

STAFF REPORT AMENDED 4-25-85
CITY PLANNING COMMISSION

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

APPLICANT	Nitopi/Faulkner, 3837 J Street, Sacramento 95816		
OWNER	Anthony Caruso, 2639 Bridgeport Way, Sacramento		
PLANS BY	Nitopi/Faulkner, 3837 J Street, Sacramento 95816		
FILING DATE	3-22-85	50 DAY CPC ACTION DATE	REPORT BY: FG:jl
NEGATIVE DEC	3-28-85	EIR	ASSESSOR'S PCL NO. 008-104-11 & 16

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to develop a 10 space parking lot in the Single Family (R-1) zone.
 - C. Variance to waive the 6 foot solid masonry wall along the west property line.
 - D. Variance to locate 10 of 20 required parking spaces off site (withdrawn)

LOCATION: Northwest corner 49th and J Streets

PROPOSAL: The applicant is requesting the necessary entitlements to develop a parking lot in conjunction with a 8,000+ sq. ft. office

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/office/residential
1963 East Sacramento Community Plan Designation:	Front-shopping/office/commercial; rear-light density residential
Existing Zoning of Site:	C-2 & R-1
Existing Land Use of Site:	House

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family/duplex; R-1	Front:	0	13'
South: Lucky's Grocery Store; C-2	Side(Int):	0	0
East: Medical Offices; C-2, R-1	Side(st):	NR	4'
West: Medical Offices; C-2, R-1			

Parking Required:	20 spaces
Parking Provided:	20 spaces
Property Dimensions:	50' x 223'
Property Area:	11,250+ sq. ft.
Square Footage of Building:	8,000 sq. ft.
Topography:	Flat
Street Improvements/Utilities:	Existing & to be provided
Exterior Building Colors:	Red, gray
Exterior Building Materials:	Brick, metal
Roof Material:	Metal
Height of Building:	2 stories (34 feet)

BACKGROUND INFORMATION: On April 23, 1981, the Planning Commission denied a similar request to develop the site with a 7,800 sq. ft. office (P9337). The applicant appealed this decision and on July 21, 1981, the City Council approved the appeal and the necessary entitlements to develop the office use. The special permit and variance has since expired.

PROJECT EVALUATION:

- A. The subject site consists of a 11,250± sq. ft. lot which is zoned General Commercial (C-2) and Single Family (R-1). The site is designated for shopping/office/residential on the General Plan and shopping/office/commercial and light density residential on the 1963 East Sacramento Community Plan. The site is surrounded by mixed uses including medical offices, residences and a grocery store.
- B. The applicant's plan indicates that a 8,000 sq. ft., two story office building would be constructed. Ten of the required twenty parking spaces would be located at the north end of the site which is zoned Single Family (R-1). Access to the parking lot would be from 49th Street which is developed to alley standards (20 ft. width). In addition, the other ten parking spaces would be located on the C-2 property. Staff does not oppose the request to utilize the residentially zoned portion of the site for a parking lot. Staff does have some comments regarding parking layout as follows:
1. It does not appear that the proposed landscaping will comply with the 50% shading requirement.
 2. The parking stalls located closest to the building cannot overhang the planter area by 2 feet unless the planter is 6 feet wide. The planter is approximately 5 feet wide.
 3. The parking maneuvering area is 25 feet instead of 26 feet.
 4. The handicapped parking stall is located in a manner which requires the handicapped person to walk behind cars to get to the building entry. The space should be relocated so that it is immediately adjacent to the entry.
- The applicant can easily correct these items by increasing the size of the parking lot since the masonry wall is located 8 feet from the north property line.
- C. The applicant is requesting a variance to waive the required 6 ft. high solid masonry wall along the northerly 72 ft. of the west property line. The adjacent property to the west is used as a parking lot and zoned R-1. The Zoning Ordinance requires the solid wall when non-residential uses are located adjacent to R-1 property. In this case, the adjacent use is also a parking lot and, therefore, the wall would not serve any practical purpose (i.e., as a buffer between residential and non-residential uses).
- D. Two large pine trees are located at the front of the subject site which staff suggests be retained. The trees provide landscaping and visual enhancement of the street frontage.
- E. There is a house located on the front of the site that appears to be in sound condition. If the house is sound and if the house can be removed without damaging the on-site trees, then the house should be offered for relocation to another site.

