

CITY PLANNING COMMISSION

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

APPLICANT Sooky Lee - 2022 16th Street, Sacramento, CA 95818
OWNER Chow Tse Wai Ying - 951 Park Ranch Way, Sacramento
PLANS BY Sooky Lee Architects & Associates - 2022 16th Street, Sacramento 95818
FILING DATE 6-1-89 ENVIR. DET. Exempt 15303(c) REPORT BY BW:sg
ASSESSOR'S PCL. NO. 007-034-015

- APPLICATION:**
- A. Special permit to allow a two unit apartment as part of a mixed use project on .048+ developed acres in the General Commercial (C-2) zone
 - B. Variance to waive seven required on-site parking spaces on .048+ acre
 - C. Variance to reduce the required 15 foot front yard setback to zero feet

LOCATION: 2527 J Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 3,724+ square foot residential/retail mixed use development.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial & Offices
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Vacant Toy Store (Willie's Playground)

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; C-2	Front:	15'	0'
South: Retail/office; C-2	Side(Int):	0'	0'
East: Bon Air Market/Deli; C-2	Rear:	0'	10'
West: Commercial; C-2			

Parking Required: 7 (1:400 retail/1 space per unit)
Parking Provided: 0
Property Dimensions: 26.6' x 80'
Property Area: .048+ acres
Square Footage of Building: 3,724+ sq. ft.
Height of Building: 27'
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco
Roof Material: Composition & tile

02017

PROJECT EVALUATION: Staff has the following comments;

A. Land Use and Zoning

The subject site consists of one developed parcel on a .048+ acre interior lot in the General Commercial (C-2) zone. The subject site is currently developed with a vacant toy store known as Willie's Playground, and two unoccupied residential units on the second floor. Surrounding land uses and zoning include residential to the north, zoned C-2; retail and office to the south, zoned C-2; a market and deli to the east, zoned C-2 and commercial to the west, zoned C-2. The General Plan and 1980 Central City Community Plan designate the site for Community/Neighborhood Commercial and Offices and General Commercial, respectively.

B. Applicant's Proposal

The applicant proposes to demolish the existing building and rebuild the structure with two new residential units on the second level and a retail type use (1,862 sq. ft.) on the first level. The final project proposal will consist of a two-story mixed use development. Each residential unit will be 809+ square feet in size, ranging from \$575-\$675 in rental cost.

Apartments are allowed in the C-2 zone subject to a special permit. The applicant is requesting a variance to reduce the required 15 foot front yard setback to zero feet, which is in keeping with neighboring property setbacks. Lastly, a variance to waive seven required parking spaces is requested.

C. Site Plan Design

A site plan, floor plans and elevations were submitted for staff review. The submitted site plan indicates the proposed retail use facing J Street and the stairway to the second level west of the use. The 477 square foot storage space on the first level will be located to the rear of the subject site. One apartment unit proposed has a living room, dining room kitchen and bath and two bedrooms. The second unit located to the rear has a large living room, kitchen and bath and two bedrooms.

An enclosed light well is indicated on the floor plan as part of the second floor apartment units.

The submitted site plan shows a 10 foot rear yard setback and a zero foot side yard and front yard setback. The Zoning Ordinance requires a 15 foot front yard setback for buildings exceeding 26 feet in height. The proposed building is 27 feet in height. The applicant intends to replace the building with the previous building setbacks. Surrounding and adjacent structures in the area are greater than 26 feet in height and they provide no front yard building setbacks fronting on J Street.

Staff supports the applicant's request for a variance to reduce the required front yard setback. The current structure is in dilapidated condition and the

new building will be an enhancement in the area and on the subject site. The zero foot front yard setback will not adversely impact the adjacent properties. Requiring a 15 foot front yard setback would significantly reduce the square footage of the apartment unit facing J Street. It is important to maintain and provide liveable housing stock in the downtown area.

Staff recommends that the rear yard area be landscaped and maintained. No trash enclosures are indicated on the site plan. All trash enclosures shall conform to the City's Trash Enclosure Ordinance. No proposed attached or detached signage is indicated on the site plan. It is recommended that any new signage proposed for the building be reviewed and approved by the Planning Director prior to issuance of sign permits.

The submitted elevations indicate a planter on the second level on the south and north sides of the building. The project's roof overhang and planter along the south property line are within the public right-of-way. The applicant shall, therefore, obtain an encroachment permit from the Public Works Department.

