

CITY PLANNING COMMISSION

927-10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Bonnie Fitzpatrick, 2126 'K' Street, Sacramento, CA 95816				
OWNER	Mitchel Keil, 3019 'E' Street, Sacramento, CA 95816				
PLANS BY	Bonnie Fitzpatrick, 2126 'K' Street, Sacramento, CA 95816				
FILING DATE	7-9-82	50 DAY CPC ACTION DATE		REPORT BY	SC:bw
NEGATIVE DEC	Exempt 15103	EIR		ASSESSOR'S PCL. NO.	003-161-16

APPLICATION: 1. Special Permit to convert an existing duplex into offices for a group care facility
2. Variance to waive required six-foot masonry wall

LOCATION: 3019 E Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing residential structure into office space.

PROJECT INFORMATION

1974 General Plan Designation:	Residential/Office
1980 Central City Community Plan Designation:	Residential/Office
Existing Zoning of Site:	R-0
Existing Land Use of Site:	Residential
Surrounding Land Use and Zoning:	
North: Single Family House;	R-0
South: Office;	R-0
East: Single Family House;	R-0
West: Single Family House;	R-0
Parking Required: 4 spaces	Parking Provided: 2 ¹ / ₂ spaces
Property Dimensions:	40' x 160'
Property Area:	6,400 square feet
Square Footage of Building:	1,500
Significant Features of Site:	Existing structure and mature trees

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

1. The City Zoning Ordinance defines this Residential-Office zone as: "a medium-density multi-family zone, generally located inside the "old city" and in certain areas adjacent thereto and is established to provide additional environmental amenities in developments within said areas. The zone permits development of office buildings subject to the granting of a special permit by the Planning Commission." The Central City Plan indicates that the special permit requirement for this type of use was developed to determine whether the office use was compatible with the existing character of the neighborhood.
2. Although this street is zoned for Residential-Office use, there is one other office conversion located on the south side of 'E' Street opposite this proposed office site. In addition to the existing office use on this street, traffic is heavy due to freeway access. These factors are impacting the residential character of the neighborhood and further office use would be detrimental to the existing residential uses along 'E' Street.

APPLC. NO. P82-171

MEETING DATE August 12, 1982

CPC ITEM NO. 9'

000778

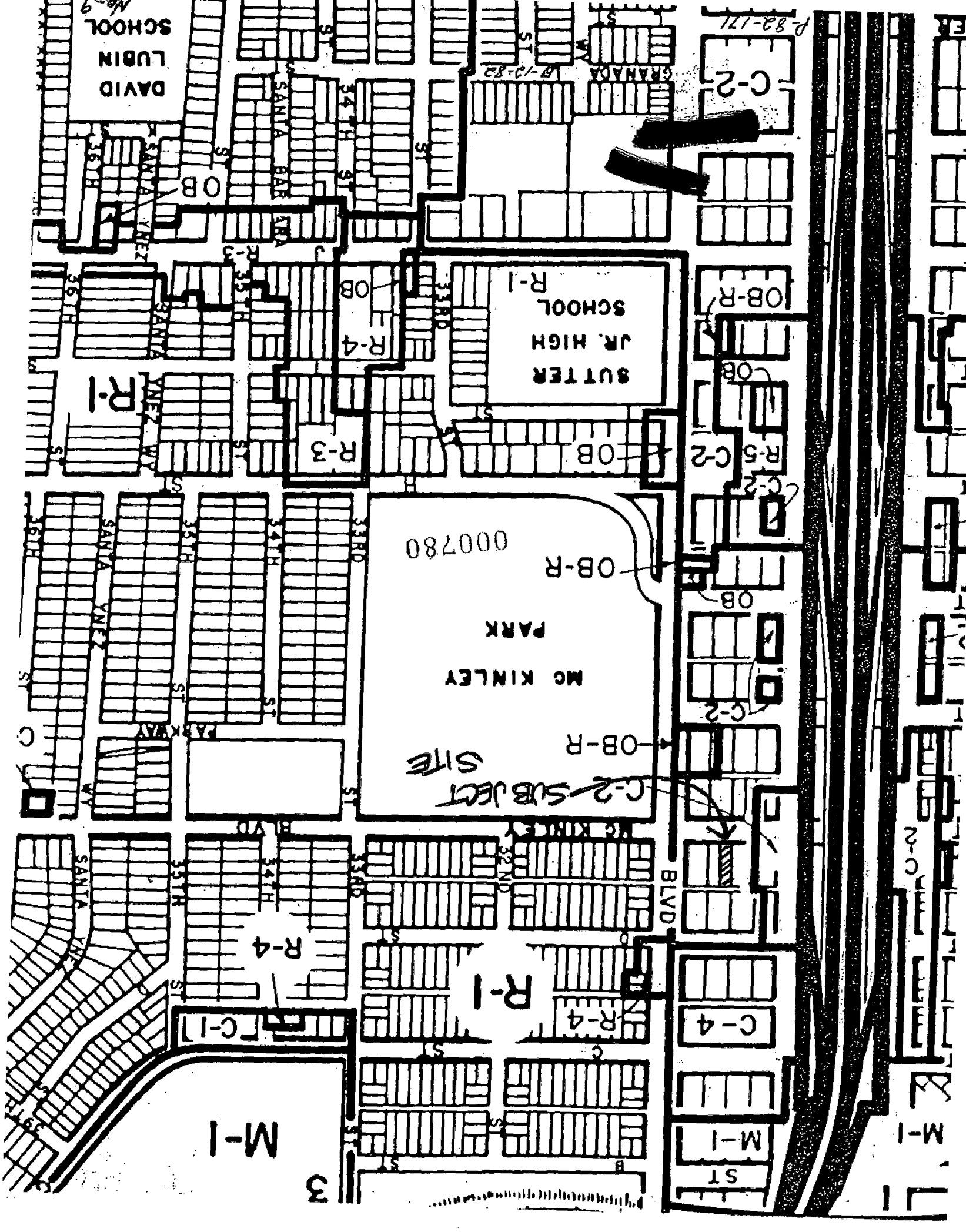
3. The plans submitted by the applicant indicate that only two on-site parking spaces are available. These spaces are located in a garage at the rear of the property adjacent to an unimproved alley. The two spaces are not adequate for the proposed office use which requires 4 spaces based on a ratio of 1 space for each 400 square feet of floor area. In addition, the poor condition of the alley may create additional dust problem to adjacent residential uses.
4. It is staff's recommendation that no additional office use be allowed on this street since it would not be compatible with the residential character of the neighborhood.

