

CITY PLANNING COMMISSION

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

APPLICANT	Cynthia Easton - 2122 J Street, Sacramento, CA 95816				
OWNER	Frank & Mildred Dolinar - 6573 South Land Park Dr. Sacramento, CA 95831				
PLANS BY	Cynthia Easton - 2122 J Street, Sacramento, CA 95816				
FILING DATE	4-27-90	ENVIR.DET	Neg. Dec.	REPORT BY	DCS:sg
ASSESSOR'S PCL. NO.	002-0122-025				

- APPLICATION:**
- A. Negative Declaration
 - B. Variance to waive two required parking spaces for a 700± square foot office building expansion.

LOCATION: 517 12th Street

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing building by 700 square feet.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial Offices
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	General Commercial, C-2
Existing Land Use of Site:	California Classic Trophy Company

Surrounding Land Use and Zoning:

North:	Office; C-2
South:	Commercial/Residential; C-2
East :	Residential; R-3A
West :	Commercial Residential Mix; C-2

Parking Required:	13 spaces spaces
Parking Provided:	2 spaces (with a credit for 9 spaces from previous use)
Property Area:	.09± acres

APPLC. NO. P90-205

MEETING DATE July 12, 1990

ITEM NO 24

002893

Square Footage of Building:	4,500 existing, 700 proposed addition
Height of Building:	16 feet \pm to plate line
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Painted brick, wood windows
Roof Materials:	Corrugated metal

BACKGROUND: In 1985 the City Planning Commission reviewed and approved a request for a variance to waive 10 required parking spaces for property located at 511-515 12th Street (P85-374). As conditions of approval 10 transit passes are required to be made available to the employees at 511-515 12th Street, as well as a secure area for bicycles. The variance was for Legal Services of Northern California. The same occupant is expanding to 517 12th Street and is now requesting a variance to be granted to waive two parking spaces.

A. Land Use and Zoning

The subject site is zoned General Commercial (C-2); designated Community/Neighborhood Commercial Offices by the General Plan; and General Commercial by the 1980 Central City Community Plan. Surrounding land use and zoning are primarily commercial to the north, south and west. Residential uses are to the east. A 4,500 \pm square foot building is located on the site. The structure was built around 1896-97 as a station for the Central California Electric Company. During the last 10 years, the building has been used for general commercial purposes as a trophy manufacturing company.

B. Applicant's Proposal

The applicant is requesting a variance to waive the remaining required parking spaces for the proposed office use. The applicant proposes to expand the existing 4,500 square foot building by 700 square feet. The 5,200 square foot structure would become the offices for the the Legal Services of Northern California and another local social service agency. Twenty to 25 employees and visitors would be anticipated for the use. Currently there are four parking spaces provided on site at the rear of the building.

C. Staff Analysis

1. Parking

The parking situation is summarized in the following chart:

<u>Prior Use</u>	<u>Square Feet</u>	<u>Required Parking</u>	<u>Parking Provided</u>	<u>Credit</u>
Trophy Company (Retail Commercial Use)	4,500	11(1/500)	2	<9>
<u>Proposed Use</u>				
(Office Use)	5,200	13(1/400)	2	<9>

The past use (trophy company) is considered a retail/commercial use with a parking requirement of one space per 400 square feet. The proposed use is an office use with a parking requirement of one space per 400 square feet. Thirteen spaces would be required for the office use if this was a new use on the site. Because the old use (trophy company) operated with a credit of nine spaces, the City will allow a credit of nine spaces for the prior use. Therefore, the new use would need four additional parking spaces. Four spaces are proposed on-site. Only two of those spaces, however, can be counted toward the required parking since tandem parking is not authorized in the C-2 zone.

The legal notice for this project indicated a request to waive six parking spaces. Further consideration of the circumstances of this project indicate the need to waive two spaces instead.

2. Transit

To the benefit of the project is the site's location adjacent to light rail transit which runs along 12th Street in front of the building. Major bus routes are also located in close proximity to the proposed use. Although the previous variance requires a subsidy for 10 transit passes, Legal Services of Northern California currently offers a 50% bus pass subsidy to all employees at 511-515 12th Street. Due to the site's close proximity to light rail and bus lines Planning staff can support the variance request to waive two parking spaces provided that a minimum of two transit passes are provided to building employees at 100% subsidy or four passes at 50% subsidy.

3. Building Design

The building is a listed structure on the City's historic preservation list. The Design Review/Preservation Board will be reviewing the plans prior to issuance of any building permit. It is anticipated that the Board's comments will be minimal due to the limited changes of the building.

4. Alkali Flat PAC Comments

The Alkali Flat PAC has reviewed the design of the project and supported the changes. The PAC is supportive of the use as it is desired in their neighborhood.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a negative declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM10 levels in the vicinity of construction zones. Elements of this program should include the following:
1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried on hot or windy days. Watering could reduce particulate emissions by about 50%.
 2. Cover stockpiles of sand, soil, and similar materials with a tarp.
 3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce suspension of PM10 through vehicle movements over these surfaces.
 5. Require construction contractors to designate a person or persons to oversee the dust abatement program in order to increased watering, as necessary.
- B. All exterior lighting shall be directed away from or property shaded to eliminate glare on existing residential uses and on-coming traffic.

