

REPORT REVISED BY STAFF 2/5/87.
CITY PLANNING COMMISSION

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

APPLICANT	William & Mary Poulton, 9722 Fair Oaks Blvd, Suite A, Fair Oaks, CA 95628		
OWNER	William & Mary Poulton, 9722 Fair Oaks Blvd, Suite 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
ASSESSOR'S-PCL. NO.	006-175-13-14		

- APPLICATION:**
- A. Negative Declaration
 - B. Variance to locate the required five foot planter in the public right-of-way
 - C. Variance to increase the maximum 30 percent compact car allowance to 40 percent (withdrawn by staff)
 - 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:	<u>Existing Office Building</u>	
		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: 7 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 and 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 Capitol 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 has removed the existing four unit apartment located on the subject site to allow construction of a seven 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 7 parking spaces on site, the applicant requests the following variances:

- Variance to locate a portion of the required four foot planter along 18th Street and Capitol Avenue in the public right-of-way.
- Variance to waive the required six foot high masonry wall along the north property line.

C. Staff Comments

1. Building Addition: The proposed building addition will be placed on the north property line. The Zoning Ordinance does not require a building setback along the north property line. The owner of the adjacent property to the north has no

objections to placing the proposed building on the north property lines. Staff has no objection to this proposal. Staff notes that the building addition is well designed and is compatible with the priority structure to the west.

2. **Wall Variance:** 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). Staff has no objections to the requested wall variance since the proposed building will be placed on the north property line and a six foot masonry wall would serve no purpose.
3. 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.
4. **Planter Variance:** The applicant proposes to locate two feet of the required five foot planter in the public right-of-way along 18th Street. Three feet of the required five foot planter will be located on-site. Staff has no problem with locating the additional two foot required planter in the public right-of-way because it will improve the appearance of the street-scape; and the street is not proposed for widening. Trees and shrubs will be planted to provide adequate screening of the parking area.

The applicant also proposes to locate three feet of the required five foot planter along Capitol Avenue in the public right-of-way. With their parking design the cars will not project into the public right-of-way. The total planting area between the sidewalk and the paved parking lot will be ten feet. This planting strip will be landscaped with trees and shrubs. This parking design is similar to other projects on Capitol Avenue. Staff has no objections to this because it will improve the appearance of the street-scape. A revocable encroachment permit will be required from the Public Works Department.

D. Interdepartmental Review

This proposal was reviewed by the departments of Traffic Engineering, Engineering and Building and no comments were received:

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

RECOMMENDATION:

