

# CITY PLANNING COMMISSION

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

APPLICANT	City of Sacramento		
OWNER	A & A Key & Builders Supply, Inc., Chas. T. Massie, Inc., David S. Garst		
PLANS BY	Leo McGlade & Associates		
FILING DATE	N/A	50 DAY CPC ACTION DATE	N/A
		REPORT BY:	DP:bw
NEGATIVE DEC	Filed 7/16/84	EIR	ASSESSOR'S PCL NO. 007-155-13 and 14

- APPLICATION:
- A. NEGATIVE DECLARATION
  - B. REZONE 12,800 sq. ft. from Light Density Multiple Family (R-3A) to Residential Office (R-0)
  - C. SPECIAL PERMIT to allow 8,850 sq. ft. of office in two structures.
  - D. VARIANCE to allow less than the required parking on site (WITHDRAWN)
  - E. VARIANCE to provide parking off site (WITHDRAWN)

LOCATION: 2311 and 2315 Capitol Avenue

PROPOSAL: Pursuant to Development Agreement No. 83070, the City of Sacramento is required to initiate the proper entitlements to allow office uses in the Diepenbrock and Washburn homes.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Plan Designation:	Residential
Existing Zoning:	R-3A
Existing Land Use:	Vacant; unoccupied dwelling unit

Surrounding Land Use and Zoning:

North:	Church; R-3A
South:	Residential; R-3A
East:	Vacant; R-3A
West:	Single Family; R-3A

Property Area: 12,800 sq. ft.

BACKGROUND INFORMATION: In November 1983 the City entered into a development agreement (No. 83070) with the First Baptist Church to govern the uses on the majority of the block bounded by 23rd, 24th, and L Streets and Capitol Avenue. Pursuant to the agreement, upon execution of a subsequent agreement between the church and a private developer to rehabilitate the Diepenbrock and Washburn homes the City, is required to initiate the necessary entitlements to allow office uses in the two structures.

The Washburn home, a designated Priority Structure on the City's Official Register, will be relocated to the vacant parcel immediately to the west of the Diepenbrock home and rehabilitated to provide 2,271 square feet of office space. The Diepenbrock home, a designated Essential Structure of historical and architectural significance, will be rehabilitated to provide 6,579 square feet of office space. The Design Review/Preservation Board reviewed and approved, subject to conditions, the proposed relocation and rehabilitation of the Washburn home and the rehabilitation of the Diepenbrock home in May 1984 (PB84-010, PB84-011).

A total of 22 parking spaces would be required on-site to serve the office uses. However, the development agreement recognizes the inability to satisfy the parking requirement and allows for use of the parking area to be located to the east of the two structures to assist in meeting the parking demand. Construction of the parking area to City standards south of the alley and a reciprocal parking agreement between the church and the developer, subject to the approval of the City Attorney, is required prior to occupancy of the offices.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Recommend City Council approval of the Rezone from Light Density Residential (R-3A) to Residential-Office (R-0).
- C. Approval of the Special Permit to allow office uses, subject to the conditions listed below.

