

City Planning Commission
Sacramento, California

Members in Session:

Subject: A. Negative Declaration

B. Variance to Reduce the 50% Parking Lot Shading Requirement to 27%

Location: 2250 Cormorant Way

SUMMARY

The Commission continued this item so that the applicant can redesign the project to resolve the neighboring property owners' concern regarding the mass and height of the 14-unit apartment complex. The applicant has modified his plan by relocating the structures further away from the single family dwellings. Staff recommends approval of the modified plan, subject to conditions.

BACKGROUND INFORMATION:

The applicant is proposing to develop a 14-unit, two story apartment complex with 14 off-street parking spaces. Since a P.G. & E. power transmission line bisects the subject property, only the easterly half can be developed with structures. The westerly half of the R-3 zoned irregular shaped lot is proposed for the required 14 space parking lot. Since the utility company does not allow planting of large trees for shading purposes, the applicant requests a variance to install only 27% of the required 50% shading of the parking area.

At the August 14, 1986 hearing, the Commission considered the variance request and heard concerns of the adjacent property owners. The concerned residents felt the two story apartment was too close to the side property line (five feet) and would eliminate any privacy in their rear yards. The height and mass would reduce light and air in their rear yards.

The Commission directed the staff and applicant to consider relocating the structure to the opposite side (north side) and reducing the number of units. The item was therefore continued so that the applicant can consider alternate designs to resolve the neighbors concerns.

PROPOSED MODIFIED PLAN:

The applicant has submitted a revised plan whereby the larger structure (10 units) is relocated within five feet of the northerly property line adjacent to the public park. The smaller two story structure (four units) is relocated to the south approximately five feet from the sideyard property line. The south elevation of this building does not contain any windows. The applicant also proposes to plant trees along the south property line to provide additional screening from the apartments.

Staff has re-evaluated the project and inspected the site and found that due to the irregular shape of the lot and the location of the transmission towers and lines, the actual buildable area is severely limited. Staff agrees with the applicant's modified plan. However, staff suggests further modification be made by reducing the height of the four unit structure from two to one story and reduce the structure to two units. This will reduce the mass and improve the overall appearance of the project from the street and neighboring properties. The planting of additional trees along the south property line will also provide screening.

RECOMMENDATION:

- A. Ratify the negative declaration.
- B. Approve the variance subject to conditions and based upon Findings of Fact which follow.

Conditions

1. The applicant shall provide a minimum of 27% shading for the proposed parking lot.
2. Revised landscape/irrigation plans shall be submitted to the Building Inspections Division that are drawn to scale for review and approval.
3. The applicant shall develop the project as indicated in the modified plan Exhibit A, except the smaller structure shall be one story in height and contain two units (total 12 units).
4. Additional trees (evergreen) shall be planted along the south property line. The revised landscape plan shall indicate these trees.

Findings of Fact

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that the power transmission lines reduce the buildable area of the lot and other lots with similar circumstances would be granted a variance.
2. Granting the variance does not constitute a use variance in that apartment uses are permitted in the R-3 zone.
3. Granting the variance will not result in injury to public welfare nor to property in the vicinity in that the proposed development will comply with all setbacks, parking, height and lot coverage regulations.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses in the General Plan and the proposed apartment development conforms with the plan designation.

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Ed Lial, 50 Fullerton Court #105, Sacramento, CA 95825
OWNER Ed Lial, 50 Fullerton Court #105, Sacramento, CA 95825
PLANS BY _____
FILING DATE 7-9-86 ENVIR. DET. _____ REPORT BY EG:rt
ASSESSOR'S-PCL. NO. _____ 277-171-01

APPLICATION A: Negative Declaration
B: Variance to reduce the 50% parking lot shading requirement to 27%.

