

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Louis Butz & Assoc. - P.O. Box 57, Fair Oaks, CA 95628				
OWNER	Catherine Rust - P.O. Box 13126, Sacramento, CA 95813				
PLANS BY	Louis Butz & Assoc. - P.O. Box 57, Fair Oaks, CA 95628				
FILING DATE	9-8-83	50 DAY CPC ACTION DATE	10-13-83	REPORT BY:	SC:sq
NEGATIVE DEC.	Ex. 15103c	EIR		ASSESSOR'S PCL. NO.	277-101-23

- APPLICATION:
1. Variance to waive two of eight required parking spaces for office use;
  2. Variance to allow two on-site parallel parking spaces;
  3. Variance to reduce the 50% shading requirement to 35%;
  4. Variance to reduce the width of required landscape planter from five to 3'8" and to locate portion of planter in public right-of-way;
  5. Determination of Planning Commission to allow 50° angle parking.

LOCATION: 2332 Harvard Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a relocated structure into a 3,195 square foot office on the subject site.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial  
1965 Arden/Arcade Community  
Plan Designation: Heavy Commercial or Industrial  
Existing Zoning of Site: M-1  
Existing Land Use of Site: Vacant moved structure

Surrounding Land Use and Zoning:

North: Light Industrial; M-1  
South: Vacant & Light Industrial; M-1  
East: Light Industrial; M-1  
West: Light Industrial; M-1

Parking Required: Eight  
Parking Provided: Six  
Property Dimensions: 72' x 111'  
Property Area: 7,937 sq. ft.  
Square Footage of Building: 3,145  
Height of Structure: Two story  
Topography: Flat  
Street Improvements: To be improved  
Utilities: Existing  
Exterior Building Colors: White & brown  
Exterior Building Materials: Stucco & wood trim

002872

Background Information: The subject site presently contains a relocated structure that is temporarily placed upon piers pending review by the City. The relocation of this structure from a site located in the County was reviewed by the Design Review Board on July 20, 1983. The Board indicated no objections to the proposal subject to a revised site plan and provided the development complied with all City codes and design guidelines. The applicant was cautioned by the Board that if the project did not meet the approval of other City departments the building may be required to be removed from the site.

Subsequent to the Design Review Board hearing, the applicant was informed that the City would require an additional ten feet of public right-of-way for the expansion of Harvard Street. The revised site plan was developed to address concerns expressed by the Design Review Board over excessive paving; to meet building code standards and to respond to the reduced lot area due to the additional 10 foot right-of-way.

Staff Evaluation: Staff has the following comments regarding this request:

1. The subject site is located in an industrial area that is presently under-developed. Recent proposals for property southeast of the subject site indicate that substantial development will occur in the area in the near future. It is believed that future development in this area will place great demand on the available on-street parking. In an effort to minimize potential parking problems, staff cannot support the required variance to waive two spaces for this development.
2. At the present time one story of the proposed office structure is located on the site. The applicant proposes to construct a foundation and ground floor level on which to place the existing structure. Staff believes that a single story office structure with half the proposed space of this development could accommodate the required parking on-site and eliminate the need for the other requested entitlements. As proposed, this site is not adequate to accommodate the office development.
3. The plans for this development were submitted for review by the City Traffic Engineer and Building Division. The Traffic Engineer indicated that the proposal was marginally feasible provided modifications were made to improve the auto maneuvering space and circulation on the site. The Building Division note dthat the structure did not meet required code for clearance along the rear portion of the site.

Staff Recommendation: Staff recommends the following actions:

1. Denial of the variance to waive two of the eight required parking spaces based upon findings of fact to follow;
2. Denial of the variance to allow the utilization of two on-site parallel parking spaces based upon findings of fact to follow;
3. Denial of the variance to reduce the required parking lot shading from 50% to 35% based upon findings of fact to follow;
4. Denial of the variance to reduce the width of the required landscaped planter from five feet to three feet eight inches and to locate a portion of the required landscaping within the public right-of-way based upon findings of fact to follow; and

5. Denial of the request to allow 500 parking.

Findings of Fact - Variance

- a. The proposed variance constitutes a special privilege extended to one property owner in that the site can adequately accommodate a single story development with half the space requested with this application.
- b. This variance, if granted, would be injurious to the public welfare and other property in the vicinity in that parking problems and traffic congestion would result.

NORTHWOOD SCHOOL

TR. NO. 2 AV

CLAY TAFT  
BRINKMEYER  
CANNON ST  
SUB. NO.

