

# PLANNING DIRECTOR'S VARIANCE

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

<b>APPLICANT</b>	John Bringle, 401 Watt Ave., Sacramento, CA 95825		
<b>OWNER</b>	McClatchy Newspaper, P.O. Box 15779, Sacramento, CA 95813		
<b>PLANS BY</b>	Liske, Lionakis, Beaumont, Engberg, 401 Watt Ave., Sacramento, CA 95825		
<b>FILING DATE</b>	4-28-86	<b>ENVIR. DET.</b>	Ex 15311(b)
<b>ASSESSOR'S-PCL. NO.</b>	07-315-16	<b>REPORT BY</b>	CV:tc

**APPLICATION:** Planning Director's Variance to waive the required six foot high masonry wall. (P86-171)

**LOCATION:** NW corner of 21st and Q Streets

**PROPOSAL:** The applicant is requesting the necessary entitlements to waive the required six foot high masonry wall in order to construct a parking lot.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Commercial and Office
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North:	Fraternity House;	C-2
South:	Parking lot;	C-4
East:	Parking lot;	C-2
West:	Auto repair shop;	C-2

Parking Provided:	Eight spaces
Property Dimensions:	40 x 80
Property Area:	.07+ acres
Topography:	Flat
Street Improvements/Utilities:	Existing

**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site is zoned General Commercial (C-2) and is vacant. Surrounding land uses include a fraternity house to the north, parking lot to the south and east, auto repair shop to the west.
- B. The applicant proposes to develop a parking lot with eight spaces on a 40 foot by 80 foot vacant lot. The applicant desires to waive the requirement for a six foot high solid masonry wall along the north property line. There is presently a six foot high wood fence located along the north property line extending from the rear property line to a point approximately 35 feet from the front property line. Staff notes that the existing fraternity house, excluding the front porch, has a front setback of approximately 16+ feet. Staff recommends the existing six foot high wood fence be extended to a point approximately 16 feet from the

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front property line to coincide with the front setback of the main wall of the fraternity house. At this point, staff recommends the fence be reduced in height to three feet and extended to the front property line. See exhibit A.

Staff notes that the owner (McClatchy Newspaper) of the subject site also owns the parcels to the north where two fraternity houses are located. The applicant intends to remove the structure and develop the parcels for a future parking lot. In addition, eight (8) parking spaces will not have a significant impact on the fraternity house. Staff, therefore, supports the wall waiver.

- C. Staff notes that two parking stalls are located adjacent to the existing and proposed extension of the wood fence. Staff recommends a small barrier be constructed adjacent to the wood fence to prevent auto damage to the fence during backout and maneuvering.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to CEQA Guidelines (Section 15311(b)).

STAFF RECOMMENDATION: It is recommended the variance be approved, subject to conditions and based upon Findings of Fact which follow:

Conditions

1. A barrier shall be constructed along the fence to prevent damage to the fence during parking of cars.
2. The existing six foot high wood fence shall be extended to a point approximately 16 feet from the front property line and in line with the main wall of the fraternity house. At this point the fence shall be reduced in height to three feet and extended to the front property line.

Findings of Fact

1. There are unusual circumstances in this case in that:
  - a. there is an existing six foot high wood fence which can be extended to provide an adequate buffer between the fraternity house and the proposed parking lot;
  - b. the six foot high wood fence will not detract from the landscaped areas;
  - c. the vacant corner lot is currently being used as a parking lot.
2. Granting the variance will not negatively affect the fraternity or surrounding commercial areas, in that the fence as conditioned will not obstruct motorists' visibility at the corner of 21st and Q Streets.

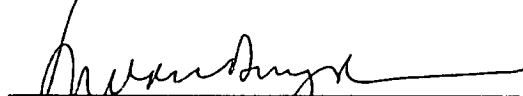
3. Granting the variance will not result in a special privilege for the property owner in that the owner of the subject parcel also owns the parcel to the north of the subject site and plans to develop this parcel as a future parking lot.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for commercial use by the 1980 Central City Community Plan and the proposed use with a variance conforms with the plan designation.

