

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT Joel Jaspin; 2125 19th Street; Sacramento, CA 95818
OWNER Rural California Housing Corporation; 2125 19th Street; Sacramento, CA 95818
PLANS BY Rural California Housing Corp.; 2125 19th Street; Sacramento, CA 95818
FILING DATE 3/20/90 **ENVIR. DET.** Exempt-15305(a) **REPORT BY** CAS
ASSESSOR'S-PCL. NO. 020-0054-021

APPLICATION: Planning Director's Variance to reduce the special court requirement for a side yard from 10 feet to 5 feet for a proposed single family residence on 0.13± vacant acres in the Standard Single Family (R-1) zone. (P90-151)

LOCATION: 4005 35th Street

PROPOSAL: The applicant is requesting the necessary entitlements to reduce the required courtyard requirement from 10 feet to 5 feet in order to construct a single family residence with the entrance on the interior side.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Zoning of Site: Standard Single Family (R-1)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Residential, R-1	Front:	20'	20'
South: Residential, R-1	Side(Int):	5'	5'
East: Residential, R-1	Courtyard:	10'	5'
West: Residential, R-1	Rear:	15'	69'

Property Dimensions: 40' x 147'
Property Area: 0.13± acres
Square Footage of Building: 1,132 square feet
Height of Building: One story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Horizontal lap siding and T1-11 siding
Roof Material: Composition shingle

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

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The subject site consists of 0.13± vacant acres in the Standard Single Family (R-1) zone. The General Plan designates the subject site as Low Density Residential (4-15 du/na).

The subject site is within the boundaries of the Oak Park Redevelopment Area. The surrounding land use and zoning for the subject site is Residential, R-1 on all four sides.

B. Applicant's Proposal

The applicant is proposing to construct a single family residence at the subject site. The residence, as proposed, will have its entrance on the interior side. According to the Zoning Ordinance, whenever a residential building has its main entrance on the interior side, a special courtyard setback of ten feet is required between the side property line and the building in order to provide adequate light and air between this residence and any adjacent residence. The applicant is requesting a variance to reduce this courtyard requirement from ten feet to five feet.

C. Staff Analysis

Staff has no objections to this variance request in that (1) development constraints are created by the narrow forty-foot wide lot, (2) a ten foot setback will be provided between the entrance and the side property line in that the entryway is recessed into the house, and (3) the window above the kitchen sink overlooks the front yard which creates activity and overview on the neighborhood.

The subject site is within the boundaries of the Oak Park Redevelopment Area so the project must be reviewed and approved by the Design Review/ Preservation Board prior to obtaining a building permit.

The applicant has notified the adjacent property owners and there were no objections to the variance to reduce the courtyard requirement from 10 feet to 5 feet.

The applicant must obtain a building permit before constructing the single family residence.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

RECOMMENDATION: Staff recommends approval of the Planning Director's Variance request subject to the condition and based on the findings of fact which follow:

Condition:

1. The proposed project shall be reviewed and approved by the Design Review/ Preservation Board prior to issuance of a building permit.

Findings of Fact:

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1. The requested variance does not constitute a special privilege in that the lot is narrow and a variance would be granted to any other property owner facing similar circumstances.

2. The granting of the variance will not be detrimental to the public welfare nor to properties in the vicinity in that
 - a. the lot is narrow in width,
 - b. a ten foot setback is provided between the front door and the side proerty line, and
 - c. the kitchen window facing the front yard creates activity and overview on the neighborhood.
3. The requested variance does not constitute a use variance in that a single family dwelling is allowed in the R-1 zone.
4. The project is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na).

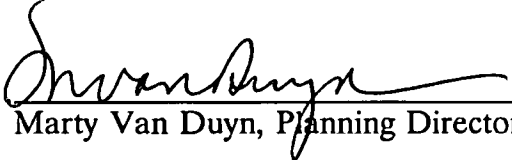
REPORT PREPARED BY:



Carol Shearly, Junior Planner

5-8-90
Date

RECOMMENDATION APPROVED BY:

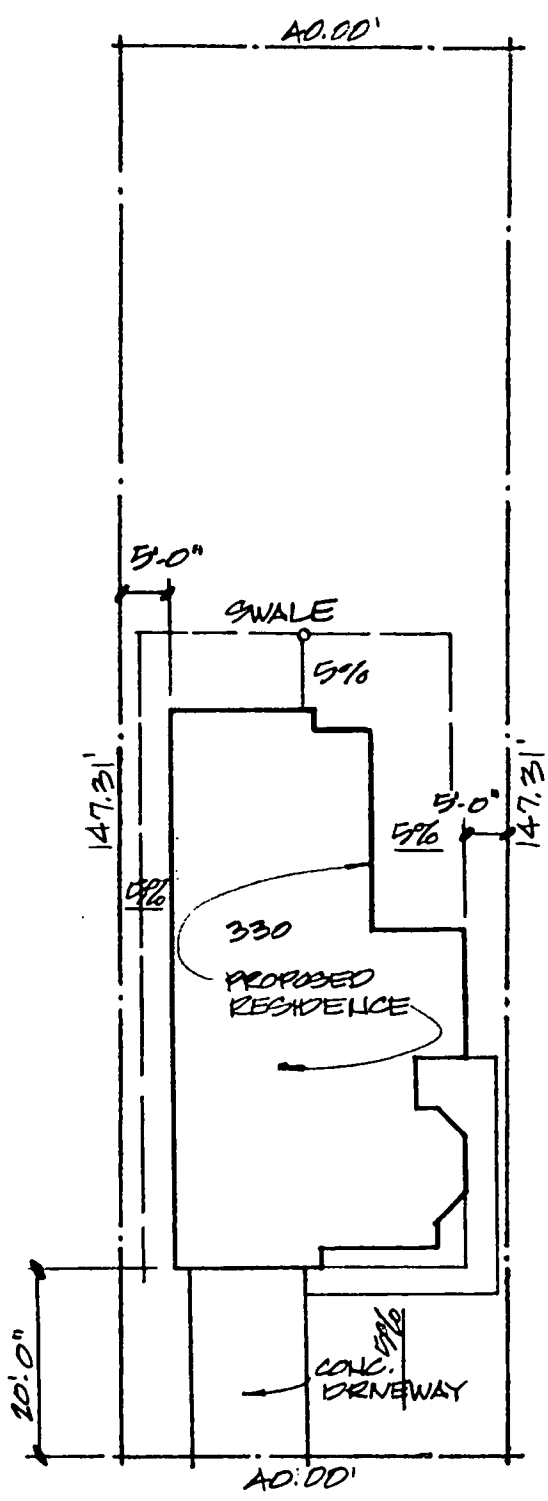


Marty Van Duyn, Planning Director

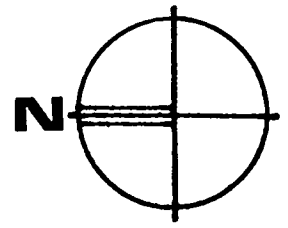
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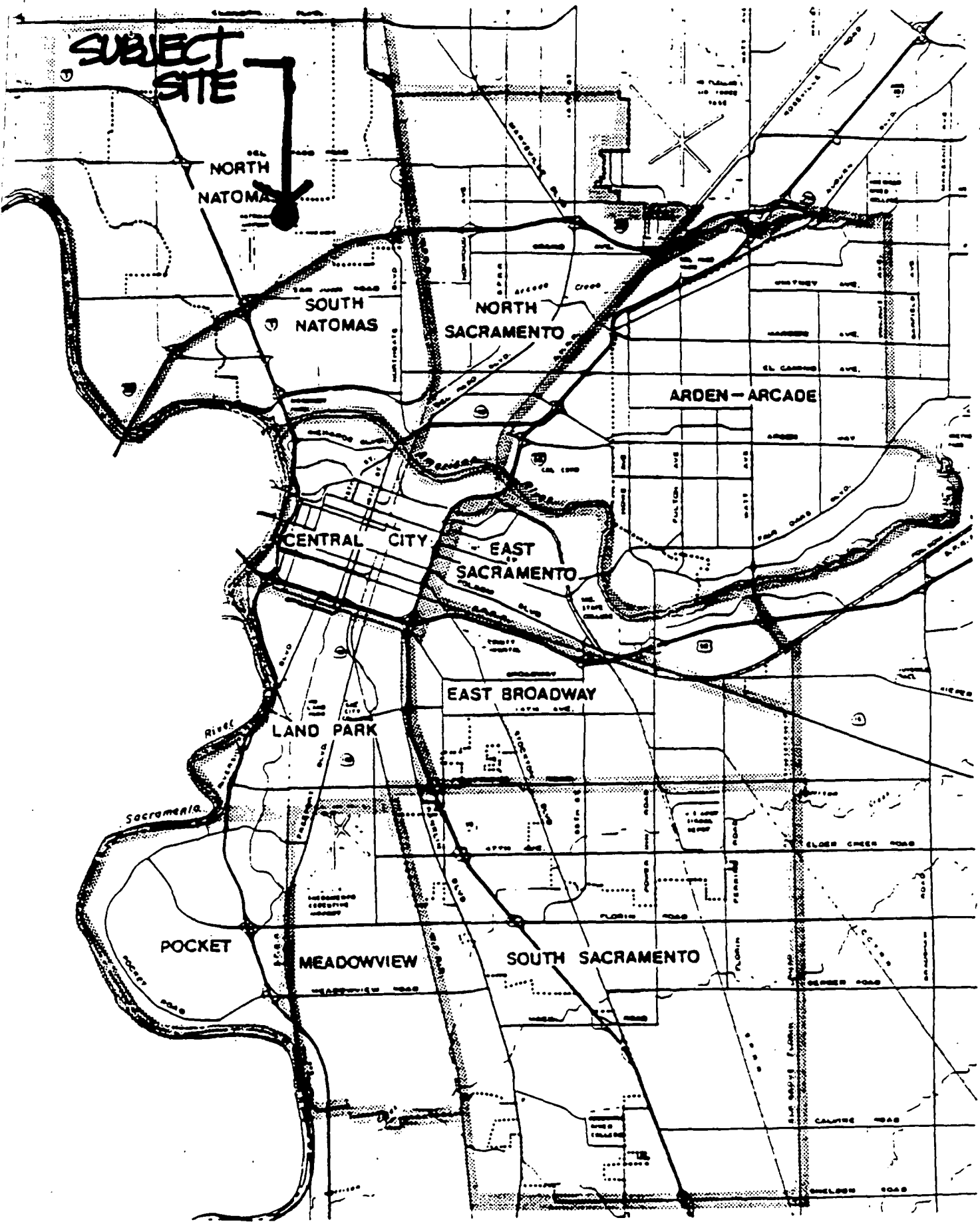
35TH STREET



