

# CITY PLANNING COMMISSION

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

APPLICANT	Edward W. Schuck, 4520 Montrail Way, Sacramento, CA 95823		
OWNER	Zolio C. Cendane & Luz F. Cendana, 1325-32nd Street, Sacramento, CA		
PLANS BY	_____		
FILING DATE	11-10-83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	12-5-83	EIR	ASSESSOR'S PCL. NO. 007-221-23

APPLICATION: 1. Environmental Determination  
2. Special Permit to establish a fraternity use in a General Commercial (C-2) zone outside the Central City (Sec. 2-B-5)

LOCATION: 1325-32nd Street

PROPOSAL: The applicant is requesting the necessary entitlement to establish a fraternity house of an existing duplex in the General Commercial (C-2) zone for a maximum of 10 occupants.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1963 East Sacramento Community Plan Designation:	Shopping/Offices- Commercial
Existing Zoning:	C-2
Existing Land Use:	Residential/duplex

Surrounding Land Use and Zoning:

North:	Residential; C-2
South:	Residential; C-2
East:	Parking Lot; R-1
West:	Residential; C-2

Parking Required:	4 spaces
Parking Provided:	5 spaces
Ratio Required:	1 space/three occupants
Ratio Provided:	1 space/two occupants
Property Dimensions:	40' x 146.5'
Property Area:	5,860 sq. ft.
Square Footage of Buildings:	Total-2,400; Duplex (2 story)
Street Improvements/Utilities:	Existing
Exterior Building Colors:	White with blue trim
Exterior Building Materials:	Wood

STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject site is located in the General Commercial (C-2) zone. The existing two-story duplex is served by a detached single-car garage with an attached storage lean-to. The applicant proposes to use the entire structure for fraternity housing for 10 students, with parking located to the rear of the property.
2. The proposed project was circulated to City Building Inspections, Fire, Traffic, Water and Sewers and the East Sacramento Improvement Association. No objections to the project were received.

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3. The City Zoning Ordinance requires one parking space for each three occupants. The submitted site plan shows five spaces, including one garage space. While the spaces off the alley are wide enough, the 15 foot wide alley does not provide the 26 foot maneuvering space required. Staff recommends redesign as shown on Exhibit A. This will provide the four required spaces, an additional area for a trash container and bicycles as well as allowing room for tree planters for the 50 percent parking lot shade requirement. It should be noted that a parking facilities permit will be necessary.
4. The site is zoned commercially and can provide the required parking. In addition, the area contains a mixture of commercial and residential uses. Staff has no objection to the proposed project.
5. Due to the occasional nuisance producing character of fraternities, the special permit should have a 18 month trial limit. Staff will monitor the fraternity use during this period. An extension of the special permit may be applied for at least 30 days prior to expiration of this permit.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit for a fraternity house, subject to the following conditions and based on Findings of Fact.

Conditions

- a. Parking area shall be redesigned to comply with City standards, including, but not limited to, maneuvering space, stall size and parking lot shading per Exhibit A;
- b. A parking facilities permit shall be required,
- c. Occupancy shall not exceed 10 persons;
- d. The special permit shall be limited to 18 months, or to June 15, 1985.

Findings of Fact

- a. The proposed project, as conditioned, is based on sound principles of land use in that:
  - 1) the area is zoned General Commercial (C-2) which allows fraternities by special permit;
  - 2) an 18 month term permit is required to determine compatibility with the neighborhood;
  - 3) multi-family and commercial uses exist throughout the area.
- b. The project, as conditioned, will not be detrimental to the public health, safety or welfare nor will it result in the creation of a nuisance in that:
  - 1) the required parking is being provided; and
  - 2) the fraternity use will not alter the character of the neighborhood.
- c. The project, as conditioned, is consistent with the 1974 General Plan and the 1963 East Sacramento Community Plan in that this area is designated for shopping, offices and commercial.

Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: Special Permit to establish a fraternity use in the C-2 zone

LOCATION: 1325-32nd Street (P83-380)

BACKGROUND INFORMATION: On December 15, 1983 the Commission considered a special permit request to establish a fraternity house at 1325-32nd Street. The Commission, however, continued this item so that information could be obtained from the City Building Inspections regarding social gatherings and number of people allowed in a fraternity house. Other items discussed pertained to potential noise problems, increased traffic, inadequate parking and waste removal. In addition, several neighbors from the area appeared at the hearing in opposition of the fraternity use. The Planning office also received signatures from property owners in the area in support of the use.

STAFF COMMENTS: The staff and the Chief Building Inspector have subsequently inspected the site and structure. The Inspector indicated that minor repairs must be completed prior to occupancy by the fraternity. He further indicated that the maximum occupancy cannot exceed five persons for each unit. If the structure were used for regular meetings, wedding receptions, etc., then the occupancy changes to R-1 occupancy standards (similar to Bed and Breakfast standards) which requires major alterations such as a sprinkler system, handicap access, etc.

However, if occasional parties were held similar to parties people have in a single family residential home, there would be no building code violation. The City Building Code does not address parties in private homes or in fraternity houses. A representative from the Building Division will be present at the meeting to answer questions on this matter.

The fraternity representative has indicated that the fraternity meetings are held in the Student Union at the State University and halls are normally rented to have social parties.

