

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	W. J. Huges, Jr. AIA - 1990 3rd Street, Sacramento, CA 95814				
OWNER	Raley's - 1515 20th Street, Sacramento, CA 95814				
PLANS BY	W. J. Huges, Jr. AIA - 1990 3rd Street, Sacramento, CA 95814				
FILING DATE	2-17-84	50 DAY CPC ACTION DATE	3-22-84	REPORT BY:	SC:sg
NEGATIVE DEC.	2-27-84	EIR		ASSESSOR'S PCL. NO.	017-121-7, 8

- APPLICATION:
1. Environmental Determination
 2. Lot Line Adjustment to merge two parcels into one 0.4± acre site for parking lot development
 3. Variance to waive six foot solid masonry wall on east property line (Section C-5)
 4. Special Permit to allow a parking lot in the Garden Apartment-Review (R-2A-R) zone (Section 2-B-28)

LOCATION: 1927 and 1929 Wentworth Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a parking lot in a residential zone to accommodate overflow parking during peak hours and provide employee parking for Raley's Market.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Sutterville Heights
Community Plan Designation: Multi-Family
Existing Zoning of Site: R-2A-R
Existing Land Use of Site: Vacant residential structure

Surrounding Land Use and Zoning:

North: Commercial; C-2
South: Shopping center; C-2
East: Parking lot; R-1
West: Single family; R-1

Parking Provided: 40
Property Dimensions: 150' x 127'
Property Area: 0.4± acres
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site is located in an area developed with commercial uses on the north, south and east side of the property. To the west of the site is an existing single family neighborhood. The applicant is requesting a special permit to develop this parking lot to accommodate employee parking for an adjacent grocery store (Raley's) and for overflow parking during peak business hours. The site presently contains two substandard dwelling units which are vacant.

2. The applicant has requested that the required six foot masonry wall be waived on the east property line. The parcel on the east side of the site is zoned for residential use, however a special permit was approved by the Commission in November of 1983 to develop the adjacent parcel with a parking lot.

The adjacent parking lot is presently under construction. Staff supports the waiver of the required wall since the purpose of the wall requirement is to protect existing and anticipated residential development from non-residential uses.

3. The applicant has proposed a twenty-five foot landscaped planter in the front setback area. This proposal is consistent with the approved parking lot on the east side of the subject site and the residential setback to the west. In addition, the 25 foot landscaped planter will help screen the parking area and be more compatible with the adjacent single family development.
4. The applicant has not submitted detailed landscape plans. In an effort to ensure that landscaping on the site is adequate for screening purposes, staff recommends the applicant submit detailed plans for Planning staff's review and approval. Landscape, irrigation and shading plans will also be required for building permit processing. Staff also suggests that a 6" x 6" concrete curbing be installed around all planting areas.
5. Parking lot safety during evening hours has been a concern of staff especially since this lot will be used primarily for employees of the adjacent grocery store which is open at night. In an effort to address this concern staff suggests the use of security lighting. To ensure that lighting on the site will not adversely affect the adjacent residences staff recommends low height fixtures or, if standard height fixtures are to be used, that they be oriented away from the adjacent residences.
6. This proposal was reviewed by the City Engineer, City Traffic Engineer and City Real Estate. The City Engineer indicated that the applicant may need to extend the drain line to drain the parking lot. A study will be required for on-site drainage. The applicant will also have to pay off any existing assessments. The City Traffic Engineer indicated concern over the use of two on-site driveway entrances, especially when considering possible conflicts with the driveways on the parking lot east of the site and the adjacent grocery store entrance. The Traffic Engineer recommended that one of the driveways be eliminated and be replaced with landscaping.
7. Staff has a concern regarding the location of the driveway near the single family residence. Staff suggests the westerly driveway be eliminated and replaced with landscaping. This will locate the parking ingress/egress farther away from the residential area and additional planting will provide a better transition between the residential and parking lot uses (see exhibit C).
8. To increase the buffer along the westerly property line, the six foot planting strip indicated on the site plan should be increased to 12 feet in width. This can be attained by reducing the parking stall depth from 18 feet to 16 feet and reducing the maneuvering space from 30 feet to 26 feet. This planting strip should be heavily landscaped with shrubs and trees (see exhibit C).

