

# CITY PLANNING COMMISSION

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

**APPLICANT** William and Mary Poulton, 9722 Fair Oaks Blvd. Ste. A, Fair Oaks, CA 95628  
**OWNER** William and Mary Poulton, 9722 Fair Oaks Blvd. Ste. A, Fair Oaks, CA 95628  
**PLANS BY** Seiss Wagner, 1725 Capitol Ave., Sacramento, CA 95816  
**FILING DATE** 11-14-86 **ENVIR. DET. Neg. Dec. Filed** 12-8-86 **REPORT BY** CV:tc  
**ASSESSOR'S-PCL. NO.** 006-175-13-14

- APPLICATION:**
- A. Negative Declaration
  - B. Variance to locate the required four foot planter in the public right-of-way
  - C. Variance to increase the maximum 30 percent compact car allowance to 40 percent
  - D. Variance to waive the required six foot high masonry wall along the north property line

**LOCATION:** Northwest corner 18th Street and Capitol Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop an on-site parking lot for a future 2,000 square foot office.

**PROJECT INFORMATION:**

1974 General Plan Designation: Commercial and Offices  
 1980 Central City Community  
     Plan Designation: General Commercial  
 Existing Zoning of Site: C-2  
 Existing Land Use of Site: Office, apartment

Surrounding Land Use and Zoning:	Setbacks:	Existing Office Building	
		Required	Provided
North: Apartments; C-2	Front:	0	14'+
South: Office, single family residential; C-2	Side(Int):	0	7'+
East: Beauty Supply Company; C-2	Side(St):	0	52'+
West: Apartments; C-2	Rear:	0	19'+
Parking Required:	5 spaces		
Parking Provided:	10 spaces		
Property Dimensions:	80' x 80'		
Property Area:	.036+ acres		
Square Footage of Building:	Existing: 1,014 Proposed: 2,000		
Height of Building:	Existing: Two story		
Topography:	Flat		
Street Improvements:	Existing		
Utilities:	Existing		

**BACKGROUND INFORMATION:** In 1976 the Architectural Review Board reviewed the relocation of a fire damage Priority Structure from 18th and R Street, to 1725 Capitol Avenue. At the time the zoning at the building's new location was C-3. The C-3 zone did not require parking for office use. The building was rehabilitated at its new location and converted to office use (ARB 76-112, December 22, 1976).

In May of 1982 the applicant applied to the Planning Commission for a lot line adjustment which would merge the 1725 Capitol address with the 1731 address giving a parcel size of 80' x 80'; (P82-111).

On May 19, 1982, the Architectural Review Board reviewed an application for an addition to a Listed Structure. This application was to go across the north side of the newly created 80'x 80' lot. The project was approved by the applicant has never acted on the application. The application has now expired. The applicant was informed at the time should he wish to proceed with new construction that the demolition of the Retrievable Structure at 1731 Capitol would need to be reviewed and approved by the Preservation Board. No application was presented to the Board (ARB82-014).

The applicant applied to the Design Review/Preservation Board for approval of a demolition permit on the building at 1731 Capitol Avenue, a Retrievable Structure in the Capital Avenue Preservation Area (PB86-038). The demolition permit was approved on September 17, 1986, without conditions.

The proposed parking lot will require the review and approval of the Design Review/Preservation Board prior to the issuance of a parking facilities permit.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning:

The subject site is developed with a four unit apartment and a 1,014 square foot office building. The subject site is zoned General Commercial (C-2). Surrounding land uses include apartments to the north and west, office and single family residential to the south and a beauty supply company to the east.

B. Proposal

The applicant proposes to remove the existing four unit apartment located on the subject site to allow construction of a 10 car parking lot. This will provide parking for the existing office building and the proposed 2,000 square foot office addition. See outline of building pad for proposed office addition on site plan.

To provide 10 parking spaces on site, the applicant requests the following variances:

- Variance to locate the required four foot planter along 18th Street and Capitol Avenue in the public right-of-way.
- Variance to increase the maximum allowed compact car spaces from 30 percent to 40 percent.
- Variance to waive the required six foot high masonry wall along the north property line.

C. Staff Comments

In reviewing the applicants proposal and inspecting the site, staff has determined there are no unusual hardships or special circumstances which warrant support of the variances. The applicant is merely overbuilding the site.