LOCATION: 2250 Cormorant Way

PROPOSAL: The applicant is requesting the necessary entitlements to reduce the 50% parking lot shading requirement to 27% for a 14 unit apartment complex.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Arden Arcade Community Plan Designation: Multiple Family Residential
Existing Zoning of Site: R-3
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: School; R-1	Front:	25'	80'+
South: Single Family; R-1	Side (Int):	5'	5'+
East: Single Family; R-1	Rear:	15'	30'+
West: Apartments; R-3			

Parking Required:	14 spaces
Parking Provided:	14 spaces
Property Dimensions:	Irregular
Property Area:	0.55+ acres
Density of Development:	25.5 du/ac
Topography:	Flat
Street Improvements:	Existing
Utilities:	To Be Provided
Exterior Building Materials:	Wood

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is zoned light density multiple family residential (R-3). The 0.55+ acre lot is designated for residential uses in the General Plan and multiple family residential in the 1965 Arden-Arcade Community Plan. Surrounding uses include single family, apartments and a school/park.

- B. The applicant is proposing to construct a 14-unit apartment complex on the site. As part of the site development, the applicant must provide 50% parking lot shading. The proposed parking lot is located under a P.G.E. transmission line. Since structures are not permitted by building code regulations to be constructed under power lines, neither the apartments or carports can be located within the transmission line right-of-way. The utility company also does not want trees planted under the power lines which would interfere with the normal maintenance of the system. In an attempt to comply with the wishes of the utility and the shading requirements, the applicant will install 27% of the required 50% shading for the parking area.

Staff recommends approval of the variance given the irregular shape of the lot, building code regulations and the location of power transmission lines which bisect the site.

- C. The project has been reviewed by Traffic Engineering and Building Inspections. The following comment was received.

Building

Provide landscape plans to scale. Present plans are out of scale.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an adverse impact on the environment and a negative declaration has been filed.

RECOMMENDATION: Staff recommends the following:

- A. Ratify the negative declaration.
- B. Approve the variance subject to conditions and based upon Findings of Fact which follow:

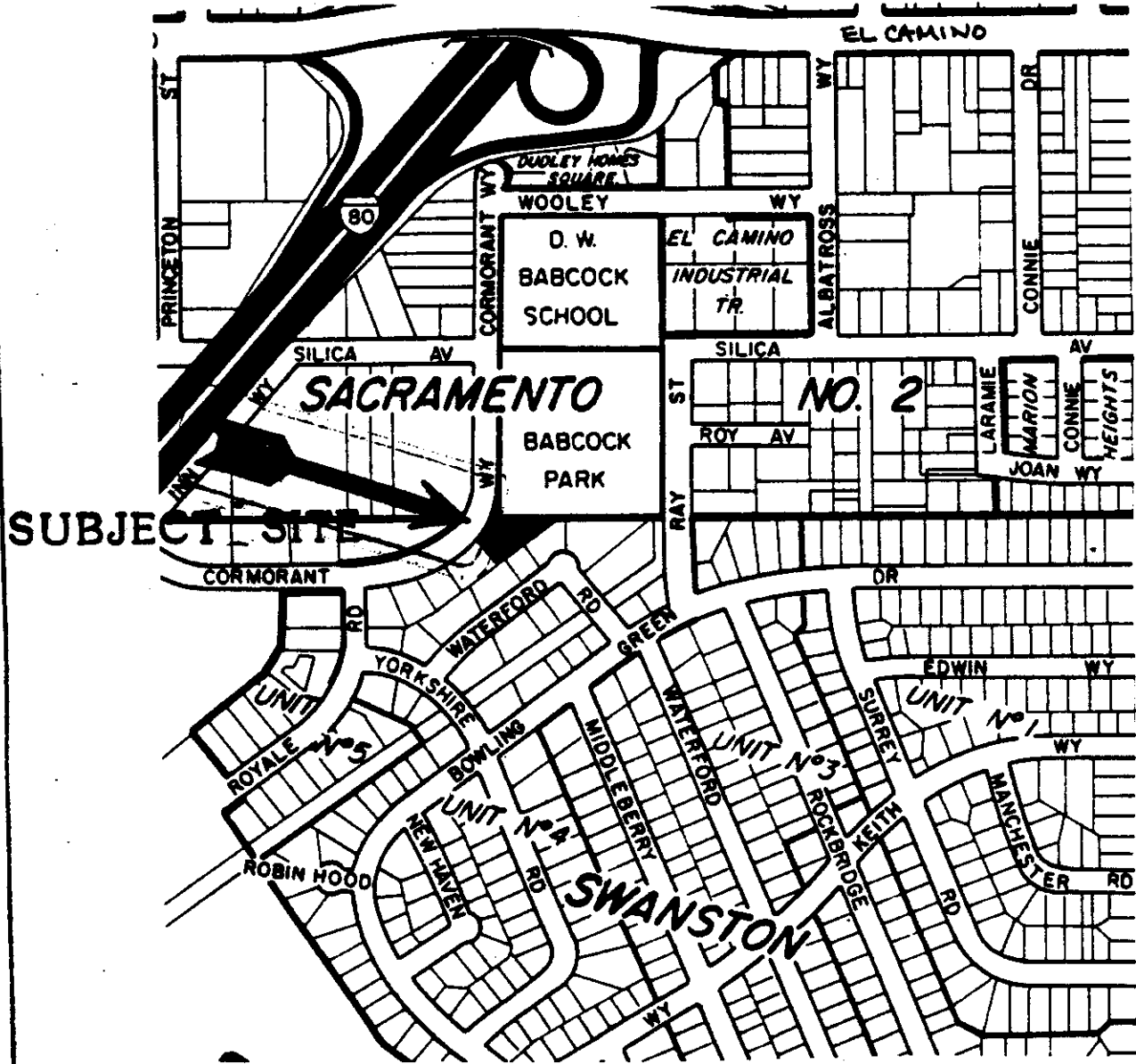
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