

Telephone (916) 969-7533
726-3375
624-1997

AUBURN OAKS PLAZA
8421 Auburn Blvd., Suite 140
Citrus Heights, CA. 95610
(P.O. Box 2077, Citrus Heights, CA 95611)
#481

June 19, 1984

DESCRIPTION FOR CAL-WESTERN LIFE INSURANCE COMPANY
TO MERGE ASSESSOR'S PARCEL NO. 7-086-9, 10 AND 11

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

The North half of Lot 5 and the East half of the South half of Lot 5 all in the Block bounded by "K" and "L" Streets and by Twentieth and Twenty-first Streets in the City of Sacramento, according to the official map or plan of the City of Sacramento, more particularly described as follows:

Beginning at the Southeast corner of said Lot 5, said point of beginning being at the intersection of the Westerly line of said Twentyfirst Street, 80 feet in width, and the Northerly line of said "L" Street, 80 feet in width; thence from said point of beginning Westerly along the Northerly line of said "L" Street, 40 feet more or less, to the mid-point of the South line of said Lot 5; thence leaving the Northerly line of said "L" Street Northerly 80 feet more or less to the mid-point of a line joining the mid-point of the West line of said Lot 5 with the mid-point of the East line of said Lot 5; thence along said line Westerly 40 feet more or less to the mid-point of the West line of said Lot 5; thence Northerly along said West line 80 feet more or less to the Northwest corner of said Lot 5, said corner being located on the Southerly line of a 20 foot wide alley; thence Easterly along said Southerly line of said alley 80 feet more or less to the intersection of said Southerly alley line with the Westerly line of said Twentyfirst Street, said point of intersection being the Northeast corner of said Lot 5; thence Southerly along the Westerly line of said Twentyfirst Street 160 feet more or less to the point of beginning.

EXHIBIT B

U

U

City Planning Commission
Sacramento, California

Members in Session:

Subject: Various requests for NW corner of 21st & L Sts.
(P84-149)

The staff report on this item is being prepared
and will be forwarded to you at the earliest possible
time.