As indicated in the original staff report, the subject site, as well as the properties fronting on 32nd Street between Folsom Boulevard and 'L' Street, are zoned General Commercial (C-2). The subject property is large enough to provide the required parking on the site. In addition, the 32nd Street area contains a mixture of offices, retail uses, parking lots, single family dwellings and duplexes. The subject fraternity house as proposed is a compatible land use for this area.

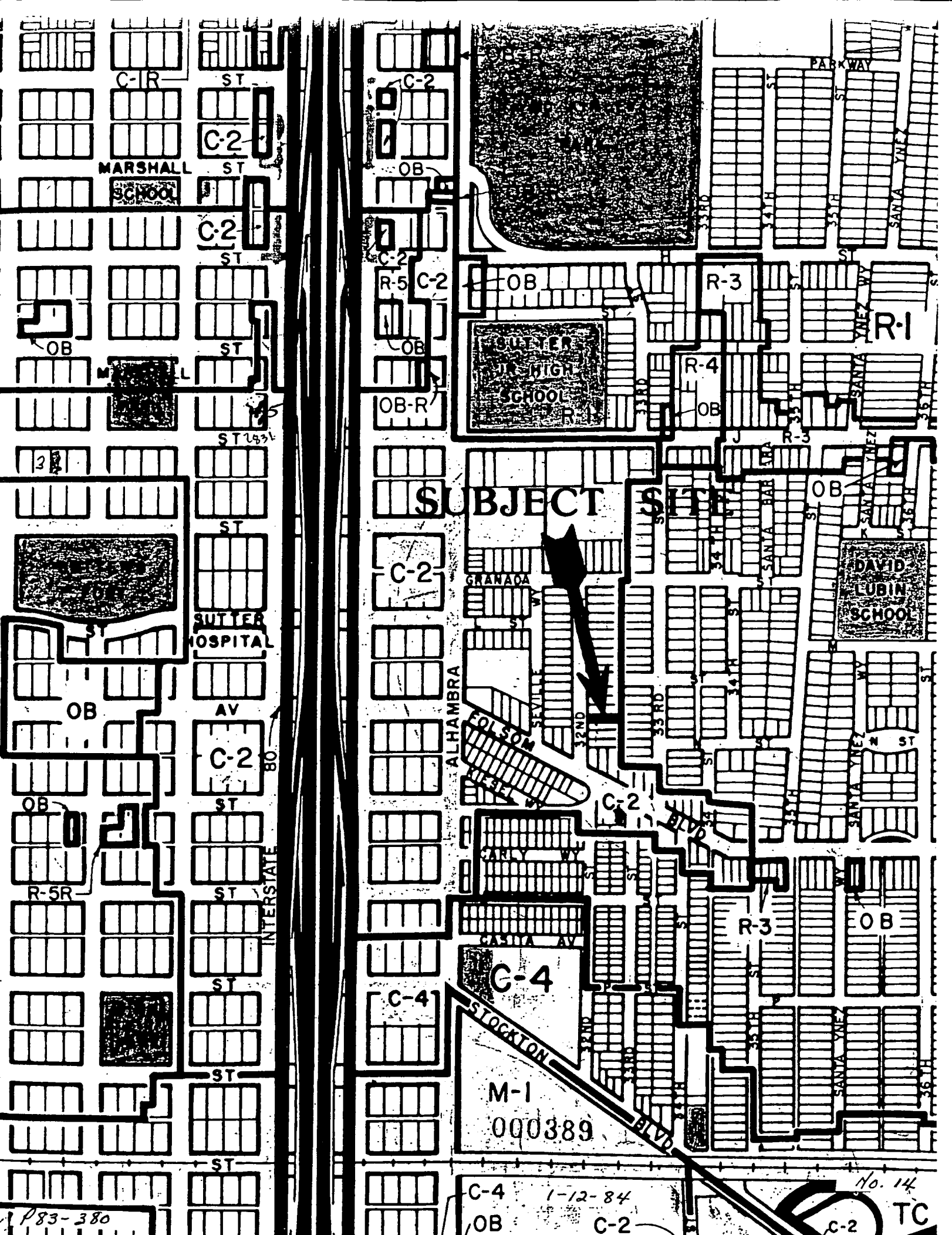
Staff therefore recommends approval of the special permit, subject to the conditions and Findings of Fact listed in the attached original staff report.

Respectfully submitted,

  
Wilfred Weitman  
Senior Planner

WW:bw

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C-2  
MARSHALL ST  
SCHOOL

C-2  
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OB  
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OB-R

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SUTTER HOSPITAL  
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AV  
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SUTTER HIGH SCHOOL