9. The applicant should be aware that a parking facility permit must be issued prior to construction of the parking lot.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Lot Line Merger by adopting the attached resolution with conditions;
3. Approval of the variance to waive the six foot solid masonry wall, based upon findings of fact which follow; and
4. Approval of the special permit for parking lot development, subject to the following conditions and based upon findings of fact to follow:

Conditions - Special Permit

- a. The applicant shall submit a detailed landscape, shading and irrigation plan for review and approval by the Planning Director prior to issuance of a building permit.
- b. The applicant shall install security lights. A lighting plan shall be submitted for staff review and approval prior to issuance of building permits. The plan shall indicate the location, type and intensity of the fixtures to be used. These fixtures shall be low height or standard height, oriented away from residential properties.
- c. The applicant shall eliminate the westerly driveway entrance and replace with landscaping. Revised plans shall be submitted to the City Traffic Engineer and Planning Director for review and approval prior to issuance of building permits.
- d. The applicant shall provide for a 12 foot wide planter strip along the westerly side of the property as indicated in exhibit C. This planter shall be heavily landscaped with shrubs, ground cover and trees.
- e. The proposed six foot high masonry wall shall be of a decorative design. Wall plans shall be reviewed and approved by the Planning Director.
- f. The applicant shall obtain a parking facility permit prior to construction of the parking lot.

Findings of Fact - Special Permit

- a. The special permit as conditioned is based upon sound principles of land use in that the proposed parking lot abuts an approved parking lot on the east and the site is adjacent to a shopping center and a plant nursery.

- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the site will be landscaped and a six foot wall will buffer the parking lot from neighboring residential uses and on-site lighting will be designed away from the residential use.
- c. The proposed use is consistent with the intent of the 1974 General Plan and the 1965 Sutterville Heights Community Plan.

Findings of Fact - Variance

- a. The proposed variance is not a special privilege extended to one individual property owner in that a variance was granted to an adjacent property owner under similar circumstances.
- b. The variance will not be injurious to the public welfare or other property in the vicinity in that the property on the east side of the site is being developed with a parking lot and it is unlikely that residential uses will be developed in the future.
- c. The proposed variance is not contrary to the purpose and intent of the Zoning Ordinance in that the waiver for the wall will not affect residential uses since the adjacent property is being developed with a non-residential use.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission

on date of

APPROVING A LOT LINE ADJUSTMENT FOR LOTS 6, 7 AND
8 ON THE OFFICIAL " PLAT OF MEAD TRACT "

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1927 and 1929 Wentworth Avenue, and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 City General Plan and the 1965 Sutterville Heights Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

That the lot line adjustment for property located at 1927 and 1929 Wentworth Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. The applicant shall submit closure calculations for the overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.
2. The proposed lot lines are to be monumented.
3. Pay off any existing assessments.