002896

- C. The applicant shall comply with the following State regulations:
1. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.
 2. If asbestos containing materials are identified on the project site, the applicant shall determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:
 - a) California Occupational Safety and Health Administration (CAL-OSSA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633).
 - b) Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures that contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).

In order to document compliance with these measures, the applicant shall provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Approve the variance to waive two parking spaces subject to the conditions and based on the findings of fact which follow:

Conditions

1. Applicant shall provide a minimum 100% transit subsidy to two building employees or a 50% subsidy to four employees of the building. An agreement to this effect will be kept on file with the City Transportation Coordinator and subject to Planning Director review and approval prior to issuance of building permits.
2. A secure area for bicycles shall be provided in the proposed enclosed patio area, subject to Planning Director review and approval prior to issuance of building permits.

3. The building addition and any proposed signs shall be reviewed and approved by the City Design Review Board/staff prior to issuance of building permits or sign permits.
4. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM10 levels in the vicinity of construction zones. Elements of this program should include the following:
 - a. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried on hot or windy days. Watering could reduce particulate emissions by about 50%.
 - b. Cover stockpiles of sand, soil, and similar materials with a tarp.
 - c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce suspension of PM10 through vehicle movements over these surfaces.
 - e. Require construction contractors to designate a person or persons to oversee the dust abatement program in order to increased watering, as necessary.
5. All exterior lighting shall be directed away from or property shaded to eliminate glare on existing residential uses and on-coming traffic.
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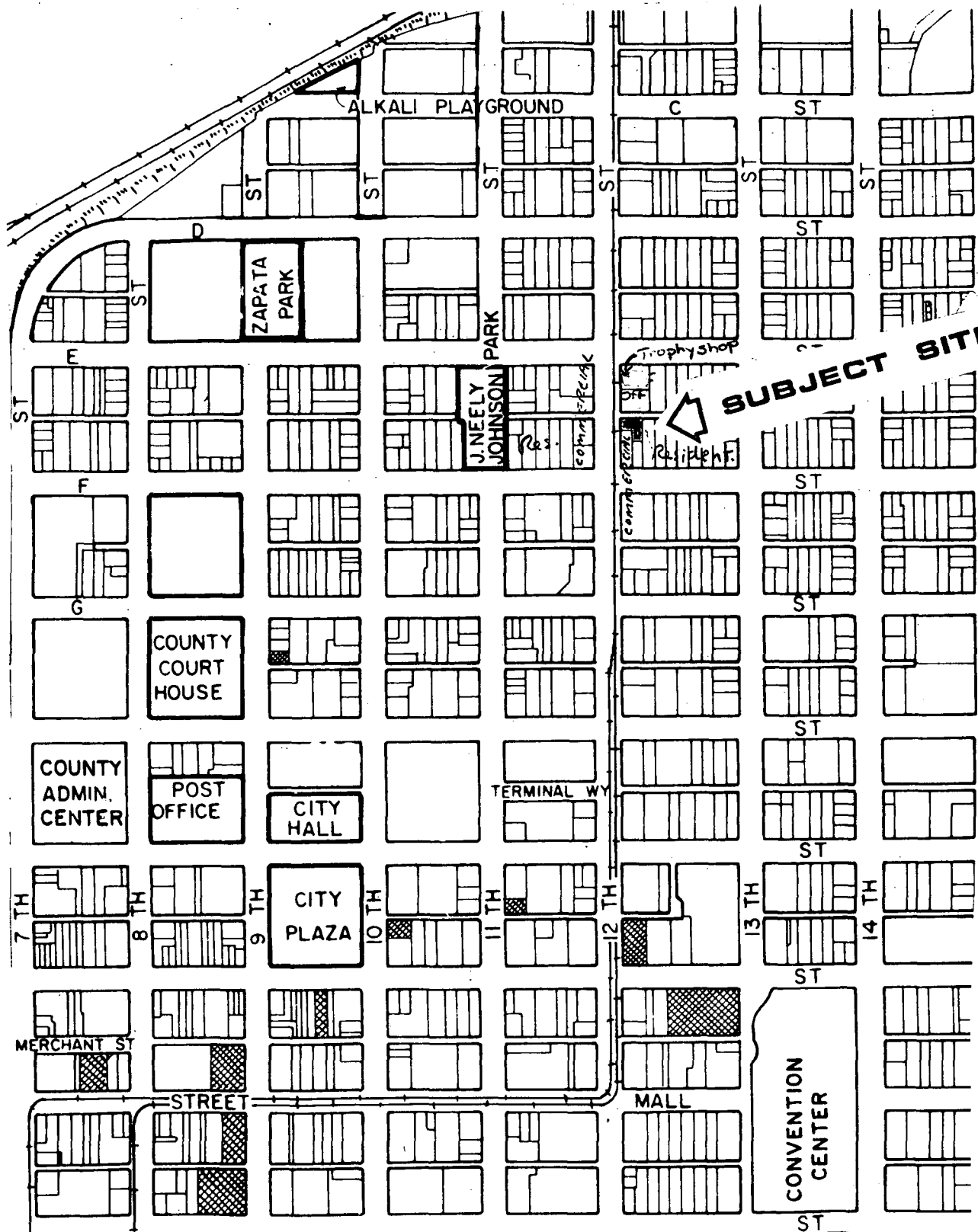
contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633).