SUBJECT ST

C-2

ALHAMBRA

FOLSOM

C-2

CASITA AV

C-4

STOCKTON

M-1  
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C-2

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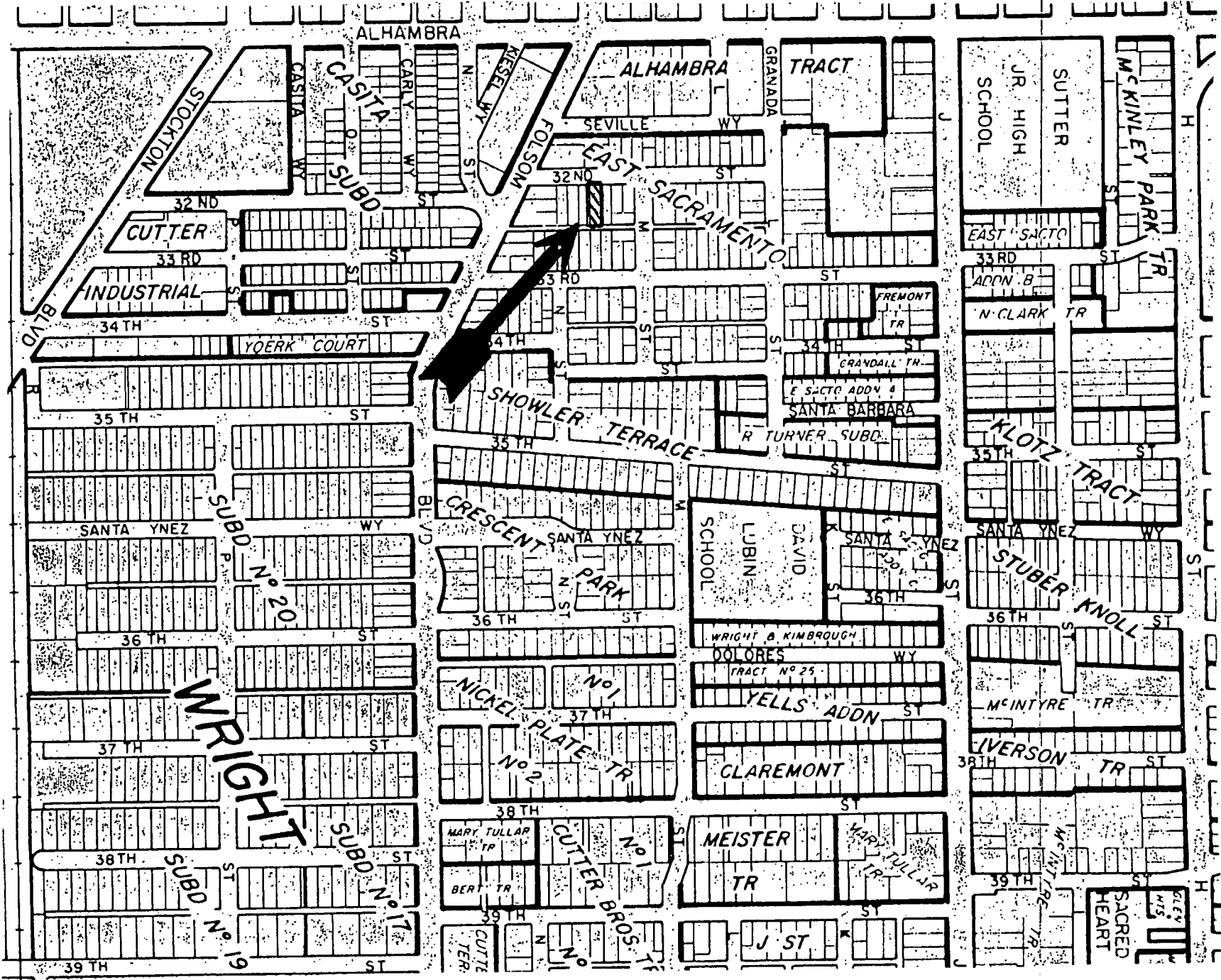
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LOCATION

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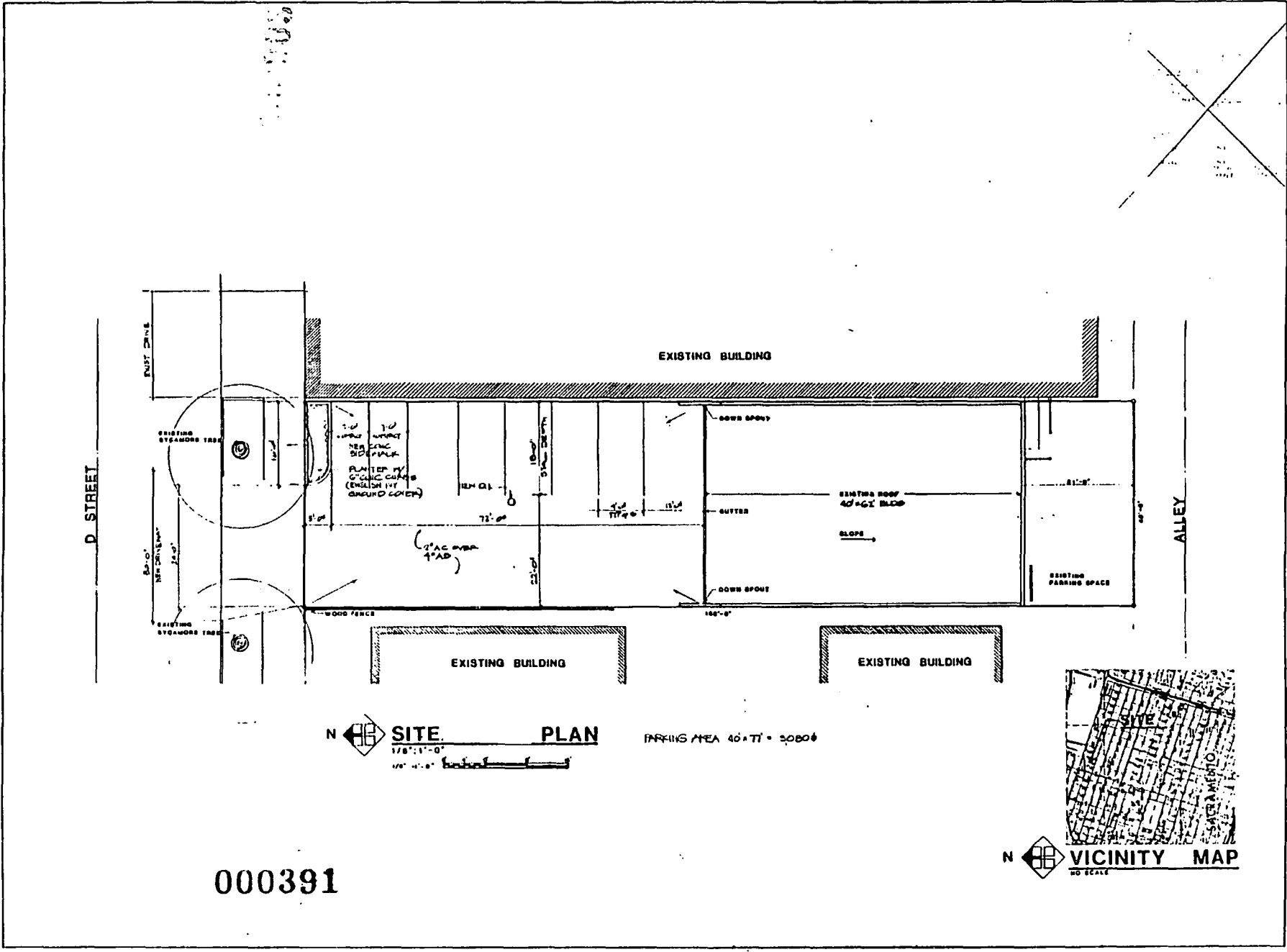
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Dec. 15, 1983

