

CITY PLANNING COMMISSION

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

APPLICANT	Richard Faulkner, 3837 'J' Street, Sacramento, CA 95816		
OWNER	Ted Kurihara, c/o Stuart Goldberg, 6946 Palm Avenue, Fair Oaks, CA 95628		
PLANS BY	Richard Faulkner, 3837 'J' Street, Sacramento, CA 95816		
FILING DATE	3-9-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC	Exempt 15303(b) 15305(a)	EIR	ASSESSOR'S PCL NO. 007-015-07

- APPLICATION:
1. Special Permit to remodel an existing two-unit apartment complex into four units in the General Commercial (C-2) zone (Sec. 2-B-1 and 2-E-5)
 2. Variance to reduce the required minimum planter width from four feet to 2.5 feet (Sec. 6-D-5)

LOCATION: 2030 'H' Street

PROPOSAL: The applicant is requesting the necessary entitlements to remodel an existing two-unit apartment complex into four units and provide the four required on-site parking spaces.

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:	First floor: Laundromat and "Eastern Onion" office Second floor: Two residential units

Surrounding Land Use and Zoning:

North:	Offices; R-0
South:	Commercial; C-2
East:	Multiple Family Residential; R-3A
West:	Commercial; C-2

Parking Required:	2 spaces
Parking Provided:	4 spaces
Property Dimensions:	40' x 160'
Square Footage of Building:	5,600±
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Tones of off-white, maroon and beige
Exterior Building Materials:	Textured concrete block and wood shingle

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site is a 6,400 square foot corner parcel in the General Commercial (C-2) zone. A 5,600± square foot, two-story building occupies the front 73± feet of the site. A laundromat and office occupy the first floor of this building, while two residential units are located on the second floor. On the rear 34 feet is located a 1,360± square foot, one-story retail commercial building. Between the two buildings is 2,120± square feet of open space. A single family dwelling and detached garage were once located on this portion of the subject site. Cars often park in this dirt area; however, it is not improved as a parking lot.

APPLC. NO. P84-102

MEETING DATE April 12, 1984

CPC ITEM NO. 19

2. The applicant proposes to remodel the second story of the 5,600± square foot building to accommodate four, rather than two, residential units. A special permit is required to locate residential units in the General Commercial zone. Two parking spaces are also required for these new residential units. The applicant is proposing to use the 2,120± square foot unimproved area as a parking lot for the four residential units and is requesting a variance to reduce the width of the required four-foot landscape planter to 2.5 feet.
3. The proposal was reviewed by the City Building and Traffic Engineering Divisions. The following comments were received:

Building: Project must meet building code requirements.

Traffic Engineering

- a. Minimum required driveway width is 24 feet. Driveway must meet this requirement;
 - b. Proposed plum tree occupies required maneuvering space;
 - c. Car in western stall will have difficulty getting out of stall;
 - d. Sidewalk planter is too narrow after curbing is installed around soil area;
 - e. Tight stalls against the narrow stairway seems rather hazardous.
4. The proposed project was also reviewed by the City's Design Review and Preservation Board at their March 7, 1984 meeting. The Board recommended approval of the project, subject to conditions.
 5. A major goal of the 1980 Central City Plan is to conserve existing housing types in the Central City. The Plan also encourages the mixture of housing with other uses at appropriate sites "to capitalize on the advantages of close-in living" and "to increase the economic viability and livability of the area." The proposed project to remodel and expand the existing residential area on the subject site is consistent with these goals. Four residential units on the 6,400 square foot site is also consistent with the density of the Light Density Multiple Family (R-3A) zone found to the east of the subject site. Staff has no objections to the special permit request as the project is consistent with the goals of the 1980 Central City Plan, compatible with adjacent residential and commercial uses, and adequate on-site parking will be provided for all four residential units.
 6. Staff, however, has concerns regarding the design of the proposed parking area to the rear of the building. The applicant has designed the parking lot with a 2.5 foot wide planter on the street side and a 2.5 foot wide planter along the west property line (Exhibit F). The purpose of the planter along the west property line is to provide a dirt area to plant crawling vegetation on a lattice support that would eventually cover the bare wall of the adjacent building. The applicant proposes to create a 30-inch high formal boxwood hedge in the 2.5 foot street side planter (no curbing). The applicant believes that such planting would create a well landscaped courtyard and is requesting a variance to reduce the minimum planter width adjacent to 21st Street.

The parking area, however, can be designed to accommodate the minimum four foot wide planter and one foot of bumper curb required for parking areas along public streets (Exhibit G). The Zoning Ordinance requires a minimum of four feet of soil area for planters adjacent to public streets as this width is necessary to insure healthy and effective screening shrubs. The applicant's 2.5 foot wide planter design would jeopardize the health of the shrubs located in this street side planter. In addition, it is possible that the vegetation proposed by the applicant along the west property line would be damaged by cars maneuvering in and out of the adjacent parking space. The site would be better served by having the required planter width along the public street rather than splitting the planter area in two. Staff, therefore, recommends denial of the variance request.

7. Planning staff agrees with the comments of the Traffic Engineering Division that the parking lot driveway should be widened to 24 feet to accommodate two-way traffic and that the plum tree proposed for the middle of the area be removed as it impedes effective automobile maneuvering. The planter along the south side of the parking area will also need to be revised so that it does not interfere with the required 26 feet of automobile maneuvering width. While the applicant is only required to provide two parking spaces for the two-unit residential expansion, a four-car parking lot is preferred as it will relieve parking congestion in the area and insure building residents a place to park. Staff recommends that a sign be placed at the driveway entrance noting that the parking lot is for the residential use only and not for the patrons of the commercial uses on the subject site.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approval of the special permit to remodel an existing two-unit apartment complex into four units in the General Commercial (C-2) zone, subject to conditions and based upon Findings of Fact which follow.
2. Denial of the variance to reduce the required minimum four foot width for planters adjacent to public streets, based on Findings of Fact which follow.

