

CITY PLANNING COMMISSION

927-10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Patrick Little, 3014 H Street, Sacramento, CA 95816		
OWNER	Patrick Little, 3014 H Street, Sacramento, CA 95816		
PLANS BY			
FILING DATE	7-2-82	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	Exempt 15103	EIR	ASSESSOR'S PCL. NO. 007-051-05

APPLICATION: Special Permit to establish an office use in an existing 1,200 square foot residence located on 0.1± acre located in the Residential-Office R-0 zone

LOCATION: 3014 H Street

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial & Offices
1980 Central City Community Plan Designation:	R-0
Existing Zoning of Site:	R-0
Existing Land Use of Site:	Non-conforming office in residential structure

Surrounding Land Use & Zoning:

North:	Residential, Montessori School, office; R-0
South:	Office, Residential; OB & R-0
East:	Retail stores & Restaurant; C-2
West:	Residential; R-0

Parking Required:	3 spaces	Based on ratio of one space per 400 sq. ft.
Parking Provided:	4 spaces	Parking Ratio Provided: 1:300
Property Dimensions:	40' x 160'	
Property Area:	6,400 square feet	
Square Footage of Building:	1,200	
Building Height:	One story	
Exterior Building Materials:	Stucco	
Color of Exterior Materials:	Blue and grey	
Street Improvements/Utilities:	Existing	

BACKGROUND INFORMATION: The subject site consists of a 40' x 160' lot developed with a 1,200 square foot residential structure. The subject structure is currently being used as an office without the necessary planning entitlements and building permit allowing office conversion of a residential building.

STAFF EVALUATION: Staff has the following comments and concerns regarding the applicant's proposal:

- Staff has no objection to the applicant's proposal based upon the project's adjacent land uses. A retail business complex (McKinley Square) is located directly to the east; a new two-story office (under construction), a Montessori School and an approved office building are located across H Street to the north; office uses and a surfaced parking lot are located south of the subject site across the alley. The majority of buildings in the vicinity of the project are in non-residential uses with only two structures on the block face remaining in residential use.
- The applicant is able to satisfy the parking requirement for the office use and proposes four parking spaces at the rear of the site off the alley.

3. On a field inspection, staff noted that the setback and yard areas have not been maintained in good order. As a condition of approval, staff requests that the applicant upgrade the landscaping, particularly the large rear yard area and the landscape strip between the street curb and sidewalk. Staff requests that the applicant submit a detailed landscape and irrigation plan for the subject site prior to the issuance of a building permit.
4. Pursuant to the City's fence ordinance, the applicant is required to construct a six-foot high solid masonry wall along the west property line in that the adjacent building is in residential use.