F. The project was transmitted to the East Sacramento Improvement Association, Traffic Division and the Engineering Department. The following comments were received:

Traffic

1. Improve alley to City standards
2. Increase curb return at alley entrance from 4' radii (existing) to 10' radii to accommodate right turning delivery trucks.

East Sacramento Improvement Association

Project appears to be inappropriate based on similiarity with former project (P9337). If approved, alley should be improved.

No other comments were received at the time this report was prepared.

Environmental Determination: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration, based upon compliance with the following mitigation measures:

No alteration of the soil shall occur within the dripline of the pine trees identified for preservation, and no action shall be taken that will harm the health, vitality or longevity of the trees. This condition shall be complied with to the satisfaction of the City Arborist and/or City Planning Director.

RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Ratification of the Negative Declaration.
- B. Approval of the Special Permit subject to conditions and based upon findings of fact which follow;
- C. Approval of the variance based upon findings of fact which follow.

* Conditions - Special Permit

1. The applicant shall erect a 6 ft. high solid masonry wall *parallel to and 8+' S of the property line prior to final occupancy of the building. ~~Along the north~~ Between the masonry wall and the north property line, the applicant shall landscape and maintain the area. Landscaping shall include large trees to the satisfaction of the Planning Director (CPC amended)*
2. The applicant shall submit a detailed landscaping plan for the review and approval of the Planning Director prior to issuance of building permits.
3. The applicant shall offer the house on the site for relocation if the house in in sound condition and can be moved without damaging the on-site trees.
4. The applicant shall comply with the conditions of the Environmental Coordinator outlined previously under Environmental Determination.

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Findings of Fact - Special Permit and Variance

1. The proposed project is based upon sound principles of land use in that;
the proposed parking lot will reduce the demand for on-street parking.
2. The proposed project is not injurious to the general public nor surrounding properties in that;
 - a. Adequate traffic entrances and exits are provided;
 - b. The project will not significantly alter the character of the area.
3. The proposal is consistent with the 1974 General Plan and the 1963 East Sacramento Community Plan in that parking lots are permitted in the residential zone with special permit approved by the Commission.

CPC added the following conditions:

5. *The applicant shall comply with conditions requested by Traffic Engineering.*
6. *The applicant shall remove the existing billboard on the site.*

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RECOMMENDATION: Staff recommends the Commission take the following action:

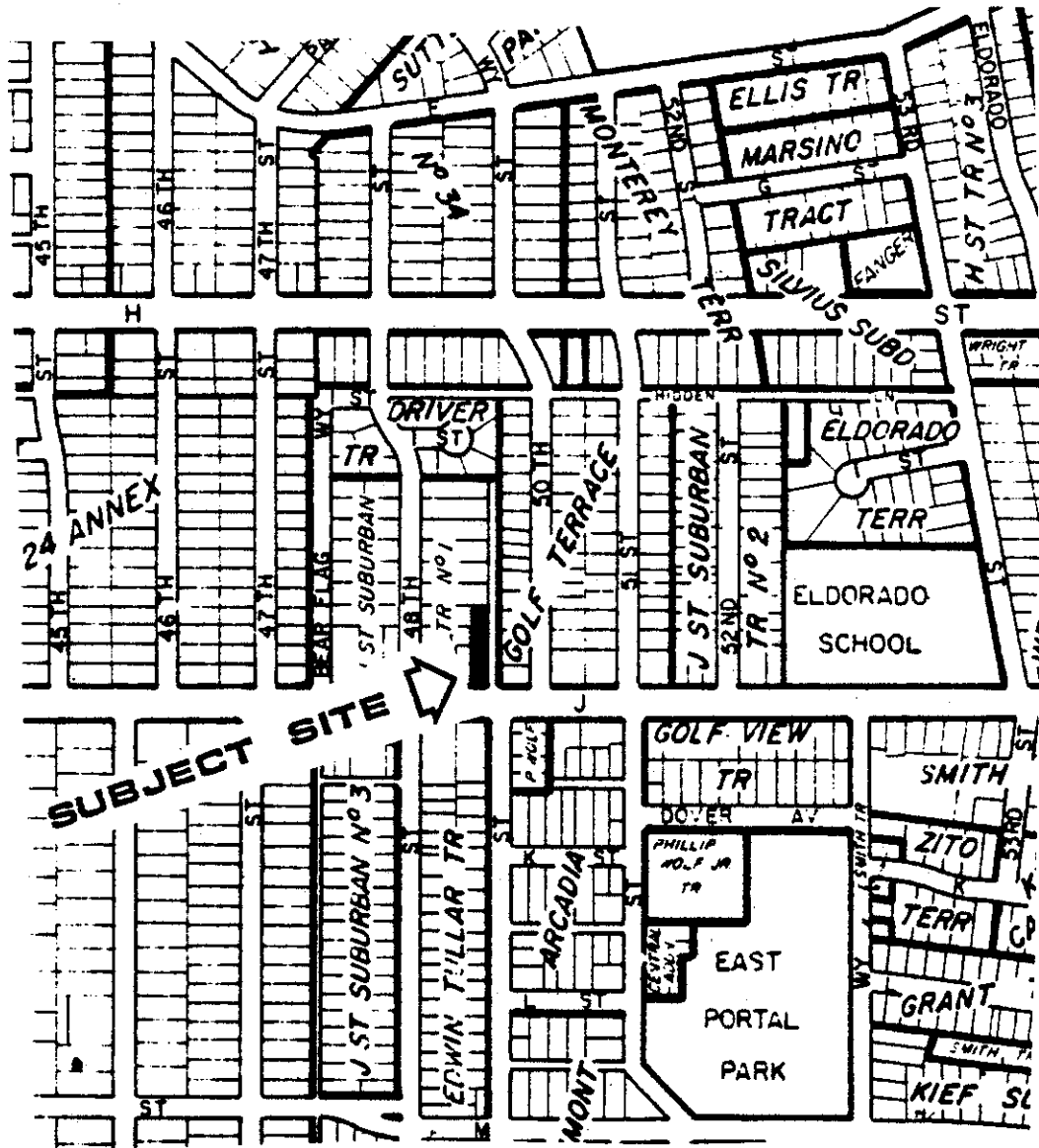
- A. Ratification of the Negative Declaration.
- B. Approval of the Special Permit subject to conditions and based upon findings of fact which follow;
- C. Approval of the variance based upon findings of fact which follow.

