

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Galvez & Associates, Inc., P.O. Box 1136, Fair Oaks, CA 95628</u>		
OWNER <u>Sacramento Chinese Friendship Association, 6117 Elder Creek Rd., Sacramento, CA 95824</u>		
PLANS BY <u>Galvez & Associates, Inc., P.O. Box 1136, Fair Oaks, CA 95628</u>		
FILING DATE <u>March 1, 1993</u>	ENVIR. DET. <u>Exempt 15301</u>	REPORT BY <u>SLY</u>
ASSESSOR'S PCL. NO. <u>038-0191-015</u>		

APPLICATION: Special Permit Modification to install a 1,344 square foot office trailer for an existing 2,975 square foot community/social center on 0.91± partially developed acres in the Standard Single Family (R-1) zone.

LOCATION: 6117 Elder Creek Road

PROPOSAL: The applicant is requesting the necessary entitlements to locate a 1,344 square foot trailer to provide extra office space for an existing 2,975 square foot community/social center.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1986 South Sacramento	
Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Community Center

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Residential, R-1	Front:	25'	84'
South: Residential, R-1	Side(East):	5'	53'
East: Residential, R-1	Side (West):	5'	10'
West: Vacant, R-1	Rear:	15'	43'

Parking Required:	28 spaces
Parking Provided:	32 spaces
Property Dimensions:	300 feet X 132 feet
Property Area:	0.91± acres
Square Footage of Buildings:	Trailer: 1,344 square feet
	Existing Office: 2,975 square feet
	Total: 4,319 square feet
Height of Building:	12 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	T-1/11 Wood siding

APPLC. NO. P93-043

MEETING DATE May 13, 1993

ITEM NO. 15

Roof Material: Metal

BACKGROUND INFORMATION: On October 23, 1986, the Planning Commission approved a Special Permit to allow a 2,975 square foot community center/social hall and a Variance to waive the required six foot high masonry wall (P86-354).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 300 foot by 132 foot rectangular parcel totaling 0.91± partially developed acres in the Standard Single Family (R-1) zone. The site is developed with a 2,975 square foot community/social center. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The 1986 South Sacramento Community Plan designates the site as Residential (4-8 du/na). The surrounding land use and zoning for the site are residential, zoned (R-1) to the north, south, and east; and vacant, zoned (R-1) to the west.

B. Applicant's Proposal

The Sacramento Chinese Friendship Association is proposing to locate a 1,344 square foot trailer on the site to provide additional office space for the Association. Any additional structures or modification of previously approved services/activities requires a Special Permit Modification.

C. Staff Analysis

The site is a large rectangular parcel totaling 0.91± partially developed acres which has street frontage on Elder Creek Road (see Exhibit A). There is an existing single story building totaling 2,975 square feet on the site. The applicant proposes to locate a 24 foot by 56 foot trailer to the rear of the existing building. The trailer is needed for office space to accommodate the existing programs and activities of the program. There will be no increase in services, activities, or an expansion of the existing operation of the community/social center.

The proposed location of the trailer leaves a 20 foot west side setback. Staff recommends the trailer be positioned on the site so that the west edge aligns with the existing west side building setback of ten feet. Additionally, this will better align the eastern most entrance on the trailer with the existing sidewalk. Staff recommends the area between the buildings and between trailer entrances be covered with a trellis and climbing vines to provide a visual enhancement for the trailer addition (see Exhibit C). The original Special Permit required a trellis porch for the south end of the building that has never been installed. Staff recommends that this condition be met and that the both trellises be constructed out of the same material and of the same design.

The existing community/social center was required to provide 25 parking spaces and has provided 32 parking spaces. The additional trailer office space requires three more spaces based upon the Zoning Ordinance requirement of one space for every 400 square feet of office. There is enough existing parking to meet the required addition parking spaces. The proposed building will be greater than 150 feet from the street so a turn-around on the site is necessary for

emergency vehicles.