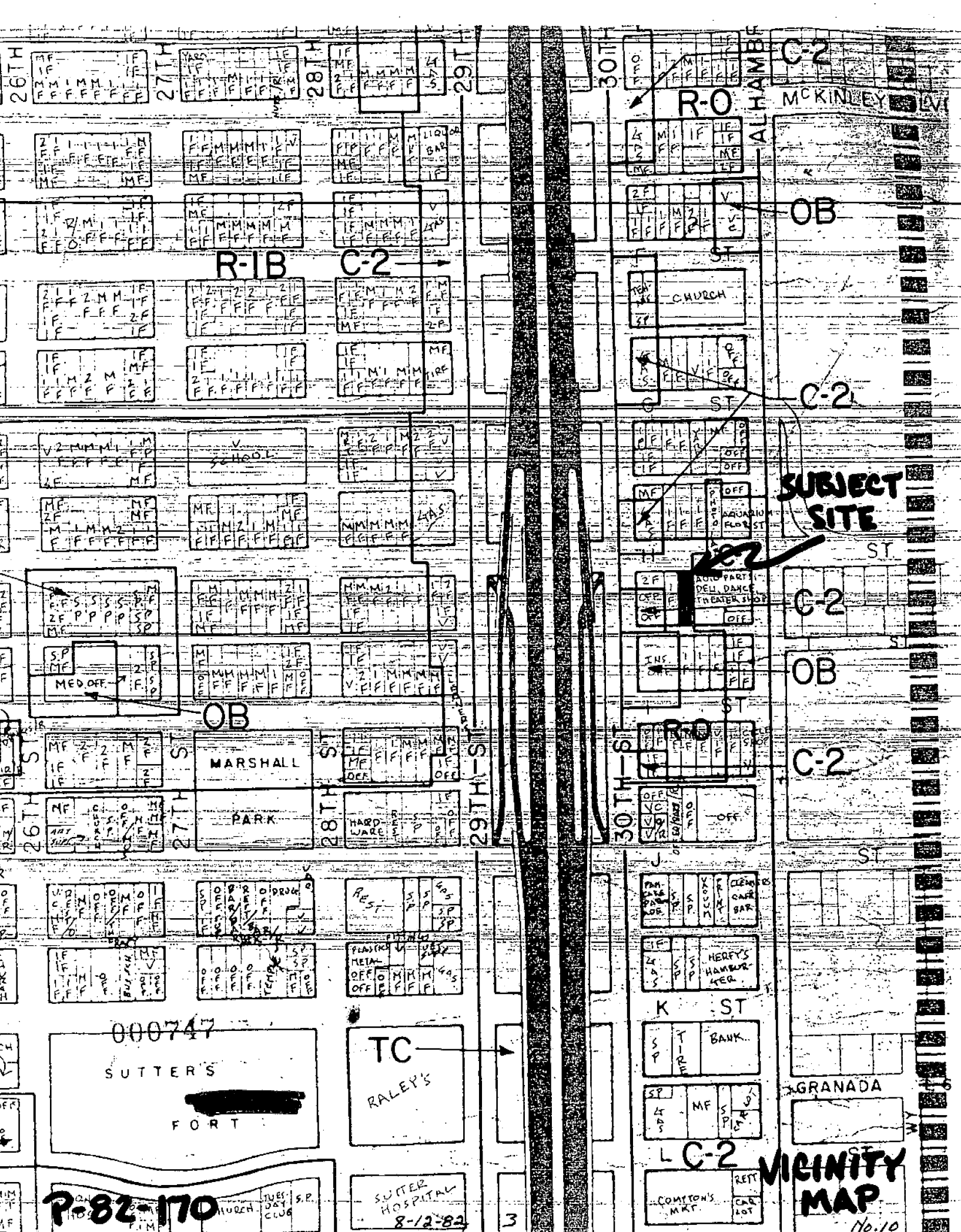
STAFF RECOMMENDATION: Staff recommends approval of the special permit subject to the following conditions and based on the Findings of Fact which follow.

Conditions

- a. The applicant shall relandscape the front, side and rear yard area and install an irrigation system. A detailed landscape, irrigation and 50% shading plan for the parking area shall be submitted to planning staff
* for review and approval ~~prior to the issuance of a building permit,~~
within 60 days or by October 12, 1982.
- b. The applicant shall provide for an enclosed and screened trash bin in the rear yard area.

Findings of Fact

- a. The project is based upon sound principles of land use in that the proposed office use is compatible with surrounding commercial and office uses;
- b. The project as conditioned will not be detrimental to the public health, safety and welfare in that:
 - 1) adequate off-street parking is provided on site;
 - 2) the yard and setback areas shall be upgraded with additional landscaping and an irrigation system installed.
- c. The project is in harmony with a goal in the 1980 Central City Plan which states, "identify areas in transition and determine a desired direction for future development of the area."