Conditions- Special Permit

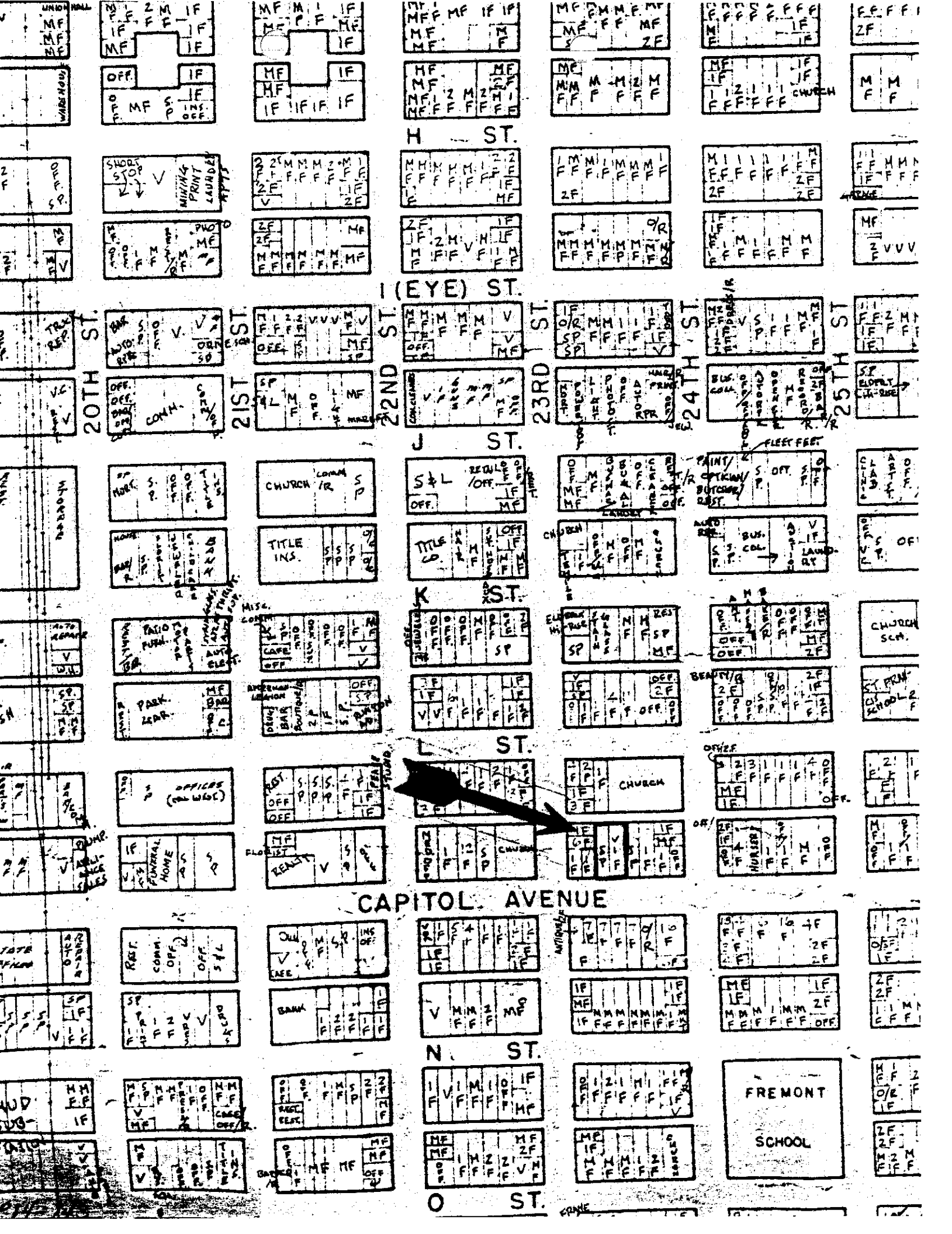
1. The parking area south of the alley shall be installed per City standards prior to the issuance of occupancy for office use;
2. The perimeter landscaping of the parking areas shall be designed to screen the parking areas from public street view. The plant specimens shall be varied from one and five gallon ground covers and shrubs.