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 I. J. [Name]  
 LICENSE NO. [Number]  
 STATE OF [State]

**VICTORY BUILDING MAINTENANCE REMODEL**

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Site Plan

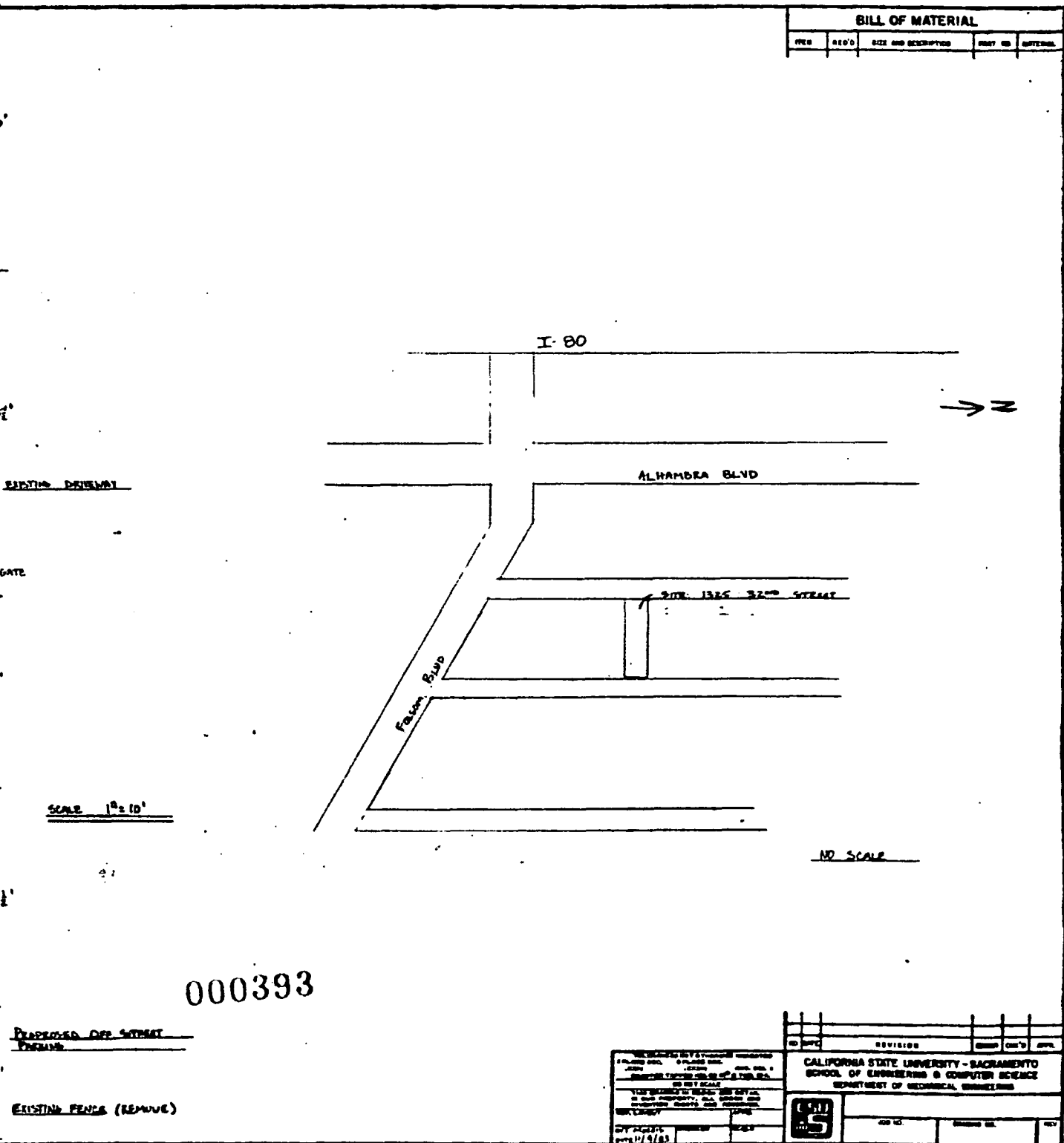
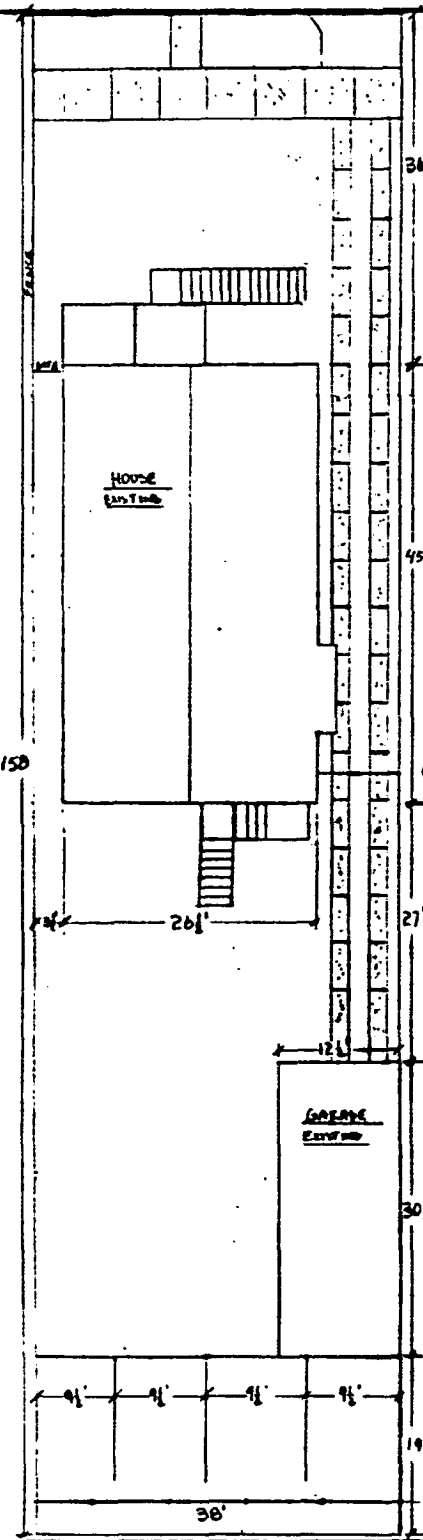
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BILL OF MATERIAL				
ITEM	QTY	SIZE AND DESCRIPTION	UNIT	REMARKS



