

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Frank Sullivan/Milo Vukovich, 2020 'H' Street, Sacramento, CA 95814				
OWNER	Mother Lode Dive Shop (Keene Engineering), 2020 'H' St., Sacramento, CA 95814				
PLANS BY	Gene S. Porter, Inc., 800 Howe Avenue, Suite 360, Sacramento, CA 95825				
FILING DATE	5-4-84	50 DAY CPC ACTION DATE		REPORT BY	FG:bw
NEGATIVE DEC	Ex. 15305(a)	EIR	15303(e)	ASSESSOR'S PCL. NO.	007-015-06

APPLICATION: Planning Director's Variance to waive the six-foot wall height limit along a portion of the west property line to permit the construction of an eight-foot high solid block wall to enclose an existing swimming pool. (P84-167)

LOCATION: 2020 'H' Street (Mother Lode Dive Shop)

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District  
1980 Central City Community  
Plan Designation: General Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Dive shop

Surrounding Land Use and Zoning:

North: Two-story office building-R-0  
South: Residence; C-2  
East: Dive Shop; C-2  
West: Two-story office building; C-2

Property Dimensions: 80' x 160'  
Property Area: 12,800 square feet  
Height of Structure: Eight feet  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Colors: Reddish brown-earth tone  
Exterior Building Materials: Concrete block

BACKGROUND INFORMATION-STAFF EVALUATION: An existing dive shop, swimming pool and parking lot are located on the subject site. The applicant is requesting a Planning Director's Variance to waive the six-foot wall height limit along a portion of the west property line to permit construction of an eight-foot high solid block wall to enclose an existing swimming pool. The proposed wall would replace an existing six-foot high wood fence. The adjacent property owners have been notified of the proposed project and no objections have been received.

In addition, the project will require review and approval by the Architectural Review Board (ARB). The ARB is scheduled to review the project on June 6, 1984. The City Zoning Ordinance also requires that the City Building Division review and comment on variance requests for construction of walls which exceed six feet in height. No comments were received from the Building Division. If approved, the applicant will be subject to the building permit requirements of the Sacramento City Code.

002042

P-84167

ENVIRONMENTAL DETERMINATION: The proposed variance is exempt from environmental review, pursuant to State CEQA Guidelines (Sections 25303(e) and 15305(a)).

STAFF RECOMMENDATION: It is recommended that the variance request be approved, subject to conditions and based on the Findings of Fact which follow.


Conditions

1. The applicant shall comply with the recommendations and/or conditions of approval of the Architectural Review Board.
2. The applicant shall comply with the requirements of the City Building Division and shall be subject to the building permit requirement in accordance with Chapter 9 of the Sacramento City Code.

Findings of Fact

1. The project is consistent with the 1974 General Plan and the 1980 Central City Community Plan which designate the site for commercial uses.
2. The project will not be injurious to the public welfare and surrounding properties in that it will not significantly alter the characteristics of the neighborhood.
3. The variance does not constitute a use variance in that the proposed commercial use is allowed in the existing C-2 zone district.
4. The granting of the variance will not constitute a special privilege in that similar variances have been granted for construction of walls in excess of six feet in height in conjunction with commercial uses.

REPORT PREPARED BY:

  
 Fred Goodrich, Associate Planner

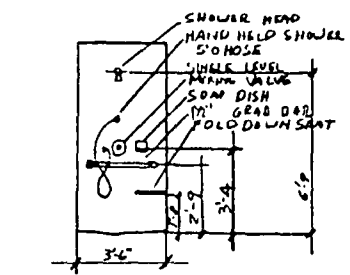
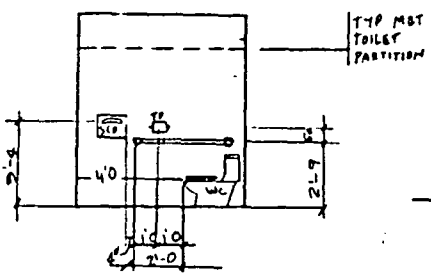
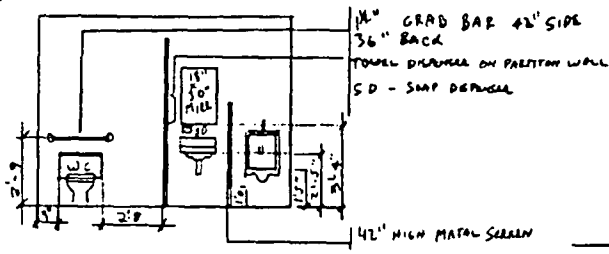
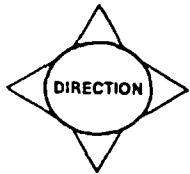
RECOMMENDATION APPROVED:

  
 Marty Van Duyn, Planning Director

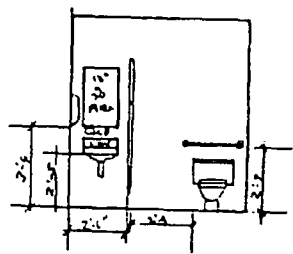
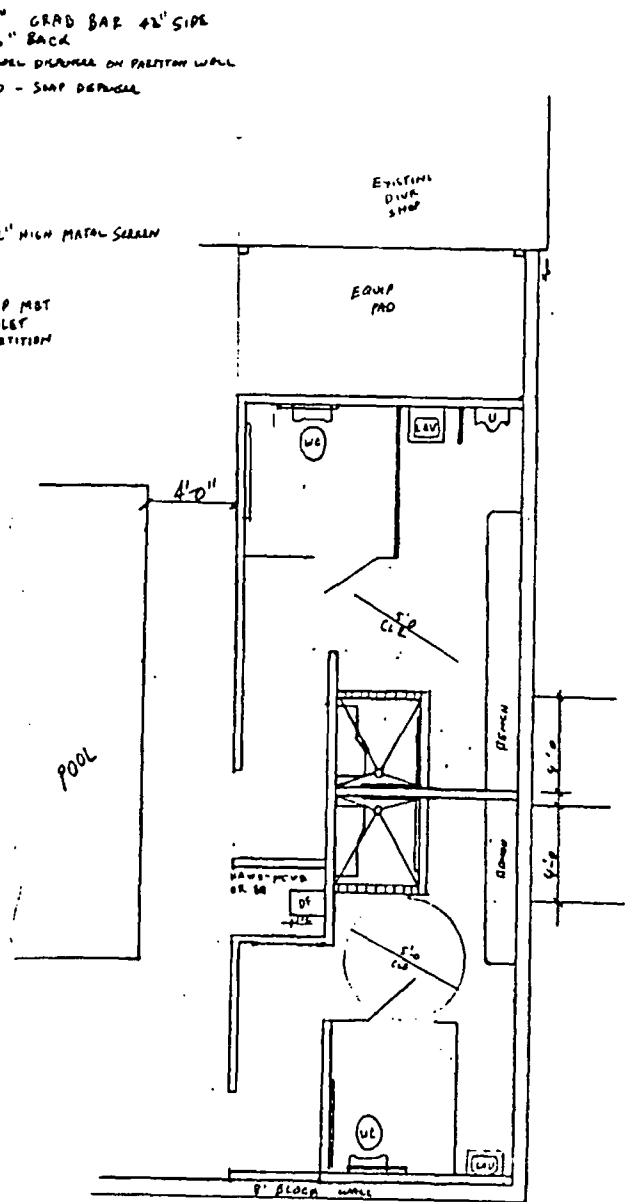
5/30/84  
 Date

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P84-167)