Conditions - Special Permit

- a. A revised parking lot design shall be submitted for staff review and approval prior to issuance of building permits. The revised design shall include the minimum required 24-foot wide driveway and four-foot wide planter and four automobile parking spaces;
- b. A sign shall be placed at the driveway entrance indicating that the parking lot is for residents only;
- c. A revised shading, landscape and irrigation plan shall be submitted for staff review and approval prior to issuance of building permits.

Findings of Fact - Special Permit

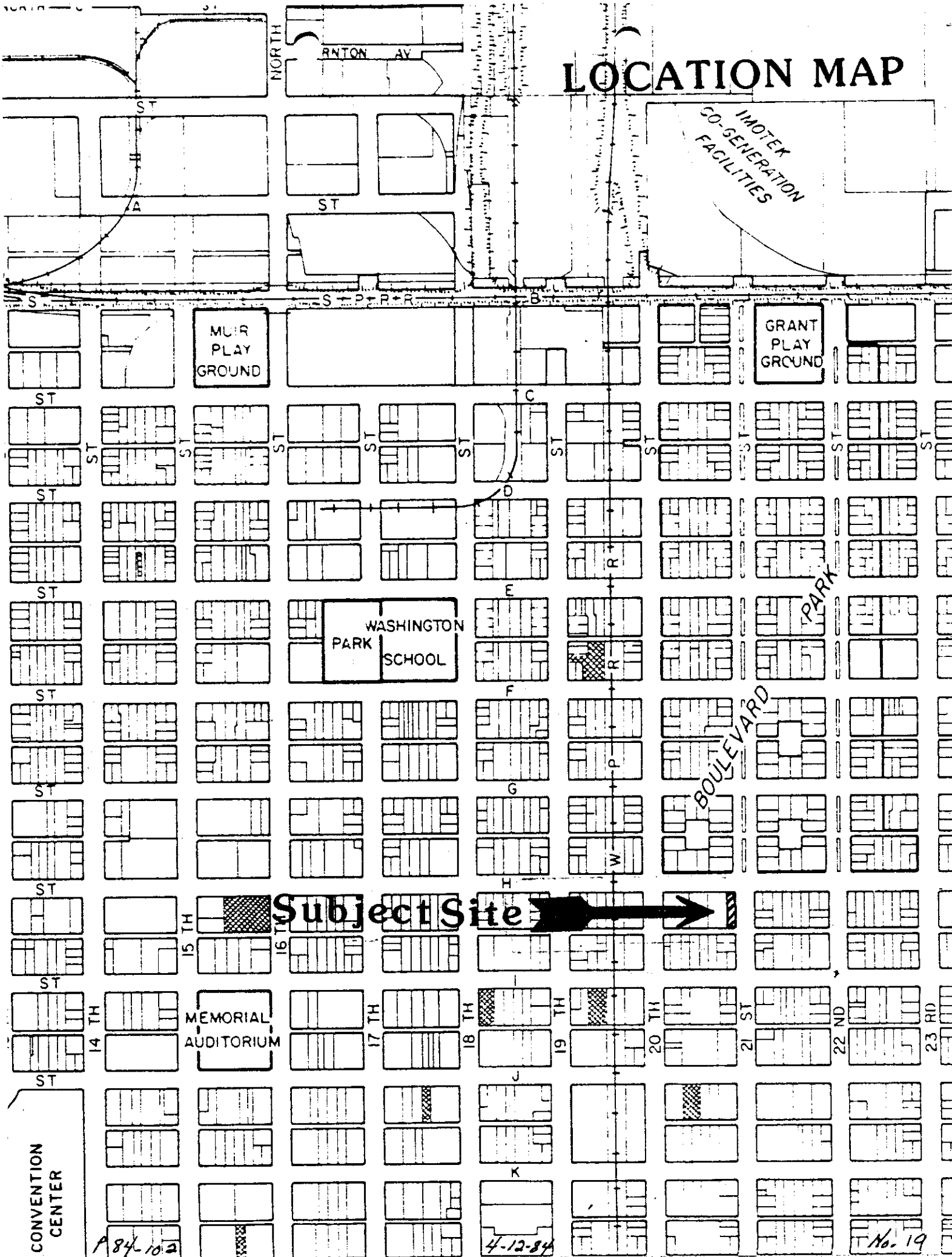
- a. The project, as conditioned, is based on sound principles of land use in that the mixed-use residential-commercial building is compatible with surrounding land uses which consist of commercial, office and multi-family residential uses;

- b. The project, as conditioned, will not be injurious to surrounding properties nor to the public health, safety or welfare, in that adequate on-site parking and landscaping is provided;
- c. The project, as conditioned, is consistent with the goals of the 1980 Central City Plan to:
 - 1) "...provide a choice of housing types by developing new housing and conserving existing housing;"
 - 2) "Provide the opportunity for mixture of housing with other uses in the same building or site at selected locations to capitalize on the advantages of close-in living;" and
 - 3) "Encourage mixed land uses, including high density residential uses, in and around the Central Business District in order to increase the economic viability and livability of the area."