FRIENZA  
EL CAMINO  
ORLANDO WY  
TERRACE

NORTH

TR.  
AV  
MERLE ST  
DIXIEANNE  
SILICA

EL CAMINO  
MANNING ST  
EL CAMINO SQUARE  
KNOLL ST  
PRINCETON ST

80  
CORMORANT WY  
DUDLEY HOMES SQUARE  
WOOLEY  
D. W. BABCOCK SCHOOL  
BABCOCK PARK  
SACRAMENTO

SUBJECT SITE

BLUMENFELD DR  
ARDEN  
FEE DR  
PARK  
P83 OFFICE 306

ROYALE WY  
ROBIN HOOD  
YORKSHIRE  
WATERFORD RD  
BOWLING  
NEW HAVEN  
UNIT No 4  
MIDDLE BERRY  
JAMES TOWN  
ARDEN  
KEITH WY  
FAIR  
WEST

002875

10-13-83

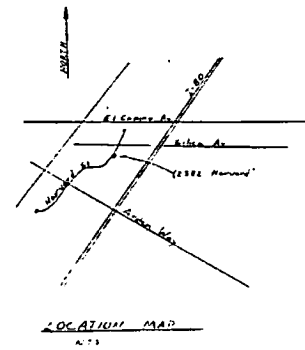
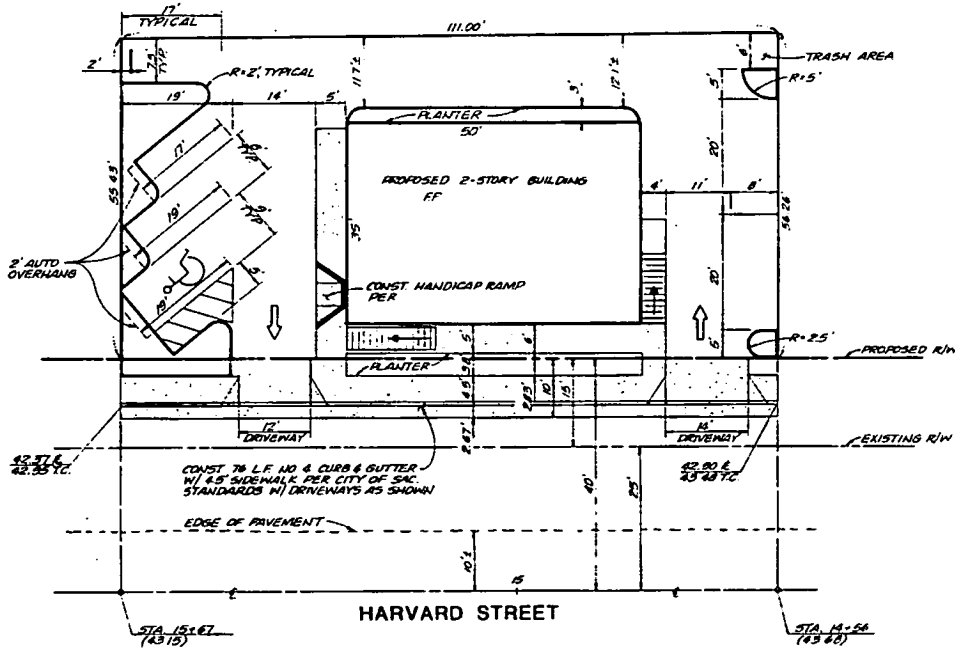
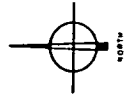
Item 23

PS-306

002876

10-13-83

ITEM 23



### SITE DEVELOPMENT

REVISIONS			BENCH MARK		FIELD BOOK
NO.	DESCRIPTION	DATE	DESCRIPTION	ELV.	

**CITY OF SACRAMENTO**  
ENGINEERING DEPARTMENT

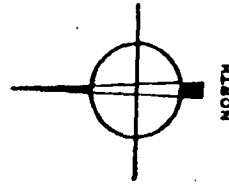
SCALE: HORIZ. 1"=20' VERT. 1"=4'

DRAWN BY: JBR/LLC DESIGNED BY: JDR CHECKED BY: JDR  
APPROVED BY: \_\_\_\_\_ S. C. E. 32237 DATE: \_\_\_\_\_

2332 HARVARD STREET

**LFB** LOUIS F. BENTZ & ASSOCIATES, INC.  
2332 HARVARD STREET, SACRAMENTO, CALIF. 95811  
TEL. (916) 441-1000 FAX (916) 441-1001  
EST. 1952 REG. 41610093