- 2) Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures that contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).


In order to document compliance with these measures, the applicant shall provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

Findings of Fact

1. The project will not be detrimental to the public health, safety or welfare nor result in a nuisance in that:
 - a) transit pass subsidies will be offered to the building's employees; and
 - b) bicycle lockers will be provided.
2. Granting the variance does not constitute a special privilege extended to an individual property owner in that:
 - a) the use is located on a light rail line and in close proximity to major bus routes; and
 - b) similar requests has been granted to the adjacent use.
3. Granting the variance does not constiute a use variance in that office uses are permitted in the General Commercial (C-2) zone.
4. The project is consistent with the General Plan and Community Plan which designate the site Community/Neighborhood Commercial Office and General Commercial, respectively.



- C-2 zone along 12th ST.
- R-3A Multi-Family Adjacent to C-2


 002900

VICINITY - LAND USE - ZONING

P 90-205

July 12, 1990

EXHIBIT A

ALLEY

60.00'

4' 0' 0'

Central California Electric Co. Bldg.
Total 5,200 Square Feet

Existing Sidewalk
40.00'

Parking
(only 2
spaces
are
permitted)

(LIGHT RAIL LINE)
12TH STREET

Bicycles

- 1
- 2
- 3
- 4
- 5

New Walled
Courtyard

40.00'

20.00'