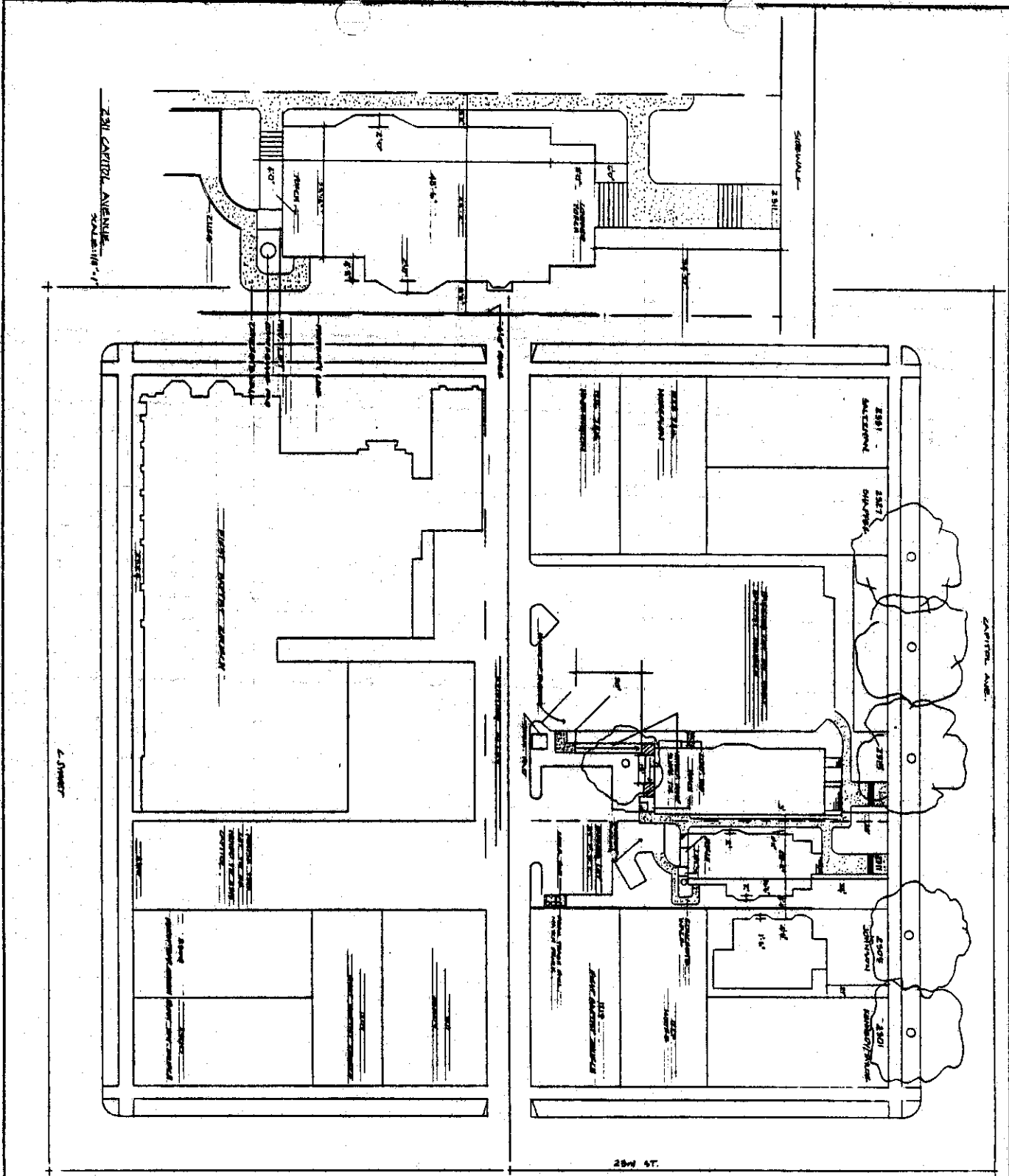
3. The applicant shall submit detailed landscaping and irrigation plans for the review and approval of the City Planning Director prior to issuance of any building or parking facilities permits.
4. The parking areas shall be constructed to City standards and shall meet the City's solar shade requirements. As close to 30% of the total parking stalls shall be compact spaces to maximize the land area.
5. To reduce off-site light and glare, all exterior lights shall be shielded.
6. To buffer residential from non-residential uses, a wood or wrought iron fence with landscaping, subject to staff approval, shall be provided along project property lines abutting residentially zoned or used parcels.
7. To assure aesthetic compatibility with the neighborhood, a wrought iron fence with landscaping, subject to staff approval, shall be provided in the parking areas facing street side.
8. A certificate of occupancy for the offices shall not be issued unless the parking area is provided in the southern portion of the block per the site plan.
9. During periods of on-site construction, the applicant shall control dust by watering down the site.
10. All street trees and the existing on-site tree adjacent to the Diepenbrock shall be retained unless deemed unhealthy by the City Arborist or, due to a house move must be removed. Removed street trees shall be replaced.

Findings of Fact - Special Permit

1. The proposal is based upon sound principles of land use in that:
  - a. The uses will ensure the retention of two structures of historical/architectural significance;

- b. Parking is provided on-site and on property adjacent to the offices.
- 2. The proposed project will not be injurious to the general public in that, parking will be provided on-site and adjacent to the subject sites.
- 3. The proposed uses are consistent with the General Plan in that they conform with the Land Use Element Goal No. 1 to "Allocate residential, commercial, industrial and other land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community."