Respectfully submitted,

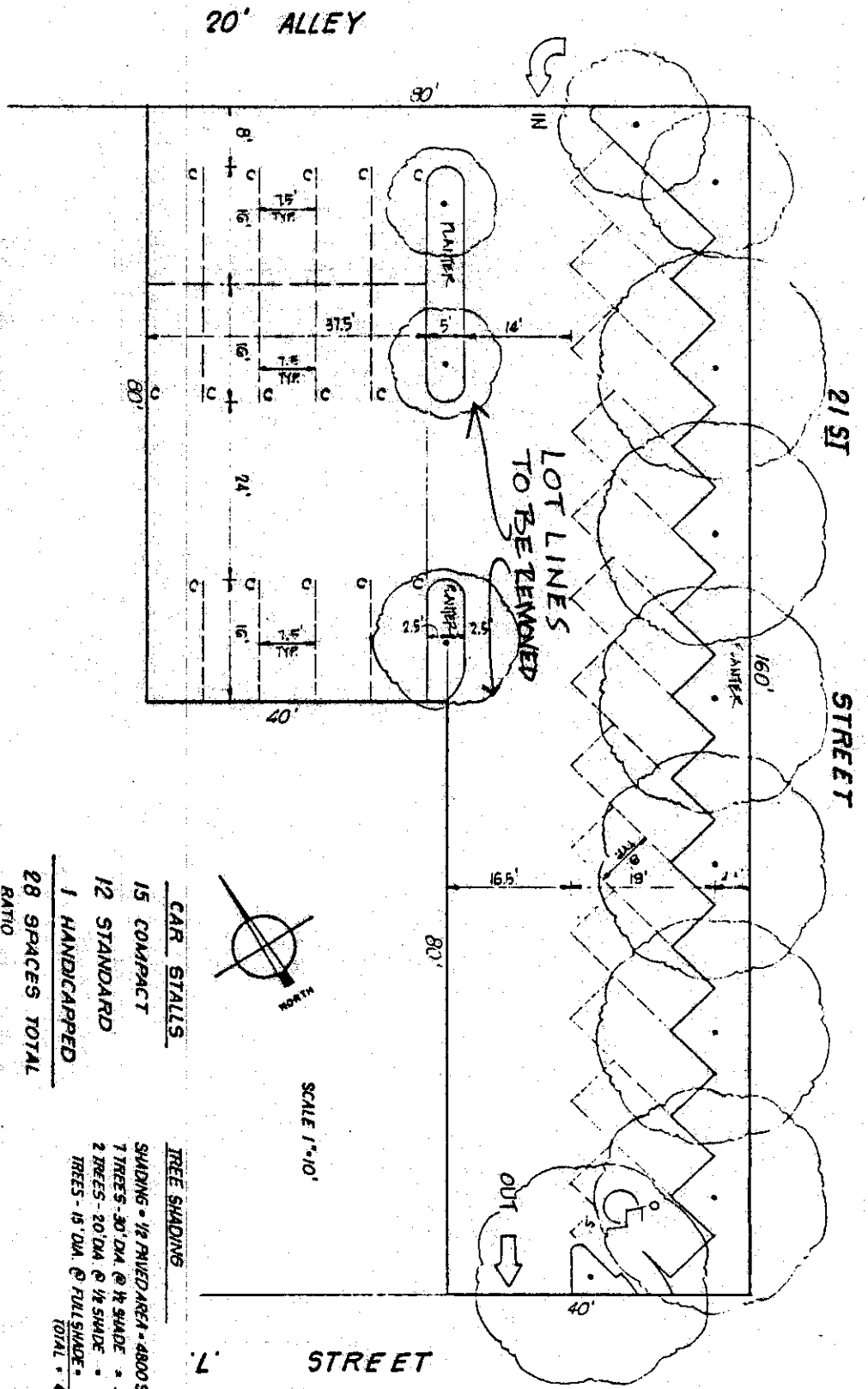
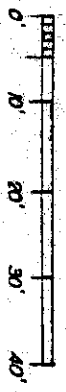
Suzanne Glimstad
Suzanne Glimstad,
Sec. to Commission