STAFF RECOMMENDATION: Staff recommends denial of the special permit and variance based on the findings of fact which follow:

Findings of Fact - Special Permit & Variance

- a. The project is not based on sound principles of land use in that the proposed office use is not compatible with the existing residential uses in this neighborhood and would further impact parking and traffic congestion along this street.
- b. The proposed project will be injurious to the public welfare and safety and to surrounding properties in that additional traffic and parking problems will occur which will be detrimental to existing residential uses.
- c. This proposal is not in harmony with the objectives of the 1980 Central City Plan goal to "conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic.
- d. The variance would constitute a special privilege extended to one property owner in that:
 - 1) a six-foot high masonry wall is required on all office uses that are located adjacent to residential property; and
 - 2) there are no special circumstances that warrant the waiver of the wall.
- e. The variance would constitute a disservice to the public welfare of property owners adjacent to this site in that disruption could result from the office use due to traffic and parking along the alley and excessive noise from the intensity of use on this site.

Should the Commission give favorable approval of this proposed office use, it would be staff's recommendation that the project be limited to a mixed use development which would help preserve the residential character of the site and this neighborhood.



P-82-171

C-2

GRANADA

SUTTER
JR. HIGH
SCHOOL
R-1

OB-R

OB

R-5
C-2

OB

C-2

OB-R

000780
PARK
MC KINLEY
SUBJECT SITE

BLVD

R-1

C-4

M-1

ST

C-1

M-1

3

DAVID
LUBIN
SCHOOL

SANTA
BARBARA

SANTA
YNEZ

SANTA
YNEZ

SANTA
YNEZ

34TH ST

OB

R-4

33RD

31TH ST

30TH ST

33RD

32ND

31TH ST

30TH ST

OB

R-3

OB

OB-R

PARKWAY

BLVD

R-4

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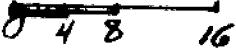
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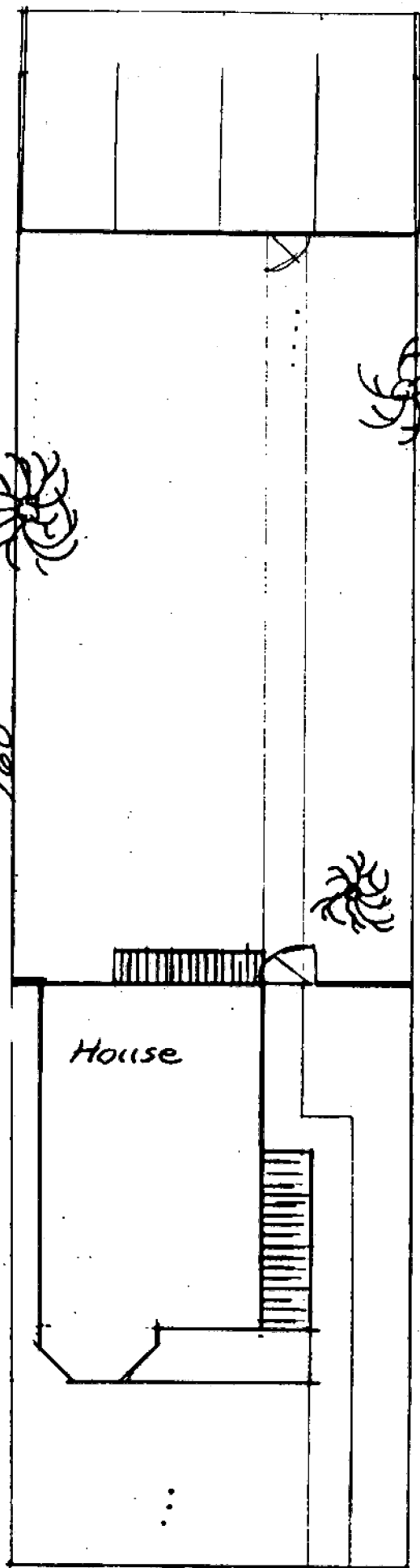
Scale: 1" = 16'



