

# CITY PLANNING COMMISSION

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

APPLICANT	Franz and Maria Sanden, 2990 Fruitridge Road, Sacramento, CA 95820		
OWNER	Franz and Maria Sanden, 2990 Fruitridge Road, Sacramento, CA 95820		
PLANS BY	Kenneth Foy Drafting Service		
FILING DATE	1-30-85	50 DAY CPC ACTION DATE	
NEGATIVE DEC	3-4-85	EIR	ASSESSOR'S PCL NO. 019-221-29,38,40
			REPORT BY: DH:bw

- APPLICATION:**
- A. Negative Declaration
  - B. Amendment to 1965 Fruitridge Community Plan from Light Density Residential to Shopping Commercial for 1,664 square feet
  - C. Rezoning of .038+ acres from R-1 to C-2
  - D. Lot Line Adjustment to merge two parcels into one parcel

**LOCATION:** 3001 Fruitridge Road

**PROPOSAL:** The applicant requests the necessary entitlements to develop an auto sales lot and office use.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Commercial/Offices; Residential
1965 Fruitridge Community Plan Designation:	Shopping or Commercial & Light Density Residential
Existing Zoning of Site:	General Commercial (C-2); Single Family (R-1)
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Residential Single Family; R-1
South:	Commercial/Office, General Commercial; C-2
East:	Residential Single Family; R-1
West:	Commercial/Mini Warehouse Storage, General Commercial; C-2

Parking Required:	4 spaces
Parking Provided:	6 spaces
Property Dimensions:	Irregular
Property Area:	21,000 square feet
Square Footage of Building:	240 sq. ft. in one 12' x 20' building
Topography:	Level
Street Improvements:	Existing
Utilities:	To be provided: water, sewer, electricity
Exterior Building Colors:	Beige with dark brown trim, fascia gutter
Exterior Building Materials:	Exterior plywood, T-111
Roof Material:	Composite Shingle

**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site consists of two parcels (2 and 3). Parcel 2, which fronts onto Fruitridge Road, is designated for commercial and offices and Shopping/Commercial on the General Plan and Fruitridge Community Plan. Parcel 3 is designated residential in the 1974 General Plan and 1965 Fruitridge Community Plan.

The subject site is surrounded by single family residential to the north and east, a mini-storage warehouse to the west and offices to the south. Parcel 2, which is vacant, is zoned C-2. Parcel 3 is also vacant and is zoned R-1.

- B. The applicant proposes to rezone Parcel 3 (Exhibit C) from R-1 to C-2, and amend the community plan from residential to shopping/commercial. The applicant also requests a lot line adjustment to merge Parcels 2 and 3 into one lot. The purpose of these entitlements is to better utilize a landlocked parcel with an existing commercial parcel in order to develop a used car lot. It should be noted that the applicant has withdrawn his request to rezone Parcel one to OB.
- C. The adjacent single family uses to the north and east will be screened by a six-foot high masonry wall as shown on Exhibit C. Parcel 2 would be improved to City standards for parking lots. The applicant also proposes to erect a small office (12' x 20') with customer parking along the front portion of the site. Parcel one, which is also owned by the applicant and is zoned R-1, will be maintained as an open landscaped area. The applicant should be aware that any lighting of the automobile lot must be directed away from adjacent residences.
- D. In conclusion, staff supports the requested plan amendment and rezoning of Parcel 3, in that Parcel 3 is landlocked and can be better utilized for commercial purposes associated with Parcel 2 rather than being merged to adjacent residential properties.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

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

- A. Ratify the Negative Declaration;
- B. Approve the amendment to the 1965 Fruitridge Community Plan from Light Density Residential to Shopping/Commercial for 1,664± square feet of Parcel 3;
- C. Approve the Rezoning from Single Family (R-1) to General Commercial (C-2-R) per Exhibit C, and subject to conditions which follow; and
- D. Approve the Lot Line Adjustment to merge two parcels into one by adoption of the attached resolution.