D. Parking

There is currently no on-site parking for the vacant toy store and apartment units. The Zoning Ordinance requires one space for every 400 square feet of gross floor area for retail uses and one space per dwelling unit plus one guest space per 15 units for multi-family units in the Central City. A total of seven (7) parking spaces are, therefore, required for the proposed project. Since the applicant is replacing an existing building with the same uses staff is not opposed to the variance request for parking. In most instances, mixed-use projects in the Central City have been granted variances for parking due to existing circumstances.

Old buildings containing retail and residential with no on-site parking are being rehabilitated or reconstructed with the same type uses. Staff felt that since the building is being replaced with the same type uses no significant parking problems will occur. It is, however, recommended that office and restaurant type uses be prohibited. These uses would generate a much greater parking demand in the area.

E. Building Design

The proposed project's building material is a white stucco trimmed in a grey/green color. Roof materials are composition and tile. The building material is compatible with the surrounding structures. The proposed building massing is also compatible with the adjacent two-story buildings in the neighborhood. The project has been reviewed by the City's Design Review Coordinator and was found to be acceptable. The project, however, shall be reviewed by the Design Review Board.

F. Agency Comments

The proposal was submitted to the City's Traffic Engineer, City Engineering, Building Inspection, City Water and Sewer and the Sacramento Old City Association. The following comments were received:

Engineering

Revocable encroachment permit is required for planters and roof overhangs into public right-of-way.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303(c)).

RECOMMENDATION: Staff recommends the following actions:

- A. Approve the special permit to allow a two unit apartment as part of a mixed use project on .048+ acres in the C-2 zone subject to conditions and based on findings of fact which follow;
- B. Approve the variance to waive seven required on-site parking spaces; and
- C. Approve the variance to reduce the required 15 foot front yard setback to zero.

Conditions - Special Permit/Variance

1. The rear yard area shall be landscaped and maintained.
2. All trash enclosures shall conform to the City's Trash Enclosure Ordinance.
3. Signage shall be reviewed and approved by the Planning Director prior to issuance of sign permits.
4. The applicant shall obtain an encroachment permit from the Public Works Department for the roof and balcony overhang prior to issuance of building.
5. A restaurant and/or office use shall be prohibited.
6. The project shall be subject to review and approval by the Preservation Design Review Board.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed mixed use project is compatible with the surrounding commercial/retail and residential uses in the area;

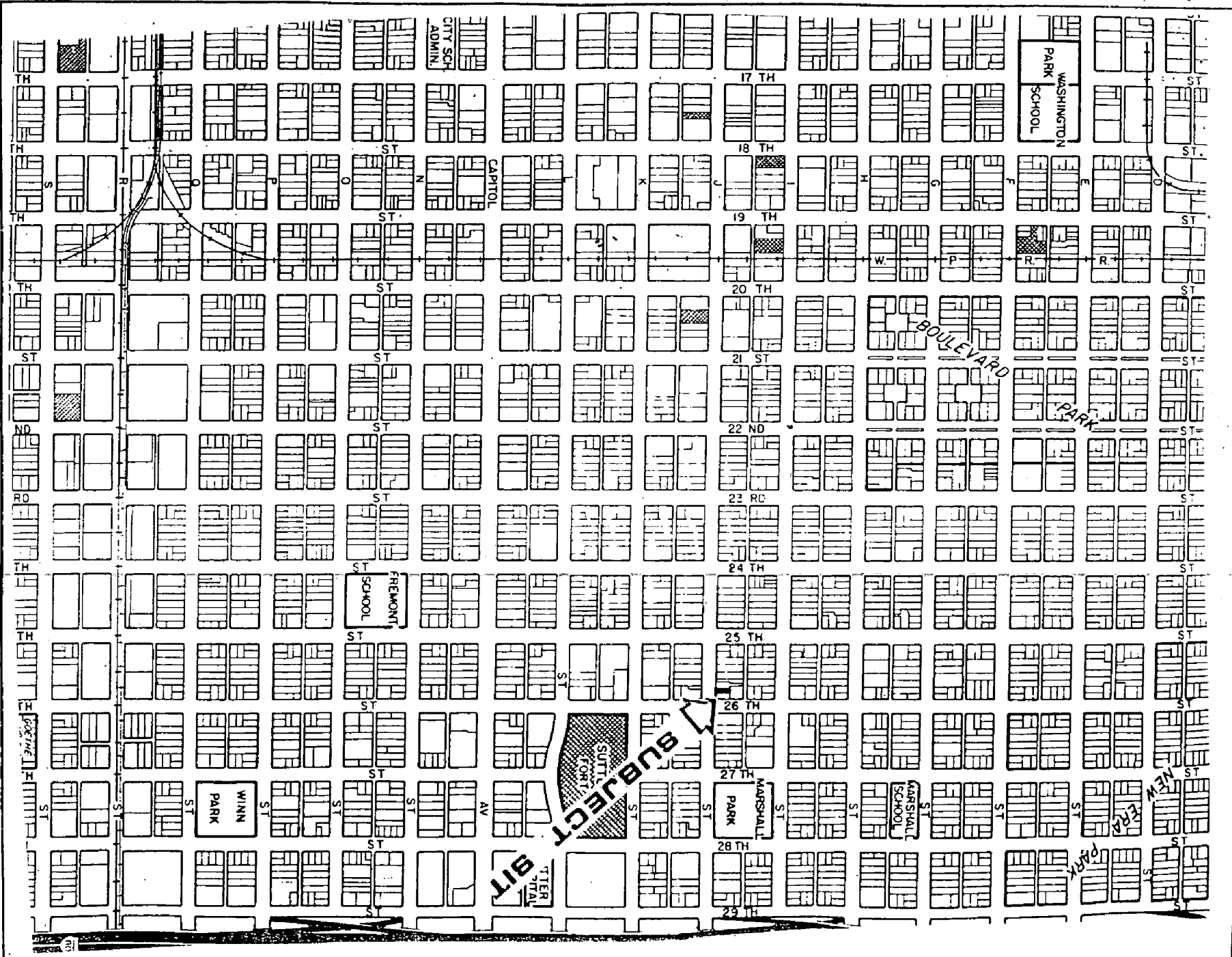
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. Surrounding and adjacent structures in the area are greater than 26 feet in height and provide no front yard setback.
 - b. A zero foot front yard setback will not adversely impact the adjacent properties.
 - c. Adequate landscaping is provided for tenants.
 - d. A mixed use project is a positive image for downtown.
3. Granting the variance as conditioned does not constitute granting a special privilege in that:
 - a. A variance would be granted to any other property owner facing similar circumstances.
 - b. The waiver of parking will not increase the on-street parking demand significantly in that the previous mixed use project did not have on-site parking.
4. The project is consistent with the General Plan and the 1980 Central City Plan in that the site is designated community neighborhood commercial/office and general commercial, respectively.