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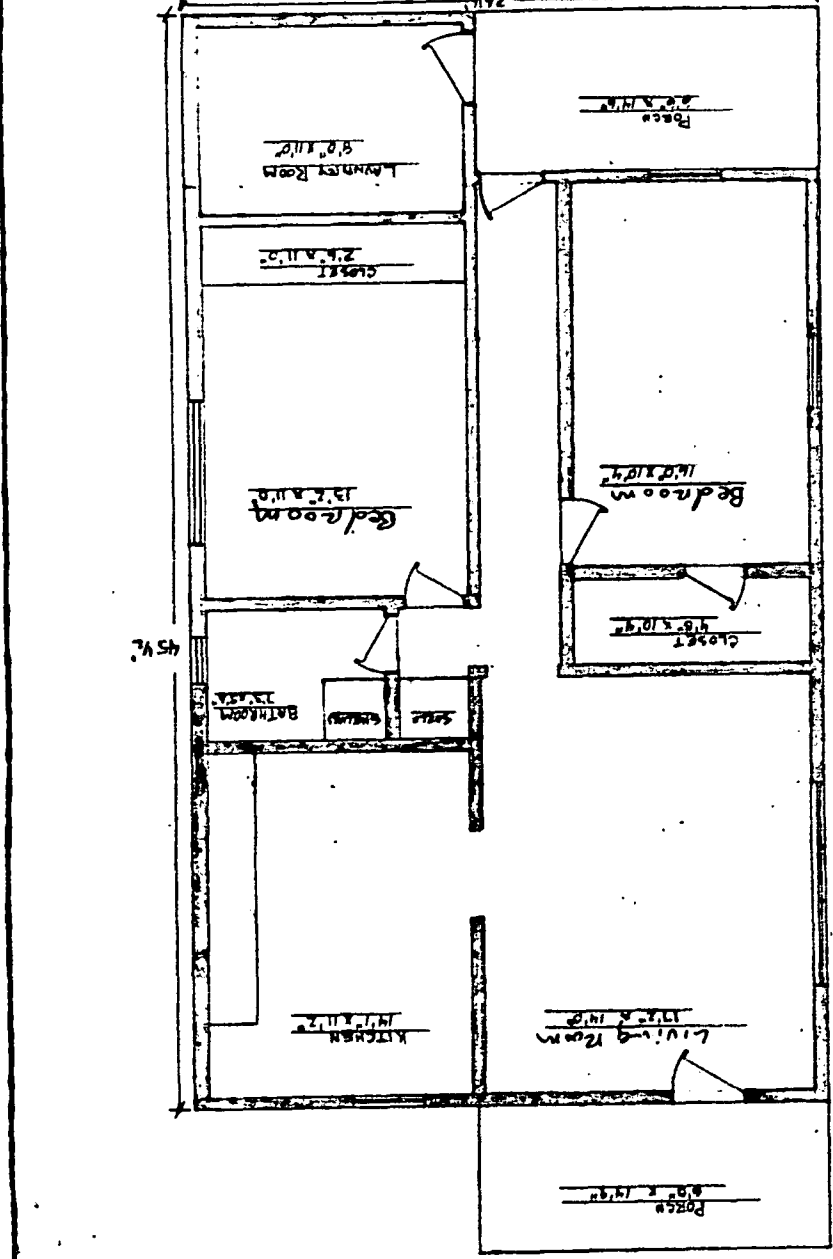
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CALIFORNIA STATE UNIVERSITY - SACRAMENTO  
SCHOOL OF ENGINEERING & COMPUTER SCIENCE  
DEPARTMENT OF MECHANICAL ENGINEERING