Conditions

1. A six-foot high decorative masonry wall shall be installed on the north and west property line as indicated on Exhibit C. The design of the wall shall be reviewed and approved by the Planning Director prior to issuance of the building permit.
2. The subject property shall be graded and drained so it will not affect the adjacent residential properties. A grading and drainage plan shall be reviewed and approved by the City Public Works Department.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission  
on date of

APPROVING A LOT LINE MERGER FOR PROPERTY LOCATED AT  
3001 FRUITRIDGE ROAD  
(85-069)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at 3001 Fruitridge Road; and

WHEREAS, the lot line merger has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1965 Fruitridge Community Plan as amended;

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

that the lot line merger for property located at 3001 Fruitridge Road, City of Sacramento, be approved as shown and described in Exhibits B and C attached hereto, subject to the following conditions:

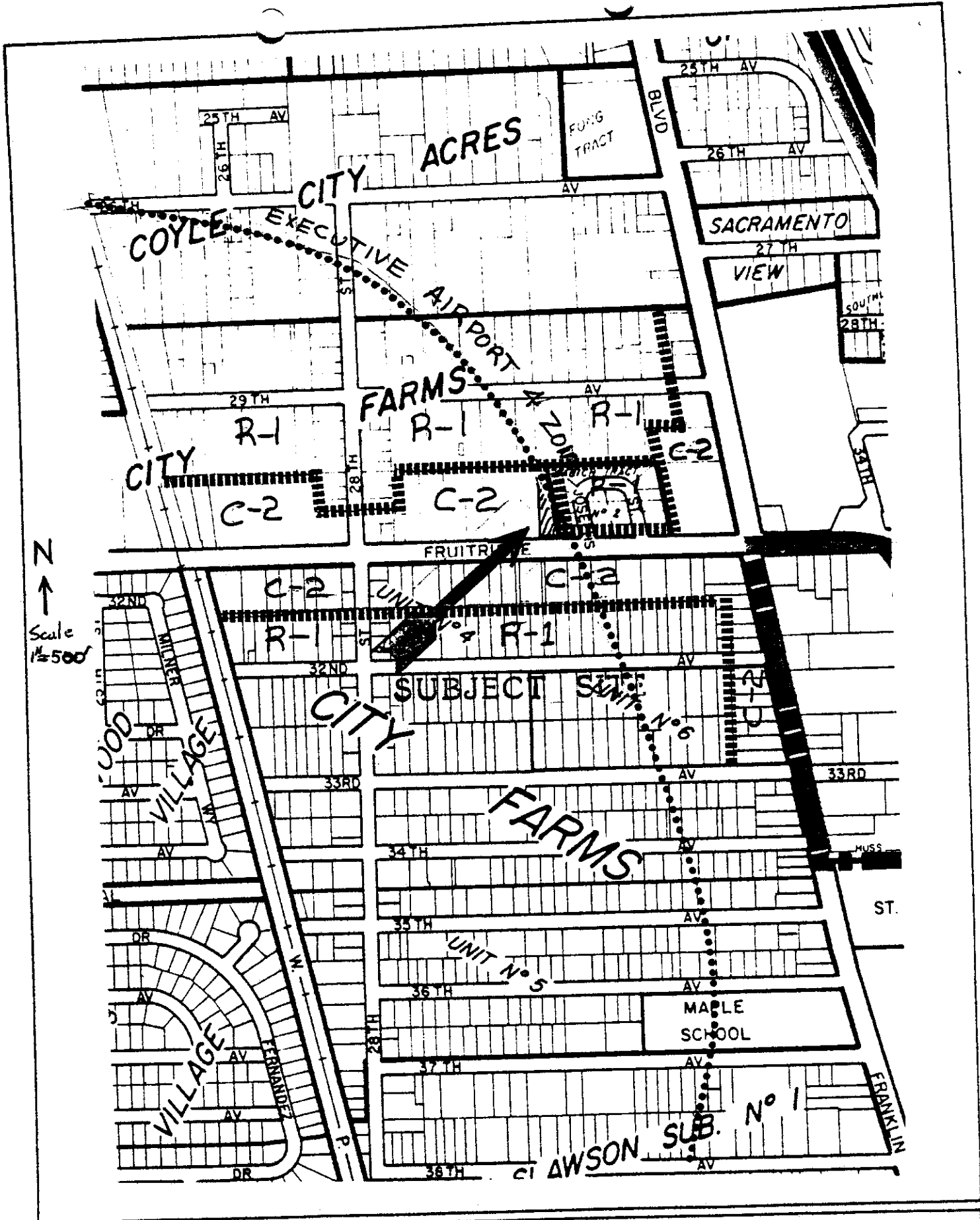
1. That all property assessments be paid off, if any.
2. Monuments and survey be established to the satisfaction of the City Engineer and Real Estate Divisions, including a new legal description for the merged parcels.