P84-143

7-26-84

No. 15

DATE	DESCRIPTION
7-26-84	ISSUED FOR PERMIT
7-26-84	REVISED
7-26-84	REVISED
7-26-84	REVISED

SITE PLAN

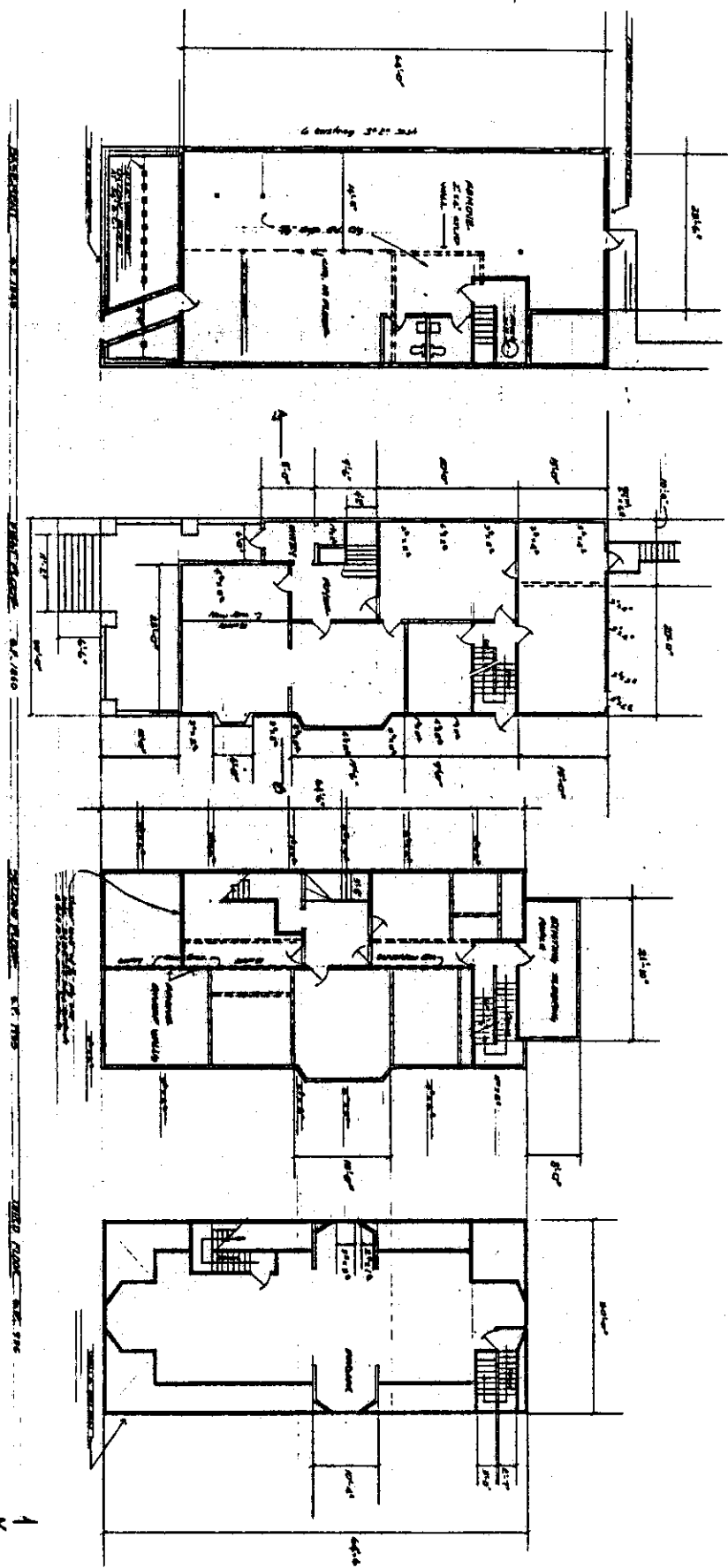
**M** Leo McClede & associates  
 3111 Arden Way, Suite A, Sacramento, CA 95825 (916) 486-8888