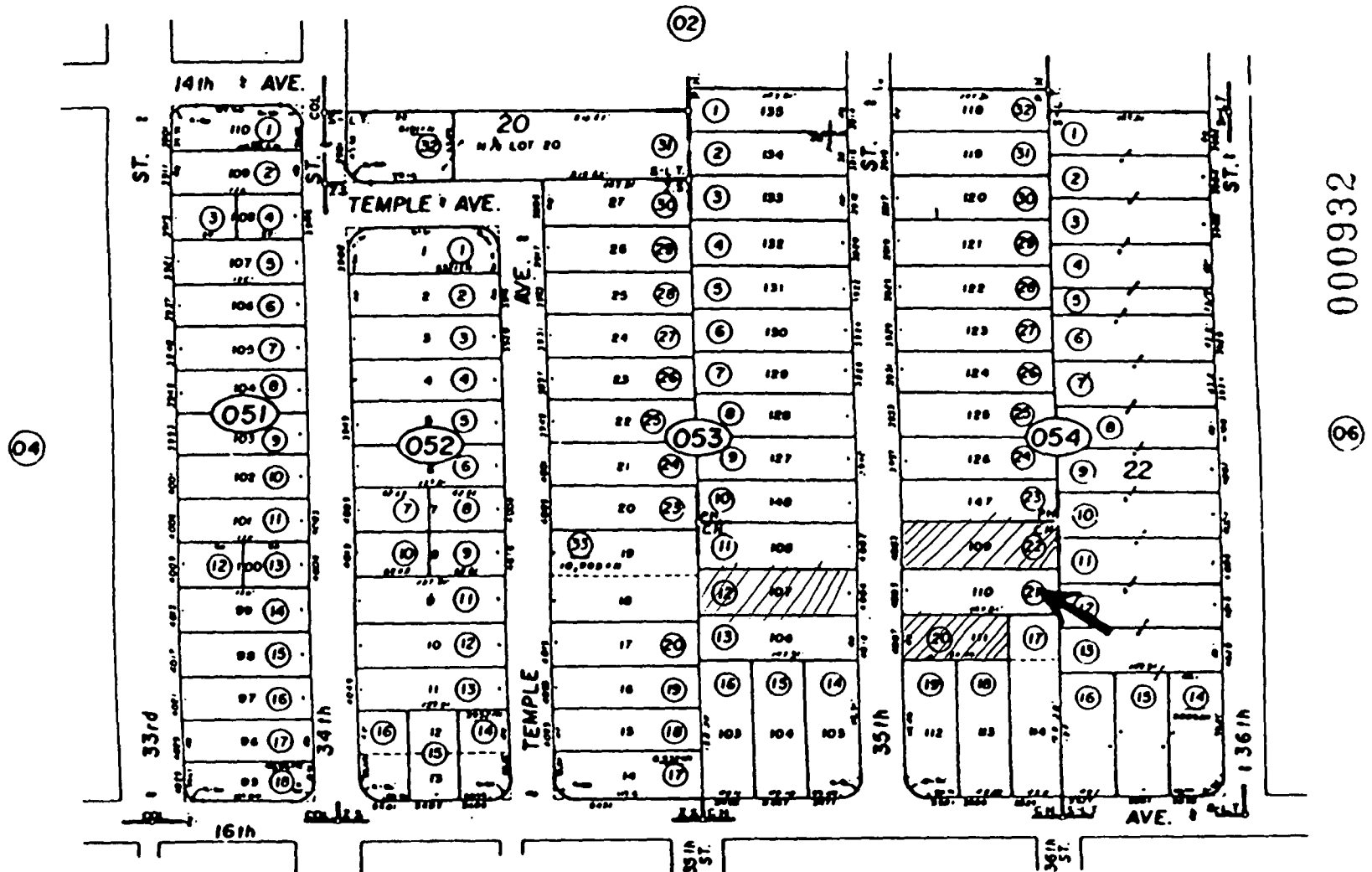
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NAME: RAYMOND PEKEN	USE: 3 BEDRM 2 BATH LOT: # 110	
OAKPARK	HOUSE: 1137.5 S.F. GARAGE: 335 S.F.	
RURAL CALIFORNIA HOUSING CORPORATION	DRAWN: 1"=20'	2125 19th ST., STE. 101 SACRAMENTO, CA 95818

*PLEASE MARK ON THIS MAP THE APPROXIMATE LOCATION OF YOUR PROJECT



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This diagram is not a Survey of the Land