1. Building Addition: Staff's recommendation is to place the proposed office building so that a five foot setback is provided along the north property line. See staff Exhibit A. This would allow the existing apartment to the north to have more light and air rather than placing a 29 foot high parapet wall on the north property line as proposed. Staff notes the existing apartment building wall is located four feet + from the property line. This would necessitate redesigning the proposed office to provide a second story overhang over the parking stalls. The other alternative is that the entire ground floor of the building could be placed where the proposed parking stalls 6-9 are located. Eliminating these parking stalls would still leave the applicant with the five required parking spaces near the Capitol Avenue frontage.
2. Parking Design: The compact parking space located near the main entrance should be redesigned. This proposed parking stall does not provide adequate backout and maneuvering area. This should be a minimum 10 foot wide stall. Staff feels the proposed parking lot can be redesigned to accommodate the required landscaped planters on-site (see staff Exhibit A). Placing the required landscape planters on-site will eliminate car bumpers overhanging into the public right-of-way along Capitol Avenue and thus improve the landscape along Capitol Avenue. In addition, the compact parking spaces should remain 30 percent as required by ordinance. No hardship exists to warrant an increase to 40 percent.

Staff notes the applicant proposes standard parking stall depths of 16 feet and compact parking stall depths of 14 feet. The Zoning Ordinance requires a standard stall depth of 18 feet and a compact parking stall depth of 16 feet, unless a six foot wide planter is proposed. Therefore, the proposed parking stall depths located beneath the proposed office building overhang must be increased to 18 feet.

3. Wall: A variance is requested by the applicant to waive the required six foot high solid masonry wall along the north property line. There is an existing six foot high wood fence located along a portion of the north property line. The applicant proposes to extend this six foot fence to the proposed east building wall corner (see site plan).

The applicant has indicated he will construct the required six foot high solid masonry wall on the north property line at the time the proposed office addition is constructed. Staff recommends approval of the variance to waive the six foot high masonry wall if the proposed office building is located five feet from the north property line and a six foot high wood fence is constructed along the entire north property line.

In conclusion, staff recommends all required landscape planters be located on-site. A six foot wide planter should be installed along Capitol Avenue to allow a two foot bumper overhang. The five foot building setback area along the north shall be landscaped with five gallon trees and shrubs sufficient to provide some landscape screening of the proposed building wall.

A parking facilities permit and review and approval of the Design Review Board will be required for the proposed parking lot. The future office addition will also require review and approval of the Design Review Board.

Interdepartmental Review

This proposal was reviewed by the departments of Traffic Engineering, Engineering and Building and the following comments were received:

Traffic Engineering

1. Standard stalls to be 18' in length.
2. Compact stalls to be 16' in length.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration.

RECOMMENDATION:

- A. Ratify Negative Declaration.
- B. Deny the variance to relocate the required four foot planter in the public right-of-way, based upon Findings of Fact which follow;
- C. Deny the variance to increase the compact car allowance from 30 percent to 40 percent based upon Findings of Fact which follow;
- D. Approve the variance to waive the required six foot high masonry wall based upon conditions and Findings of Fact which follow.

Conditions - Variance

1. A parking facilities permit shall be obtained.
2. The standard parking stalls shall be 18 feet in length.
3. The compact parking stalls shall be 16 feet in length.
4. A six foot high wood fence shall be constructed along the north property line.
5. The proposed parking lot shall be approved by the Design Review Board prior to issuance of the parking facilities permit.
6. The proposed office building addition shall be located a minimum of five feet from the north property line.
7. The proposed compact parking stall located adjacent to the existing office shall be changed to a standard stall with a width of 10 feet.
8. A six foot landscape planter shall be developed adjacent to Capitol Avenue and shall be located entirely on the subject site.
9. A five foot landscape planter shall be located adjacent to 18th Street and entirely on the subject site.