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CHAIR

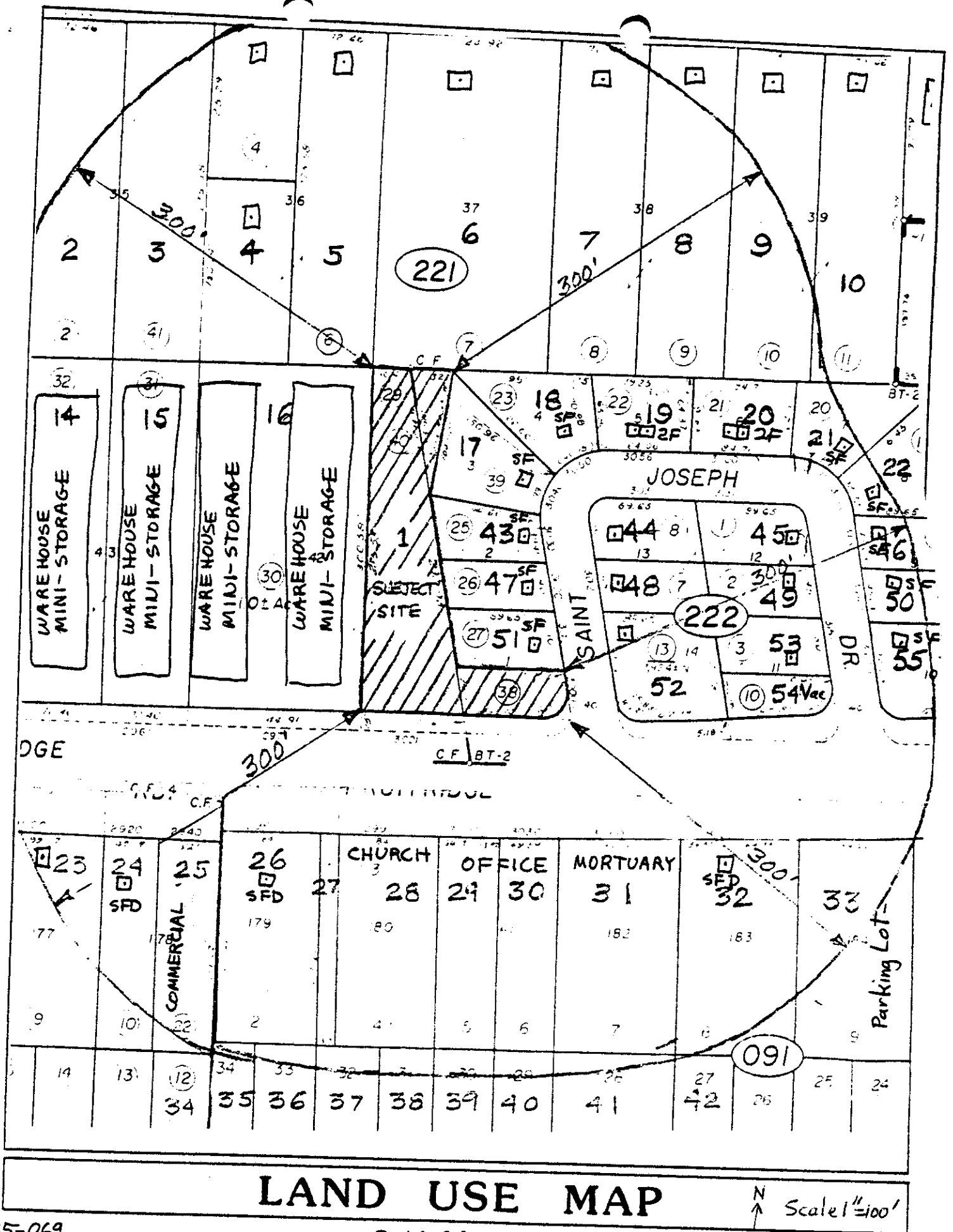
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY -

- ZONING



P-85-069

~~3-11-84~~  
4-25-85

No. 4



1	1-17-55
2	1-17-55
3	1-17-55
4	1-17-55
5	1-17-55
6	1-17-55
7	1-17-55
8	1-17-55
9	1-17-55
10	1-17-55

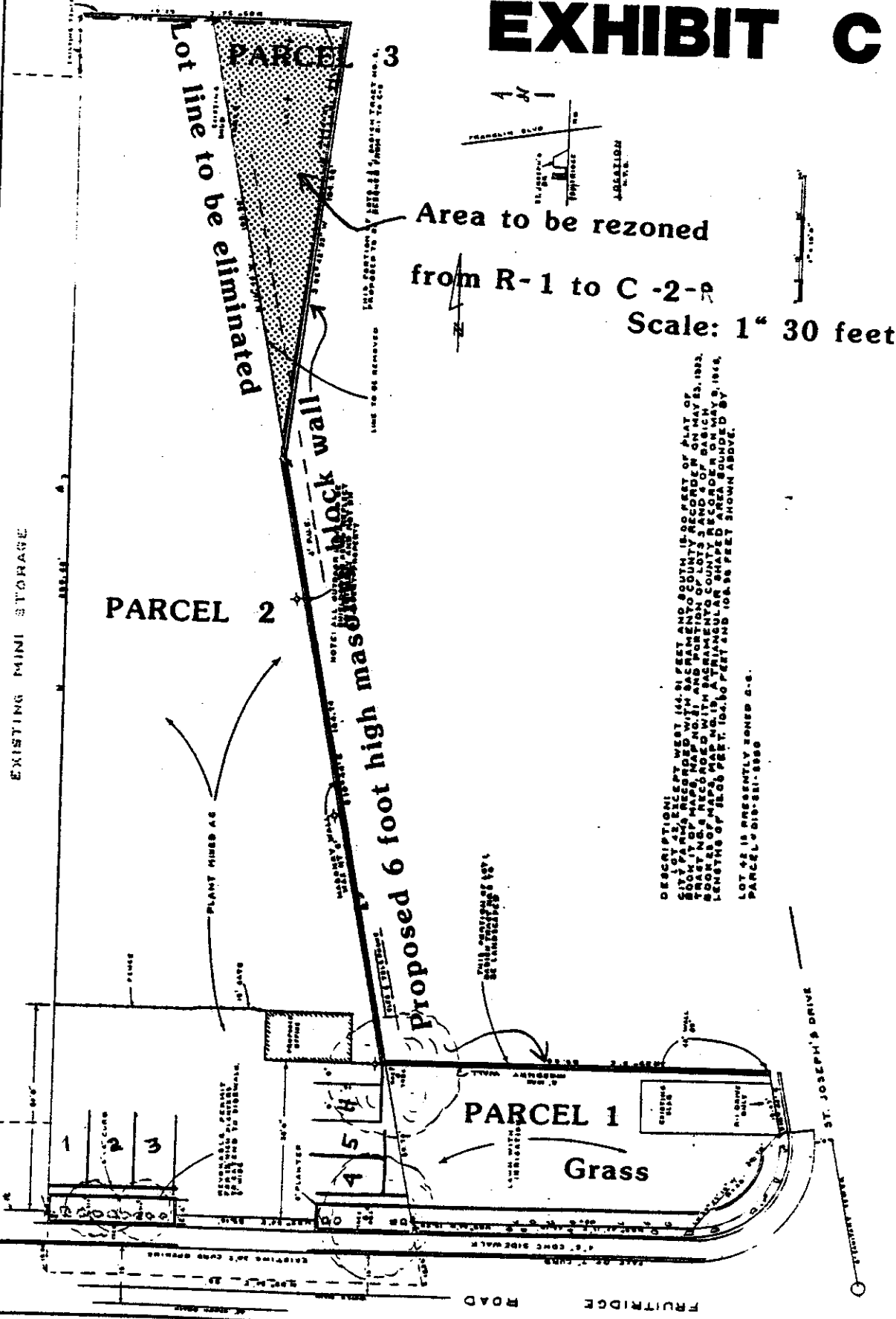
RENDERED BY DRAFTING SERVICE  
 2000 N. Y  
 SACRAMENTO, CA 95820