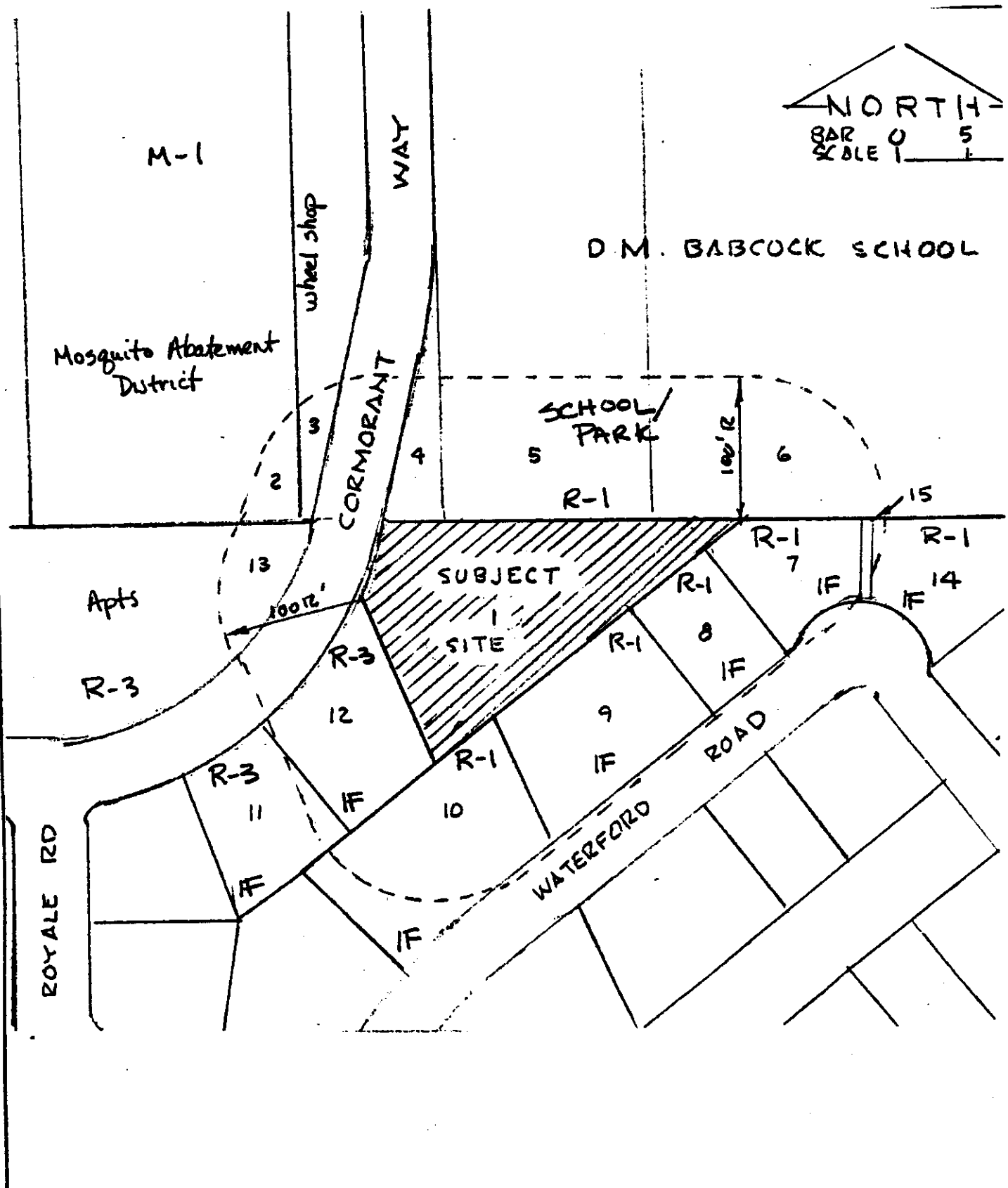
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VICINITY MAP