SHEET  
— OF —

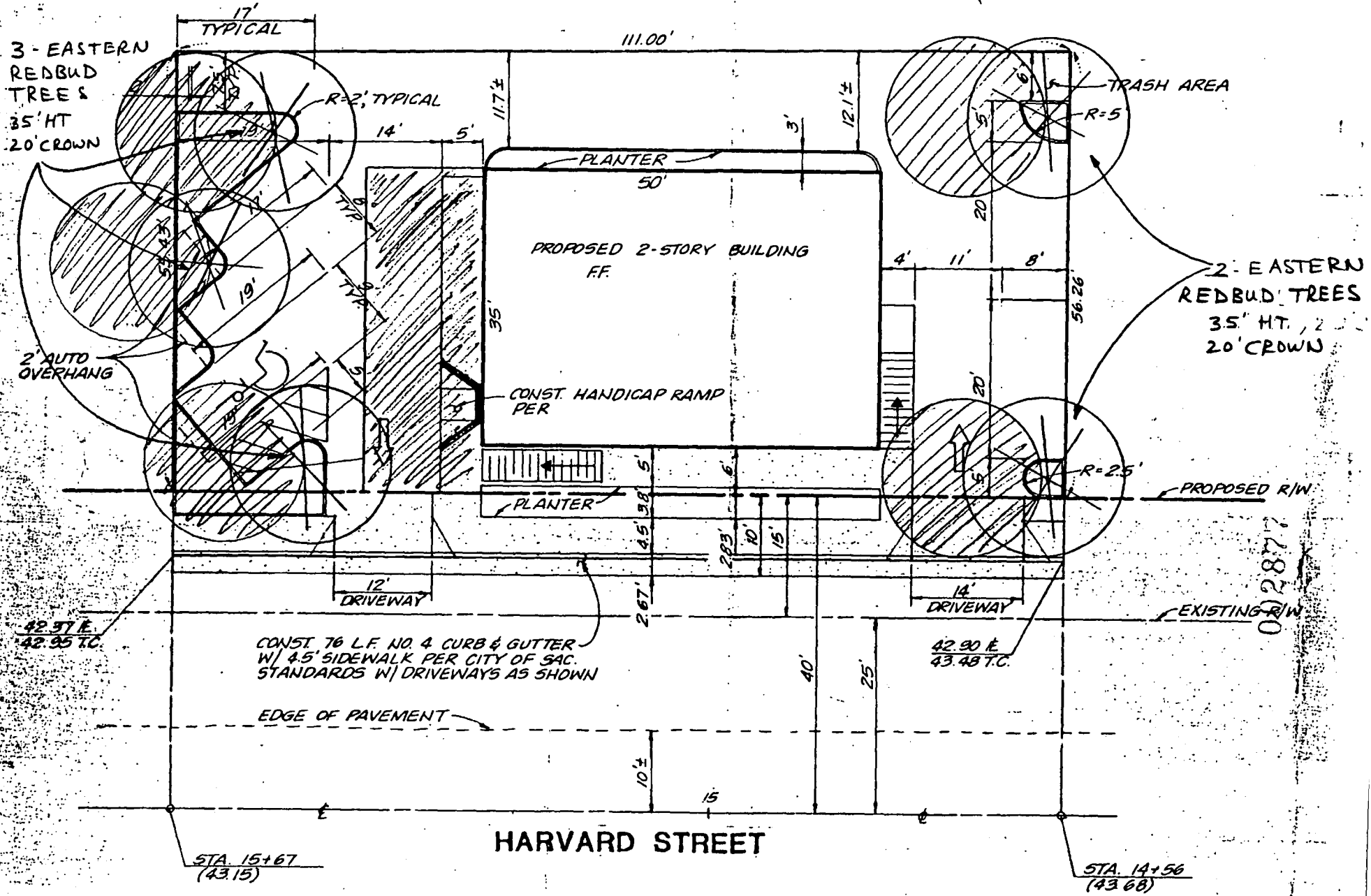


60° SUN ✕  
TOTAL SHADE: 1250 S.F.  
TOTAL PV'D. AREA: 3550 S.F.  
35% SHADED

P83-306

10-13-85

Item 33



3 - EASTERN REDBUD TREES  
35' HT  
20' CROWN

2' AUTO OVERHANG

12' DRIVEWAY

CONST. 76 L.F. NO. 4 CURB & GUTTER  
W/ 4.5' SIDEWALK PER CITY OF SAC.  
STANDARDS W/ DRIVEWAYS AS SHOWN

EDGE OF PAVEMENT

HARVARD STREET

STA 15+67  
(43.15)

STA 14+56  
(43.68)

TRASH AREA

2 - EASTERN REDBUD TREES  
35' HT, 2  
20' CROWN

PROPOSED R/W

EXISTING R/W

002877



