

CITY PLANNING COMMISSION

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

APPLICANT	E.M. Kado Associates, 1661 Garden Highway, Sacto., CA	95833
OWNER	K & A Nakatani and Mari Okabayashi, 2230 10th St., Sacto., CA	95814
PLANS BY	EM Kado Associates	
FILING DATE	2/19/88	ENVIR. DET. Neg. Dec. 4/1/88
ASSESSOR'S-PCL.NO.	009-244-02, 03, 04	REPORT BY DS

APPLICATION: A. Negative Declaration

B. Special Permit to allow a 1,300 \pm sq. ft. residence in conjunction with a 7,300 \pm sq. ft. commercial structure in the C-2 zone.

LOCATION: Southeast corner of 10th and Yale Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a residential unit in the C-2 zone.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial and Offices
1980 Central City Designation:	General Commercial Multi-Use
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family Dwellings; R-4	Front:	7.5'	7.5'
South: Commercial C-2; City Cemetery; R-1	Side(Int):	-0'-	-0'-
East : Single Family Dwelling; R-4	Side(St):	5'	5+'
West : Offices; C-2	Rear:	15'	15+'

Parking Required:	19 (18 at 1:400, 1 for residence)
Parking Provided:	21 spaces
Property Dimensions:	Irregular
Property Area:	.4 \pm acres
Square Footage of Building:	1,300 sq. ft. residence (+7,300 sq. ft. commercial).
Height of Building:	21' (to plate)
Topography:	Flat
Street Improvements & Utilities:	Existing

PROJECT EVALUATION:

A. Land Use and Zoning

In 1983, the Planning Commission approved the General Plan and Community Plan amendments and re-zoning to change the subject parcel from R-4 to C-2 zone. A special permit was also granted to allow the establishment of a residence above a commercial use in the C-2 zone.

APPLC.NO. P88-110 MEETING DATE 4/14/88 ITEM NO. 22

To accommodate the development a lot line adjustment was approved to merge the two parcels.

The Special Permit was extended in 1986, but has since expired. Therefore, a new application for the residence in the C-2 zone is required. At this time the property remains zoned C-2. The lot line adjustment, however, has not been recorded.

Adjacent to and east of the subject site is a single family residence, zoned R-4. Property north of the site is also zoned R-4 and is comprised of single family residences. A one-story office building is located west of the site. To the south is a cemetery monument business and the Sacramento City Cemetery is across Broadway. The office building and monument business are zoned C-2. The cemetery is zoned R-1.

8. Applicant's Proposal

Since the previous special permit has expired, the applicant requests approval of a new special permit to locate a 1,300+ sq. ft. residence in a C-2 zone. The residence will be located on a second floor above the 4,400 sq. ft. commercial building which faces 10th Street.

Several changes in the building setback requirements have occurred since the original project was approved. The applicant has modified plans to meet the new setback requirements. Other comments pertaining to the site plan include the following:

1. Trees and Landscaping

Two mature trees are located on the property. Current plans are to retain the mature trees. The existing evergreen is considered significant by staff and should be protected during construction and within the parking lot design.

2. Six Foot Masonry Wall

The commercial use is located adjacent to a residence. In such instances, the zoning ordinance requires a six foot masonry wall to be placed along the east property line from Yale to Broadway, except in setback areas where the wall will be three feet high.

3. Trash Enclosures

All trash enclosures are required to meet the provisions of Section 3 which pertains to their design and location.

4. Parking

The one required parking space for the residence shall be designated reserved space for the residence only.

C. Comments

The proposed project has been distributed to the City Traffic Engineer, Engineering Division, and Building Inspections Division. The Engineering Division offers the following comment:

There are no comments regarding the location of the residential use with the commercial use. Driveways, the Broadway right-of-way and drainage, however, will be reviewed and approved during the building permit stage.

Planning staff has reviewed the site and finds the proposal to be compatible with the surrounding land uses. Residences are located north and east of the subject property (see Exhibit B). Existing commercial uses are low key and should not impact the requested residential use.

D. Design Review

The subject project is within the Old City Design Review District and requires review by the Design Review District and require review by the Design Review/Preservation Board prior to issuance of any building permits.

ENVIRONMENTAL REVIEW: The Environmental Coordinator has determined that the residence will not have a significant impact on the environment and has issued a negative declaration.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Approve the special permit to allow construction of a single family residence in a C-2 zone subject to conditions and findings of fact which follow:

Conditions of Approval

1. Existing mature trees located on the property shall be preserved where possible per review and approval of the City Arborist. Trees to be retained shall be protected during construction activities by methods approved by the City Arborist. Approval is necessary prior to issuance of building permits.

