

**CITY PLANNING COMMISSION**

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Tong C. Cheah, 4635 Freeport Boulevard, Sacramento, CA 95822		
OWNER	Tong C. Cheah, 4635 Freeport Boulevard, Sacramento, CA 95822		
PLANS BY	Joe Chin, c/o Tong C. Cheah		
FILING DATE	12/14/83	50 DAY CPC ACTION DATE	2/23/84
		REPORT BY:	SC:bw
NEGATIVE DEC. EX.	15305(a)	EIR	ASSESSOR'S PCL. NO. 018-101-07,08

- APPLICATION:
- Variance to waive one of 27 required parking spaces for a medical office addition in the General Commercial (C-2) zone. WITHDRAWN
  - Variance to waive the required six-foot solid masonry wall adjacent to the Single Family (R-1) zone.
  - Lot Line Adjustment to merge two parcels totaling 0.6± acres.

LOCATION: 4635 Freeport Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to add a medical office to an existing commercial medical office complex.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Office  
 1965 Sutterville Community Plan Designation: Shopping Commercial  
 Existing Zoning of Site: C-2  
 Existing Land Use of Site: Medical Office, retail space and general commercial

Surrounding Land Use and Zoning:  
 North: Commercial/Retail; C-2  
 South: Commercial; C-2  
 East: Single Family Residential; R-1  
 West: Commercial/Nursery; C-2

Parking Required for existing uses:

General Commercial 1:500	= 9 spaces
Retail 1:250	= 3 spaces
Medical Office 1:400	= 5 spaces
New Medical 1:200	= 10 spaces
Total.....	27 spaces

Parking Provided: 26 spaces; as modified 27 spaces  
 Property Dimensions: 165' x 160'  
 Property Area: 26,400 (0.6± acres)  
 Significant Features of Site: Existing commercial and office buildings  
 Topography: Flat  
 Street Improvements/Utilities: Existing

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STAFF EVALUATION: Staff has the following concerns and comments regarding this request:

- The proposed addition to the medical and commercial complex consists of 2,136 square feet. The applicant is proposing to use 1,736 square feet of the proposed development for medical/dental offices. The remaining 400 square feet is proposed for non-medical office use.

The required parking for the existing uses is 17 spaces. The proposed addition will require 10 parking spaces provided the applicant only uses 1,736 square feet for medical type office. As proposed, the applicant's plans indicated that 26 parking spaces would be provided on site. Staff has modified the applicant's plans to include an additional parking space; therefore, the requested parking variance is not necessary and is being withdrawn (see staff Exhibit C).

2. Staff inspected the subject site on two separate occasions and noted that on-site parking was congested causing overflow parking to occur on the surrounding streets. In an effort to ensure that future parking problems will not occur due to the proposed addition, staff is recommending that the medical use of the proposed addition be limited to 1,736 square feet and that the remaining 400 square feet be limited to non-medical uses, with a parking ratio of at least one space per 400 square feet of gross floor area.
3. The subject site is located on a commercial strip with single family residential uses adjacent to the alley at the rear of the site. The Zoning Ordinance (Sec. 3-D-7) requires that all commercial development which abuts residentially zoned or used property shall provide a six-foot solid masonry wall along the property line adjoining the residential use. The applicant proposes to provide parking adjacent to the alley and is requesting the wall requirement be waived to allow the development of parking spaces. Since a public alley is located between the residential uses and the proposed office development, staff has no objections to the requested variance to waive the six-foot solid masonry wall.
4. The site plan indicates that the applicant proposes to restripe and landscape the existing parking lot in the front of the site. The new parking spaces located along the alley must meet the required 50% shading and must be properly landscaped and irrigated. The site plan indicates a large open space on the northeast corner of the subject site. This area is presently overgrown with weeds and includes an open trash bin. Staff recommends that the applicant provide an enclosed trash container at this location and provide landscaping in the remaining open space to the rear of the structure.
5. The site plan was reviewed by the City Traffic Engineer who indicated that the driveway entrances must be improved to current City Code for commercial driveways. The Engineer also noted that the sidewalk next to the alley entrance was warped, due to an existing delivery ramp. The applicant is proposing to remove the ramp and replace the area with a landscaped planter. The Traffic Engineer indicated that the landscaped planter should be extended to the public sidewalk and that the sidewalk should be repaired. In reviewing the applicant's site plan, the Traffic Engineer noted that the sidewalk in front of the subject site, along Freeport Boulevard, is eight feet wide and that it would be advisable for the applicant to gain an irrevocable permit to use three feet of this space for the proposed landscape planter adjacent to the parking lot. The required sidewalk width in this area is five feet, and this site is the only one on this block face which is developed with an eight-foot wide sidewalk. This will provide for a larger planter strip which will accommodate shade trees and will also increase the parking and maneuvering area in the existing parking lot. Also, the applicant should be aware that the maneuvering space for the northerly parking spaces (spaces 4 & 5) must be 26 feet.