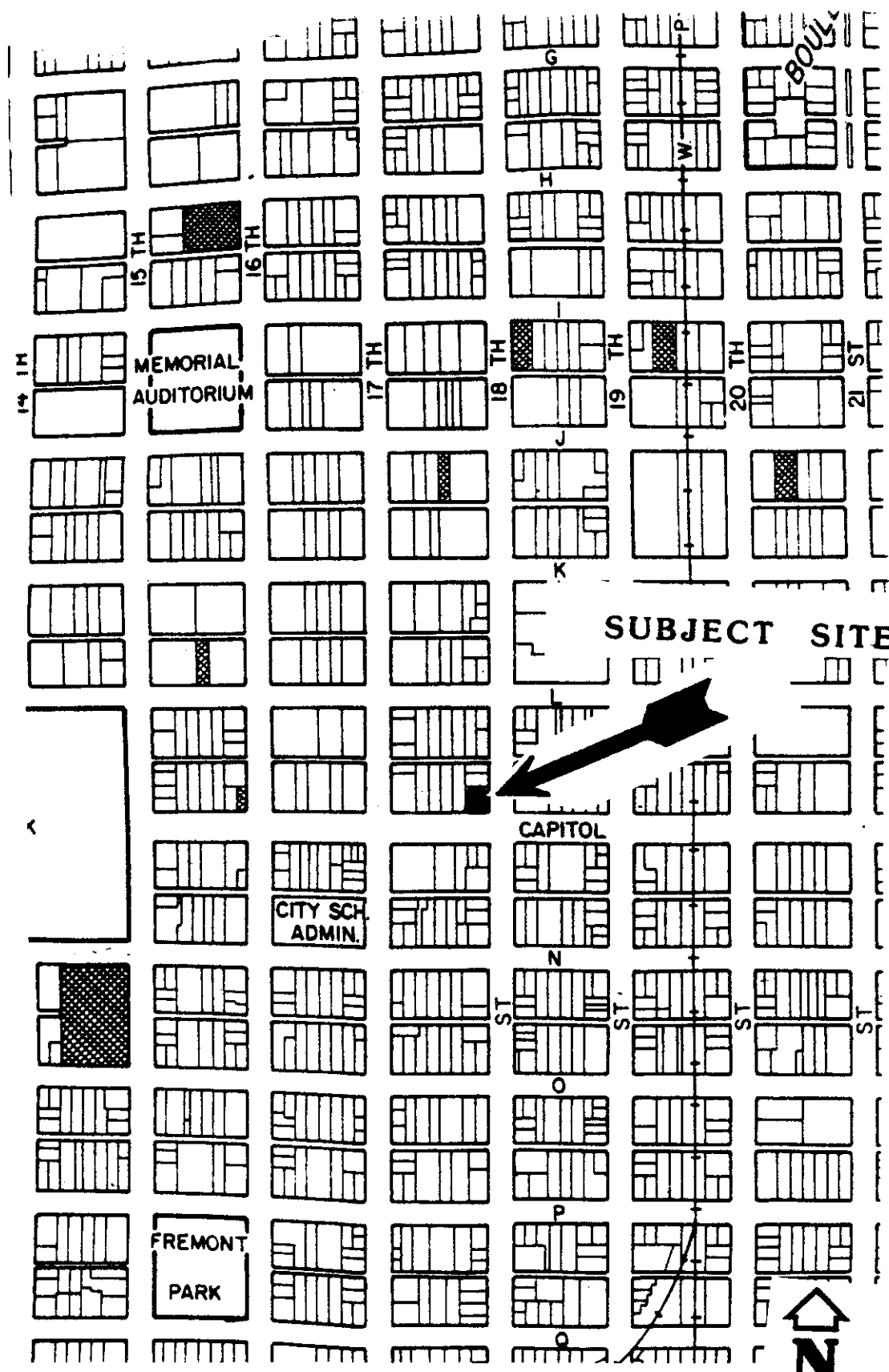
10. The five foot building setback area shall be landscaped with five gallon trees and shrubs sufficient to provide some landscape screening of the proposed building wall.

Findings of Fact - Approval

1. The variance, as conditioned, does not constitute a special privilege extended to one individual property owner in that:
  - a. a six foot high wood fence has been used in place of a masonry wall under certain conditons;
  - b. the variance would be granted to any other property owner facing similar circumstances.
2. The variance, as conditioned, will not be injurious to the general public nor surrounding property owners in that:
  - a. a five foot building setback will allow adequate light and air to the adjacent apartment;
  - b. landscaping will be provided in the five foot building setback to provide some screening of the proposed building wall.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for General Commercial use by the 1980 Central City Community Plan, and the proposed parking use conforms with the plan designation.

Findings of Fact - Denial

1. Granting the variances would constitute a special privilege extended to one individual property owner in that under similar circumstances:
  - a. four foot landscape planters are required to be located on-site.
  - b. the site plan can be redesigned to accommodate the proposed office building and the required parking.
2. Granting the variances would be injurious to the public welfare, health and adjacent property in that:
  - a. locating a proposed two story building within four feet of a two story apartment will reduce the amount of air and light available for the apartments;
  - b. locating a compact parking stall adjacent to the existing office would not allow adequate stall width and backout and maneuvering area.



VICINITY MAP







# STAFF EXHIBIT A