DESIGNED BY: [ ]  
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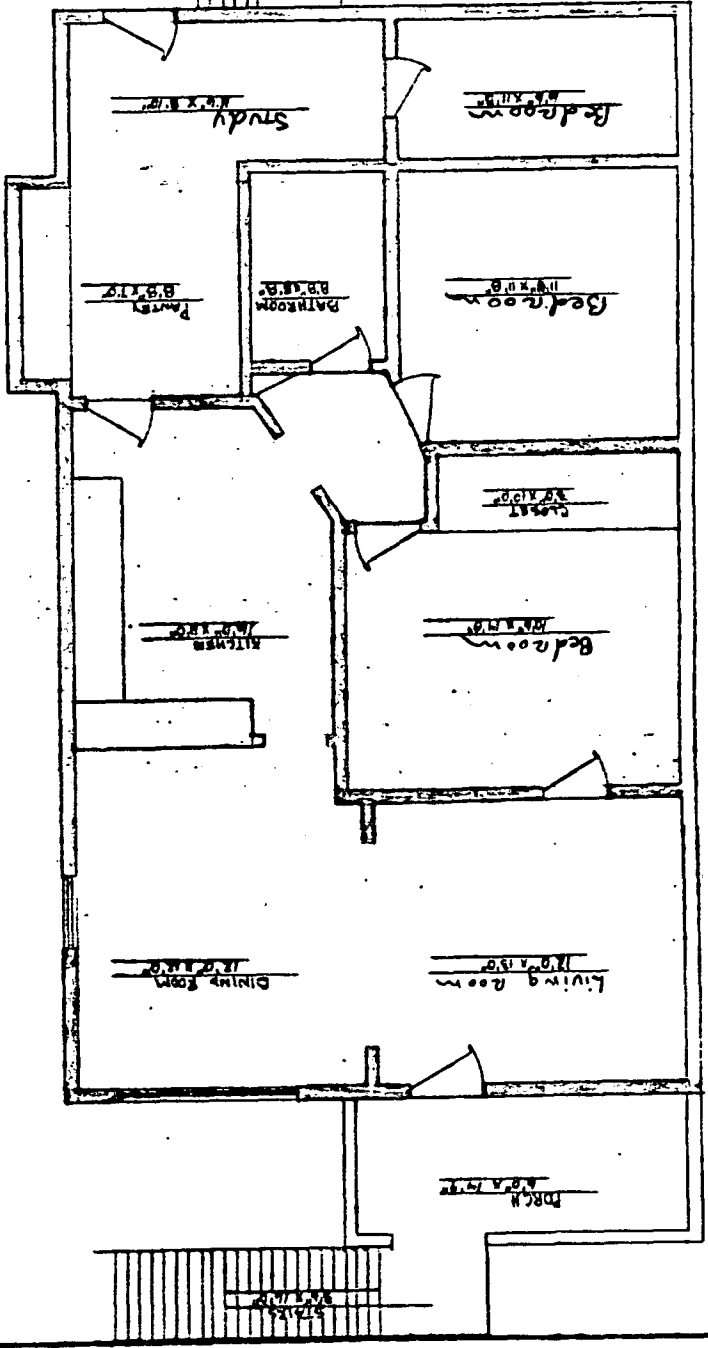
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REVISION		BY: [Signature]	
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NO. 003		DATE: 12/15/83	
NO. 004		DATE: 12/15/83	
NO. 005		DATE: 12/15/83	
NO. 006		DATE: 12/15/83	
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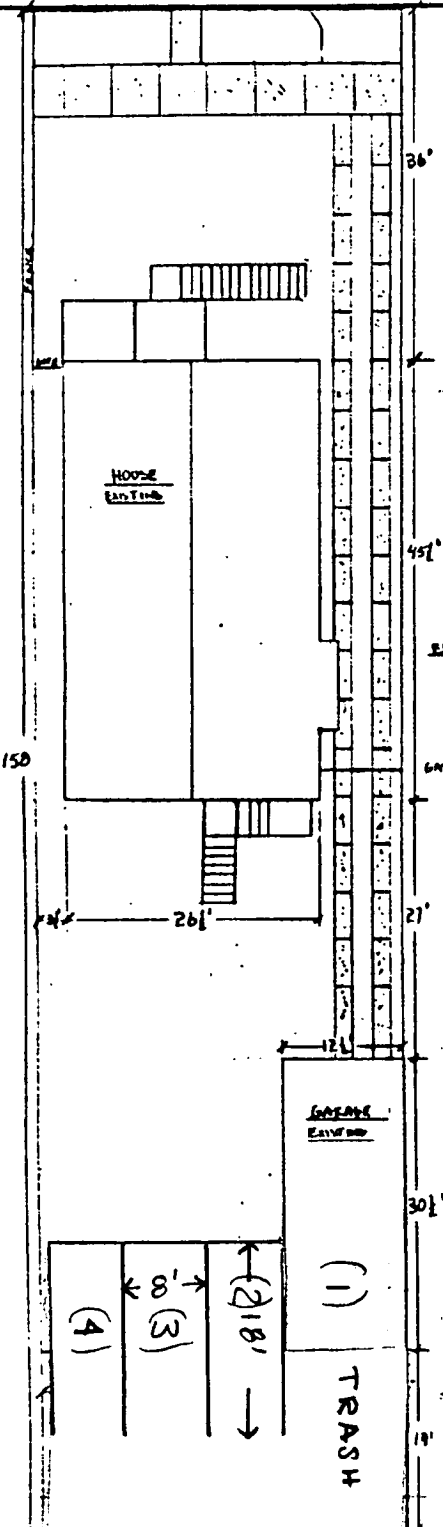
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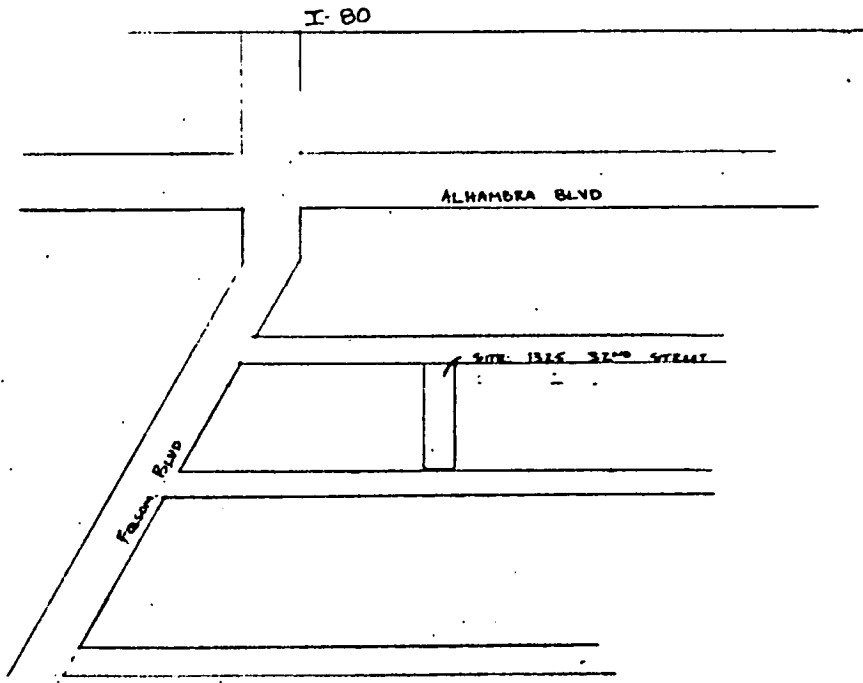
EIGHTH DRIVEWAY