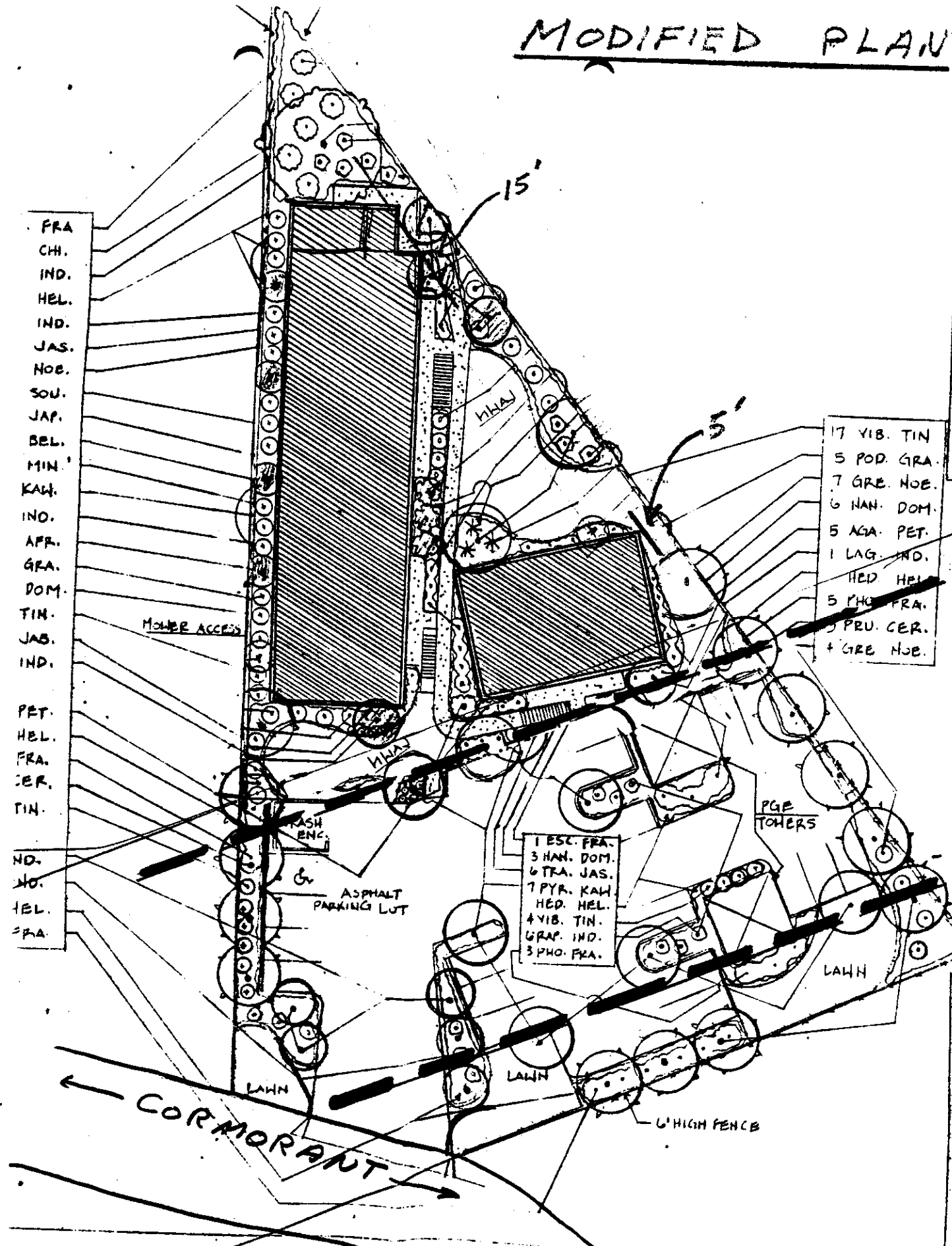
LAND USE & ZONING MAP

P86-266

8-14-86
E.F.P.

Item 20
8

MODIFIED PLAN



PARKING LOT SHADE REQUIREMENTS

	PRESENT SHADE:	
	50%	100%
ARSTROBIA INDICA STANDARD - 12" CAN DIA	3900	
CERASIFERA KRAUTER VESUVIUS 15" CAN DIA		7

P.86-246

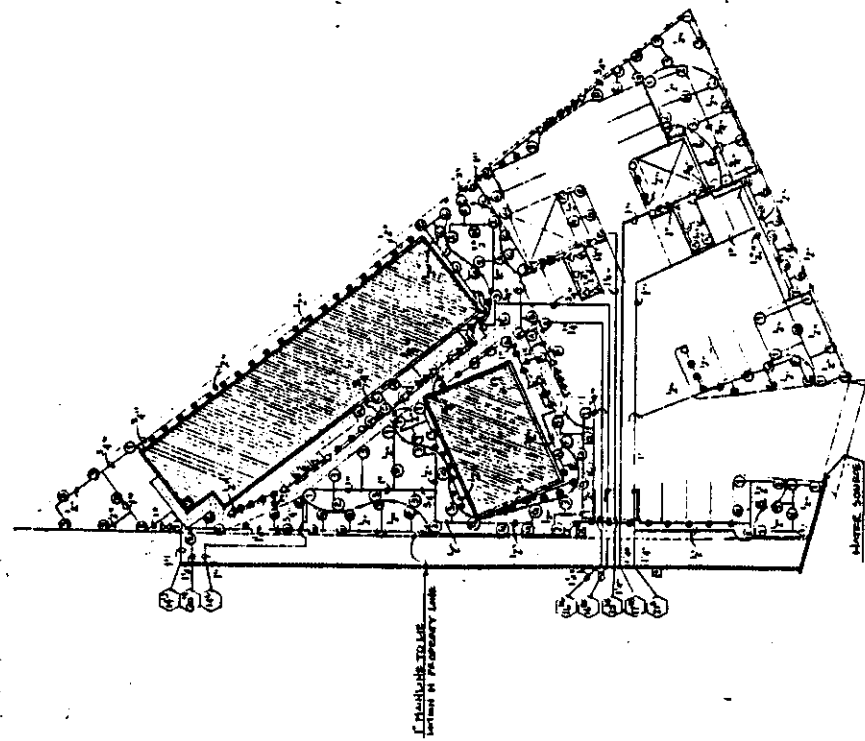
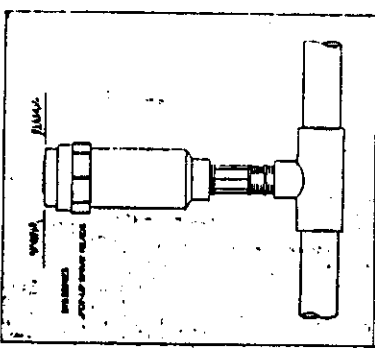
IRRIGATION LEGEND