Findings of Fact - Variance

- a. Staff cannot find, nor has the applicant presented, any unusual circumstances to warrant justification for approval of the variance, in that there is adequate space to provide the required four-foot wide planter;
- b. The proposed variance constitutes a special privilege extended to one individual property owner in that there is adequate area on the subject site to construct a parking lot which conforms to Zoning Ordinance requirements.

LOCATION MAP

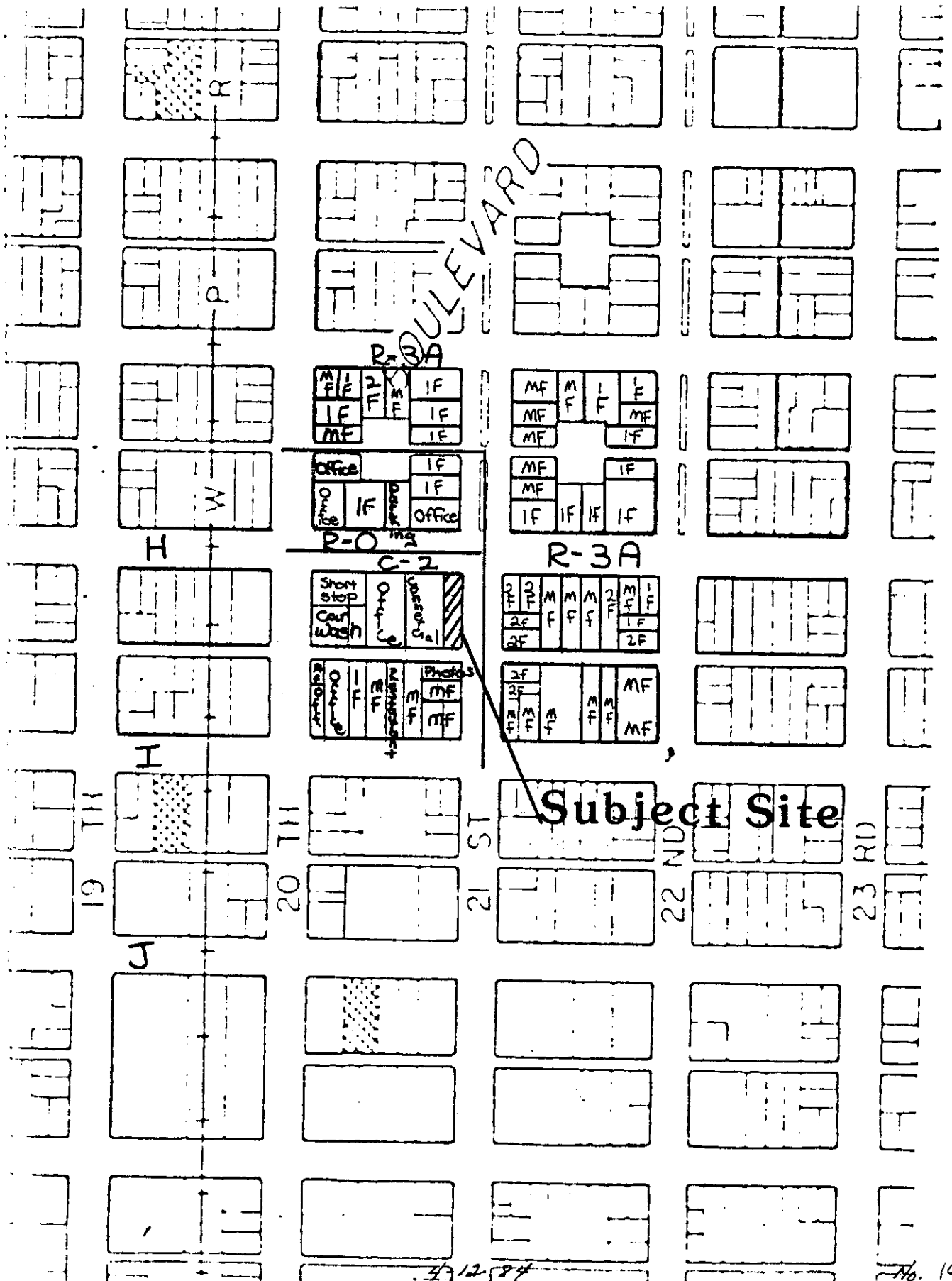