REPORT PREPARED BY

  
\_\_\_\_\_  
Carl Vandagriff, Assistant Planner

6-18-86  
\_\_\_\_\_  
Date

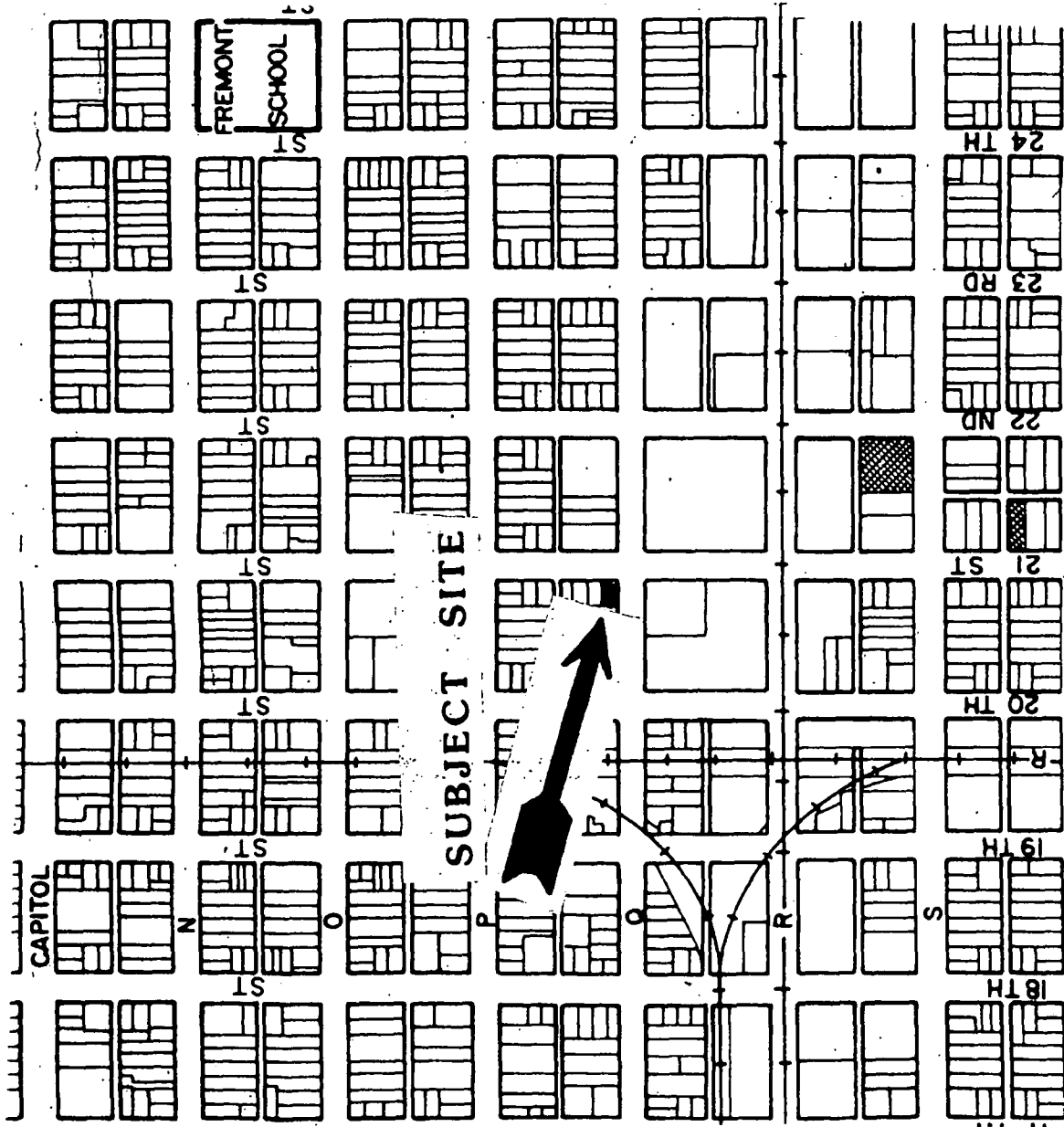
RECOMMENDATION APPROVED:

  
\_\_\_\_\_  
Marty Van Duyn, Planning Director

6-19-86  
\_\_\_\_\_  
Date

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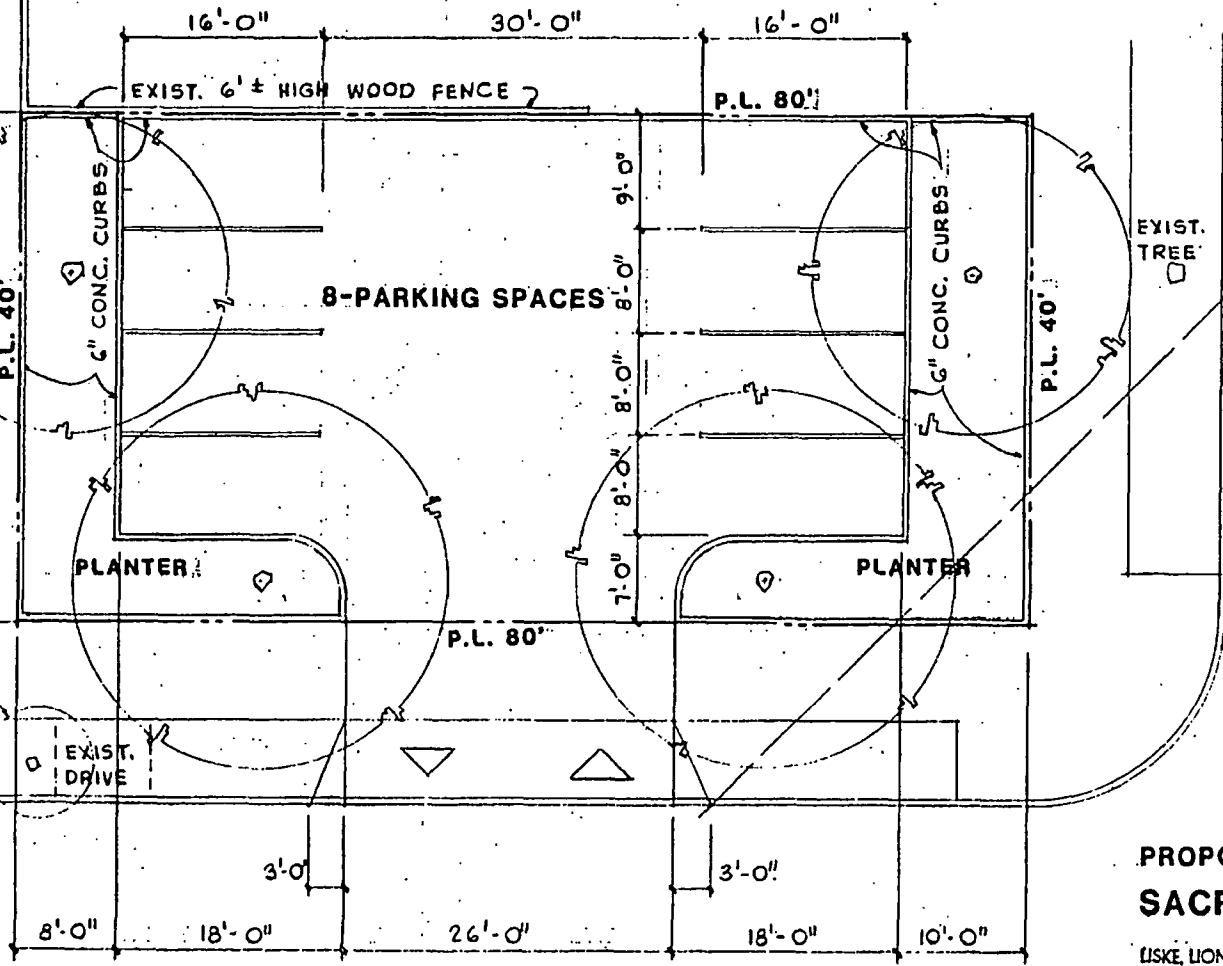


VICINITY MAP

**EXISTING 2-STORY FRATERNITY HOUSE**

**EXISTING AUTO  
REPAIR SHOP**

**EXISTING DRIVE  
AND PARKING**



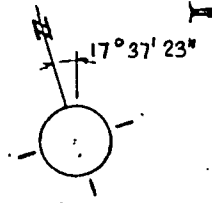
**PARKING LOT SHADING**

AREA OF SITE	3200 S.F.
AREA OF PAVING	2210 S.F.
<b>SHADING - TREES</b>	
20'-25' DIA. (2)	491 S.F.
25'-30' DIA. (2)	707 S.F.
<b>TOTAL</b>	<b>1198 S.F.</b>