DATE	DESCRIPTION
7-26-84	ISSUED FOR PERMIT
7-26-84	REVISED
7-26-84	REVISED
7-26-84	REVISED

NOTES:  
 1. SHOWING WALL, DOOR AND WINDOW  
 PLACEMENT AS OF THE BUILDING

THIS FLOOR PLAN IS A COPY  
 OF THE ORIGINAL AS SUBMITTED  
 TO THE CITY OF SACRAMENTO

NOTES:  
 1. SHOWING ALL NEIGHBORHOODS IN AREA  
 2. SHOWING ALL NEIGHBORHOODS IN AREA  
 3. SHOWING ALL NEIGHBORHOODS IN AREA  
 4. SHOWING ALL NEIGHBORHOODS IN AREA  
 5. SHOWING ALL NEIGHBORHOODS IN AREA



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7-26-84

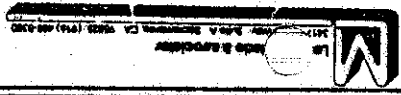
No. 15

**FLOOR PLAN - DIEPENBROCK**  
 2318 CAPITOL AVE.  
 Sacramento, CA

**M** Leo McClede & Associates  
 2417 Arden Way, Suite A, Sacramento, CA 95825 (916) 486-4387

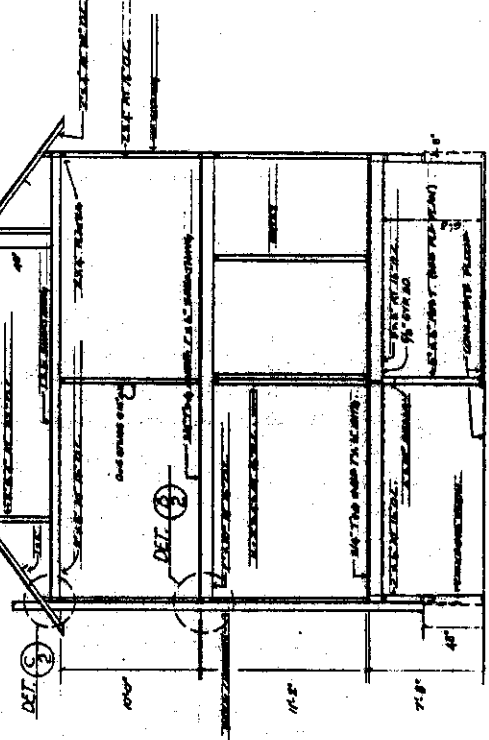
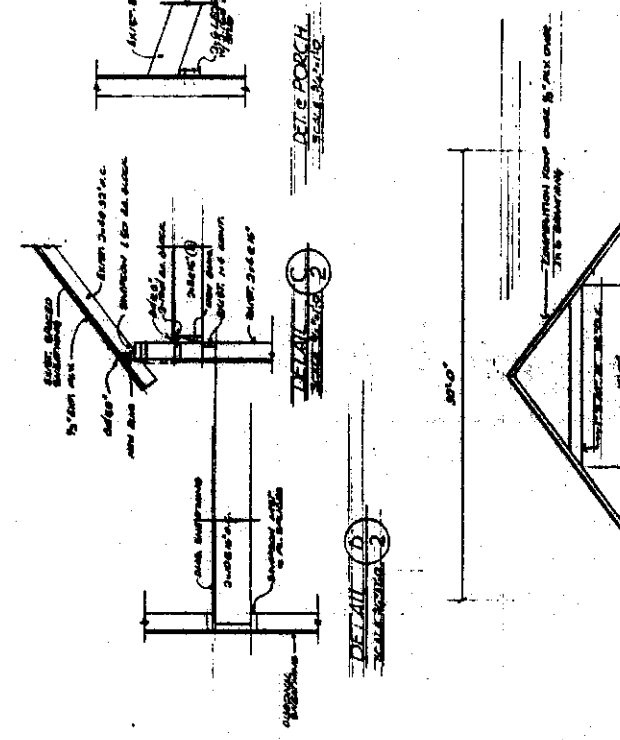
DATE	BY	REVISION