Conditions - Special Permit

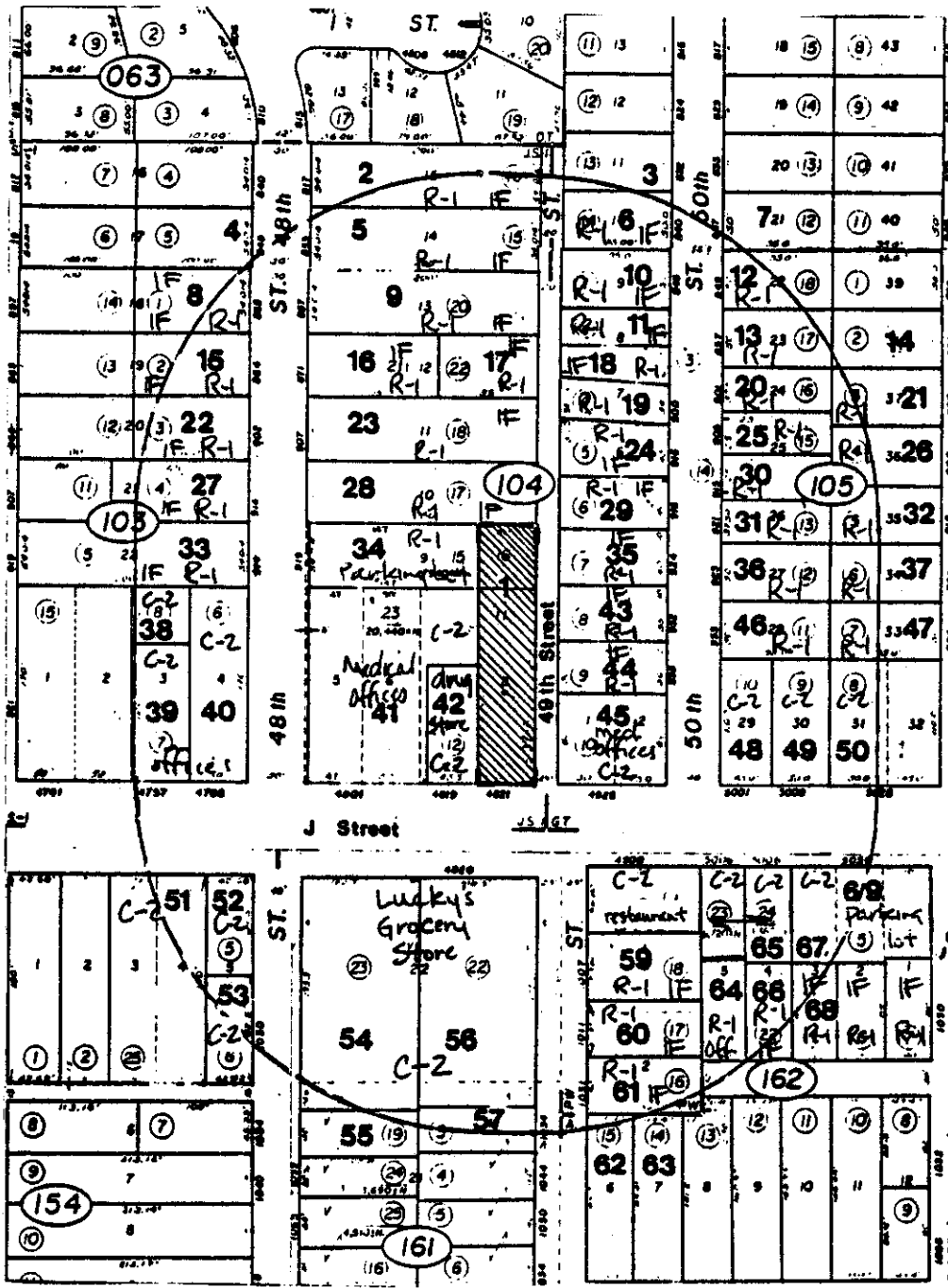
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VICINITY MAP



LAND USE & ZONING MAP

PBS-145

4-25-85

Item 24



Proflex

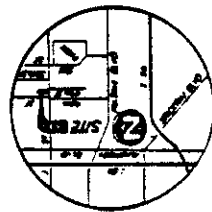
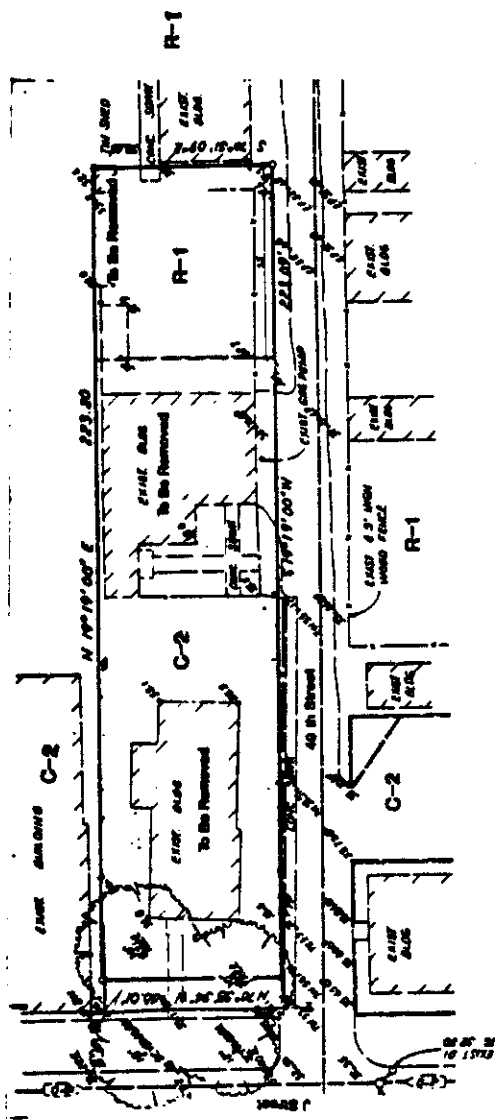
4825 J St
Office Bldg