**SHADING PERCENT 54**

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**21st STREET**

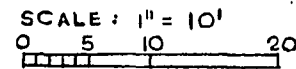


**PROPOSED PARKING LOT  
SACRAMENTO BEE**

LISKE, LIONAKIS, BEAUMONT & ENGBERG  
ARCHITECTS + ENGINEERS  
401 WATT AVENUE SACRAMENTO, CALIF. 95825

APRIL 21, 1986

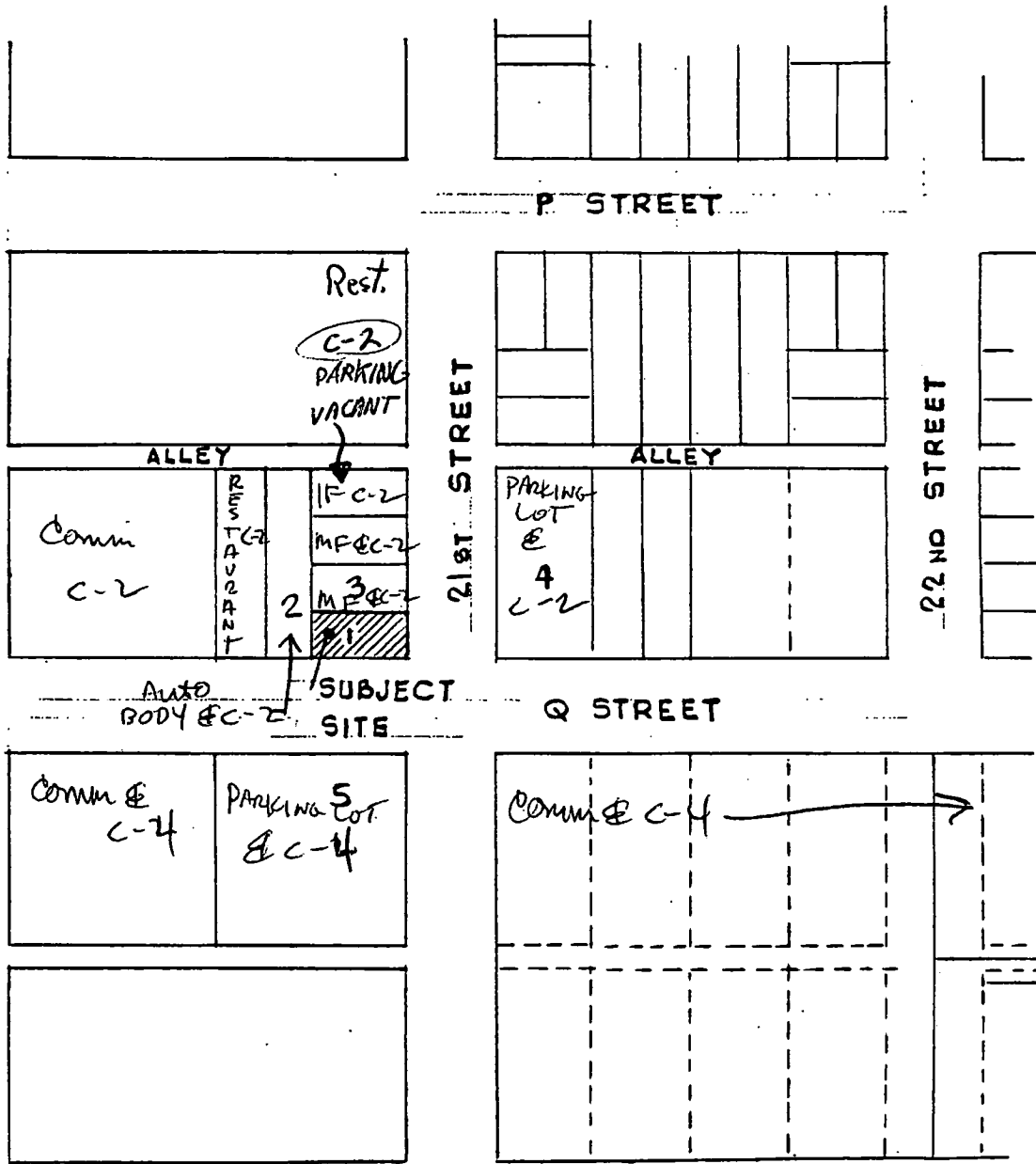
**SITE PLAN**



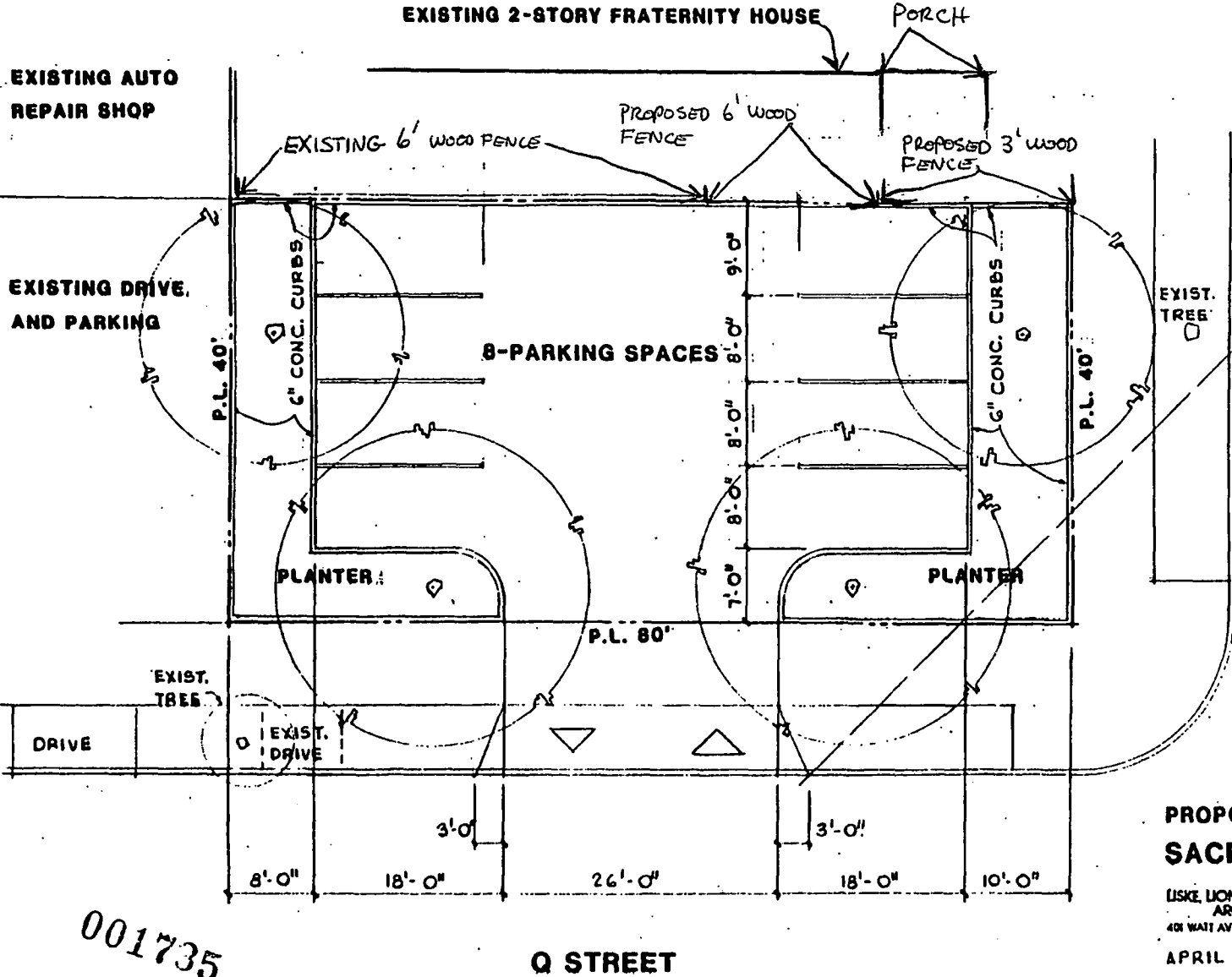
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**Q STREET**

**SITE PLAN**



LAND USE & ZONING MAP



**PARKING LOT SHADING**

AREA OF SITE	3200 S.F.
AREA OF PAVING	2210 S.F.
<b>SHADING - TREES</b>	
20'-25' DIA. (2)	491 S.F.
25'-30' DIA. (2)	707 S.F.
<b>TOTAL</b>	<b>1198 S.F.</b>
<b>SHADING PERCENT</b>	<b>54</b>

**P 86171**

**PROPOSED PARKING LOT  
SACRAMENTO BEE**

LUSKE, LIONAKIS, BEAUMONT & ENGBERG  
ARCHITECTS + ENGINEERS  
401 WATT AVENUE SACRAMENTO, CALIF. 95826

APRIL 21, 1986

**SITE PLAN**

SCALE: 1" = 10'  
0 5 10 20

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**EXHIBIT A**