The building will be 12 feet high and constructed out of T-1/11 wood siding with a metal roof. The trailer will be painted beige. The elevations indicated mechanical equipment protruding from the building on the east end. Staff recommends that a planter with shrubs be located at the east end of the trailer to provide screening of the mechanical equipment.

The site plan shows a trash enclosure located adjacent to the east side of the proposed trailer. Staff recommends the trash enclosure be relocated to the northeast corner adjacent to the trailer to provide more area for the required turn-around. Staff also recommends the trash enclosures be located and built to the standards in the Zoning Ordinance. The enclosures should provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.

Staff supports the approval of the Special Permit Modification to install a 1,344 square foot office trailer for an existing 2,975 square foot community/social center in that the use will not significantly impact the adjacent properties, there is not an increase in activities or services, and there is adequate on-site parking.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Departments, Building Inspections, the Fire Department, and the South Sacramento Planning Advisory Council. The following comments were received:

1. Fire Department staff comments:

Provide a turn-around at the end of the driveway since it is greater than 150 feet from the street.

2. South Sacramento Planning Advisory Council comments:

Recommend approval of the special permit modification with the recommendation the applicant provide landscaping to improve the south side and front of the property. It is suggested that the applicant contact the Sacramento Tree Foundation or SMUD for assistance in the procurement of shade trees.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15301).

RECOMMENDATION: Staff recommends the Planning Commission approve the Special Permit Modification to install a 1,344 square foot office trailer for an existing 2,975 square foot community/social center subject to the conditions and based upon the findings of fact which follow.

Conditions:

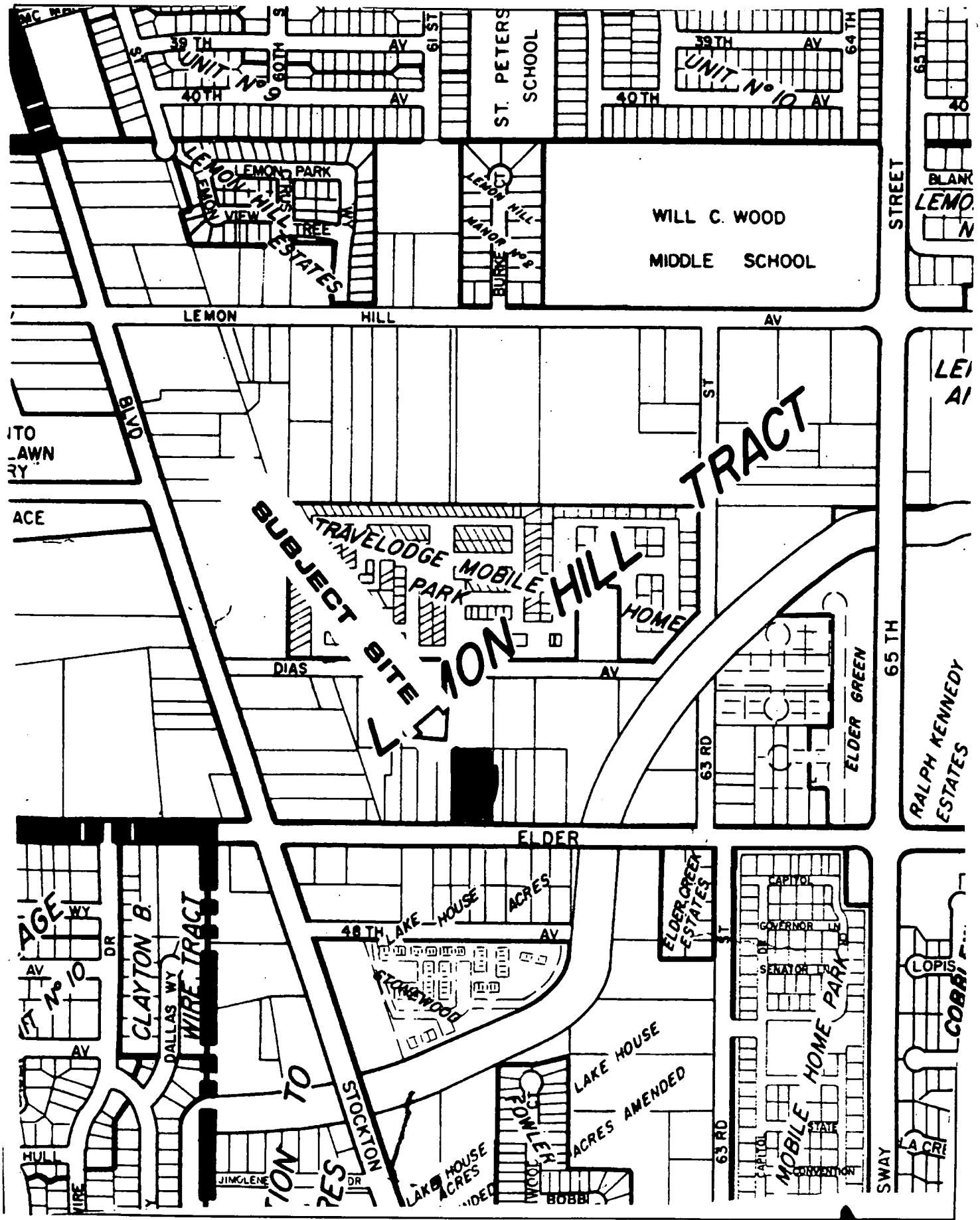
1. The applicant shall comply with the original Special Permit condition pertaining to the existing building which states "The porch shall be extended on both sides as a trellis for the south elevation. A revised south elevation shall be submitted to Staff for review and approval prior to the issuance of building permits (P86-354)." The trellis shall be constructed prior to the issuance of a Certificate of Occupancy for the office trailer.
2. The trailer shall be positioned on the site so that the west edge aligns with the existing west side building setback of ten feet. A revised site plan shall be submitted to Planning staff for review and approval prior to the issuance of building permits.
3. The area between the buildings and between trailer entrances shall be covered with a trellis and climbing vines. Both trellises shall be constructed out of the same material and of the same design. The trellis area shall be indicated on the revised site plan to be submitted to Planning staff for review and approval prior to the issuance of building permits. The trellis shall be constructed prior to the issuance of a Certificate of Occupancy for the office trailer.
4. A planter with shrubs shall be located at the east end of the trailer to provide screening of the mechanical equipment. The planter shall be indicated on the revised site plan to be submitted to Planning staff for review and approval prior to the issuance of building permits.
5. The applicant shall provide a turn-around at the end of the driveway to the satisfaction of the Fire Department. The turn-around shall be indicated on the revised site plan submitted to Planning staff for review and approval prior to the issuance of building permits.
6. The trash enclosure shall be relocated to the northeast corner adjacent to the trailer to provide more area for the required turn-around. The trash enclosures shall be located and built to the standards in the Zoning Ordinance. The enclosures shall provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.
7. Any changes or additions in services or activities requires a modification of the special permit.
8. The applicant shall obtain a building permit for the trailer.

Findings of Fact:

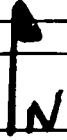
1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the additional trailer office use will not significantly impact the surrounding residential development;
 - b. adequate off-street parking is provided; and
 - c. there is not an expansion of the community center/social hall activities, services, or

clients.

2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the project, as conditioned, is compatible with the existing neighborhood; and
 - b. adequate on-site parking will be provided.
3. The project is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na). A community center/social hall is permitted in the (R-1) zone with a special permit.