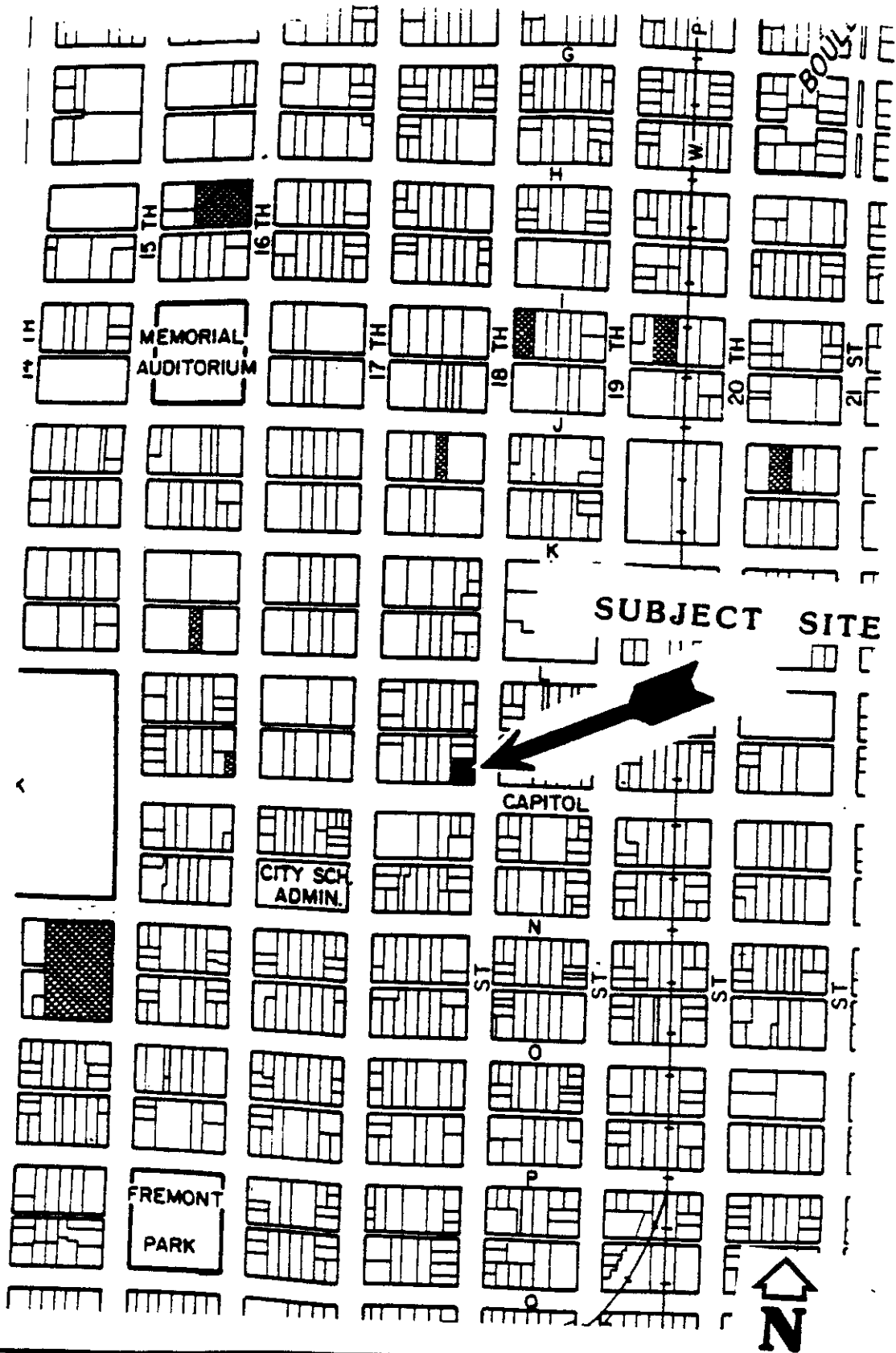
- A. Ratify Negative Declaration.
- B. Approve the variance to locate a portion of the required five foot planter in the public right-of-way, based upon conditions and Findings of Fact which follow;
- C. Approve the variance to waive the required six foot high masonry wall based upon conditions and Findings of Fact which follow.

Conditions - Variance

1. A parking facilities permit shall be obtained.
2. A six foot high wood fence shall be constructed along the north property line to the west of the proposed building wall.
3. The proposed parking lot shall be approved by the Design Review Board prior to issuance of the parking facilities permit.
4. The proposed office addition shall be reviewed and approved by the Design Review Board.
5. A detailed irrigation and landscape plan indicating 5-gallon shrubs and 15-gallon trees shall be submitted to the Planning Director for review and approval.
6. A revocable encroachment permit shall be obtained from Public Works to locate a portion of the required planter in the public right-of-way.

Findings of Fact - Variances

1. The variances, as conditioned, do 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 conditions;
 - b. the variance would be granted to any other property owner facing similar circumstances.
 - c. the proposed building addition will serve as a wall buffer.
2. The variances, as conditioned, will not be injurious to the general public nor surrounding property owners in that:
 - a. adequate landscape planters will be provided
 - b. adequate on-site parking will be provided.
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.