002043



MENS ROOM DETAIL



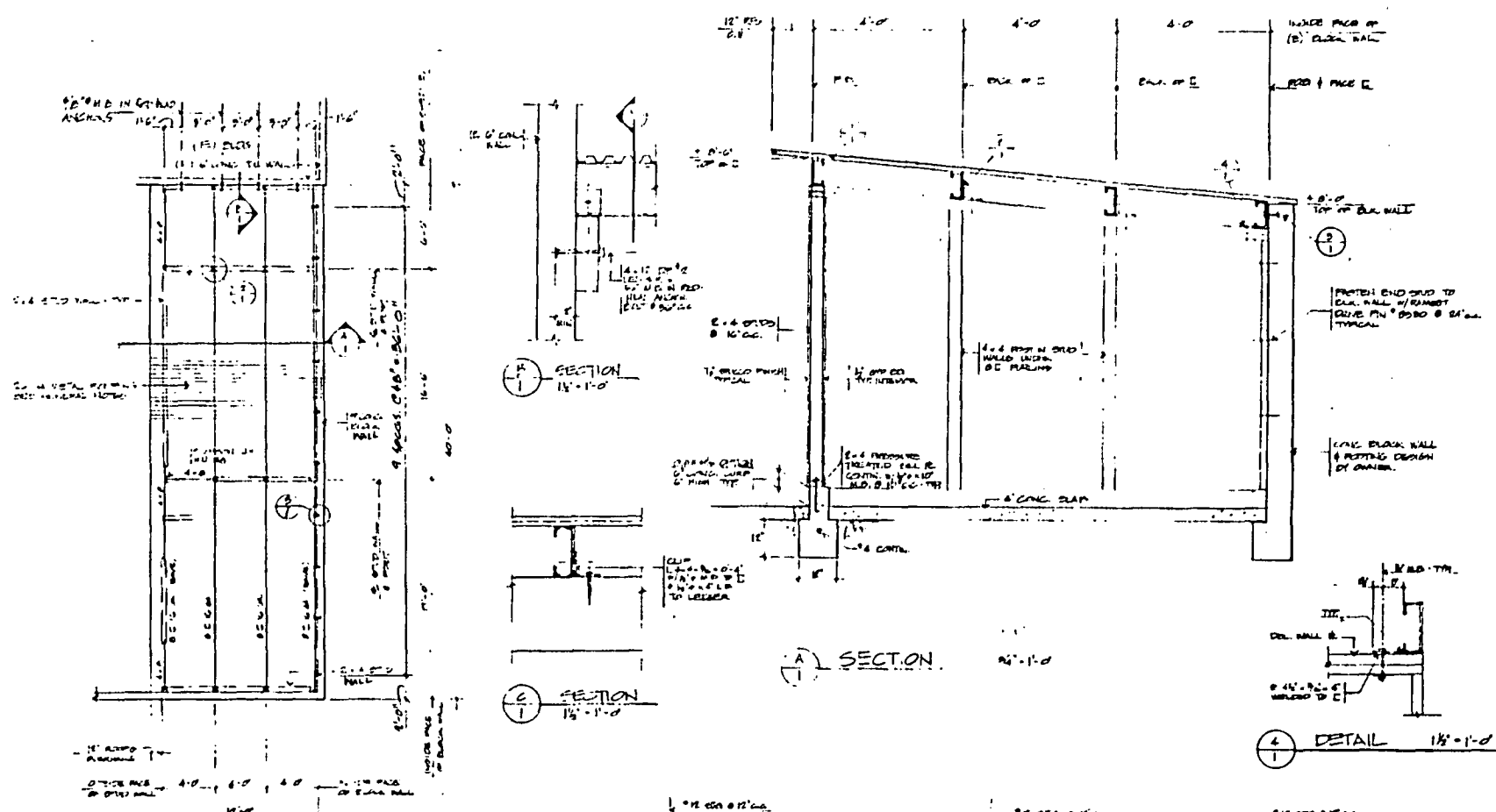
SIDE VIEW SAME AS MENS

SHOWER SAME AS MENS

MENS ROOM DETAIL

002044

P 84167



ROOF FRAMING PLAN 16'-0"

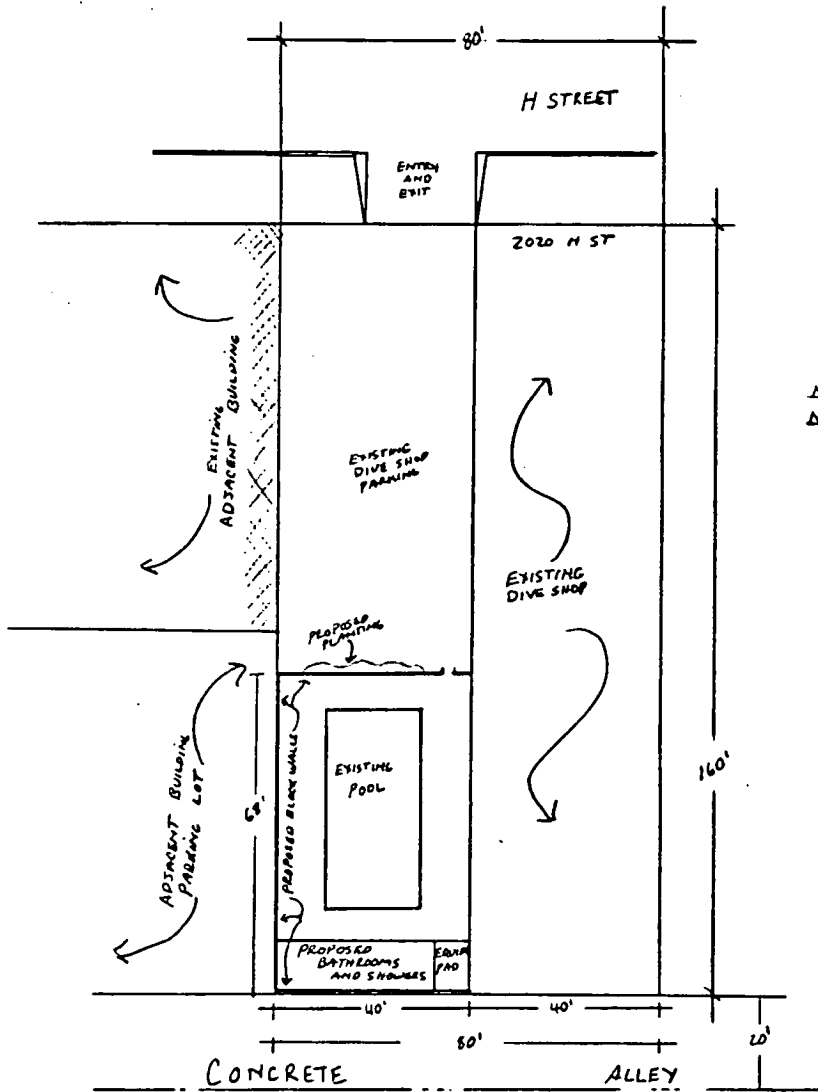
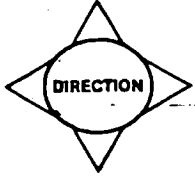
GENERAL NOTES