 but is furnished as a courtesy of
 CONTINENTAL LAND TITLE COMPANY
 and not intended to be part of the Policy
 of Title Insurance or Preliminary Title Report

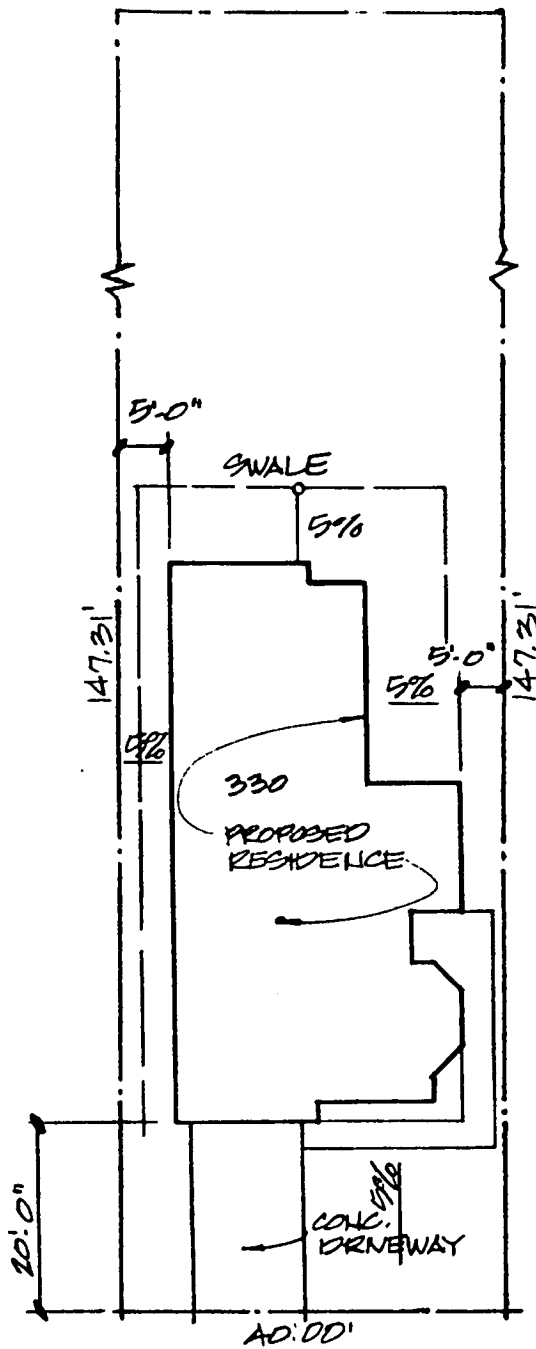
This diagram is not a Survey of the Land,
 but is furnished as a courtesy of
 CONTINENTAL LAND TITLE COMPANY
 and not intended to be part of the Policy
 of Title Insurance or Preliminary Title Report.