ISSUE

TWO
Site Plan
FLOOR PLANS
ELEVATIONS

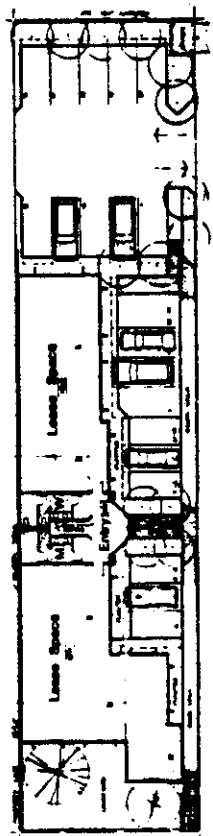
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EXHIBIT A

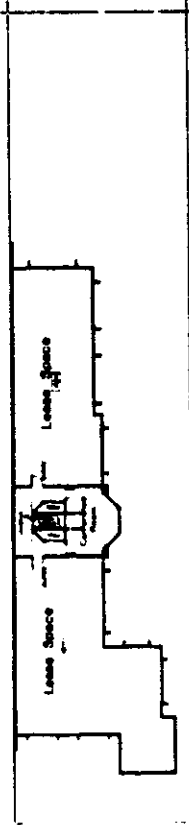


Vicinity Map

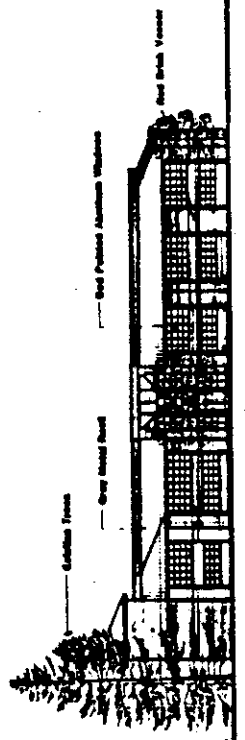
Existing Site And Survey



Site Plan - First Floor Plan