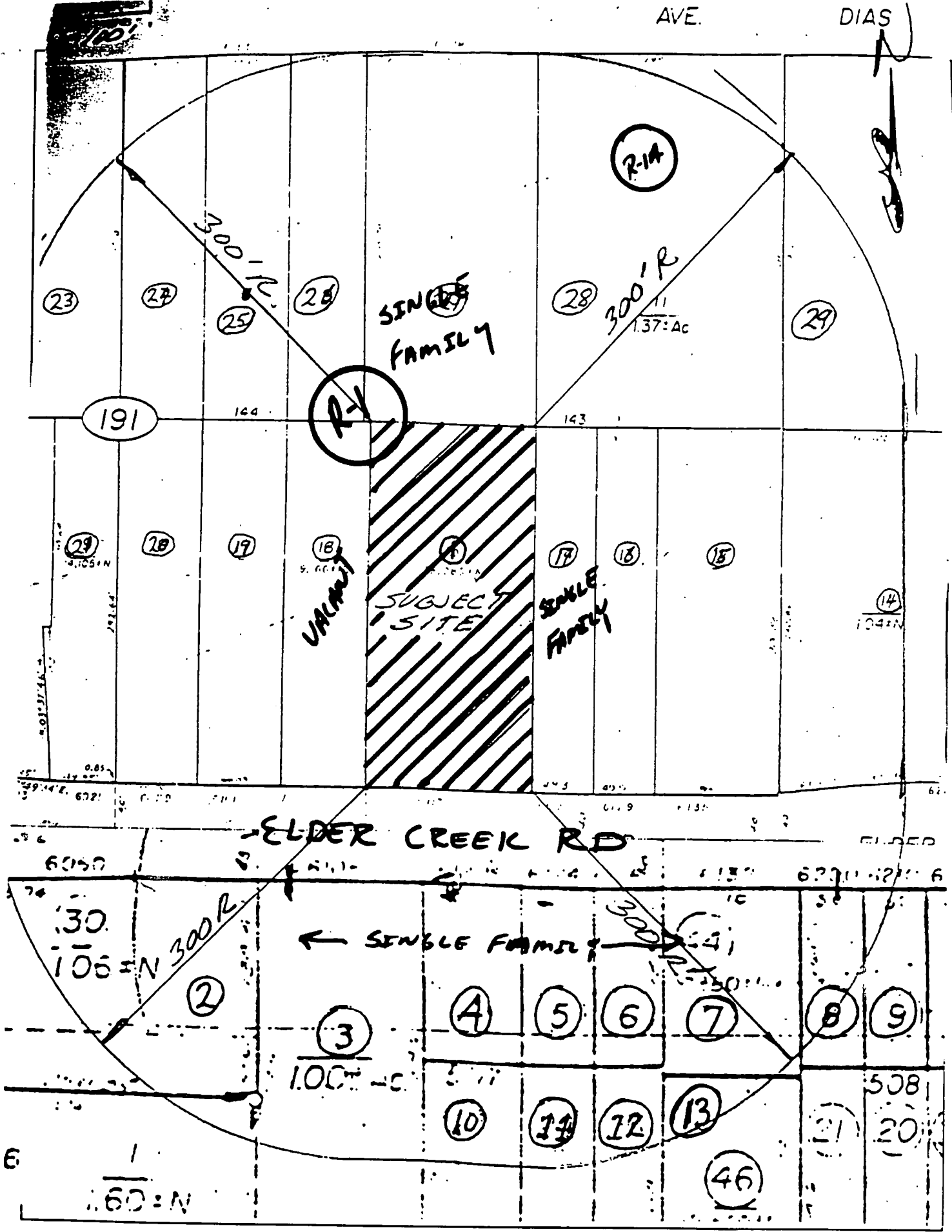


VICINITY MAP



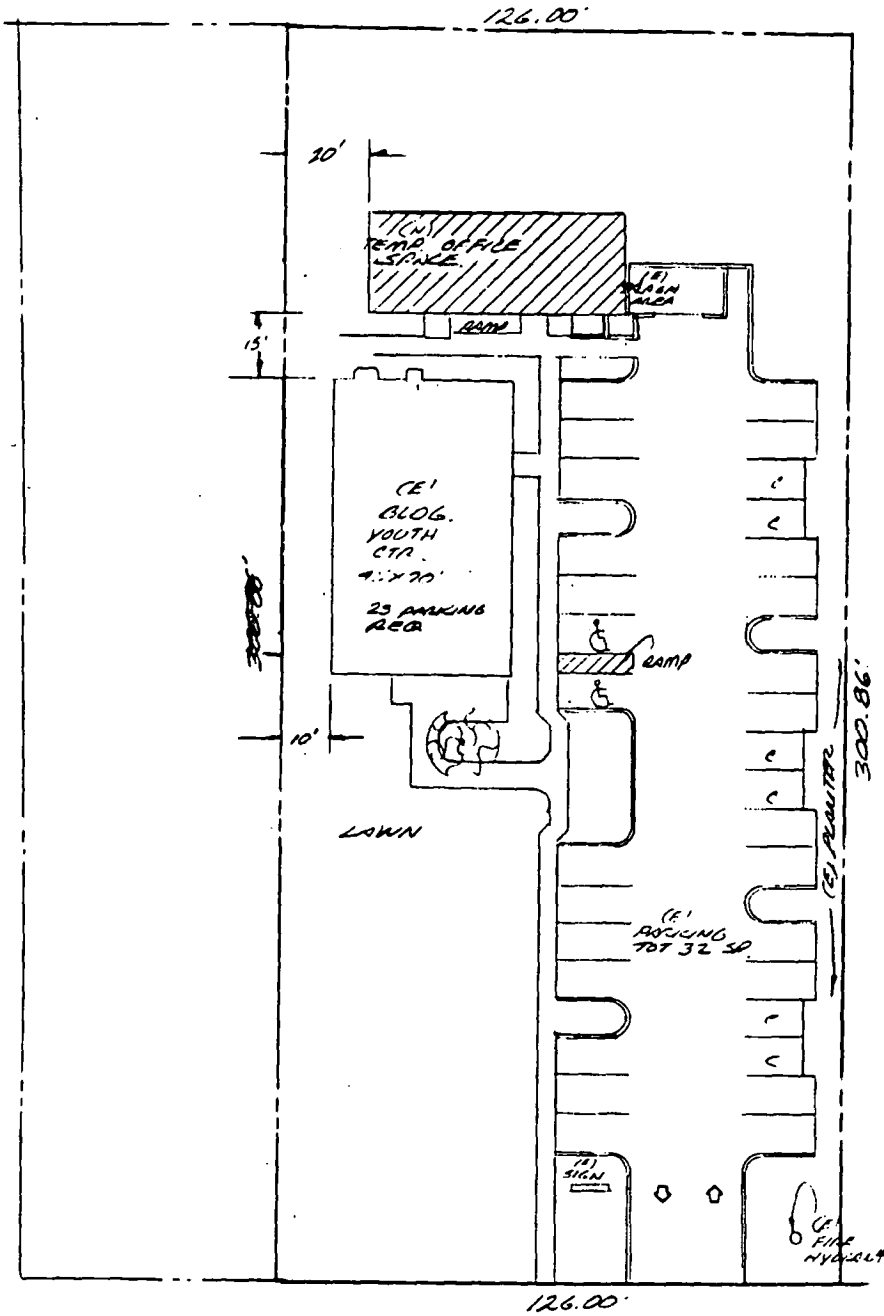
AVE.

DIAS



LAND USE & ZONING MAP

EXHIBIT A



6117 ELDER CREEK RD.

WORKING SUMMARY

STD. SPACES 24
 HANDICAP SP. 2
 CAMP SP. 6
 TOT. SP. 32 (E)
 (E) SOCING BLDG. REQ. = 25 SP.
 (N) OFFICE REQ. = 4 SP.
 TOT. SP. = 29 OK