1. ALL DIMENSIONS TO BE SHOWN UNLESS OTHERWISE NOTED.
2. ALL STRUCTURAL STEEL IS TO BE AISC 360, GRADE 50, UNLESS OTHERWISE NOTED.
3. EXISTING WALL PERFORM AS MASONRY, GRADE (FROM FLOOR).
4. ALL WALLS WITHIN THE BUILDING ARE TO BE CONSIDERED TO BE OF MASONRY OR BRICK AS DETAIL SHOWN OF THE WALLS 1-100-17 CONNECTION TEST.
5. WALLS ARE ATTACHED TO THE ROOF AND JOIST STAYS AS SHOWN. WALLS SHALL BE BUILT UP WITH LAPTED BRICK WITH REINFORCING BARS AT 12" O.C. ALL WALLS SHALL BE 12" THICK AT 12" O.C.
6. THICK WALL AND WALL PANELS CURVED PROFILE SHALL BE CAL. ROOF IS CALIBRATED AND SHALL BE NOTED.
7. JOIST S.P. ROOF LIME LUMP.
8. ALL BRICKWORK SHALL BE OF THE TYPE UNLESS OTHERWISE NOTED. THE TYPE OF WALL IS SHOWN ON THE BUILDING PLAN. WALLS SHALL BE BUILT UP WITH REINFORCING BARS AT 12" O.C. ALL WALLS SHALL BE BUILT UP WITH REINFORCING BARS AT 12" O.C. ALL WALLS SHALL BE BUILT UP WITH REINFORCING BARS AT 12" O.C.
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NOTE: THIS IS A PRELIMINARY DESIGN.  
 \* SCOPE OF SERVICES PROVIDED BY GENE S. PARTER, INC. IS LIMITED TO DESIGN OF METAL ROOF SYSTEM.

DATE: 11/15/84	BY: J. S. PARTER
CHECKED: 11/15/84	BY: J. S. PARTER
DESIGNED: 11/15/84	BY: J. S. PARTER
PROJECT NO. 84167	CLIENT: [REDACTED]
ENGINEERING & ARCHITECTURE	
GENE S. PARTER, INC.	
1000 BRUNNEN PLAN & DETAIL	
SCALE: 1/8" = 1'-0"	DATE: 11/15/84
PROJECT: [REDACTED]	CLIENT: [REDACTED]
NO. 1	DATE: 11/15/84