OFFICE & AUTOMOBILE REALES LOT  
 FOR  
 MR. FRANZ SANDEN  
 2990 FRUITRIDGE RD.  
 SACRAMENTO, CA 95820

Sheet 1
Scale 1" = 30'
Date 1-17-55
Drawn by
Checked by

# EXHIBIT C

PLOT PLAN



DESCRIPTION:  
 LOT 45, EXCEPT WEST 144.01 FEET AND SOUTH 100 FEET OF PLAT OF  
 CITY PARK, RECORDED WITH SACRAMENTO COUNTY RECORDS ON MAY 23, 1932,  
 TRACT NO. 8, BLOCK NO. 10, LOTS 1 AND 2, AND PORTION OF LOTS 3 AND 4,  
 BOOK 8 OF MAPS, PART 19, SACRAMENTO COUNTY RECORDS, MAY 9, 1914,  
 LENGTH OF 180.0 FEET, 104.10 FEET AND 104.95 FEET SHOWN ABOVE.  
 LOT 42 IS PRESENTLY ZONED C-2.  
 PARCEL 1 019-281-8990

P-95-069

425-85

Item 4

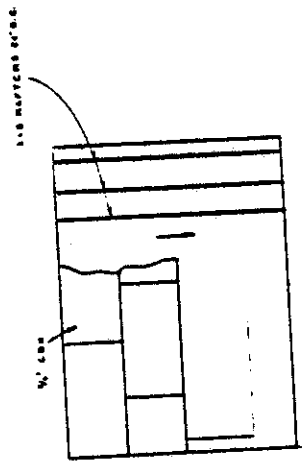
NO.	DATE	BY
1	1-17-85	W. J. B.
2	2-11-85	W. J. B.
3		
4		

SANDEN PLANS

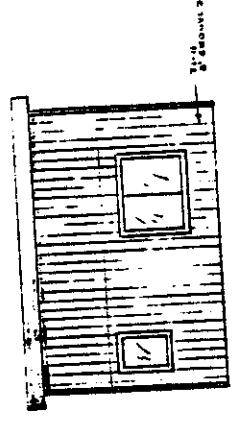
Scale: 1/8" = 1'-0"
Sheet: 2
Project: 2
Date: 4-25-85

# ELEVATIONS

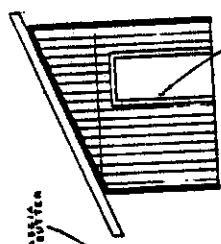
NOTES: PROVIDE ALL SIZES AND AMOUNTS OF MATERIALS IN THIS DRAWING UNLESS OTHERWISE NOTED. ALL WINDOWS AND DOORS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. ALL WINDOWS SHALL BE DOUBLE GLAZED. ALL WINDOWS SHALL HAVE INSULATION WALLS, CEILING & FLOOR.



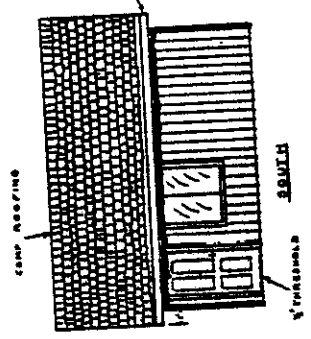
FLOOR PLAN



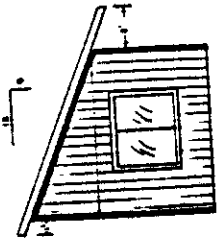
NORTH



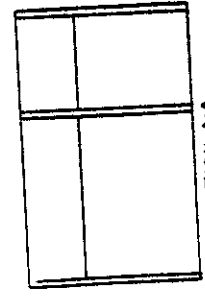
EAST



SOUTH



WEST



SECTION A-A

MAXIMUM JOIST: 4