Parking ←

CPC FILE COPY

APPL. NO. P-82-17
EXHIBIT NO.
MTG. DATE(S)
AGENDA NO.(S)



Removal of shed →

House

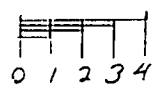
3019
'E' Street
Proposed
Changes
to site



000781

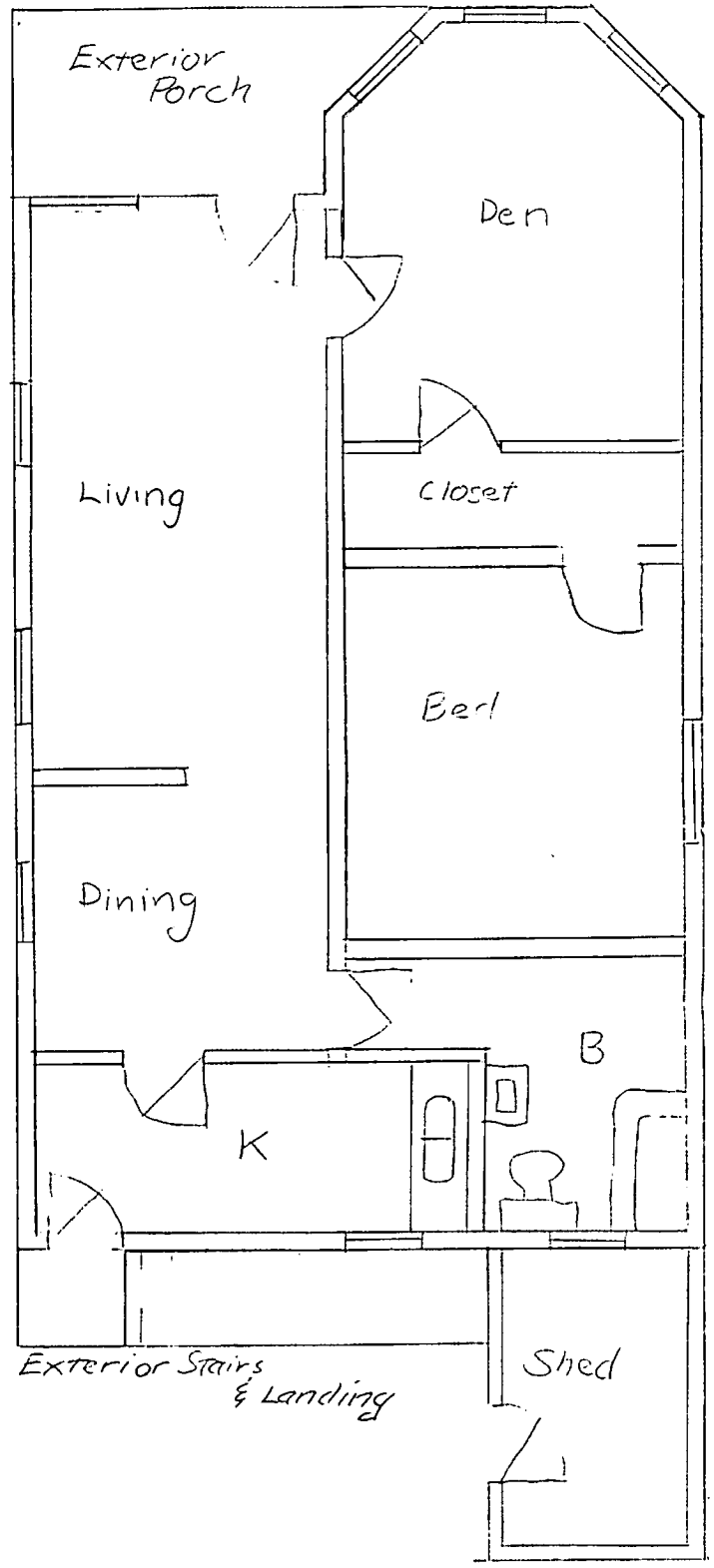
40'