VICINITY MAP

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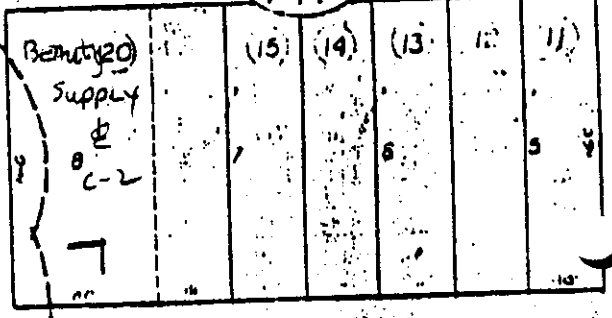
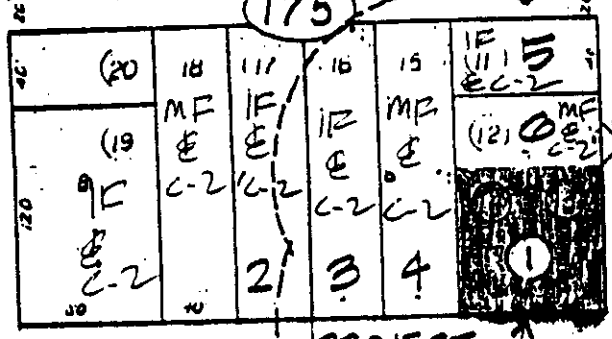
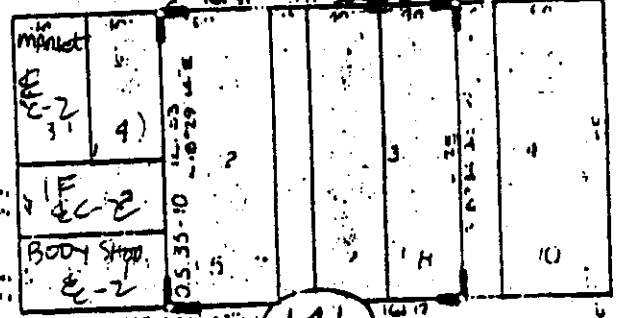
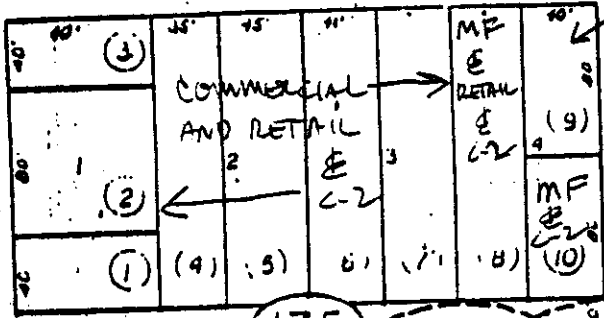
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ST. 8
RESTAURANT / BAR

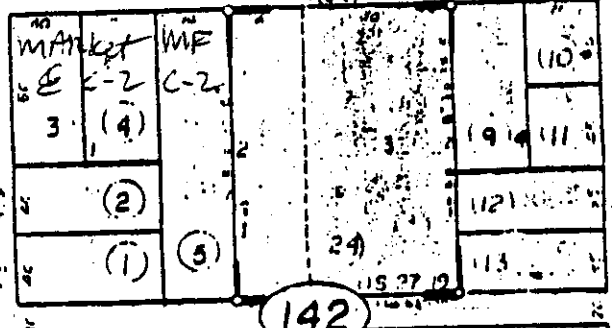
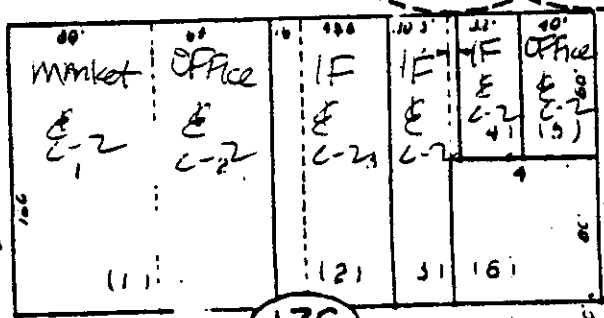
18th ST.