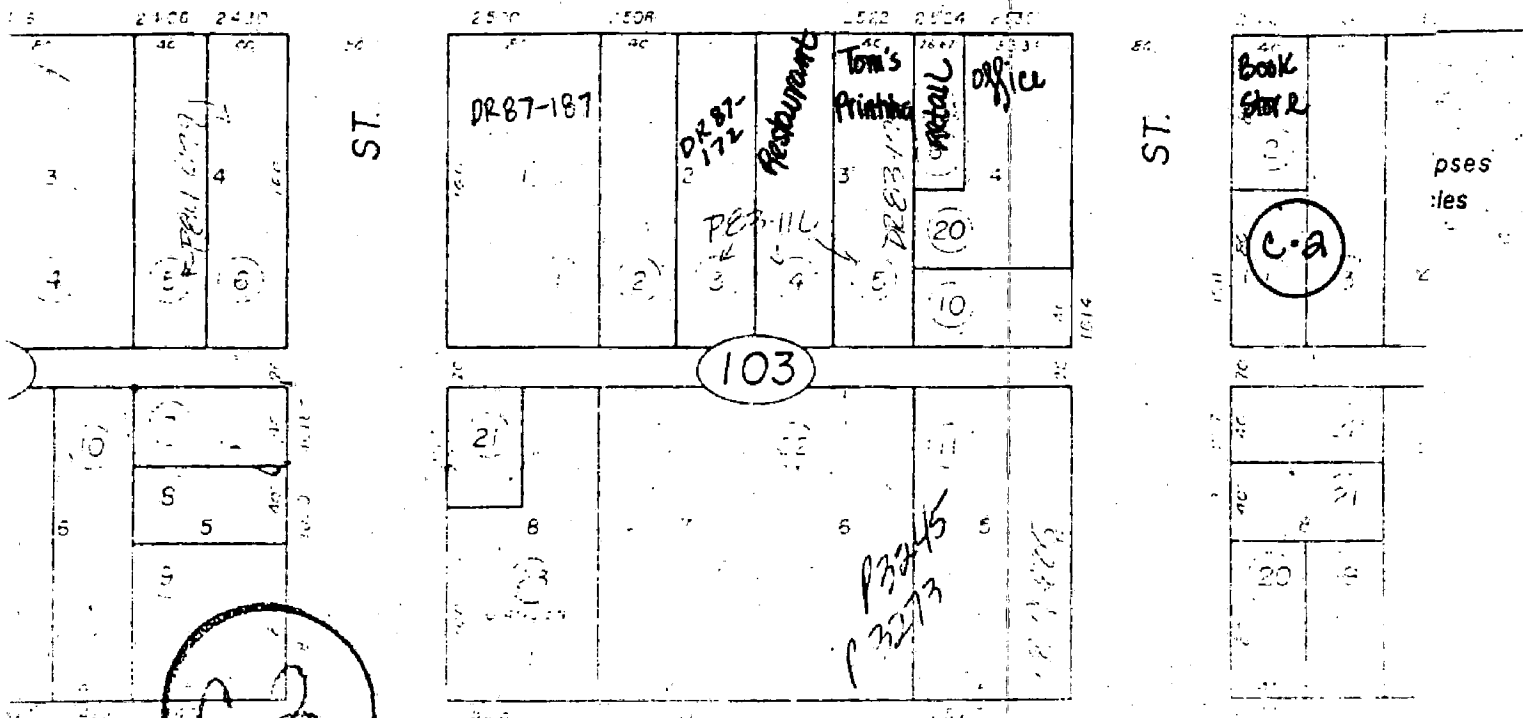
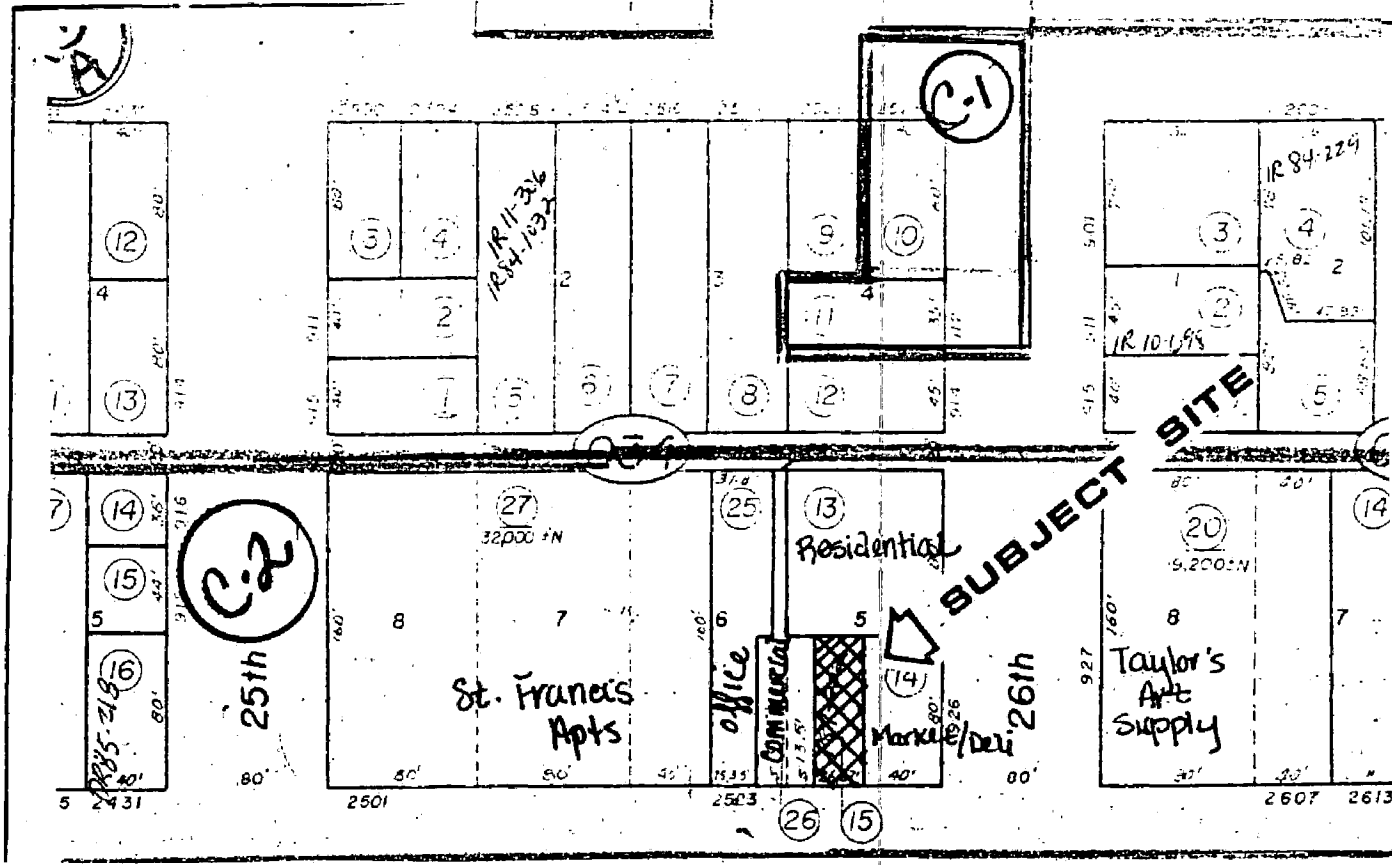