GATE

SCALE 1" = 10'

PROPOSED OFF STREET PARKING

EXISTING FENCE (REMOVE)



NO SCALE

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EXHIBIT 'A'

NO.	DATE	REVISIONS	BY	CHK'D BY

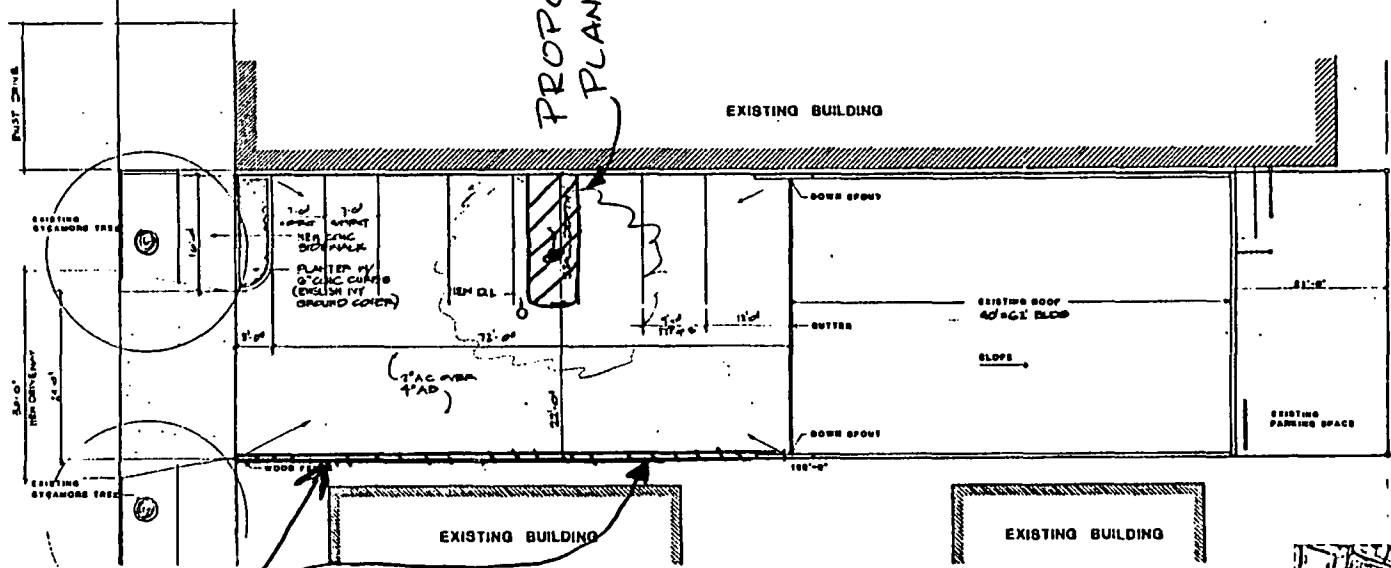
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DEPARTMENT OF MECHANICAL ENGINEERING