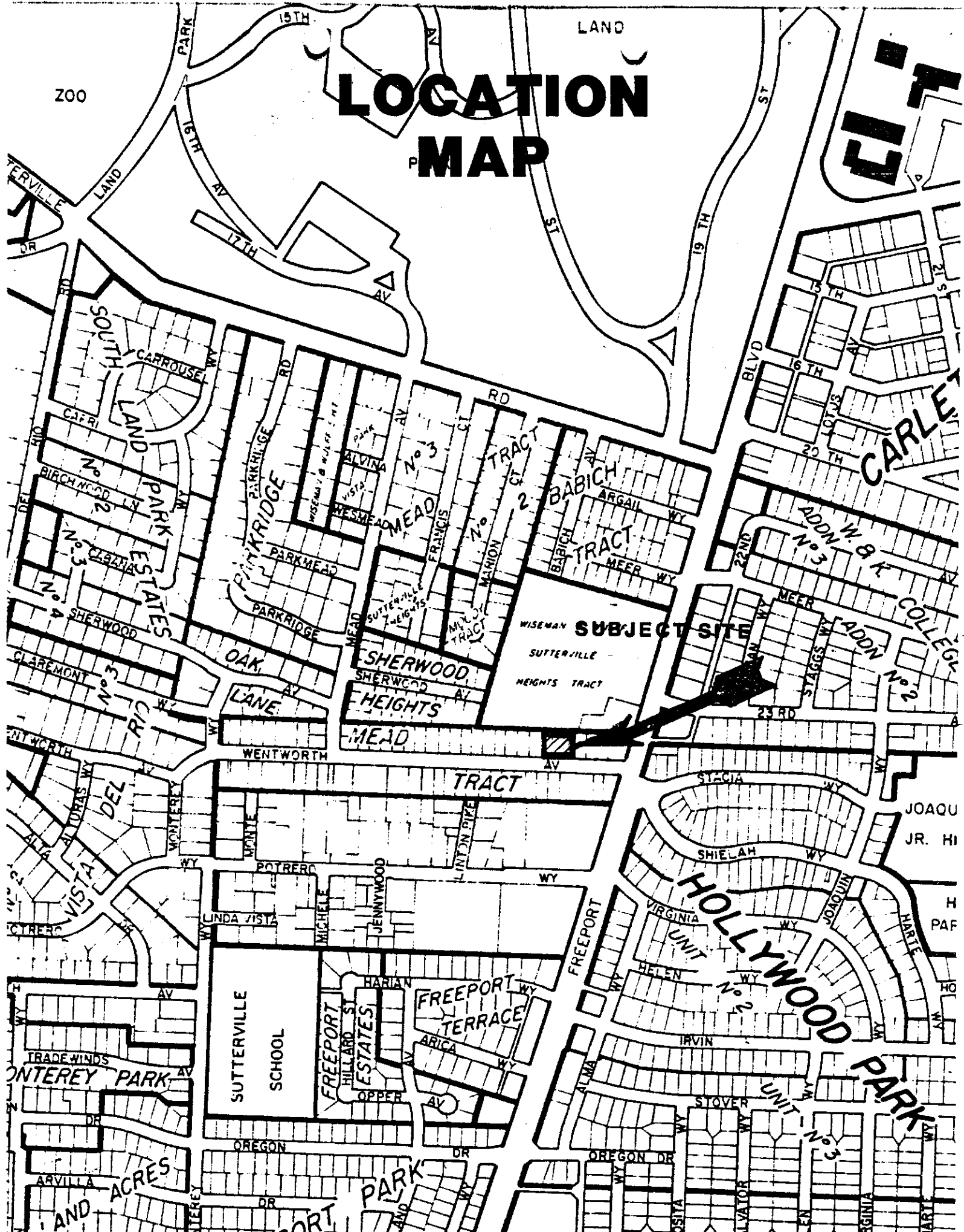
CHAIR

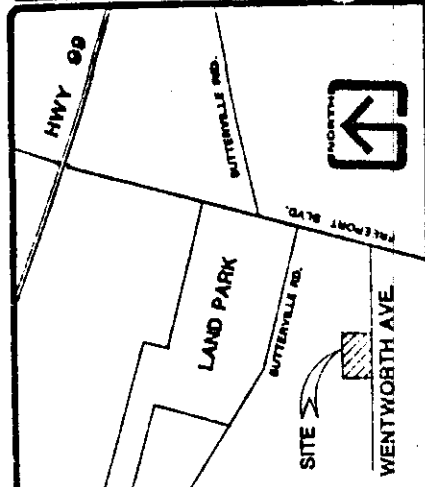
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

ZOO

LOCATION MAP





VACINITY MAP N.T.S.

EXIST. PARKING LOT

SHADE CALCULATIONS

TOTAL PARKING AREA: 12,920 S.F.