P84-149

June 28, 1984

Item 7

P-84-149



LOT LINES
TO BE REMOVED

CAR STALLS

15 COMPACT

12 STANDARD

1 HANDICAPPED

28 SPACES TOTAL

RATIO
 80% OF 27' - 8' COMPACT
 15 COMPACTS = 54% COMPACT

TREE SHADING

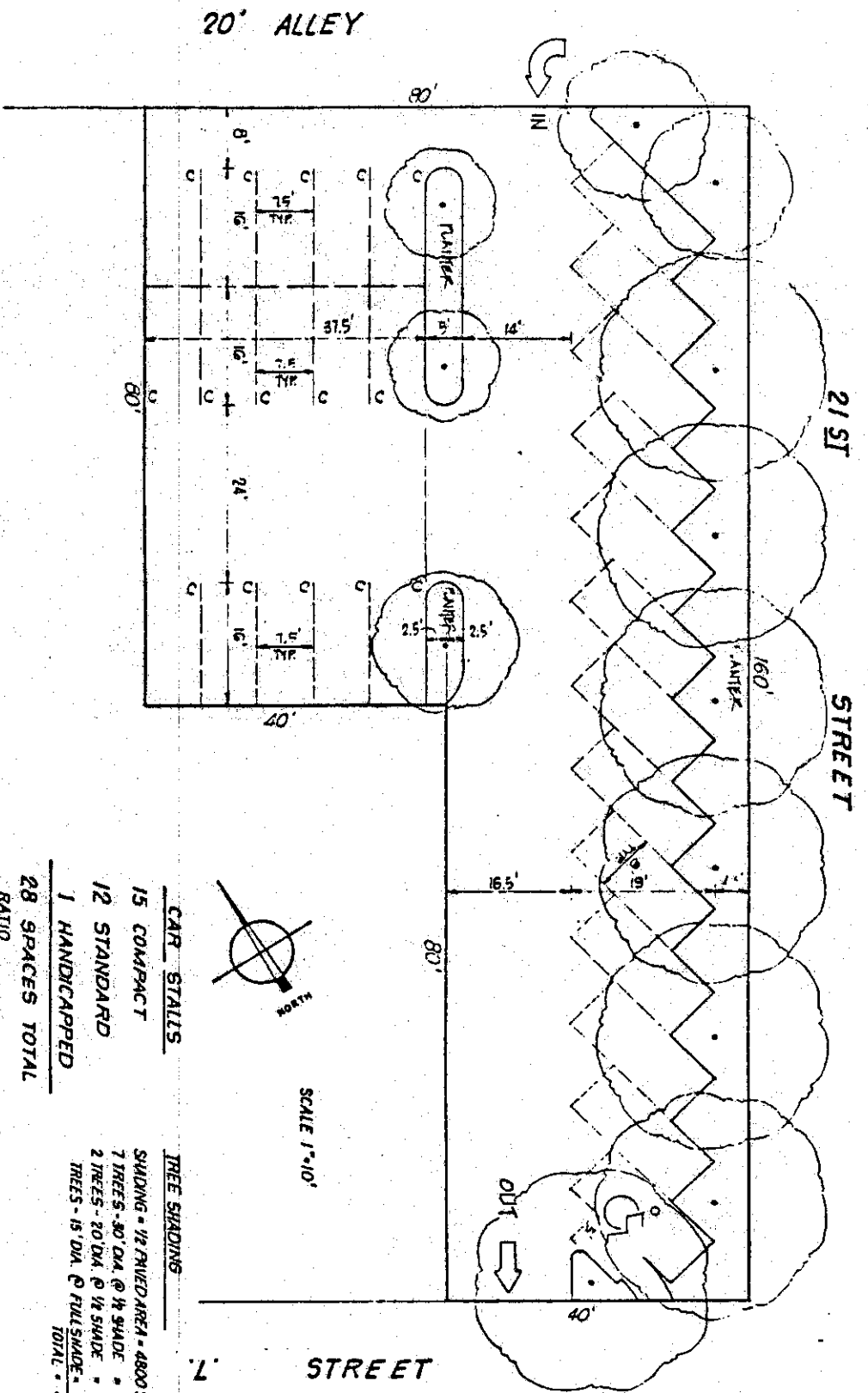
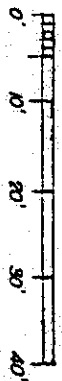
SHADING - 1/2 PAVED AREA = 4800 SQ. FT. REQ.
 1 TREES - 30' DIA @ 1/2 SHADE = 3,367 S.F.
 2 TREES - 20' DIA @ 1/2 SHADE = 492 S.F.
 TREES - 18' DIA @ FULL SHADE = 942 S.F.
 TOTAL = 4,801 S.F.

PROPOSED PARKING LOT LOT LINE
CAL WESTERN STATE LIFE
MERGER

REVISED JUNE 12, 1984

EXHIBIT A

P 84-149



**PROPOSED PARKING LOT
 CAL WESTERN STATE LIFE**

REVISED JUNE 12, 1984

- CAR STALLS**
 - 15 COMPACT
 - 12 STANDARD
 - 1 HANDICAPPED
 - 28 SPACES TOTAL**
- RATIO**
 30% OF 27 = 8 COMPACT
 15 COMPACTS = 54% COMPACT
- TREE SHADING**
 - SHADING - 1/2 PAVED AREA = 4800 SQ. FT. REQ
 - 7 TREES - 30' DIA. @ 1/2 SHADE = 3367 S.F.
 - 2 TREES - 20' DIA. @ 1/2 SHADE = 492 S.F.
 - TREES - 15' DIA. @ FULL SHADE = 942 S.F.
 - TOTAL = 4,801 S.F.**



138
R-4R

Subject Site

R-O

C-4

C-4

R-O

C-4

C-2

PARK LEAS.