002901

EXISTING COMMERCIAL BUILDINGS
SITE PLAN

EXISTING VACANT LOT

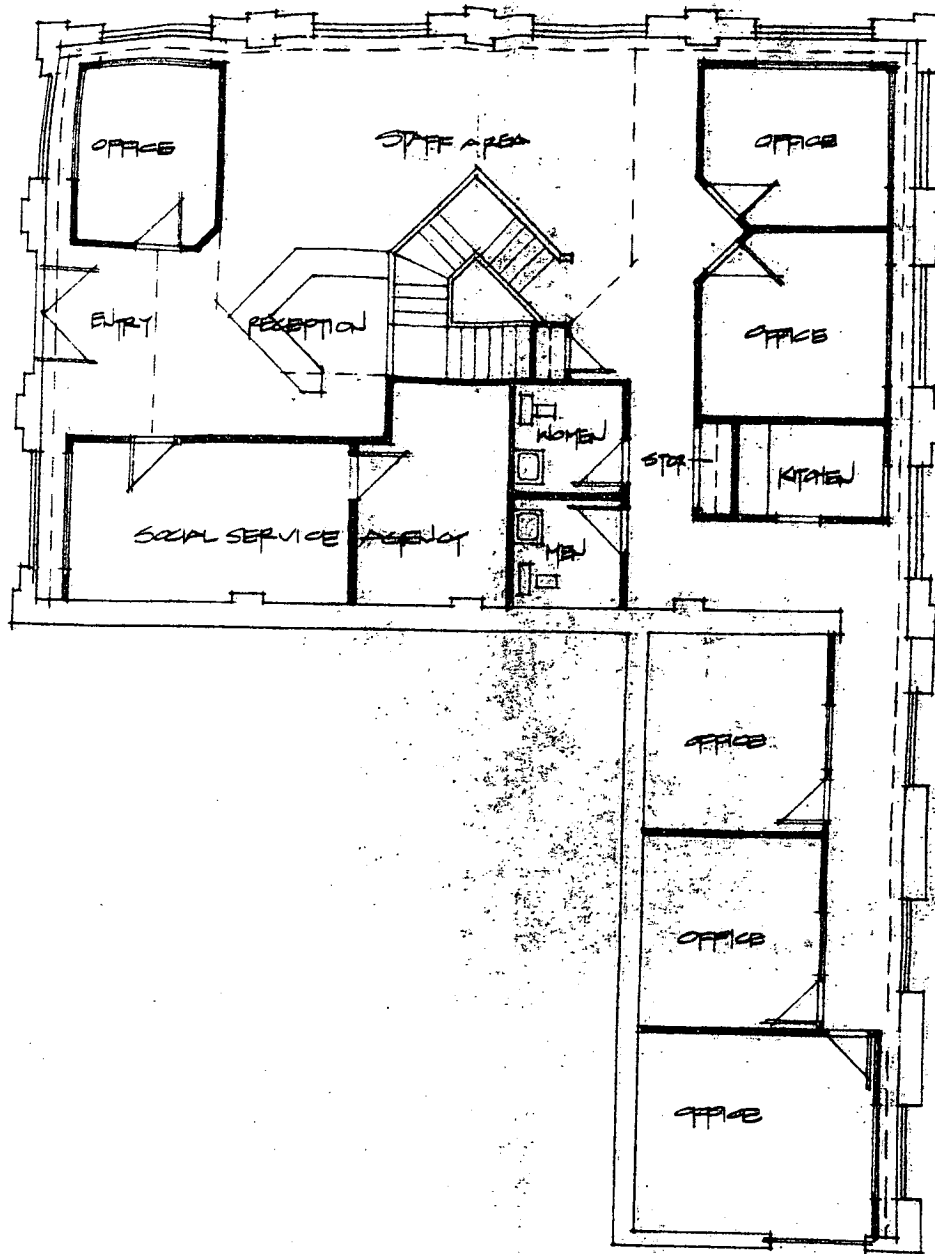
4-2

P90-205

JULY 12, 1990

F STREET

EXHIBIT B-1



FIRST FLOOR PLAN

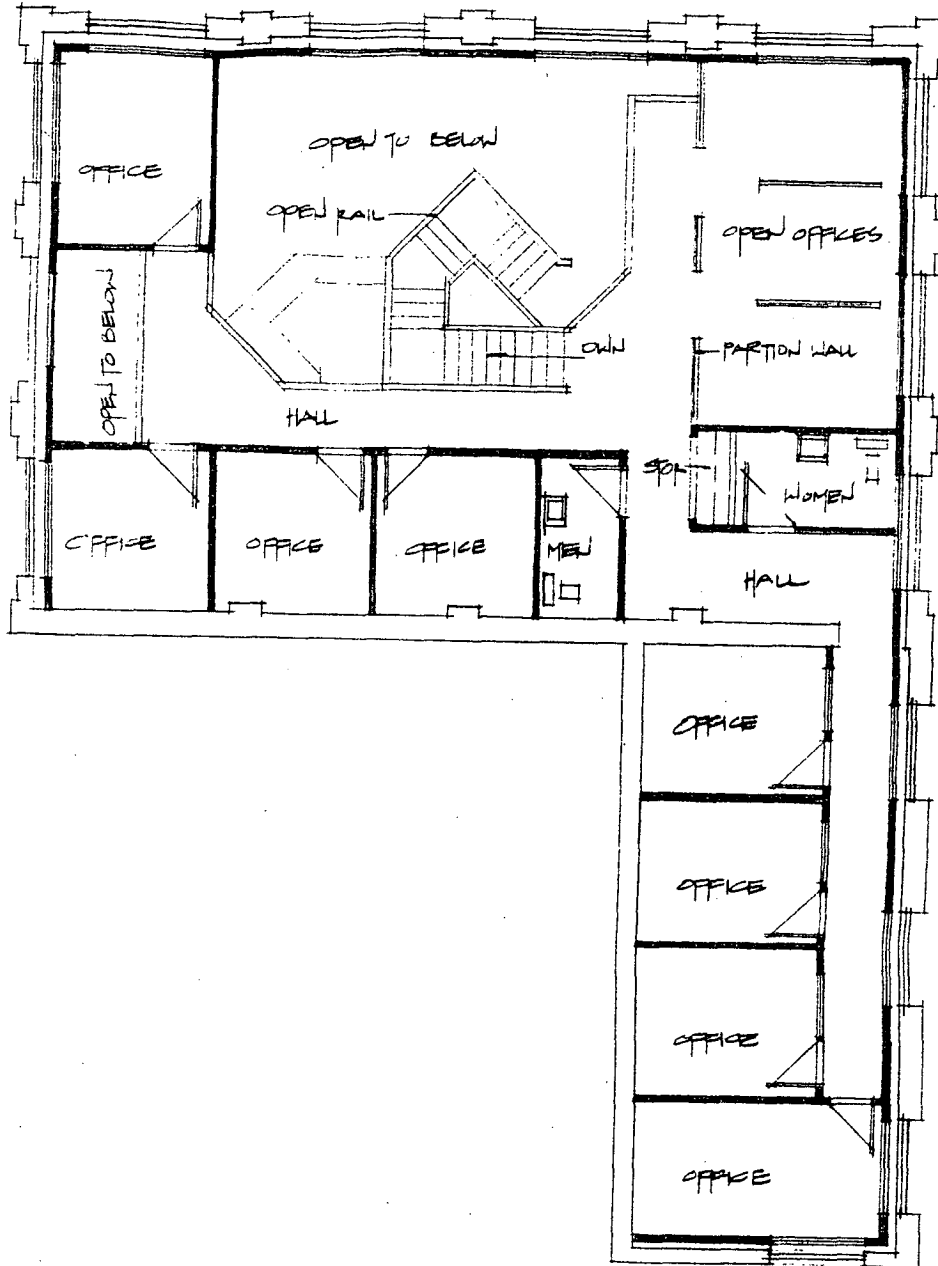
P90-205

JULY 12, 1990

SAS 1/8" = 0'