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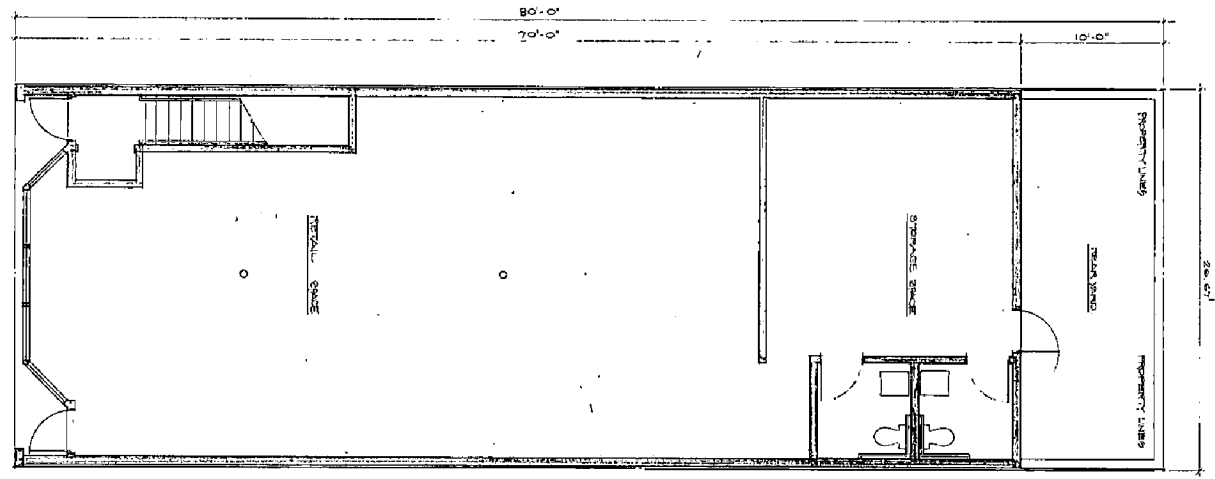
VICINITY MAP 02022