OFFICES (SEE W/ST)

REST. COMM. OFF.

C-2

STUD. SUBS.

STATION

LAND USE AND ZONING MAP

WAREHOUSE

MEAT PACKER

BAR. ALE

HAND WASH

AUTO REPAIR

AUTO REPAIR

TIRE CROFT

TIRE RPR

IF

IF

MARKET

IF

IF

IF

IF

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

MINING PRINT LAUNDRY

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

H ST.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

OFF.

MUIR
PLAY
GROUND

GRANT
P
GROUND

WASHINGTON
PARK
SCHOOL

PARK

BOULEVARD

15 TH

16 TH

MEMORIAL
AUDITORIUM

17 TH

18 TH

19 TH

20 TH

21 ST

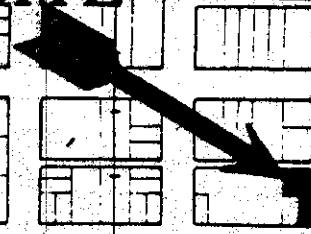
22 ND

23 RD

24 TH

25 TH

SUBJECT SITE



CAL WESTERN OFFICE BLDG.

CITY SCH
ADMIN.

CAPITOL

VICINITY MAP

REPORT
SCHOOL

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE MERGER FOR THE NORTH HALF OF LOT 5
AND THE EAST HALF OF THE SOUTH HALF OF LOT 5, ALL IN
THE BLOCK BOUNDED BY K & L STREETS AND BY 20TH AND 21ST
STREETS IN THE CITY OF SACRAMENTO, ACCORDING TO THE
OFFICIAL MAP OR PLAN OF THE CITY OF SACRAMENTO (P84-149)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at the northwest corner of 21st and 'L' Streets; and

WHEREAS, the lot line merger project has been issued a Negative Declaration; and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1980 Central City Plan;

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

That the lot line merger for property located at the northwest corner of 21st and 'L' Streets, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING
COMMISSION

2. The applicant shall obtain a parking facilities permit from the Planning Division;
3. Signage designating the parking lot for employees of Cal-Western only shall be submitted to the review and approval of the Planning Director in conjunction with the issuance of the parking facilities permit;
4. The applicant shall submit revised plans with the following modifications:
 - a) provide a more rounded radius for the planter proposed next to the entry driveway off the alley;
 - b) reduce the width of the exit driveway to 15 feet;
 - c) the site plan shall include all existing improvements, such as sidewalks, curbs, gutters, street lights, telephone poles, etc.

Findings of Fact.

1. The Variance is not a special privilege extended to an individual property owner in that:
 - a) parking lots are permitted in the General Commercial (C-2) zone;
 - b) the parking spaces will be assigned to employees only, based upon the size of automobiles.
2. The project will not be injurious to the public welfare, nor to properties in the vicinity in that:
 - a) the term of the parking lot is limited to a period of one year;
 - b) the parking lot complies with landscaping and shading requirements of the Zoning Ordinance.
3. The project is consistent with the City Zoning Ordinance which permits parking facilities in the General Commercial (C-2) zone.

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

1. The applicant indicates that the proposed surfaced parking lot is a temporary use until a permanent structure is constructed on the subject property. At this time, Cal-Western does not have definite building plans for the subject site. Several alternative development schemes are being considered for all properties owned by Cal-Western.

The staff is concerned about the potential of the site being left a surfaced parking lot for an indefinite period. The 21st Street Corridor is primarily developed as a continuous mix of low-scale commercial and office uses. A surfaced parking lot at this site is not an appropriate use on a permanent or long-term basis since it interrupts the continuity of commercial building fronts along 21st Street.