002902

EXHIBIT B-2



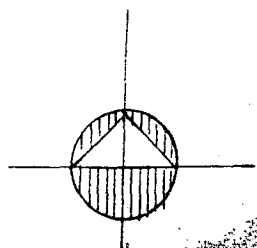
SECOND FLOOR PLAN

002903

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

P90-205

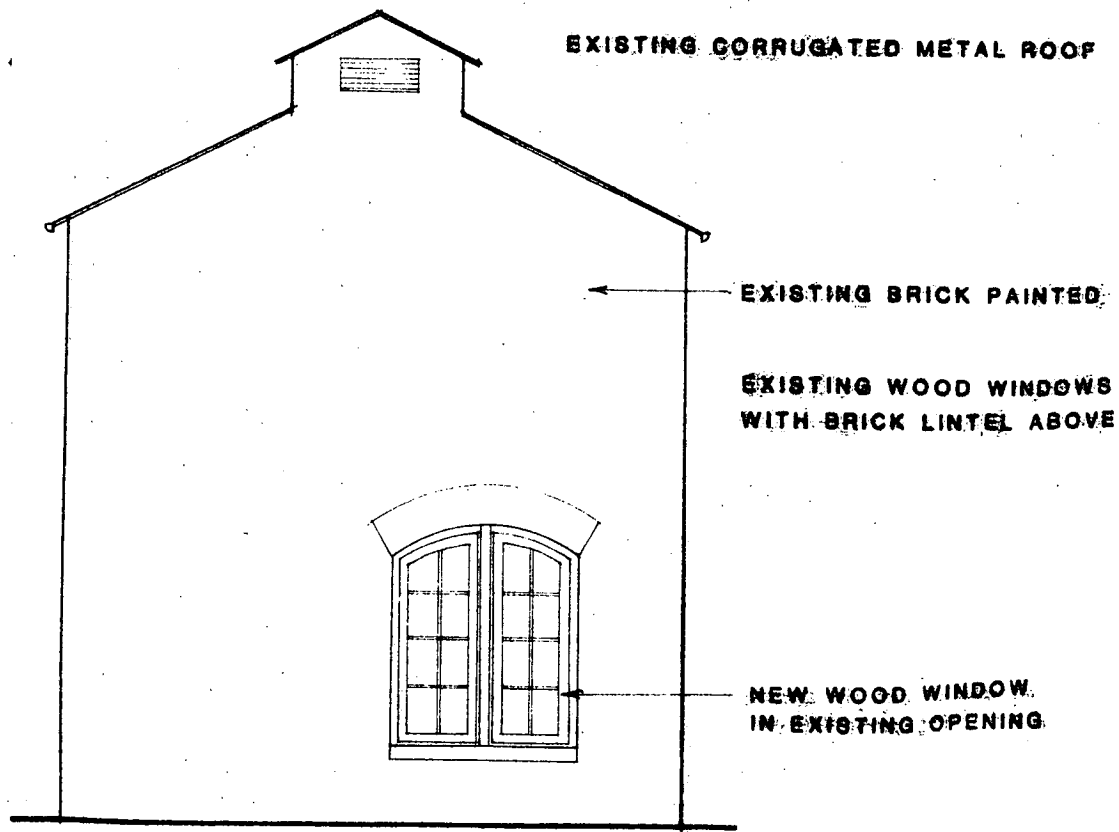
JULY 12, 1990



P90-205

JULY 18, 1990