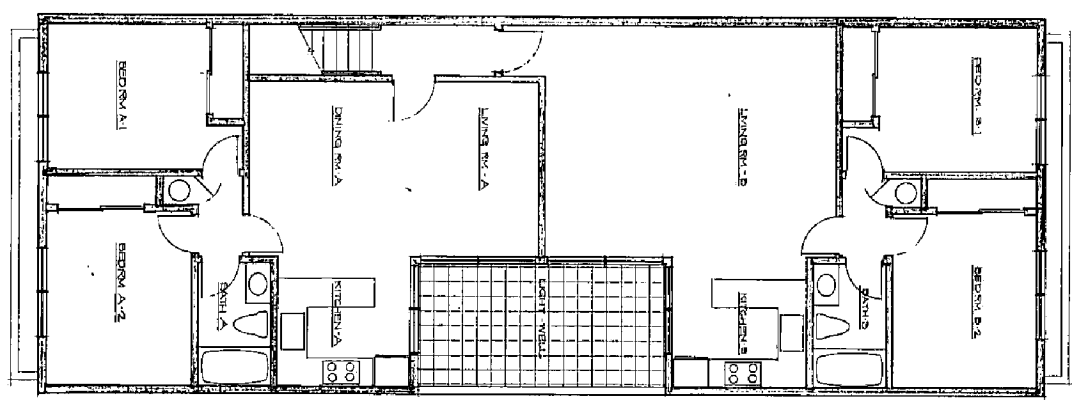


LAND USE & ZONING MAP

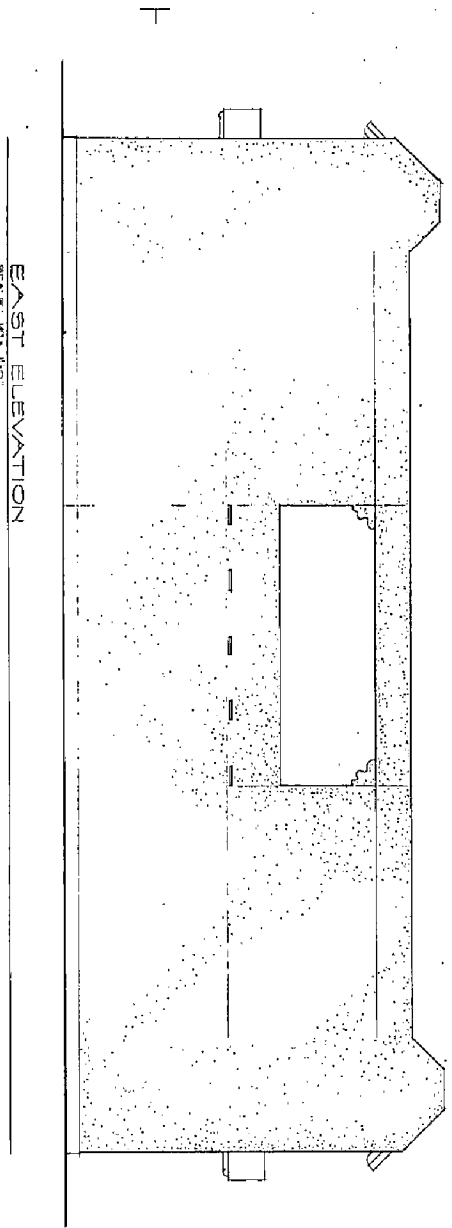
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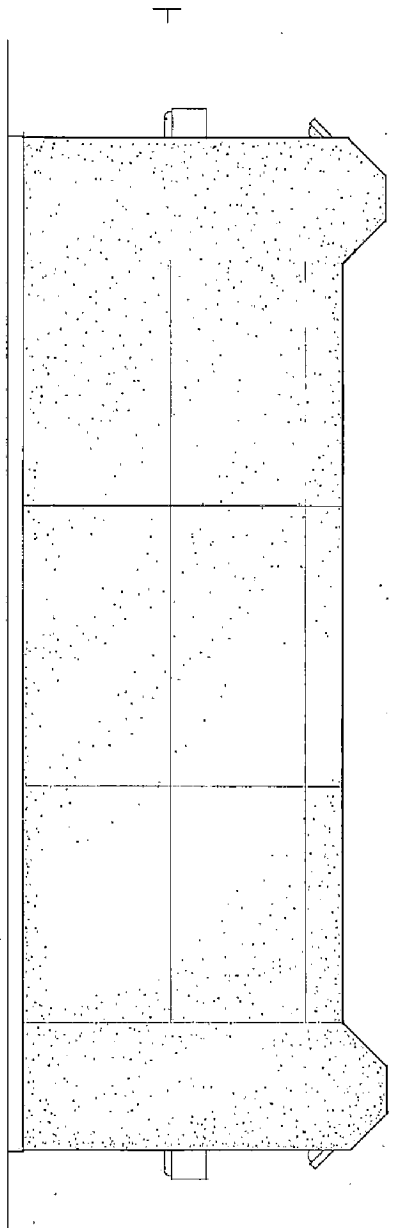
② SECOND LEVEL (SECTION NO. 2)



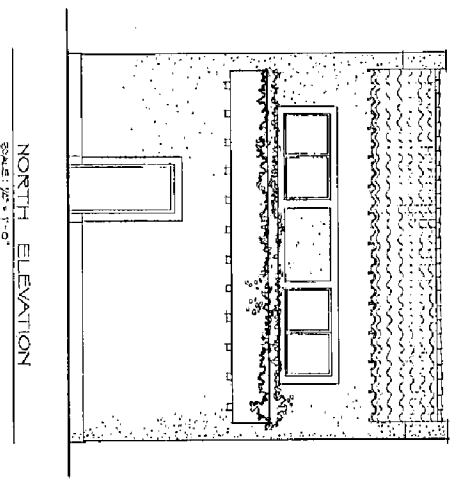
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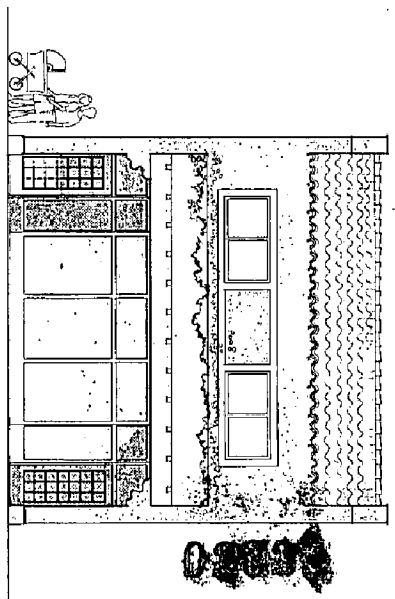
EAST ELEVATION
SCALE: 3/8" = 1'-0"