Staff therefore recommends that the variance be approved for a period of one year. The applicant is encouraged to pursue permanent development plans for the subject site in a timely manner. Future development plans for the subject property should include ground floor retail commercial along 21st Street at the corner of 'L' Street to maintain the continuity of commercial uses and to replace lost retail space caused by the demolition of the existing structure.

2. The applicant is requesting a variance to allow 15 of the 28 spaces for compact cars. This computes to 54% of the spaces developed for compact vehicles. The Zoning Ordinance permits a maximum 30% compact car spaces.

The applicant indicates that the parking lot is intended for employees only, with the spaces assigned based on the size of their automobiles. Since no public parking is proposed with all spaces assigned to employees of Cal-Western, staff has no objection to this variance request.

3. The City Traffic Engineering office has reviewed the applicant's site plan and has no major objection to the proposed parking lot. Some minor modifications are requested as follows:

- provide a more rounded radius for the planter proposed at the entry driveway
- reduce the width of the exit driveway to 15 feet.
- the revised plans shall indicate all existing improvements, such as sidewalks, curbs, street lights, telephone poles, etc.
- a driveway permit and parking facilities permit are required.

4. The applicant proposes to merge three parcels to allow development of the parking lot. City staff has no objection to the proposed lot line merger. Staff recommends that the Commission approve the lot line merger by adopting the attached resolution.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Variance, subject to conditions and based on Findings of Fact which follow;
- C. Approval of the Lot Line Merger by adopting the attached resolution.

Conditions

1. The term of the Variance is for a period of one year, effective on June 28, 1984 and terminating on June 27, 1985;

CITY PLANNING COMMISSION

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

APPLICANT	Allied-Langdon Engineering, P.O. Box 2077, Citrus Heights, CA 95611		
OWNER	Cal-West Insurance Company, 2020 'L' Street, Sacramento, CA 95814		
PLANS BY			
FILING DATE	4/19/84	50 DAY CPC ACTION DATE	
NEGATIVE DEC	5/1/84	EIR	ASSESSOR'S PCL NO. 007-086-09, 10, 11
		REPORT BY:	GM:bw

- APPLICATION:**
- A. Ratify Negative Declaration
 - B. Variance to waive 4 ft. planter adj. to public right-of-way for development of parking lot on .2± acres in C-2 zone (Withdrawn)
 - C. Variance to waive 50% parking lot shading requirement (Withdrawn)
 - D. Variance to utilize 54% compact car spaces
 - E. Variance to reduce 25 ft. maneuvering space to 24 ft. for compact car spaces (Withdrawn)
 - F. Lot Line Merger to create .2± acre lot

LOCATION: Northwest corner of 21st and 'L' Streets

PROPOSAL: The applicant is requesting the necessary entitlements to establish a 28-space surfaced parking lot for employees of Cal-Western Life Insurance Company on 0.2± acres in the C-2 zone.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Commercial Building; C-2
South: Cal-West Ins. Bldg.; C-2
East: Commercial Building; C-2
West: Parking Structure, Office; C-2

Property Dimensions: Flag-shaped
Property Area: 9,600 square feet
Significant Features of Site: Two existing commercial structures to be removed
Topography: Flat
Street Improvements/Utilities: Existing

BACKGROUND INFORMATION: The subject site, located at the northwest corner of 21st and 'L' Streets, consists of three lots totaling 9,600 square feet. Two of the lots are vacant, and the third lot is developed with a two-story commercial structure. The site is zoned General Commercial (C-2).

The applicant proposes to remove the existing commercial building and develop a temporary surfaced parking lot for employees of Cal-Western Life Insurance Company. The existing structure is not listed on the City's Official Register.

All tenants of the building, including Eye Dream Ice Cream, have vacated the premises.