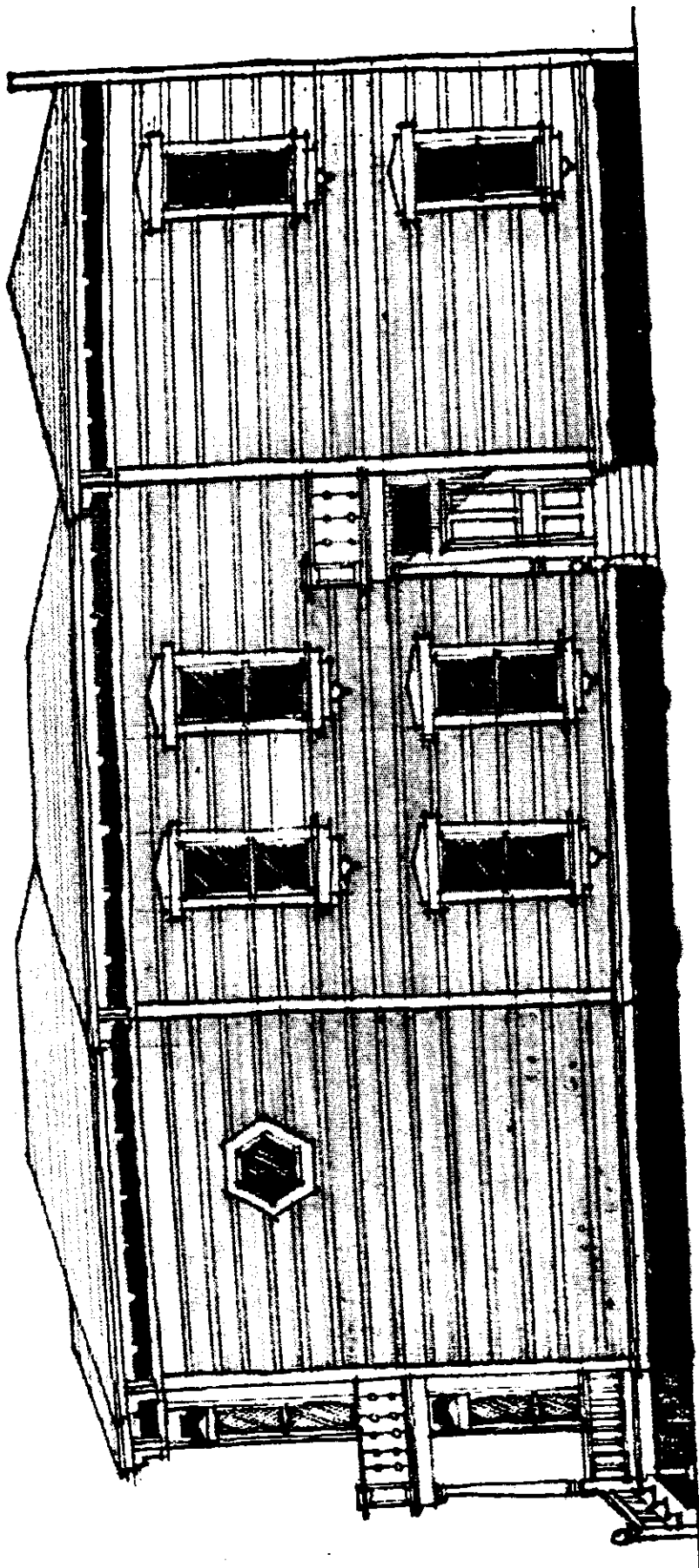
PROJECT SITE

AVE. 8

CAPITOL

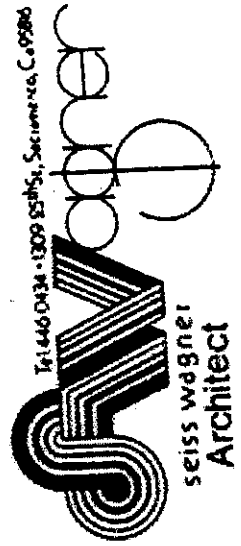


LAND USE & ZONING MAP



EAST ELEVATION - 18th STREET

THE WILSON BUILDING
1725 CAPITOL AVENUE

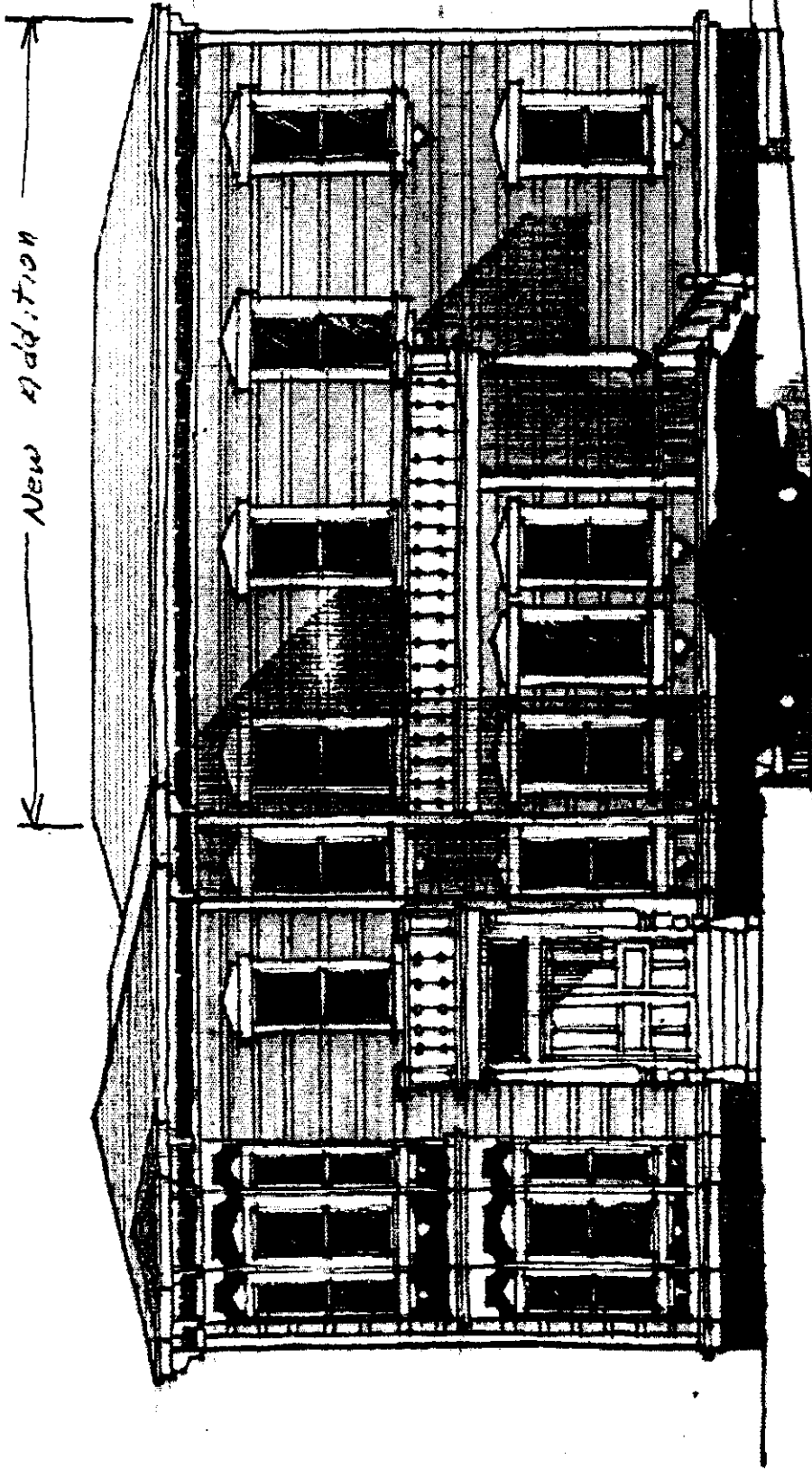


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Item 7



New Addition

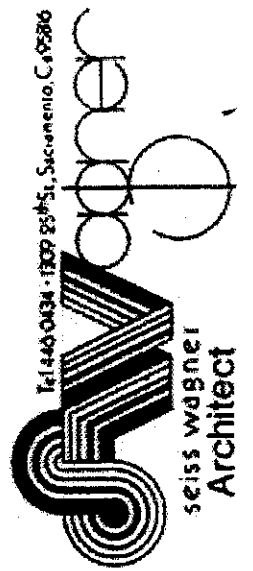
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SOUTH ELEVATION · CAPITOL AVENUE

THE WILSON BUILDING
1725 CAPITOL AVENUE



Tel 440-0434 · 1307 25th St, Sacramento, CA 95806

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CITY PLANNING DIVISION

DEC 11 1986

RECEIVED

December 9, 1986

Mr. Carl Vandagriff
CITY OF SACRAMENTO PLANNING COMMISSION
c/o 1231 I Street, Room 200
Sacramento, California 95816

Re: Item P86442 ✓
1725 and 1731 Capitol Avenue

Dear Mr. Vandagriff:

I am an adjacent property owner owning four lots at 17th and Capitol Avenue. I strongly urge the Planning Commission to grant my neighbor, Robert J. Wilson, the variances that he has requested to enable him to build the parking lot at the corner of 18th and Capitol Avenue.

The building which is now located where the proposed parking lot will be constructed is an eyesore and has been the cause of much concern to all of the residents along Capitol Avenue. Several arrests have been made at this address. Everyone in the neighborhood would like to see the variance granted so that a parking lot will be constructed.

Sincerely,

Roland P. Foos

ROLAND P. FOOS
1219 - 17th Street
Sacramento, California 95814

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