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4-12-84

No. 19

LAND USE AND ZONING

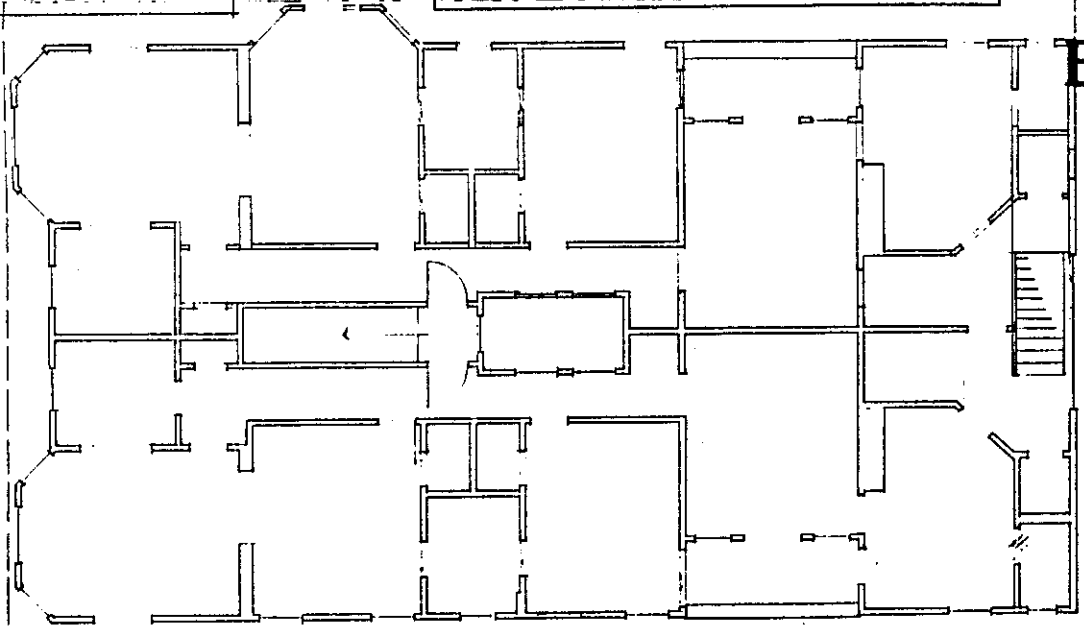


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APARTMENT RENOVATION AND ADDITION FOR
TFD KURIHARA
H ST. (SW CORNER 21st & H ST.)
SACRAMENTO, CA

sheet
A-1

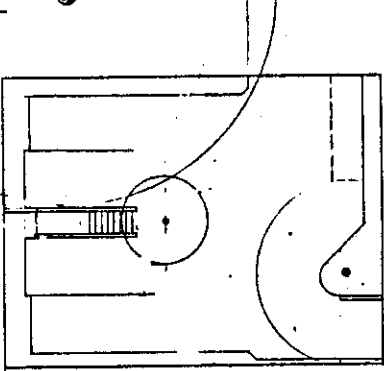
EXHIBIT A



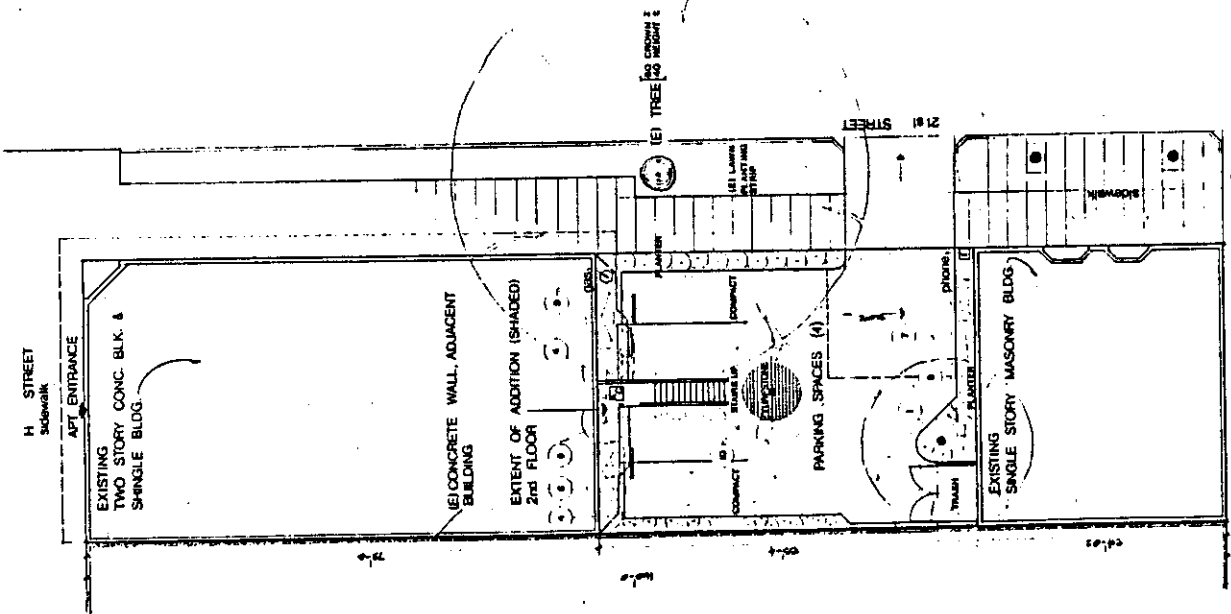
DEMOLITION PLAN (UPPER FLOOR)

PLANT LIST

- 1 Zelkova
- 2 Parthenocissus
- 3 Azalea
- 4 Camellia
- 5 Alysium
- 6 Podocarpus gracilior
- 7 Trachelospermum
- 8 Hebe
- 9 Bunus
- 10 Plum