KEY	TYPE HEAD	SERIES	PATTERN	RADIUS	PSI	GRADE
4	STREAM RIDGEE FOR UP	570-50 90	90°	2 1/2'	25	2
4	STOP UP SPRAY LOW BALLANCE	570-50 180 STOP	180°	2 1/2'	32	2
4			90°	4'	2	25
4			180°	4'	33	
4			90°	4'	35	
4			120°	4'	4	
4			180°	4'	5	
4			360°	4'	5	
4			90°	8'	34	
4			120°	8'	5	
4			180°	8'	7	
4			360°	8'	15	
4			90°	12'	7	25
4			120°	12'	8	
4			180°	12'	10	
4			270°	12'	15	
4			360°	12'	20	

P-MAINLINE: SCHEDULE 40 PVC
 NOTE: USE SCHEDULE 40 PVC UNDER ALL PAVING
 D - 1" FRAC # 808 BACKFLOW PREVENTER
 () - 1" LAWN GENIE AUTOMATIC VALVE R.712 - VALVES TO BE LOCATED BELOW GRADE IN VALVE BOXES
 [] - TORO ICD SOLID STATE CONTROLLER - EIGHT STATIONS BATTERY BACKUP SYSTEM DESIGNED FOR 50PSI
 --- LATERAL LINE: CLASS 150 PVC
 [] - VALVE BOX LOCATION

IRRIGATION PLAN NOTES

- MAINLINE SYSTEM IS TO BE INSTALLED IN CONCRETE BACKFILLING TRENCHES. PRESSURE LOSS SYSTEM AND MAKE ANY SPRINKLER HEAD MODIFICATIONS NEEDED FOR DROPPED COVERAGE.
- MAINLINE TO BE INSTALLED BY LOCAL JURISDICTION. OBTAIN A PERMIT TO INSTALL.
- ALL PVC FITTINGS SHALL BE INSTALLED WITH THE SAME MANUFACTURER. MARKING PVC SIZE, SCHEDULE OR CLASS.
- ON THE PREVIOUS SIDE OF THE CONTROL VALVES, A 1/2" NPT PIPE SHALL BE SOBBLE 40 AND INSTALLED AT A MINIMUM OF 18" BELOW GRADE.
- PVC TRENCH SHALL BE CLASS 150 AND INSTALLED AT A MINIMUM DEPTH OF 18"
- CONTROL WIRES (NEUTRAL CONDUCTORS SHALL BE INSTALLED IN CONCRETE BACKFILLING TRENCHES AND SHALL BE INSTALLED WITH ELECTRICAL TUBE AT 10" INTERVALS.
- ALL SPRINKLER HEADS TO BE INSTALLED ON ALL MAINS, CURBS, DRIVEWAYS OR AREAS OF PLANTED AREAS.
- PLACE PIPE IN COMMON TRENCH WHEN POSSIBLE.



IRRIGATION PLAN



LANDSCAPE PLAN
 CONSULTING LANDSCAPE ARCHITECTS
 1300 BROADWAY, SUITE 1000
 SAN FRANCISCO, CALIFORNIA 94103
 TEL: (415) 774-1100
 FAX: (415) 774-1101



SCALE: 1" = 20'-0"