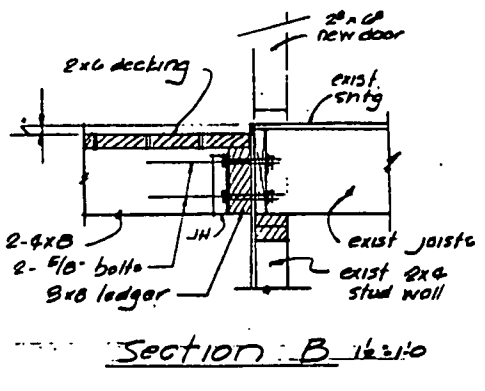
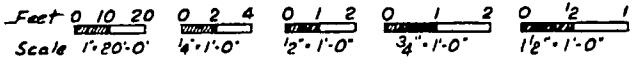
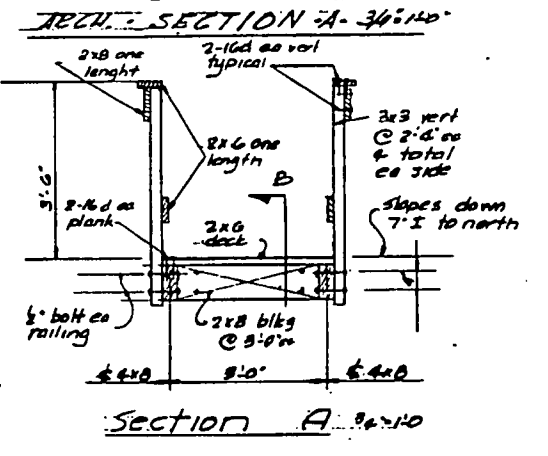
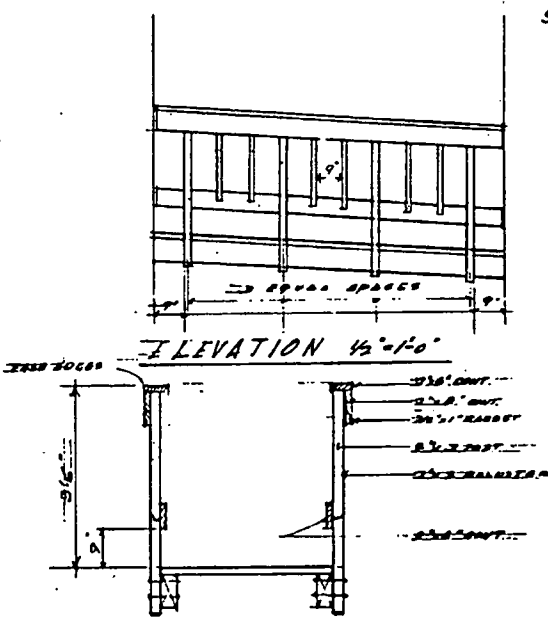
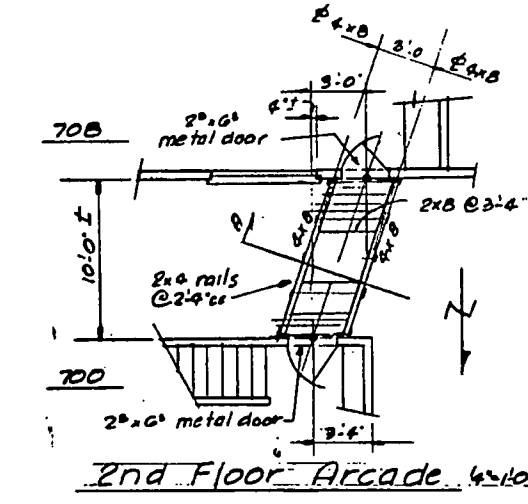
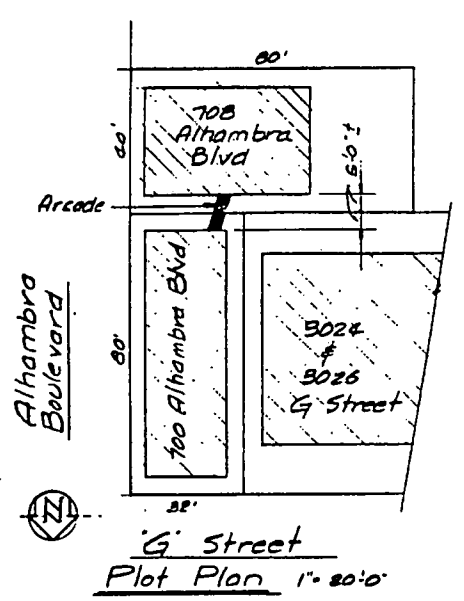
LAND USE & ZONING MAP 001034

084-390

11-29-84

No. 35

001035



Walter H. Buehler
 Second Story Arcade
 700 to 70B Alhambra Blvd, Sacramento
 Buehler & Buehler SE
 Dean F Unger FAAA
 June 3, 1984 1 of 3

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