R-IB C-2

C-2 MCKINLEY AV

OB

C-2

SUBJECT SITE

C-2

OB

C-2

000747

SUTTERS

FORT

TC

RALEY'S

SUTTER HOSPITAL
8-12-82

P-82-170

MURCH TUES. DAY CLUB

PAN-CASE BAR
CLEANERS
CASH BAR

HERFYS HAMBURGER

K ST

BANK

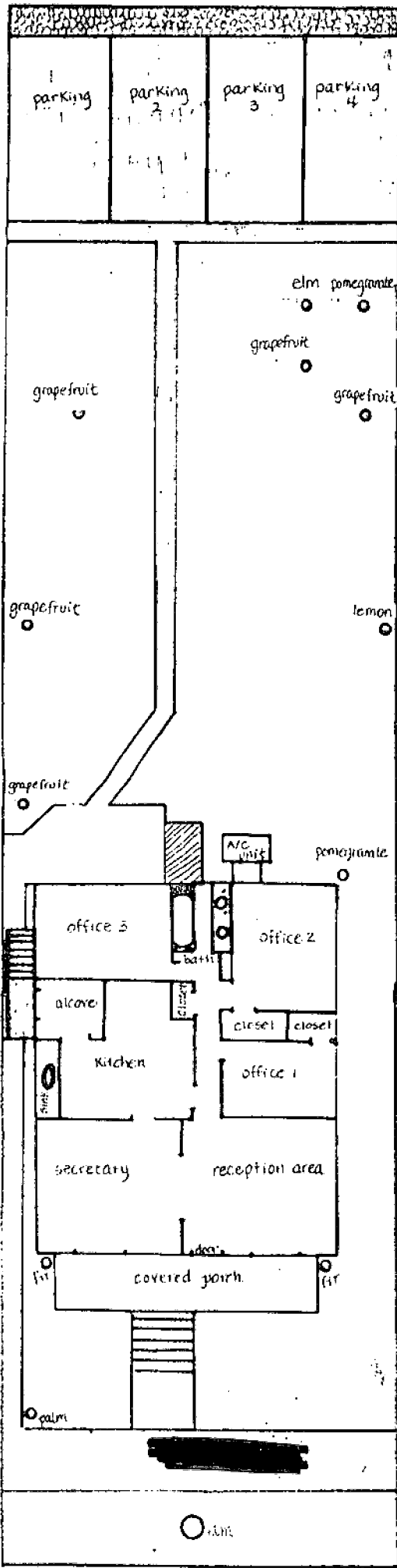
SP MF

L C-2

COMMONS MKT. RETT CAR LOT

GRANADA

VICINITY MAP
No. 10



proposed paved area
(gravel)

CFC FILE COPY

APPL. NO. P-82-170
 EXHIBIT NO. _____
 MTG. DATE(S) _____
 AGENDA NO.(S) _____

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 3014 H Street
 Sacramento, Ca. 95816
 apn: 007-051-05

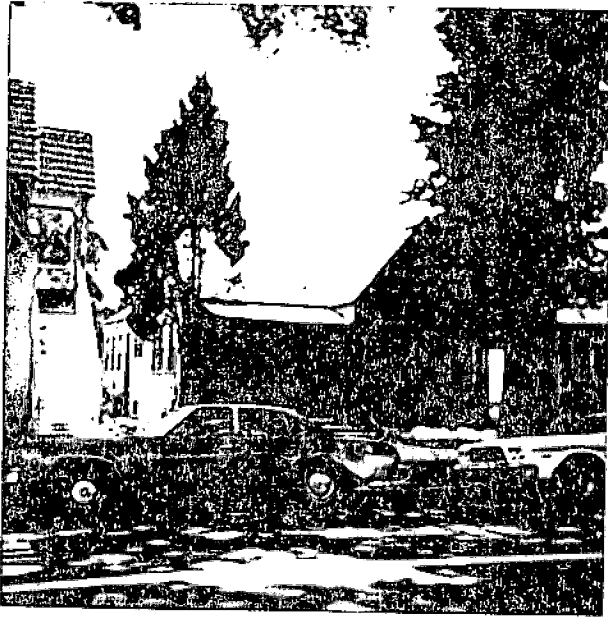
scale:
 □ = 1 foot square
 lot = 40'x160'
 ○ = tree
 [] = concrete



000748

3014 H Street

Elevation Plan
3014 H Street



front left from H St.



front right from H St.



rear from alley

000749

applicant:
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apn # 007-051-05