DATE: 1/12/84

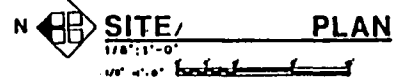
STAFF'S EXHIBIT

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D STREET



REQUIRED WALL



PARKING AREA 40'x71' = 3000 sq ft



STAFF'S PROPOSAL

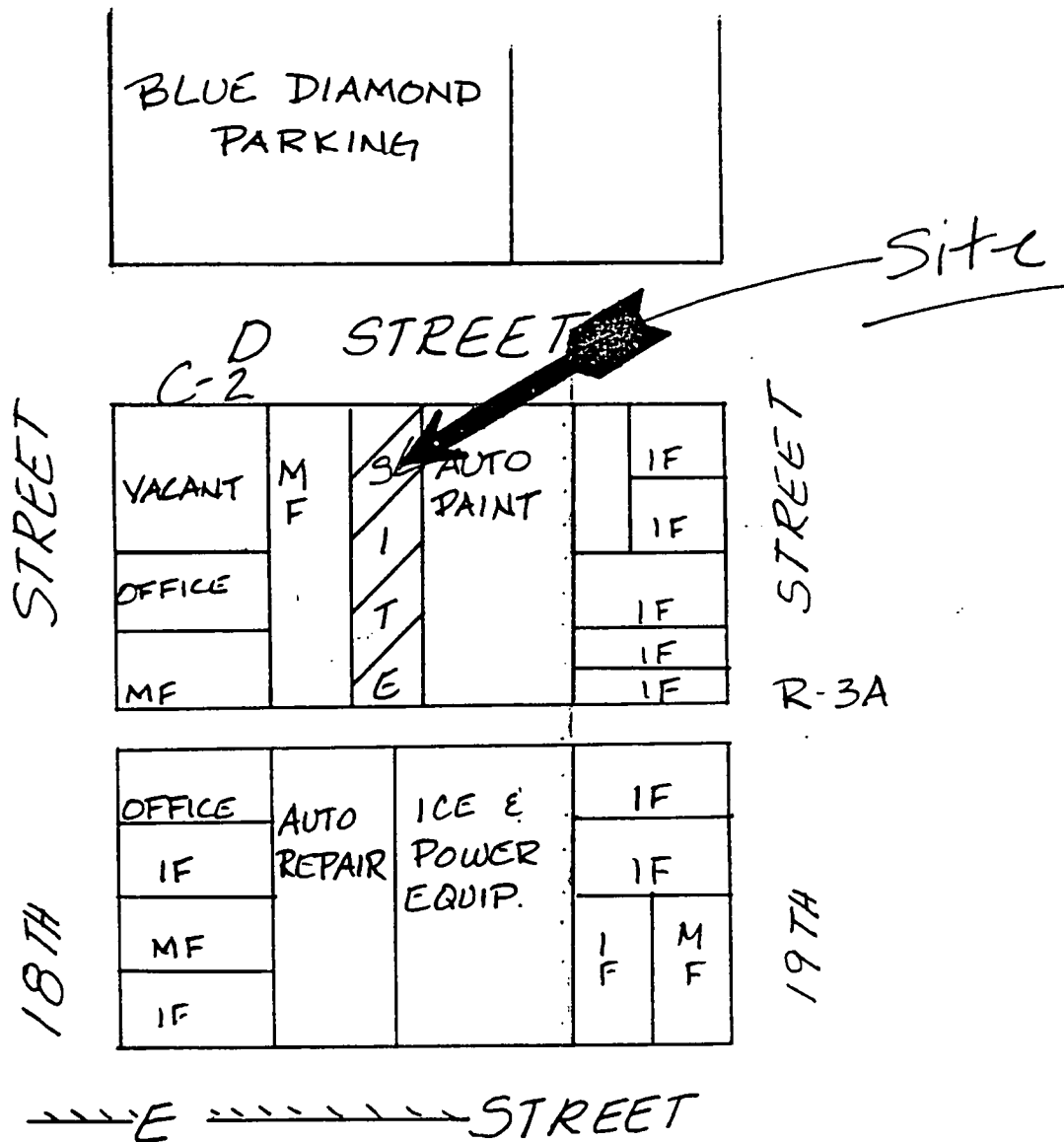
VICTORY BUILDING MAINTENANCE REMODEL

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Dec. 15, 1983

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SURROUNDING  
Land Use  
and Zoning



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