002904



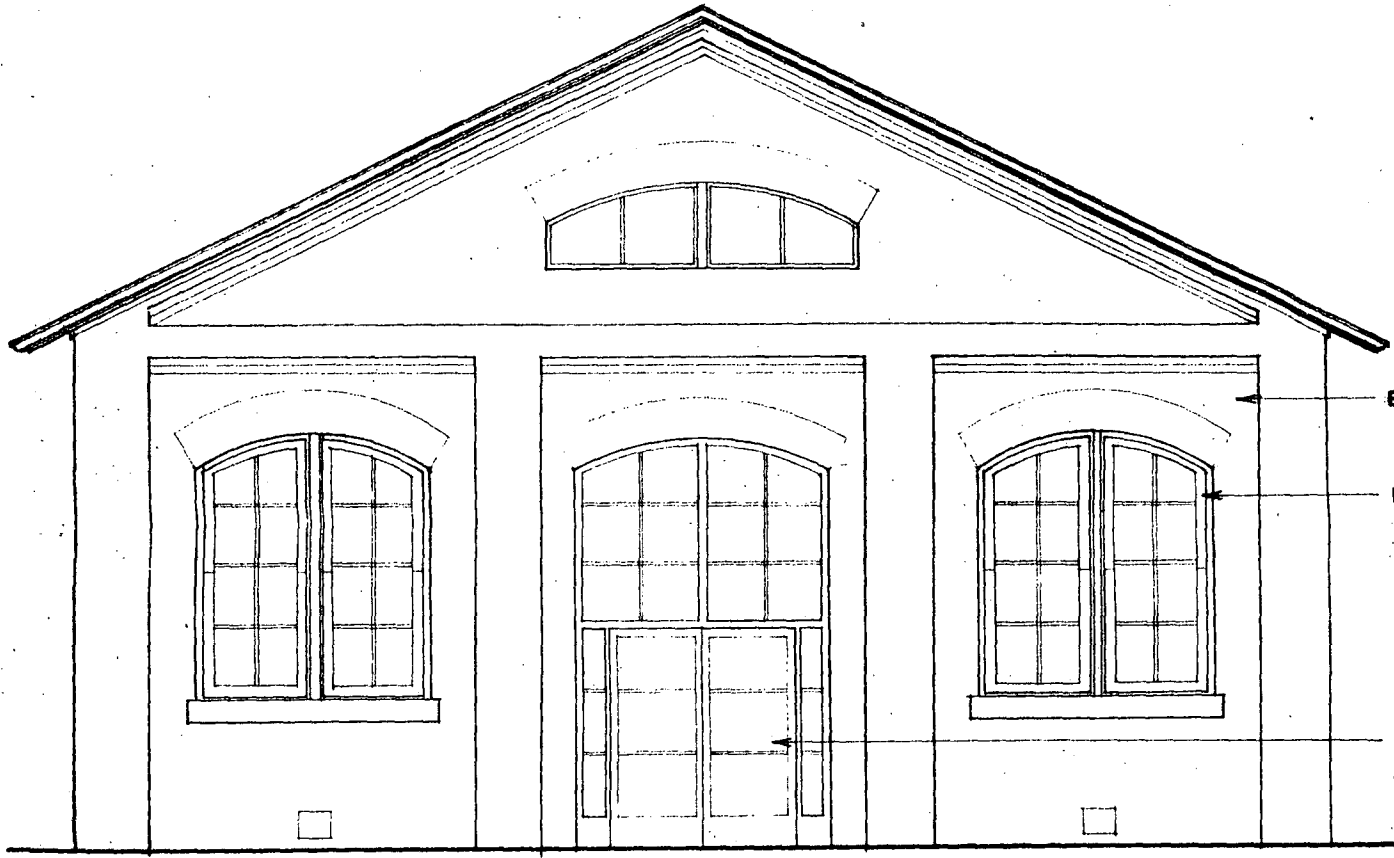
SOUTH ELEVATION

EXHIBIT C-1

P90-205

JULY 12, 1990

002905



EXISTING BRICK PAINTED

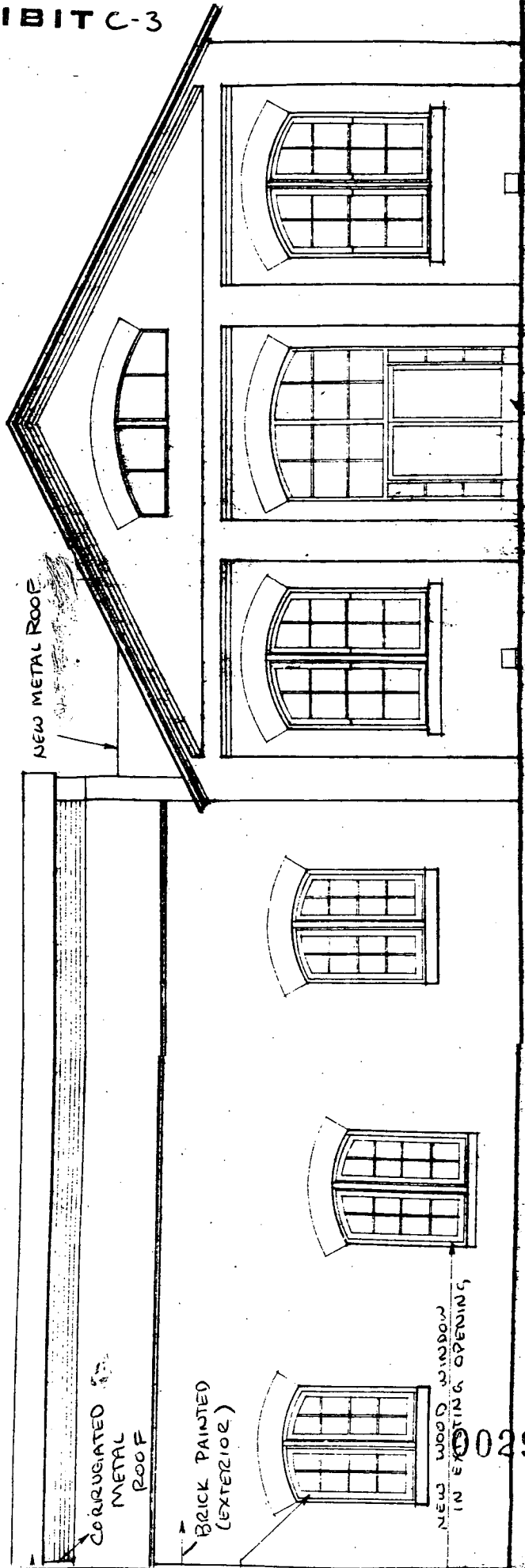
EXISTING WOOD
WINDOWS WITH BRICK
LINTEL ABOVE