2. One parking space shall be designated for the residential unit only.
3. Trash enclosure(s) shall be designed and located subject to the provisions of Section 3 of the Zoning Ordinance.
4. Prior to issuance of building permits, the applicant shall submit documentation demonstrating that the previously approved lot line adjustment has been recorded.
5. The proposed building design shall be reviewed and approved by the Design Review/Preservation Board prior to issuance of building permits.
6. A six foot masonry wall is required along the easterly property line per the provisions of Section 3 of the Zoning Ordinance.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the residential use is compatible with adjacent residential uses.
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 adequate parking, building setbacks and a six foot masonry wall are provided.
3. The project is consistent with the General Plan and Central City Community Plan in that the site is designated Commercial/Neighborhood Commercial and Offices and General Commercial Multi-Use respectively.

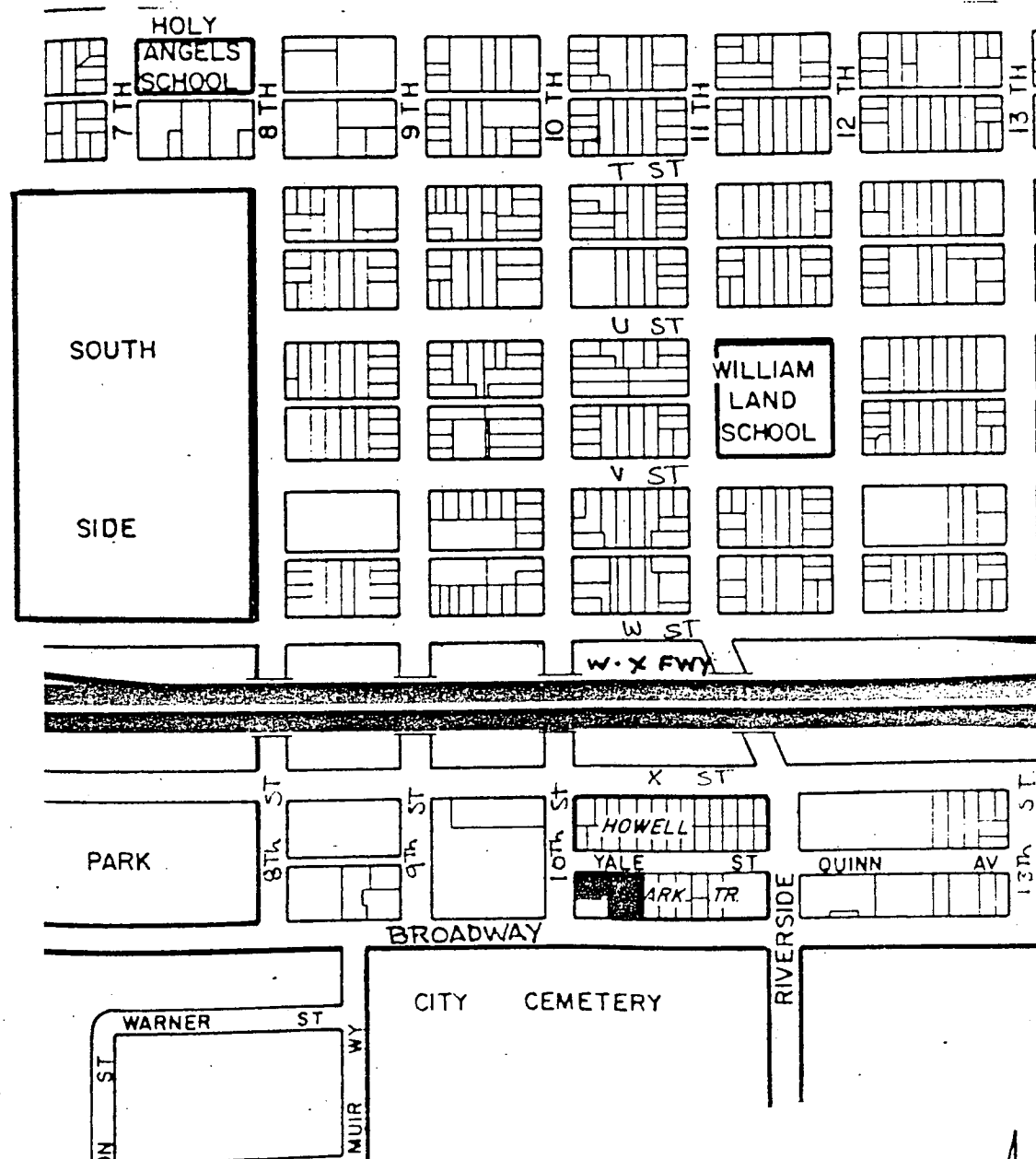


EXHIBIT A

VICINITY MAP

P88-110

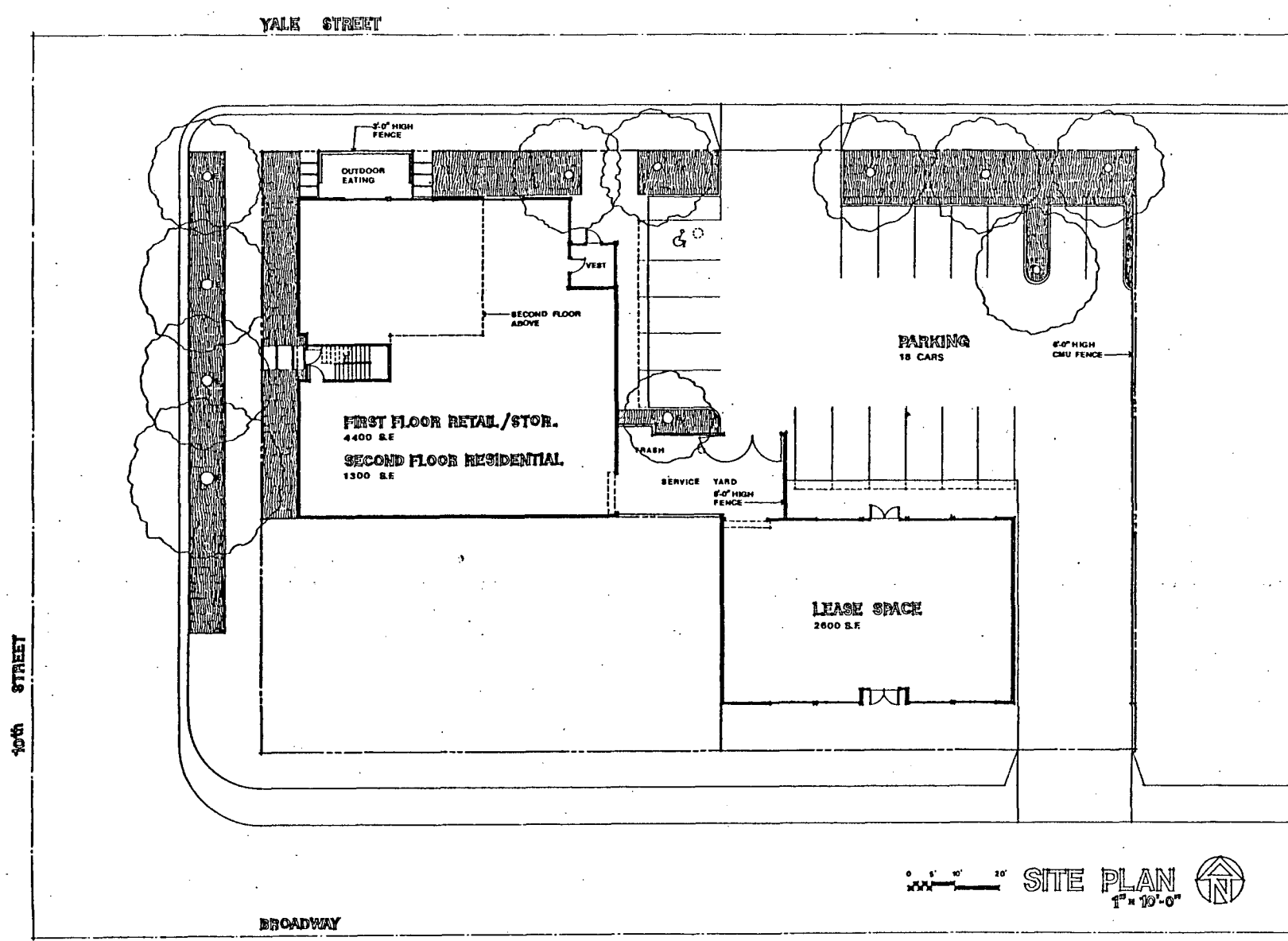
4-14-88

Intermittent

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EXHIBIT C



0 10 20' SITE PLAN
1" = 10'-0"

DATE	
DESIGNED BY	
CHECKED BY	
CONSENT	
REVISION	
PROJECT	OSAKA-YA
PROJECT NO.	BROADWAY & 10th SACRAMENTO CALIFORNIA
DATE	4-14-88
PROJECT NO.	988-110
PROJECT NO.	822900
DATE	3 APR 88
PROJECT NO.	SKA-1