NO.	DATE	REVISION
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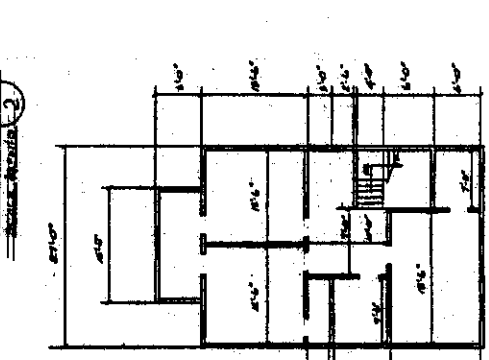
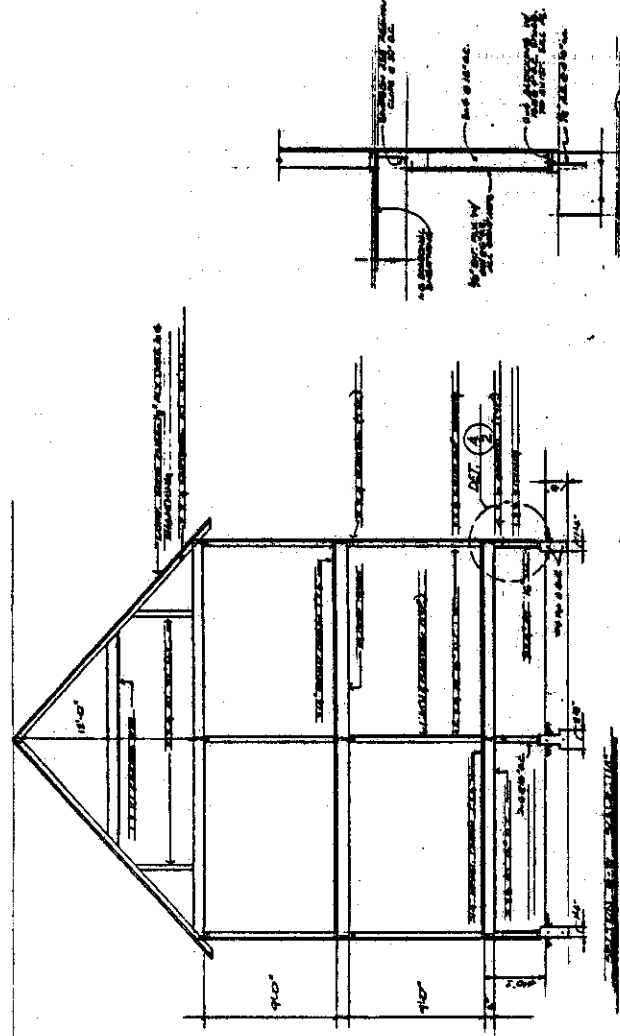


**FLOOR PLAN - APACHE/WASHINGTON**

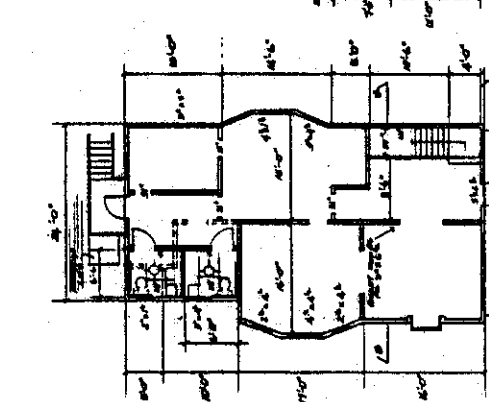
PROJECT NO.	2018-001
DATE	11-15-18
SCALE	AS SHOWN
BY	M.J.
CHECKED BY	M.J.



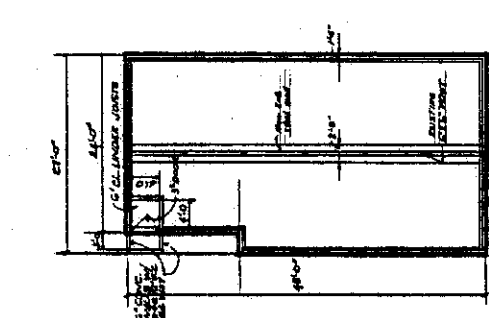
SECTION A-A - EAST ELEVATION  
 (SHOW SECTION THRU PORCH)



SECTION B-B - S.W. CORNER



SECTION C-C - S.W. CORNER



FOUNDATION

NOTE: VERIFY ALL MEASUREMENTS IN FIELD.

FLOOR PLAN - APACHE/WASHINGTON

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