50% SHADE REQUIRED: 6,460

SHADE PROVIDED: 6,755 S.F. : 52%

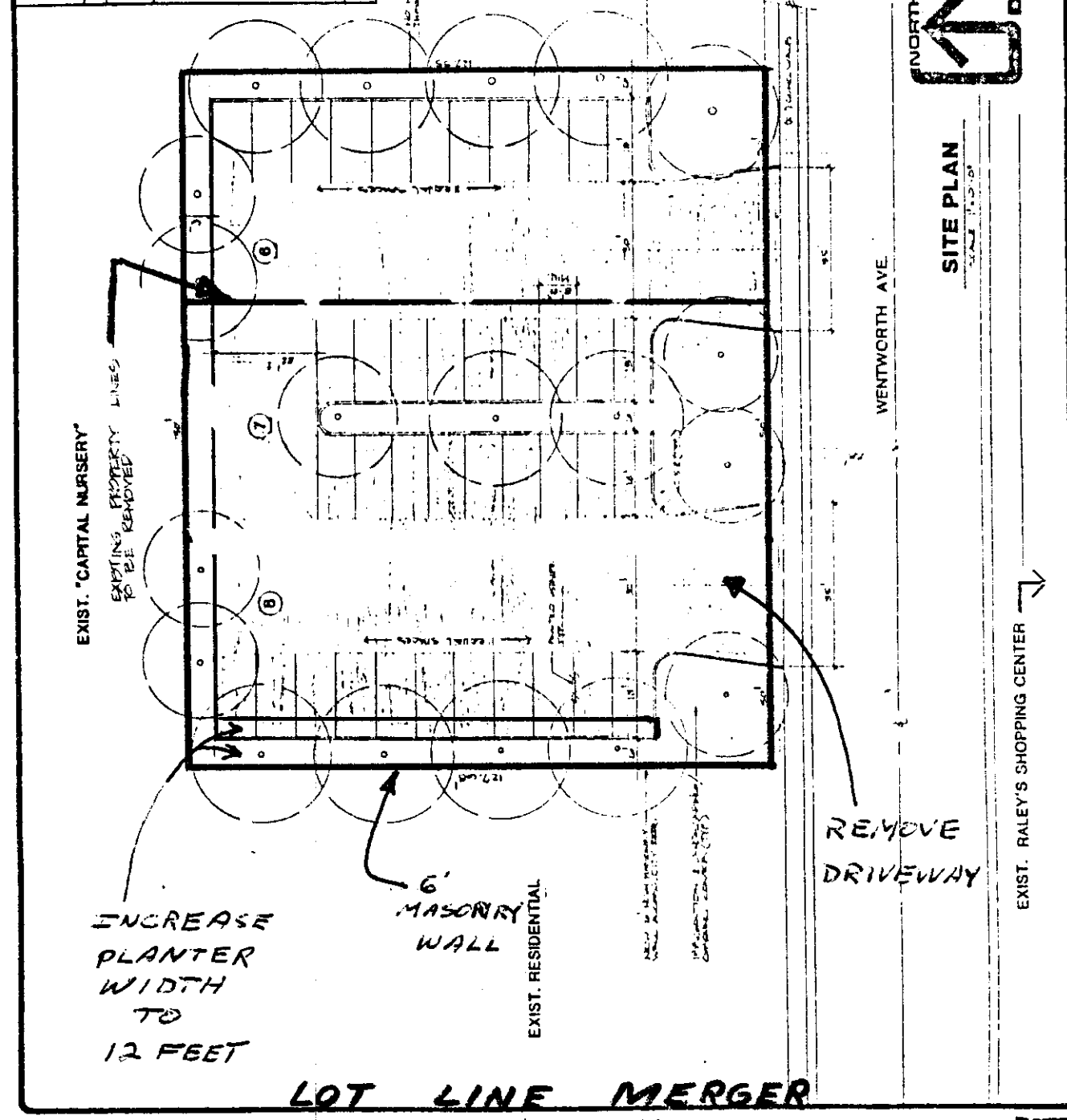
CALCULATIONS

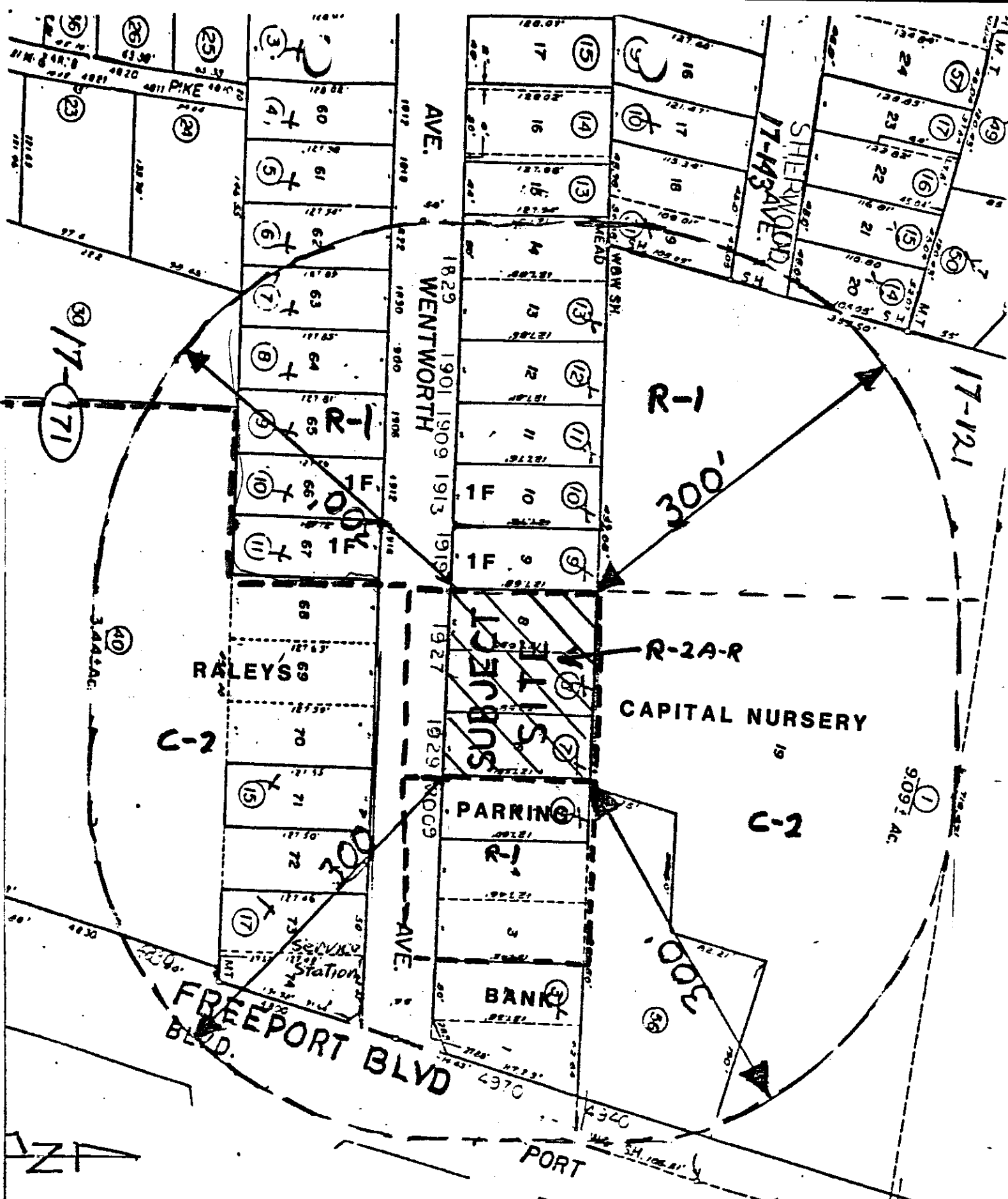
FRANKLIN LANE (3) 222,192 (4) 481,338 (5) 7,340

LAUREL WOODS (1) 441,101 (2) 846,014 (3) 12,342

8412 3 3048 A 482 2 0.286

EX B





SCALE 1" = 100'

P 84078

EXHIBIT A

LOTS 6, 7 AND 8 AS SHOWN ON THE OFFICIAL "PLAT OF MEAD TRACT," RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, ON OCTOBER 14, 1908, IN BOOK 9 OF MAPS, MAP NO. 18.