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

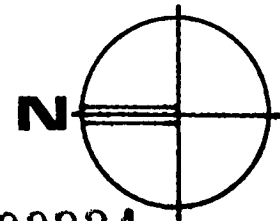
CITY OF SACRAMENTO
 Assessor's Map Bk. 20-Pg. 0:
 County of Sacramento, Calif.



EXHIBIT A



35TH STREET



000934

NAME: *RAYMOND PICKEN*

USE: 3 BEDRM 2 BATH LOT: # 110

HOUSE: 1137.5 S.F.

GARAGE: 335 S.F.

DRAWN: 1" = 20'

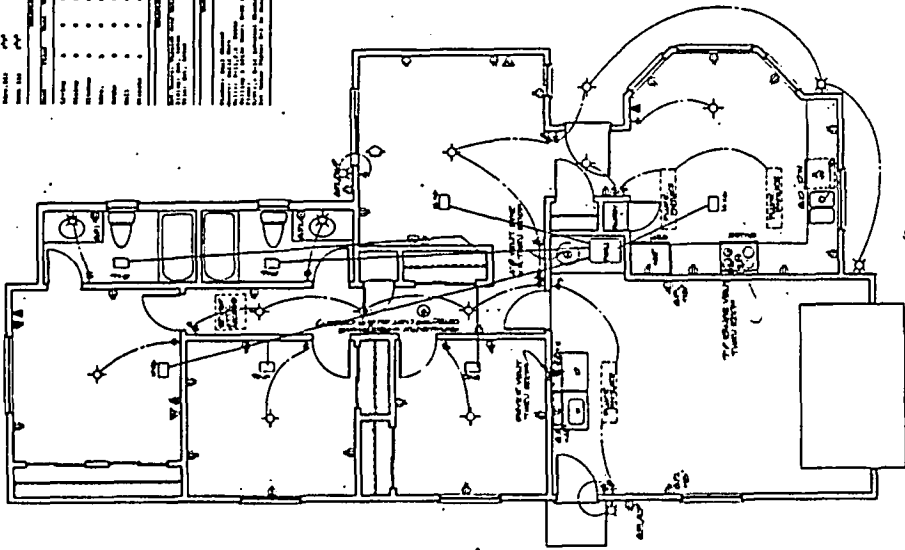


2125 19th ST., STE. 101
SACRAMENTO, CA 95818

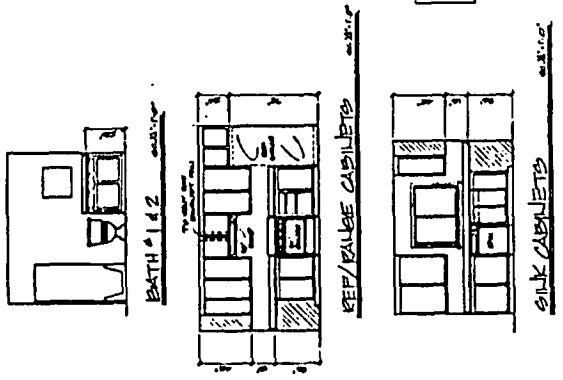
OAK PARK
RURAL CALIFORNIA HOUSING CORPORATION