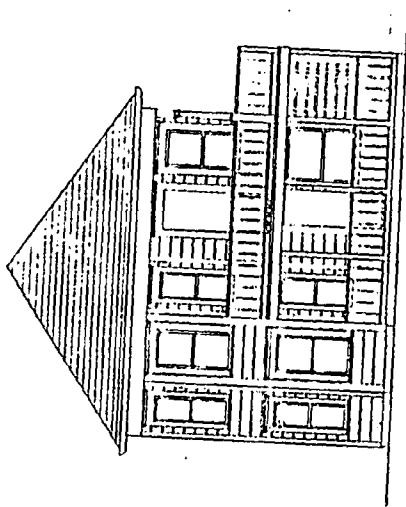
lower level
3019 E' Street
Scale: 1" = 4'



CPC FILE COPY

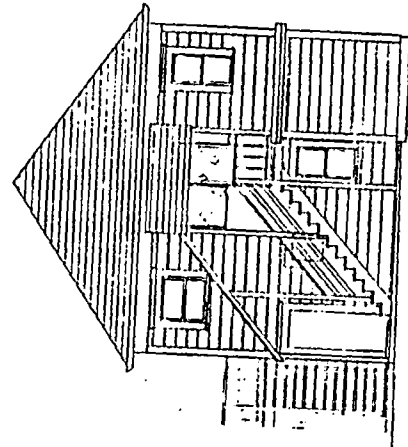
APPL. NO. P 82-171
EXHIBIT NO. _____
MTG. DATE(S) _____
AGENDA NO.(S) _____





FRONT ELEVATION

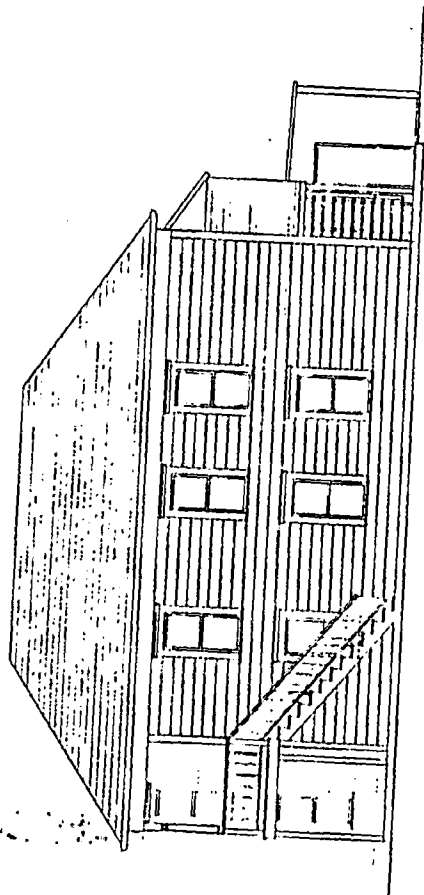
SCALE 1/4" = 1'-0"



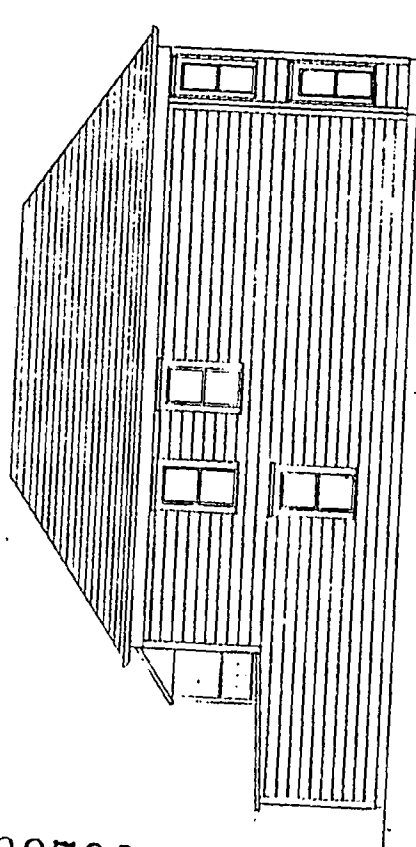
REAR ELEVATION

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APPL. NO. P-82-172
 EXHIBIT NO. _____
 MTG. DATE(S) _____
 AGENDA NO.(S) _____



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

2 STORY RESIDENCE	
1978	1/16"
U. S. NATIONAL ARCHIVES SERVICE	
1440 GLENN LANE BETHESDA, MD 20814	
ENCLOSURE	EXHIBIT
NO. 200	NO. 1705
1/27/78	

P 82171

000783