NEW METAL FRAME
STOREFRONT WINDOWS
& DOORS (IN EXISTING
OPENING)

EXHIBIT C-2

WEST ELEVATION

EXHIBIT C-3



NEW METAL ROOF

CORRUGATED METAL ROOF

BRICK PAINTED (EXTERIOR)

NEW WOOD WINDOW IN EXISTING OPENING

SEE PLAN FOR WINDOW SIZES

00290

EAST ELEVATION

P90-205
JUL 12, 1990



002907

NORTH ELEVATION



CITY OF SACRAMENTO

PLANNING & DEVELOPMENT DEPARTMENT

INITIAL FILING FEES & RECEIPT

Circle Fees for Requested Entitlements

Planning Division
1231 "I" Street, Suite 200
Sacramento, CA 95814
Tel: (916) 449-5604

Don

SECTION I - PROCESSING CHARGE

This fee is charged on all applications requiring Planning Commission or City Council Action (except on appeals and planning director's entitlements).

\$280

SECTION II - ENVIRONMENTAL DETERMINATION

Notice of Exemption:	\$42
Negative Declaration:	150

SECTION III - ENTITLEMENTS

REZONING

Rezoning / Prezoning:	\$1,095
Plan Amendments:	1,035

SUBDIVISION MAP FEE

Fast Track:	\$670+
# of parcels _____ x \$10:	
Tentative Map:	805+
# of parcels _____ x \$10:	
Tentative Map with Sub Mod:	875+
# of parcels _____ x \$10:	
Lot Line Adjustment:	140
Time Extension:	470
Post Subdivision Mod:	735

PLANNED UNIT DEVELOPMENT

PUD:	\$1,585
Amend PUD Guidelines:	430
Amend PUD Schematic:	1,130

VARIANCE

Planning Commission:	\$530
Time Extension (CPC):	170
Planning Director's:	305
Time Extension (PD):	70

DEVELOPMENT REVIEW

"R" Review:	\$650
Planning Commission Mod:	170
Planning Director's Mod:	70

PLANNING COMMISSION SPECIAL PERMITS

Major Project:	\$1,395
PUD Special Permit:	975
All Other Special Permits:	685
Condominium Conversions:	1,615
Modification:	180
Time Extension:	170

PLANNING DIRECTOR'S SPECIAL PERMITS

Deep Lot Developments:	\$495
Temporary Parking Lot:	273
All Other Special Permits:	253
Modification:	170
Time Extension:	70

MISCELLANEOUS ENTITLEMENTS

Street / Alley Abandonment:	\$490
Street Name Change:	490
Planner Research \$70 x _____ # of hours:	

Additional fee 200.00

APPEAL - THE DECISION OF THE

	Applicant	3rd Party
Planning Director:	\$125	\$40
Environmental Coord:	625	40
Planning Commission:	105	60

RECEIVED FROM

I understand that additional fees may be required if the cost to process the application is greater than the minimum fee and/or if this application involves an existing violation of the zoning ordinance. Also on some applications additional processing charges may be required after the requested entitlements are approved.

(signature)

CITY OF SACRAMENTO
PAID - BI

JUL 11 1990

TOTAL AMOUNT PAID \$ 70.00

Prepared By / Date 7/11/90

CASH CHECK



CITY OF SACRAMENTO

PLANNING & DEVELOPMENT DEPARTMENT INITIAL FILING FEES & RECEIPT

Circle Fees for Requested Entitlements

Planning Division
1231 "I" Street, Suite 200
Sacramento, CA 95814
Tel: (916) 449-5604

SECTION I — PROCESSING CHARGE

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\$280

SECTION II — ENVIRONMENTAL DETERMINATION

Notice of Exemption
Negative Declaration

\$42
150

SECTION III — ENTITLEMENTS

REZONING

Rezoning/Prezoning \$1,095
Plan Amendments 1,035

SUBDIVISION MAP FEE

Fast Track \$670 +
of parcels _____ x \$10 _____
Tentative Map 805 +
of parcels _____ x \$10 _____
Tentative Map with Sub Mod 875 +
of parcels _____ x \$10 _____
Lot Line Adjustment 140
Time Extension 470
Post Subdivision Mod 735

PLANNED UNIT DEVELOPMENT

PUD \$1,585
Amend PUD Guidelines 430
Amend PUD Schematic 1,130

VARIANCE

Planning Commission \$530
Time Extension (CPC) 170
Planning Director's 305
Time Extension (PD) 70

DEVELOPMENT REVIEW

"R" Review \$650
Planning Commission Mod 170
Planning Director's Mod 70

PLANNING COMMISSION SPECIAL PERMITS

Major Project \$1,395
PUD Special Permit 975
All Other Special Permits 685
Condominium Conversions 1,615
Modification 180
Time Extension 170