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6. The subject site presently consists of two parcels which must be merged to accommodate the proposed office development. Staff has no objections to the lot line merger since the office use is allowed in the General Commercial (C-2) zone.
7. The lot line merger was reviewed by the City Traffic Engineer, Real Estate Division and City Building Inspections Division, and they indicated no objections to the request, subject to conditions. The Building Inspections Division required that all buildings meet Building Code requirements and the Real Estate Division required the standard condition of providing closure calculations for the new parcel.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approve the variance to waive the required six-foot solid masonry wall, subject to conditions and based upon Findings of Fact which follow.
2. Approve the lot line merger by adopting the attached resolution with conditions.

Conditions - Variance

- a. The applicant shall submit landscape irrigation and shading plans for staff review and approval prior to issuance of building permits. The plans shall indicate all shading and landscaping for the proposed parking lots. These plans shall also include the location and plans for the trash enclosure and landscaping around the enclosure;
- b. All existing buildings and proposed buildings shall comply with City building codes;
- c. The applicant shall submit parking lot plans to the City Traffic Engineer for review and approval prior to issuance of a building permit;
- d. The applicant shall redesign the on-site parking layout and provide 27 spaces as indicated on Exhibit C;
- e. The applicant shall submit detailed floor plans of the proposed addition to the Planning Director for review and approval prior to issuance of a building permit. The plans shall indicate the proposed uses in the office addition. Medical and dental office space shall be limited to 1,736 square feet.

Findings of Fact - Variance (wall)

- a. As proposed and conditioned the project does not constitute a special privilege extended to one property owner in that other property owners under similar circumstances would be granted a variance to waive the required masonry wall since an alley separates the subject site from adjacent residential uses;
- b. The proposed variance is not a use variance in that office development is allowed in the General Commercial (C-2) zone;
- c. The variance, as proposed and conditioned, will not be injurious to the public welfare or other properties in the vicinity in that an alley will separate the proposed commercial use from the residential uses, and the applicant will be upgrading the landscaping on the site;
- d. The variance, as proposed, is consistent with the General Plan and Sutterville Community Plan which designate the site for commercial purposes.