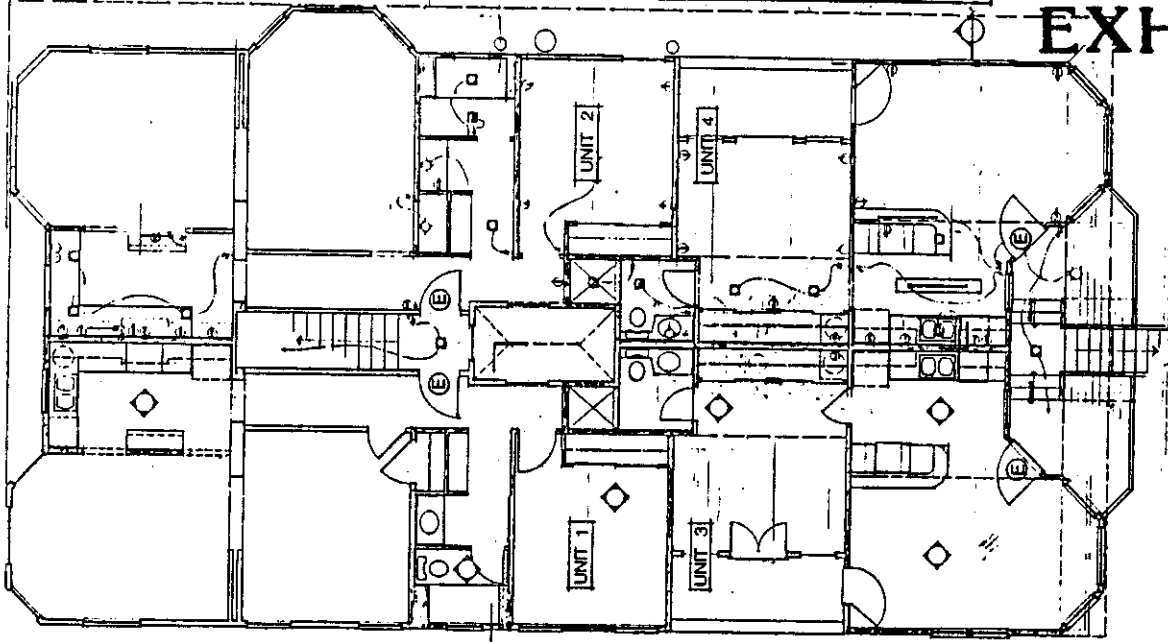
LOCATION MAP



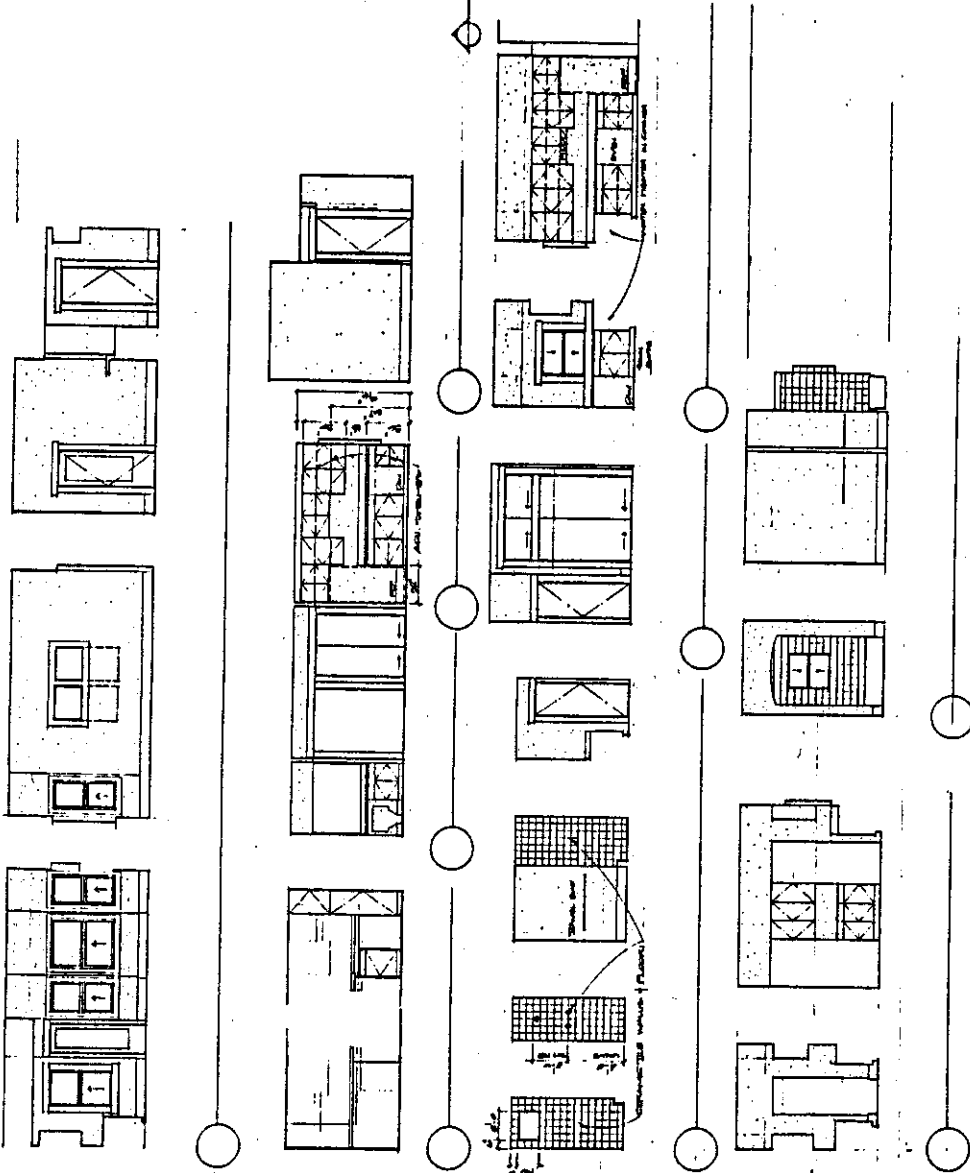
SITE PLAN

EXHIBIT B

FLOOR PLAN



INTERIOR ELEVATIONS



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APARTMENT RENOVATION AND ADDITION FOR
TED KURIHARA
203C ST. (SW CORNER 21st & H ST.)
SACRAMENTO, CA

984-102

4-12-84

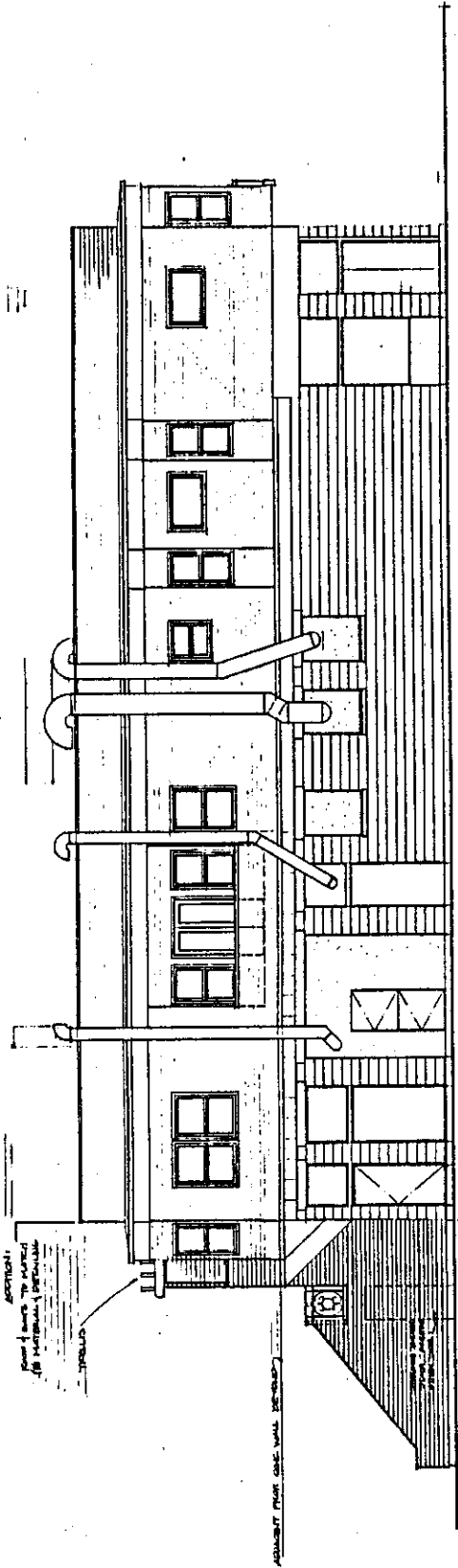
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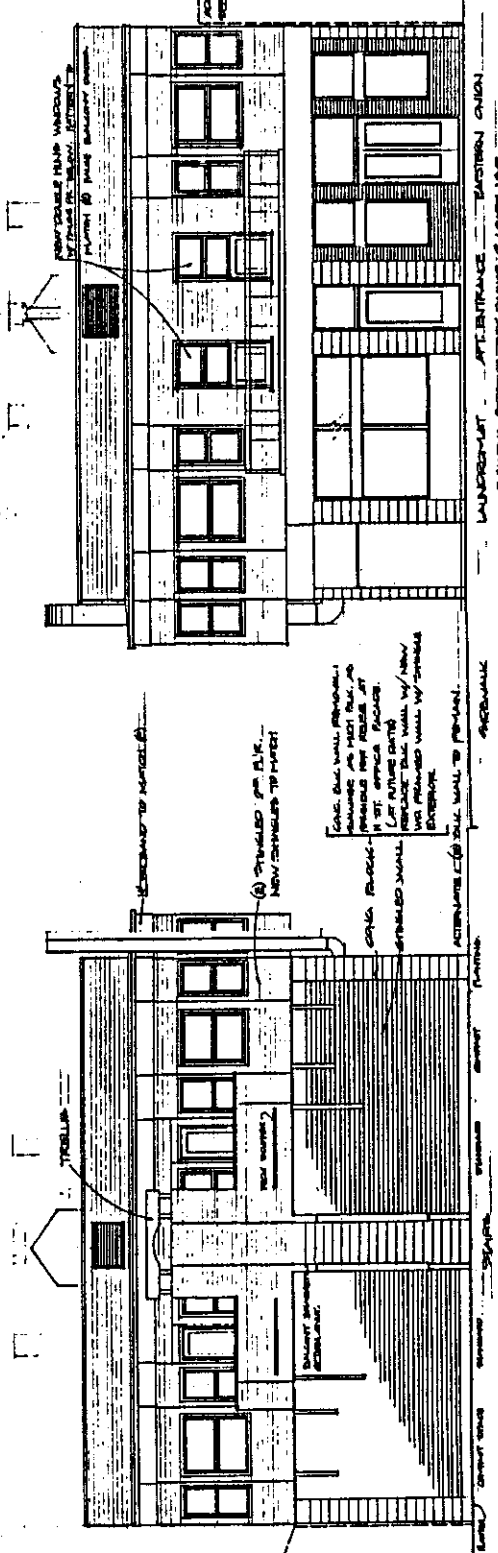
APARTMENT RENOVATION AND ADDITION FOR
TED KURIHARA
200 ST. (SW CORNER 21st & H ST.)
SACRAMENTO, CA

sheet
A.3

EXHIBIT C



EAST ELEVATION (WEST ELEVATION SIMILAR)



NORTH ELEVATION (H STREET)



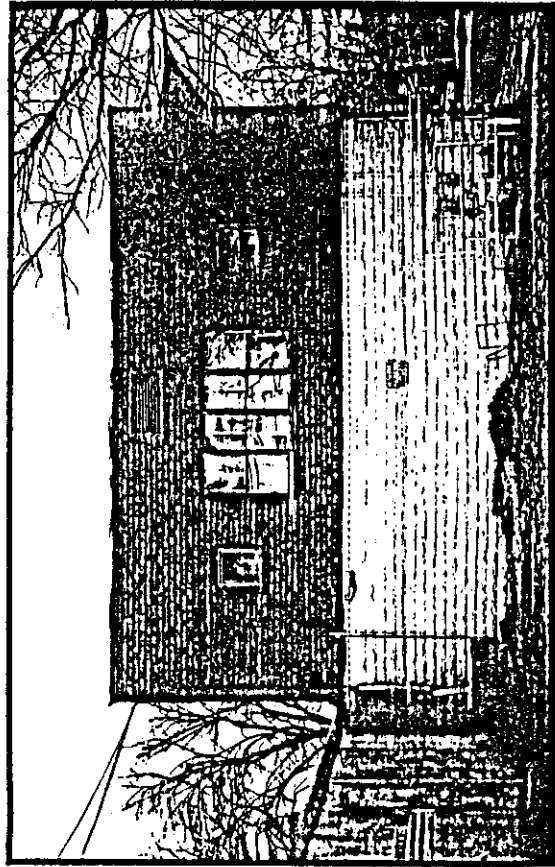
SOUTH ELEVATION



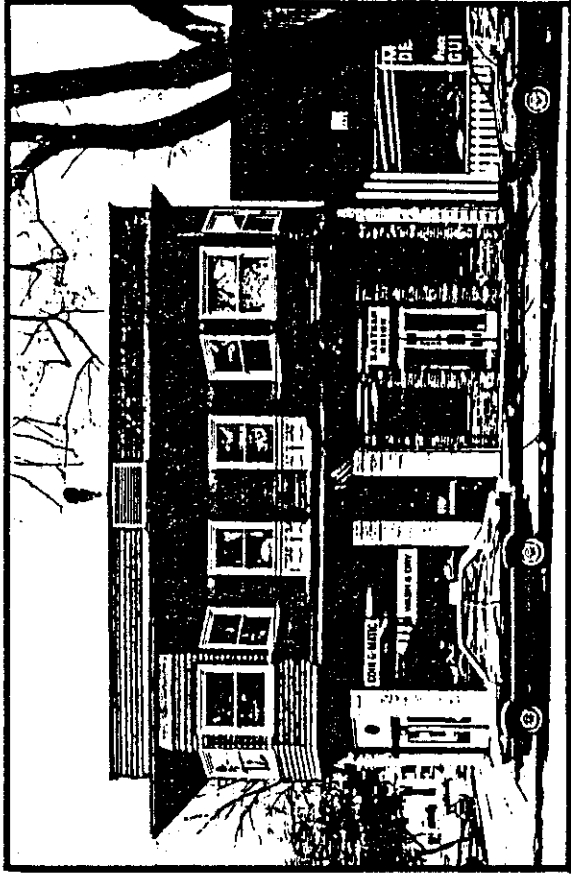
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APARTMENT RENOVATION AND ADDITION FOR
 TED KURIHARA
 2030 A ST. (S/W CORNER 21st & H ST.)
 SACRAMENTO, CA

EXHIBIT D



EXISTING REAR ELEVATION (south)



EXISTING H STREET ELEVATION (north)

P84-102

4-12-84

No. 19

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APARTMENT RENOVATION AND ADDITION FOR:
TED KURIHARA
203
ST. (SW CORNER 21st & H ST.)
SACRAMENTO, CA

EXHIBIT E

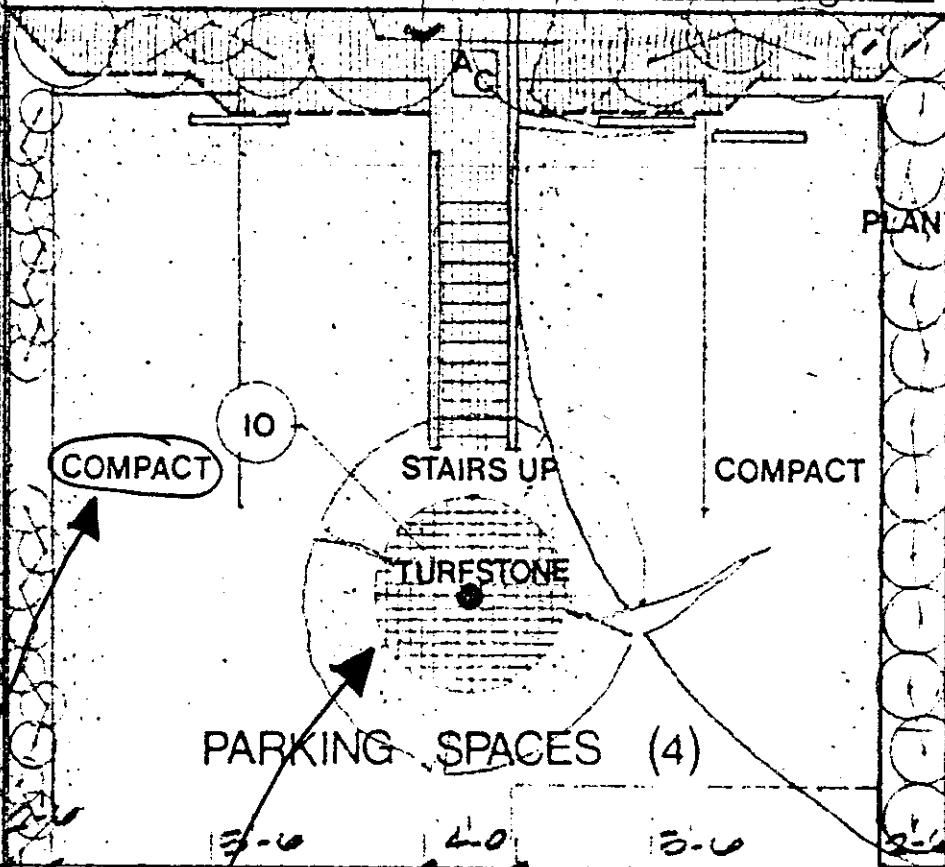
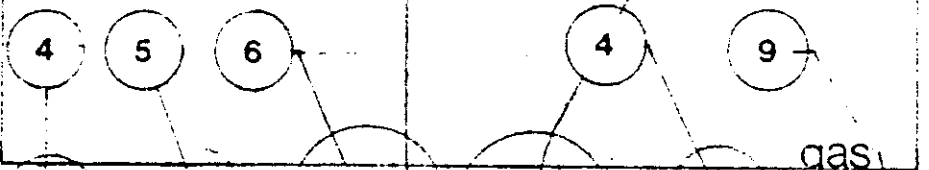


EXISTING 21st. STREET ELEVATION (east-west similar)

1-1-84

EXTENT  ADDITION (SHADED) 
2nd FLOOR

EXHIBIT F



Variance requested by applicant to reduce width of this planter

Driveway does not meet minimum width requirements.

EXISTING SINGLE STORY MASONRY BLDG.

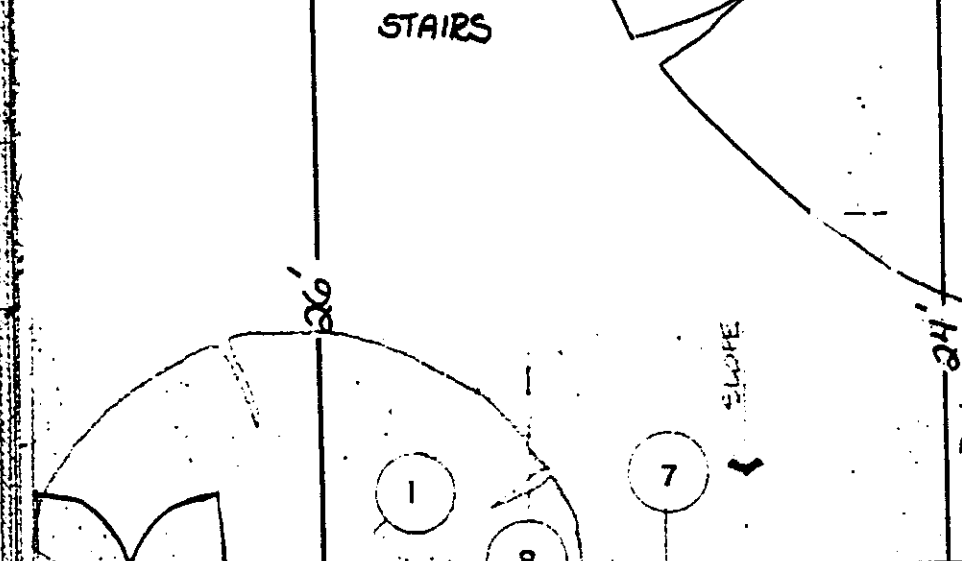
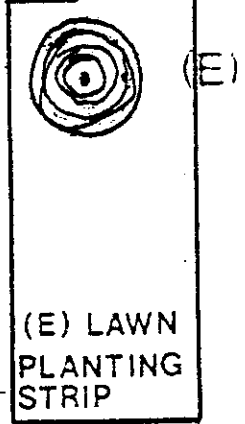
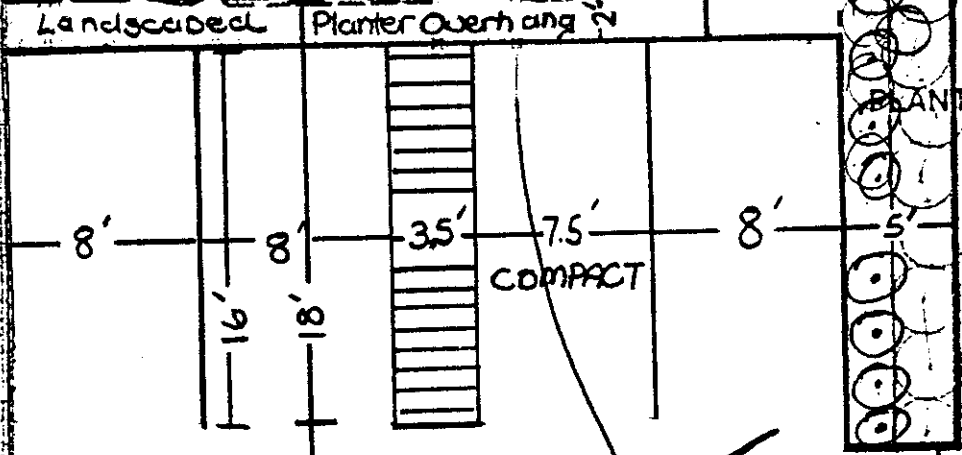
- * Enough room for standard size stall and maneuvering area. Not a compact.
- * Tree interferes with car maneuvering area. must be removed.
- * Planter encroaches into required $\frac{1}{2}$ 26' of maneuvering width. Planter must be revised.

21st STREET

EXTENT OF ADDITION (SHADED)
2nd FLOOR

EXHIBIT G

Staff Revision



Tree to be relocated
in planter

Planter wide enough to add second tree for shading purposes if necessary

Scale
1/8" = 1'

walk

No. 19

160-0

88-4

4-84

484-142

4-13-84

24' Driveway

21st STREET