PLANNING DIRECTOR'S SPECIAL PERMITS

Deep Lot Developments \$495
Temporary Parking Lot 273
All Other Special Permits 253
Modification 170
Time Extension 70

MISCELLANEOUS ENTITLEMENTS

Street/Alley Abandonment \$490
Street Name Change 490
Planner Research \$70 x _____ # of hours _____

APPEAL — THE DECISION OF THE:

	Applicant	3rd Party
Planning Director	\$125	\$40
City of Sacramento	625	40
Planning Commission	105	60

APR 27 1990

RECEIVED FROM Cynthia Easton
I understand that additional fees may be required if the cost to process the application is greater than the minimum fee and/or if this application involves an existing violation of the zoning ordinance. Also on some applications additional processing charges may be required after the requested entitlements are approved.
(signature)

TOTAL AMOUNT PAID \$ 960.00
Prepared By/Date Don 4-27-90
CASH _____ CHECK # 2414

File # P90 205 002909 Not Valid Unless Stamped By Department

APPLICATION CHECK OFF LIST

TENTATIVE MAP

- Check Adjacent Zoning
- Two (2) Environmental Questionnaires (Form A)
- 300' Property Ownership Map
- Property Ownership List
- Legal Description
- Letter of Agency for each parcel (Form B)
- City Engineers Waiver (Form E)
- Request for Subdivision Modification (Form D)
- One (1) PNT (Hardcopy) reduction to 8-1/2" x 11"
- Twenty (20) large blueprint copies of map folded to 8-1/2" x 11"

Key Elements Which Must Be Shown on Map

- Existing utilities and/or easements
- Names of adjacent subdivisions or owners
- Location of setback lines
- Lot dimensions
- Location and types of trees
- Scale - at least 1" = 100 ft.
- Vicinity Map (upper right corner)
- Contours
- Civil Engineer or Land Surveyor Stamp
- Date of preparation
- Existing structures
- Existing trees
- North arrow/bar scale
- Information block, where applicable
- Subdivision Name
- Name, address & phone number of owners of record, engineer and subdivider
- Present Zoning _____ Proposed Zoning _____
- Present Use _____ Proposed Use _____
- Number of Lots _____
- Net gross area of property _____
- School districts _____
- Source of Water Supply _____
- Provisions of sanitary facilities, storm drainage and flood control _____

REZONING, SPECIAL PERMIT AND/OR PUD VARIANCE

- Check Adjacent Zoning
- Two (2) Environmental Questionnaires (Form A)
- Required Property Ownership Map (100', 300', 500' or 1000')
- Property Ownership List
- Legal Description
- Letter of Agency for each parcel (Form B)
- One (1) PNT (Hardcopy) reduction to 8-1/2" x 11"
- Eight (8) large blueprint sets of plans folded to 8-1/2" x 11" (site, floor, elevation plans)

Key Elements Which Must Be Shown on Map

- Existing trees (on site plan)
- Bar scale (on all plans)
- Vicinity Map (upper right corner on site plan)
- North Arrow (on all plans)

LOT LINE ADJUSTMENT

- Check adjacent zoning
- Two (2) Environmental Questionnaires (Form A)
- 100' Property Ownership Map
- Property Ownership List
- Legal Description
- Letter of Agency for each parcel (Form B)
- Five (5) copies legal description describing parcels to be created
- One (1) PNT (Hardcopy) reduction to 8-1/2" x 11"
- Five (5) copies of site plans to scale folded to 8-1/2" x 11"

Key Elements Which Must Be Shown on Map

- Location, dimensions of property and any structures on site
- Existing and proposed property lines (clearly identified)
- Distances between structures and existing and proposed property line(s)
- Utility location (water & sewer service points, driveway and known easements)
- Existing improvements (curb, gutter, sidewalk, etc.)
- Vicinity Map (upper right corner)

N/A

ALL FORMS TO HAVE DATE AND ORIGINAL SIGNATURE. APPLICATION TO BE ACCEPTED WHEN COMPLETE

Log Receipt Initiated by Applicant
 Posted to Parcel Book
 Logged in Log Book

P90 205

Date: 4-27-90

Planner: *[Signature]*

P90 205

002910

P90-205

Pg. 1-5 ✓

CITY OF SACRAMENTO
PLANNING DIVISION
DEVELOPMENT PROJECT ROUTING

TO: ADVANCE PLANNING
ENVIRONMENTAL SERVICES
✓ENGINEERING DEVELOPMENT
ENGINEERING TRANSPORTATION

FROM: Current Planning, Don

Project File Number: P90-205 APN, 000-100-25

Project Name: Legal Services of Northern Calif.

Project Location: 517 12th Street

Respond By: 5-14-90

Project Description: ⁹
Variance to waive ~~&~~ required parking spaces for
a 700± square foot office building expansion
on 0.15± developed acres in the General Com-
mercial (C-2) zone.

Comments: See Traffic Comments

Reviewed By: Ken Marshall

Date JUN 15 1990