SACRAMENTO

CITY

COLLEGE

SUTTERVILLE

CARLETON TRACT

SUBJECT SITE 000879

HOLLYWOOD PARK

JOAQUIN MILLER JR. HIGH SCHOOL

HOLLYWOOD PARK SCHOOL

ST. ROBERT'S SCHOOL

LAND

PARK

MEAD TRACT  
SHERWOOD HEIGHTS TRACT  
BIBICH TRACT  
WISAMAN & WULF SUTTERVILLE HEIGHTS TRACT

LYWOOD VIEW

UNIT

UNIT

UNIT

UNIT

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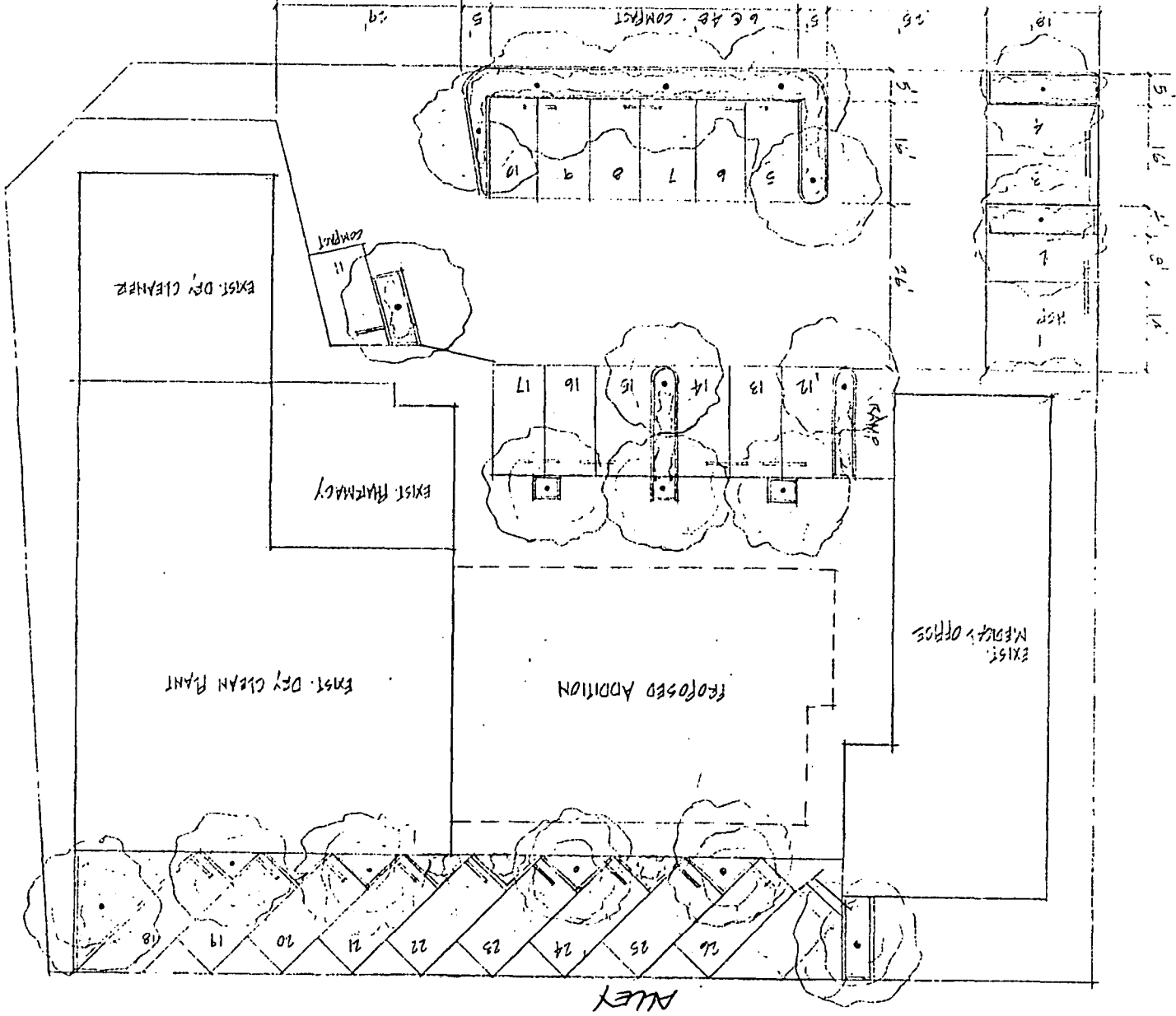
UNIT