WEST ELEVATION
SCALE: 3/8" = 1'-0"



NORTH ELEVATION
SCALE: 3/8" = 1'-0"



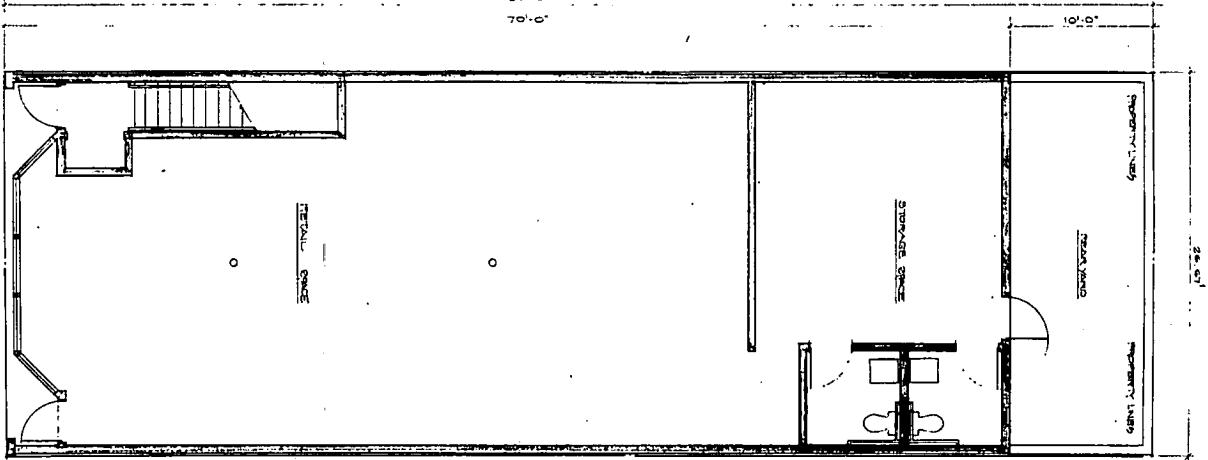
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① STREET LEVEL