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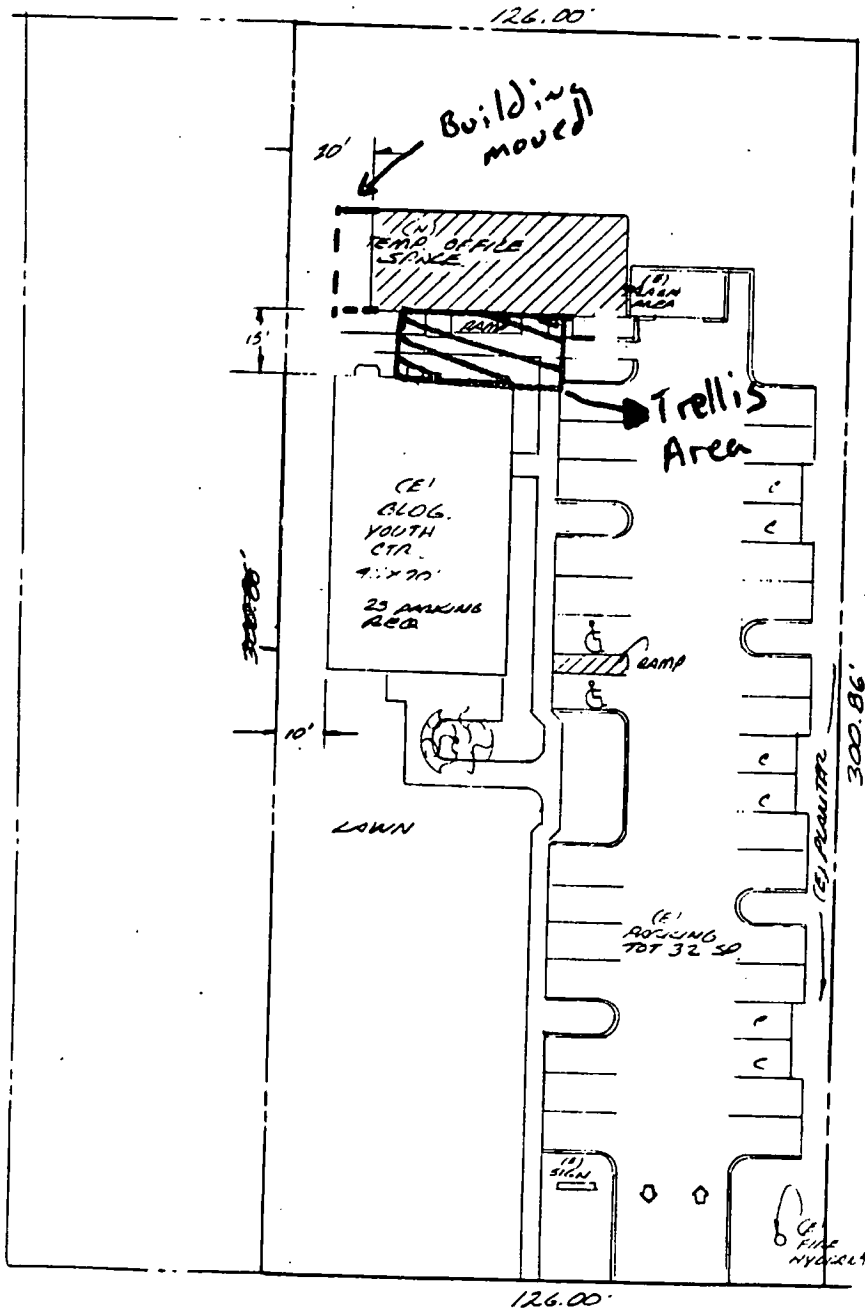
P93-043

MAY 13, 1993

ITEM 15

EXHIBIT - C

(STAFF EXHIBIT)



6117 ELDER CREEK RD.

PARKING SUMMARY

STD. SPACES	74
HANDICAP SP.	2
COMP. SP.	6
TOT. SP	82 (F)
(E) SOCIAL CTR. REQ.	= 25 SP
(N) OFFICE REQ.	= 4 SP
TOT. SP =	82 OK

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P93-043

MAY 13 1993

ITEM 15