EXHIBIT D

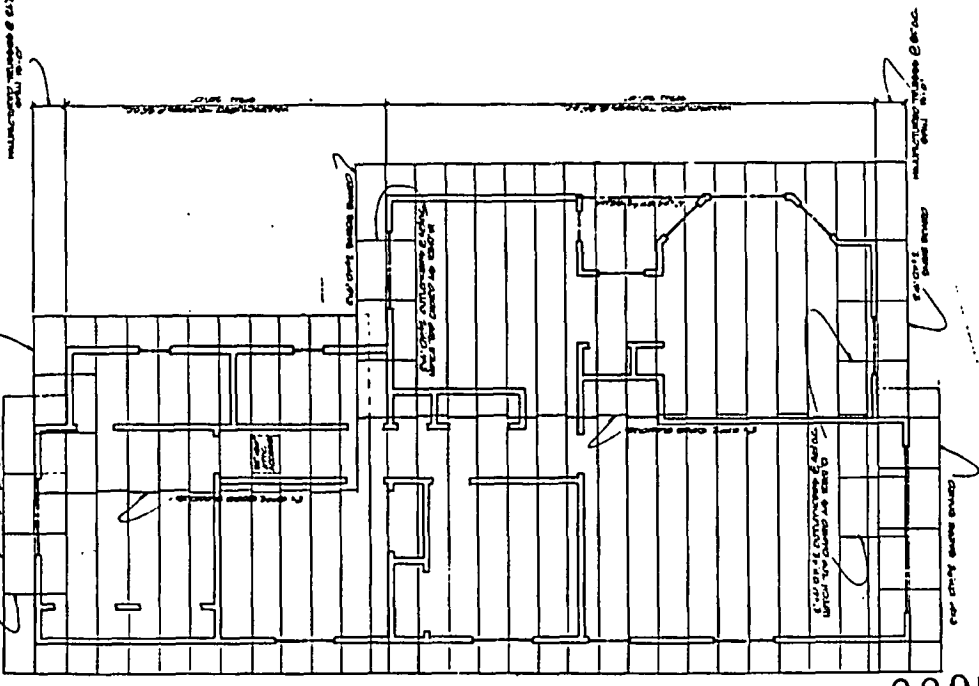
OWNER	Rural California Housing Corporation
ADDRESS	2125 19th Street, Suite 101
CITY	Sacramento, CA 95816
DATE	10/1/78
SCALE	AS SHOWN
PROJECT	UNIT D
NO.	9
REV.	A



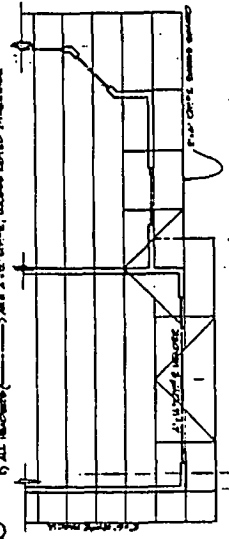
ELECTRICAL/MEDICAL PLAN
10/1/78



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ROOF FRAMING PLAN (ELEV. A)
10/1/78



ROOF FRAMING PLAN (ELEV. B)
10/1/78

836000

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Owner: Rural California Housing Corporation
 2125 19th Street, Suite 101
 Sacramento, CA 95816
 City: Sacramento
 Lot: 10/1/78
 Elevation: 10/1/78

**STATEMENT OF INTENT
CORAL BUSINESS CENTER**

GENERAL

The proposed development by Raley's ("Raley's") and Sacramento Coca-Cola Bottling Co., Inc. ("SCCBC") is planned for the approximately 76.4 net acres of MRD(PUD)-20 zoned land consisting of portions of assessor's parcels 225-016-055 and 225-0160-057 located in North Natomas. The property is bordered by the East Canal and Arco Arena Boulevard to the west, Stadium Boulevard to the north, the future extension of East Loop Road to the east and the intersection of Arco Arena Boulevard and future East Loop Road to the south.

Both Raley's and SCCBC have formed a partnership known as the CORAL Business Center joint venture for the entire 76.4 acre site. A 26± acre parcel will be distributed to SCCBC, a 28± acre parcel distributed to Raley's with the remaining 22± acres to be retained for future development by the joint venture.