883 425 DR

2-23-84

No. 8 A DM

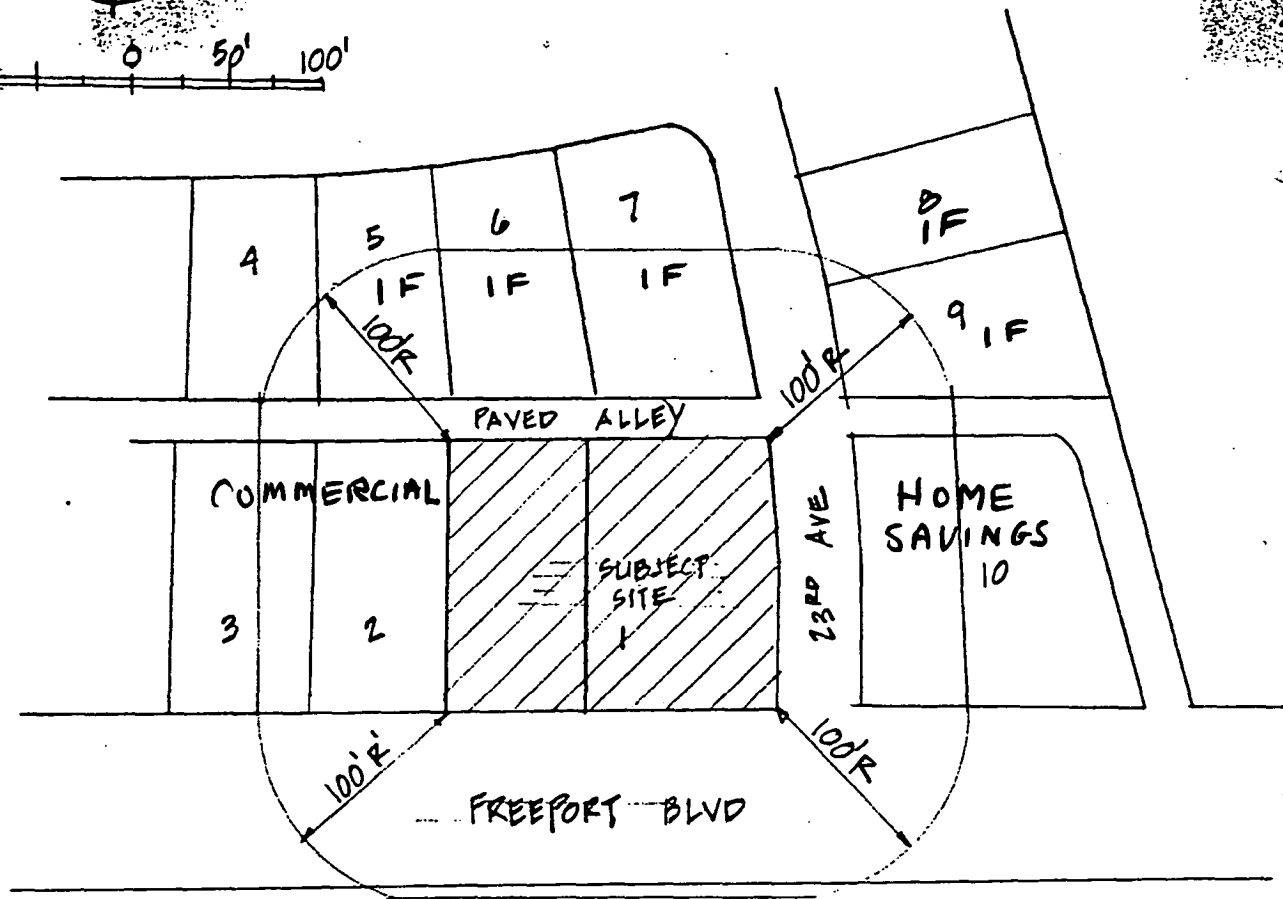
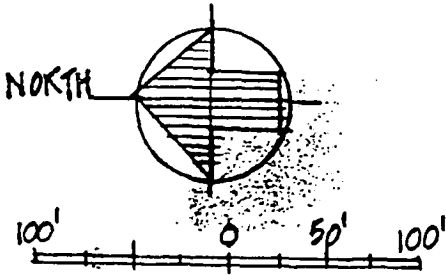
23<sup>50</sup> A/E



FREEPORT BLVD.

# SITE PLAN

000880



— CAPITOL NURSERY — II —

# LAND USE MAP

## PROPERTY OWNERSHIP MAP

- PORTION WRIGHT & KIMBROUGH COLLEGE TRACT ADD. 2 AND
- HOLLYWOOD PARK
- APN: 18-101-07 & 08

000918

P 83425

283-425

EXISTING PARCELS

Lots G and H of WRIGHT & KIMBROUGH COLLEGE TRACT, ADDITION NO. 2, according to the official map or plat thereof, filed in the Office of the County Recorder of Sacramento County, California on October 28, 1947, in Book 27 of Maps, Map No. 9.

EXCEPTING THEREFROM the Westerly portion thereof deeded to the State of California for a Highway being described in Book 2552 of Official Records of Sacramento County, at Page 418.

2-23-84

PROPOSED PARCEL TO BE CREATED

Lot: G-H of WRIGHT & KIMBROUGH COLLEGE TRACT, ADDITION NO. 2, according to the official map or plat thereof, filed in the Office of the County Recorder of Sacramento County, California on October 28, 1947, in Book 27 of Maps, Map No. 9.

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NOTE:

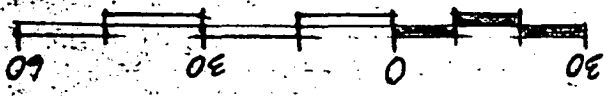
LOT G = ASSESSOR MAP. PARCEL NO. 8

LOT H = " " " NO. 7

000866

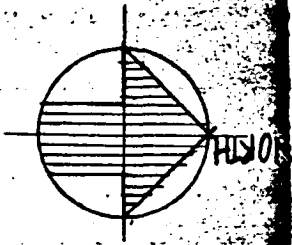
PROPOSED LOT LINE MERGER

PORTION OF WRIGHT & KIMBROUGH  
COLLEGE TRACT APP. 2 AND  
HOLLYWOOD PARK  
APN - 18-101-01 & 02



1" = 30.00'

SITE PLAN



FREEPORT BLVD. 000881