Second Floor Plan

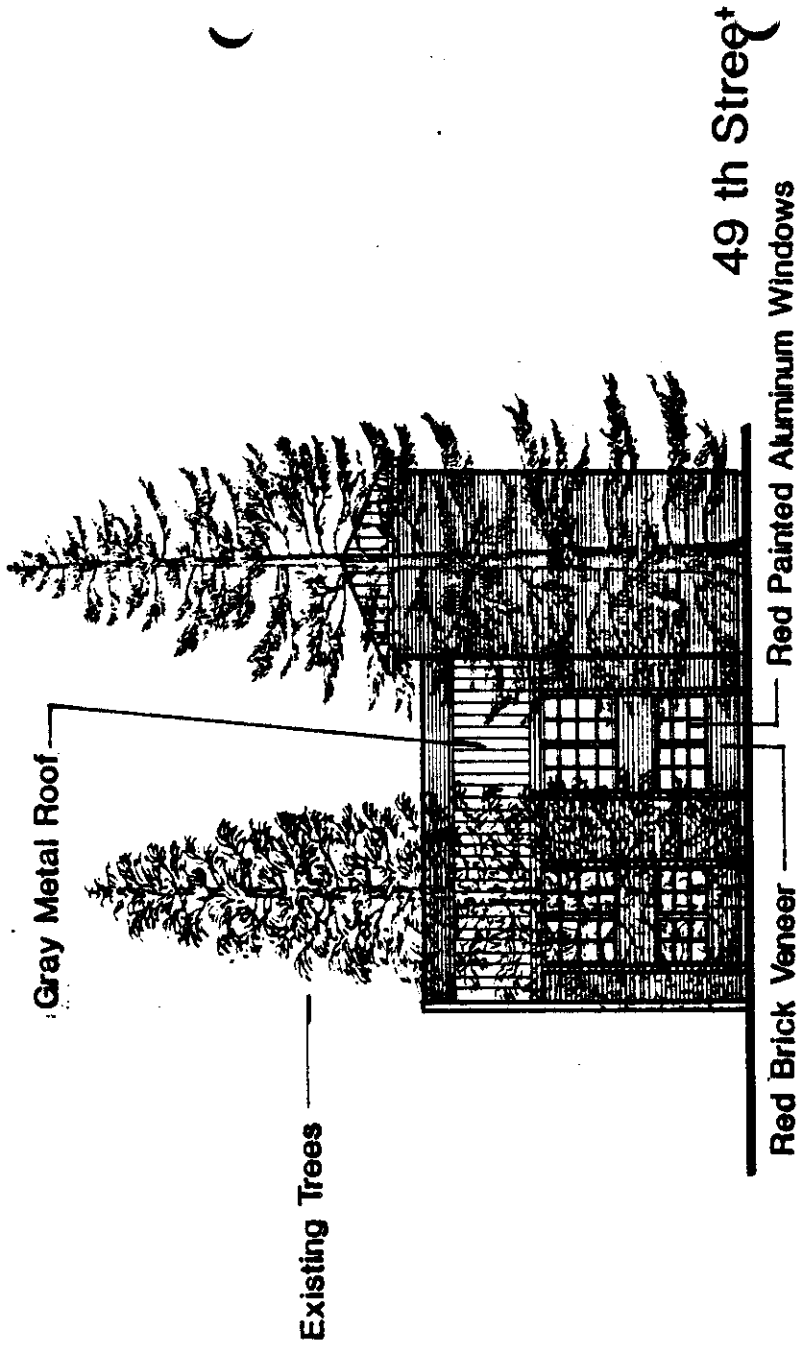


49th Street Elevation

J Street Elevation

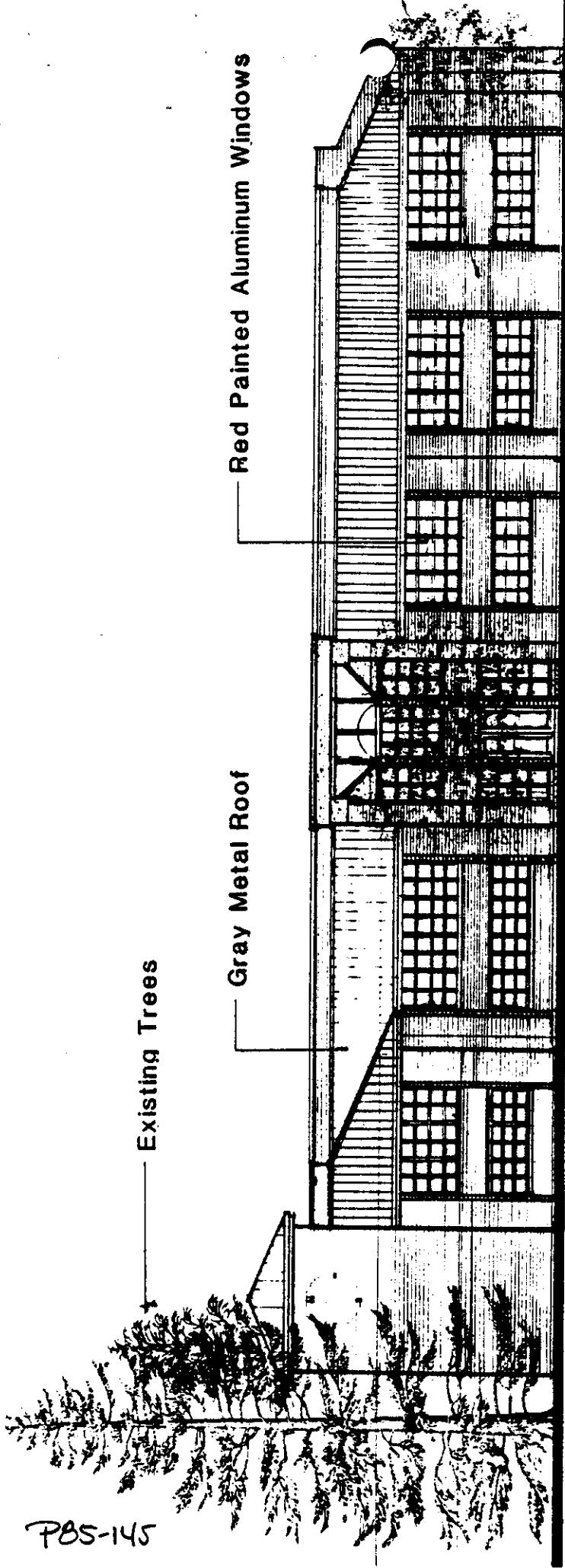
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J Street Elevation

1/16"=1'-0"



Entry

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