002045

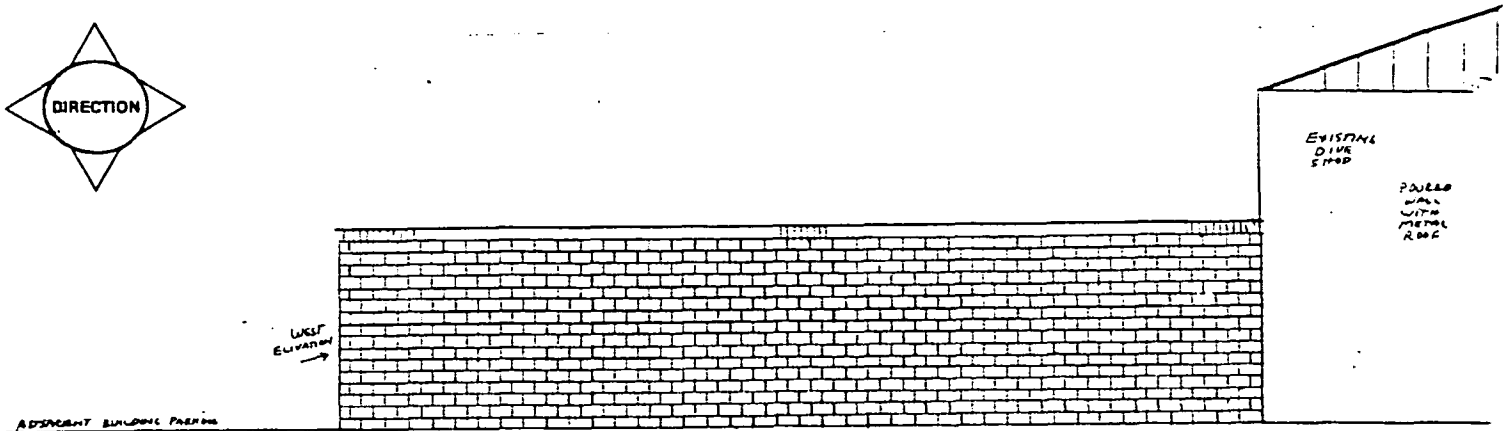


NO EXISTING TREES OR NATURAL ATTRIBUTES  
NO PROPOSED SIGNS

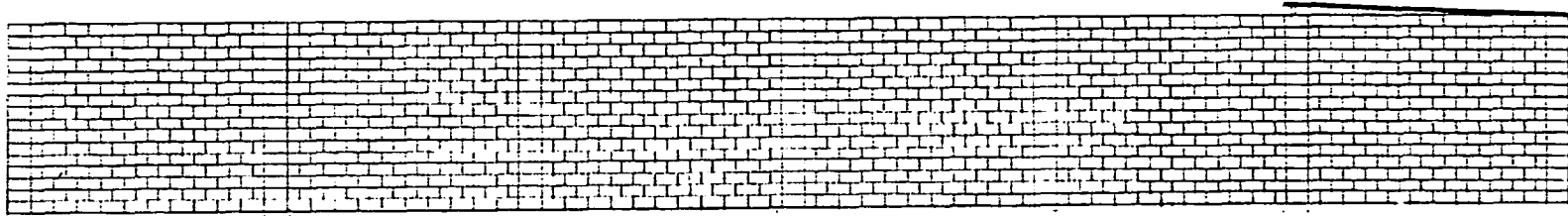
PLOT PLAN SCALE 1"=20'-0"

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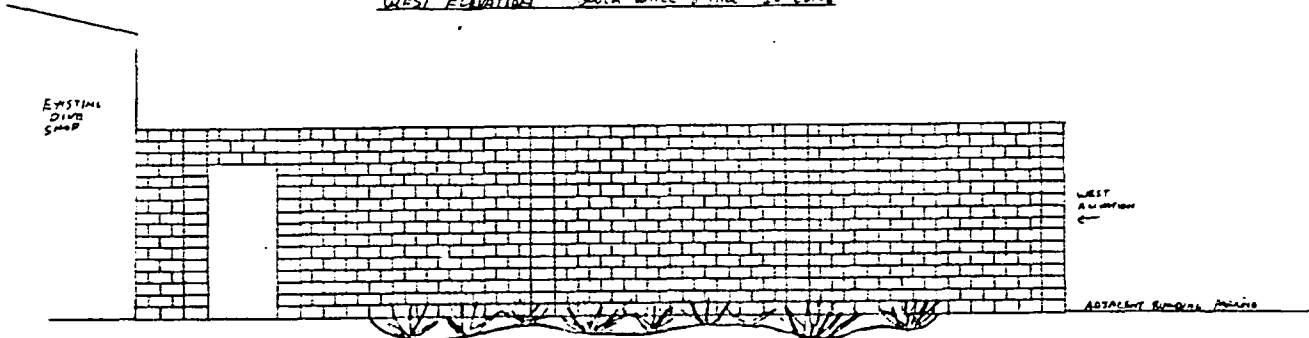
P 84167



CONCRETE ALLEY  
SOUTH ELEVATION 8' BLOCK WALL 40' LONG



ADJACENT BUILDING PARADE  
WEST ELEVATION BLOCK WALL 9' TALL 28' LONG



PAVED PARADE  
NORTH ELEVATION 8' BLOCK WALL 40' LONG WITH EXISTING METAL DOOR

SCALE 1/8" = 1'-0"

EAST ELEVATION IS EXISTING POWER WALL BUILDING - 1922-28 LOW DIVE SHOP

002047

P 84167