A preliminary review (IR90-011) of the proposed site and elevations of CORAL Business Center was conducted by Planning Staff. The entitlements requested by this application are General Plan Amendment, Community Plan Amendment, Rezone, PUD Schematic Plan and Guidelines. Also requested in separate applications are a Tentative Parcel Map and special permits for both Raley's and Coca-Cola facilities.

The primary consultants who have been selected to participate in the planning, design and construction of the project are listed below:

Owner's Representative:	KCS Development Company
General Contractor:	Camray Construction, Inc.
Overall Project Architect:	Food Plant Engineering, Inc.
SCCBC Architect:	Beverage Industry Consultants
Project Consulting Architect:	Williams + Paddon
Landscape Architect:	Smith-Kelly Partnership
Civil Engineer:	The Spink Corporation
Soils Engineer:	Wallace•Kuhl and Associates, Inc.
Transportation Consultant:	Fehr & Peers Associates, Inc.
Environmental Consultant:	EIP Associates
Signage & Graphics Consultant:	Weidner III

SACRAMENTO COCA-COLA BOTTLING CO., INC. PROJECT SUMMARY

SCCBC plans to develop its portion of the site into an initial 264,000 square foot new corporate headquarters, bottling and canning plant, warehouse, storage and distribution facility. The new plant will replace its 52 year old corporate office and production facility along with two separately located marketing auxiliary services and distribution warehouses. Auxiliary services to be provided at the new facility will include vending

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machine and cooler repair, paint shop, welding shop, vehicle service shop, parts storage, CO₂ gas filling, storage and fueling area. The site has been designed to accommodate up to 140,000 square feet of future building expansion.

RALEY'S PROJECT SUMMARY

Raley's plans to develop its site into a 293,400 square foot refrigerated and dry grocery warehouse and distribution center to replace its existing leased facility located in West Sacramento. The new building is designed for the ripening of bananas, for the receiving of produce, boxed meat, meat deli items, general dry merchandise and wine and liquor with these items to be selected and shipped according to individual store orders. Products will be received from manufacturers, purveyors and growers and stored in close tolerance temperature and humidity environments. The facility is designed to provide for the distribution of quality controlled products to each of Raley's 55 existing stores located throughout Northern California and Nevada. Auxiliary services to be provided at the new facility will include a 3,640 square foot gatehouse for entrance and security. Also, a small pumphouse is required to provide the necessary fire protection water pressure. The site has been designed to accommodate up to 154,000 square feet of future building expansion. The initial on-site parking is proposed at 144 spaces with future expansion to 228 spaces. Perimeter fencing will match the Coca-Cola site with the galvanized chain link 8 feet tall topped with barbed wire. The chain link will have integral vinyl slating as shown on the Raley's site plan. This will provide a screening function from bordering development.

BALANCE OF PROPERTY

The remaining 22± acre site will be master planned for future office building development consistent with the North Natomas Development Guidelines most likely for sale or lease to third parties. A Special Permit, required for the office site, is not a part of this application.

SUBMISSION FORMAT

The property is currently designated as M-20 per the North Natomas Community Plan. To accommodate the proposed development, four separate applications will be submitted as summarized below:

APPLICATION NO. 1:

- General Plan Amendment - From Industrial - Employee Intensive to Heavy Commercial or Warehouse
- North Natomas Community Plan Amendment - From M-20 to Light Industrial and Office Building
- Amendment to Centennial Development Agreements/Guidelines
- PUD Schematic Plan Designation and PUD Guidelines

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- Rezone - 76.4 Vacant Acres From MRD(PUD) to MIP(PUD) and OB(PUD) Zones (54.5 Acres MIP(PUD) / 21.9 Acres OB(PUD))

APPLICATION NO. 2 (RALEY'S):

- Special Permit - To Develop a 300,000 Square Foot Warehouse and Distribution Center on 28± Vacant Acres in the MIP Zone
- Applicant is also requesting a modification to current requirements as outlined in the Development Guidelines as noted in "Attachment A."

APPLICATION NO. 3 (SCCBC):

- Special Permit - To Develop a 264,000 Square Foot Bottling and Canning Plant with a Distribution Center on 26± Vacant Acres in the MIP Zone
- Applicant is also requesting a modification to current requirements as outlined in the Development Guidelines as noted in "Attachment A."

APPLICATION NO. 4:

- Tentative Parcel Map

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