① SECOND LEVEL

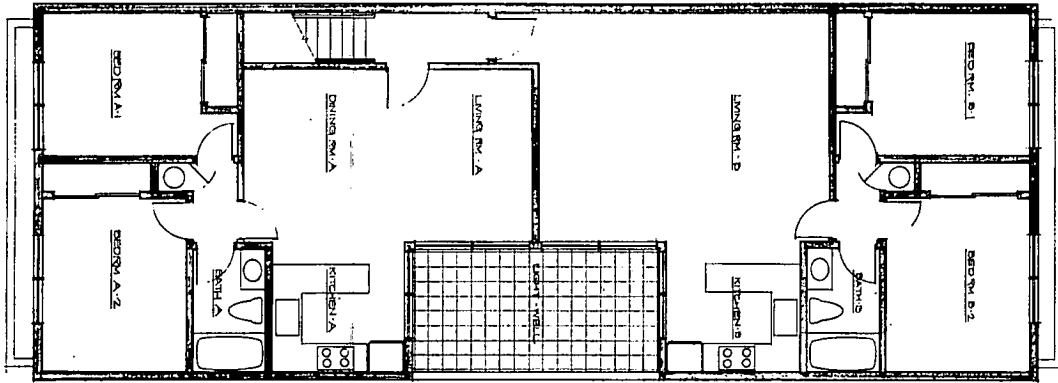


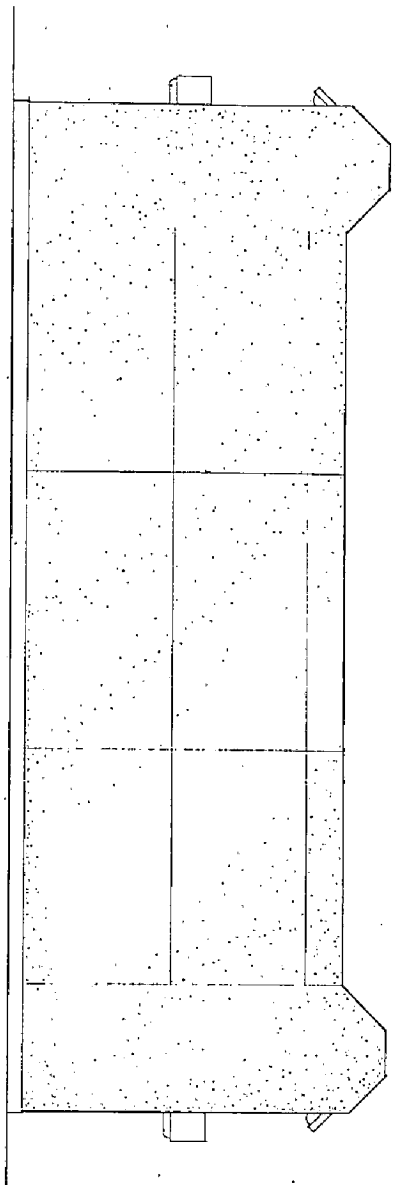
EXHIBIT B

DATE: 01 MAY 89	PROJECT: RETAIL SHOP + TWO UNIT APARTMENTS	OWNER: MR. & MRS. W. CHOW	APN: 007-034-13
sooky lee architect & associates architecture urban design & environmental planning twenty twenty-two sixteenth street sacramento california 95818 916 4463368		RETAIL SHOP + TWO UNIT APARTMENTS FOR MR./MRS. W. CHOW. 2927 J STREET SACRAMENTO, CALIF.	

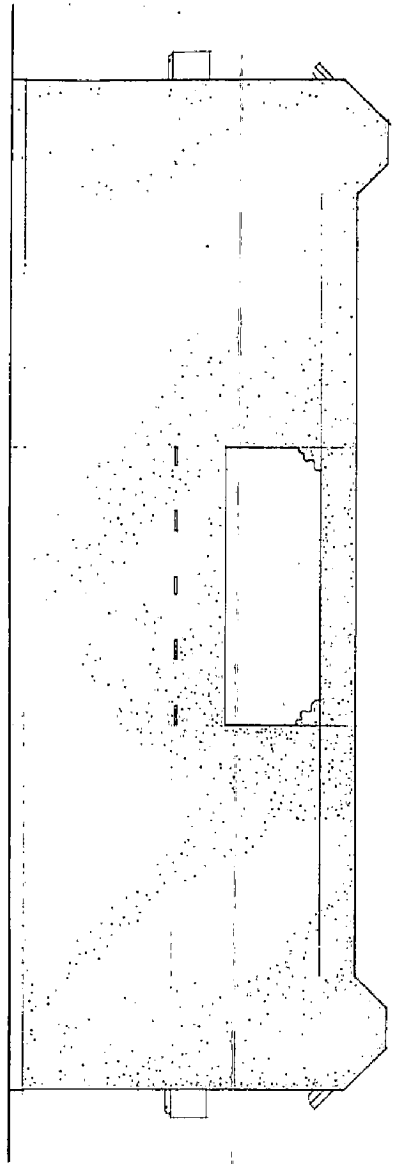
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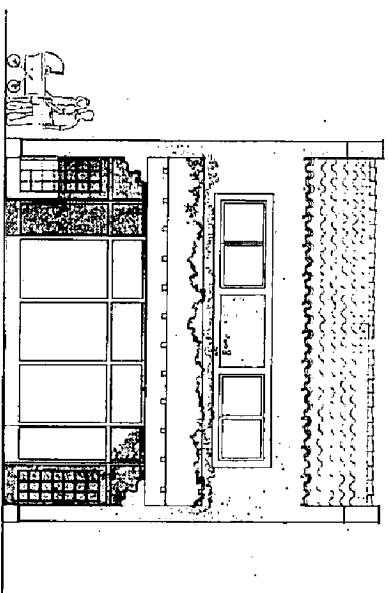
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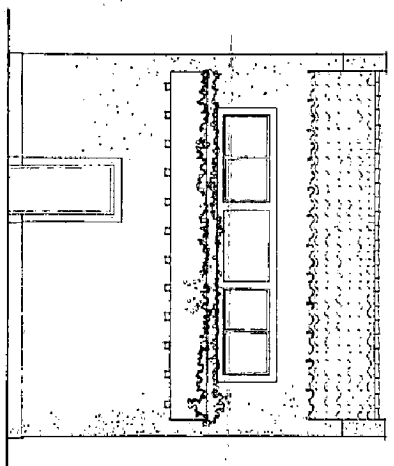
WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXHIBIT A